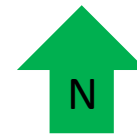
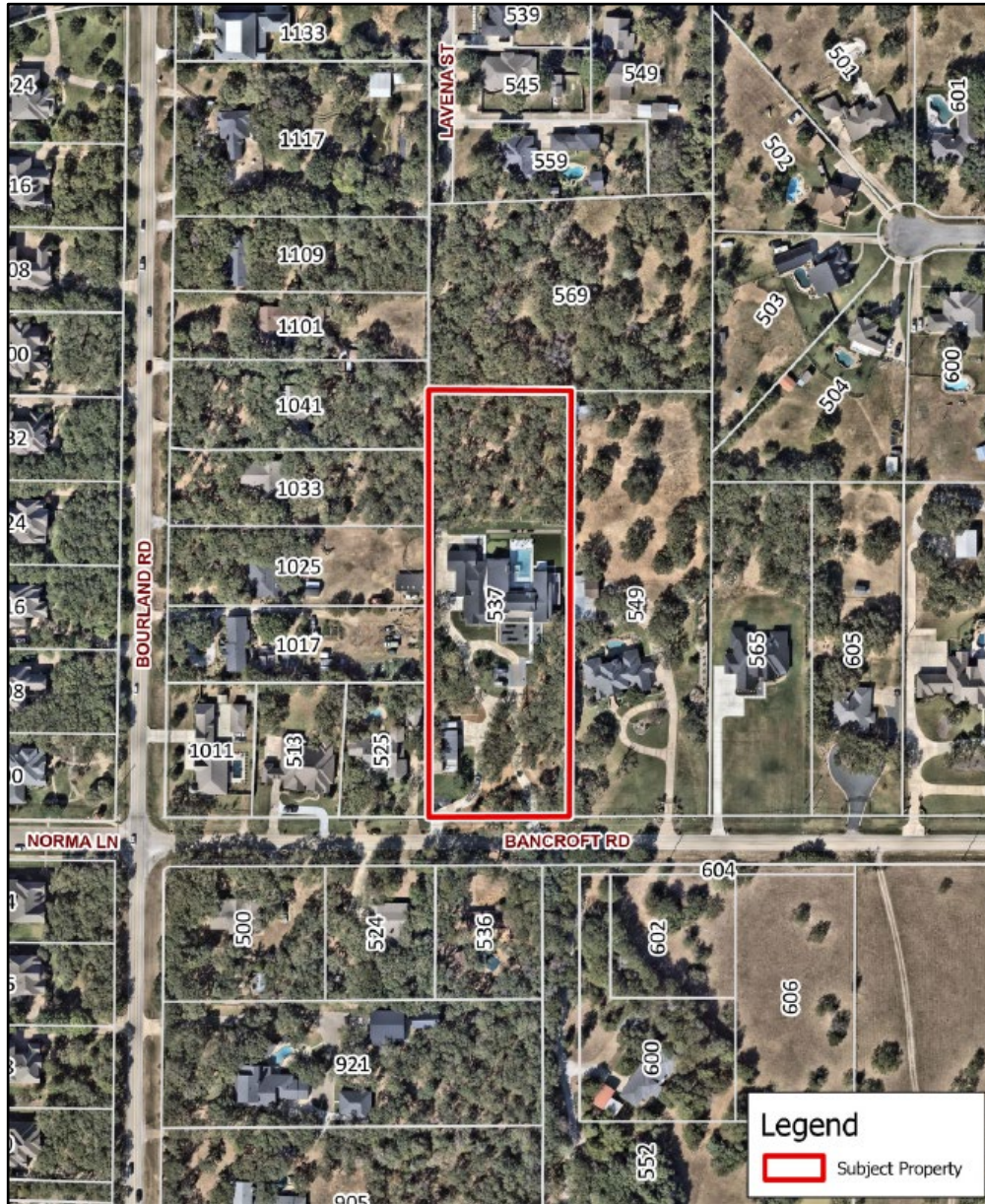


