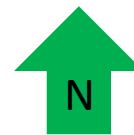


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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a 1,500 square-foot accessory structure, on approximately .84 acres, located on the north side of Summer Lane, approximately 1,300 feet East from the intersection of Ottinger Road and Melody Lane, legally described as Lot 11, Block 1 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1745 Summer Lane. Jaron Dulaney, Applicant/Owner. (SUP-2505-0020)

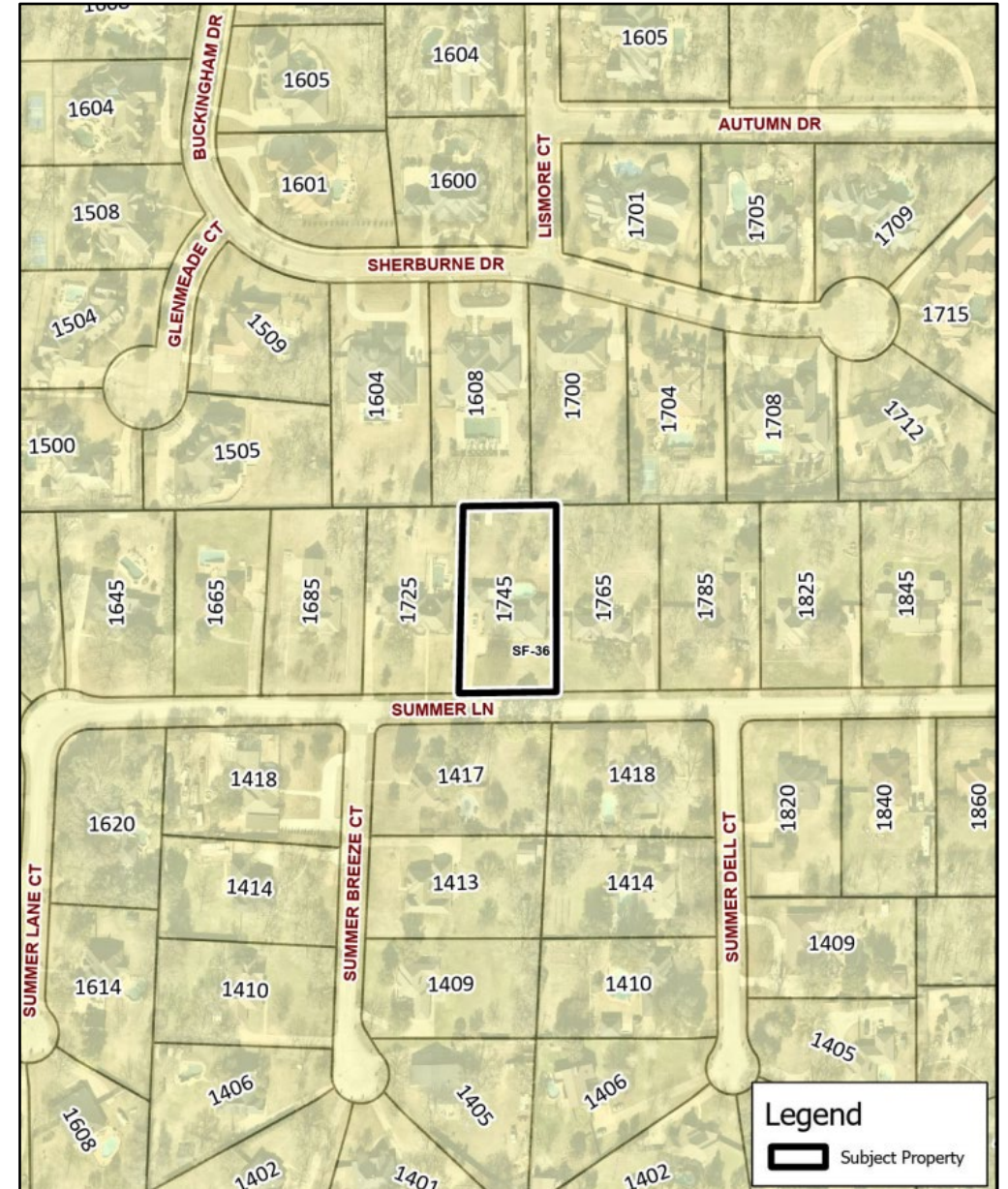
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Aerial Map



SF-36

Zoning Map



Item H-1

Background:

The Applicant is requesting an SUP to construct a 1,500-square-foot structure to be used as a garage and workspace.

