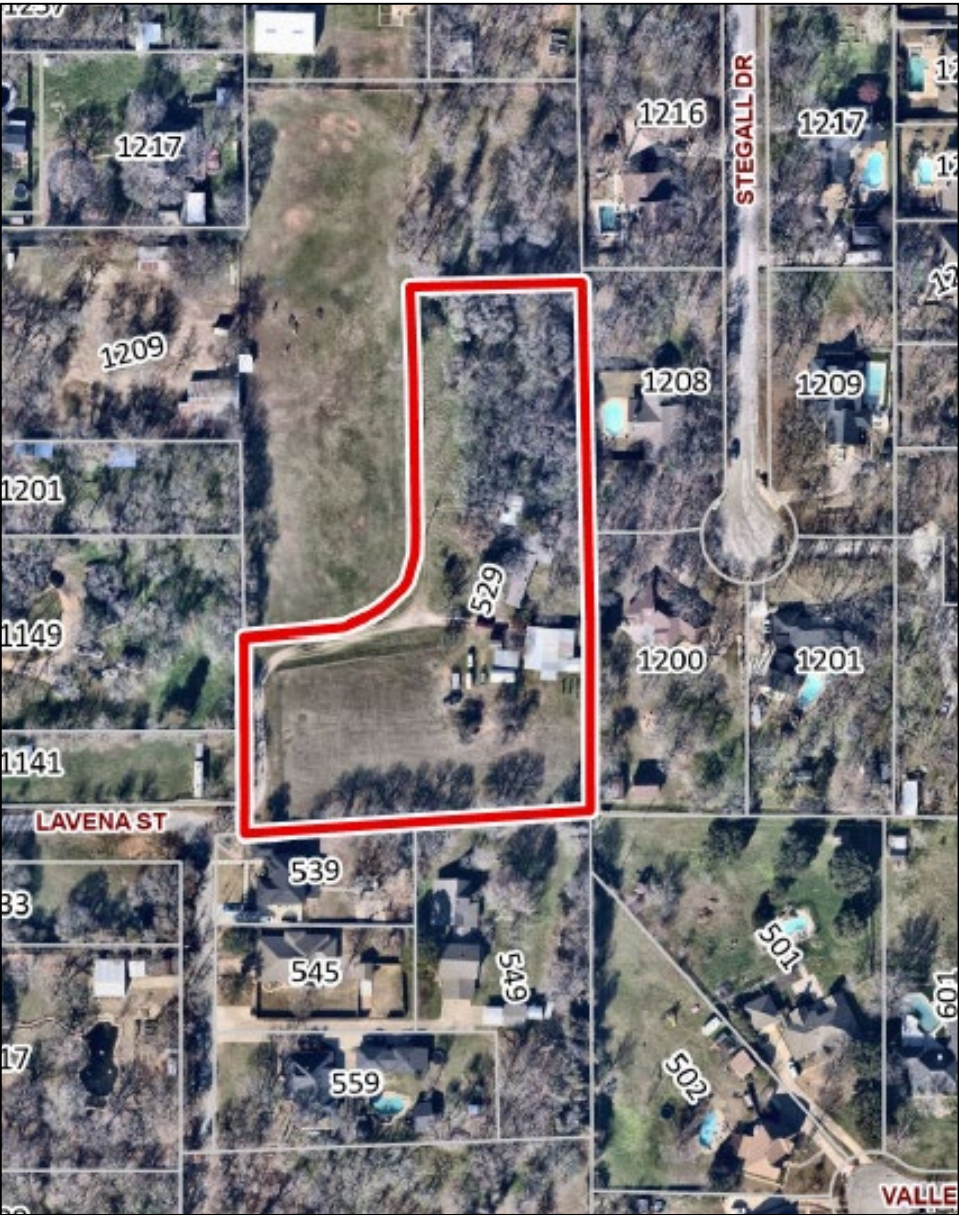


## Item H-3

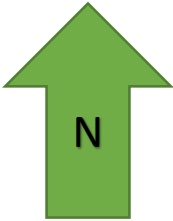
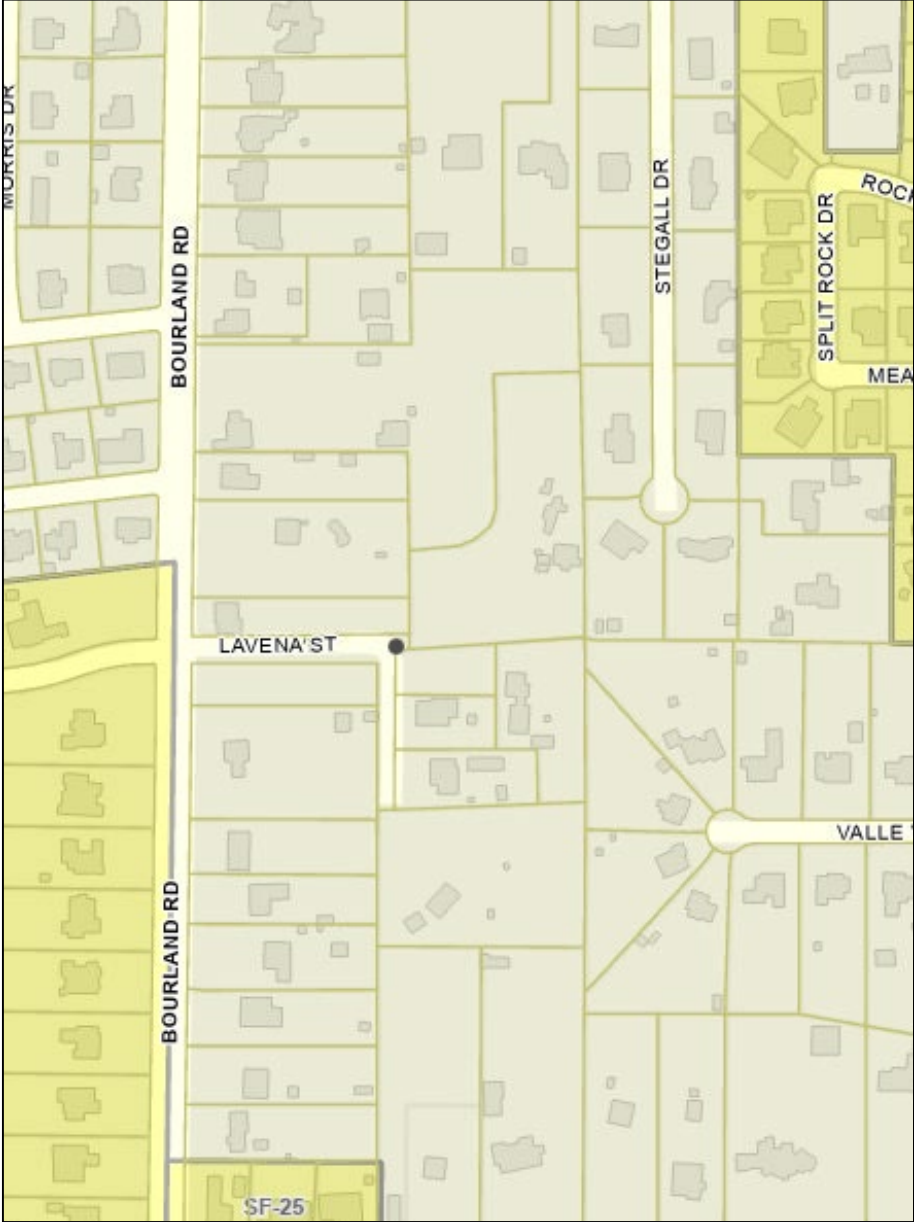
**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) to allow the property owner to reside in the existing 1,120 square-foot home for the purpose of living in and overseeing construction of a 4,889 square-foot permanent residence, on approximately 3.1 acres of land, 400 feet east of the Bourland Road and Lavena Street intersection, legally described as Lot 1, Block A of the Bird Abode addition, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 529 Lavena Street. Will Ann Brewer, Applicant/Owner. (SUP-24-0001)

# Item H-3

## Aerial Map



## Zoning Map



Zoned:  
SF-36



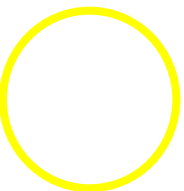
## Item H-3

### Background:

The Applicant has lived at 529 Lavena since 1980 and currently resides in a mobile home on the property.

