

Item H-1

PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a 270 square-foot carport, on approximately .48 acres, located on the east side of Ravenwood Drive, approximately 300 feet north from the intersection of Ravenwood Drive and Knox Road, legally described as Block 1, Lot 2, of the Culp Estates subdivision, zoned Single-Family 20,000 square-foot lot size or greater (SF-20) and addressed 1951 Ravenwood Drive. Ross Graham, Applicant/Owner. (SUP-2507-0028)

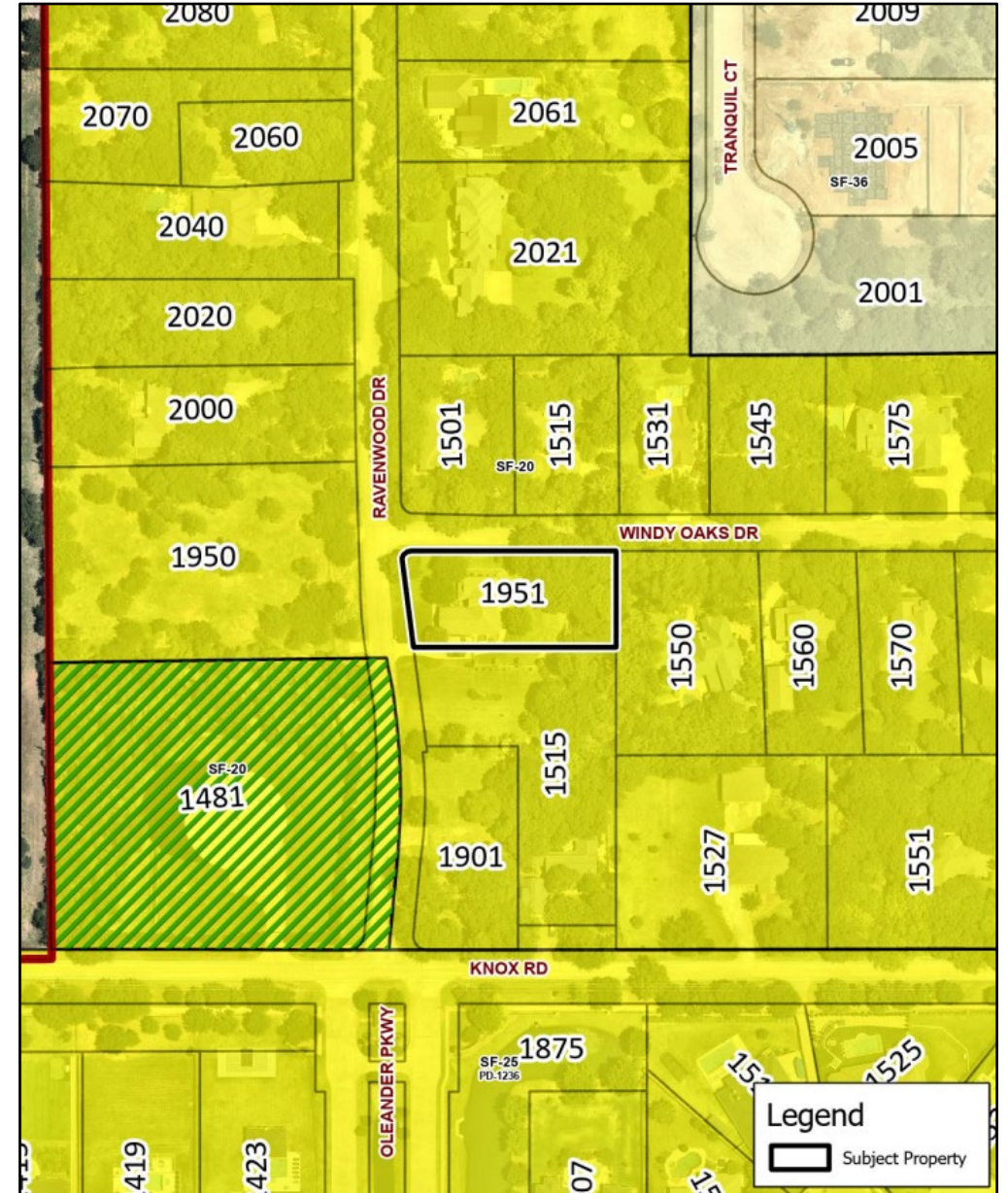
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Aerial Map



Zoned:
SF-20

Zoning Map



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Background:

The Applicant is requesting an SUP to construct a 270-square-foot carport on the property located at 1951 Ravenwood Drive.

In the SF-20 zoning district, an SUP is required for a carport.



