



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 18, 2025

SUBJECT: ZC25-0143 Public hearing and consideration of a request from MKG Homes for a special use permit for a permanent accessory building at 6809 Little Ranch Road, being 1.836 acres described as Lot 7, Block 1, Morgan Meadows.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of the Marus Wilson Flagg Trust (owner), MKG Homes, Inc. is requesting a special use permit for a permanent accessory building on 1.836 acres at 6809 Little Ranch Road.

GENERAL DESCRIPTION:

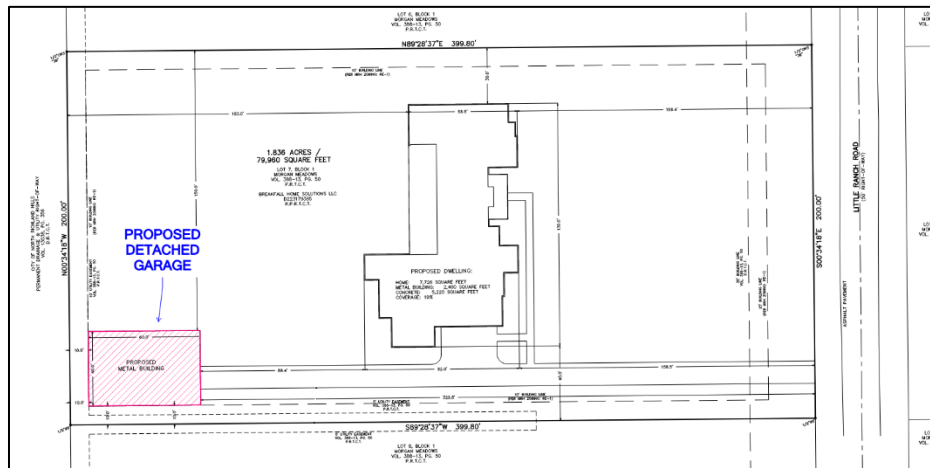
The property under consideration is a 1.836-acre lot located on the west side of Little Ranch Road between North Forty Road and Hightower Drive. The property has 200 feet of frontage on Little Ranch Road and is approximately 400 feet deep. The property is developed with a single-family residence constructed in 1965 and an accessory building.

The owner intends to construct a 2,400-square-foot permanent accessory building on the lot. This type of building is permitted by right on the property. However, the building exceeds the maximum allowed size and other standards required by the zoning ordinance. As a result, the owner is requesting a special use permit for the building to address proposed modifications to these standards. A description of the request is attached, as well as a plot plan and building plans for the proposed structure.

Permanent accessory building

The building is intended to be used as a detached garage. The building would be located near the southwest corner of the lot and replace the existing accessory building on the property. The building is 2,400 square feet in size, measuring 40 feet in width and 60 feet in depth. It is approximately 20 feet tall, with a wall height of 16 feet and 2:12 roof pitch. The exterior walls and roof are finished with metal siding. The plot plan and conceptual elevations of the building are shown below.

Additionally, the zoning ordinance provides that permanent accessory buildings may not exceed the square footage of the primary residence. According to Tarrant Appraisal District records, the size of the existing house is 1,654 square feet. The proposed building exceeds the size of the primary residence by 746 square feet. However, the owner has indicated the intent to construct a larger new house on the property in the future.



PLOT PLAN



CONCEPTUAL ELEVATION



CONCEPTUAL ELEVATION

[Section 118-718\(c\)](#) of the zoning ordinance establishes the requirements and standards for permanent accessory buildings and structures. For lots greater than 40,000 square feet in area, the zoning ordinance allows for consideration of a special use permit for varying from specific development standards. The applicant is requesting modifications to the design standards described in the table below.

| DEVELOPMENT STANDARD | PROPOSED BUILDING |
|--|--|
| <u>Maximum floor area</u> <ul style="list-style-type: none"> 2,000 square feet (2.5% of lot area) May not exceed size of primary residence | <ul style="list-style-type: none"> 2,400 square feet (3.0% of lot area) Exceeds size of primary residence by 746 square feet |
| <u>Maximum wall height</u> <ul style="list-style-type: none"> 12 feet (buildings over 500 SF) | <ul style="list-style-type: none"> 16 feet wall height |
| <u>Roof pitch</u> <ul style="list-style-type: none"> 4:12 on each side of the ridge | <ul style="list-style-type: none"> 2:12 on each side of the ridge |



VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density of less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing, barns, and livestock. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

CURRENT ZONING: The property is zoned RE-1 (Residential Estate). This district is intended to provide areas for very low density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The district is specifically planned to allow for the keeping of livestock in a residential setting.

SURROUNDING ZONING | LAND USE:

| DIRECTION | ZONING | LAND USE PLAN | EXISTING LAND USE |
|-----------|--|-------------------------|--|
| NORTH | RE-1 (Residential Estate) | Residential Estate | Single-family residences |
| WEST | AG (Agricultural) R-2 (Single-Family Residential) | Low Density Residential | Drainage channel Single-family residences |
| SOUTH | RE-1 (Residential Estate) | Residential Estate | Single-family residences |
| EAST | RE-1 (Residential Estate) | Residential Estate | Single-family residences |

PLAT STATUS: The property is platted as Lot 7, Block 1, Morgan Meadows Addition.

CITY COUNCIL: The City Council will consider this request at the October 13, 2025, meeting following a recommendation by the Planning and Zoning Commission.

DRC RECOMMENDATION. Modifications to design standards for permanent accessory buildings are subject to approval of a special use permit or other zoning action.

The DRC recommendation for approval of the special use permit for the permanent accessory building is based on previous approvals of buildings in similar contexts.

RECOMMENDATION:

Approve ZC25-0143.