

Item H-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP), for a 4,800 square-foot accessory structure, on 6.4 acres, located on the south side of Shady Grove, approximately 240 feet east from the intersection of Shady Grove Road and Keller Smithfield Road, legally described as Lot 9 of the Estes Farm Tracts Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 7230 Shady Grove. Bradley Harville, Applicant. Charles Dombek, Owner. (SUP-2510-0040)

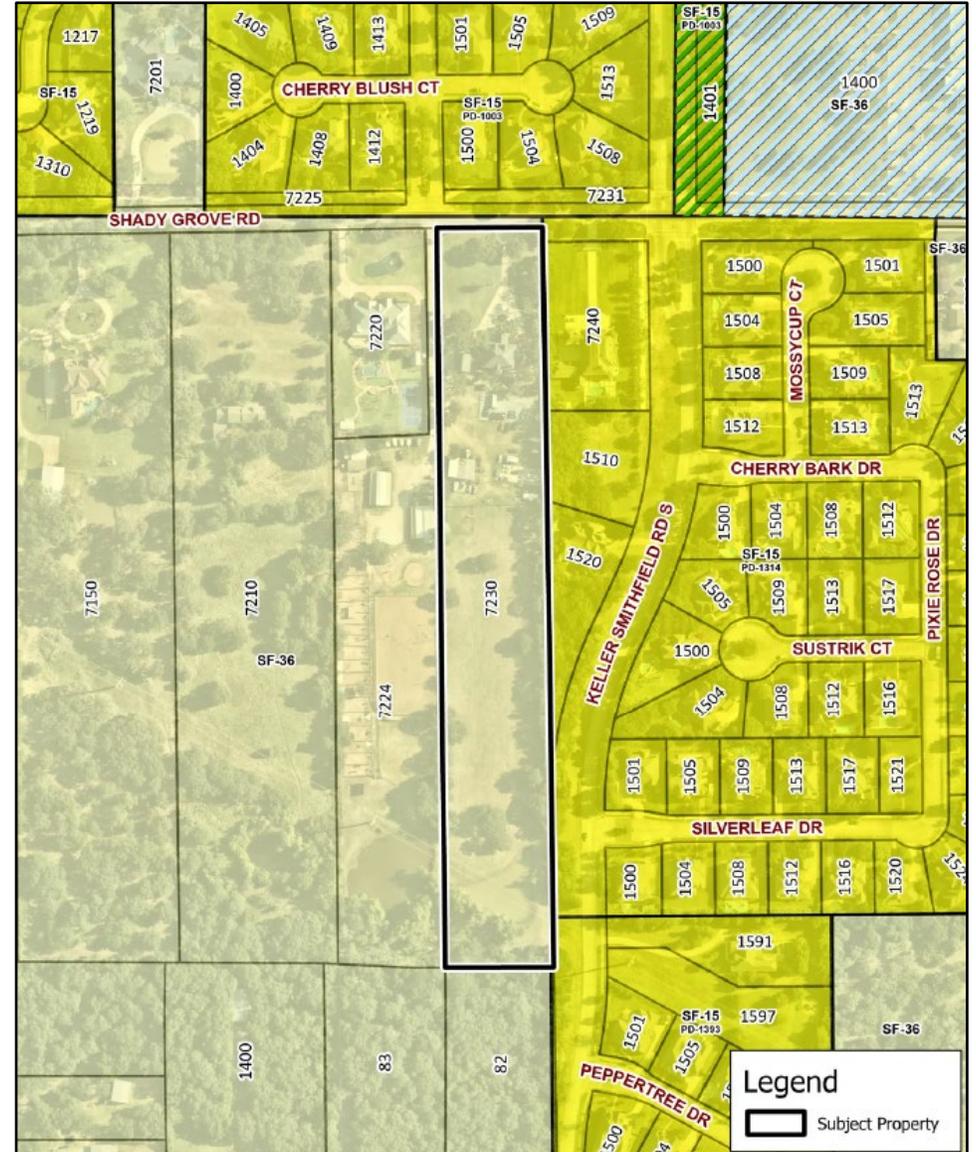
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Aerial Map



SF-36

Zoning Map



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Background:

The applicant is requesting an SUP to construct a 4,800-square-foot accessory structure for the storage of automobiles, livestock feed, and agricultural equipment.