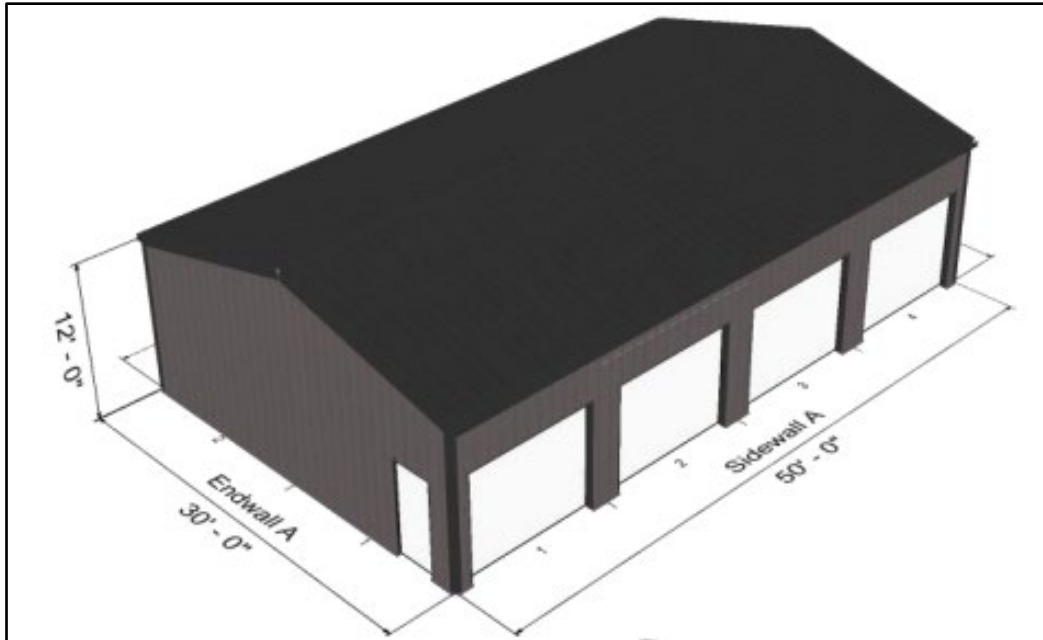
In the SF-36 zoning district, an SUP is required for accessory structures that exceed 1,200 square feet in total size.



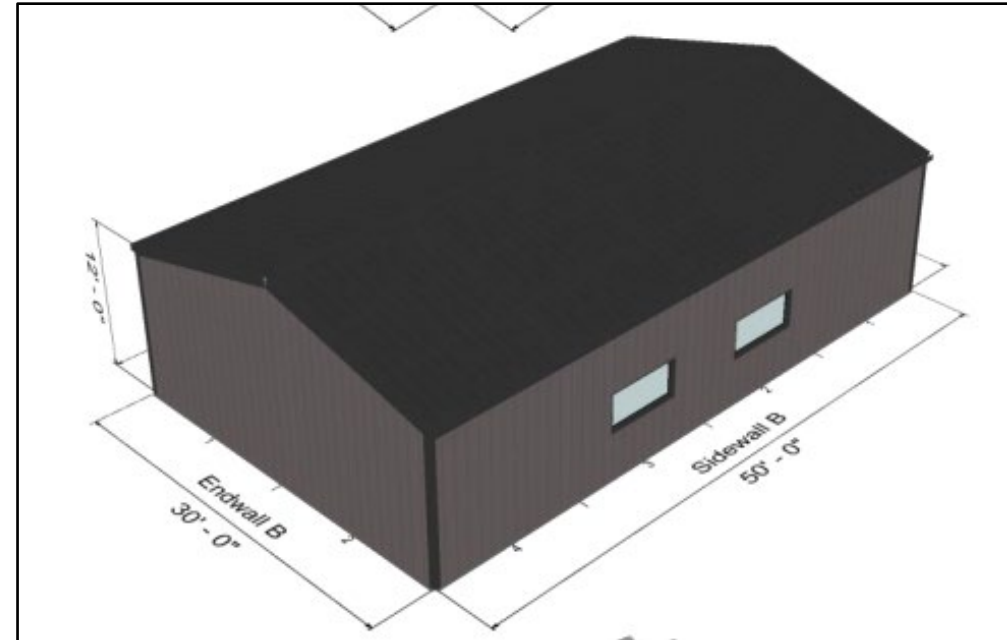
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Structure:

The proposed structure is 30' wide and 50' long (1,500 square feet total). The average height will be 13 feet and 10.5 inches. The structure will be composed of metal walls and roofing.



