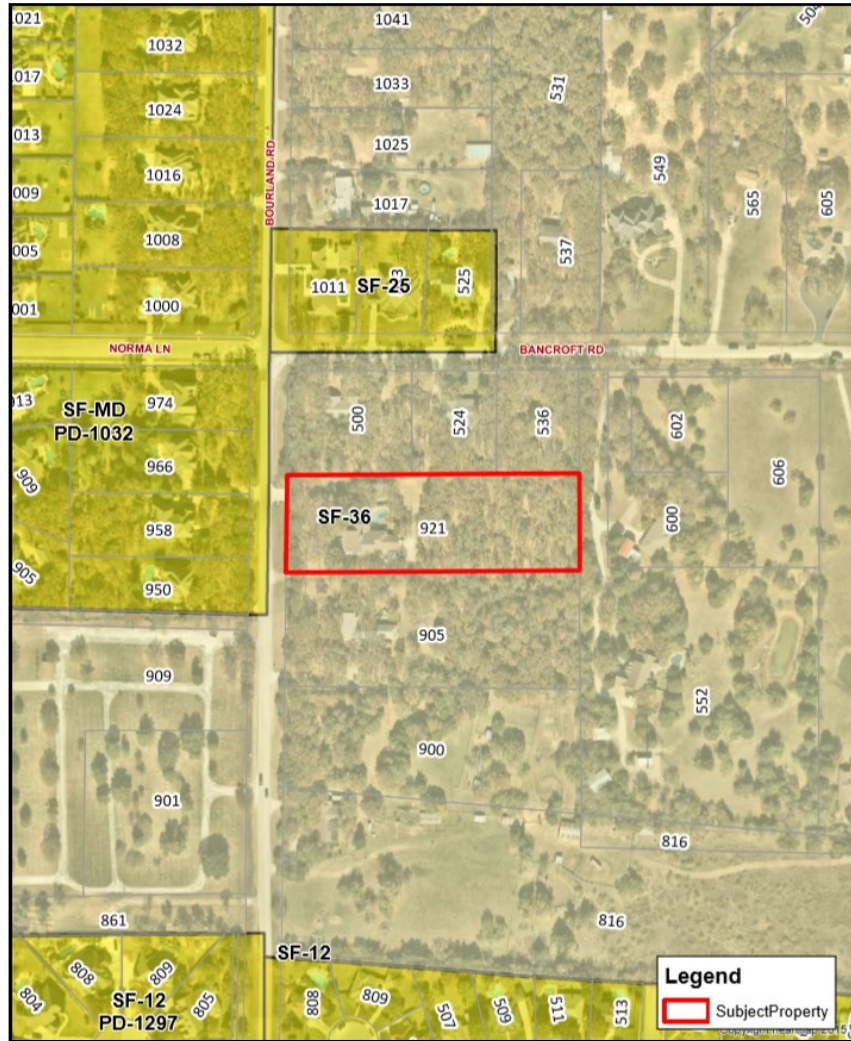


Item H-8

PUBLIC HEARING: Consider a request for two Specific Use Permits (SUP) to allow the applicant to construct a 1,408 square-foot Accessory Dwelling Unit situated on a 2.65-acre tract of land, located on the east side of Bourland Road, approximately 350 feet southeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block 1 Village Mill Addition, zoned Single Family - 36,000 square-foot lot (SF-36), located at 921 Bourland Road. Jeff Aldredge, owner. Jeff Ground, applicant. (SUP-21-0003)

