

## Item I-1

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for an existing 1,080 square-foot detached accessory structure, with a variance to encroach the rear setback, on approximately 0.91 acres, on the south side of Summer Breeze Court, approximately 1,780 feet southwest from the Summer Lane and North Pearson Lane intersection, legally described as Lot 31, Block 2 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1401 Summer Breeze Court. Matthew and Jordan Fleetwood, Owner/Applicant. (SUP-2503-0015)

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## Aerial Map



SF-36

## Zoning Map



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## Background:

In November 2024, a Stop Work Order was issued to the property for partial construction of an accessory structure without a permit.

In January 2025, the Applicant submitted a building permit for the structure, and it was determined that SUP approval is required. The SUP requested is to allow the total square footage of all accessory structures on the property to exceed 50% of the square footage of the existing home.

The Applicant requests this SUP with a variance to complete construction on an approximately 1,080-square-foot detached accessory structure to be used for storage, boat coverage and to protect the existing well.



# Site Plan

The structure is located behind the main home, approximately 10 feet north of the south property line, which will encroach the rear setback by 5 feet.



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 Approx. location

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## Existing Structures:

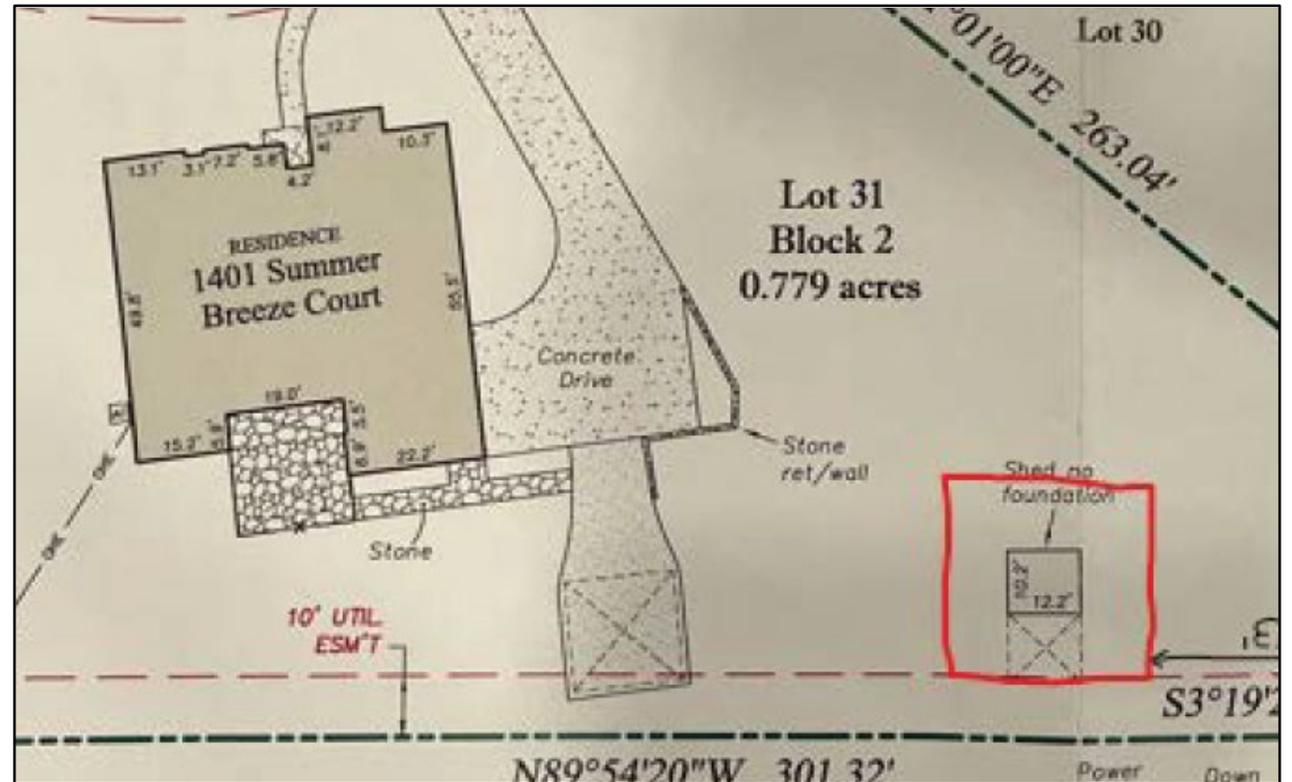
According to the Applicant and the Tarrant Appraisal District, the main home was built in 1985 and is approximately 2,323 square feet.