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Background:

The home was originally constructed in 2006 with a traditional roll-up garage door.

In 2020, a code case was started when work was done without a permit to enclose the garage.

In 2021, a permit was issued for the installation of the existing doors on the southern elevation of the building.



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Structure:

The proposed carport is 15' wide and 18' long (270 square feet total). The height will be 9 feet and 6 inches.

The proposed building materials include cedar wood, stone and composite roofing to match the main home.

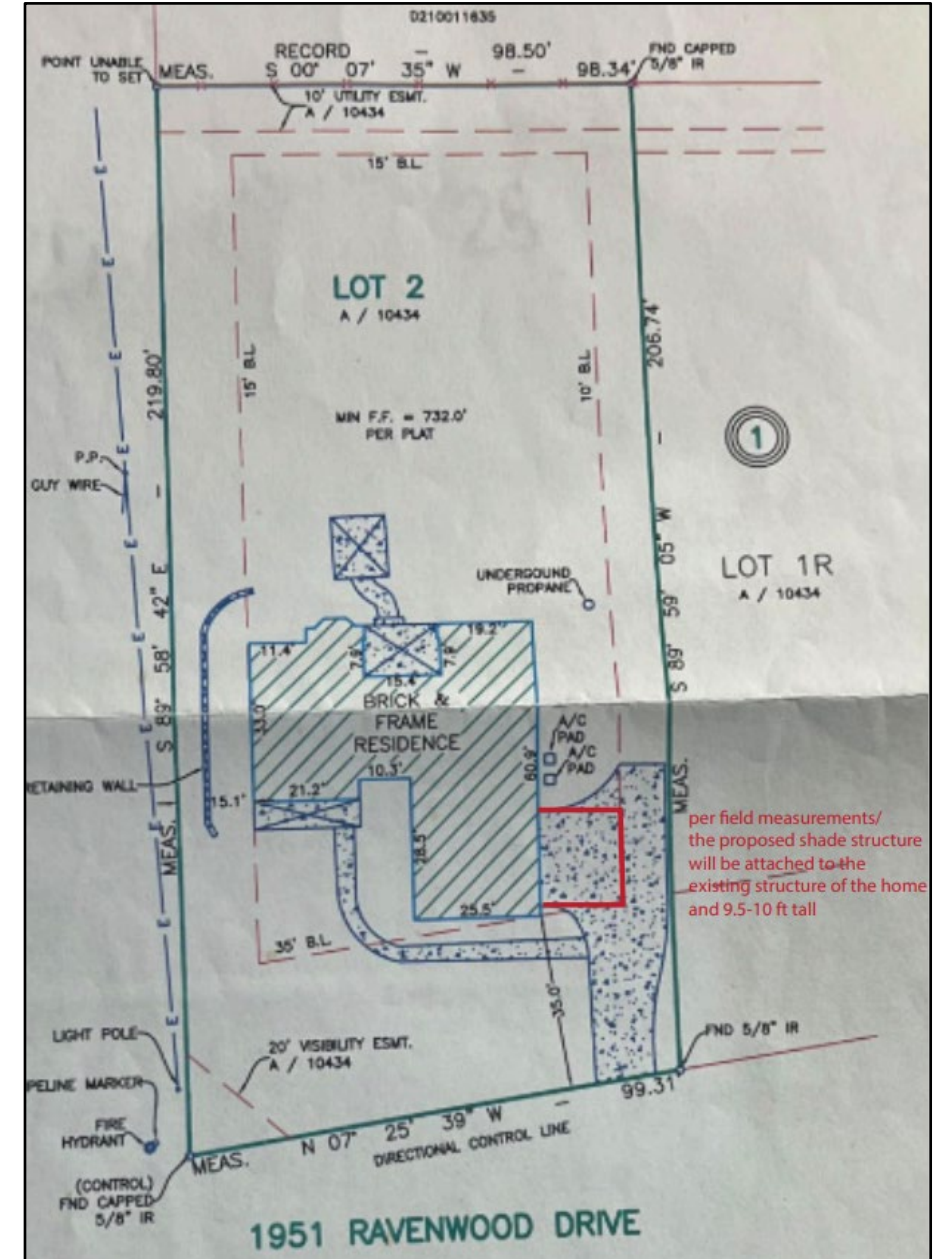


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Carport Location:

The concept plan submitted by the Applicant indicates that the carport will be located on the existing driveway and will be attached to the main home.

The plans also indicate that the carport will not encroach the setback lines on the property.

