

Item H-2

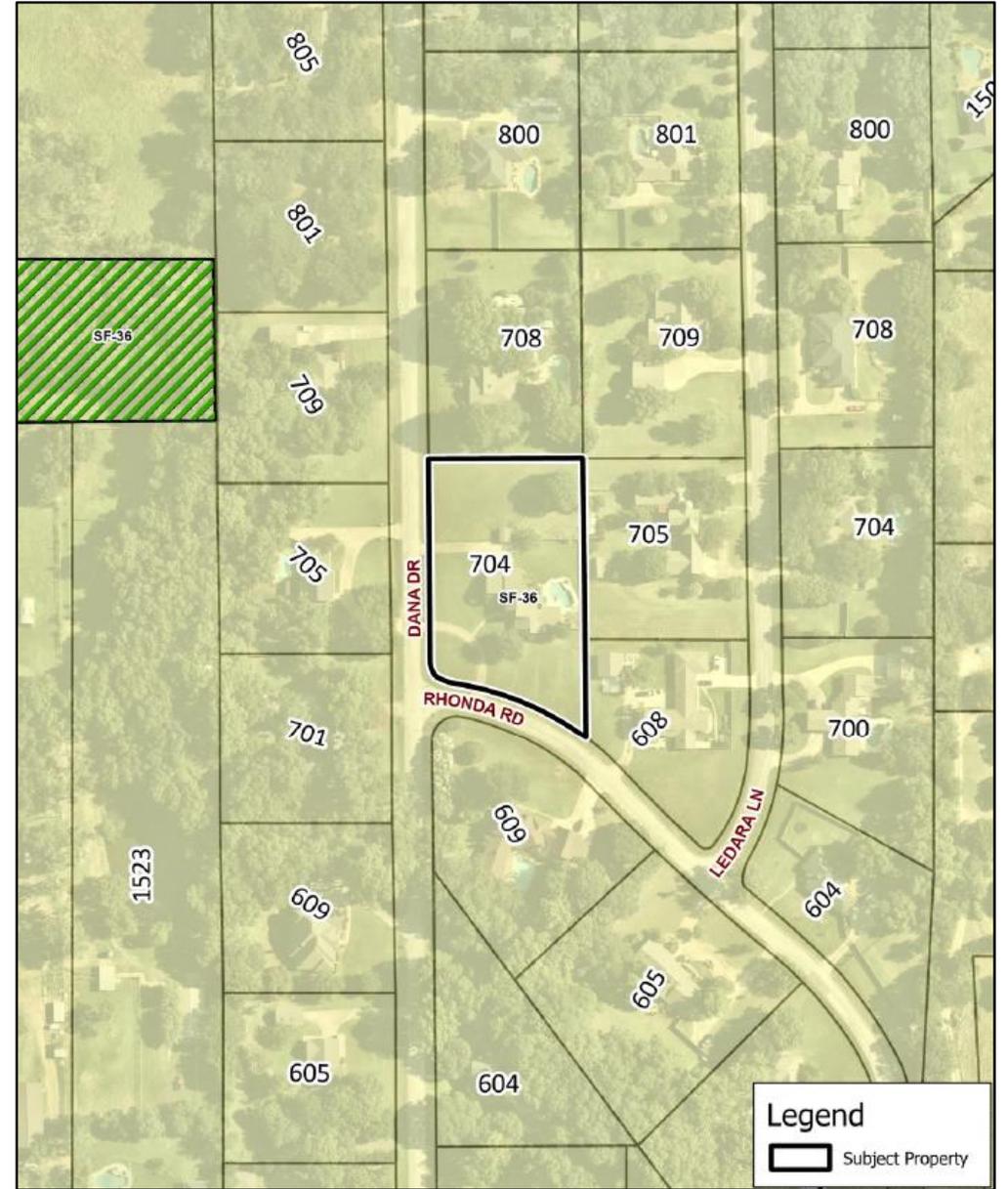
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 1,245 square-foot detached garage, on approximately 1.23 acres, located on the east side of Dana Drive, approximately 780 feet northeast from the intersection of Dana Drive and Johnson Road, legally described as Lot 1, Block 3 of the Country Place Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 704 Dana Drive. Darrell Lowe, Applicant. Dalta Jean VanWaters, Owner. (SUP-2508-0032)

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Aerial Map



Zoning Map



Zoned:
SF-36

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Background:

The Applicant is requesting an SUP to construct a 1,245-square-foot detached garage.

