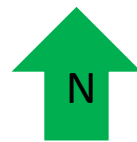
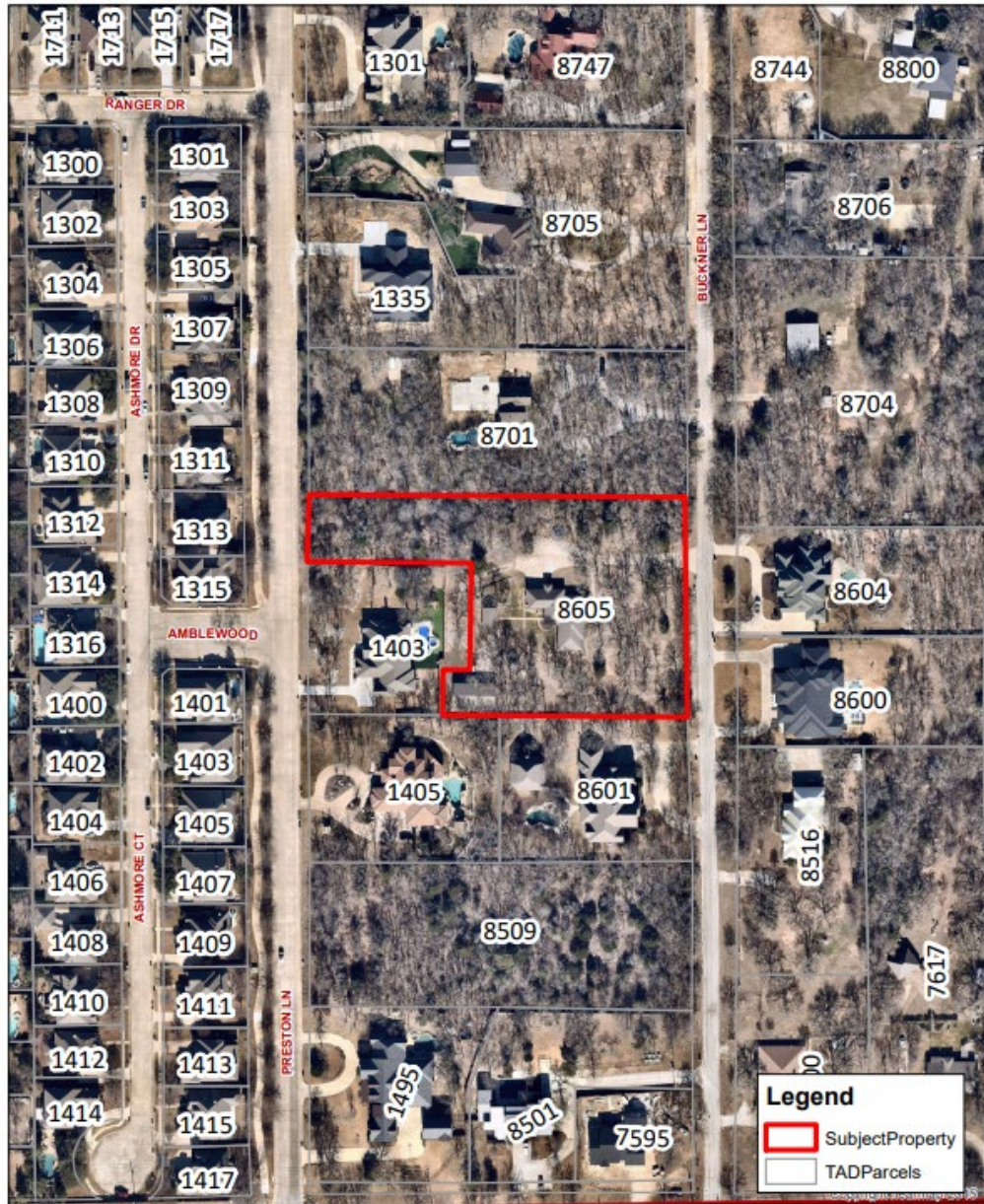


