

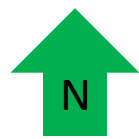
## Item H-2

**PUBLIC HEARING:** Consider an ordinance approving two Specific Use Permits (SUPs) for an approximately 1,980 square-foot accessory structure with an average height of 18.5 feet on .88 acre, on the north side of Greenwood Lane, approximately 1,250 feet from the intersection of North Pearson Lane and Greenwood Lane, legally described as Lot 14, Block 2 of the Hickory Hollow estates Addition, zoned Single-Family Residential 20,000 square-foot lots (SF-20) and addressed 2041 Greenwood Lane. Mark S. Adair, Applicant. Chris Navarro, Owner. (SUP-23-0024)

# Item H-2 Aerial Map



# Item H-2 Zoning Map

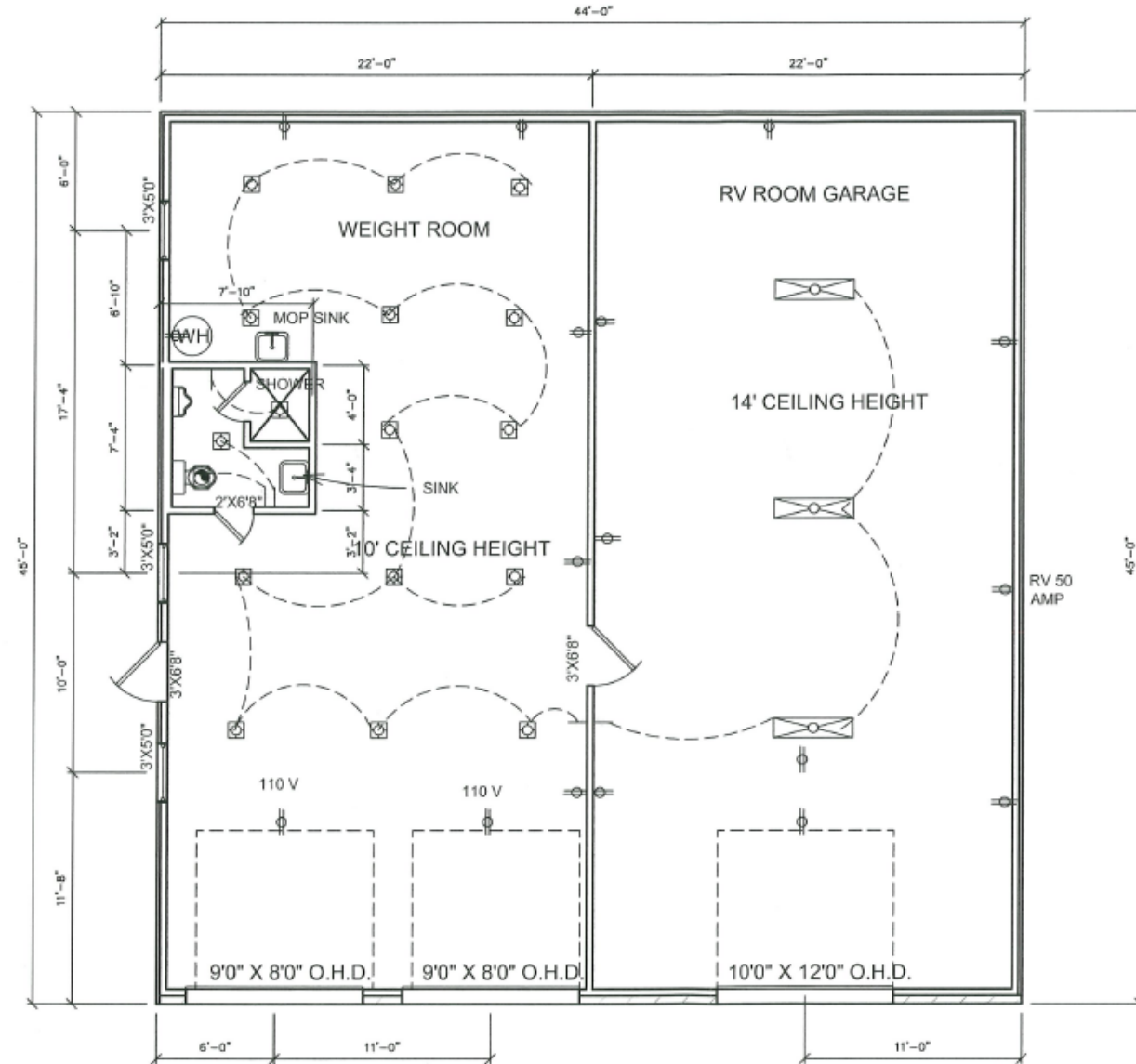


Zoned:  
SF-20

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## Background:

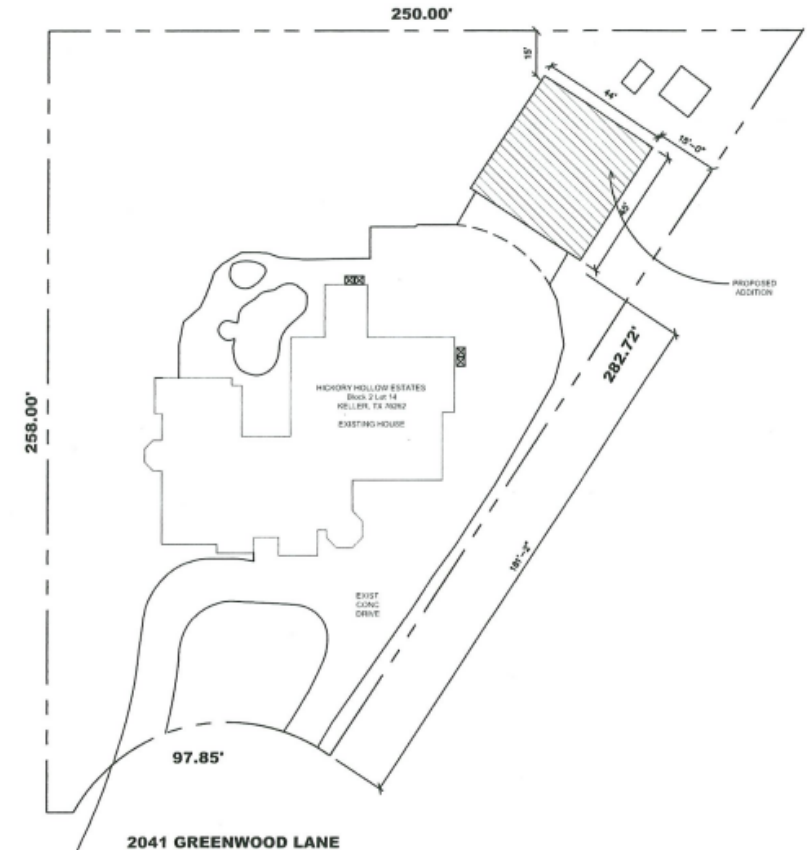
- The Applicant wishes to build a 1,980-square-foot detached accessory structure with a weight room/home gym, bathroom, and RV bay.
- Two Specific Use Permits are requested:
  1. To build an accessory structure exceeding 1,000 square-feet in the SF-20 zoning district.
  2. To allow the accessory structure to have an average height of 18.5', which exceeds the 15' maximum height for accessory structures in all residential zoning districts.



