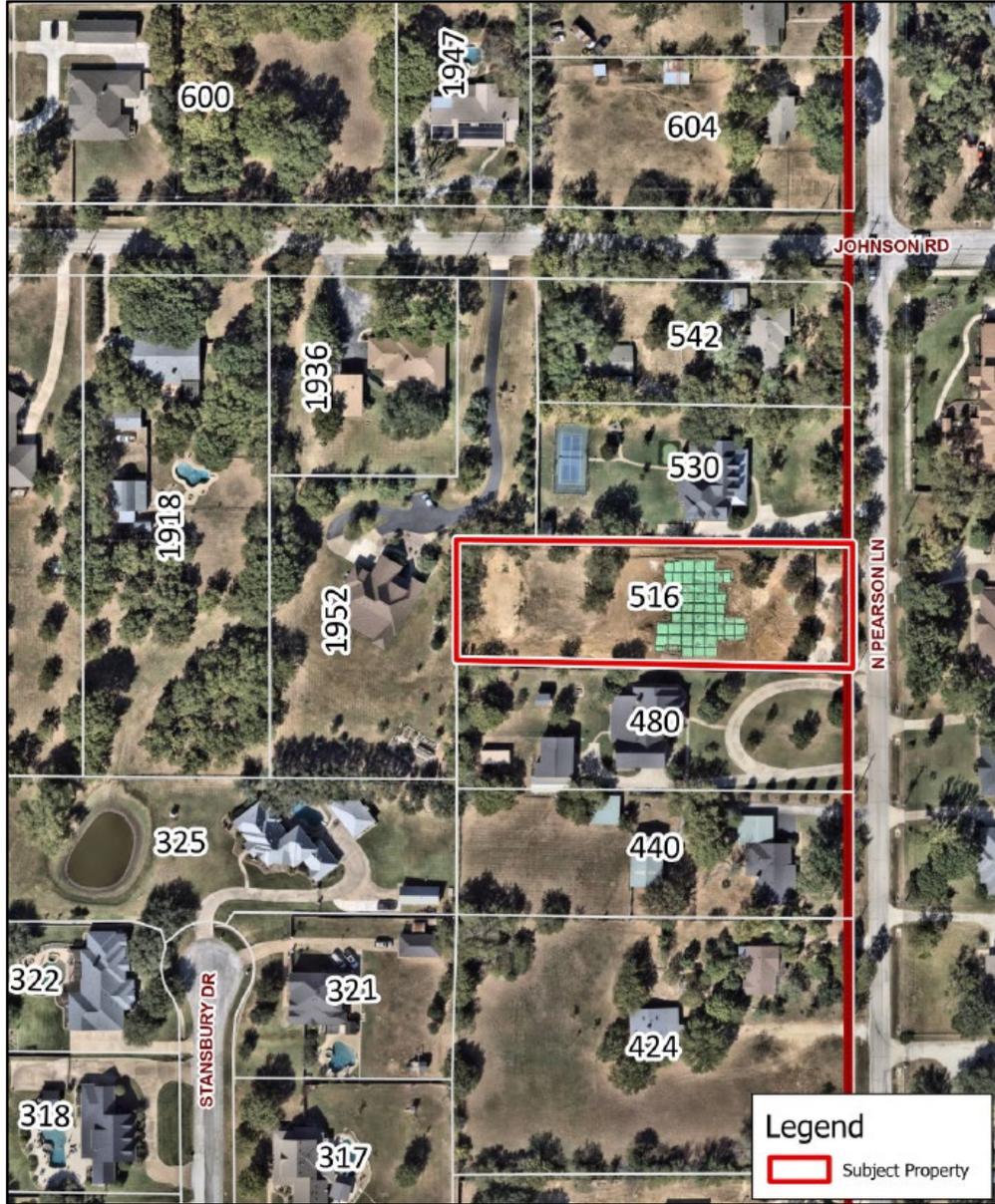


## Item H-2

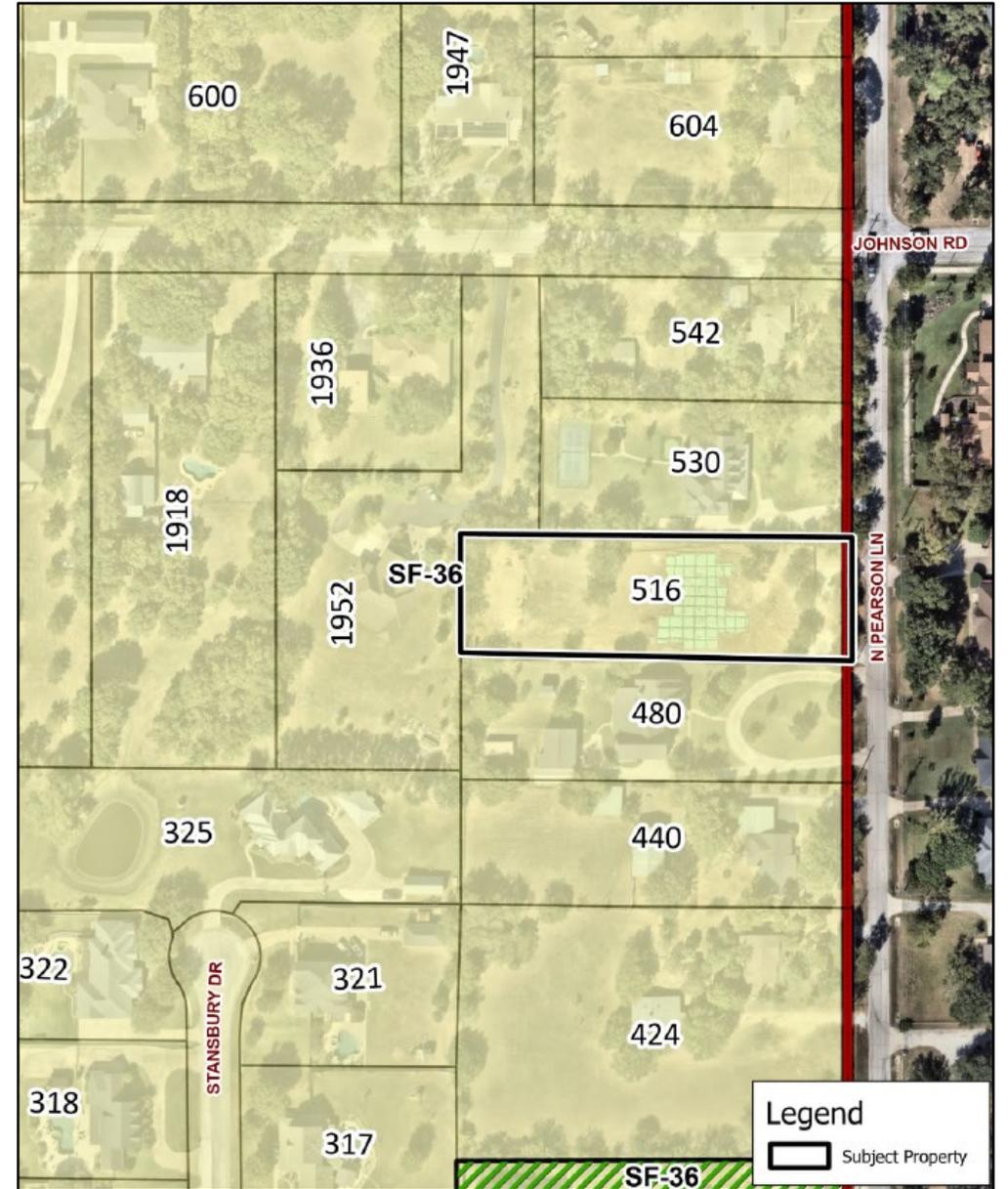
**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP), for a 1,276 square-foot accessory structure, on 1.12 acres, located on the west side of North Pearson, approximately 2200 feet northwest from the intersection of Keller Parkway and North Pearson Lane, legally described as Lot 1, Block A of the Gary Cromwell Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 516 N Pearson Lane. Isaac Wright, Applicant. Phillip Goodrum, Owner. (SUP-2512-0052)

# Item H-2

## Aerial Map



## Zoning Map



Zoned:  
SF-36

## Item H-2

### Background:

The Applicant is requesting an SUP to construct a 1,276-square-foot accessory structure.

