



Legislation Details (With Text)

File #: 25-667 Version: 1
Type: New Business Status: Approved
File created: 9/3/2025 In control: Planning & Zoning Commission
On agenda: 9/9/2025 Final action: 9/9/2025
Title: PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a 484 square-foot carport, on approximately 1.03 acres, located on the east side of Mount Gilead Road, approximately 575 feet northeast from the intersection of Mount Gilead Road and Bancroft Road, legally described as Block A, Lot 3, of the Launay Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1519 Mount Gilead Road. Shane Crocker, Applicant/Owner. (SUP-2507-0030)
Attachments: 1. 090925_1519 Mt Gilead SUP_Maps, 2. 090925_1519 Mt Gilead SUP_Applicant packet

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows show actions on 9/9/2025 by Planning & Zoning Commission resulting in 'Pass'.

To: Planning and Zoning Commission
From: Alexis Russell, Planner II

Subject: PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a 484 square-foot carport, on approximately 1.03 acres, located on the east side of Mount Gilead Road, approximately 575 feet northeast from the intersection of Mount Gilead Road and Bancroft Road, legally described as Block A, Lot 3, of the Launay Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1519 Mount Gilead Road. Shane Crocker, Applicant/Owner. (SUP-2507-0030)

Background: The Applicant is requesting an SUP to construct a 484 square-foot carport on the property located at 1519 Mount Gilead Road, with a variance to encroach the south side setback.

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

Site Design: The site plan submitted by the Applicant indicates that the carport will be located along the existing driveway south of the main structure, approximately 10 feet from the south property line. The property has a side setback of 15 feet. The plans indicate that the carport will encroach the side setback line on the property by 5 feet.

Carport details: The proposed carport is 22' wide and 22' long (484 square feet total) at roof line. The height will be approximately 11 feet. The proposed building materials include steel tube posts and a metal roof.

Existing structures: According to the Tarrant Appraisal District, the main home was built in 2021 and is approximately

3,245 square-feet.

There is one other existing structure on the property; an approximately 280 square-foot shed, located behind the main home. The combined square-footage of the existing structure and the proposed carport is less than 50% of the square-footage of the existing home.

SUP Request:

An SUP for a 484 square-foot carport in the SF-36 zoning district

Variance requested:

A variance to encroach the south side setback by 5 feet.

Summary:

Section 8.02 (F)(2) of the UDC states that when considering a 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.

Citizen Input:

On August 28, 2025, the City mailed out 12 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.

Alternatives:

The Planning and Zoning Commission has the following options when considering a Specific Use Permit with variances:

- Recommend approval as submitted (with requested variance).
- Recommend approval with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this Specific Use Permit application will be scheduled for City Council action on October 7, 2025.