She is requesting to remain in the mobile home for the duration of the new home's construction, which the Applicant has committed to completing within 21 months of the SUP approval (April 16, 2026).

Following construction of the new home, the Applicant will demolish the mobile home or move it offsite within three months.



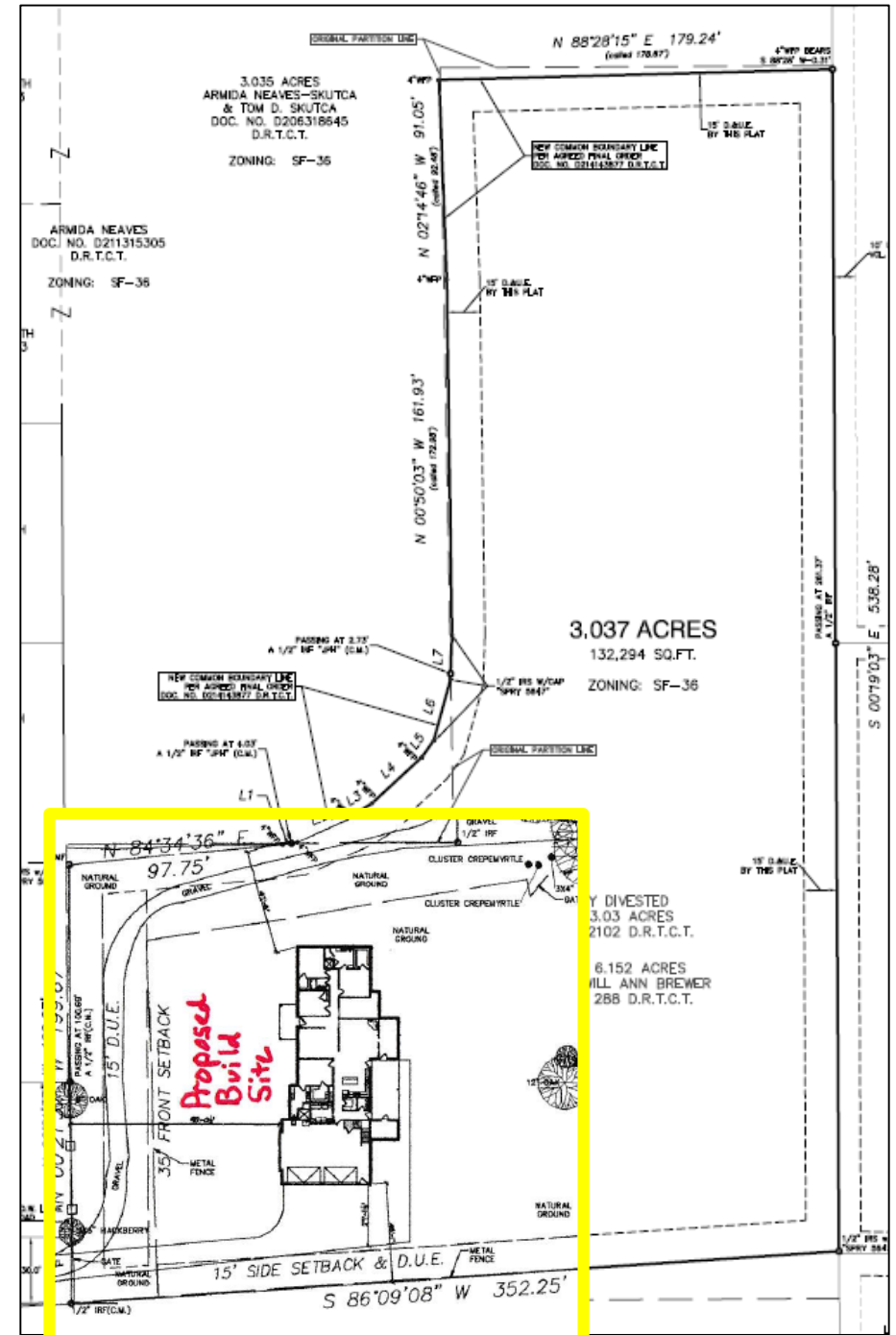
Current home's location

# Item H-3

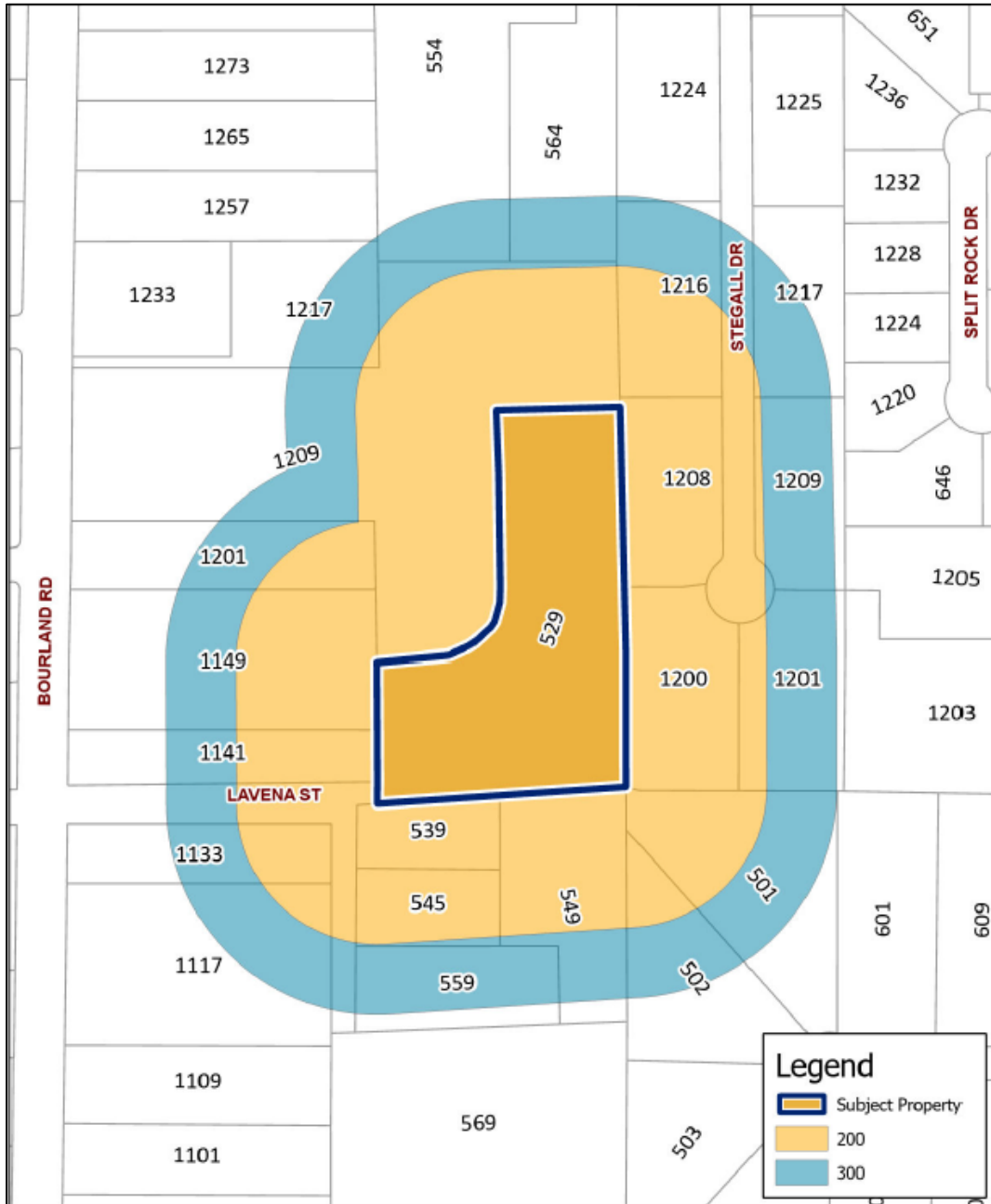
## Site Design:

The Applicant platted her 3.1-acre property in 2023 to pull a building permit for the new home. Ingress and egress to the property will not change.

