

Item H-1

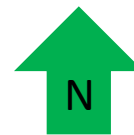
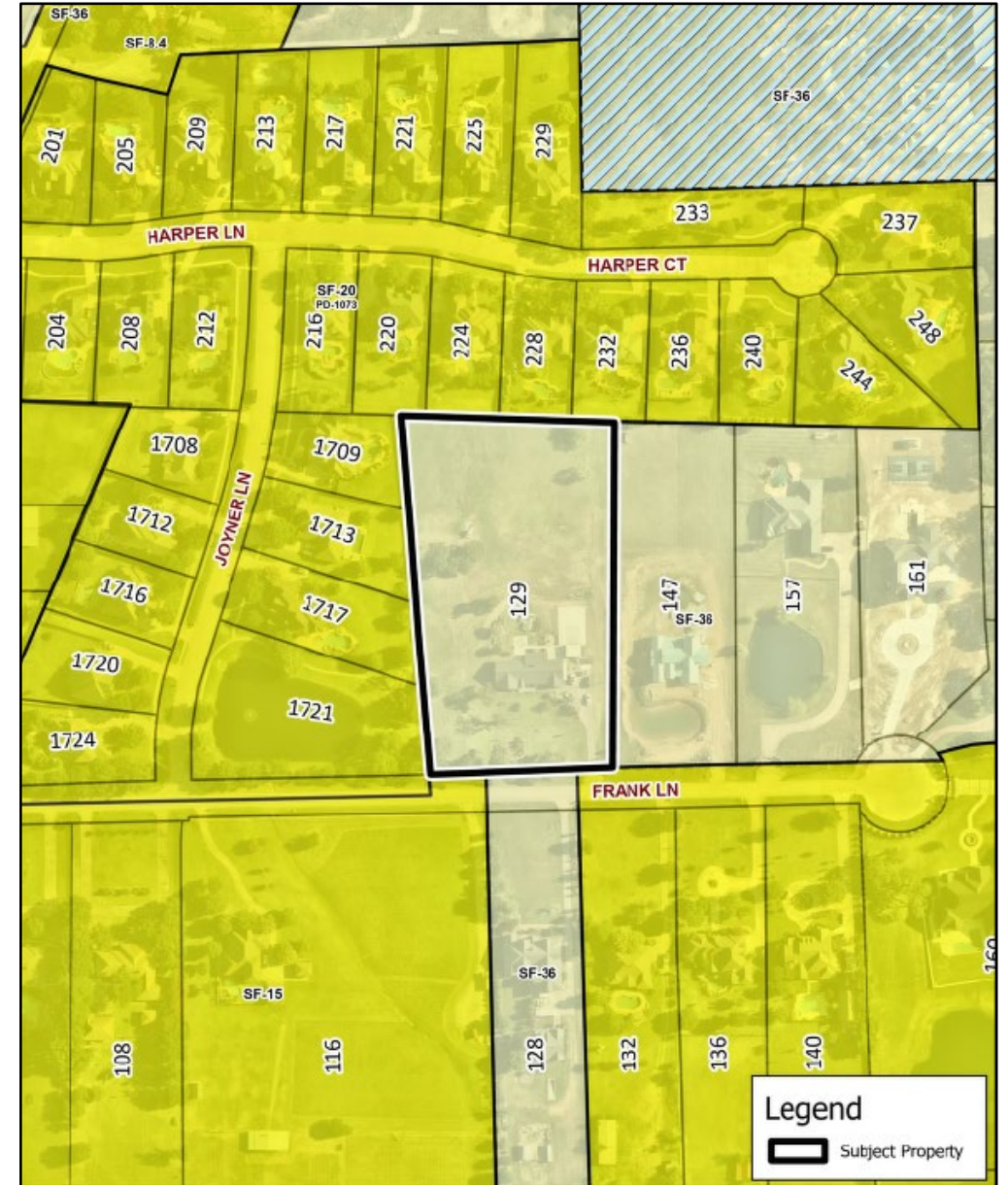
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 1,500 square-foot accessory structure, on approximately 3.38 acres, located on the north side of Frank Lane, approximately 1,017 feet northeast from the intersection of Frank Lane and Whitley Road, legally described as Lot 1, Block A of the CS Sanctuary Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 129 Frank Lane. Carl Scharrer, Applicant/Owner. (SUP-2509-0036)

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Aerial Map



Zoning Map



Zoned:
SF-36

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Background:

The Applicant requests a Specific Use Permit (SUP) to construct an approximately 1,500-square-foot detached accessory structure for storage.

