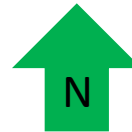
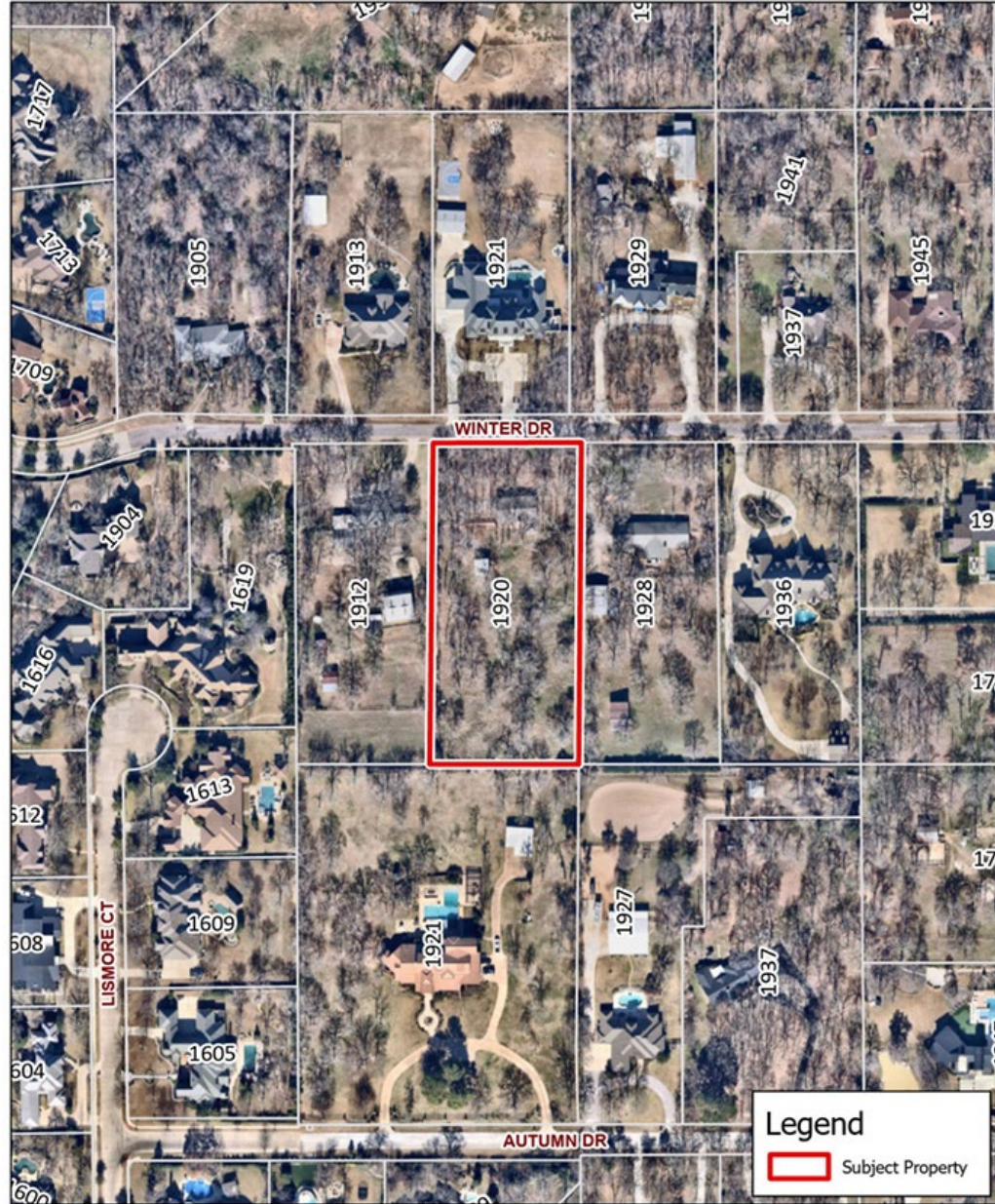


Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 2,385 square-foot accessory structure, on approximately 2.067 acres, located approximately 825 feet west of the intersection of Winter Drive and North Pearson Lane, legally described as Block 2, Lot 10, of the Cross Timbers Acres Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36), and addressed 1920 Winter Drive. Jon Atwood, Applicant. Gary & Kathy Engasser, Owner. (SUP-2605-0014).

