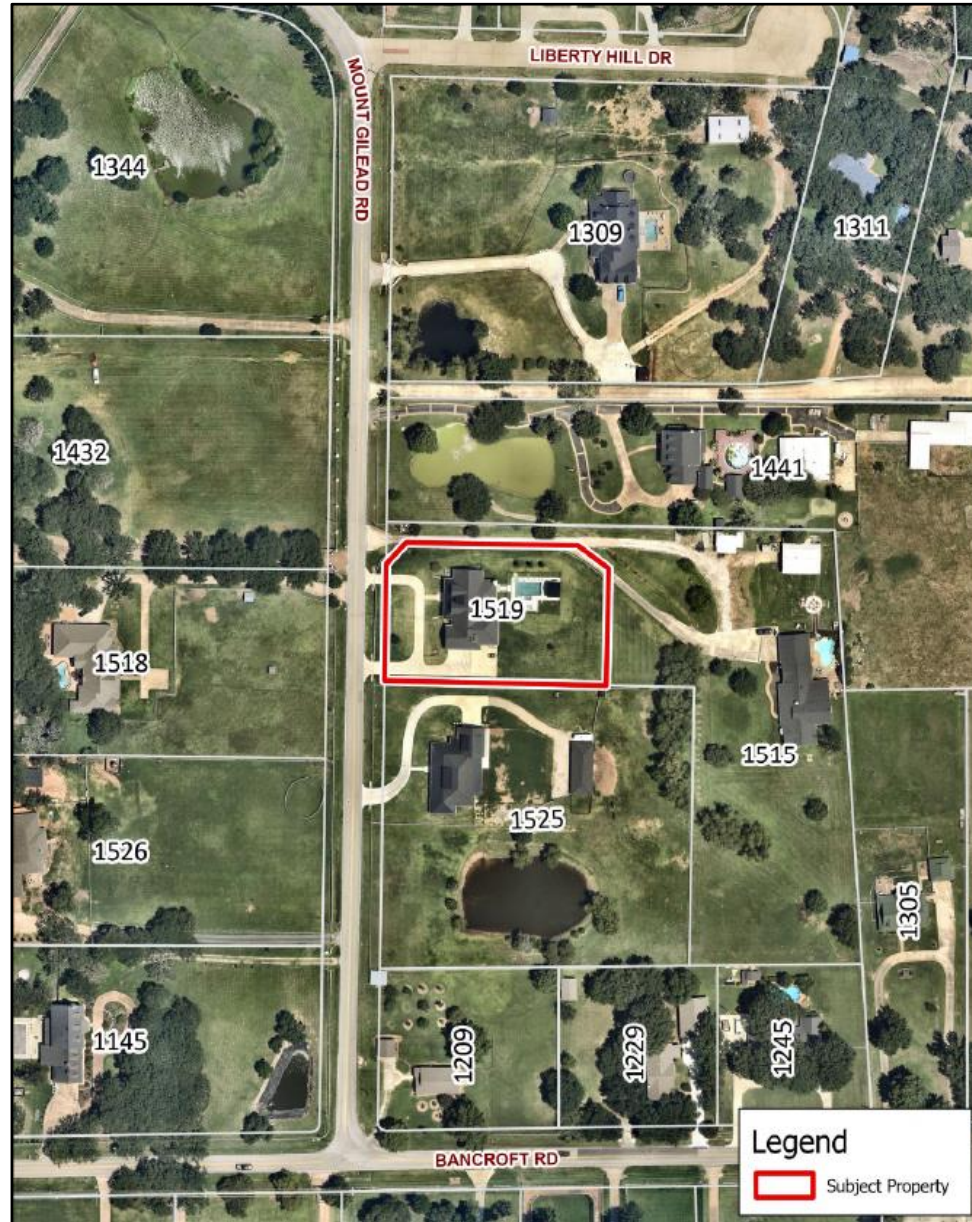


## Item H-1

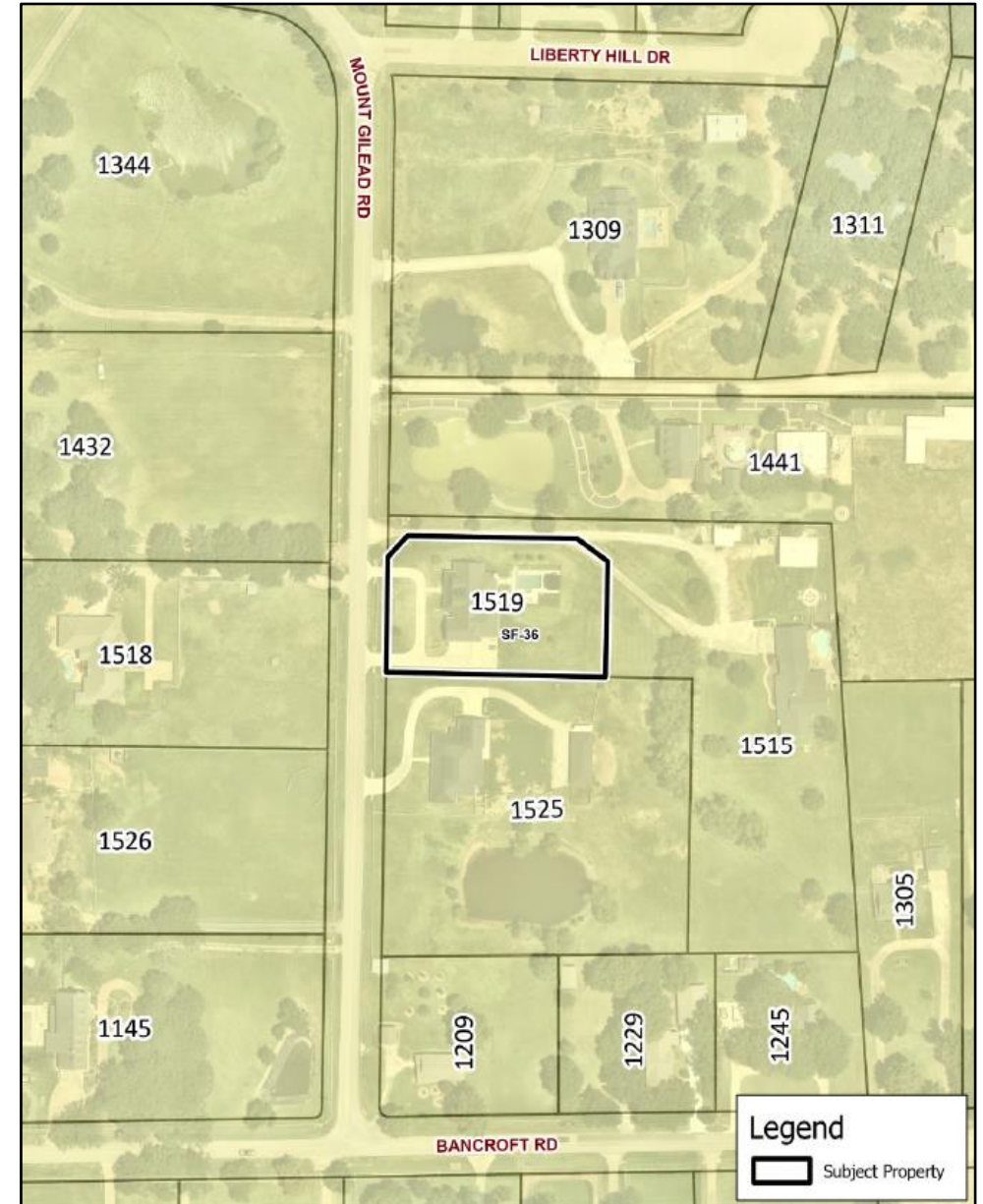
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 484 square-foot carport, on approximately 1.03 acres, located on the east side of Mount Gilead Road, approximately 575 feet northeast from the intersection of Mount Gilead Road and Bancroft Road, legally described as Block A, Lot 3, of the Launay Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1519 Mount Gilead Road. Shane Crocker, Applicant/Owner. (SUP-2507-0030)