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.

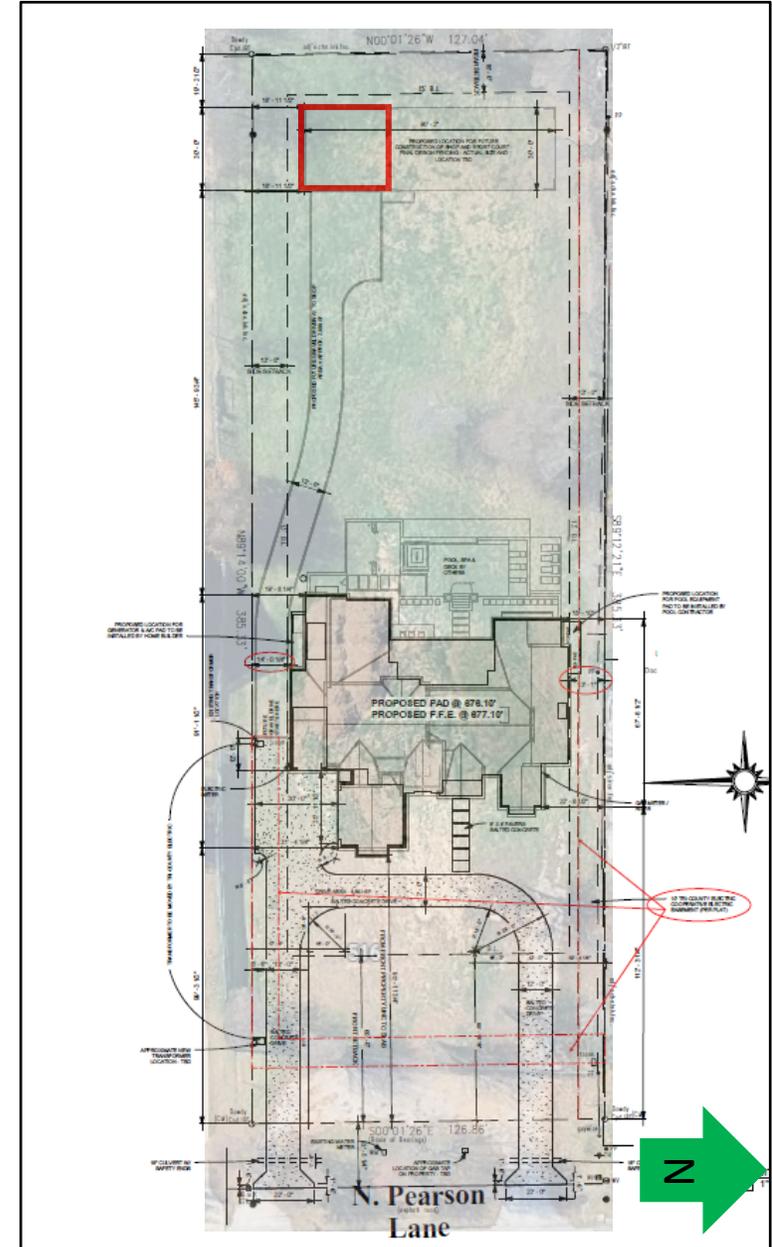


# Item H-2

## Site Design:

The concept plan submitted by the Applicant indicates that the proposed structure will be located behind the main residence and will conform to the setback requirements of the SF-36 zoning district.

 Approximate location (not to scale)



## Item H-2

### **Structure:**

The proposed structure is 1,276 square feet. The average height of the structure will be 16 feet and 7 inches.

The structure will be used for boat storage and fitness space.

The proposed structure will consist of metal roofing, hardie board and batten siding, and other finishes to match the primary residence.