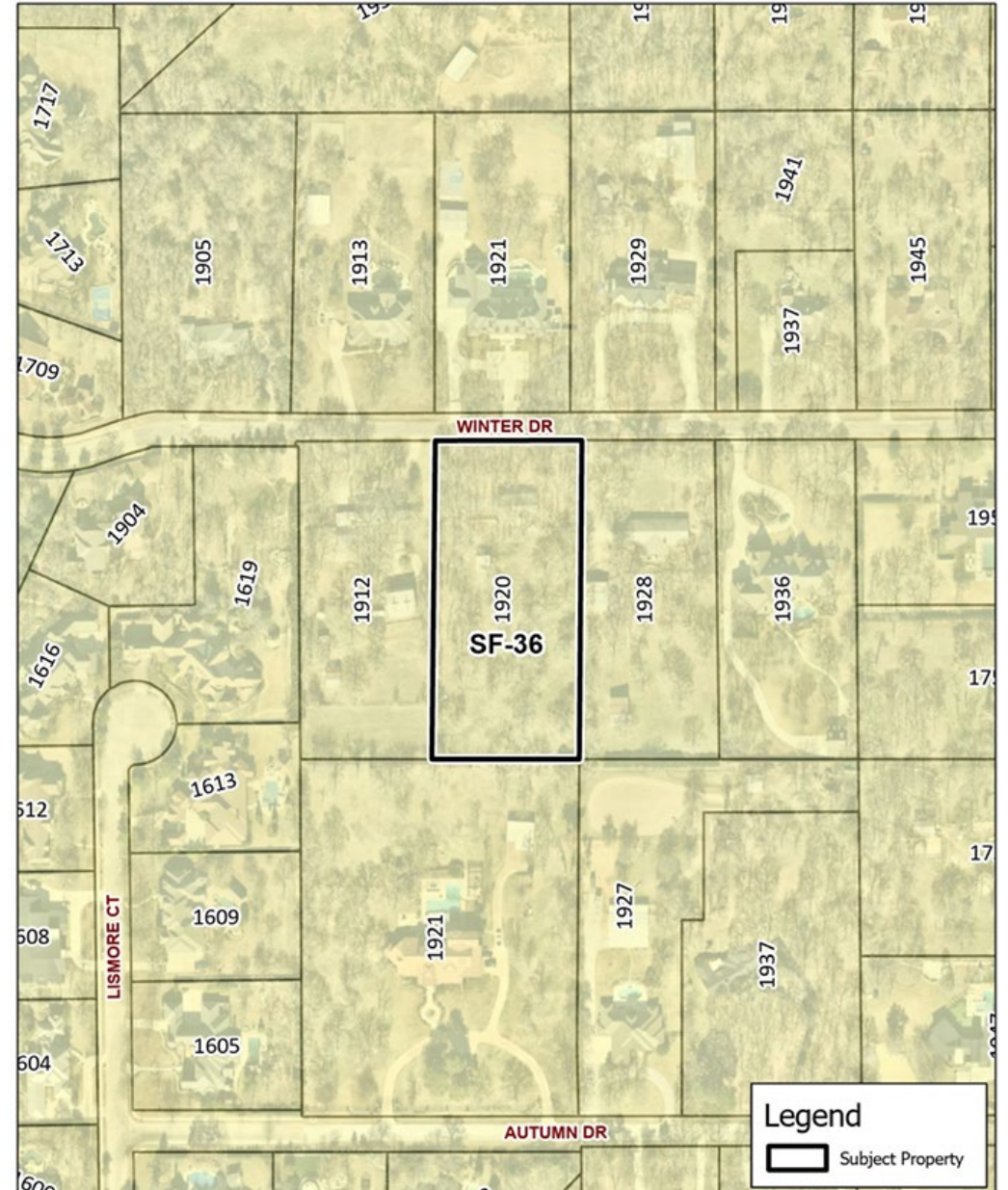
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Aerial Map



