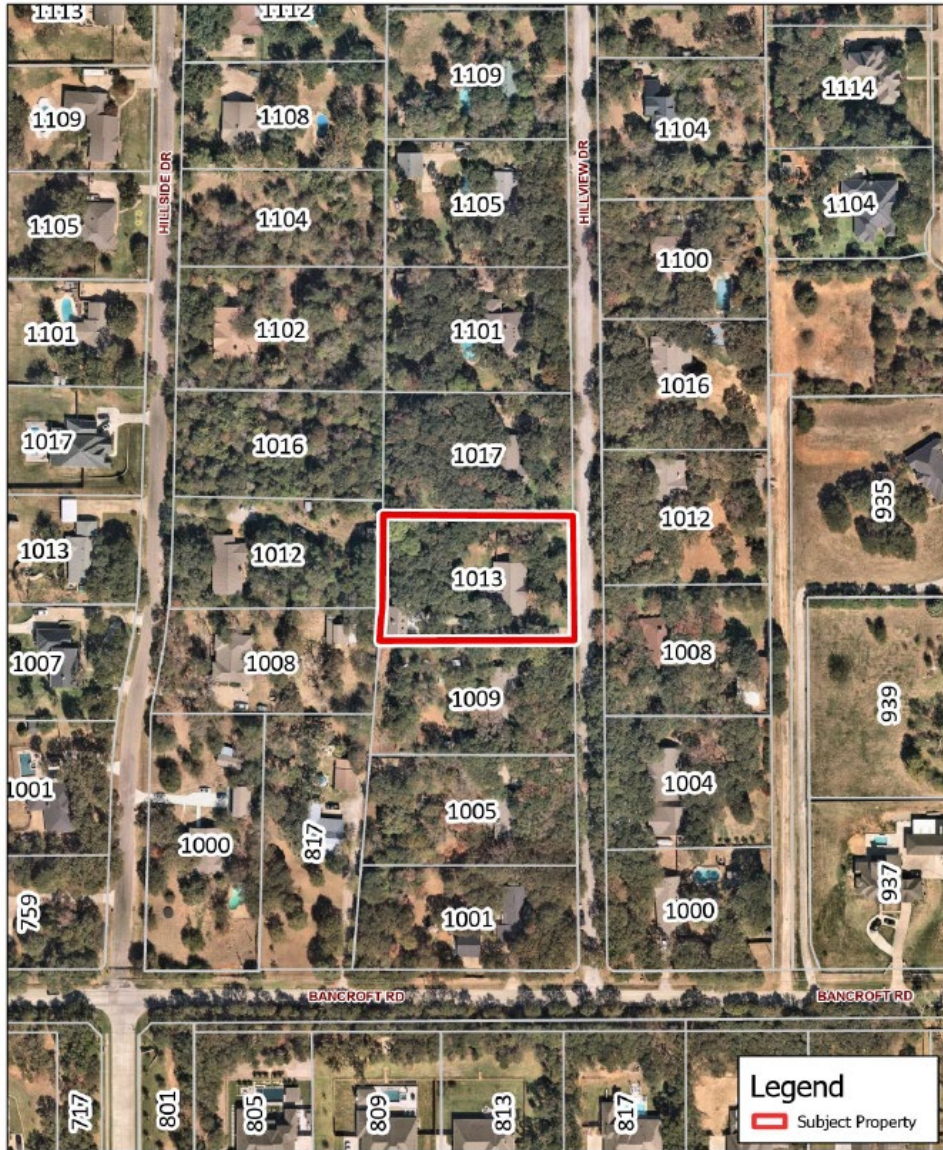


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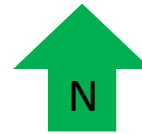
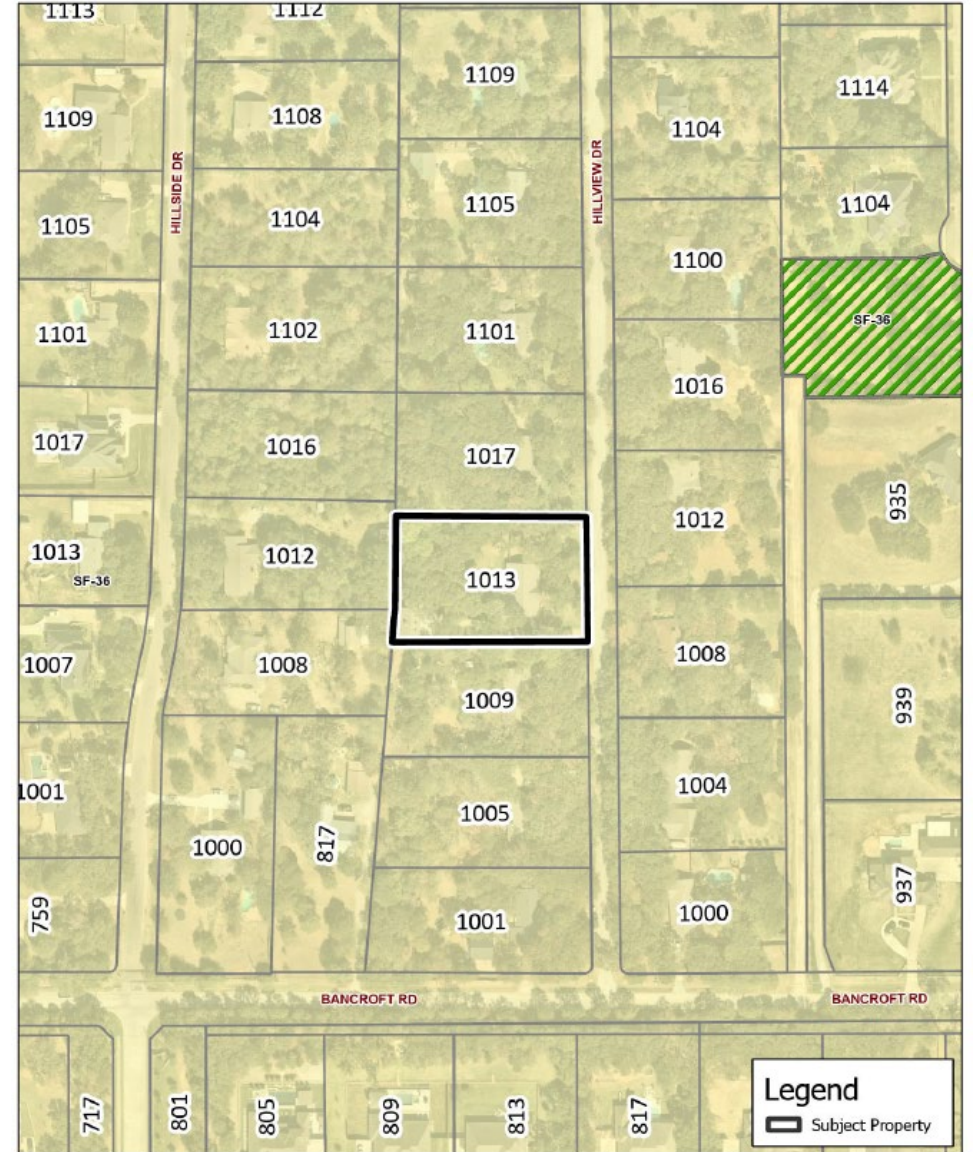
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) with variances for a carport on 0.93 acres located on the west side of Hillview Drive, approximately 440 feet northwest from the intersection of Hillview Drive and Bancroft Road, legally described as Lot 4, Block 2 of Rolling Oaks North Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1013 Hillview Drive. Daniel Evans, Owner/Applicant. (SUP-23-0032)

