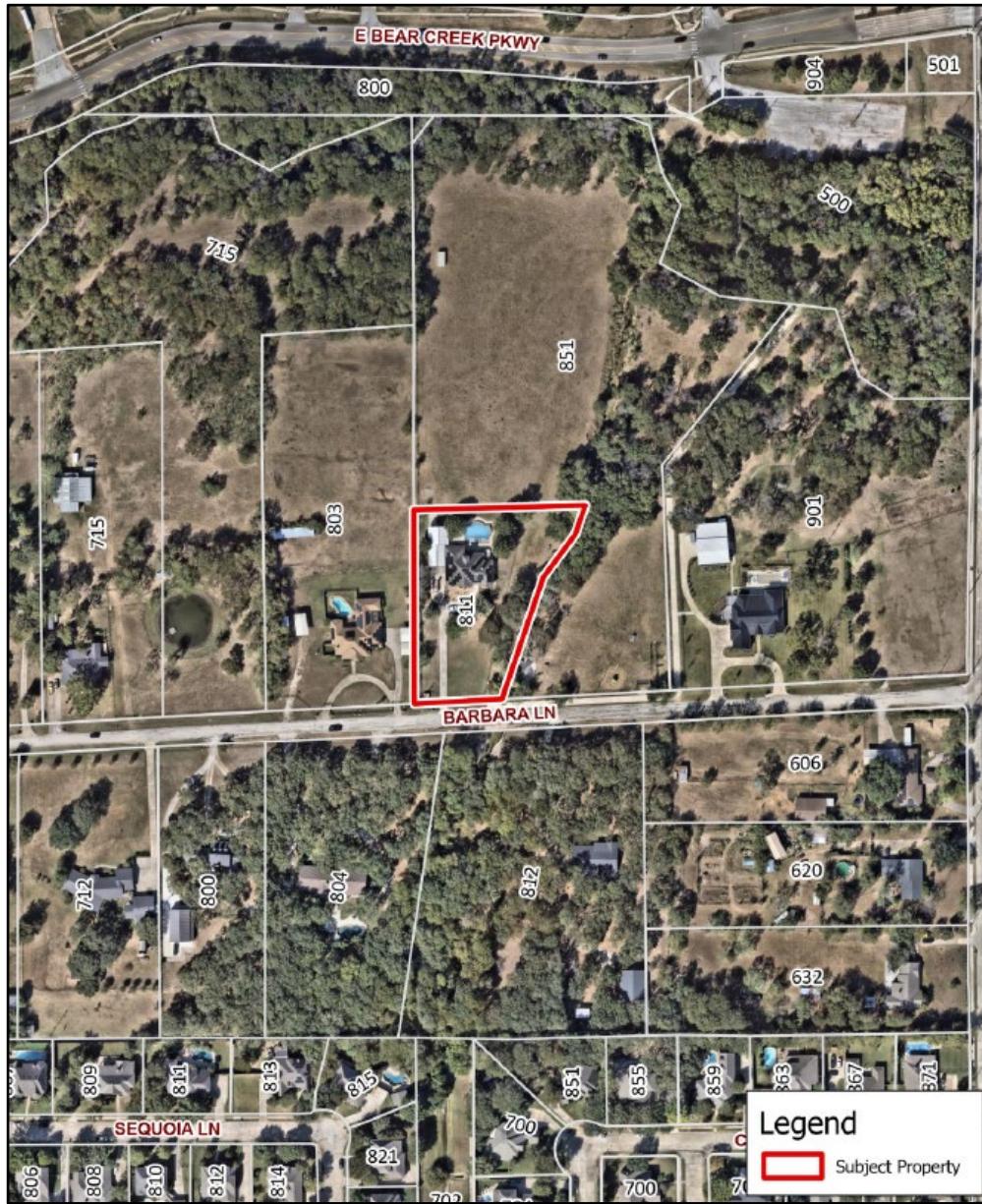


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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 625 square-foot carport addition to an existing 1,210 square-foot accessory structure, on 1.43 acres, located on the north side of Barbara Lane, approximately 767 feet northwest from the intersection of Barbara Lane and Rufe Snow Drive, legally described as Lot 1, Block A of the Harris Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 811 Barbara Lane. Bobbi and Alan Van Reet, Applicant/Owner. (SUP-2511-0050)