Item H-8 Zoning Map



Zoned: SF-36

Item H-8 Aerial View



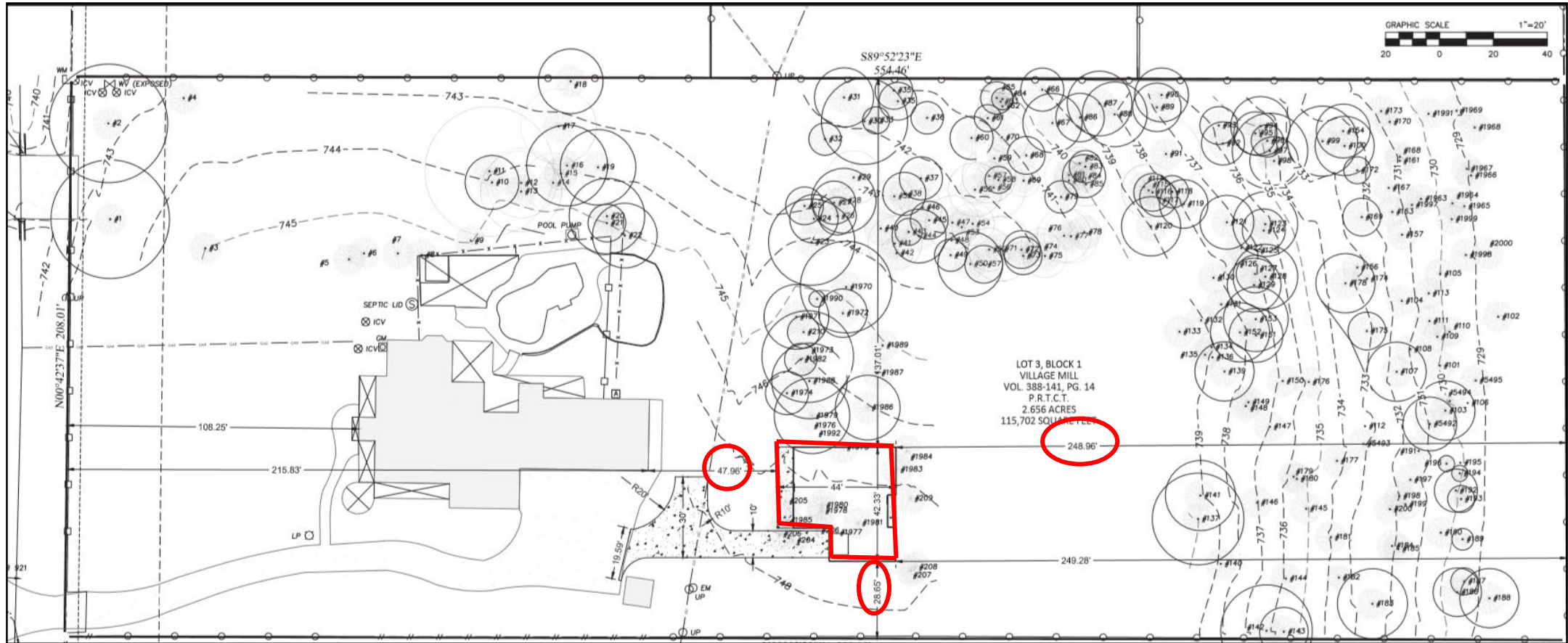
Item H-8

The applicant is proposing to construct a one-story, 1,408 square-foot accessory dwelling unit behind the existing main structure.

This request requires two SUPs:

1. An SUP for an accessory dwelling unit on a property that is at least 1.5 acres. (The property is currently 2.65-acres.)
2. An SUP for exceeding 1,200 square-feet for any accessory building.