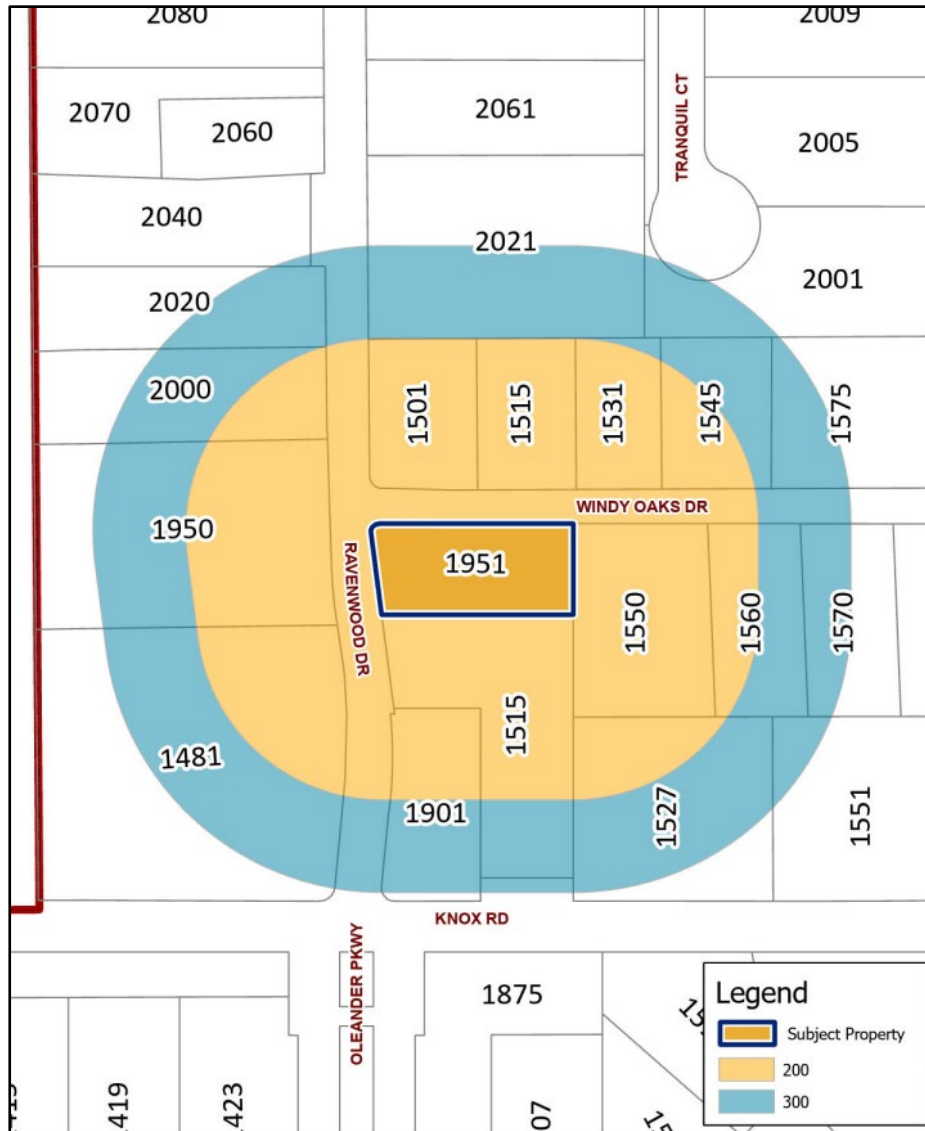


per field measurements/
the proposed shade structure
will be attached to the
existing structure of the home
and 9.5-10 ft tall

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On June 12, 2025, the City mailed 19 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.