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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an existing approximately 1,452 square-foot accessory structure located in front of the main home, on 2.891 acres, located on the north side of Bancroft Road, approximately 423 feet northeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 1, Block A of the TNT Dean Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 537 Bancroft Road. Todd and Christina Dean, Applicant/Owner. (SUP-2510-0043)

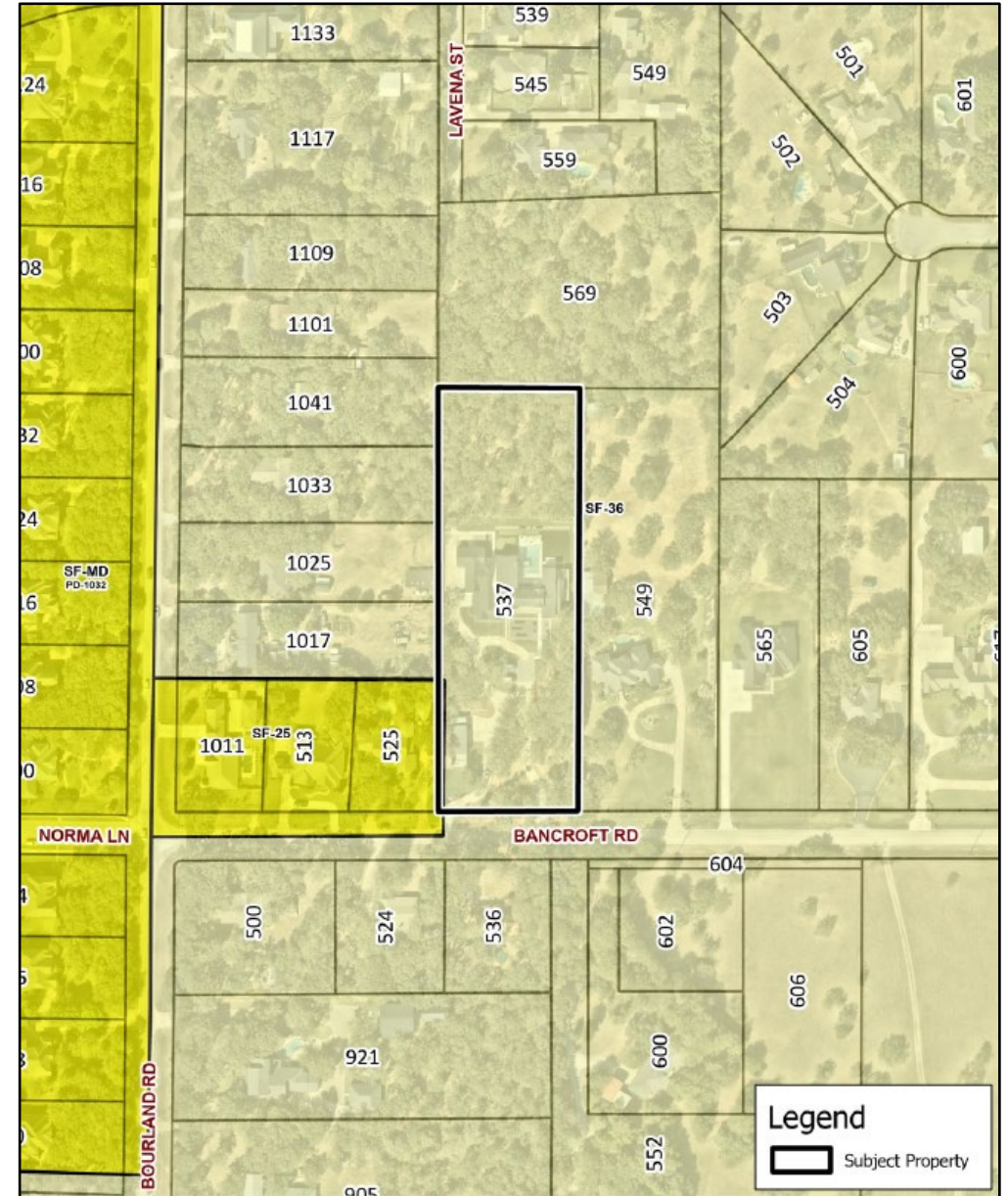
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Aerial Map



Zoned:
SF-36

Zoning Map



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Background:

The Applicant requests an SUP to complete construction of an approximately 1,452-square-foot detached accessory building.