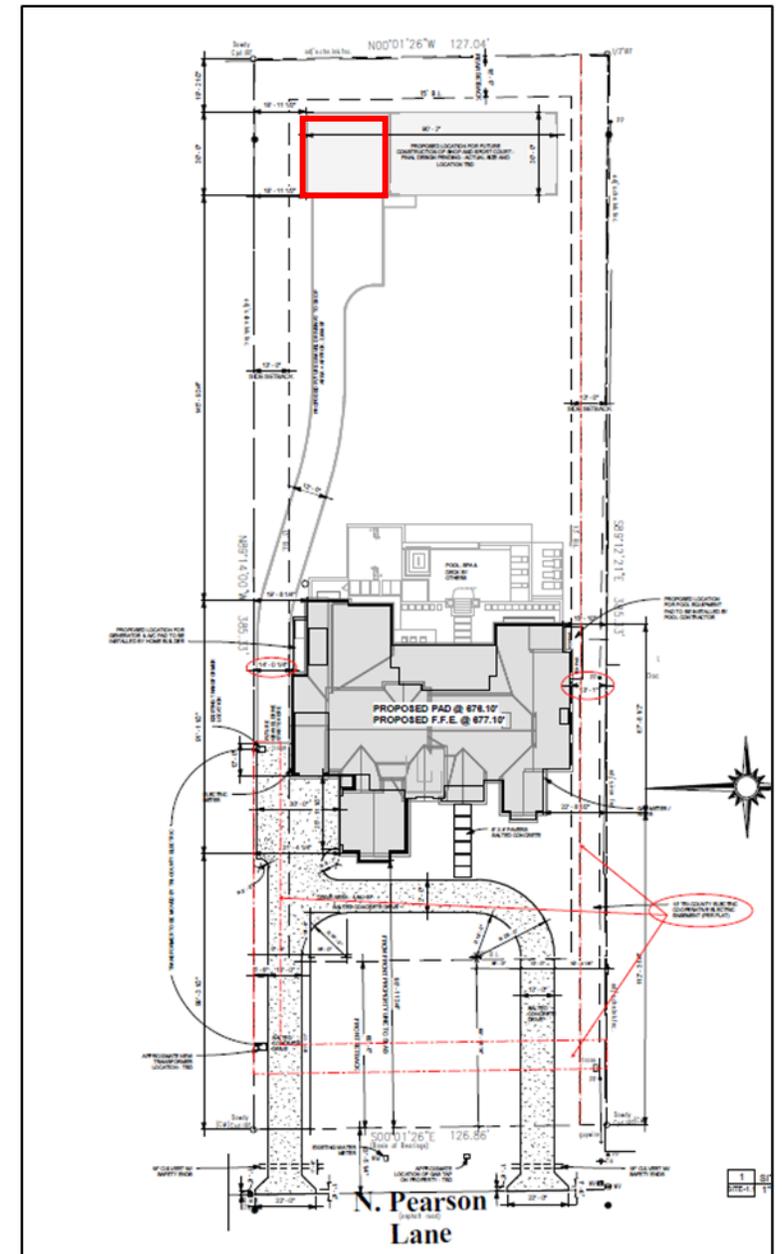


## Item H-2

### Existing Structures

According to the site plan, the main home is approximately 6,400 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.