There are three SUP triggers for this proposed structure:

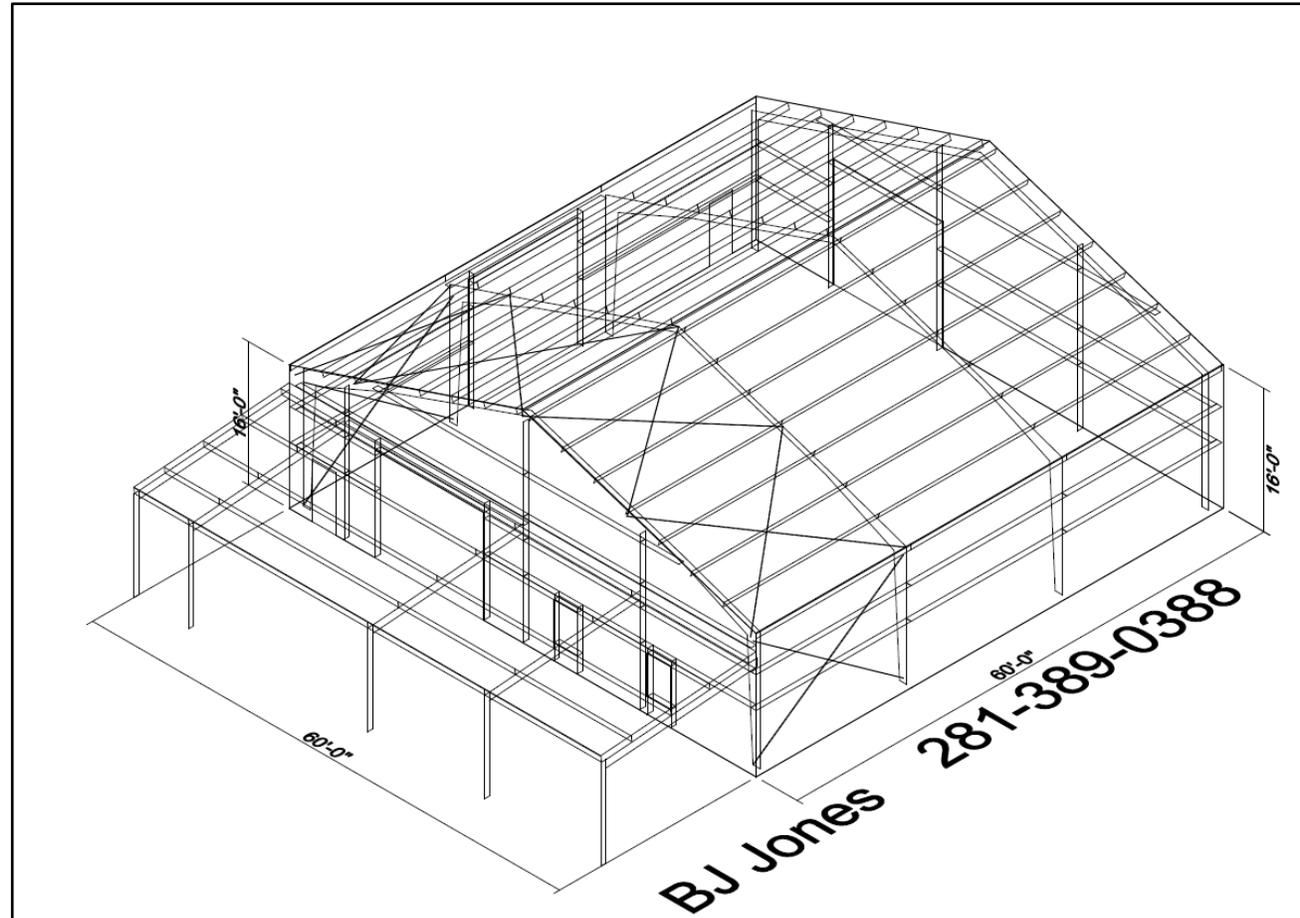
1. An SUP for exceeding 1,200 square feet in the SF-36 zoning district.
2. An SUP for the height of the structure to exceed an average of 15 feet tall.
3. An SUP to allow the total square footage of all accessory structures on the property to exceed 50% of the square footage of the existing home.