## Item H-2

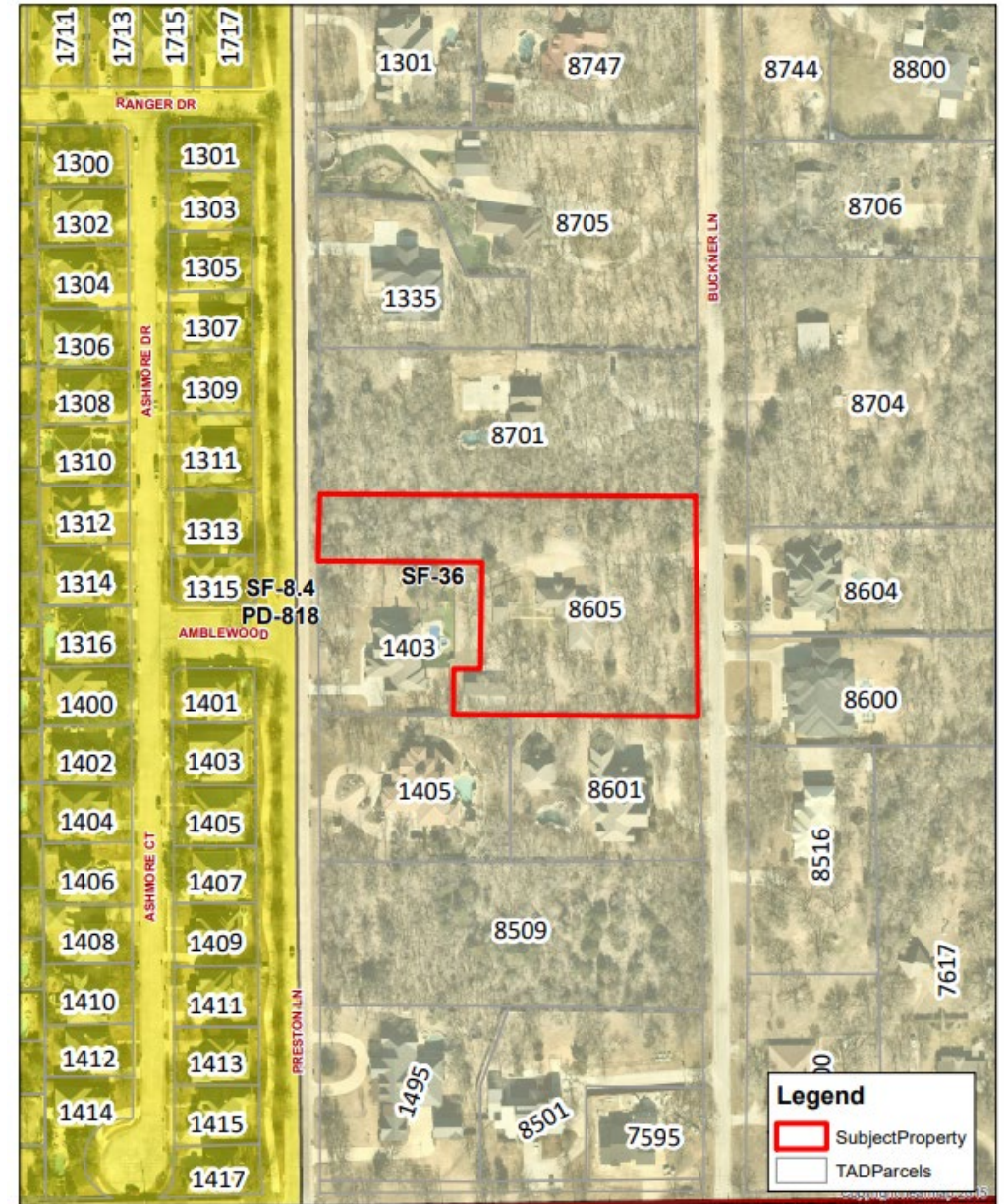
**PUBLIC HEARING:** Consider an ordinance approving Specific Use Permits (SUPs) to allow the property owner to convert approximately 750 square-feet of an existing 1,500 square-foot accessory structure into an Accessory Dwelling Unit on 2.14 acres, on the west side of Buckner Lane, approximately 600 feet northwest of the intersection of Buckner Lane and Shady Grove Road, legally described as Lot 2, Block A of the Boyer Addition, zoned Single-Family lots 36,000 square-feet or greater (SF-36), and addressed as 8605 Buckner Lane. Randy McAlister, Owner/Applicant. (SUP-23-0020).