Zoned:
SF-36

Zoning Map



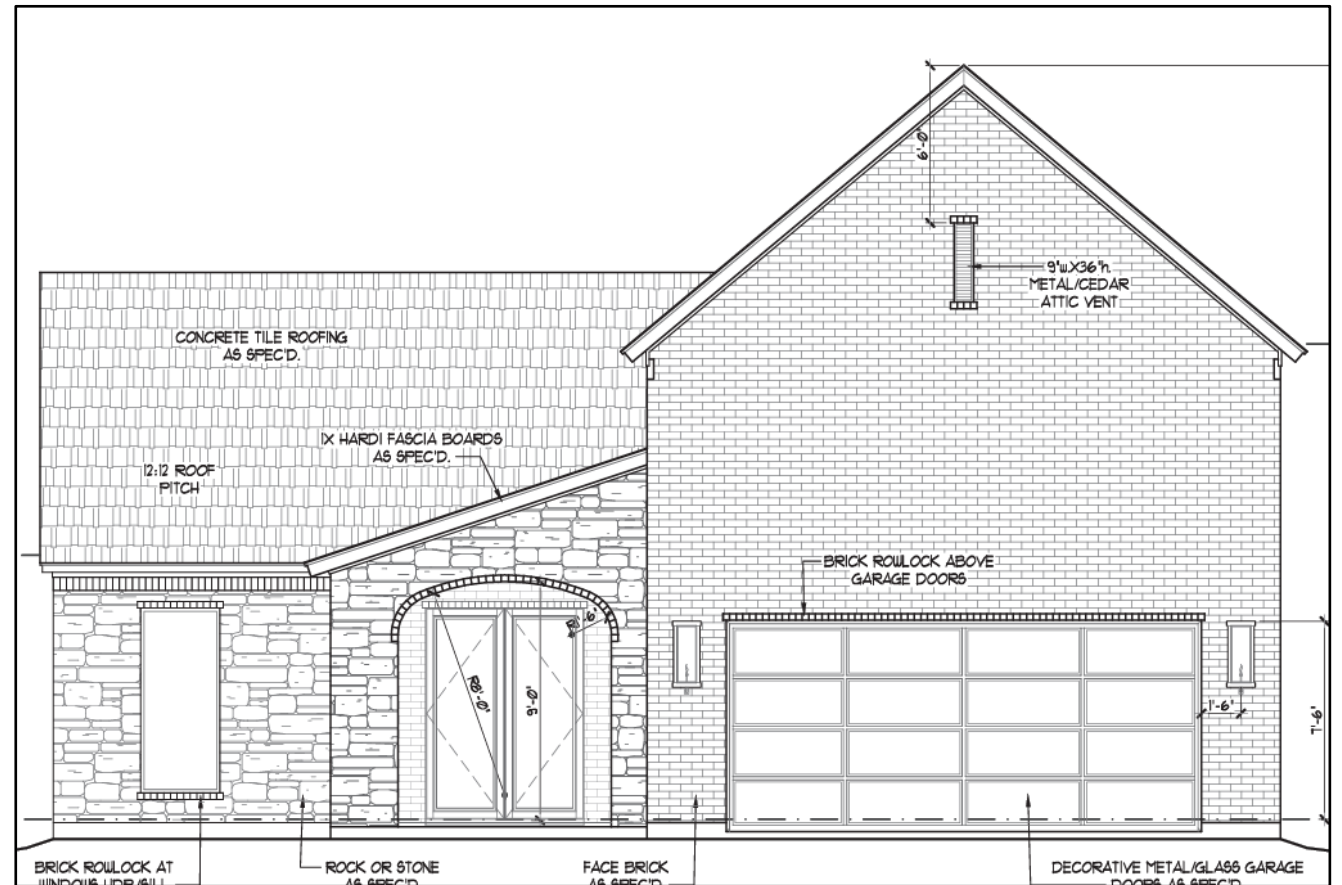
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Background:

The applicant is requesting an SUP to construct a 2,385-square-foot detached garage for storage and personal work on privately owned vehicles, general residential storage, and as a hobby workspace. In the SF-36 zoning district, an SUP is required for accessory structures that exceed 1,200 square feet in total size.