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Structure:

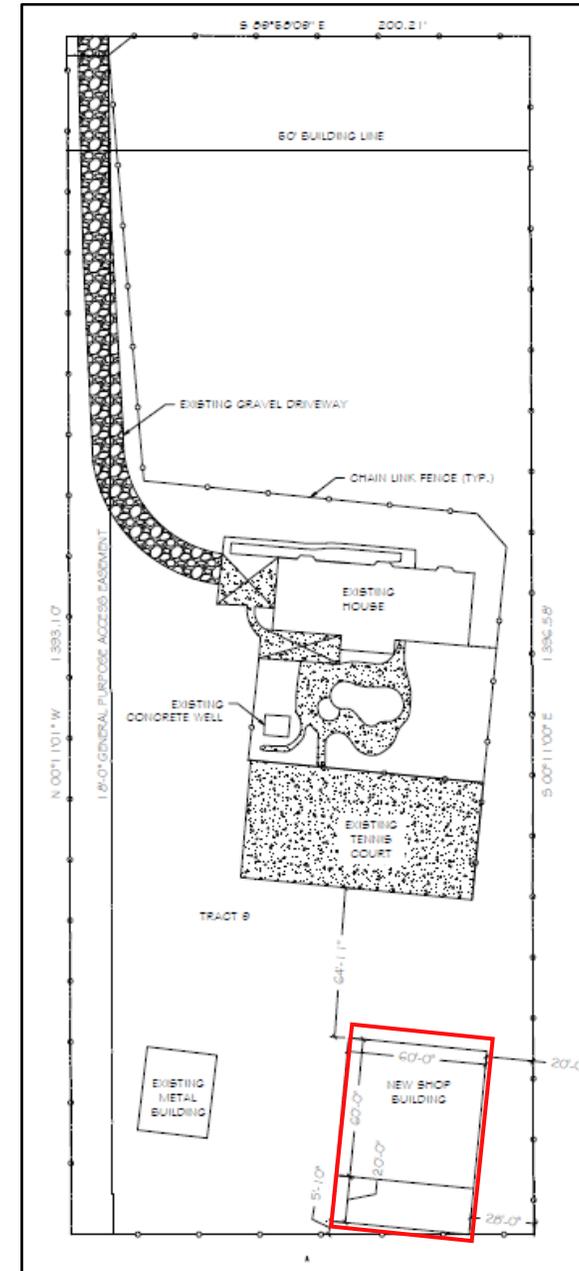
The proposed structure will be 4,800 square feet. The structure will feature a 60-foot by 60-foot enclosed interior footprint, with an additional 60-foot by 20-foot lean-to covered area extending off the southern side. The structure will feature metal roofing and siding.



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Location:

The concept plan submitted by the Applicant indicates that the structure will be situated wholly behind the main residence.



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Accessory Structures

1. Shed (1,750 square feet)
2. Shed (200 square feet)
3. Pool Shed (100 square feet)
4. Hay Barn (400 square feet)
5. Hay Barn (120 square feet) Used solely for agricultural purposes, so it does not apply toward the maximum number of structures allowed.

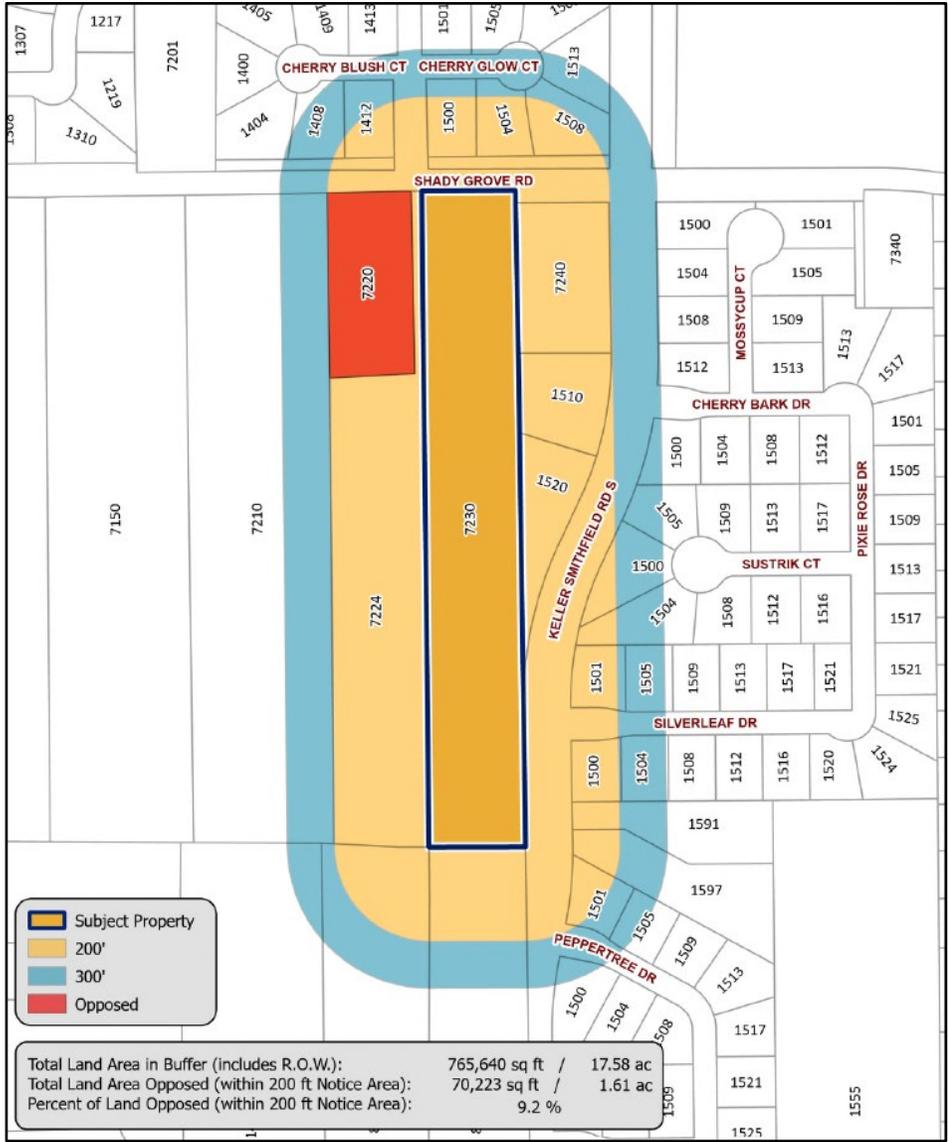
If this SUP request is approved, then there will be 6 accessory structures on the property, with 5 counting toward the maximum allowed. The Applicant is requesting a variance to allow for more than 2 accessory structures on the lot.