There are two triggers for this structure:

1. An SUP to exceed 1,200 square feet in the SF-36 zoning district.
2. An SUP to allow the total square footage of all accessory structures on the property to exceed 50% of the square footage of the existing home



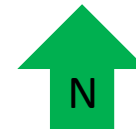
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Site Design:

The proposed site plan calls for the structure to be located behind the existing home and will conform to the setback requirements of the SF-36 zoning district.

The structure is proposed to be constructed on an existing concrete slab approximately 180 feet from the front and 38 feet from the east side property line.

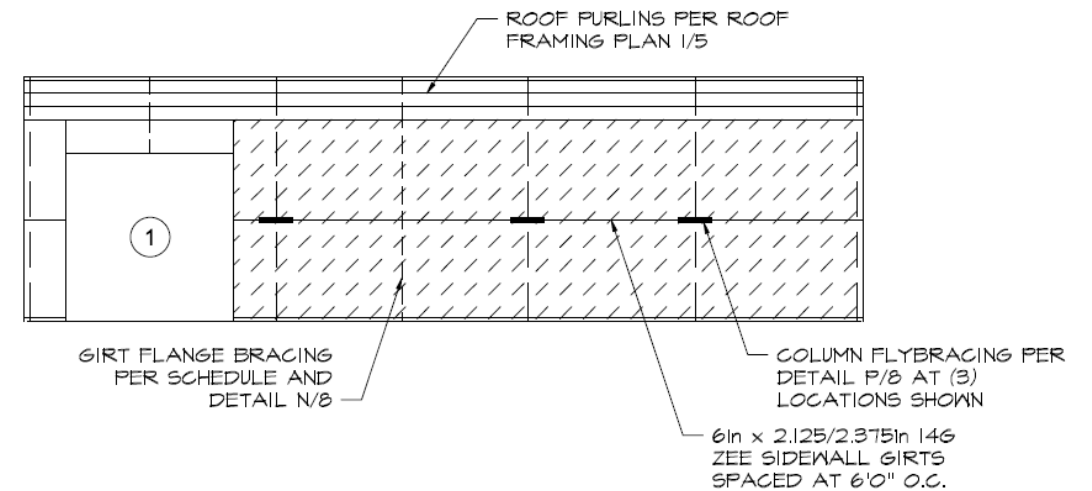
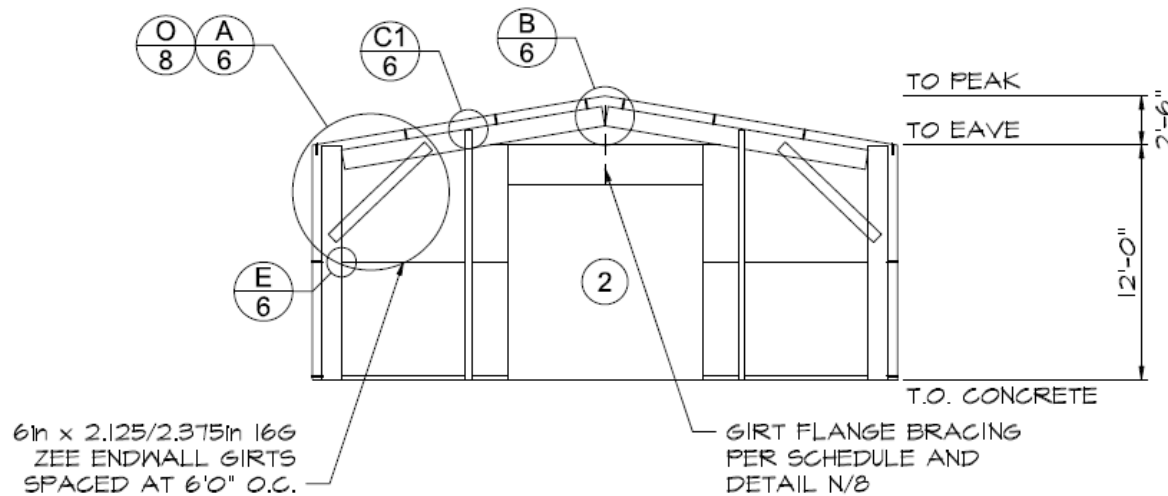
 Approximate location (not to scale)