Southern/western elevation



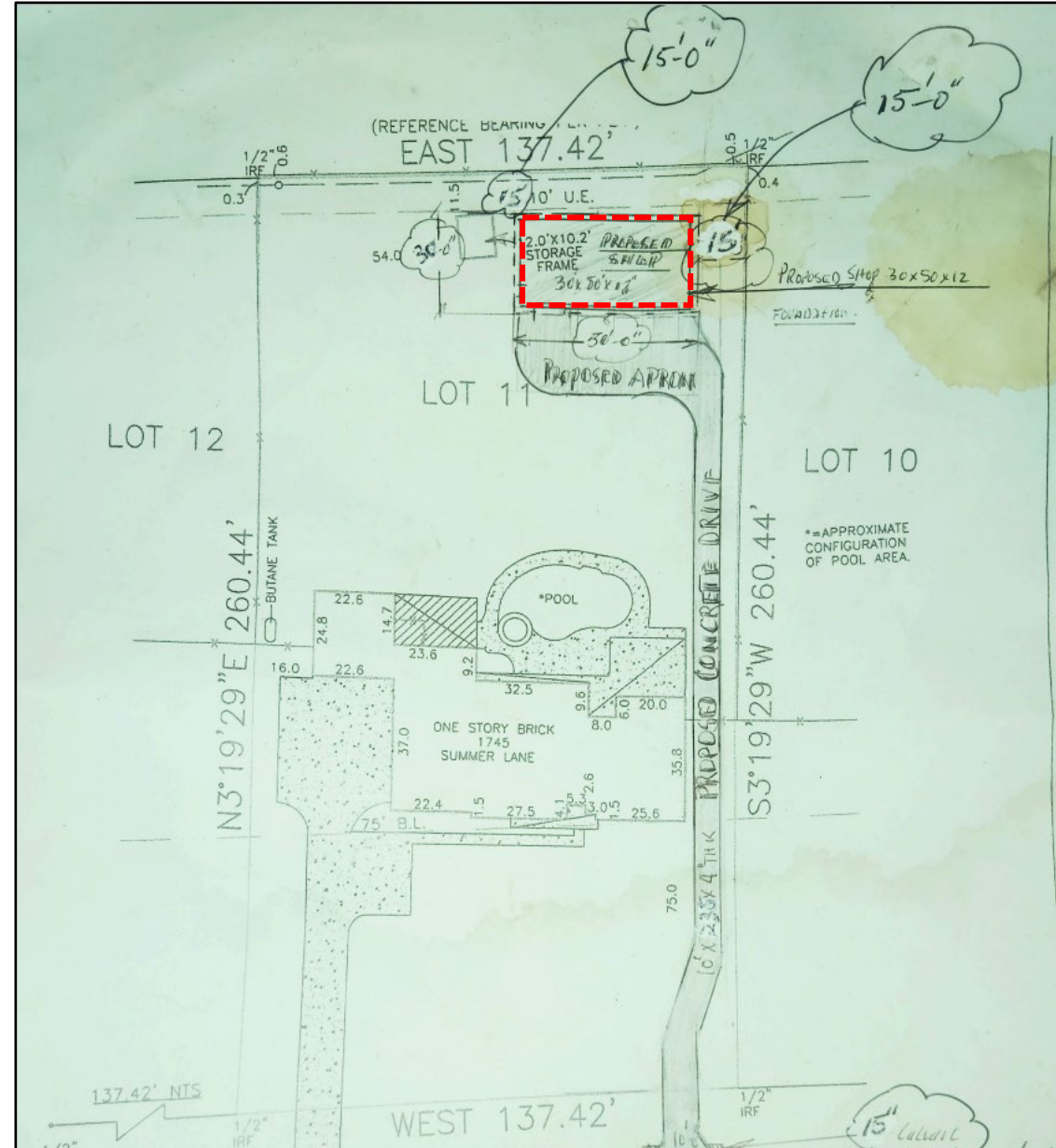
Northern/eastern elevation

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Structure Location:

The concept plan submitted by the Applicant indicates that the structure will be located in the northeastern portion of the property's backyard.

