

## Item H-1

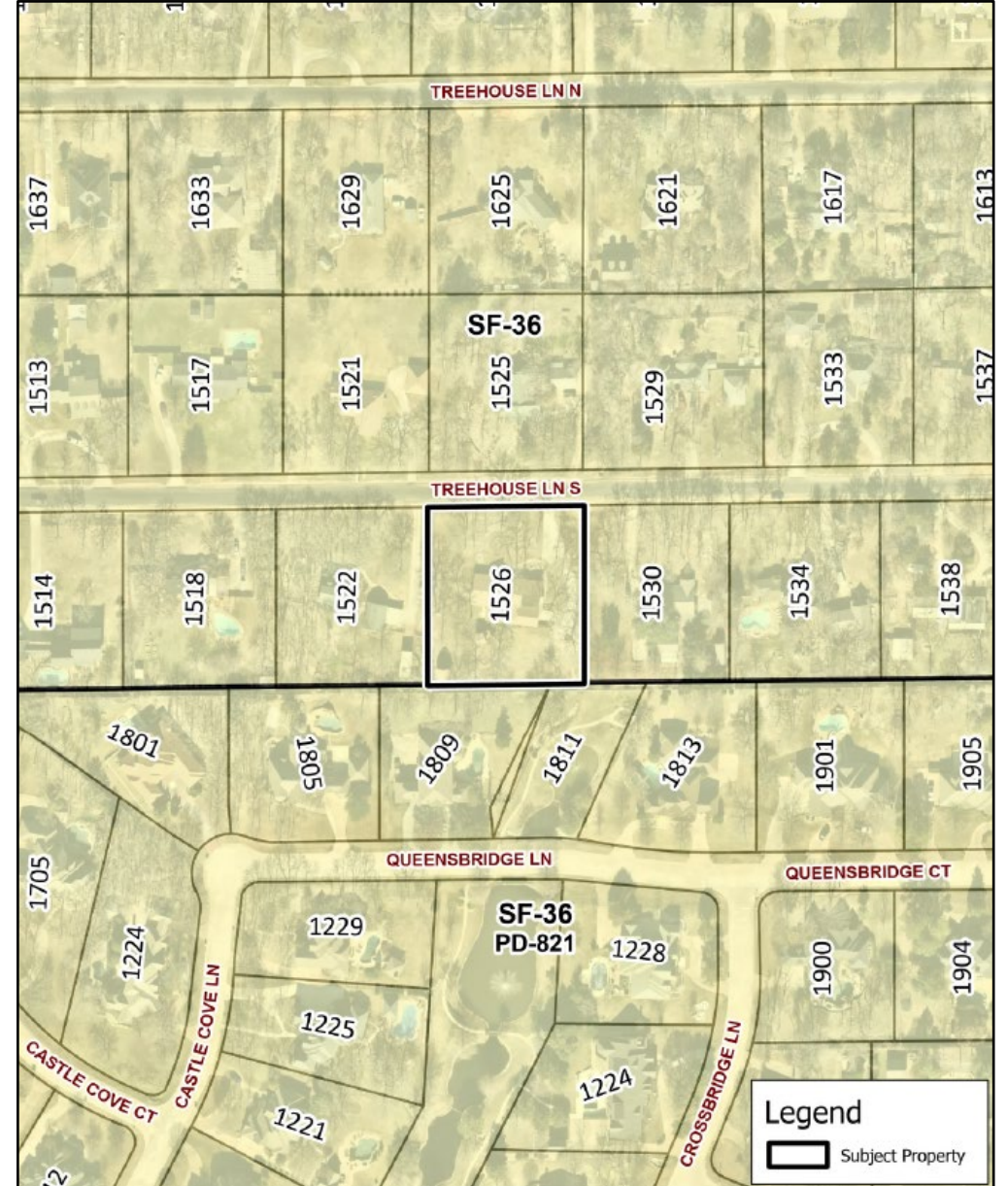
**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) with a variance, for a 375 square-foot carport, on .89 acres, located on the south side of Treehouse Lane South, approximately 1075 feet east from the intersection of Ottinger and Treehouse Lane South, legally described as Lot 21, Block 1 of the Treehouse Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1526 Treehouse Lane South. William Pataky, Applicant. Richard and Mary Lou Mills, Owner. (SUP-2602-0003)

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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 375-square-foot carport on the property located at 1526 Treehouse Lane South, with a variance to allow more than two accessory structures on the property.