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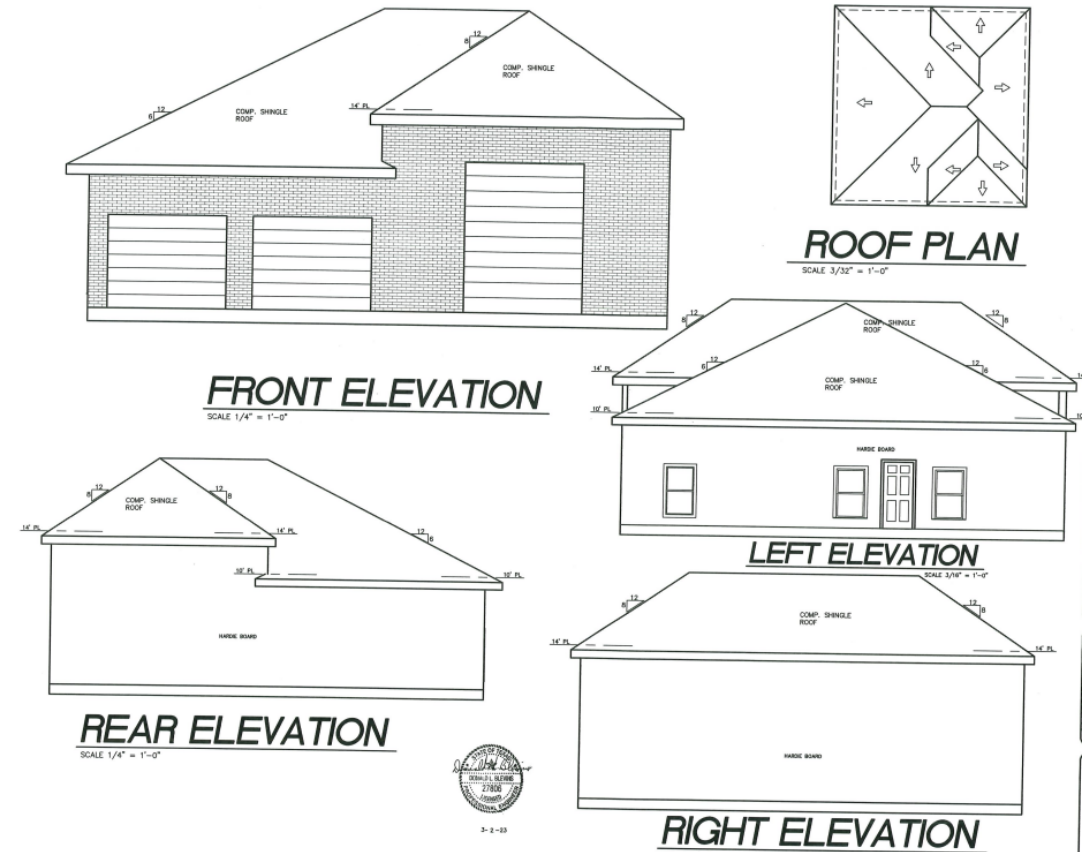
## Site Layout:

- The Applicant intends to meet all setback requirements for the SF-20 zoning district.
- There are currently two accessory structures on the property; the Applicant will be required to remove one of them before receiving a building permit for the new structure.



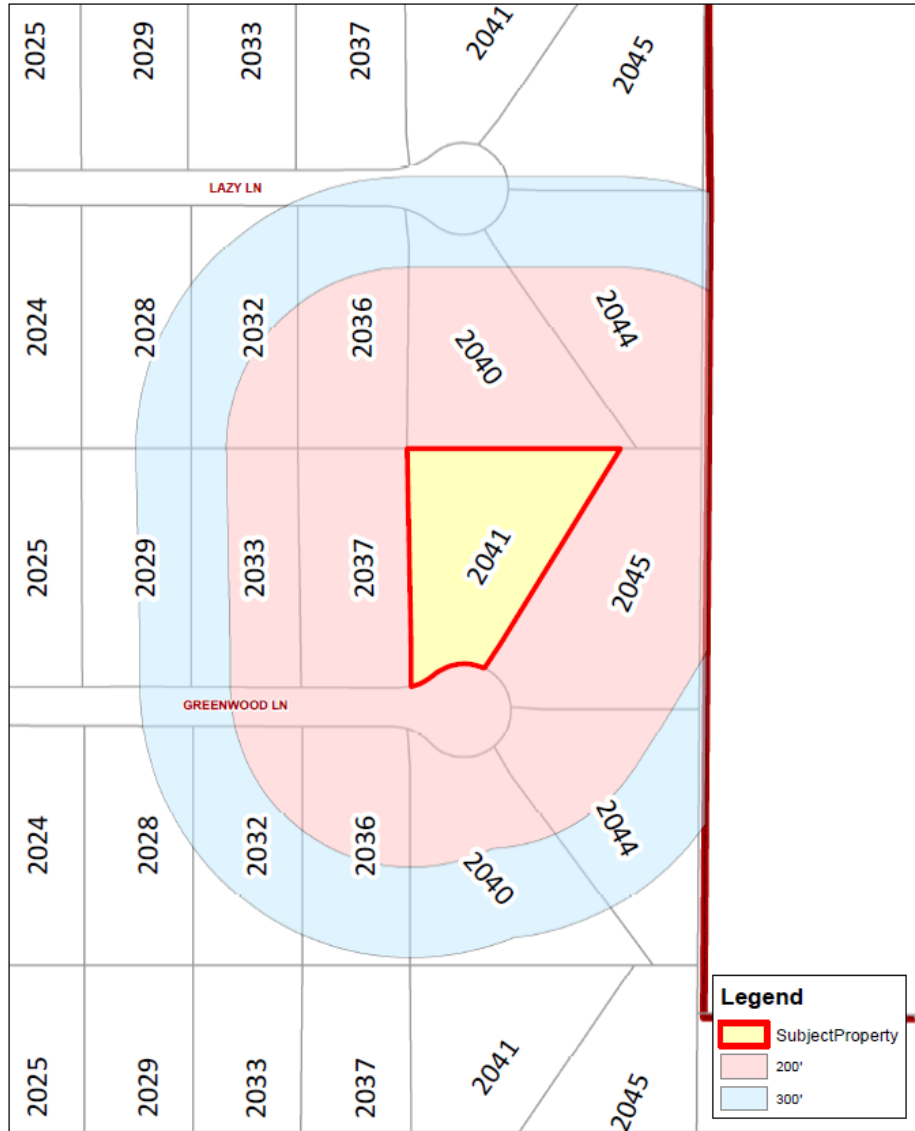
## Materials and Plans:

- The proposed structure will be constructed of brick for the front façade and Hardie board on the sides and rear.
- All colors and materials, including the composite shingle roof, shall complement the existing home.



3-2-03

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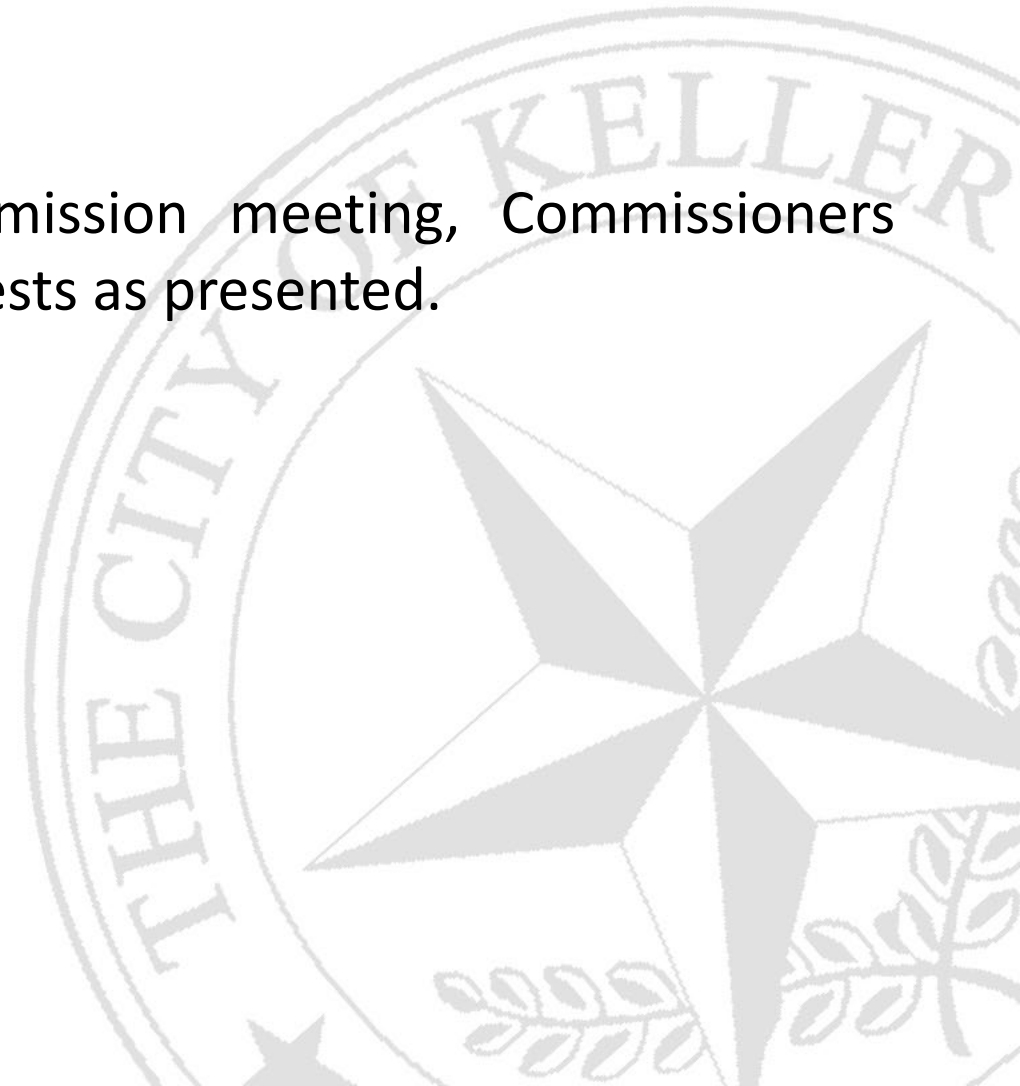