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On Nov. 13, 2025, the City mailed 40 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.

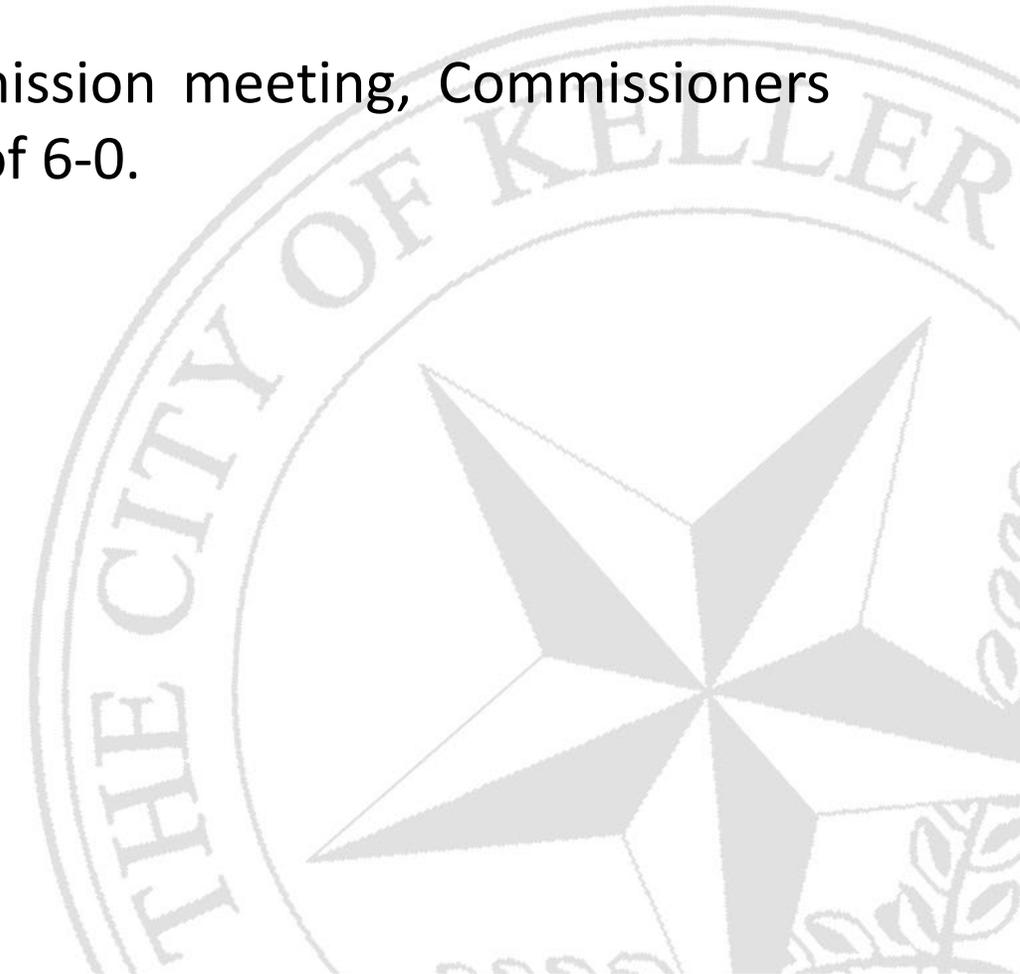
Staff has received 1 letter of opposition in response to this SUP request.