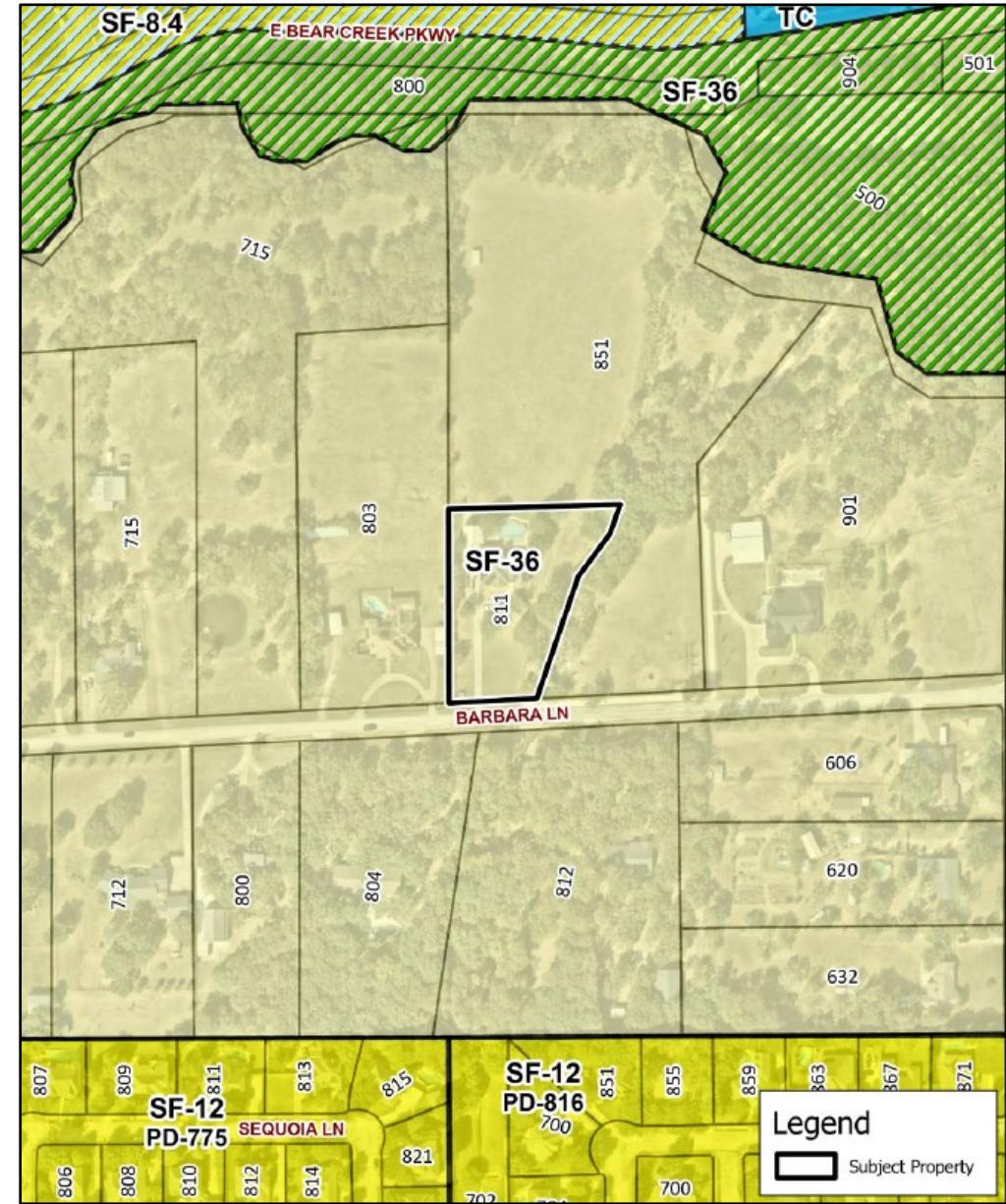
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Aerial Map



Zoned:
SF-36

Zoning Map



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Background:

The Applicant requests an SUP to be allowed to retain a 625-square-foot addition to a previously permitted 1,210-square-foot structure.

- In 2022, a building permit was granted for a 1,185-square-foot structure that included an attached covered patio.
- In October 2025, a Stop Work Order was issued for expanding the structure without a permit. The unpermitted addition is approximately 625 square feet.
- The extended structure is proposed to be used for weather protection for hobbies, agricultural equipment and vehicles.