The structure will be accessed from a new driveway proposed on the eastern side of the lot.

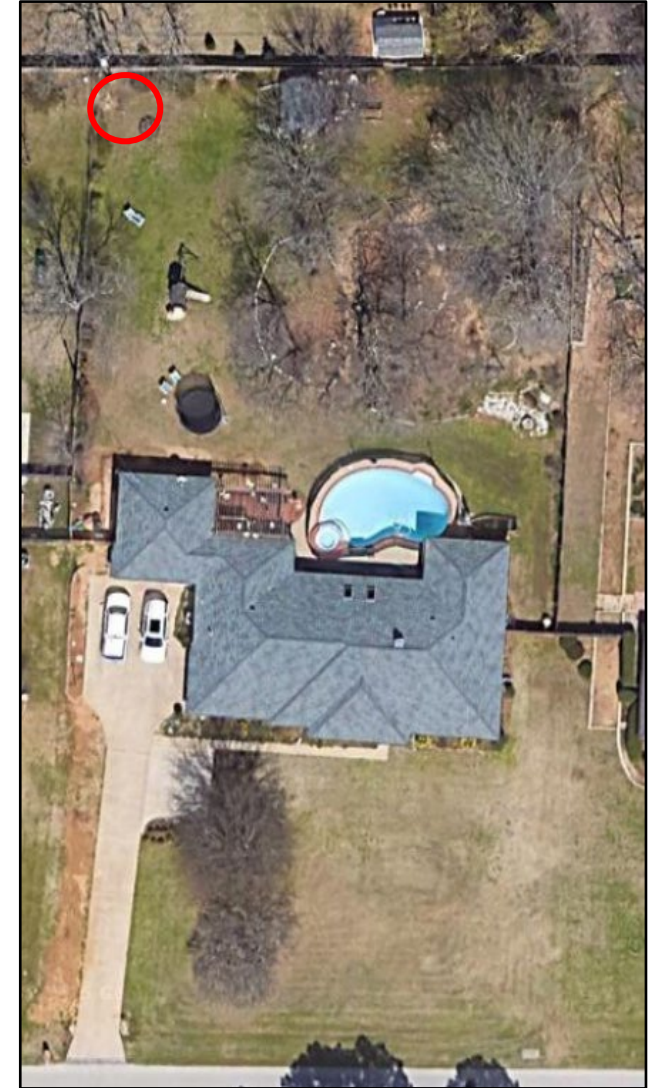


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Existing Structures

There is one existing accessory structure located in the backyard of the property with an approximate size of 120 square feet. The main home is approximately 3,305 square feet.