- The building is a replacement of a legal non-conforming metal building that had been on the property for at least 20 years.
- The property owners removed the original structure, down to the foundation, and began rebuilding without a permit.
- After a stop-work order was issued, they retroactively applied for the SUP.
- The new structure is in the same location as the old building. The Applicants have also requested a variance to allow it to remain in that location.



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Demolished building:

UDC Section 8.02 (6) states that in the case of partial destruction of a nonconforming use structure not exceeding 60% of its total appraised value as determined by the Tarrant County Central Appraisal District, reconstruction will be permitted, in accordance with Section 9.01, but the existing square footage or function of the nonconforming use cannot be expanded.

Since more than 60% of the structure was deconstructed, the building lost its legal non-conforming status.



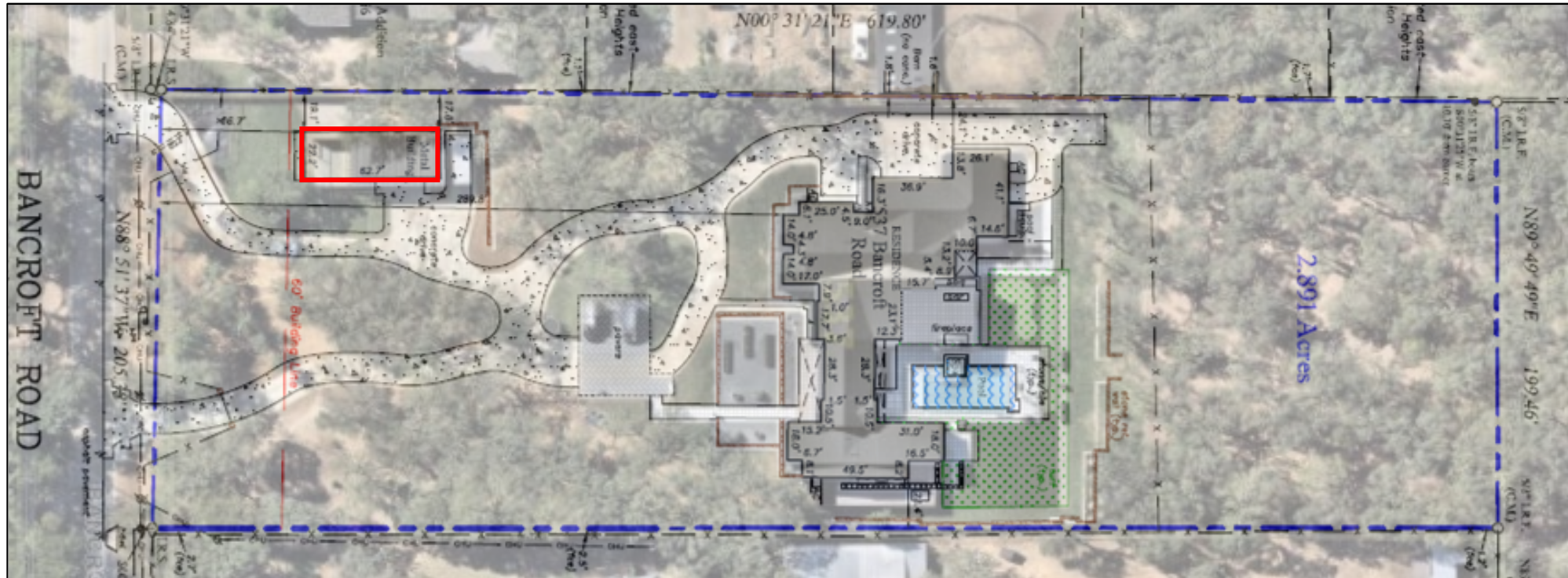
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Site Design:

The submitted site plan shows the structure located in front of the existing home.