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Structure:

The proposed structure is 30' wide and 50' long (1,500 square feet total) with an average height of approximately 13 feet 3 inches. The building will be constructed of metal with roll-up doors on the north and west elevations.



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Existing Structures:

According to the Tarrant Appraisal District and the Applicant, the main home is approximately 3,533 square feet.

There is one other accessory structure on the lot: an approximately 350-square-foot lean-to that was a part of the original structure.

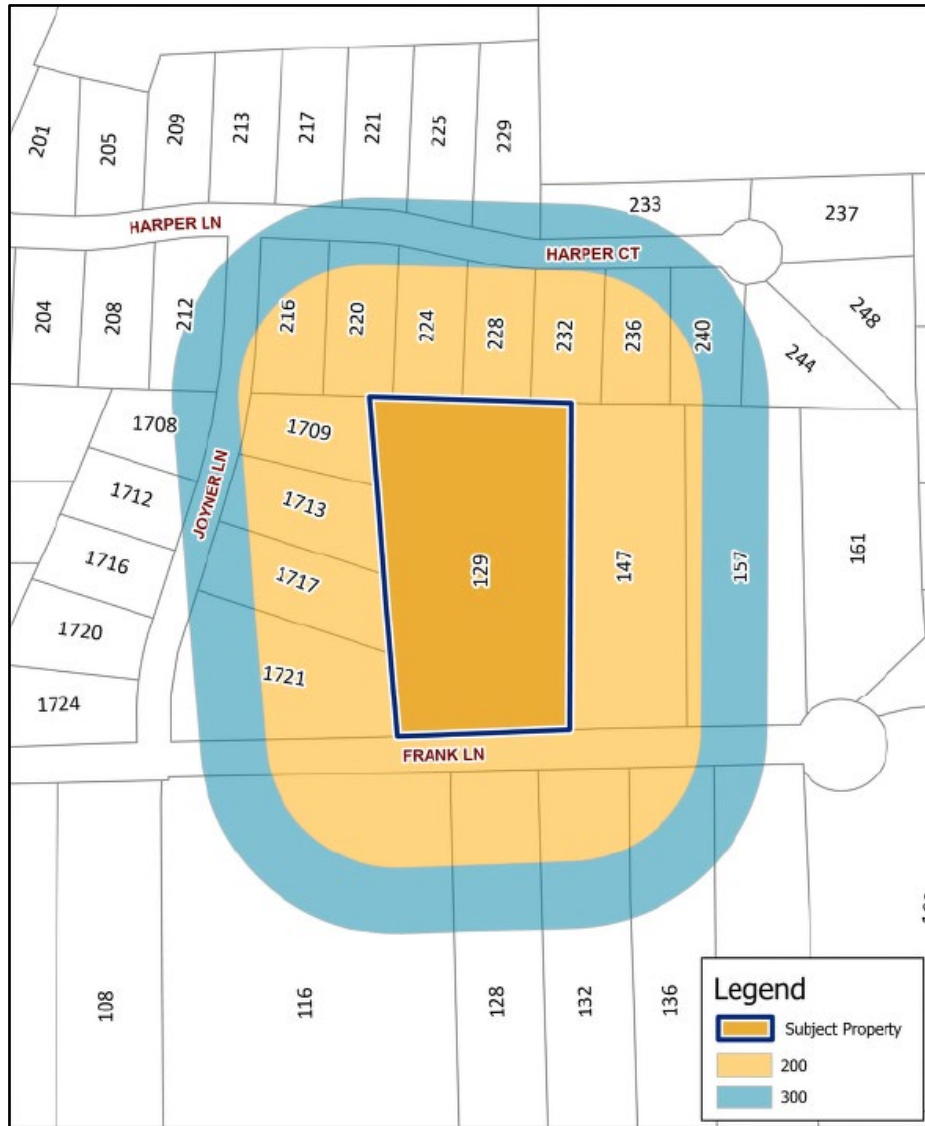
The combined square footage of the proposed structure and lean-to (1,850 square feet) is more than 50% of the main structure.