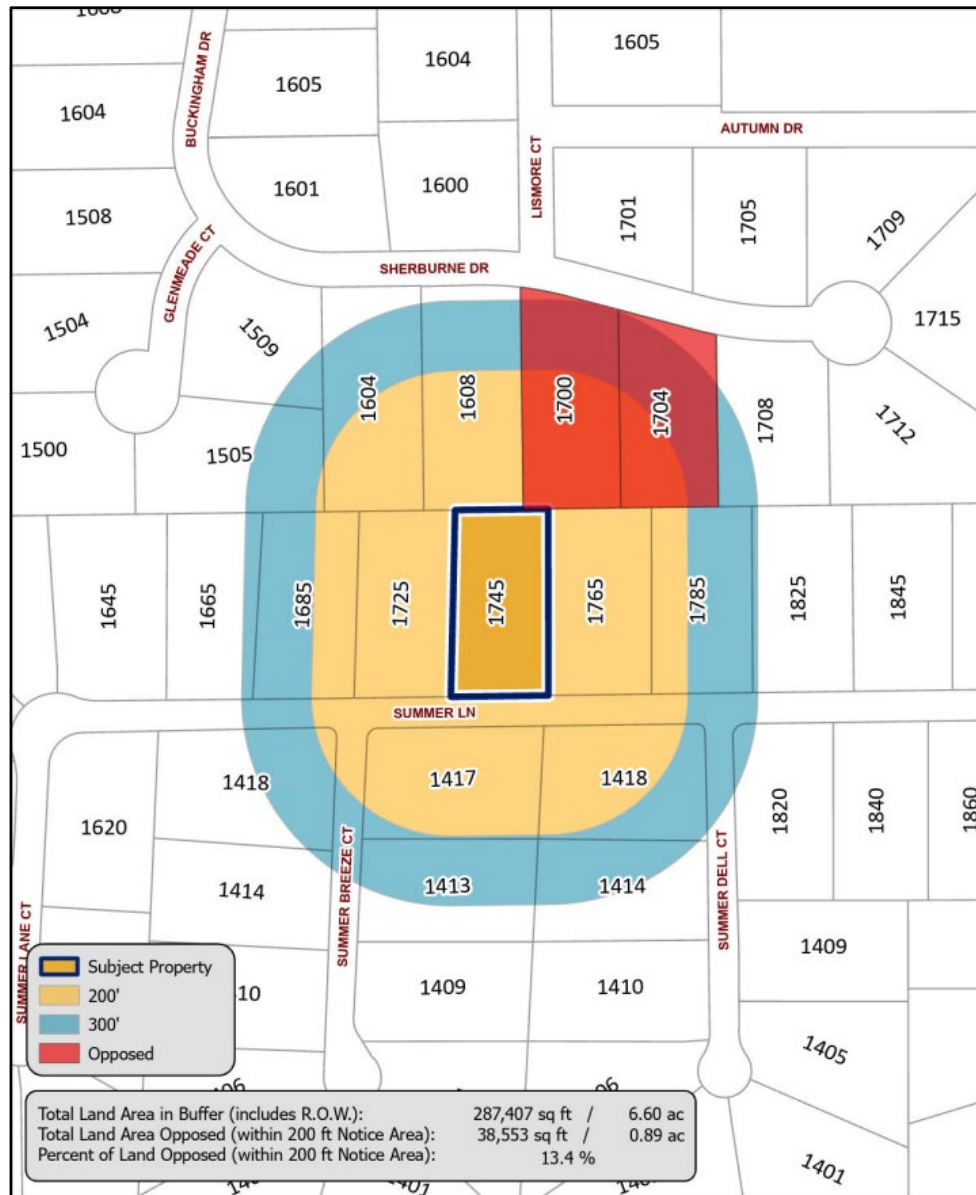
UDC states that the combined area of all accessory buildings on a lot shall be less than 50% of the main structure, unless approved by a SUP. If this SUP request is approved, the total square-footage of all accessory structures on the property will be 1,620 square-feet, which is less than 50% of the square-footage of the main home.



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On June 12, 2025, the City mailed 21 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.

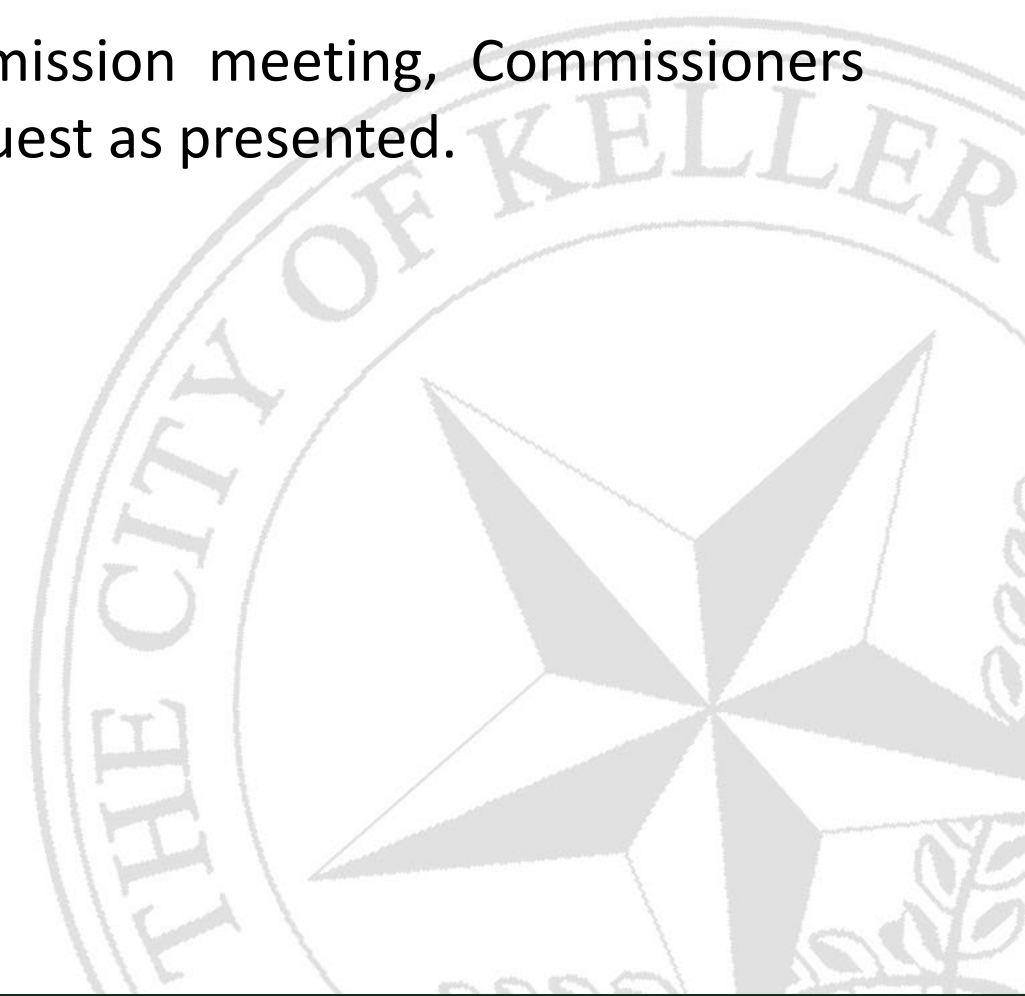
Staff has received 2 letters of opposition and 9 letters of support in response to this request