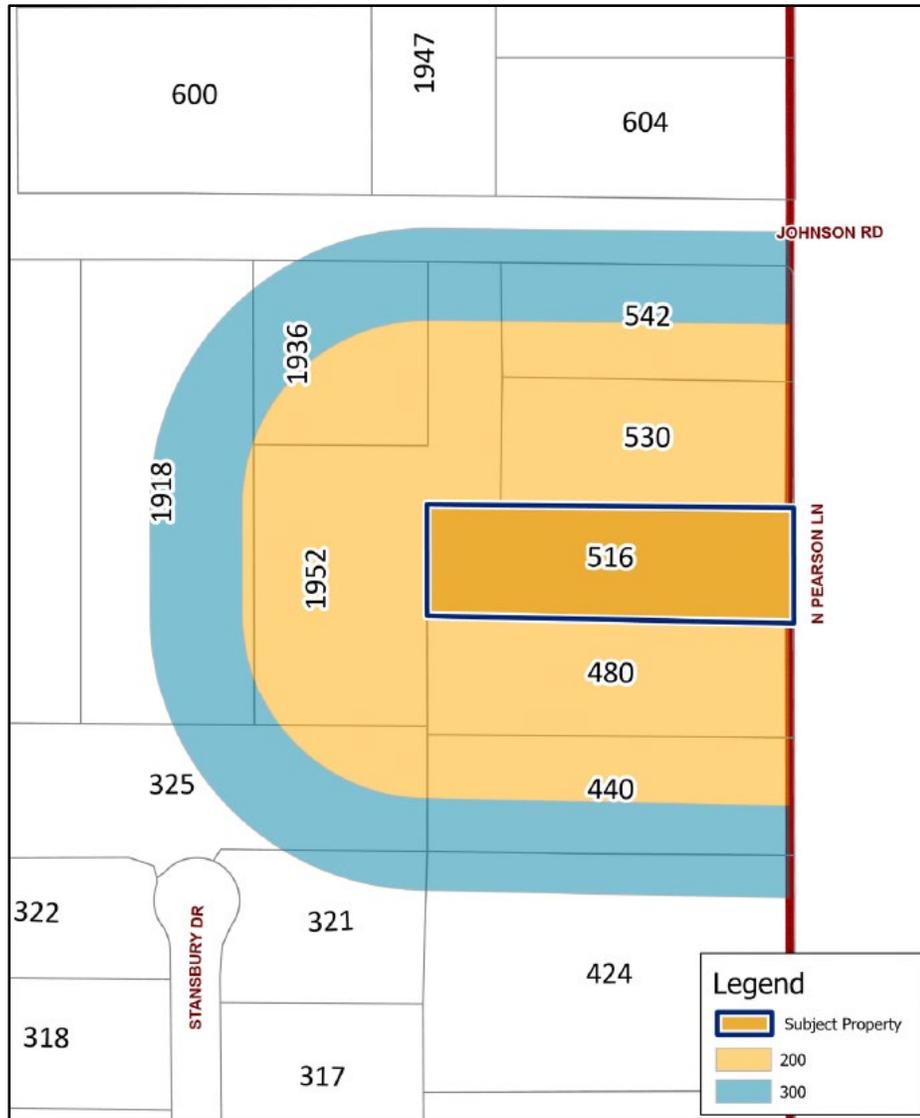
There are no other accessory structures on the lot. The square footage of the proposed structure is less than 50% of the square footage of the main structure.



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On Jan. 15, 2026, the City mailed 11 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.

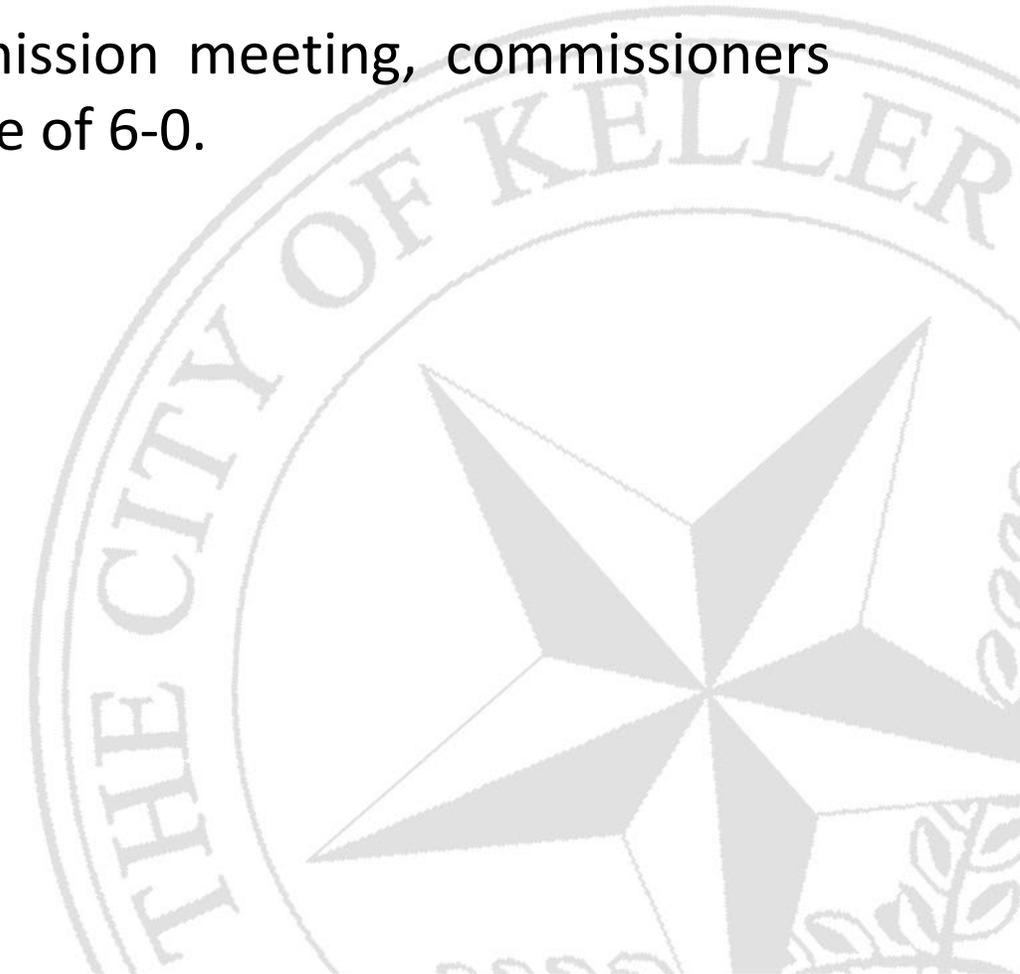
Staff has not received any response from the public regarding this SUP request.