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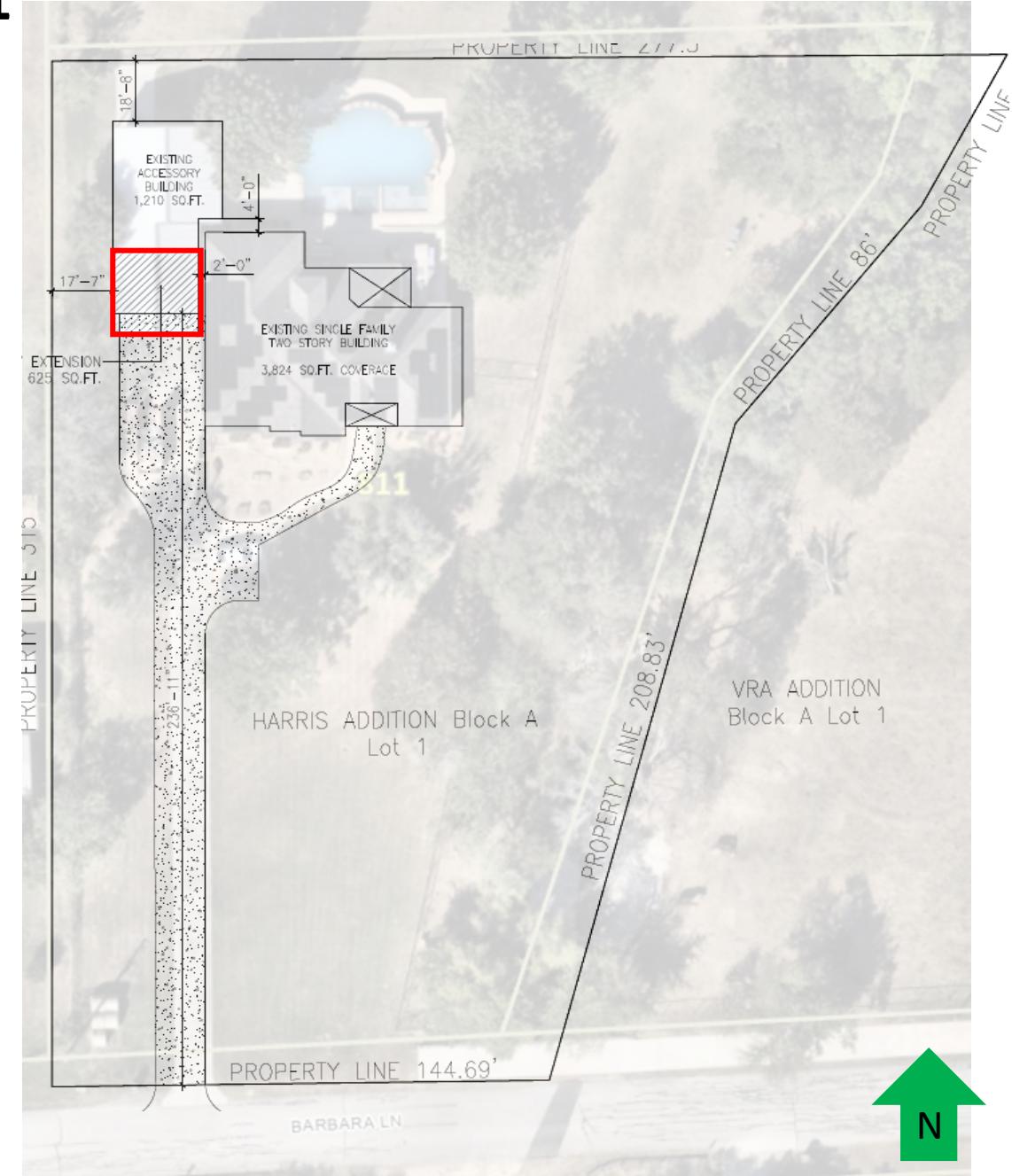
Site Design:

The proposed site plan calls for the structure to be located behind the existing home and will conform to the setback requirements of the SF-36 zoning district.

The structure was constructed on an existing concrete slab that is approximately 237 feet from the front, 17 feet from the west side property line, and 18 feet from the rear property line.



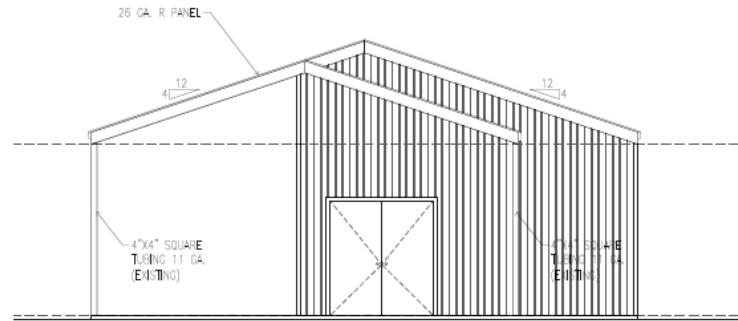
Approximate location (not to scale)



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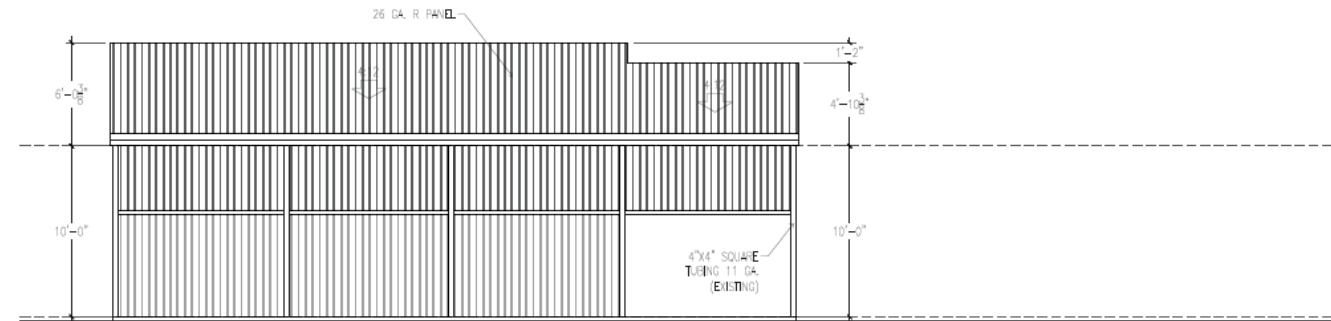
Structure:

The requested addition is proposed to match the materials of the original structure. The structure is constructed of metal tubing and roof. The average height of the structure is approximately 13 feet.