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Planning and Zoning Commission Recommendation:

At the June 24, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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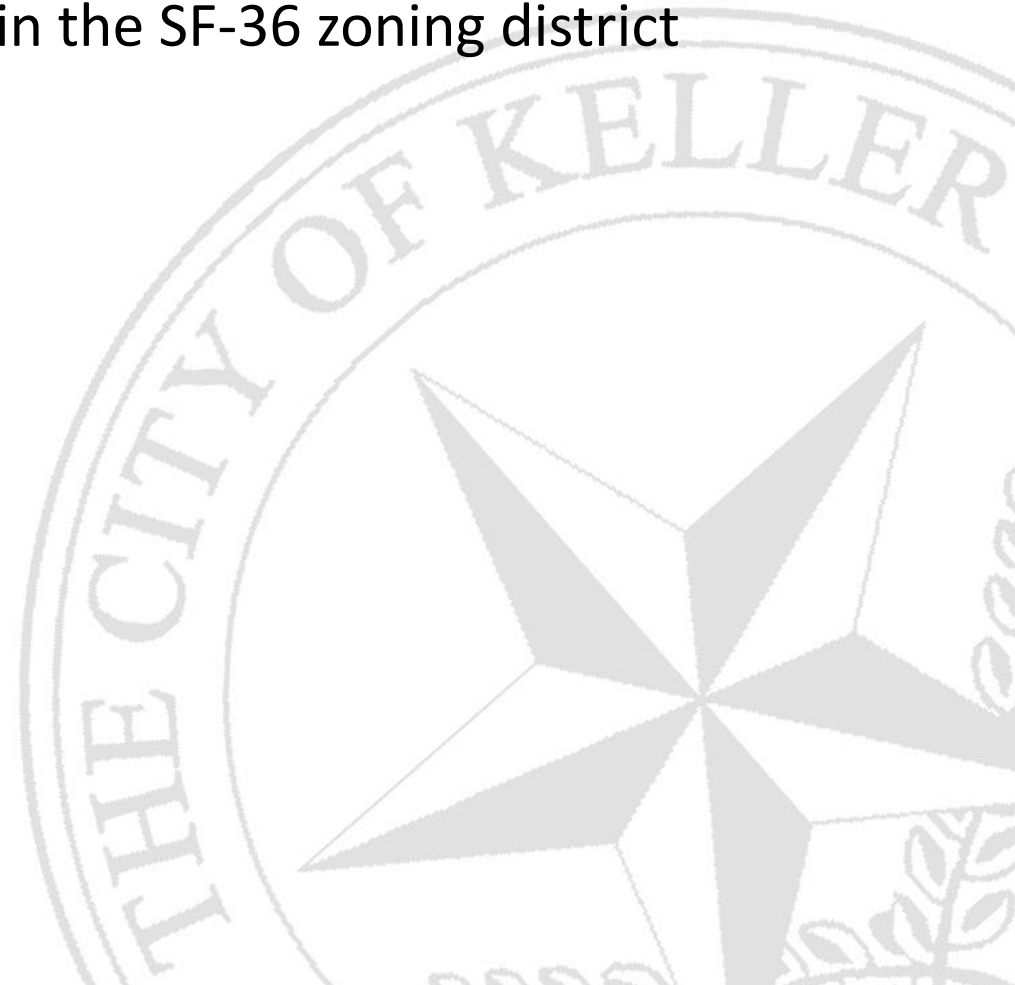
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