## Item H-2

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

At the Jan. 27, 2026, Planning and Zoning Commission meeting, commissioners recommended approval of the SUP request by a vote of 6-0.



## Item H-2

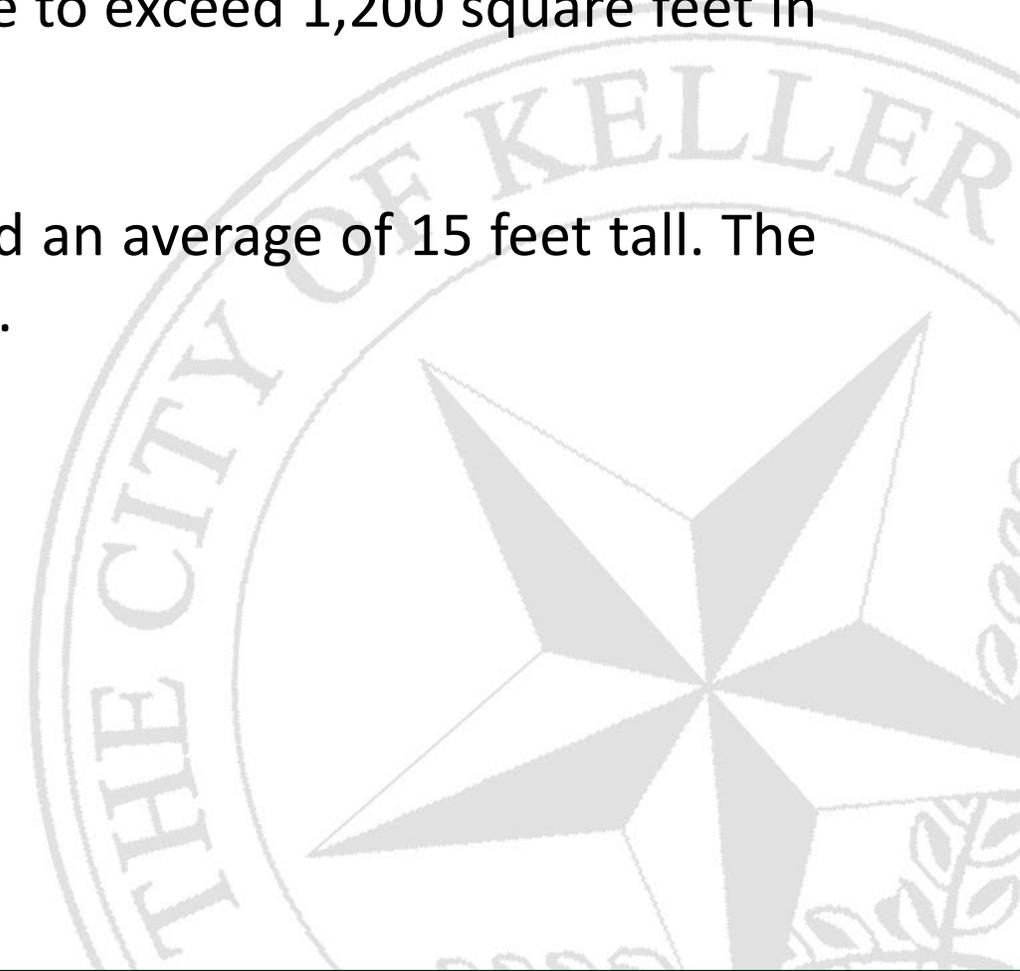
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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:

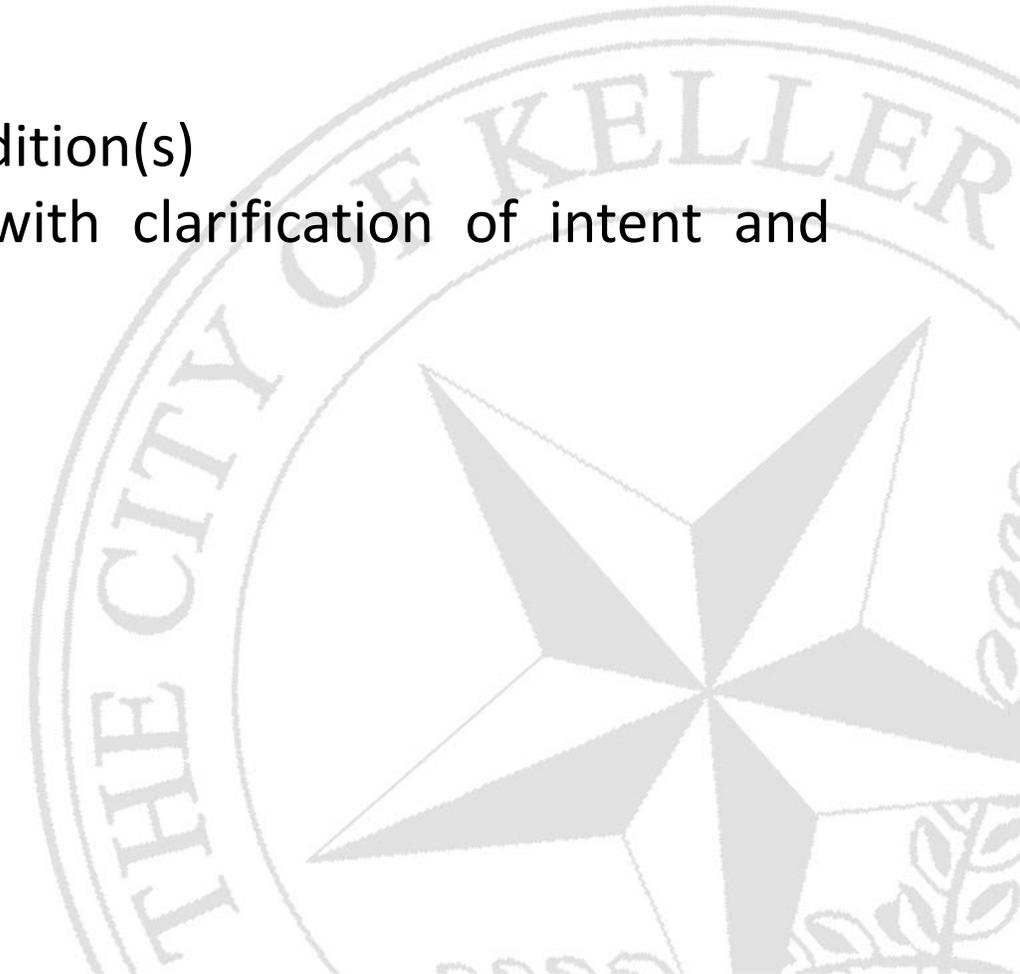
1. An SUP for a 1,276-square-foot detached garage to exceed 1,200 square feet in the SF-36 zoning district.
2. An SUP for the height of the structure to exceed an average of 15 feet tall. The proposed average height is 16 feet and 7 inches.



## Item H-2

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?  
Ethan Flanders  
817-743-4130**

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