There are two 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.



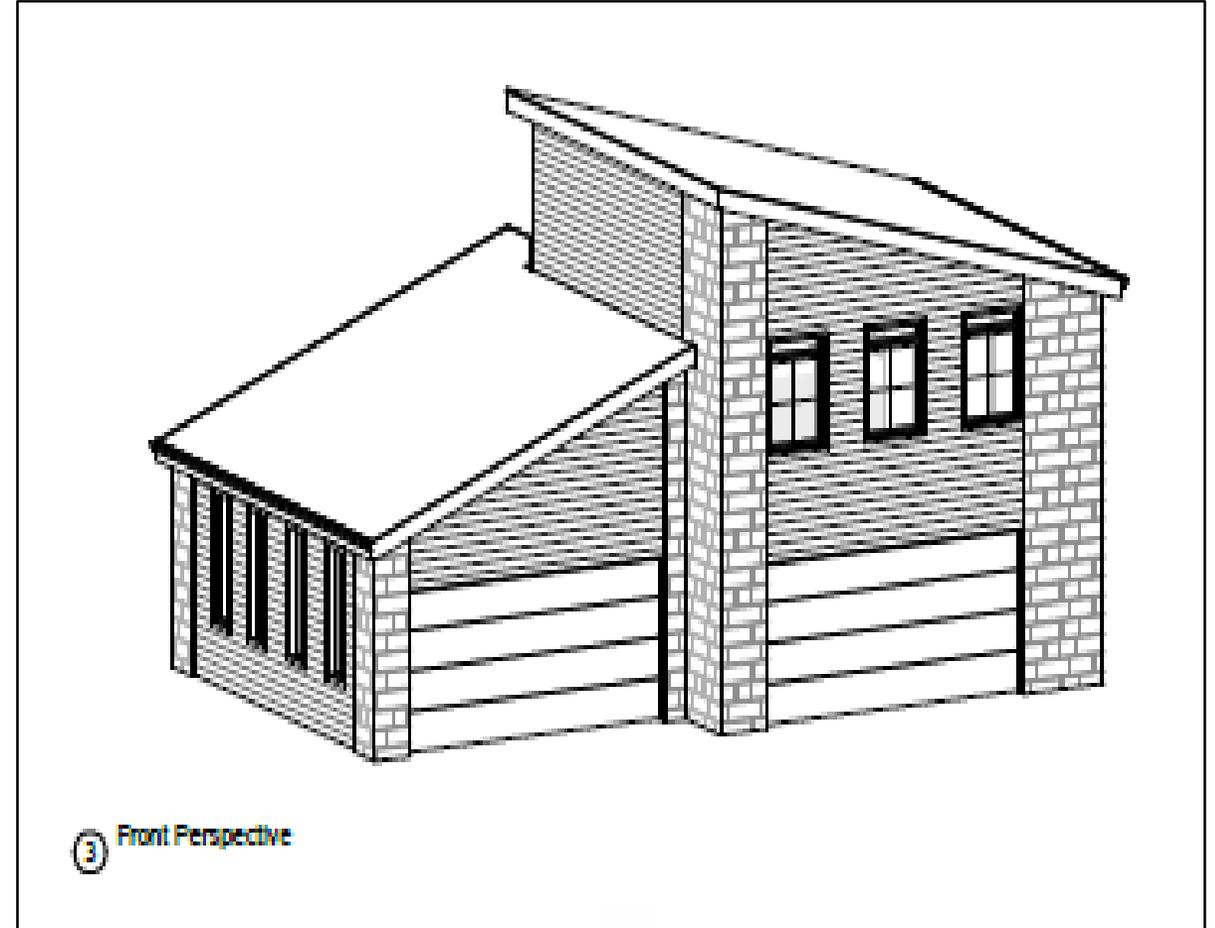
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Structure:

The proposed detached garage is 1,245 square feet. The average height of the structure will be 23 feet and 4 inches.

The first floor will consist of a 4-car garage, with a media room on the second floor.