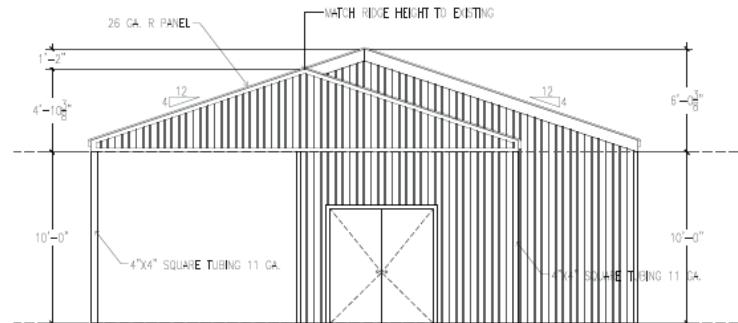
EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'



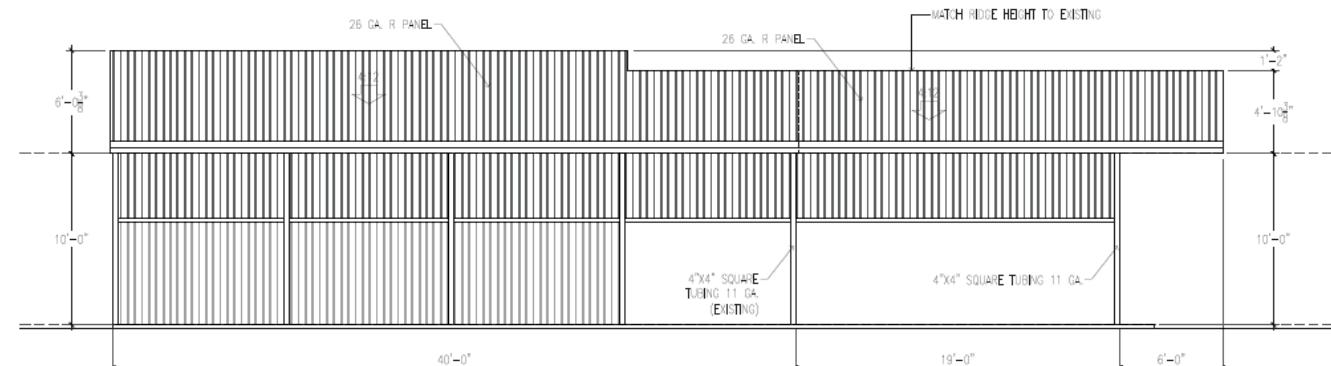
EXISTING WEST ELEVATION

SCALE 1/4" = 1'



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'