In the SF-36 zoning district, an SUP is required for a carport.

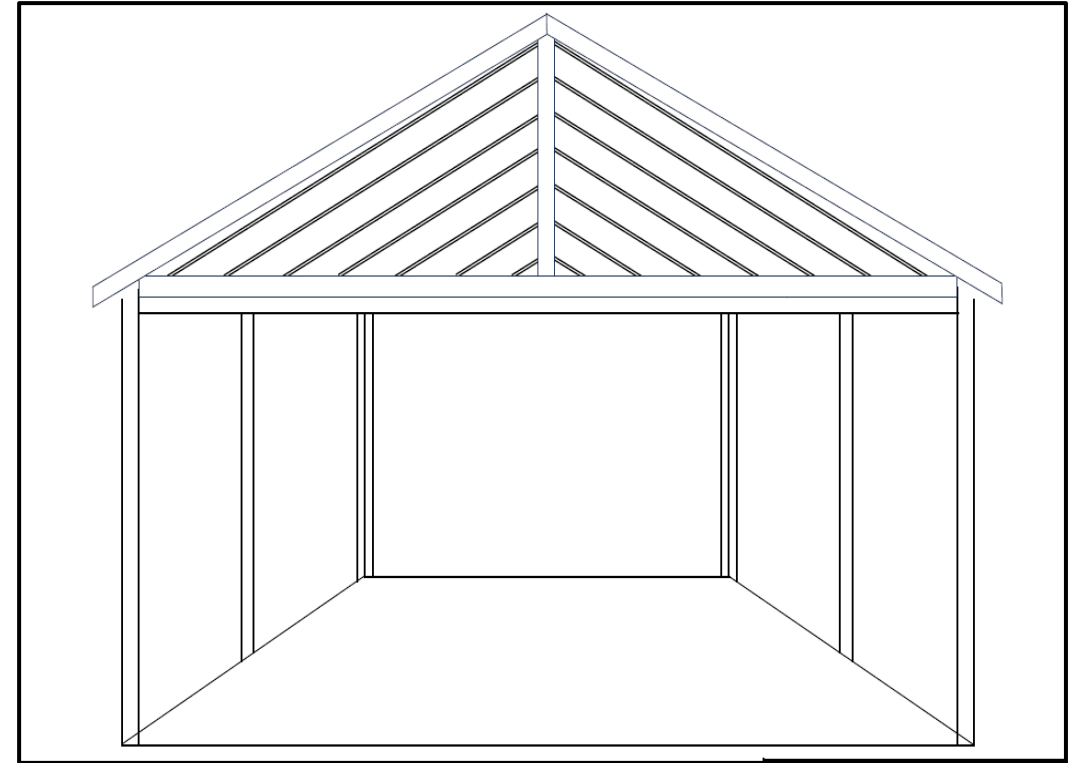


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### Structure:

The proposed carport is 15' wide and 25' long (375 square feet total) at roof line. The average height will be approximately 10 feet and 6 inches.