# Item H-2 Aerial Map



Zoned:  
SF-36

# Item H-2 Zoning Map



## Item H-2

### Background:

The Applicant requests an SUP to allow conversion of approximately 750 square feet of an existing 1,500-square-foot structure into an apartment for his son and daughter-in-law. The Accessory Dwelling Unit will comprise 1 bedroom and 1.5 baths.



## Item H-2

### Site Design:

The property is approximately 2.14 acres.

Per the UDC, ADUs are permitted by an SUP on lots with a minimum of 1.5 acres.



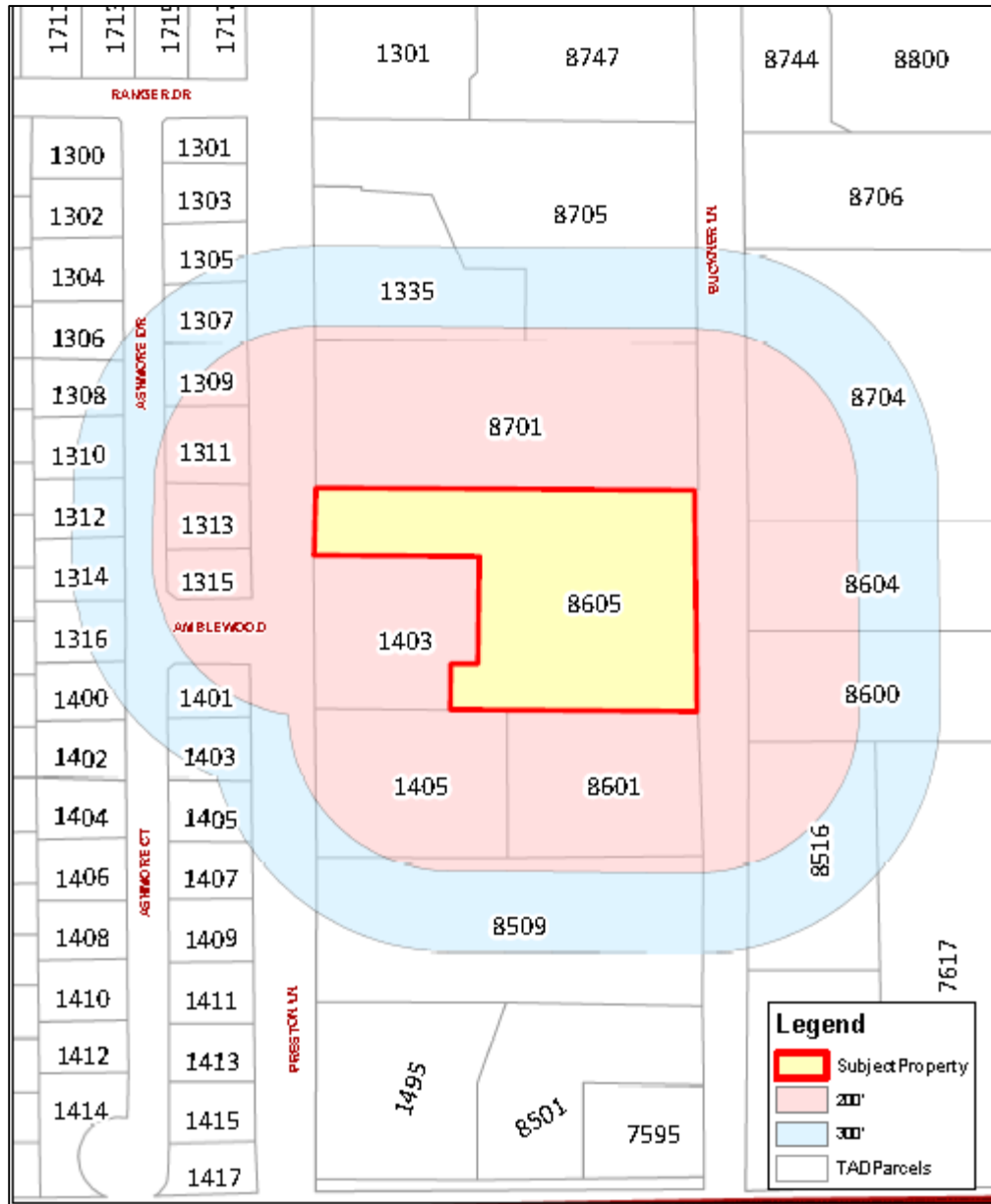
## Materials and Plans:

The structure has a siding exterior and shingled roof that complements the main dwelling unit. The structure will not be expanded to accommodate the requested conversion.