- On July 13, 2023, the City mailed 16 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on the site.
- Staff has received no response from the public regarding this request. The Applicant provided four letters of support from surrounding neighbors.

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

At the July 25, 2023, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP requests as presented.



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

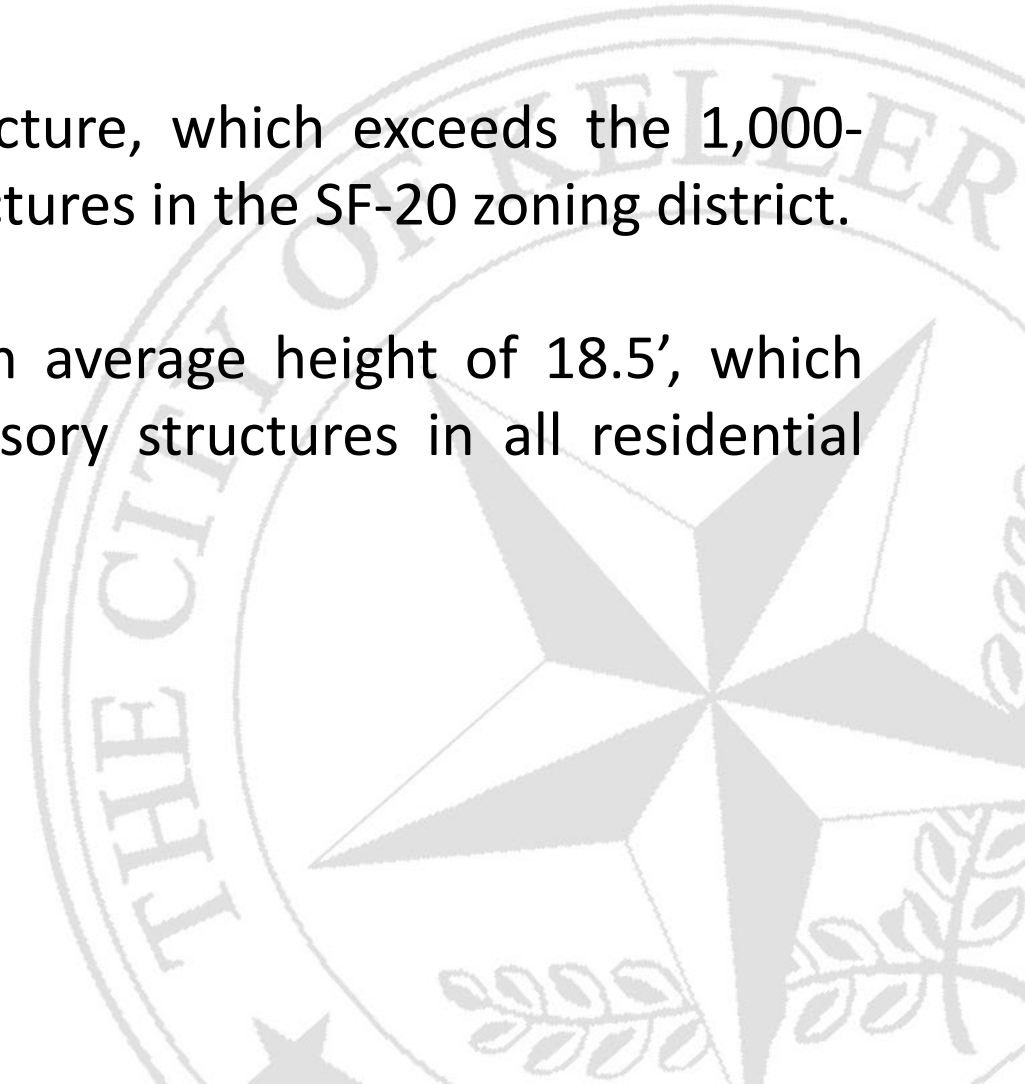
- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative 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.