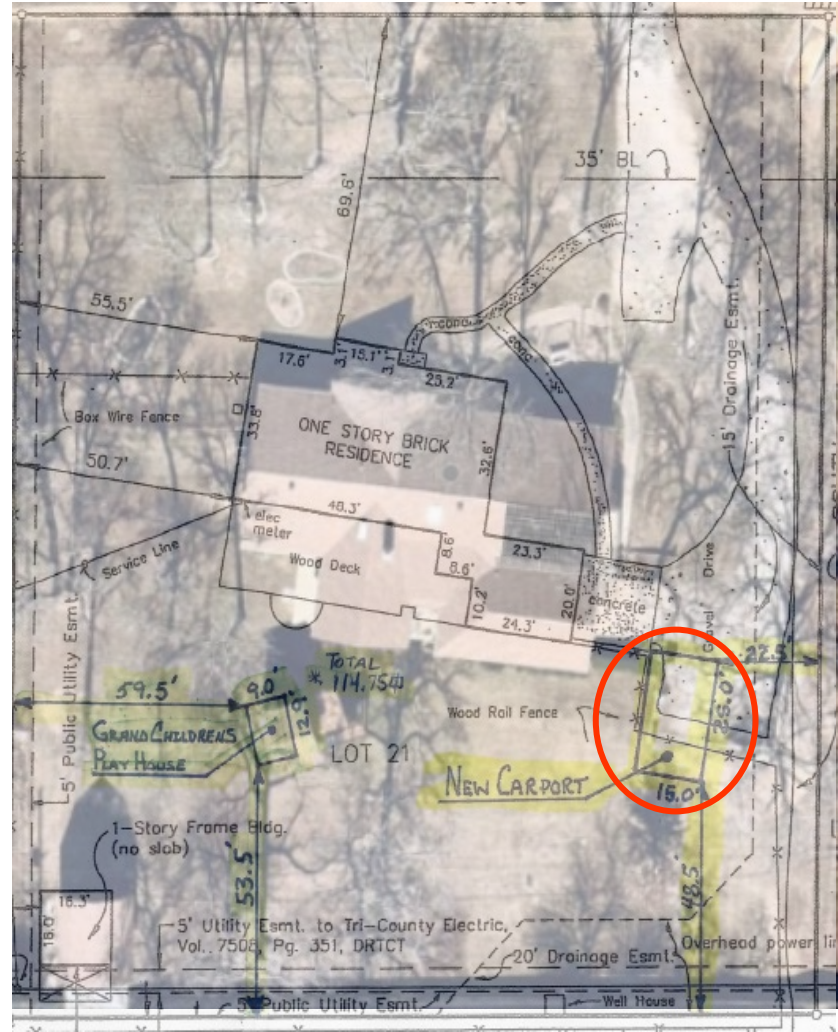
The proposed building materials include cedar columns, glulam beams, a wood frame gable-style roof and other materials to match the primary residence.



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## Carport Location:

The site plan submitted by the Applicant indicates that the carport will be located along the existing driveway southeast of the main structure, approximately 48 feet from the south property line and 22 feet from the east property line.



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## Existing Structures:

According to the Tarrant Appraisal District, the main home was built in 1985 and is approximately 2,800 square feet.

There are two existing structures on the property:

1. Existing 260-square-foot shed
2. Existing 115-square-foot playhouse

The UDC limits the number of accessory structures per single-family lot to two. Structures for agricultural purposes only, that are 120 square feet or less, are excluded from this maximum. However, none of these structures meet that requirement.

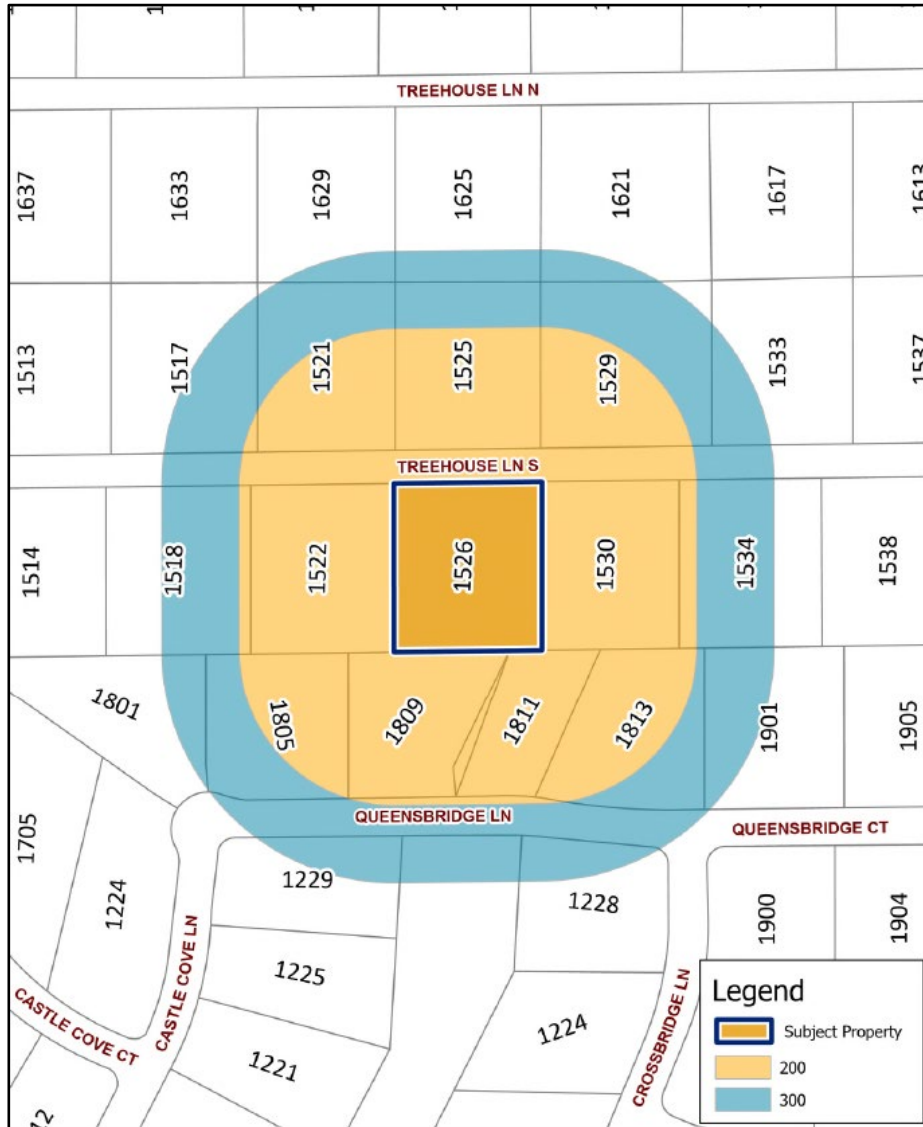
The applicant is requesting a variance to allow for more than 2 accessory structures on the property.