# Item H-1

## Aerial Map



## Zoning Map



Zoned:  
SF-36



## Item H-1

### Background:

The Applicant is requesting an SUP to construct a 484-square-foot carport on the property located at 1519 Mount Gilead Road, with a variance to encroach on the south-side setback.

In the SF-36 zoning district, an SUP is required for a carport.



## Item H-1

### Structure:

The proposed carport is 22' wide and 22' long (484 square feet total) at roof line. The height will be approximately 11 feet.

The proposed building materials include steel tube posts, hardy board that matches the main home, and a metal roof.



# Item H-1

## Carport Location:

The site plan submitted by the Applicant indicates that the carport will be located along the existing driveway south of the main structure, approximately 10 feet from the south property line.

The property has a side setback of 15 feet. The plans indicate that the carport will encroach on the side setback line on the property by 5 feet.



 Approximate location



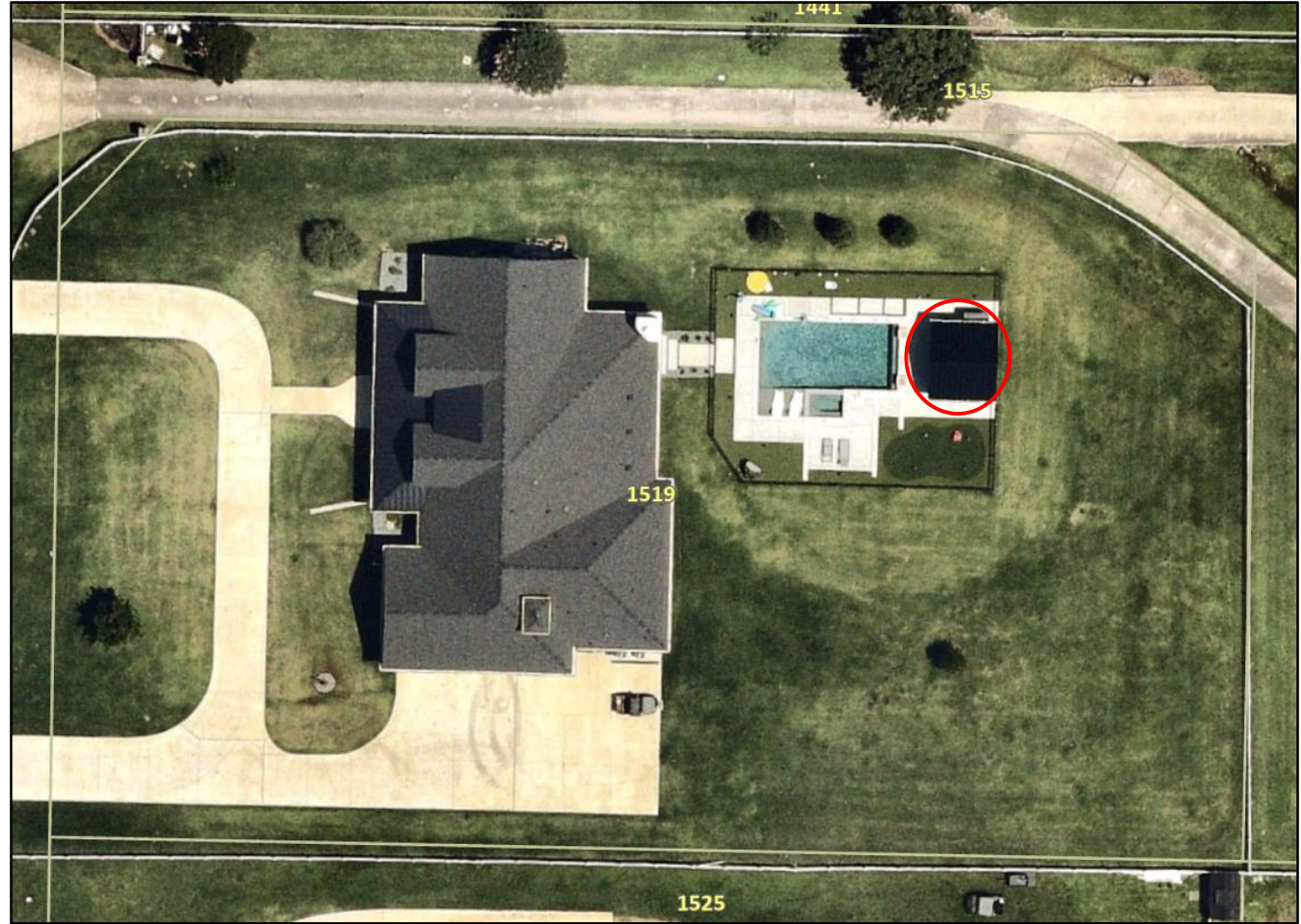
# Item H-1

## Existing Structures:

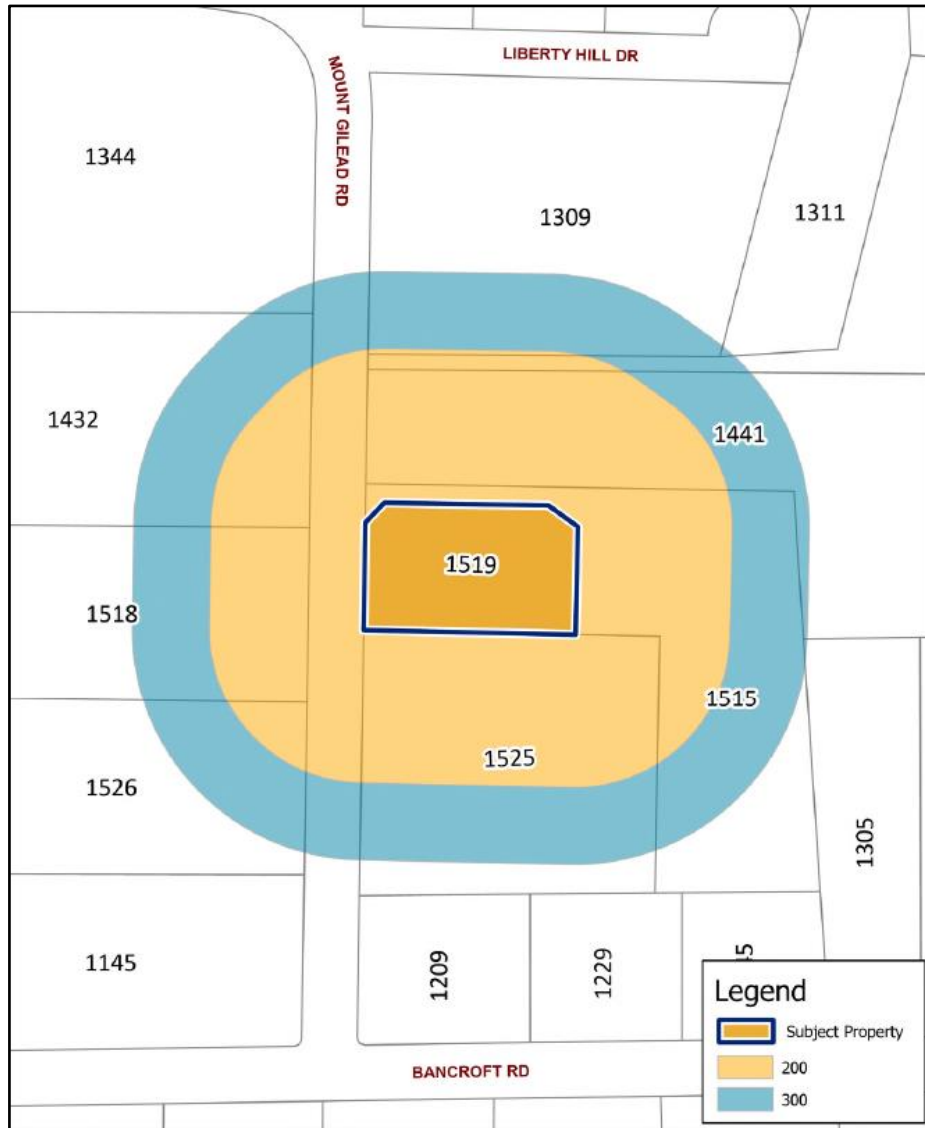
According to the Tarrant Appraisal District, the main home was built in 2021 and is approximately 3,245 square feet.