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Aerial Map



Zoning Map

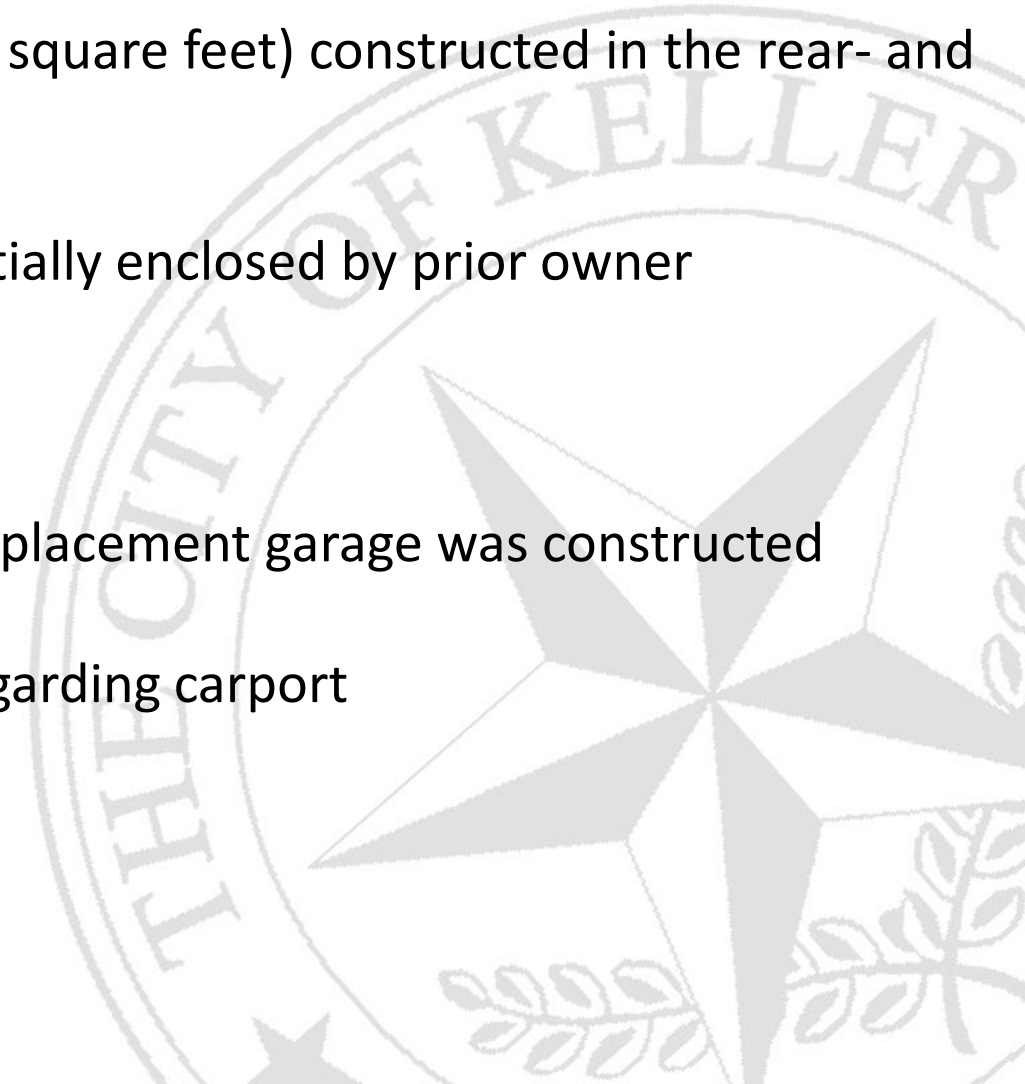


Zoned SF-36

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Property Timeline:

- 1974 – primary dwelling constructed (approx. 2680 square feet)
- 2005 or earlier – detached accessory structure (approx. 950 square feet) constructed in the rear- and side-yard setbacks
- 2015 – Applicant purchased home; 2-car garage already partially enclosed by prior owner
- 2020 – Carport constructed without a permit
- 2022 – Garage enclosure completed without a permit; no replacement garage was constructed
- 2022 – Code Compliance received anonymous complaint regarding carport



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Property Timeline continued:

- 2023 - Applicant SUP request for the carport with 3 variances (to encroach side setback, to be located in line with home, and to not have an accessible 2-car garage) received a unanimous recommendation for denial by P&Z and was denied by City Council by a vote of 6-1.
- 2023 - Following the SUP denial, Applicant installed a driveway from the concrete pad under the carport to the existing detached garage at the rear of his property.