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On Sept. 25, the City mailed 27 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.

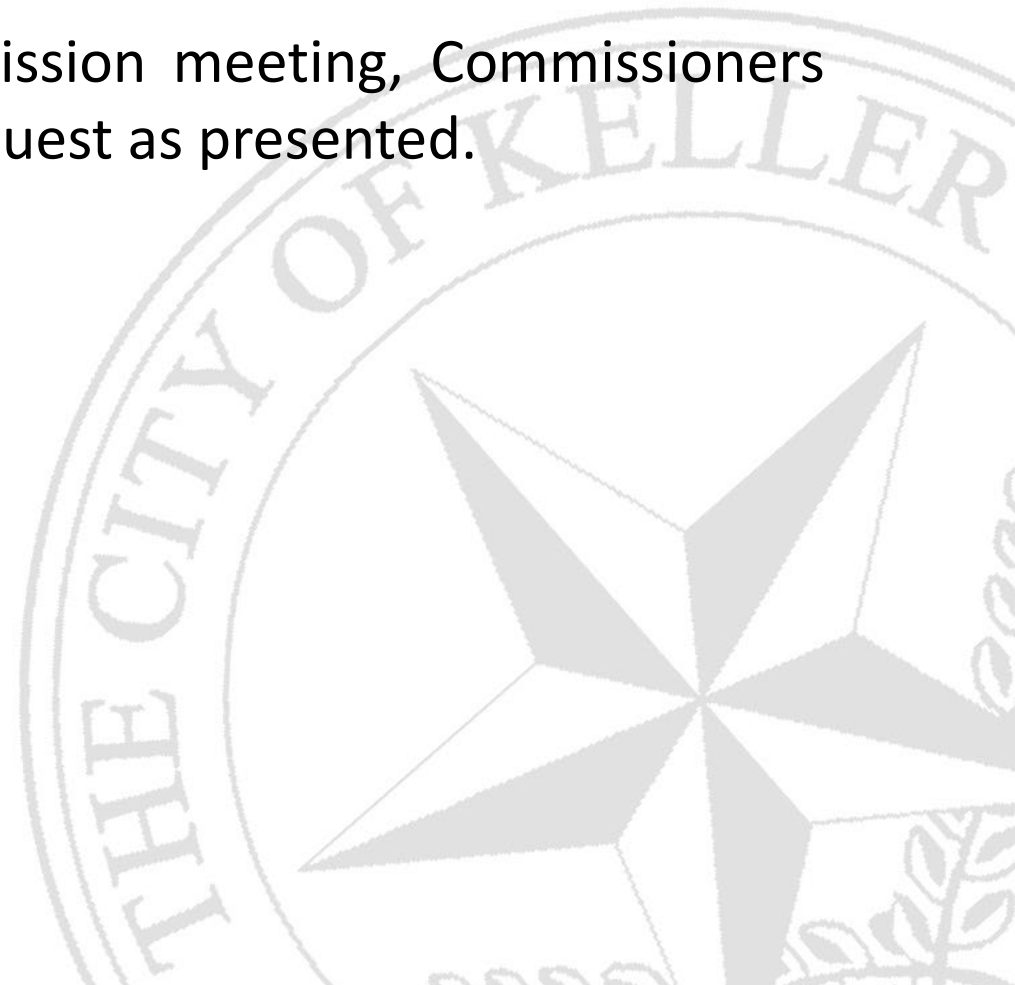
Staff has received no public feedback in response to this request.