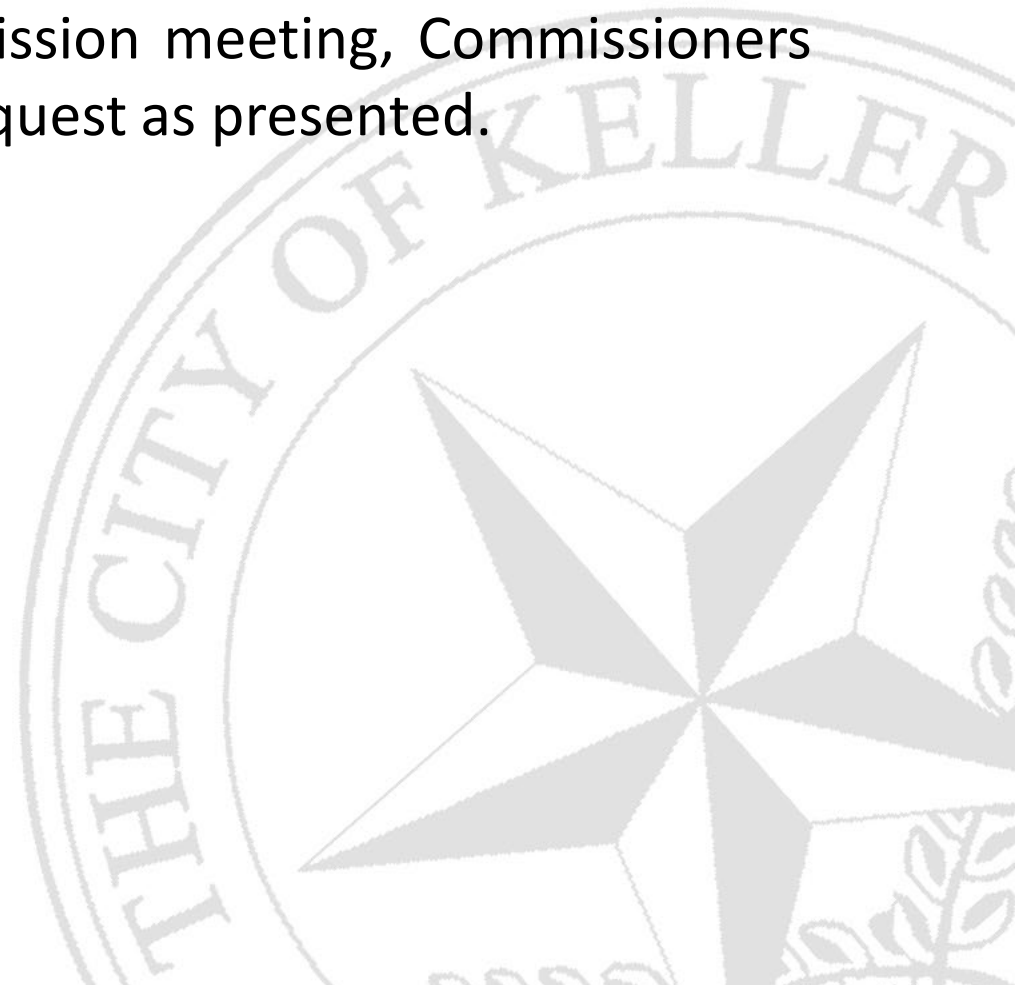
Staff has received 1 letter of support in response to this request.



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Planning and Zoning Commission Recommendation:

At the Aug. 26, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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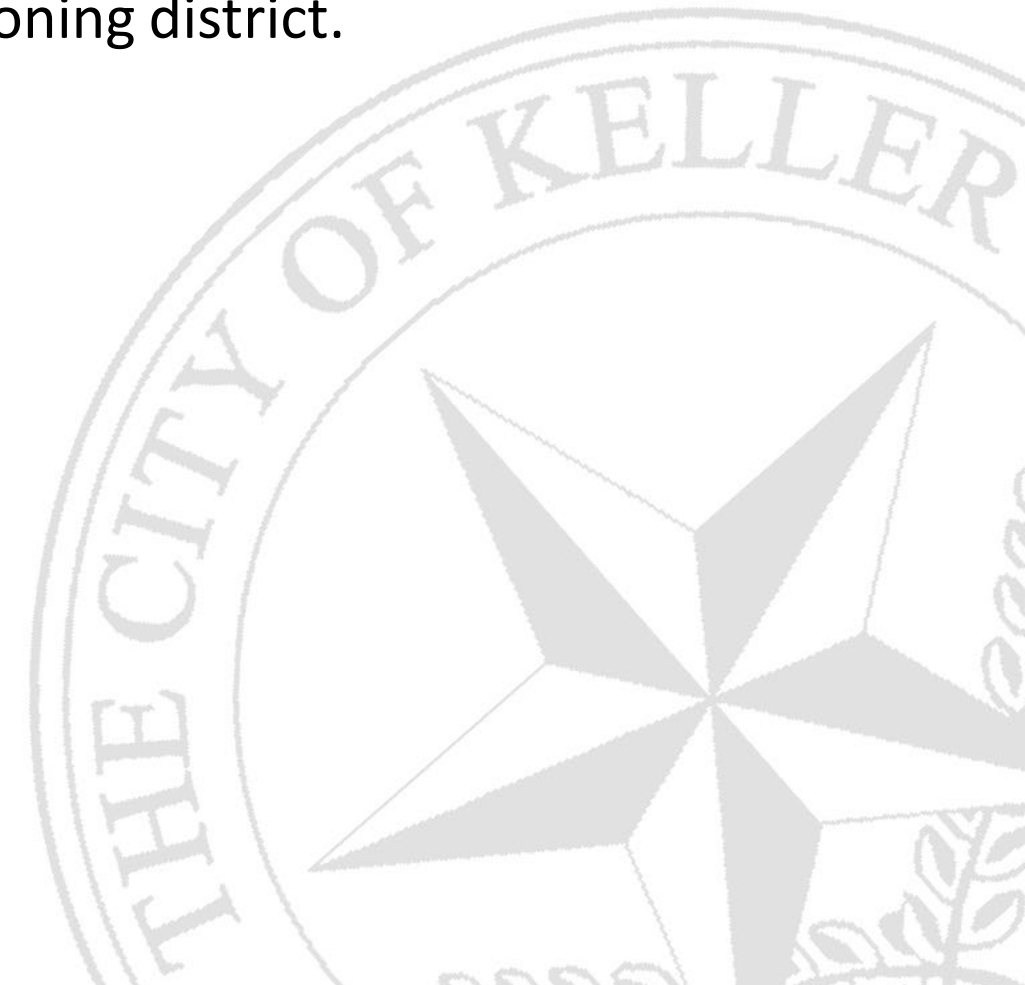
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