PROPOSED WEST ELEVATION

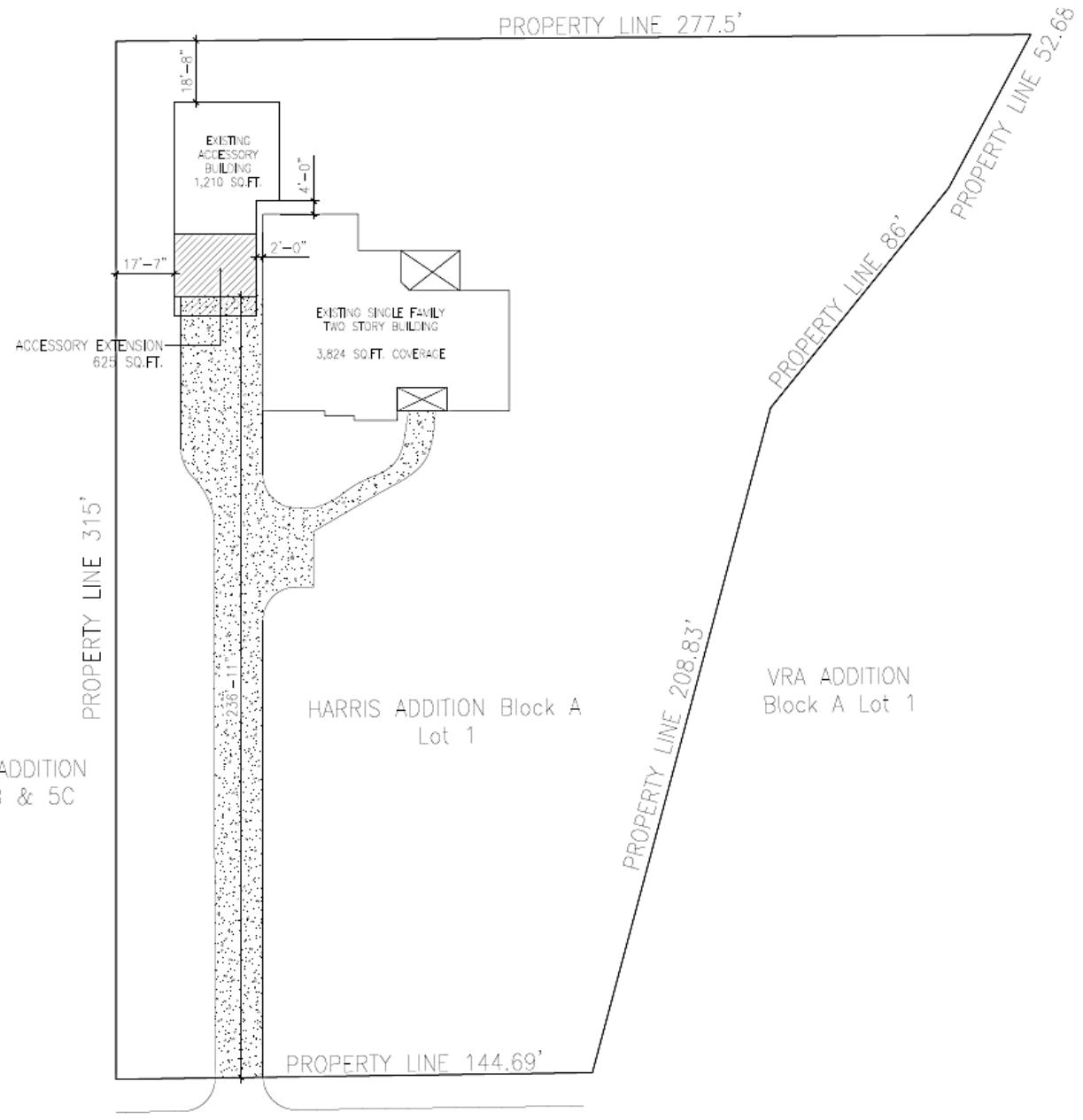
SCALE 1/4" = 1'

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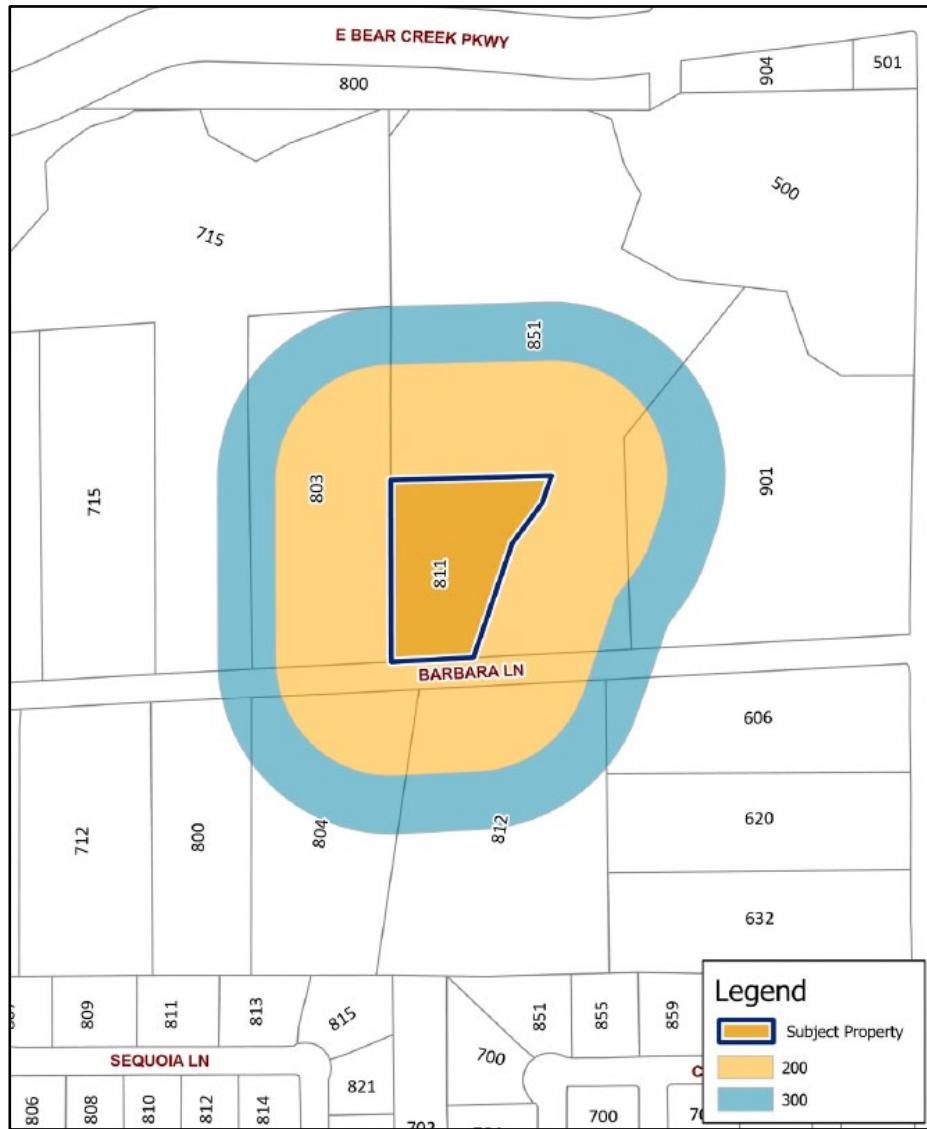
Existing Structures:

The main home is approximately 3,824 square feet. 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.

