

## Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an 840 square-foot shed with attached carport, on .83 acres, located on the east side of Trail Ridge Drive, approximately 520 feet south from the intersection of Trail Ridge Drive and Mount Gilead Road, legally described as Lot 9, Block 2 of Trail Ridge Estates - Keller, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1215 Trail Ridge Drive. Sylvester Kaminski, Owner/Applicant. (SUP-2502-0008)







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### Background:

The Applicant is requesting an SUP to construct an 840-square-foot structure comprising a shed with an attached carport.

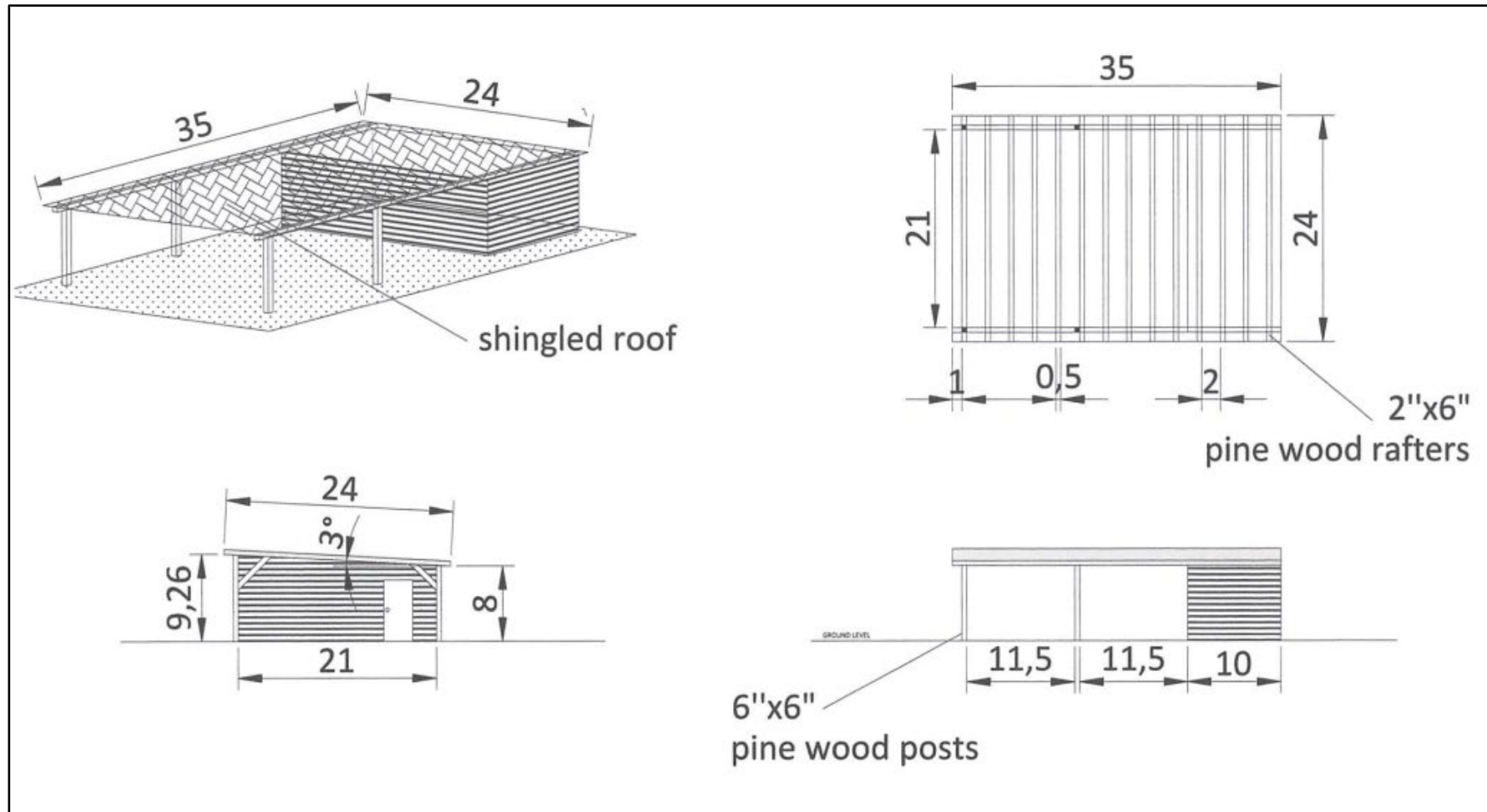
In all residential zoning districts, an SUP is required for a detached carport.