A registered sanitarian is conducting a site survey and conversion to an aerobic septic system for the main house and ADU.



## Item H-2

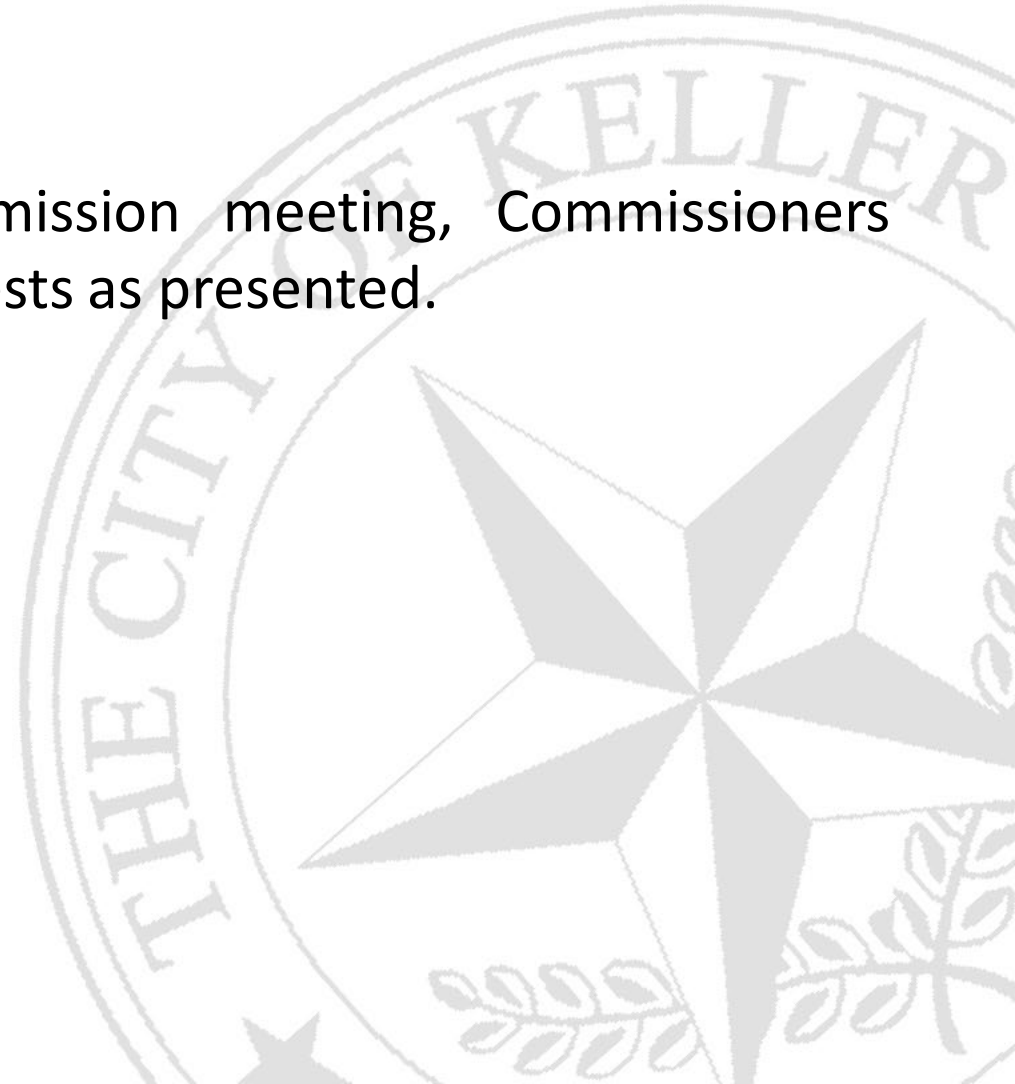


- On June 29, 2023 the City mailed 30 Letters of Notification for this public hearing to all property owners within 300 feet. A public hearing notice sign was also posted on the site.
- Staff has not received any support or opposition to this request.