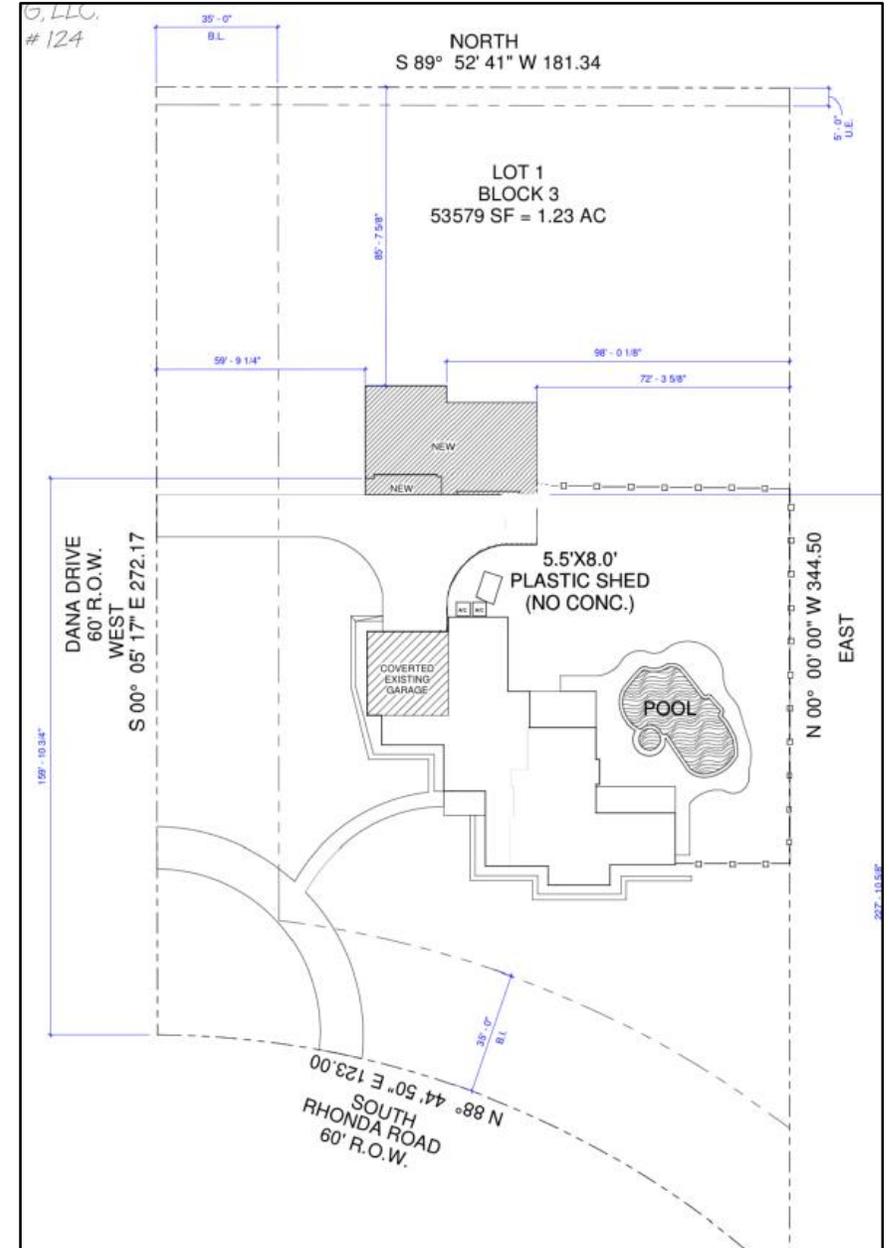
The proposed building materials include stone and vinyl siding to match the existing home.



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Location:

The concept plan submitted by the Applicant indicates that the detached garage will be located north of the existing driveway.



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Existing Structures

According to the site plan, the main home is approximately 3,400 square feet. In 2024, the property converted their attached garage into living space, without a permit.

Per the UDC, “A garage with a minimum capacity of two (2) cars shall be constructed on the same lot as the primary dwelling unit. The garage shall be maintained for parking and shall not be converted to living space.”

The detached garage is proposed to meet this requirement.

There are two existing detached accessory structures on the 1.23-acre property:

1. Existing Shed (215 square feet).
2. Existing Shed (30 square feet), which will be removed if the SUP request is approved



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Background:

The home was originally constructed in 1981 with a traditional roll-up garage door.