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### Structure:

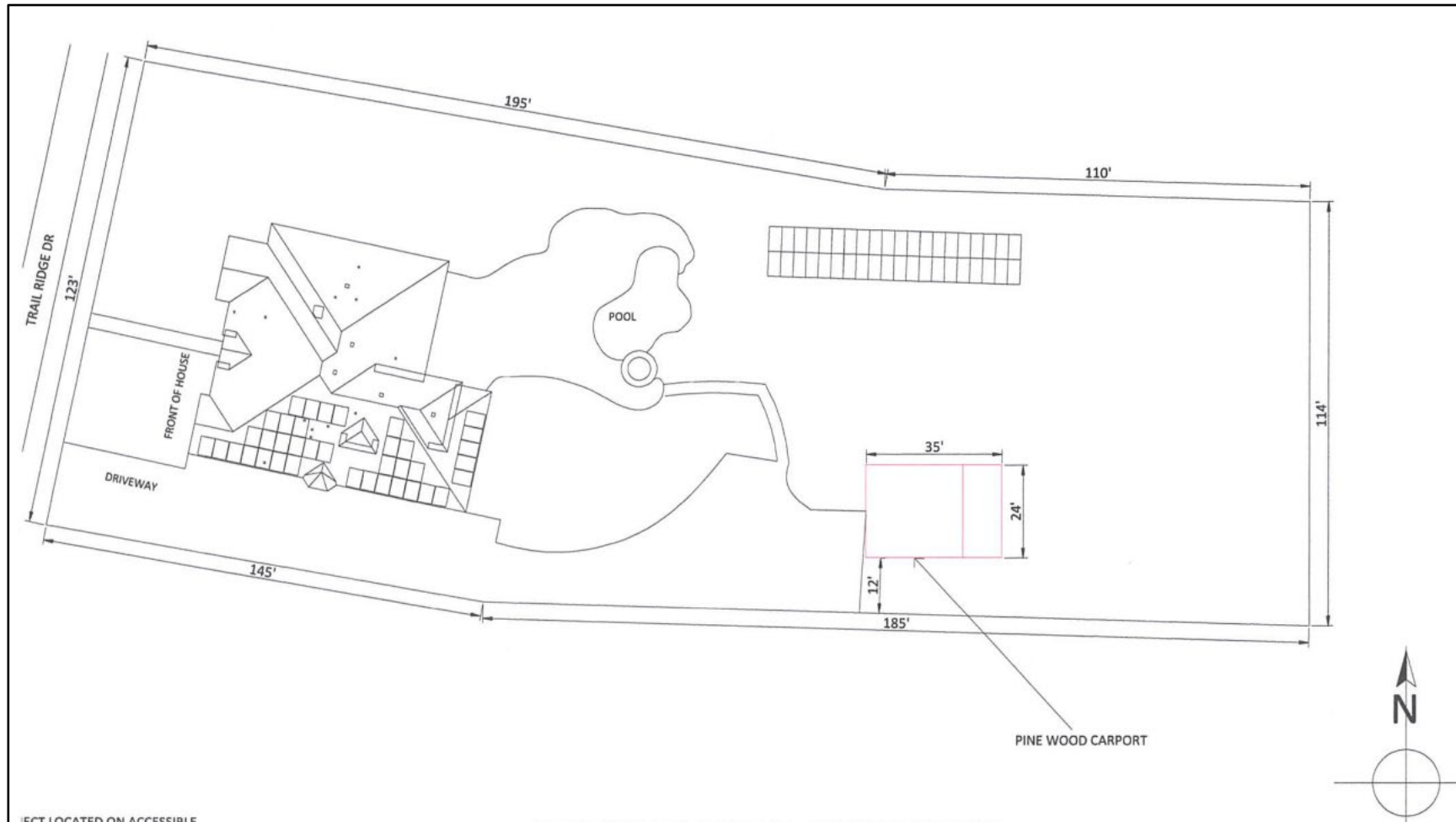
The covered area of the structure is 24' wide and 35' deep (840 square feet total). The average height will be 8 feet and 7.5 inches. The Applicant has stated that pine wood will be the primary construction material.