There are two SUP triggers for the proposed structure:

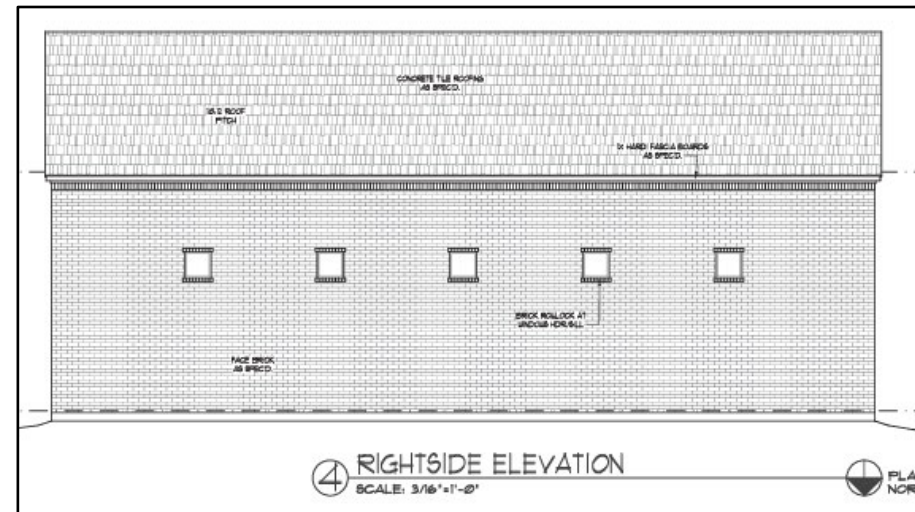
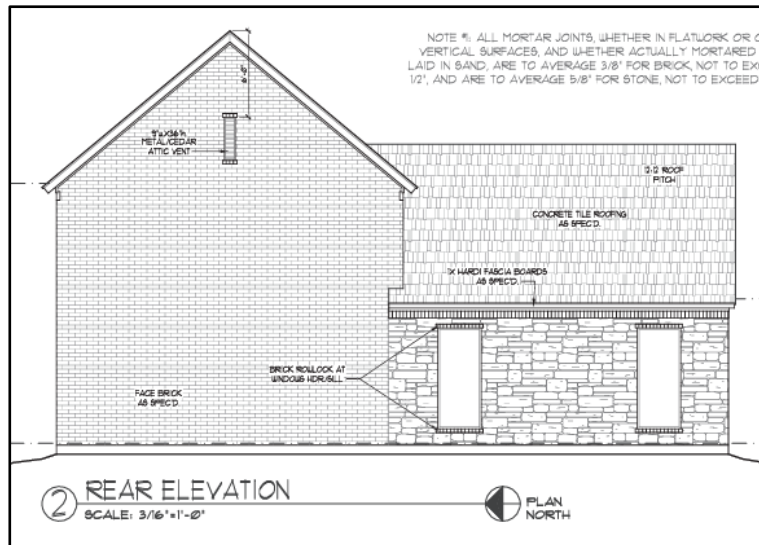
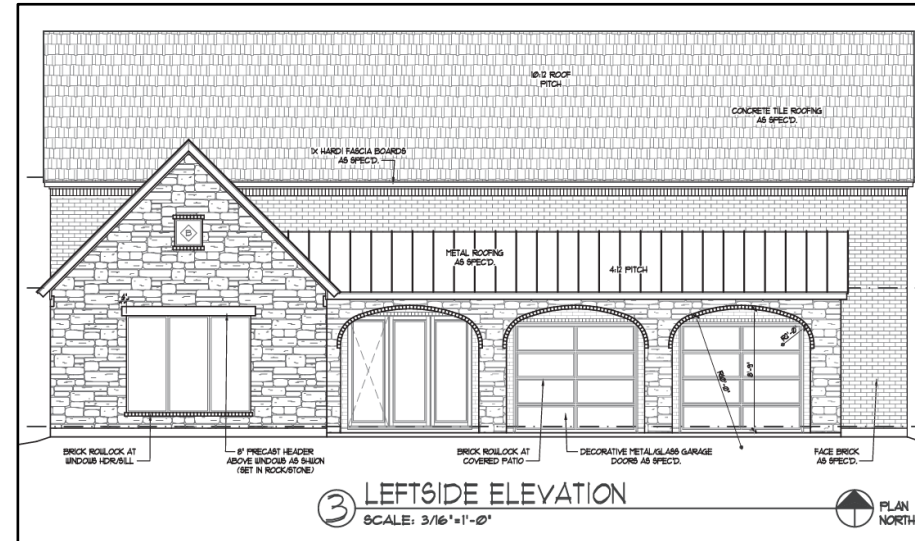
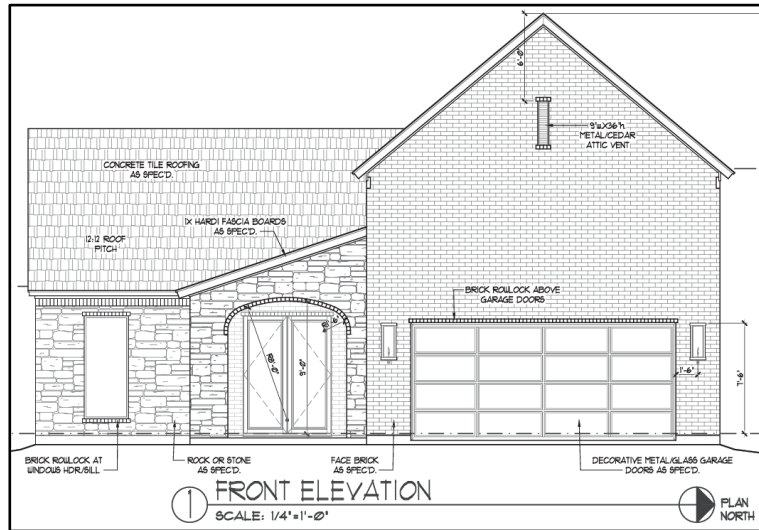
1. An SUP to exceed 1,200 square feet in the SF-36 zoning district.
2. An SUP for the height of the structure to exceed an average of 15 feet tall.