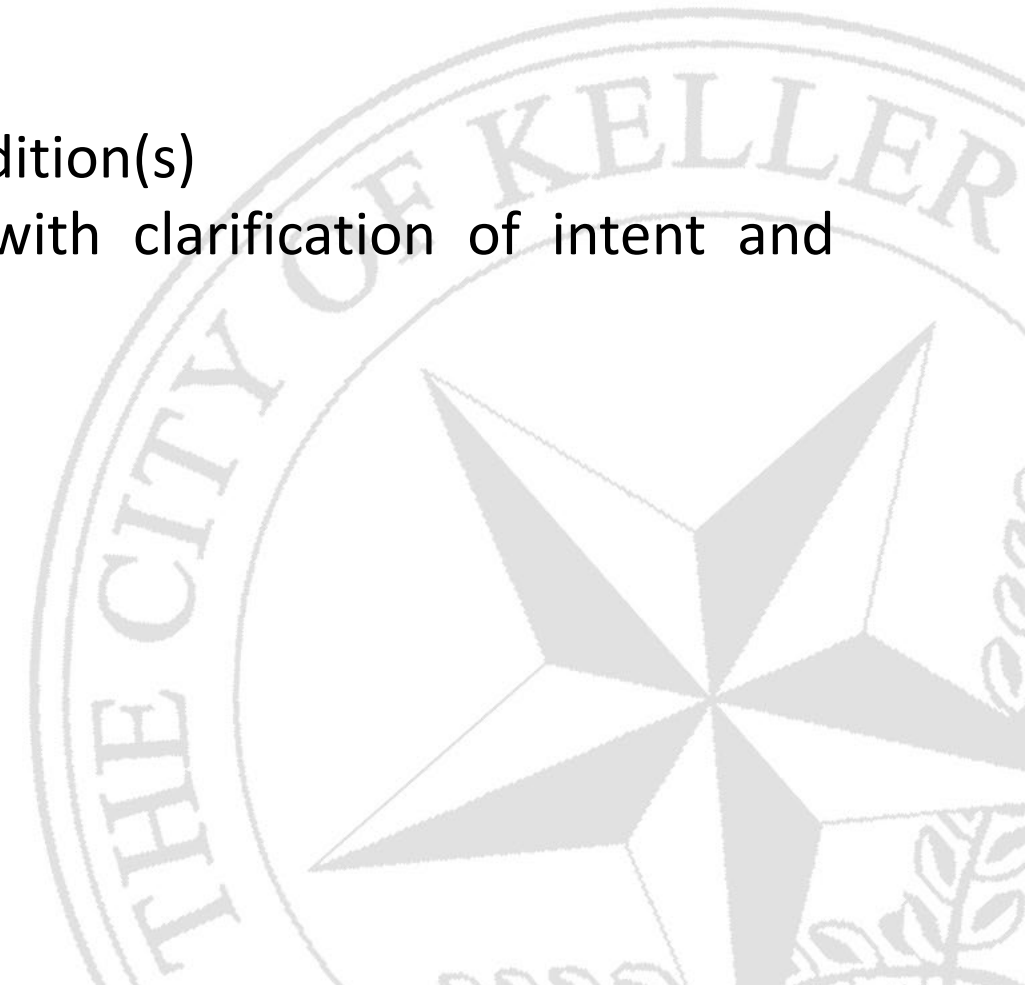
An SUP for a 1,500-square-foot accessory structure in the SF-36 zoning district



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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?
Kalvin Eddleman
817-743-4130

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