The new home will have a footprint of approximately 4,889 square feet, exceeding the Unified Development Code's requirement of 2,400 square feet for new homes constructed in the Single-Family 36,000 minimum square-foot (SF-36) zoning district.



## Item H-3

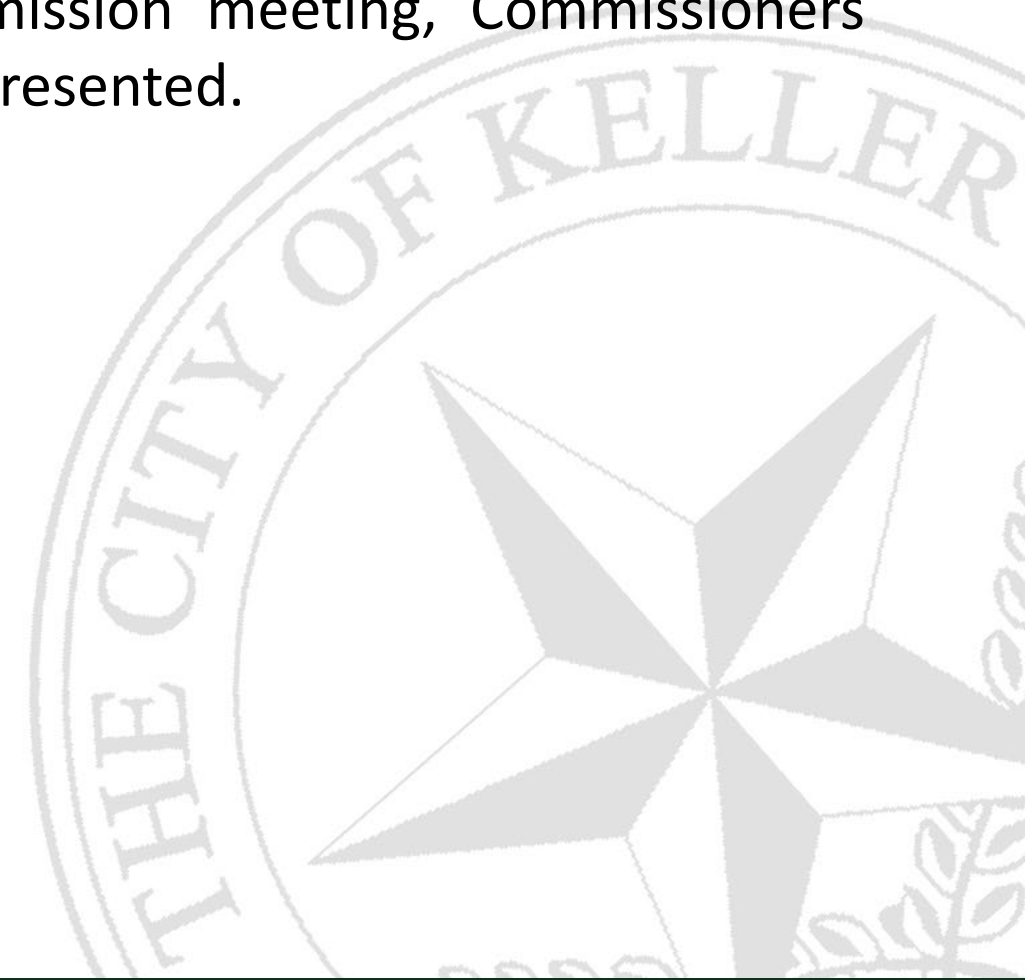


- On June 13, the city mailed 24 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received one letter of support regarding this request.
- The Applicant provided a list of eight adjacent neighbors that were mailed letters about the Applicant's SUP request.