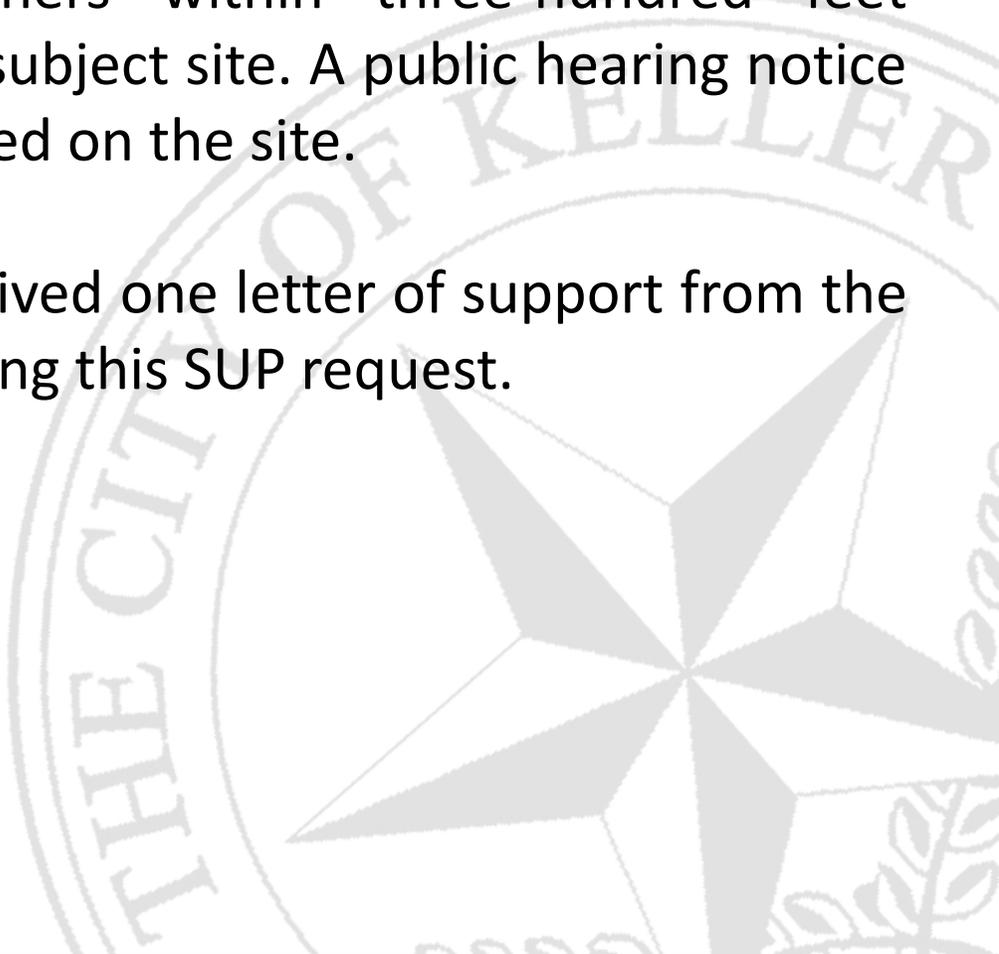
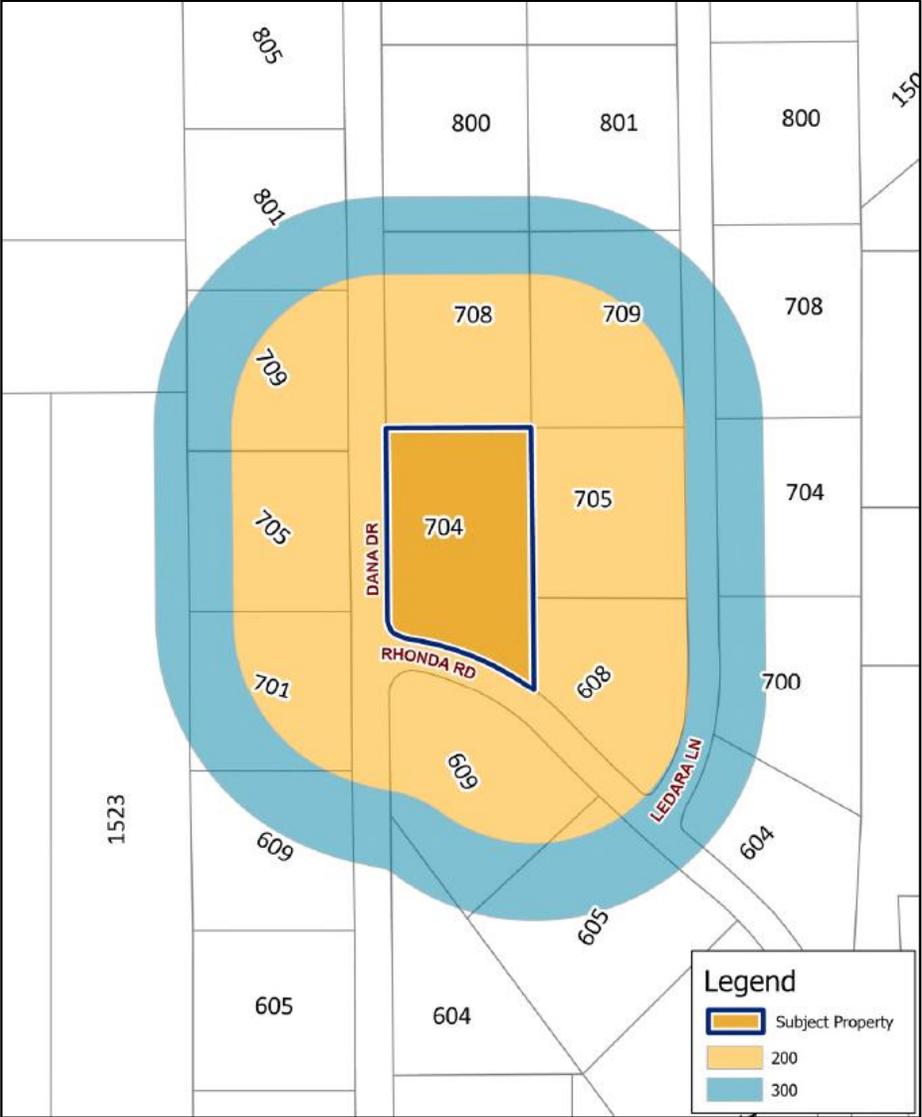
In applying for this SUP, the applicant informed staff that they had converted their attached garage into living space in 2024.