There are two existing detached accessory structures on the 0.91-acre property:

1. A well shed, that will be removed if this SUP request is approved.
2. Detached carport (289 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.

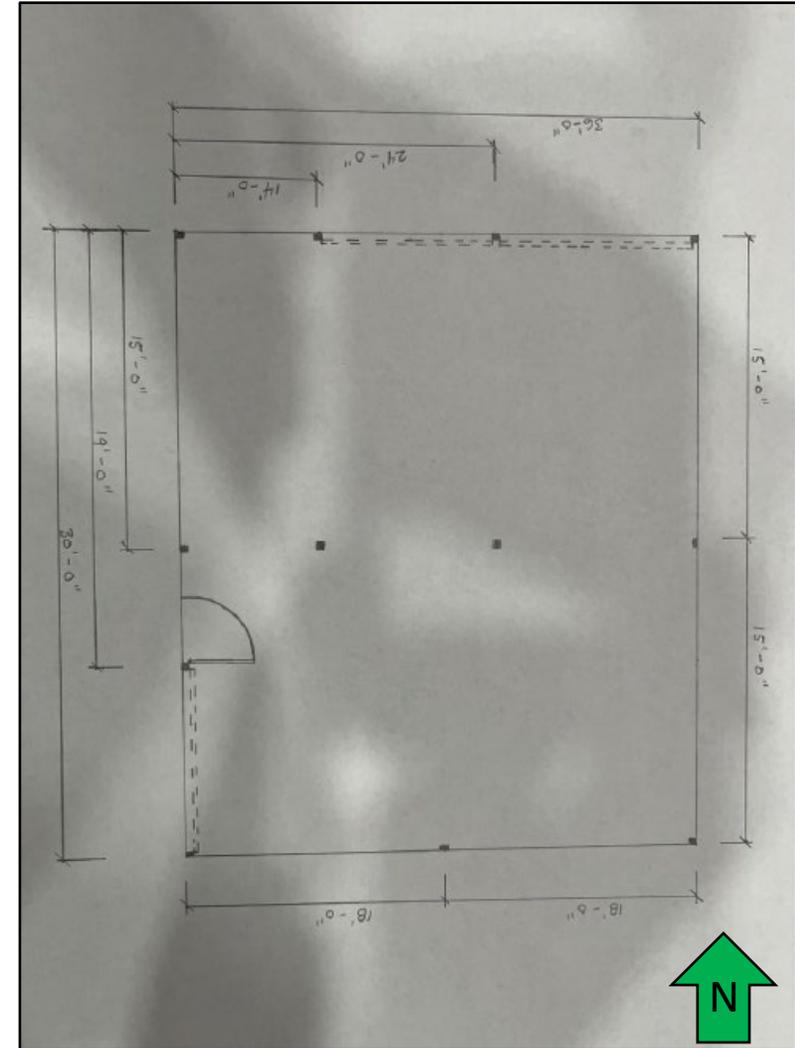
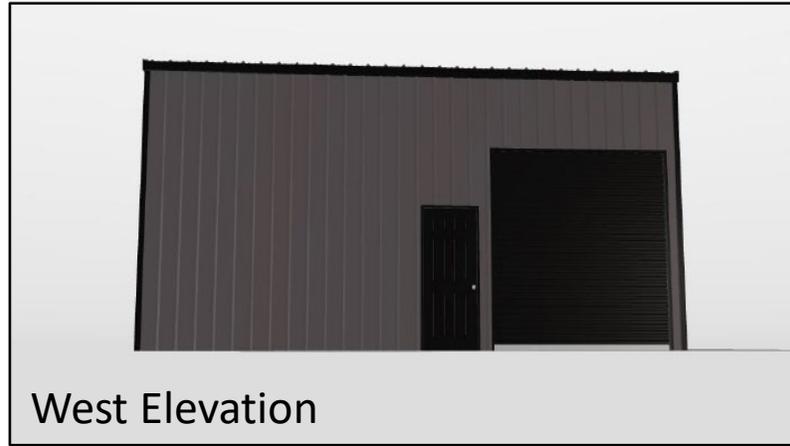
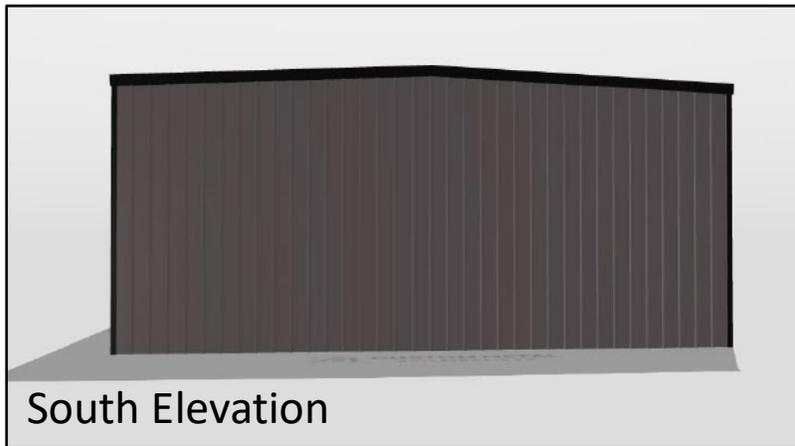
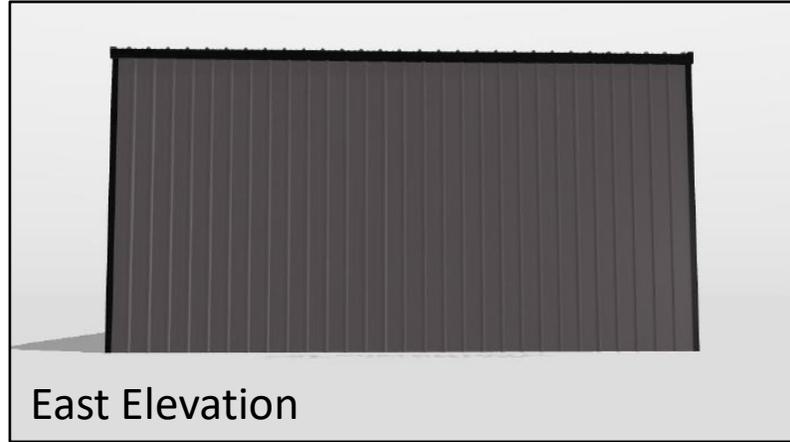
If the SUP is approved, the combined square footage of accessory structures on the property will be 1,369 square feet, which is more than 50% of the main structure.