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Elevations:

The elevations provided by the applicant indicate a masonry façade with concrete tile roofing, and a metal and glass garage door. The average height of the structure will be 19 feet and 2 inches.



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Surrounding Land Use Designations:

The subject property is zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and designated Low-Density Single-Family (LD-SF) on the city's Future Land Use Plan (FLUP).

North: Low-Density Single Family (LD-SF)

East: Low-Density Single Family (LD-SF)

South: Low-Density Single Family (LD-SF)

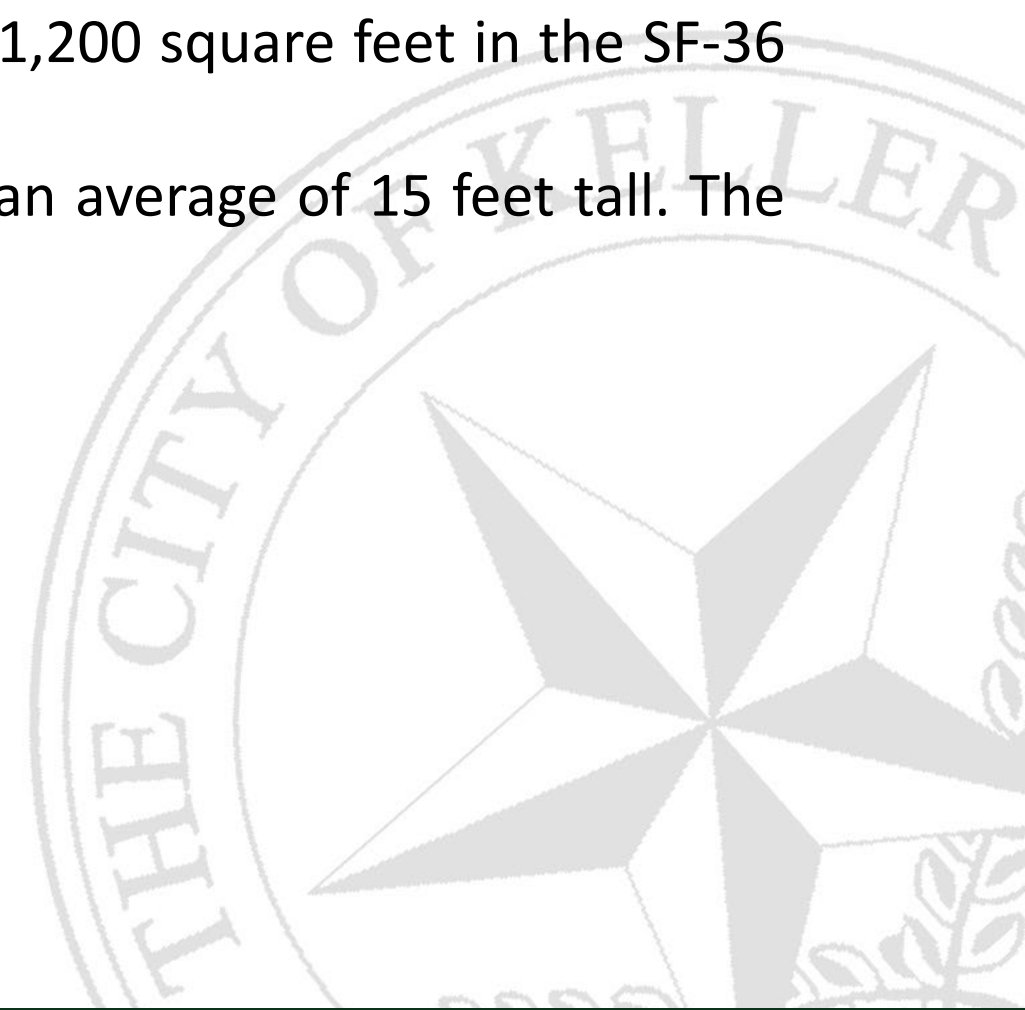
West: Low-Density Single Family (LD-SF)