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On Sept. 11, 2025, the City mailed 22 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.

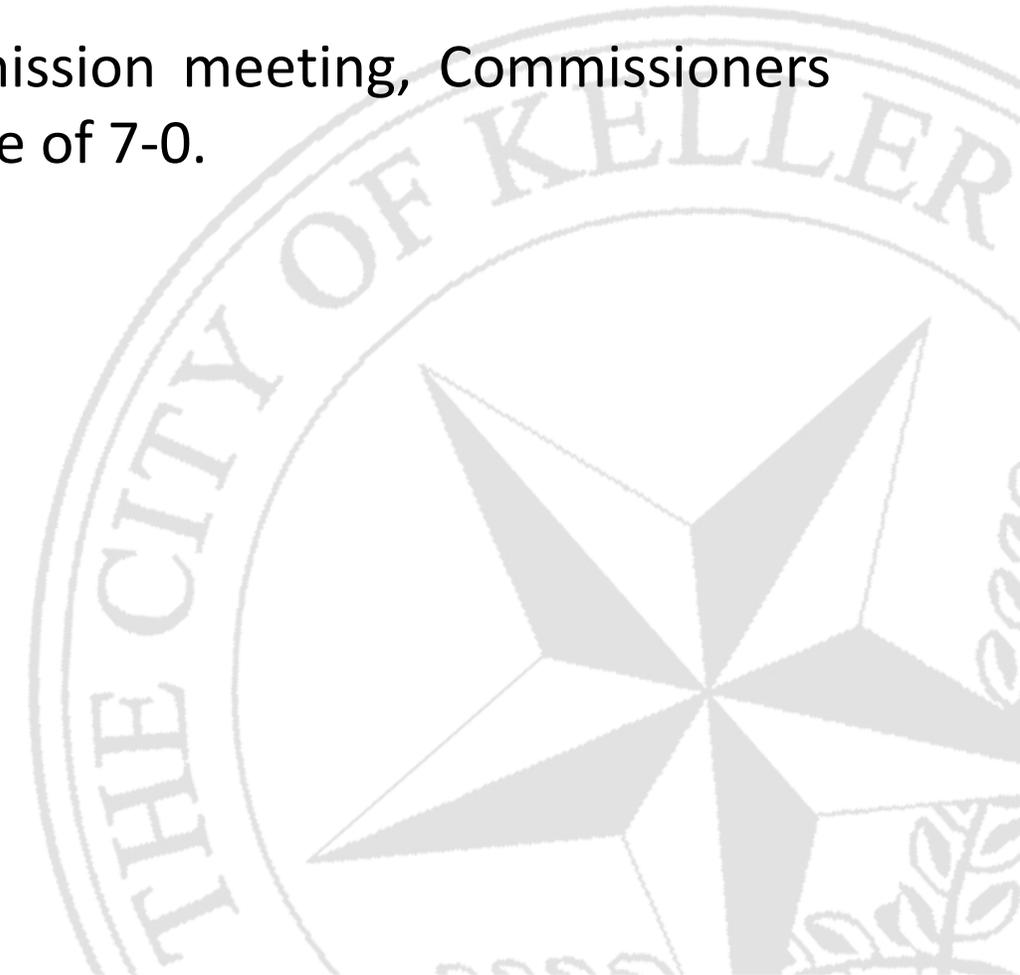
Staff has received one letter of support from the public regarding this SUP request.