There is one other existing structure on the property: an approximately 280-square-foot shed, located behind the main home.

The combined square footage of the existing structure and the proposed carport is less than 50% of the square footage of the existing home.



## Item H-1



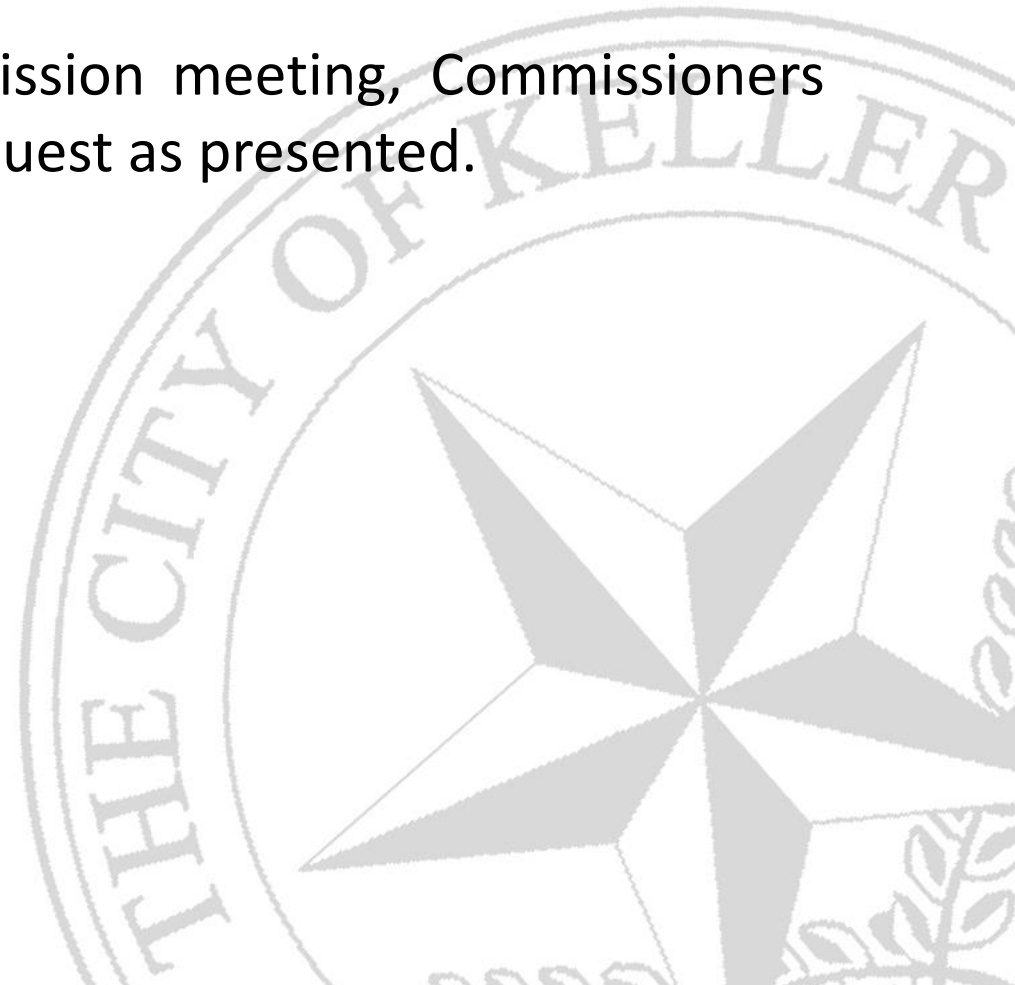
On Aug. 28, the City mailed 12 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no public feedback in response to this request from within the 300' buffer.