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On Feb. 26, 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.

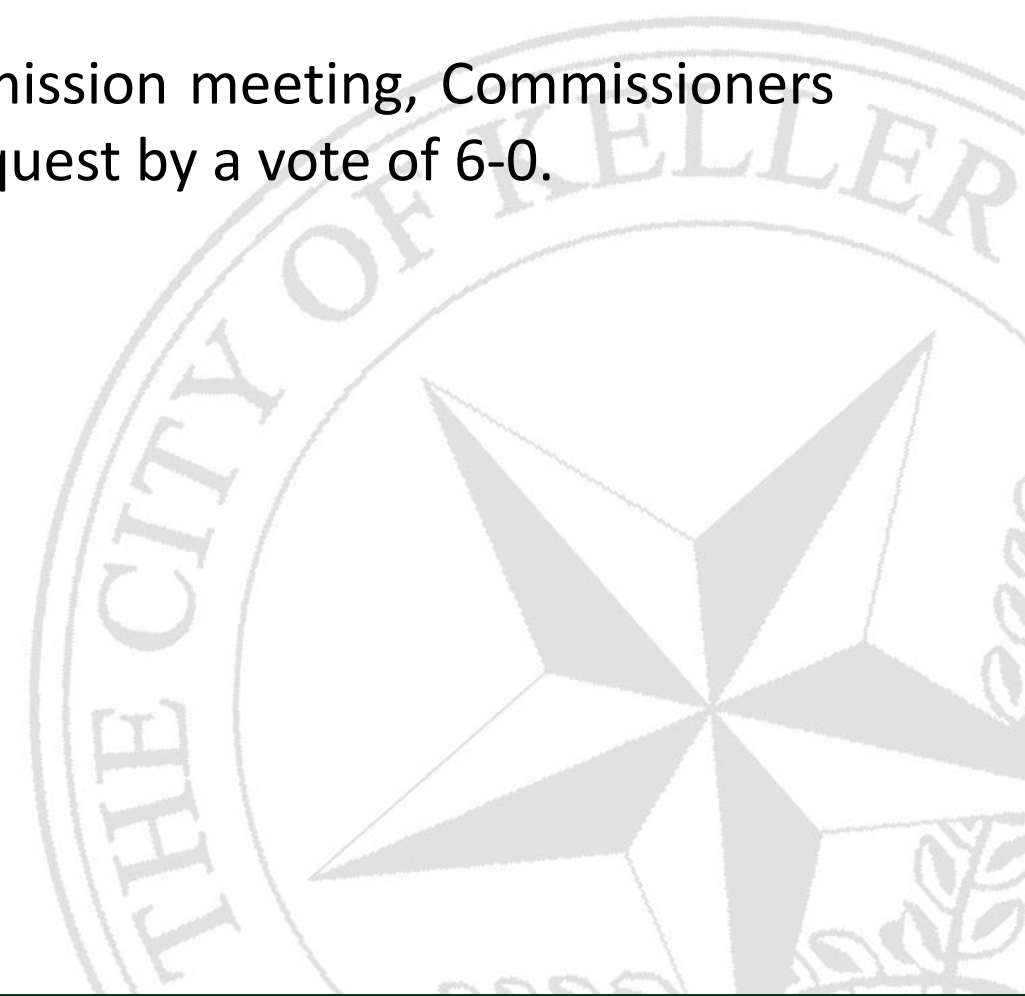
Staff has received no public feedback in response to this request.