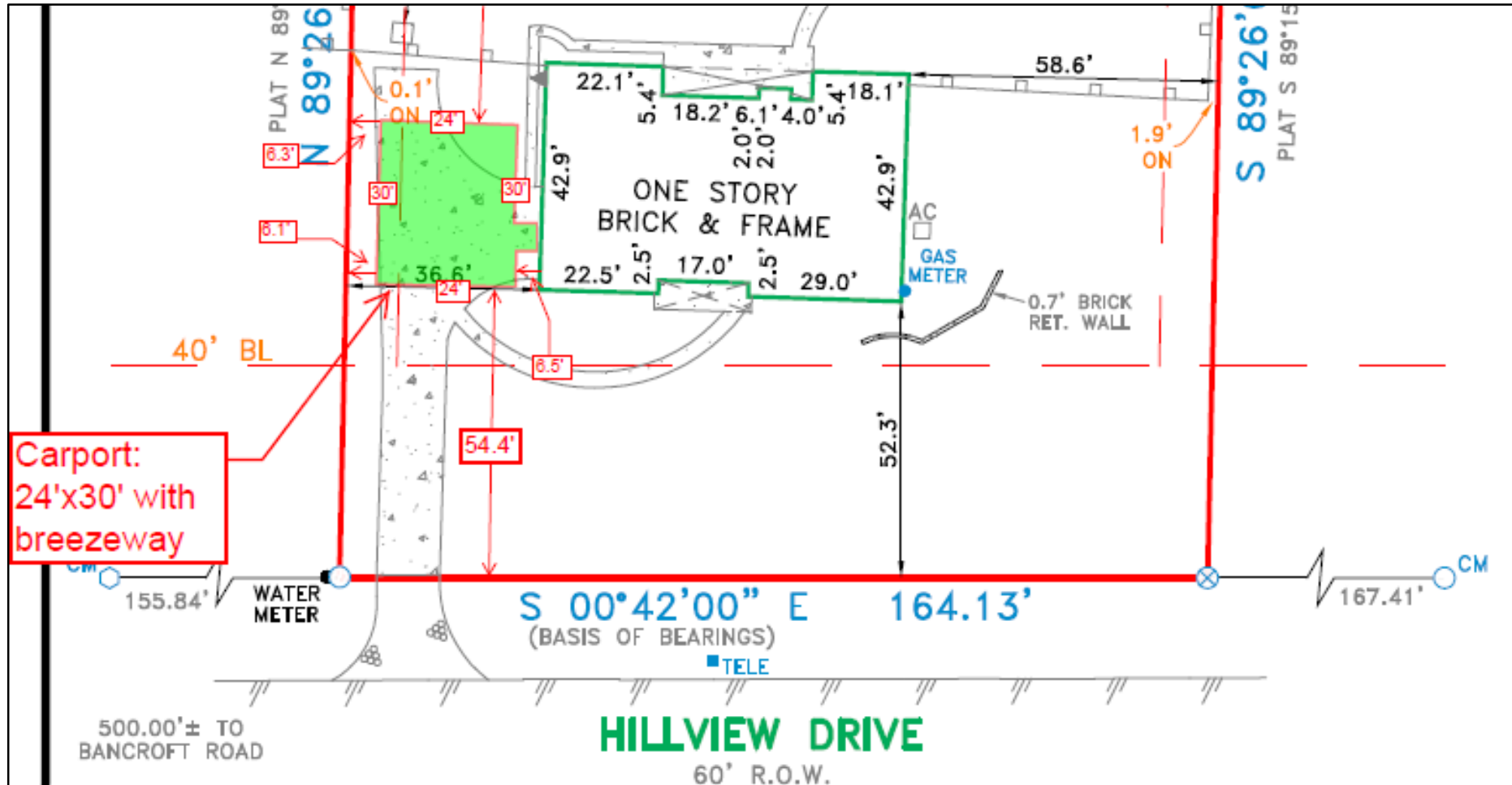


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Carport Location

Variations Requested:

1. To encroach the side yard setback by approximately 4'



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Carport Location

Variances Requested:

2. To allow the carport to be located in line with the primary dwelling



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Structure: Meets UDC

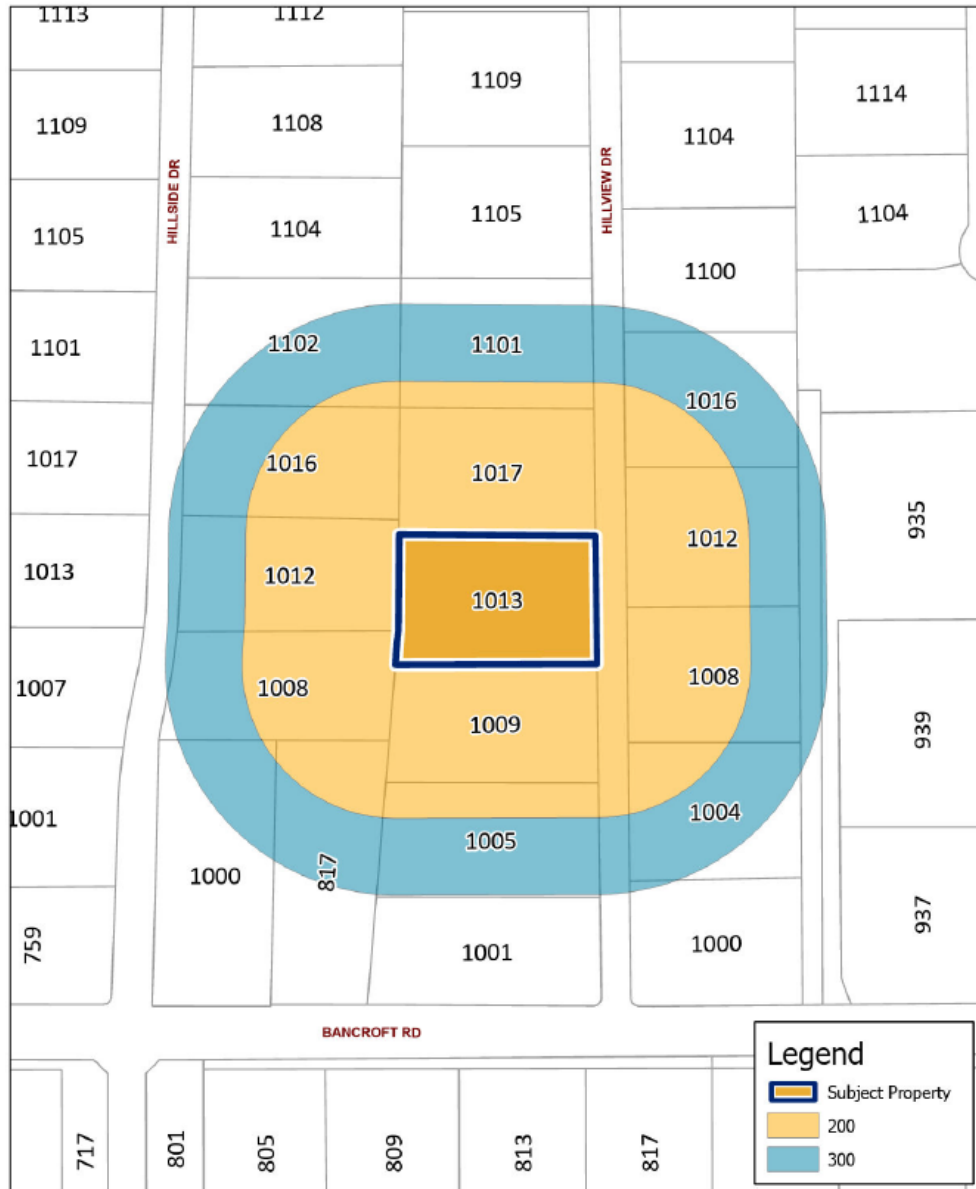
The carport is constructed of stained cedar with a breezeway connecting the structure to the home.