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Request:

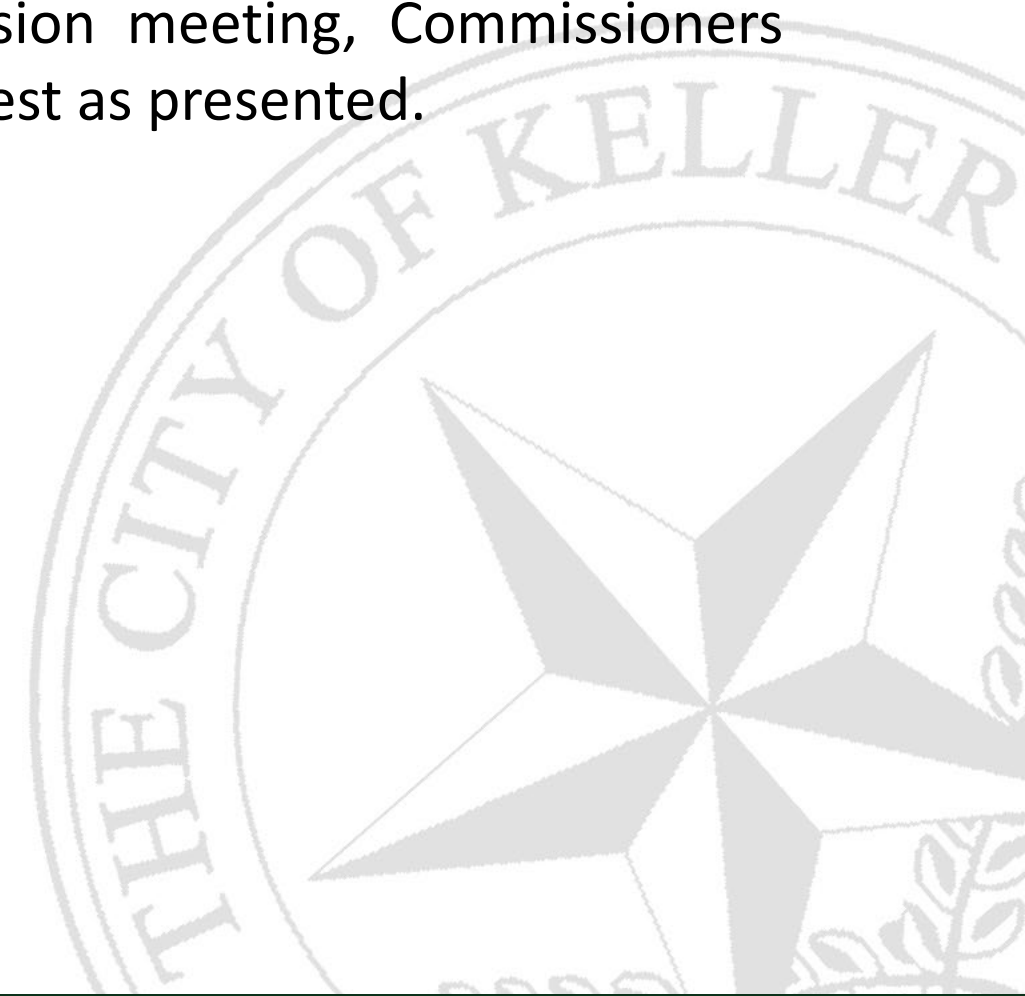
1. An SUP for a 2,385 accessory structure to exceed 1,200 square feet in the SF-36 zoning district.
2. An SUP for the height of the structure to exceed an average of 15 feet tall. The proposed average height is 19 feet and 2 inches.