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## Elevations

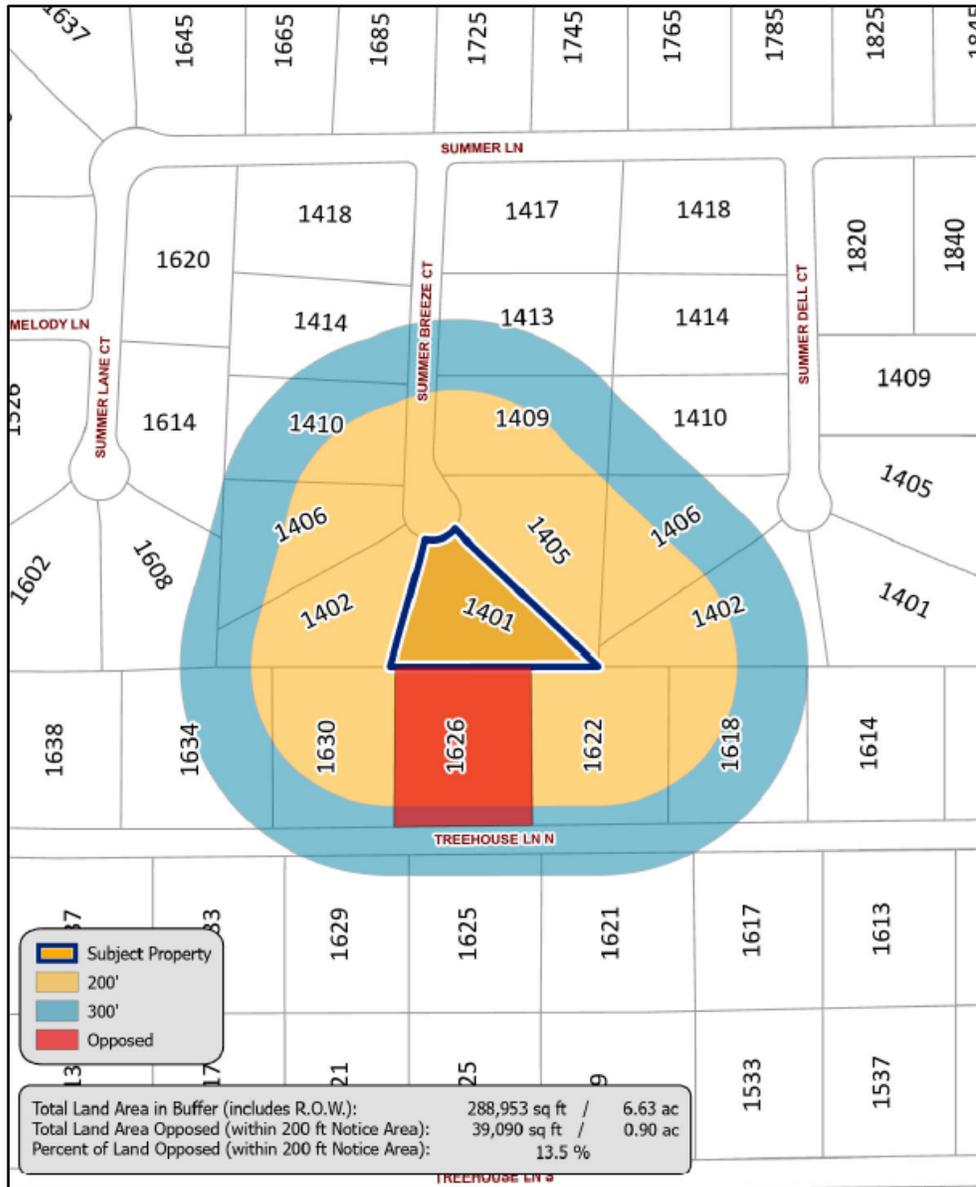
The proposed structure will be composed of metal. The average height of the structure will be 13 feet at roof ridge, which will meet the UDC maximum average height allowed by right.