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### Carport Location:

The concept plan submitted by Applicant indicates the structure will be in the backyard, with access from the existing driveway.





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### Existing Structures

The main home was built in 1994 and is approximately 2,941 square feet.

There is an existing 288-square-foot pergola structure on the property. The UDC states that the combined area of all accessory buildings on a lot shall be less than 50% of the main structure, unless approved by an SUP. If this SUP request is approved, the total square-footage of all accessory structures on the property will be 1,128 square feet, which is less than 50% of the square-footage of the main home.



 Existing pergola

received no letters of support or response to this request.

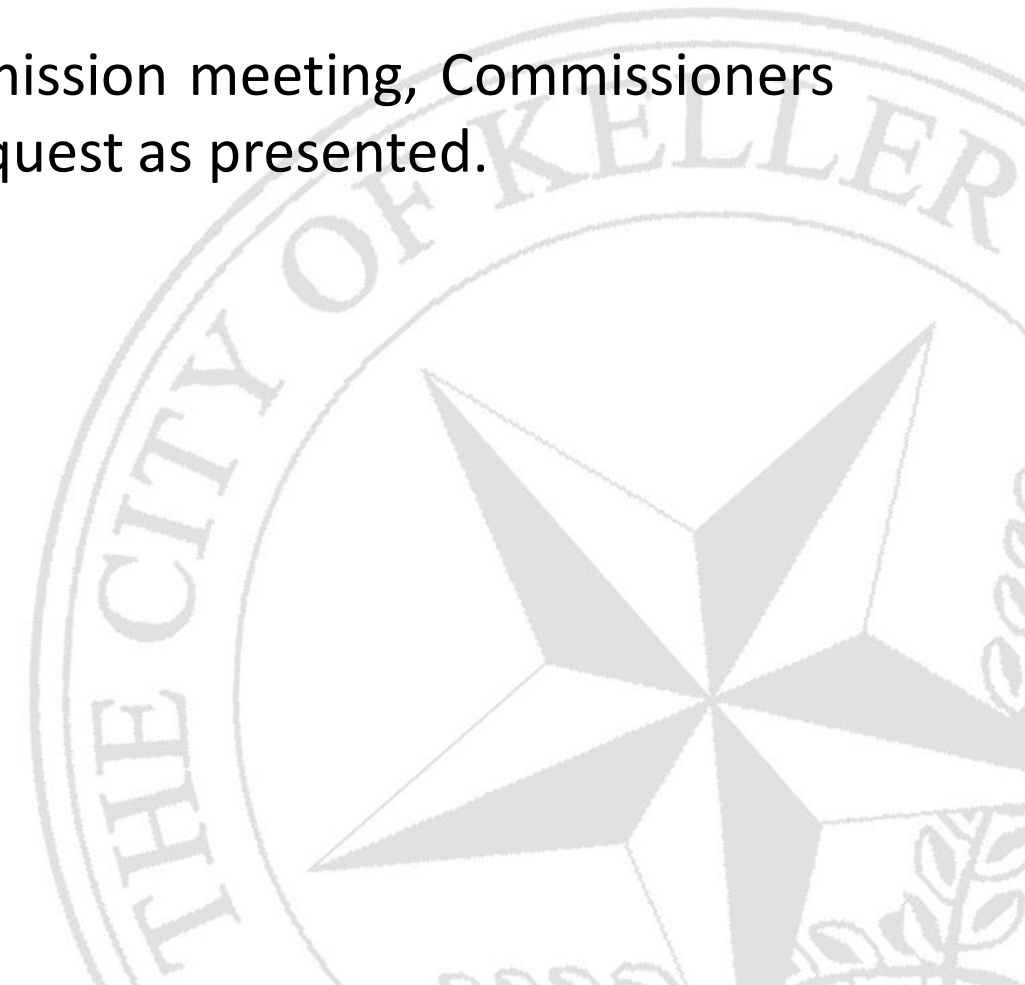
Staff has received no letters of support or opposition in response to this request.



