

Zoning Board of Adjustment

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 18, 2025

SUBJECT:

725 Wyche CT (Case 25-343): Hold a public hearing and consider an appeal of staff's determination regarding the placement of an accessory structure (carport) in the front yard located at 725 Wyche CT. (*Staff Contact: Lidon Pearce, Principal Planner*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

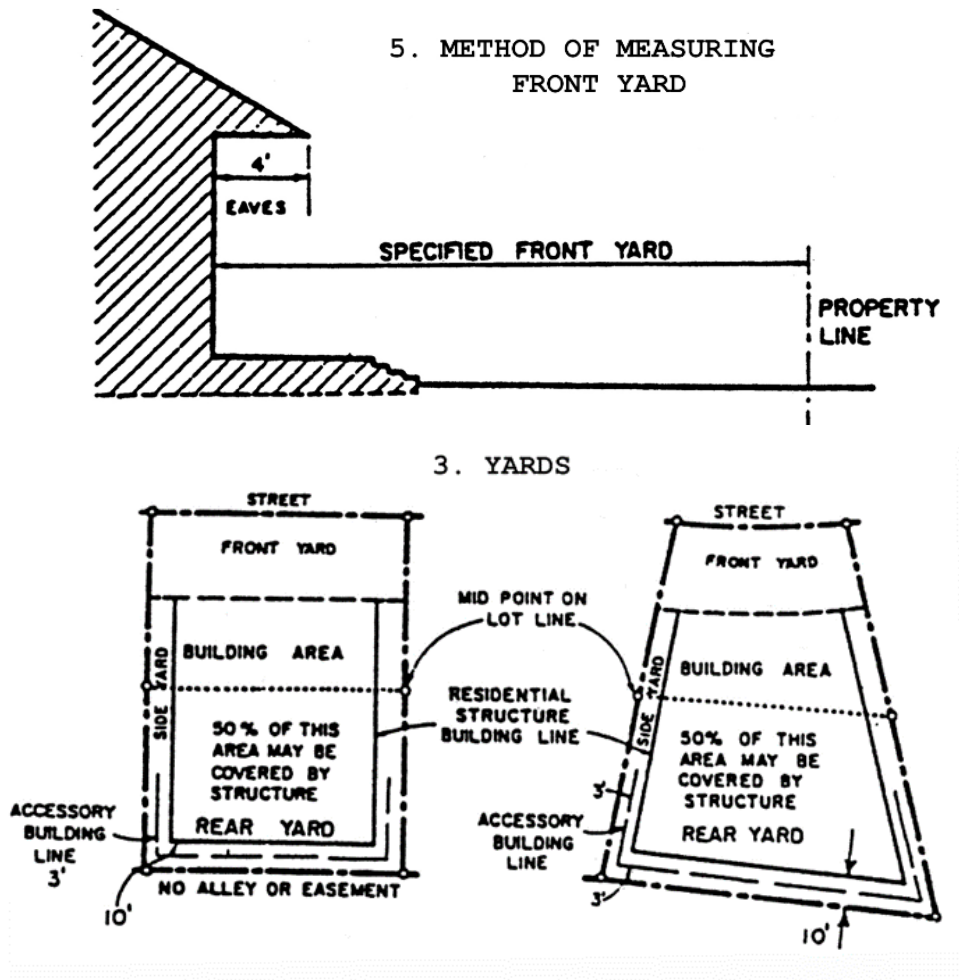
On October 6, 2025, an application was submitted Dana Hopson for an accessory structure (carport). On October 13, 2025 staff determined that a permit could not be issued and that the structure was non-conforming based on the below findings.

STAFF INTERPERTATION AND FINDINGS:

The structure has been found to be non-conforming by staff based on the following findings:

- *Detached accessory buildings shall be located in the area defined as the rear yard of the lot. Sec 132-115(a), Appendix B, Code of Ordinances.*
 - *The location of the detached carport is within the front yard of the property as measured by Illustration 5 from Appendix 17-100, Code of Ordinances, and not the rear yard as shown in Illustration 3 from Appendix 17-100, Code of Ordinances.*
- *A Font and Rear Yard are defined in Section 50-105, Appendix B, Code of Ordinances as:*

- **Yard, Front.** A yard adjoining a public street extending across the front of a lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the distance in which it is located.
- **Yard, Rear.** A yard, extending across the rear of a lot between the side lot lines, having a depth between the building and the rear lot line as specified in the district in which the lot is situated.
- The SF10 zoning regulations, Section 56-120, Appendix B, Code of Ordinances requires the following:
 - Depth of front yard: 25 feet minimum
 - The closest point of the detached carport to the property line is approximately 15 feet.





Approximate location of carport shown in red above

Property ID: R000000671 For Year 2025

View Map Print

Property Details		
Account		
Property ID:	R000000671	Geographic ID: 126.0004.02355
Type:	R - REAL PROPERTY	Zoning:
Property Use:		
Location		
Situs Address:	725 WYCHE CT	
Map ID:	5A	Mapsc0:
Legal Description:	ABST 4 TR 13,13A WYCHE COURT ADDN Acres:0.4730	
Abstract/Subdivision:		
Neighborhood:	126.0004 - AKA WYCHE	
Owner		
Owner ID:	115118	
Name:	HOPSON DANA	
Agent:		
Mailing Address:	725 WYCHE CT BURLESON, TX 76028-5012	

Property Values	
Improvement Homesite Value:	\$154,146 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$60,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$214,146 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$214,146 (=)
HS Cap Loss:	\$0 (-)
CB Cap Loss:	\$0 (-)
Assessed Value:	\$214,146
Ag Use Value:	\$0

The current appraised value per the current published Johnson County Tax Roll is \$214,146

RECOMMENDATION:

Staff is unable to approve the applicant's request due to staff's interpretation that the accessory structure is non-conforming to Appendix B, Section 132-115(a)

1. The Zoning Board of Adjustment may concur with staff's findings and interpretations, which would mean the **building permit will not be issued**.
2. The Zoning Board of Adjustment may concur with staff's determination that the accessory structure is non-conforming, however authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

The board shall consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (1) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;
- (2) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
- (3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
- (4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (5) the municipality considers the structure to be a nonconforming structure

3. The Zoning Board of Adjustment may recommend approval of the request as proposed by the applicant and **find that the structure is not nonconforming** and that a permit could be issued as requested.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Principal Planner

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