The structure is proposed to be constructed on an existing concrete slab, approximately 67 feet from the front and 18 feet from the west property line.

The UDC states that detached accessory buildings shall be prohibited in front of the main building. The Applicants request a variance to allow the proposed structure to remain in front of the main home.



Approximate location (not to scale)



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Structure:

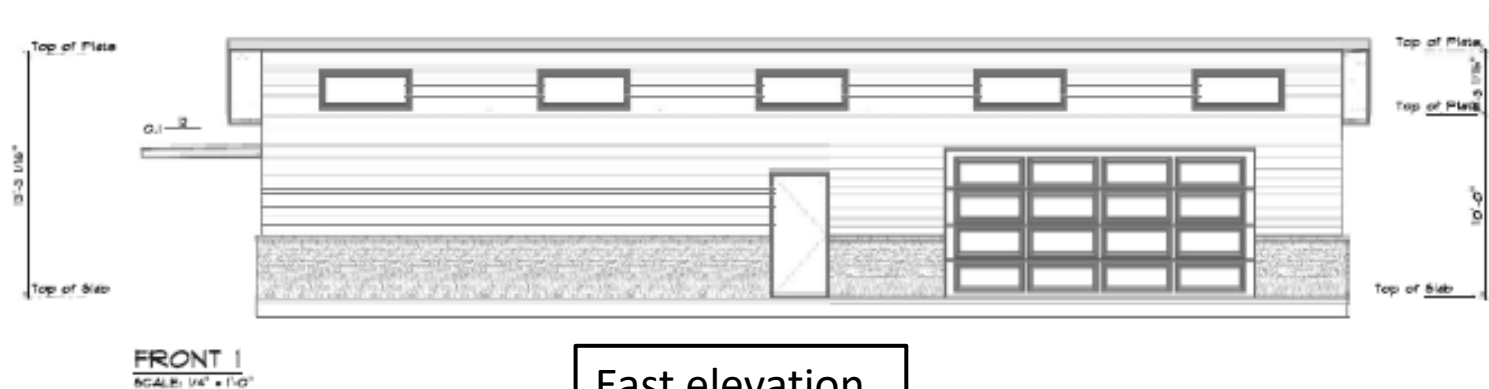
The structure is proposed to be constructed of natural stone wainscoting to 40", with a metal roof and walls, painted to match the main home.



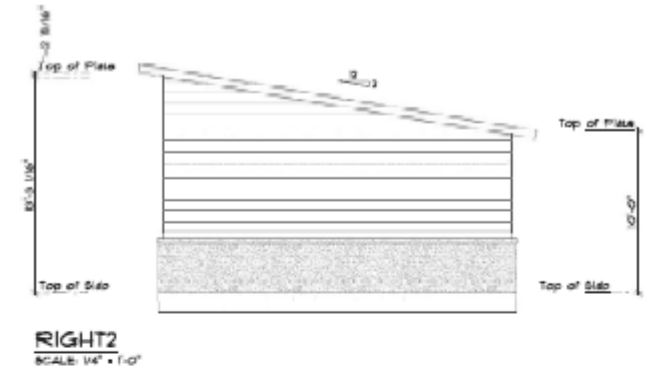
Item H-2

Structure:

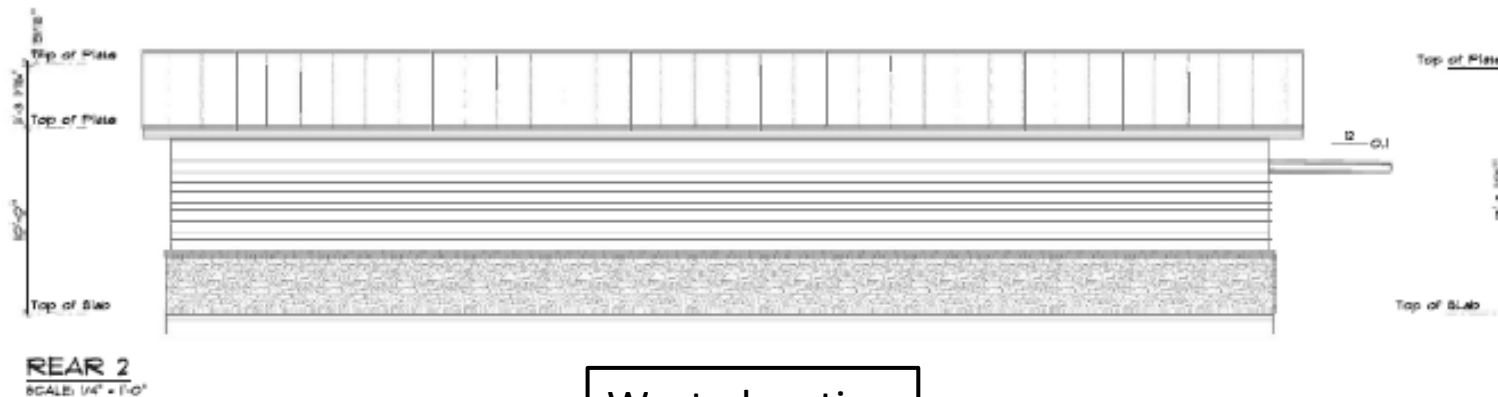
The average height of the proposed structure is approximately 11 feet 6 inches, measured from the average of the base plate and the peak (13 feet) of the roof.