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On April 10, the City mailed 23 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.

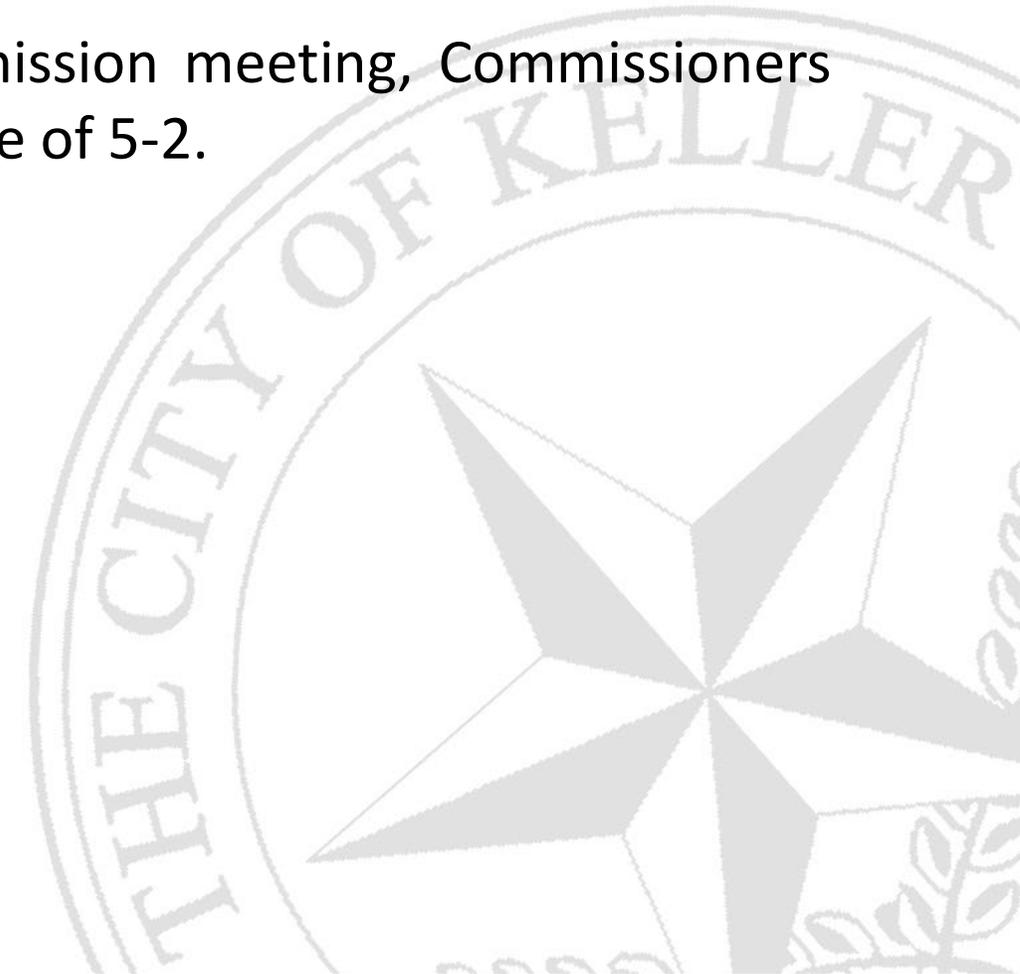
Staff has received one letter of opposition and one letter of support in response to this request.