## Item H-3

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

At the June 25, 2024 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP as presented.





## Item H-3

Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the 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.

## Item H-3

### **Request:**

An SUP to allow the property owner to reside in the existing 1,120-square-foot home for the purpose of living in and overseeing construction of a 4,889-square-foot permanent residence with the following condition:

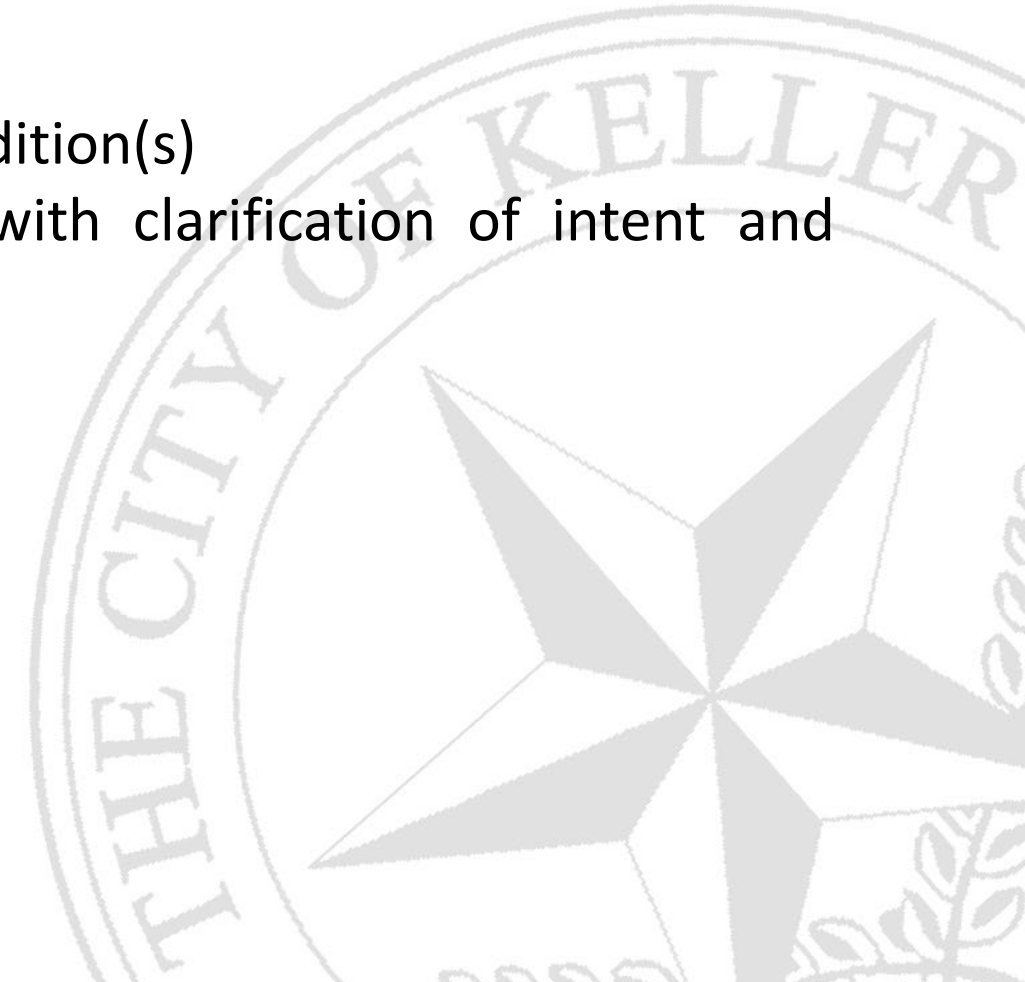
1. The mobile home shall be removed from the premises or demolished no later than three months after the home's expected completion on April 16, 2026. The mobile home shall be demolished or removed no later than July 16, 2026.



## Item H-3

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?**  
**Amber Washington**  
**817-743-4130**