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### **Planning and Zoning Commission Recommendation:**

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





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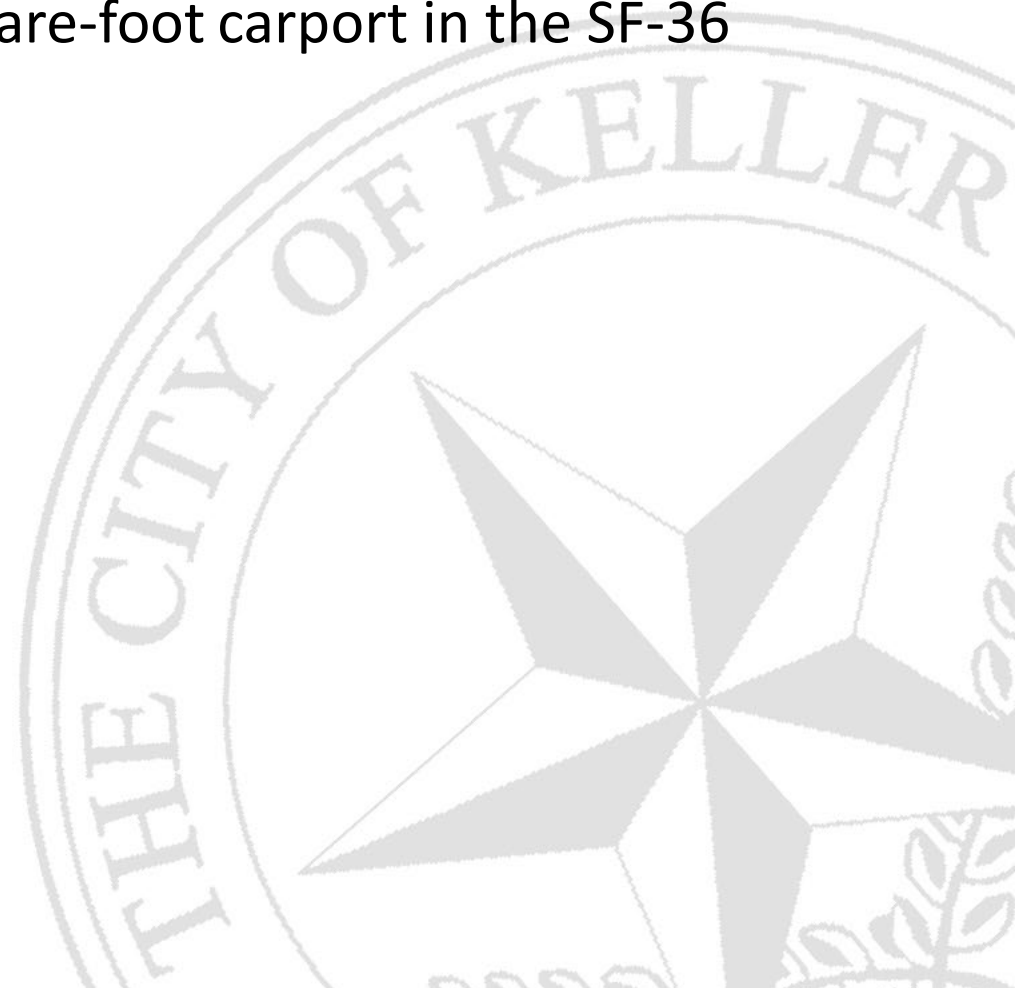
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:**

A Specific Use Permit (SUP) to construct an 840-square-foot carport in the SF-36 zoning district.