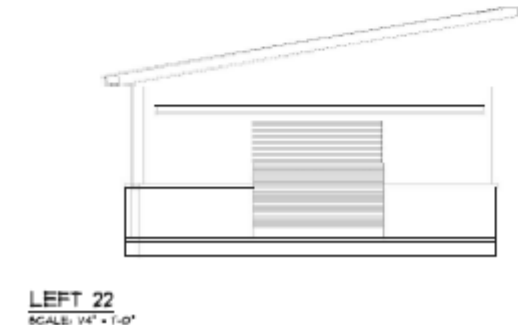
East elevation



North elevation



West elevation

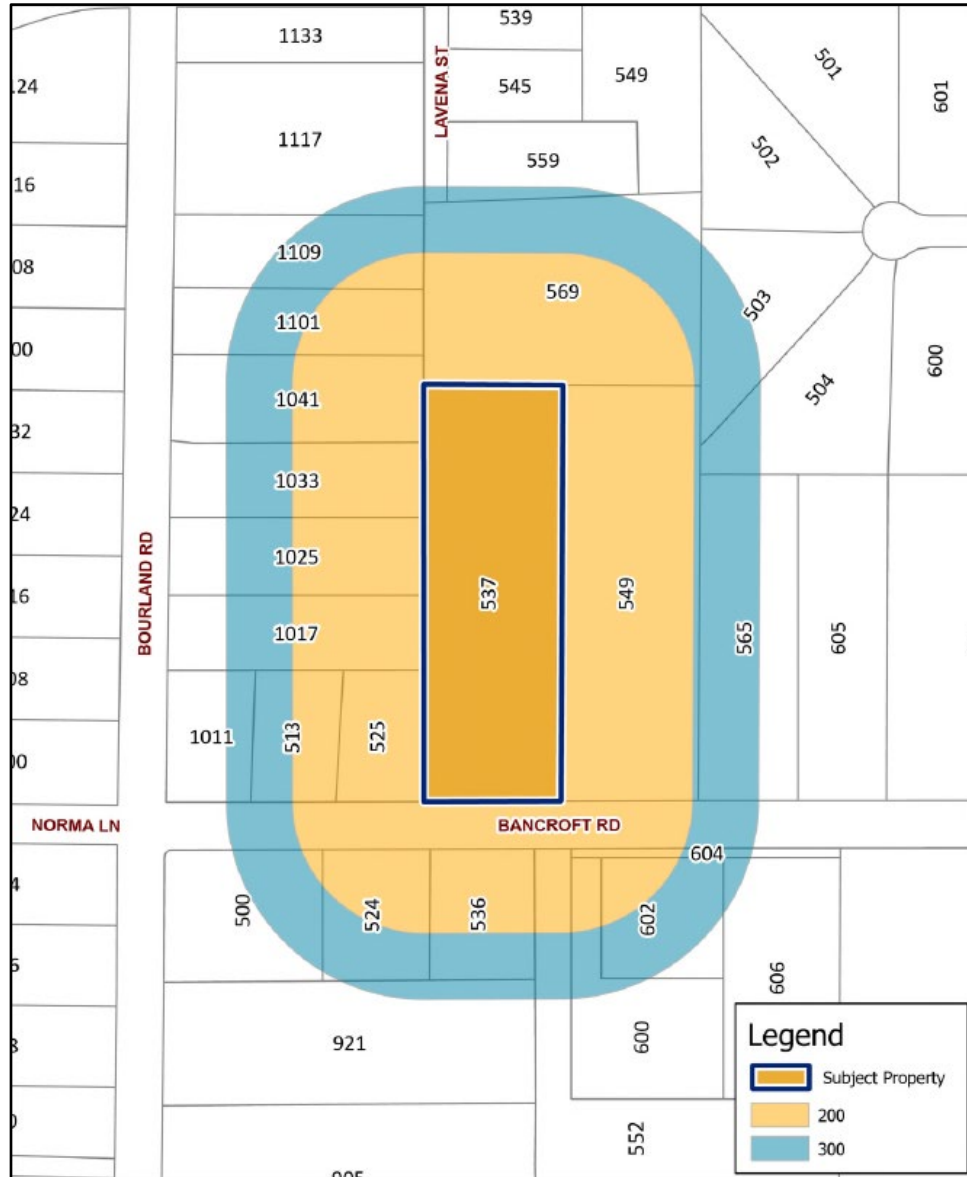


South elevation

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On Nov. 13, the City mailed 24 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.

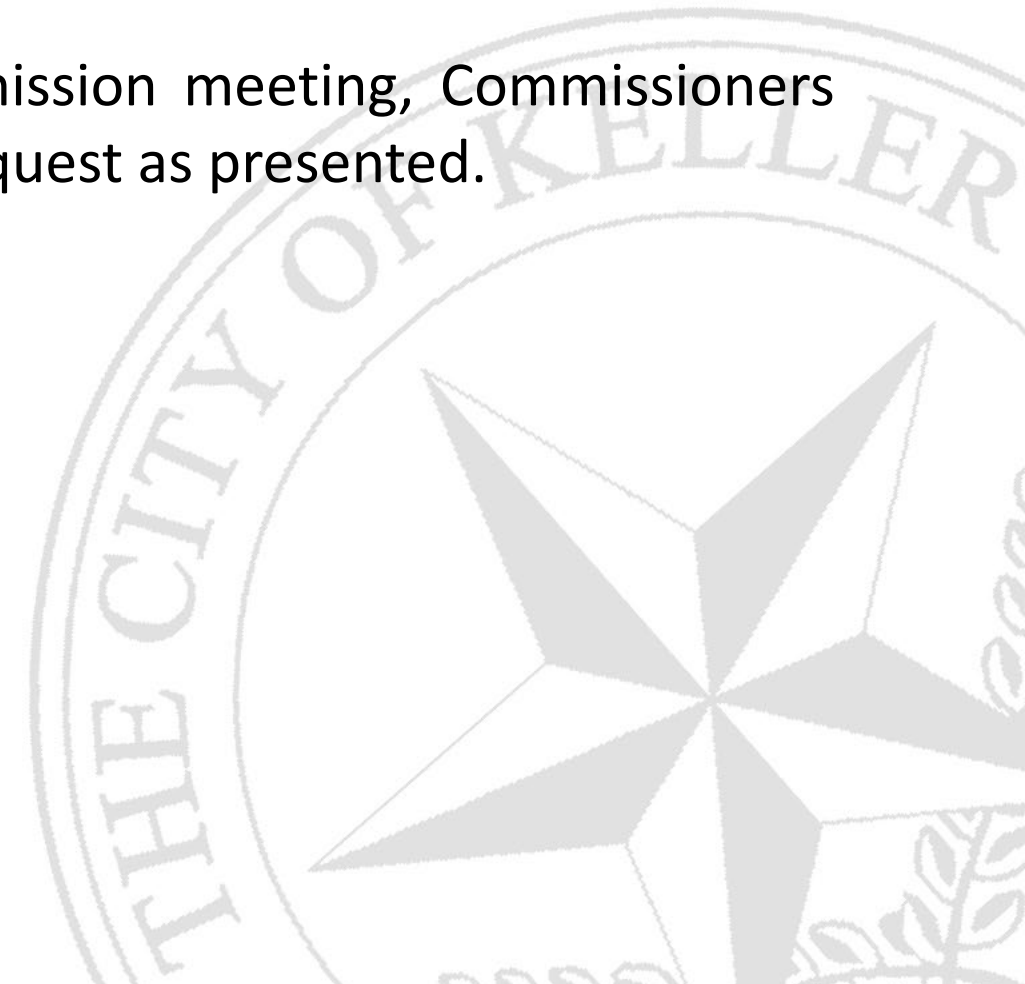
Staff has received 17 letters and 4 emails of support in response to this request. Staff has also received 3 emails of opposition from property owners outside of the 200' buffer regarding the SUP request.