# Item H-1

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

At the Sept. 9, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.





## Item H-1

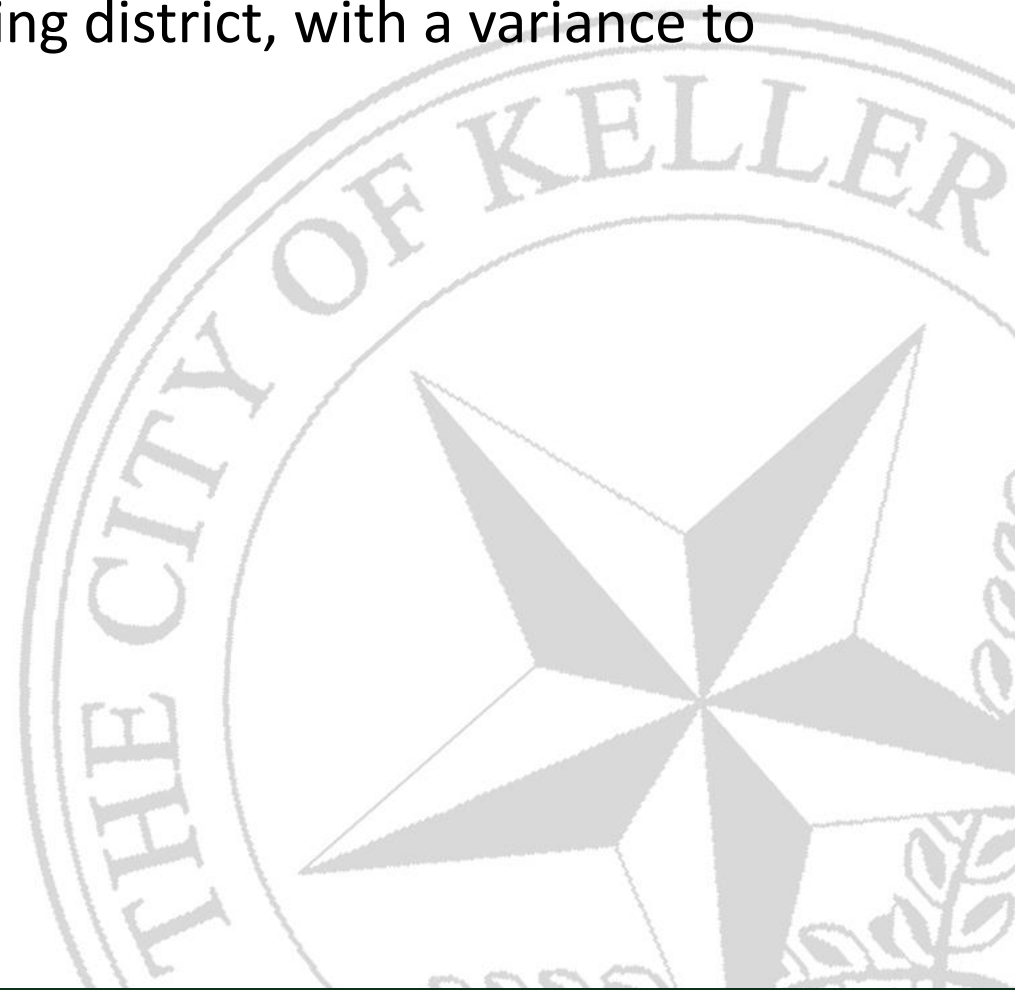
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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.