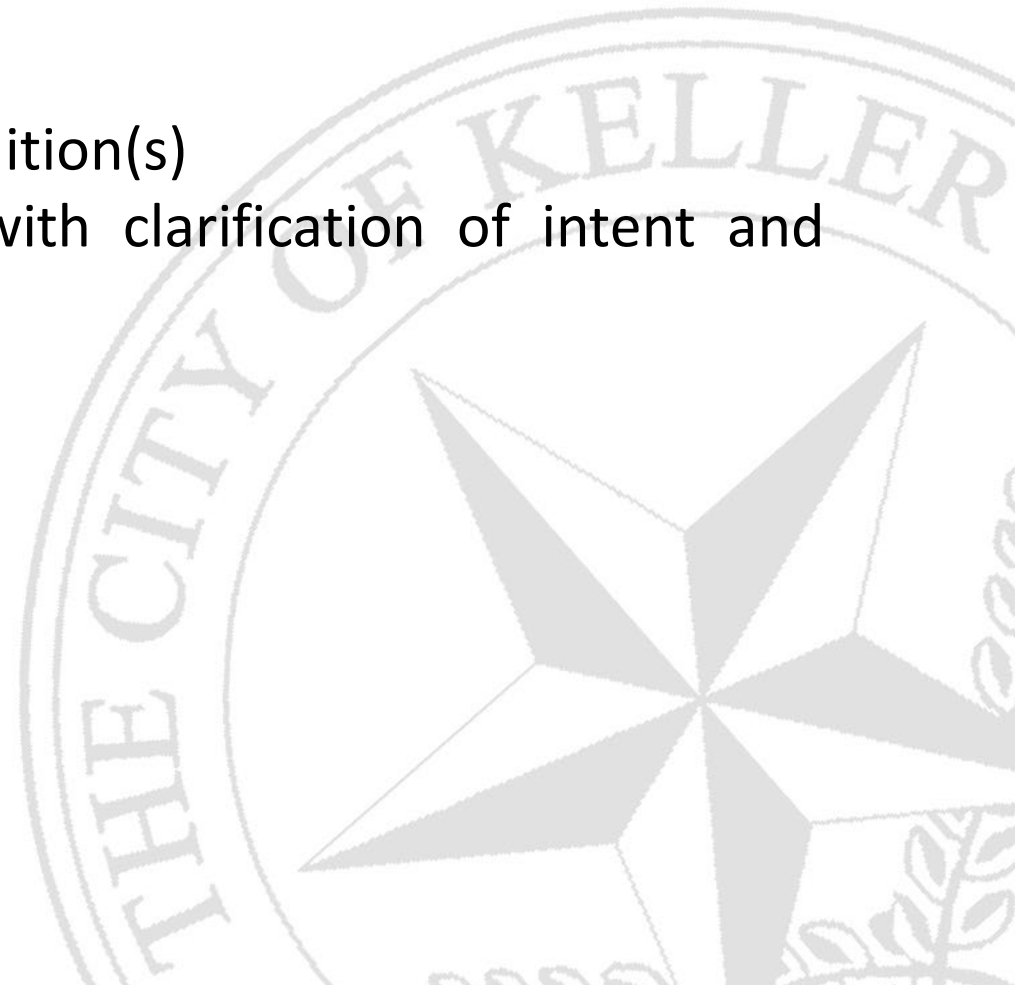




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The City Council has the following options when considering an SUP request:

- 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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