There are no other accessory structures on the lot. The square footage of the proposed structure is less than 50% of the square footage of the main structure.



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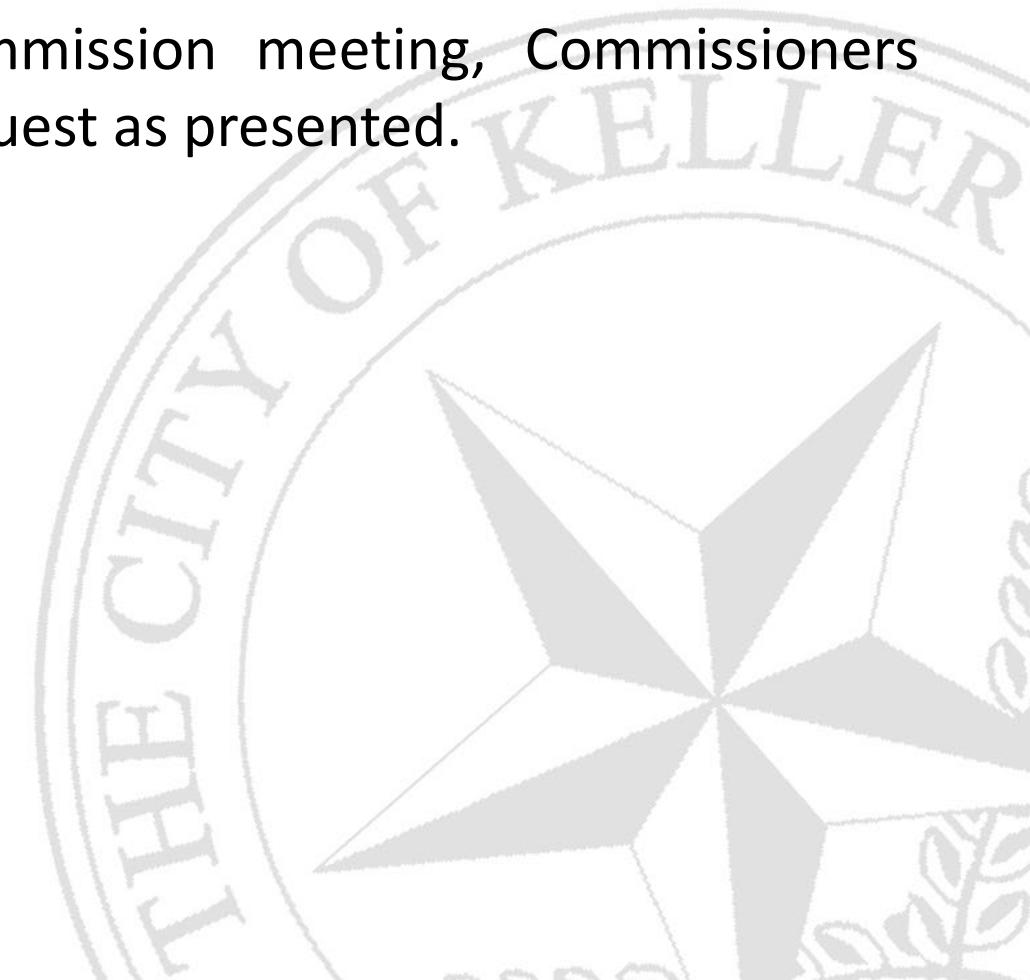
On Dec. 31, 2025, the City mailed out 10 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no public feedback in response to this request.

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Planning and Zoning Commission Recommendation:

At the Jan. 13, 2026, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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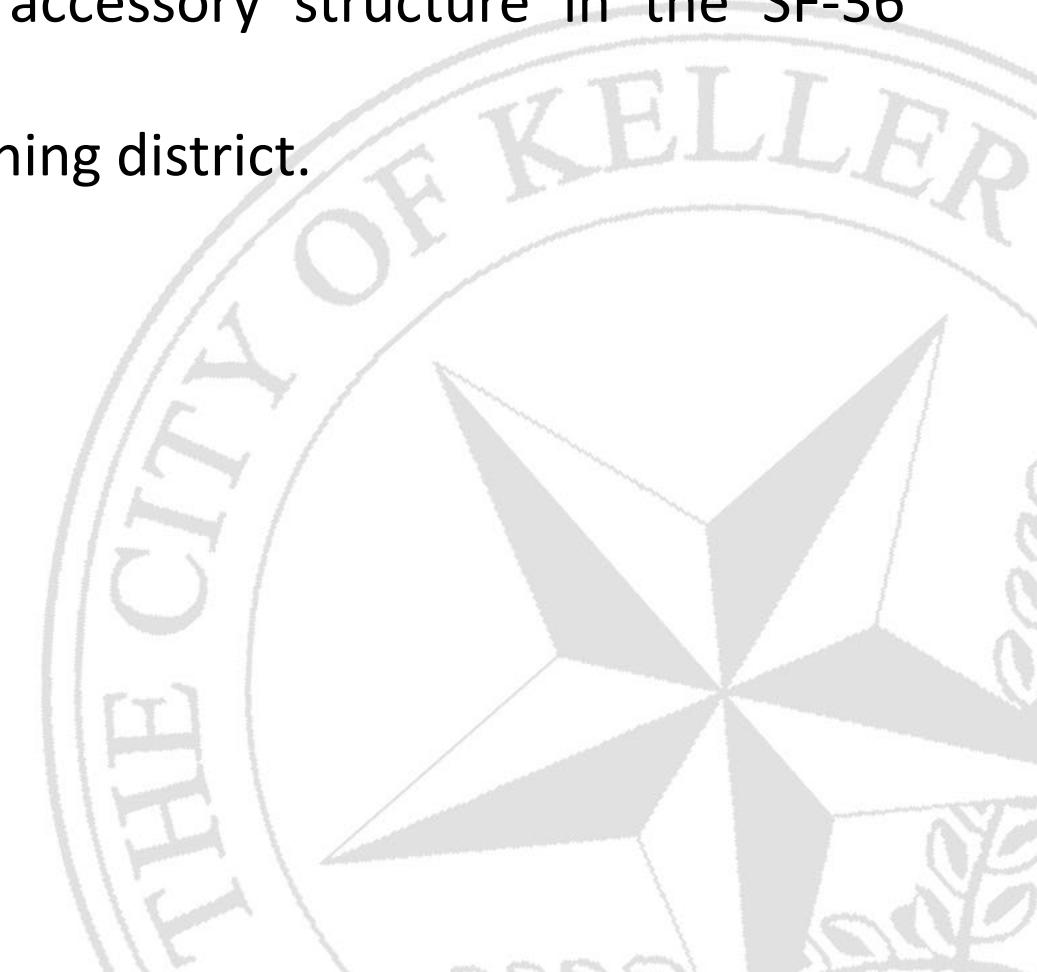
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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:

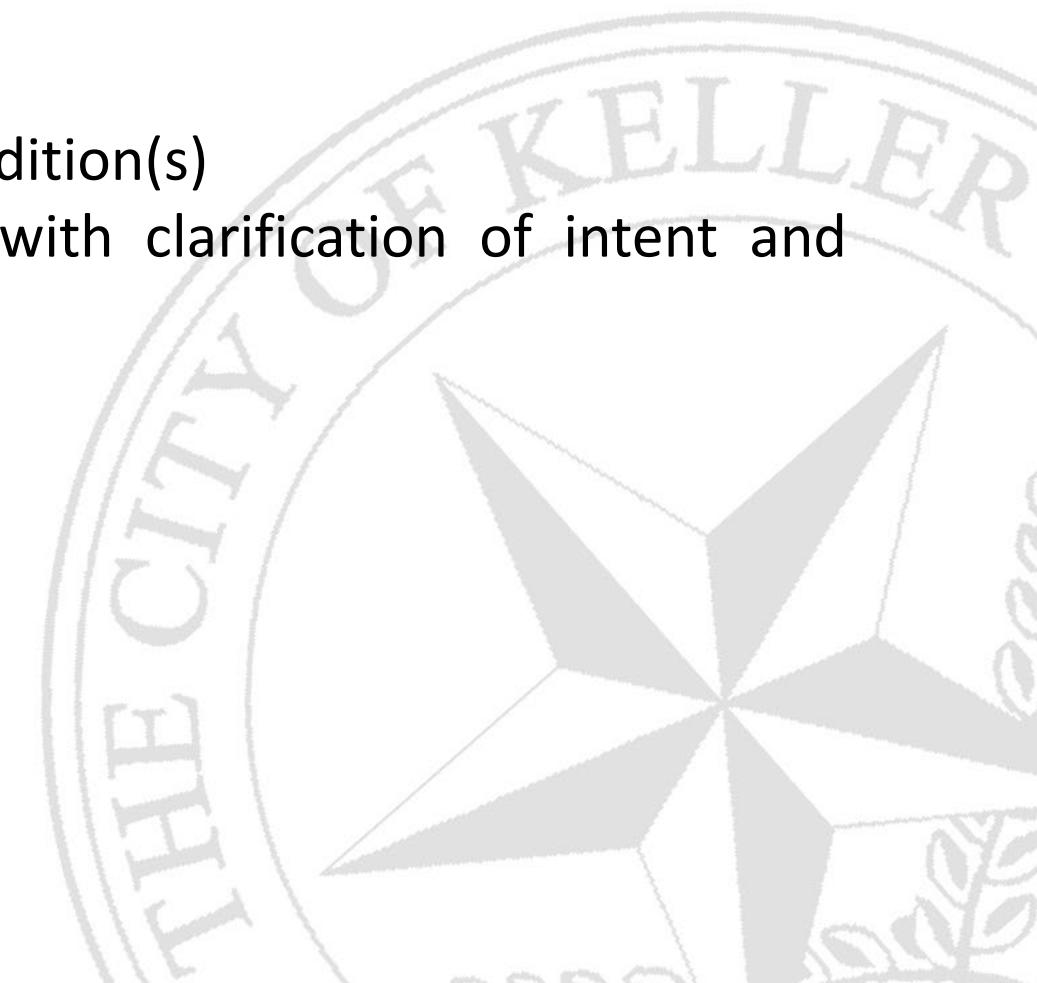
1. An SUP to construct an 1,835-square-foot accessory structure in the SF-36 zoning district.
2. An SUP for a detached carport in the SF-36 zoning district.