## Item H-1

### **Request:**

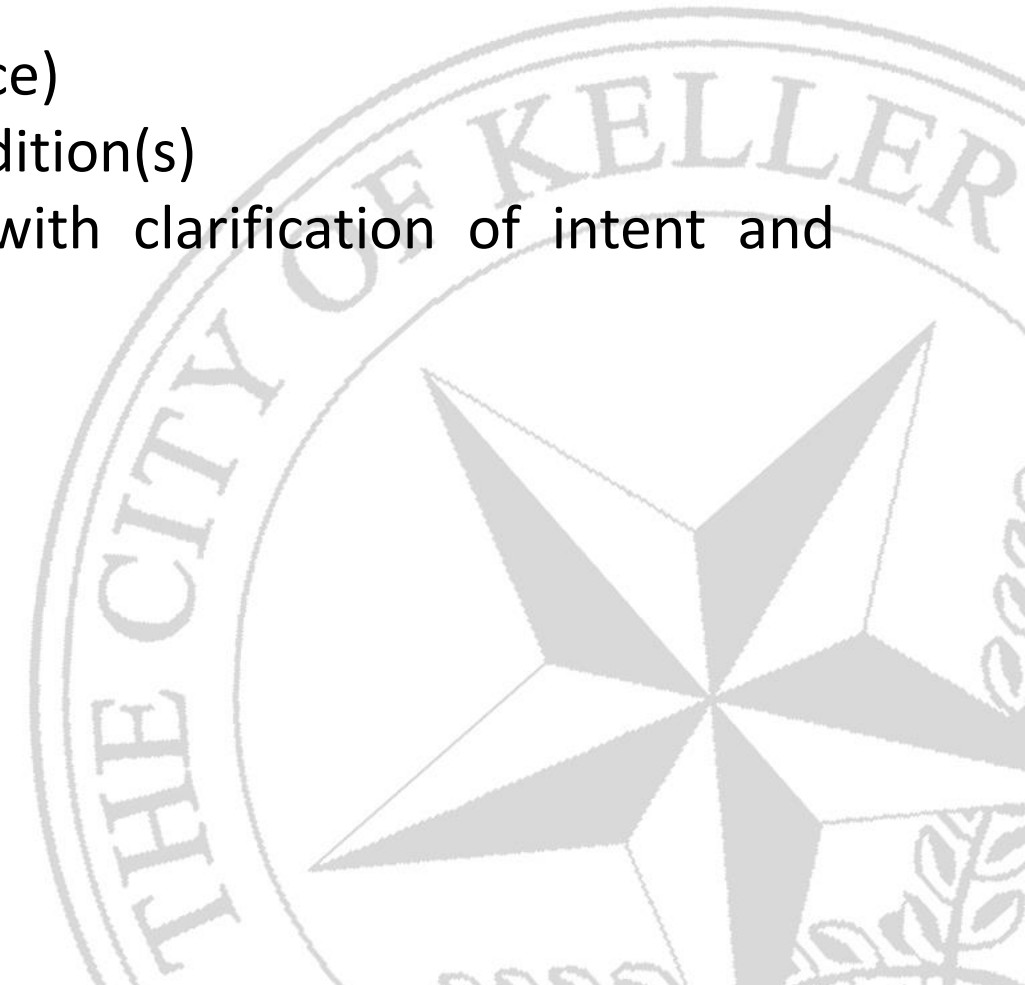
An SUP for a 484-square-foot carport in the SF-36 zoning district, with a variance to encroach the south side setback of the lot by 5 feet.



## Item H-1

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

- Approve as submitted (with requested variance)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny







**Questions?**  
**Alexis Russell**  
**817-743-4130**

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