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Planning and Zoning Commission Recommendation:

At the Nov. 25, 2025, Planning and Zoning Commission meeting, Commissioners recommended denial of the SUP request by a vote of 6-0.



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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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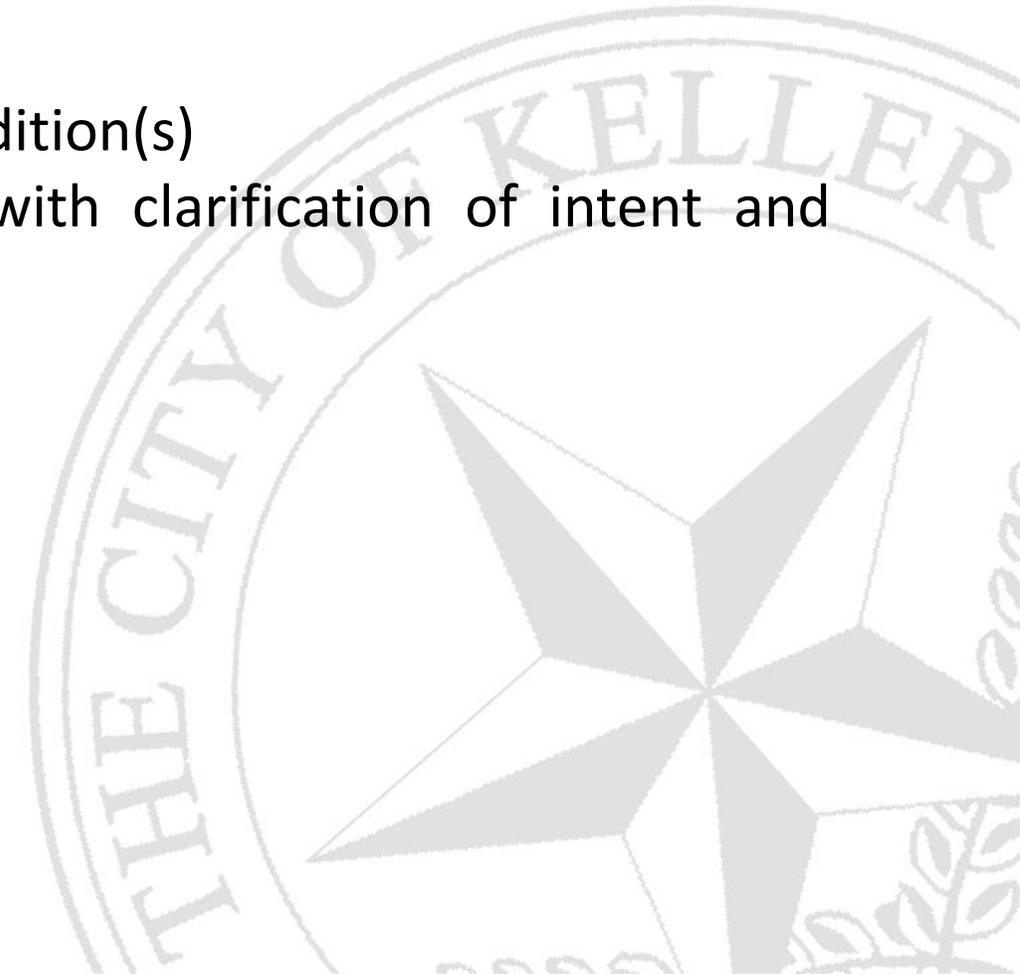
Requests:

1. An SUP for a 4,800 square-foot accessory structure to exceed 1,200 square feet in the SF-36 zoning district.
2. An SUP for the height of the structure to exceed an average of 15 feet tall. The proposed average height is 21 feet.
3. 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.
4. A variance to allow for more than 2 accessory structures on the property.

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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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