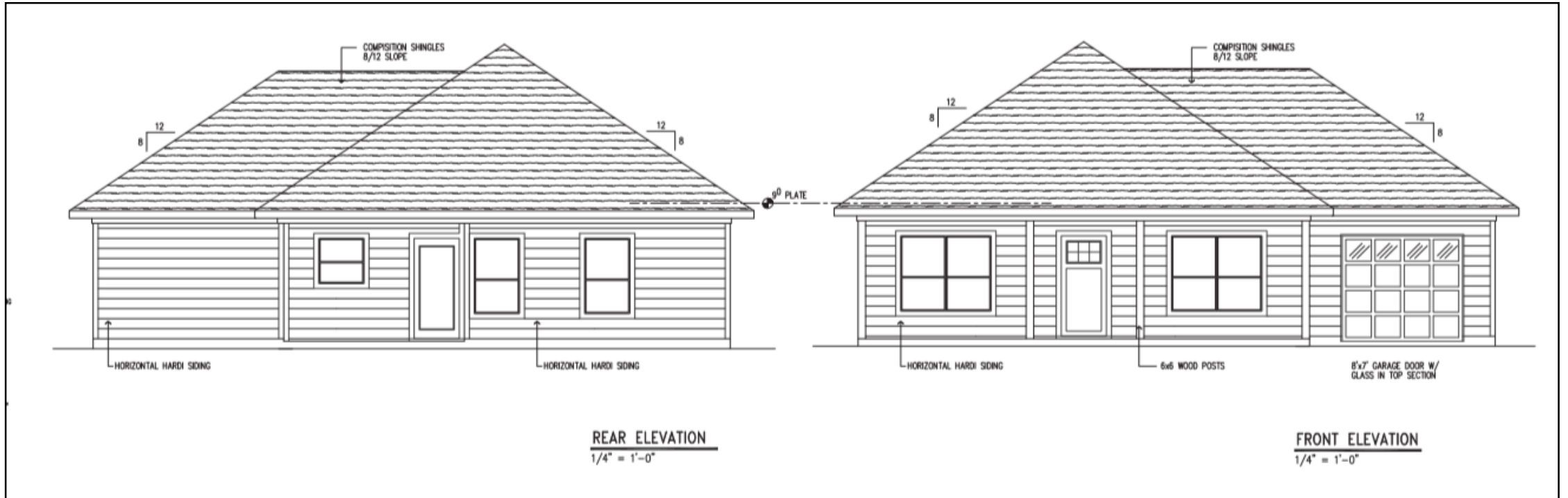
Item H-8



Exceeds all setback requirements:

- 47.96' from the main structure
- 28.65' from the south property line
- 248' from the east property line

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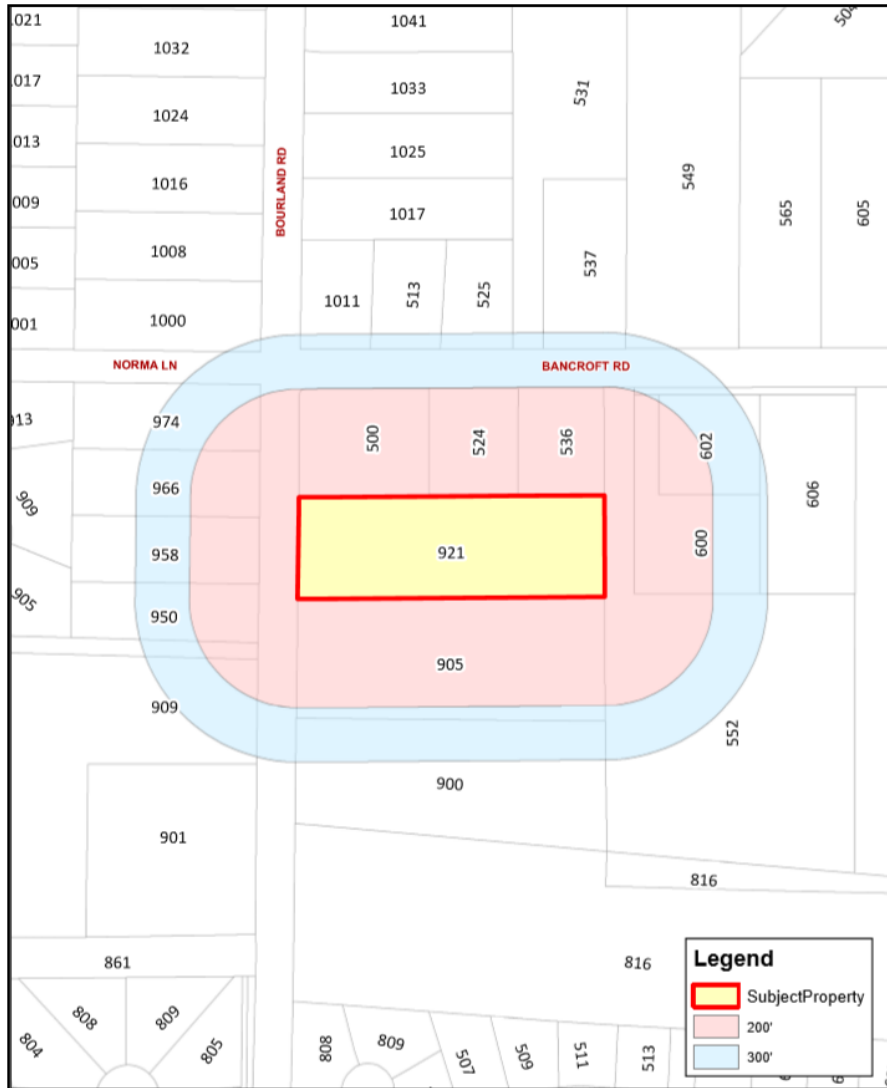
The elevations will match the existing main structure and will be 100% HardiePlank.