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

At the April 22, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP request by a vote of 5-2.



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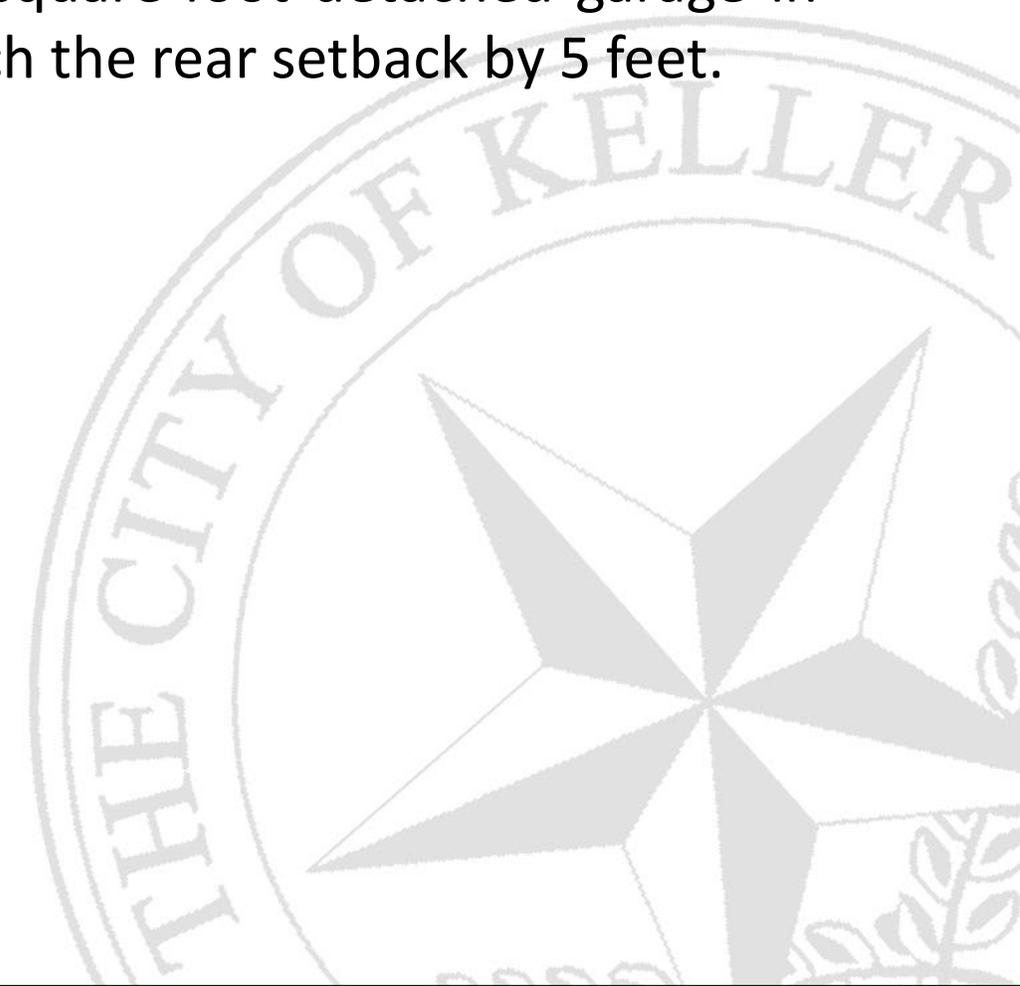
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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:**