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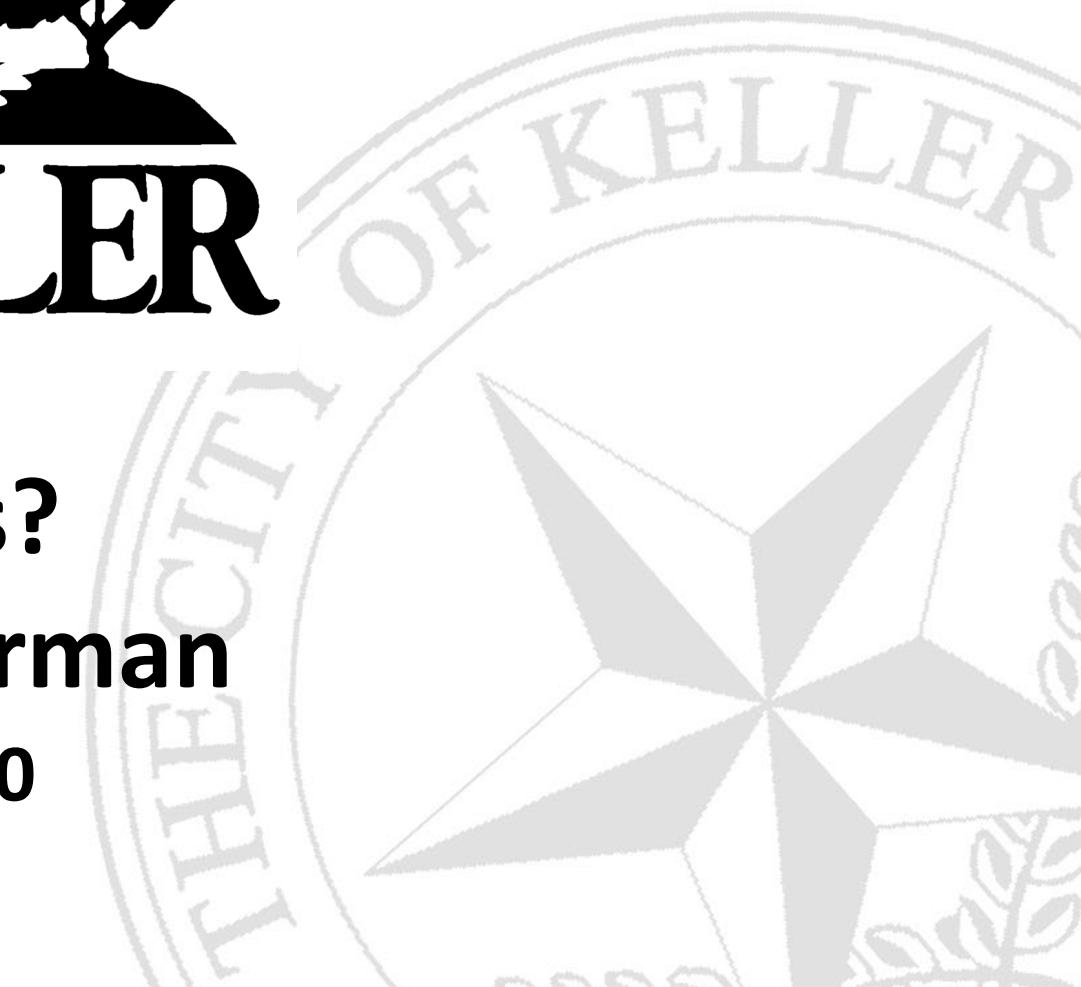
The City Council has the following options when considering an SUP request:

- 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?
Alexis Zimmerman
817-743-4130**



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