Item H-8



Excellence • Integrity • Service • Creativity • Communication

Item H-8



- On Feb. 11, 2021, the city mailed out 21 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- As of today, staff has not received any responses from the public.

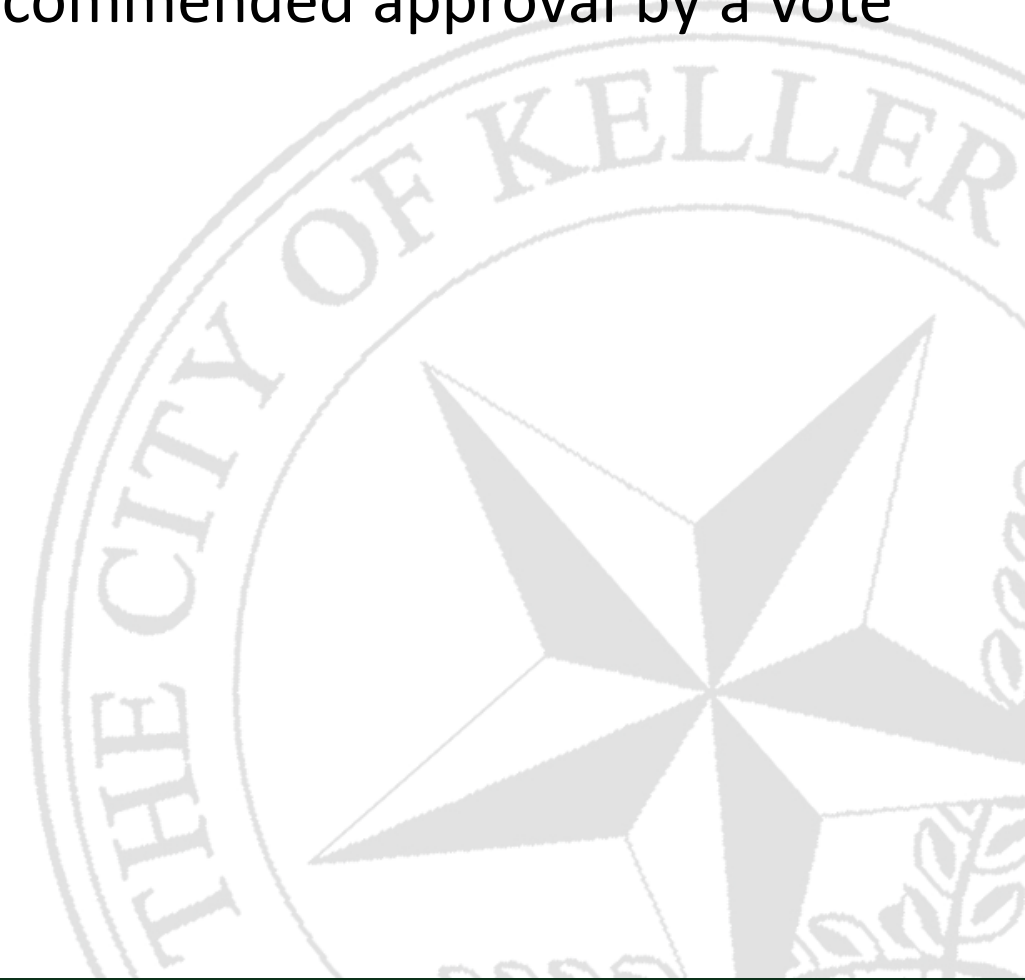
Item H-8

Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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-8

After confirming that the accessory dwelling unit would be used for a mother-in-law suite, the Planning and Zoning Commission recommended approval by a vote of 7-0 at the Feb. 23, 2021 meeting.



Item H-8

The City Council has the following options when considering a Specific Use Permit:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?
Julie Smith
817-743-4128**