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Planning and Zoning Commission Recommendation:

At the Nov. 25, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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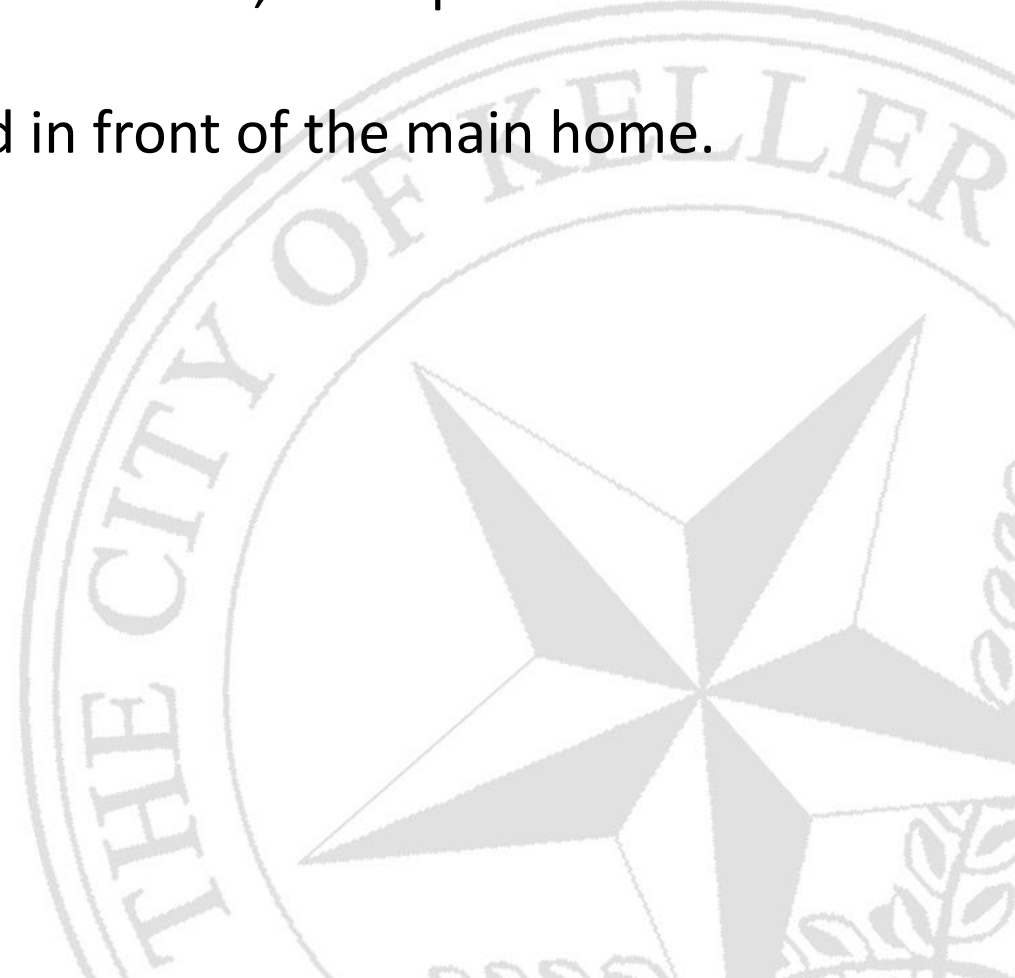
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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:

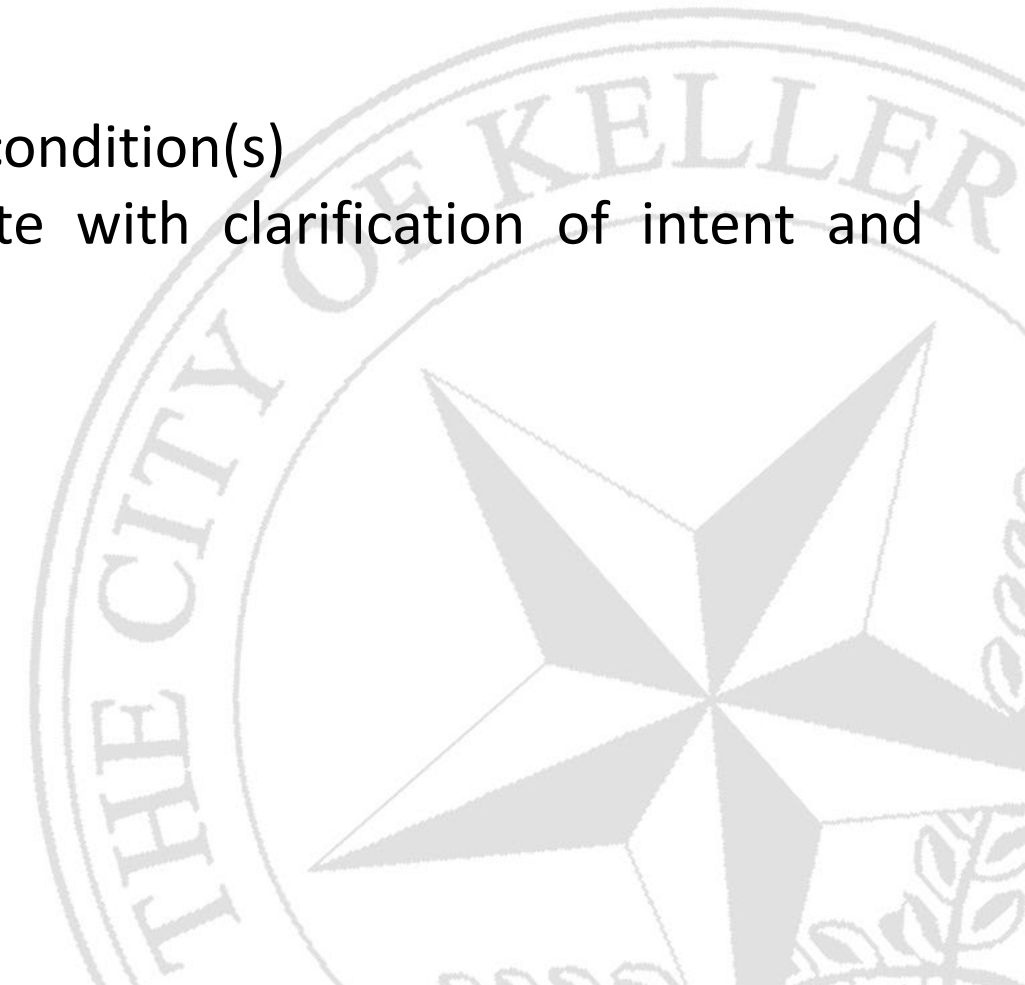
1. An SUP to construct an accessory structure that exceeds 1,200 square feet in the SF-36 zoning district.
2. A variance to allow the structure to remain located in front of the main home.



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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?
Alexis Zimmerman
817-743-4130