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Planning and Zoning Commission Recommendation:

At the Oct. 14, 2025, 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 Planning and Zoning Commission and 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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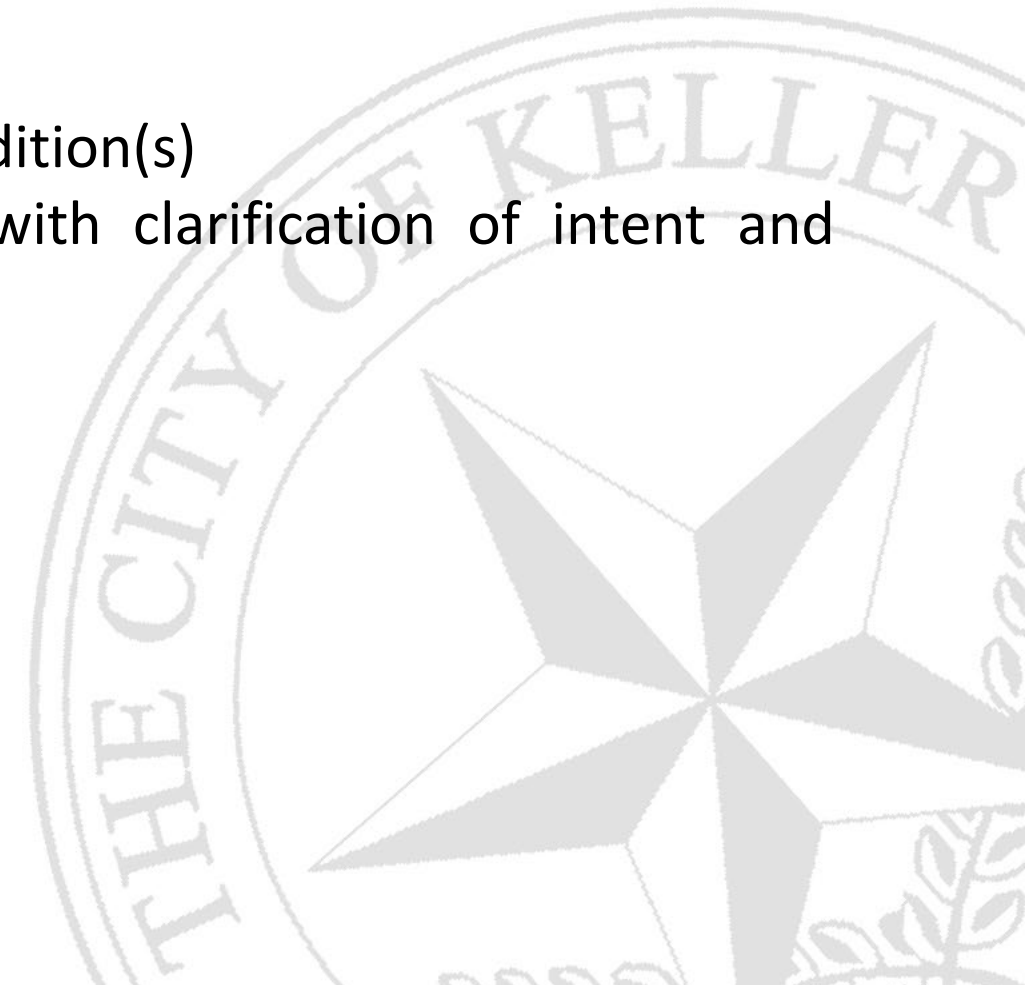
Request:

1. An SUP for the proposed accessory structure to exceed 1,200 square feet in the SF-36 zoning district.
2. An SUP for the total combined square footage of the accessory buildings on the lot to exceed 50% of the square footage of the main home.

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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?
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