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Planning and Zoning Commission Recommendation:

At the June 9, 2026 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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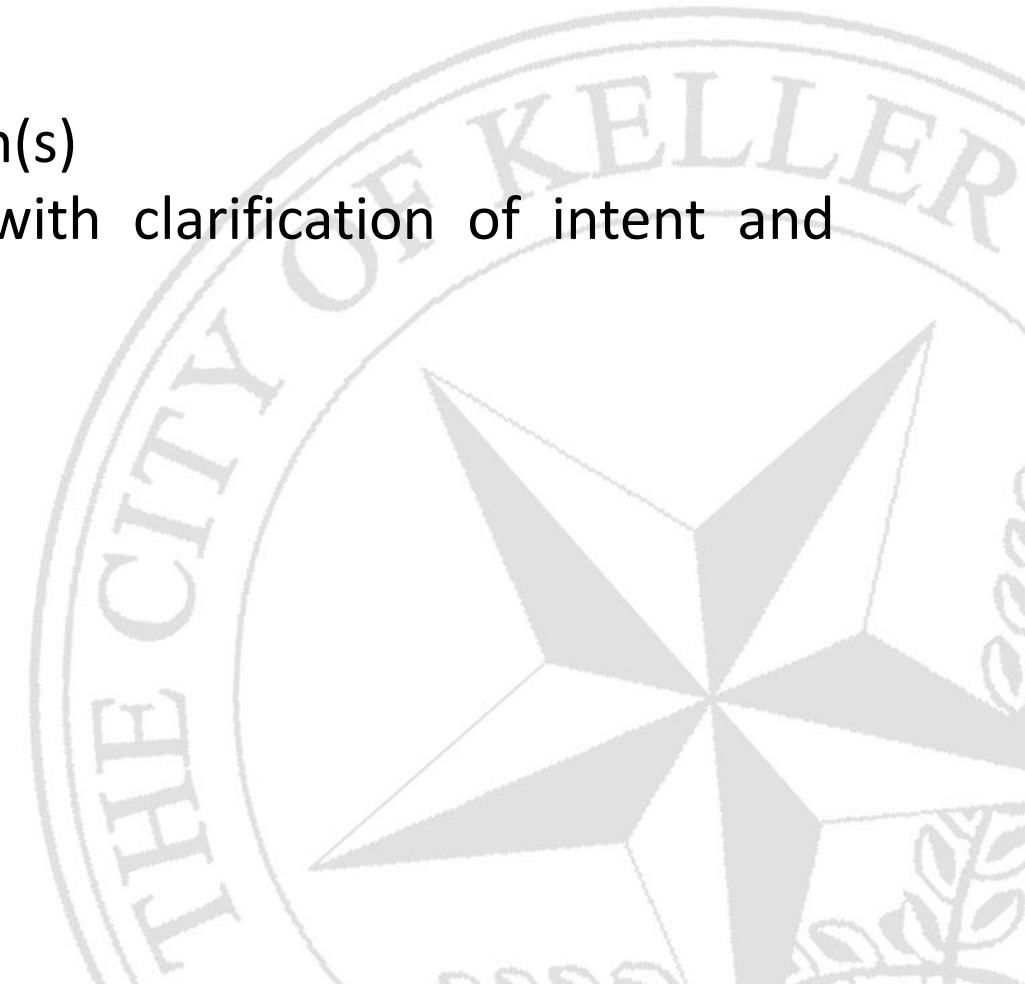
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

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

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





Questions?
Kalvin Eddleman
817-743-4130

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