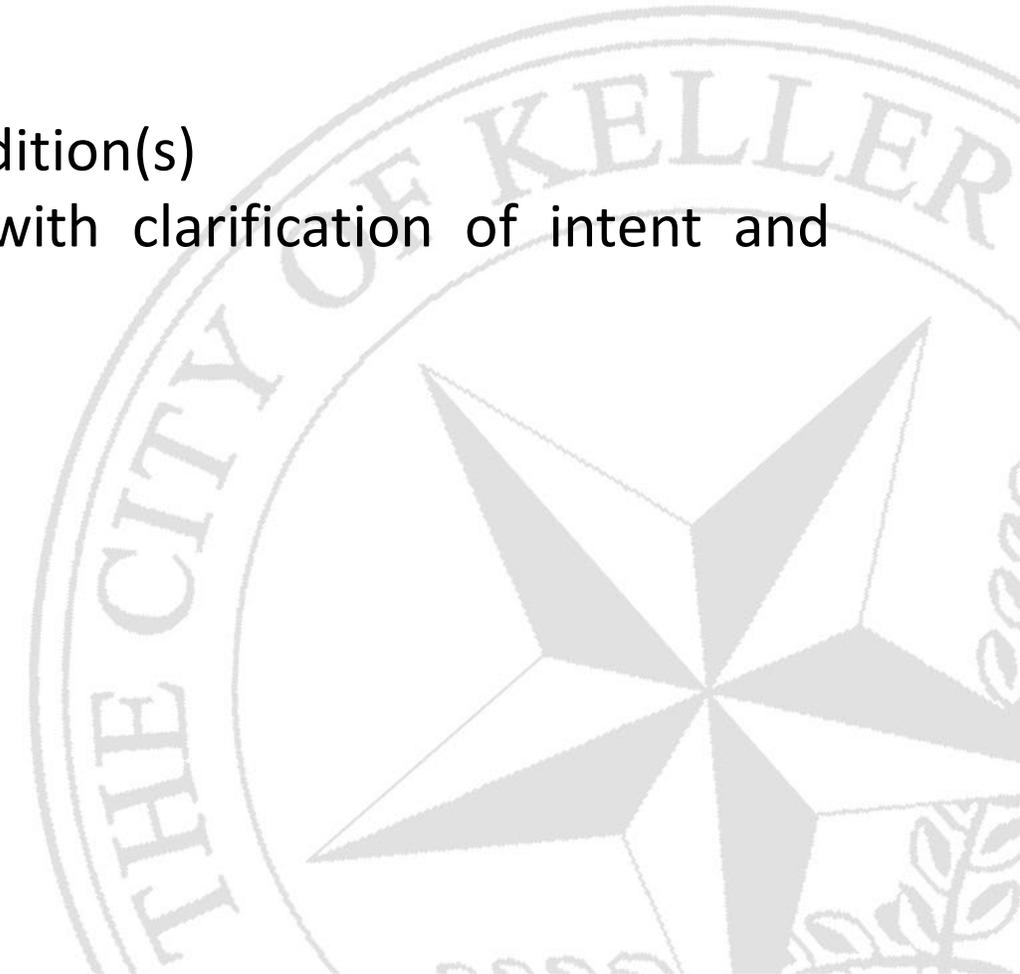
A Specific Use Permit (SUP) to construct a 1,080-square-foot detached garage in the SF-36 zoning district, with a variance to encroach the rear setback by 5 feet.



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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?  
Alexis Russell  
817-743-4130**

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