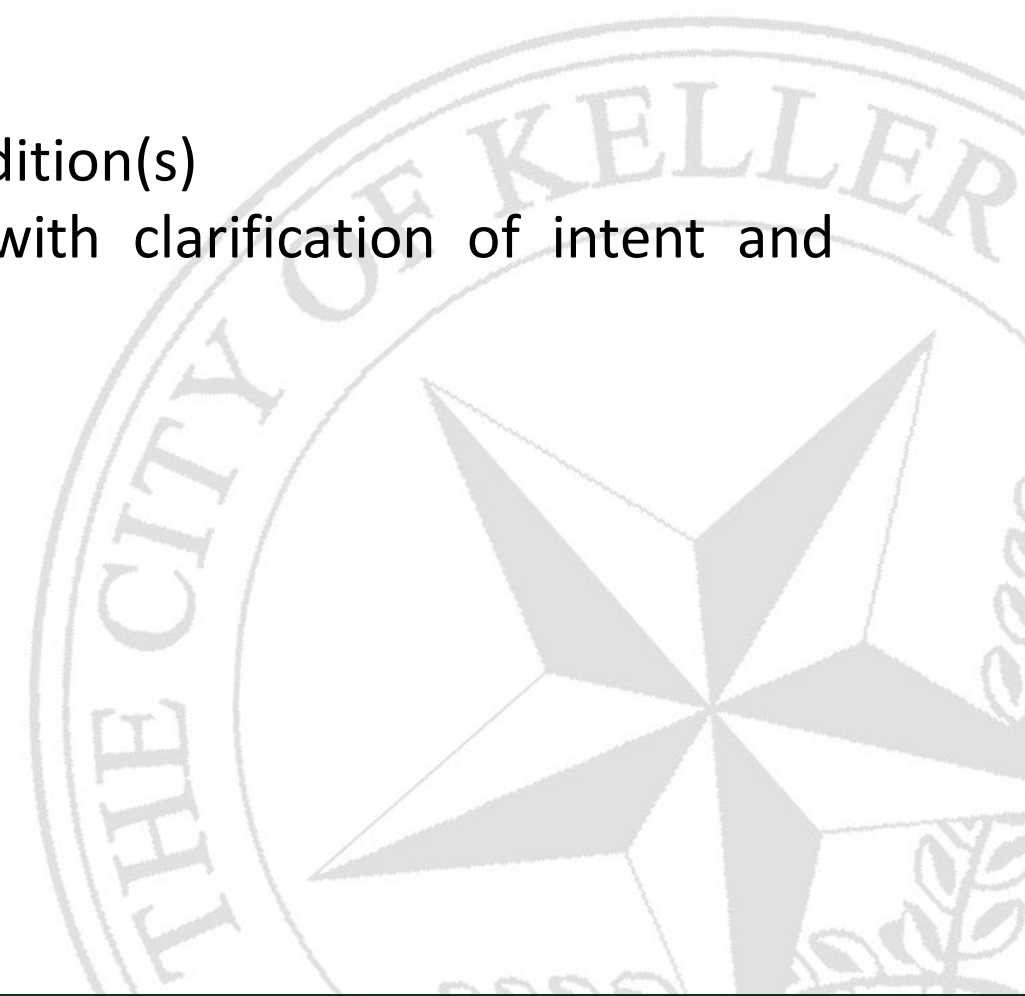
An SUP for a 270-square-foot carport in the SF-20 zoning district.



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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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