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

At the March 10, 2026, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP and variance request by a vote of 6-0.



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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.

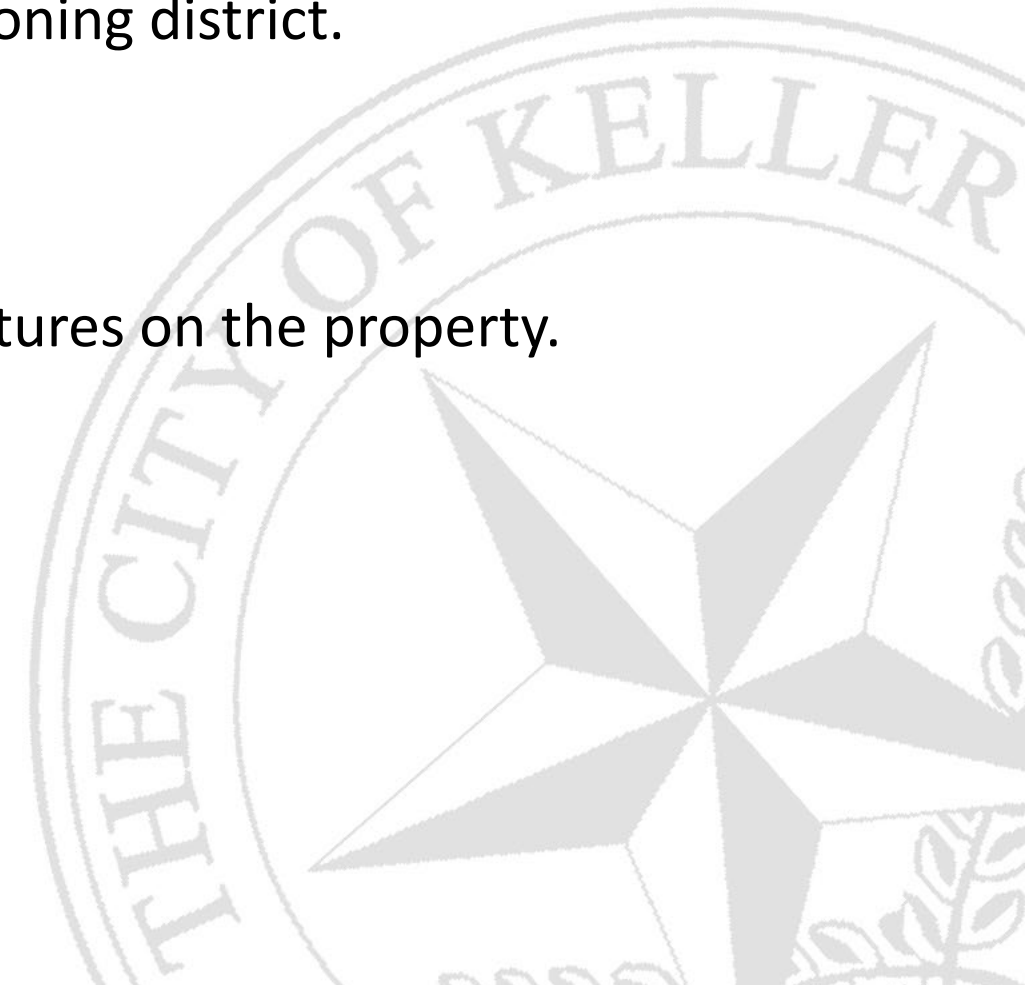
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### **SUP Request:**

An SUP for a 375-square-foot carport in the SF-36 zoning district.

### **Variance Request:**

A variance to allow for more than 2 accessory structures on the property.



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

- Approve as submitted (with requested variance)
- 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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