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Planning and Zoning Commission Recommendation:

At the Sep. 23, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP request by a vote of 7-0.



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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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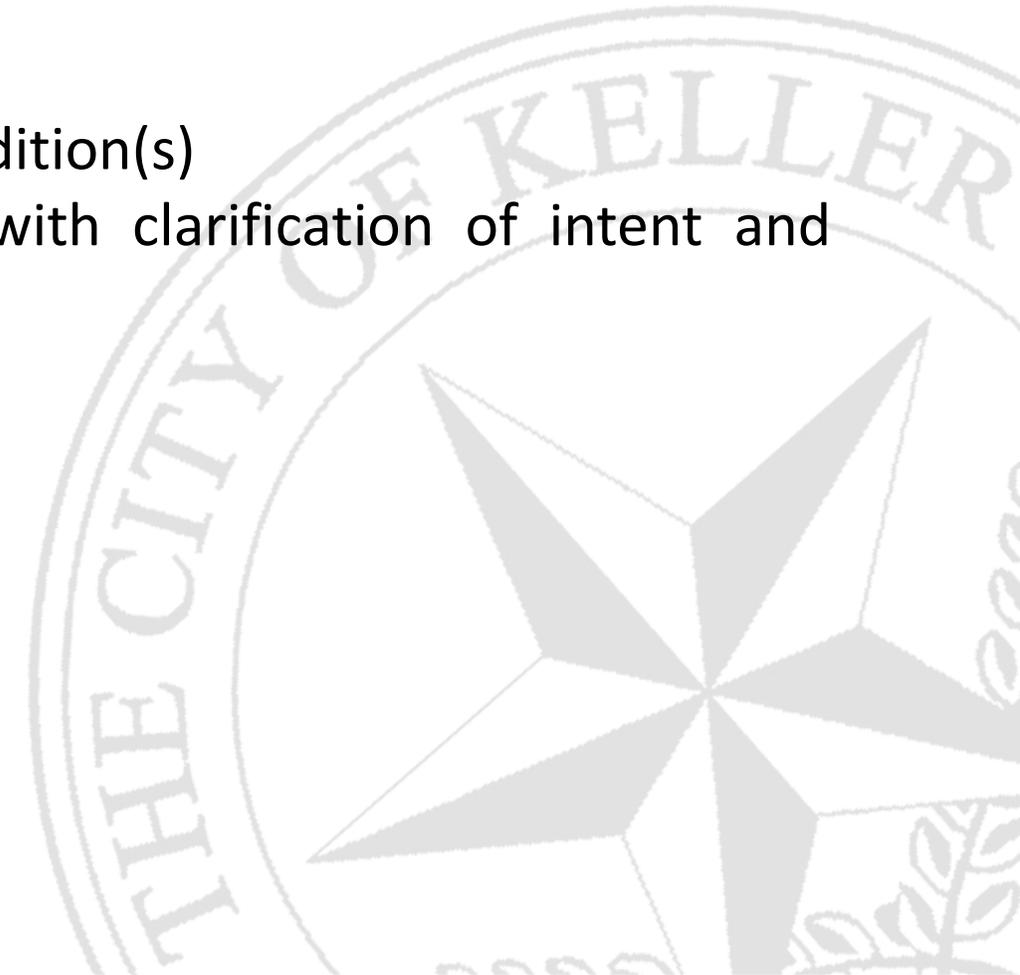
Request:

1. An SUP for a 1,245-square-foot detached garage 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 23 feet and 4 inches.

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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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