The covered area is approximately 24' wide and 30' deep (720 square feet total), and average height of the carport is 12.25'.



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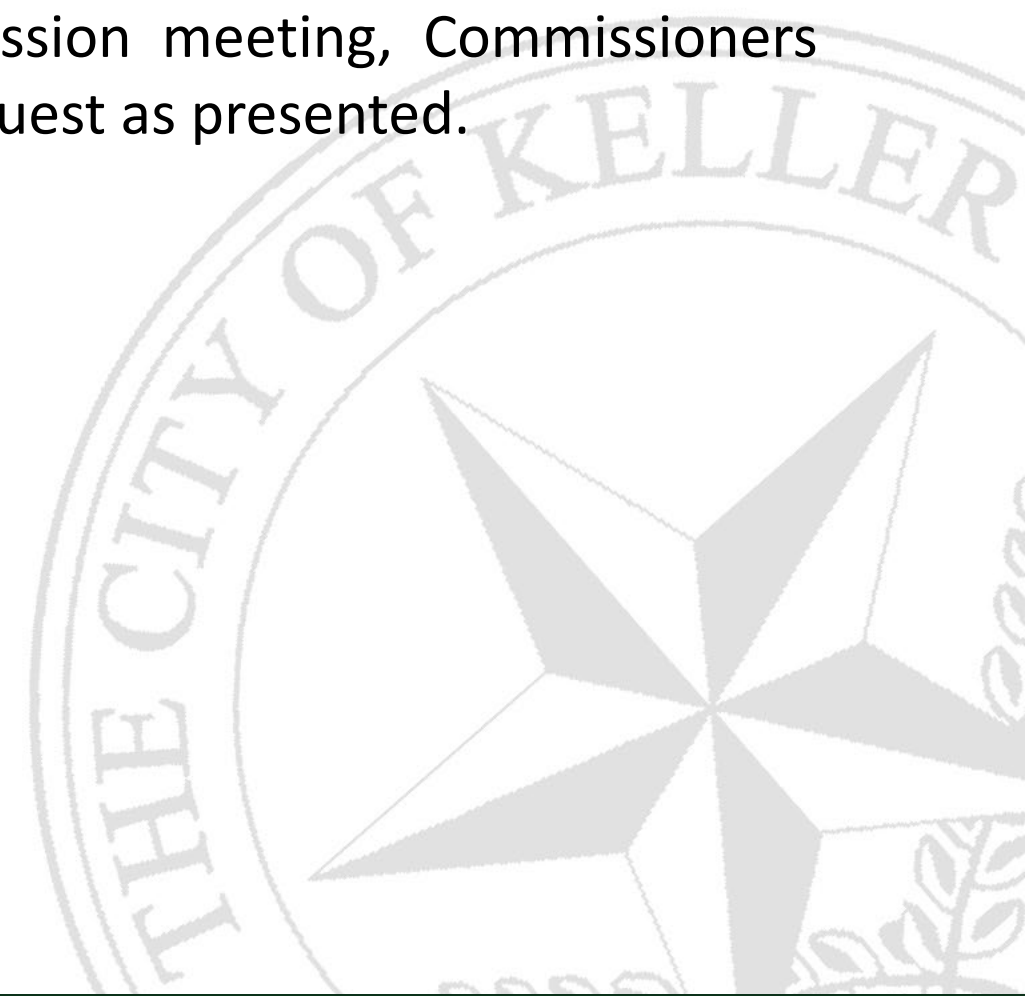
- On Dec. 21, 2023, the City mailed 18 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- Staff has received three letters of support from neighboring property owners.



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Planning and Zoning Commission Recommendation:

At the Jan. 9, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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SUP Request:

To permit a carport with the following variances:

1. The variance to encroach the side yard setback by approximately 4’.
2. The variance to allow the carport to be located in line with the primary dwelling.



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The City Council has the following options when considering an SUP request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?
Sarah Hensley
817-743-4130**

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