## Item H-2

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

At the July 11, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP requests as presented.



## Item H-2

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-2

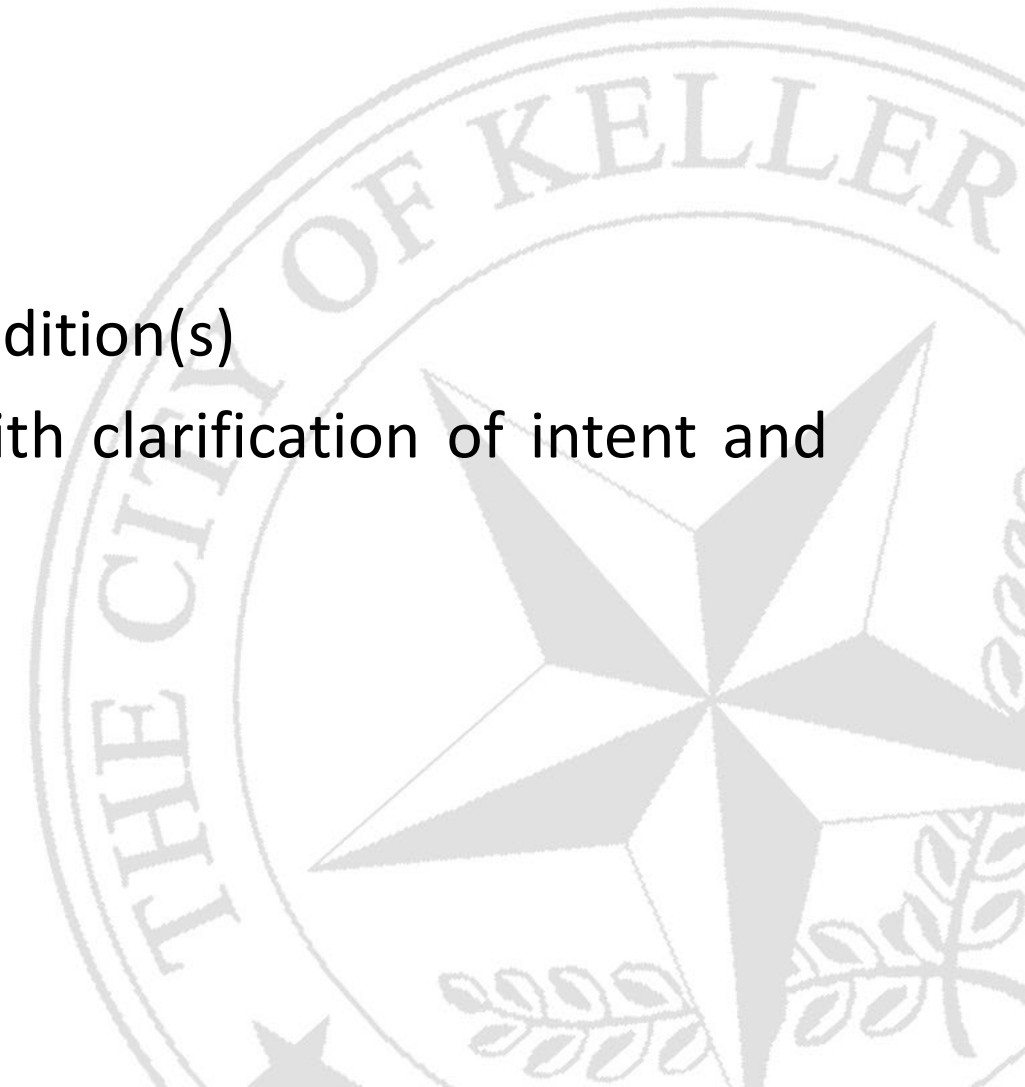
### SUP Requests:

- To convert approximately 750 square feet of an existing 1,500-square-foot accessory structure into an Accessory Dwelling Unit.
- To allow the existing accessory structure to be more than 1,200 square feet in the SF-36 zoning district.
- To allow the combined square-footage of the two existing accessory structures to be in excess of half the square-footage of the main dwelling unit (2,452 square feet).

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