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### SUP Requests:

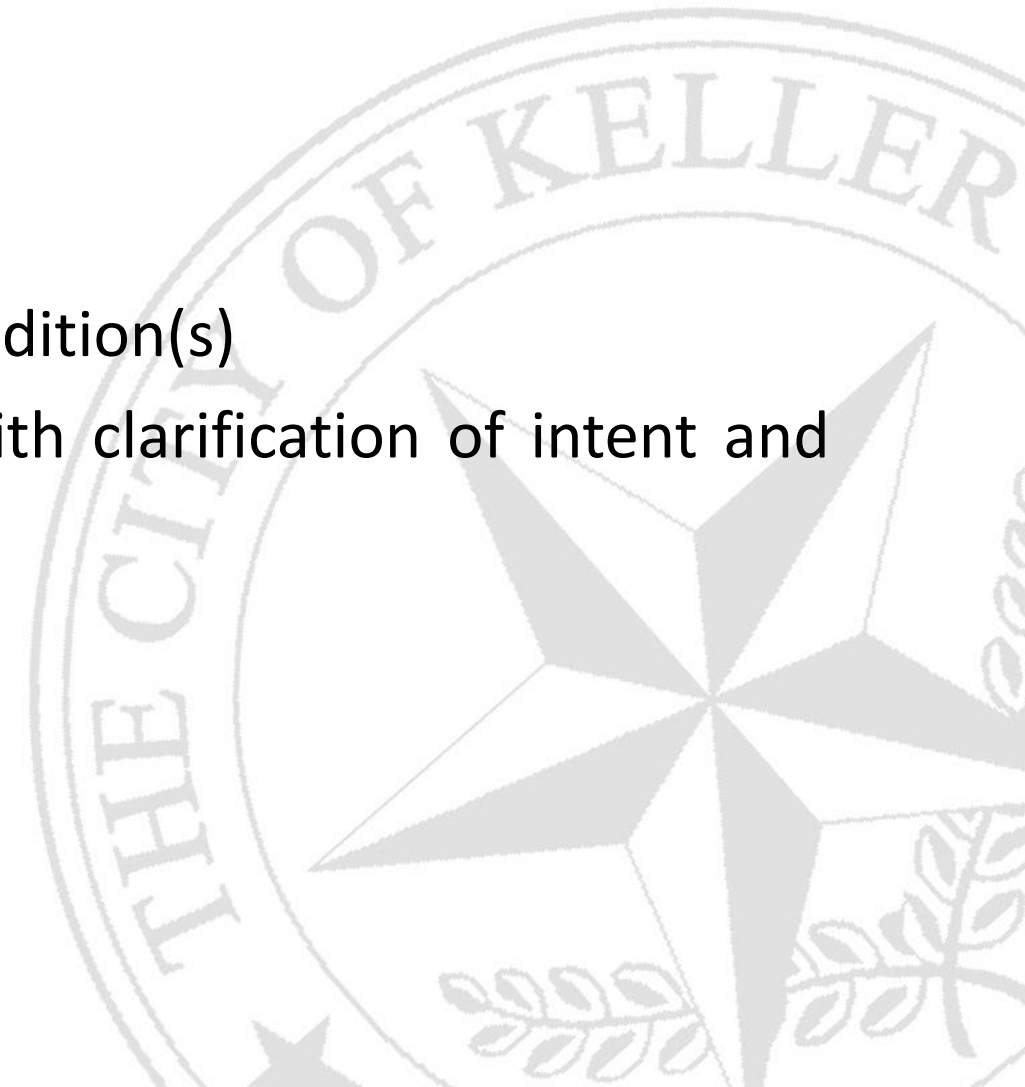
1. To build a 1,980-square-foot accessory structure, which exceeds the 1,000-square-foot maximum size for accessory structures in the SF-20 zoning district.
2. To allow the accessory structure to have an average height of 18.5', which exceeds the 15' maximum height for accessory structures in all residential zoning districts.



## Item H-2

The City Council has the following options when considering a Specific Use Permit (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?**  
**Sarah Hensley**  
**817-743-4130**