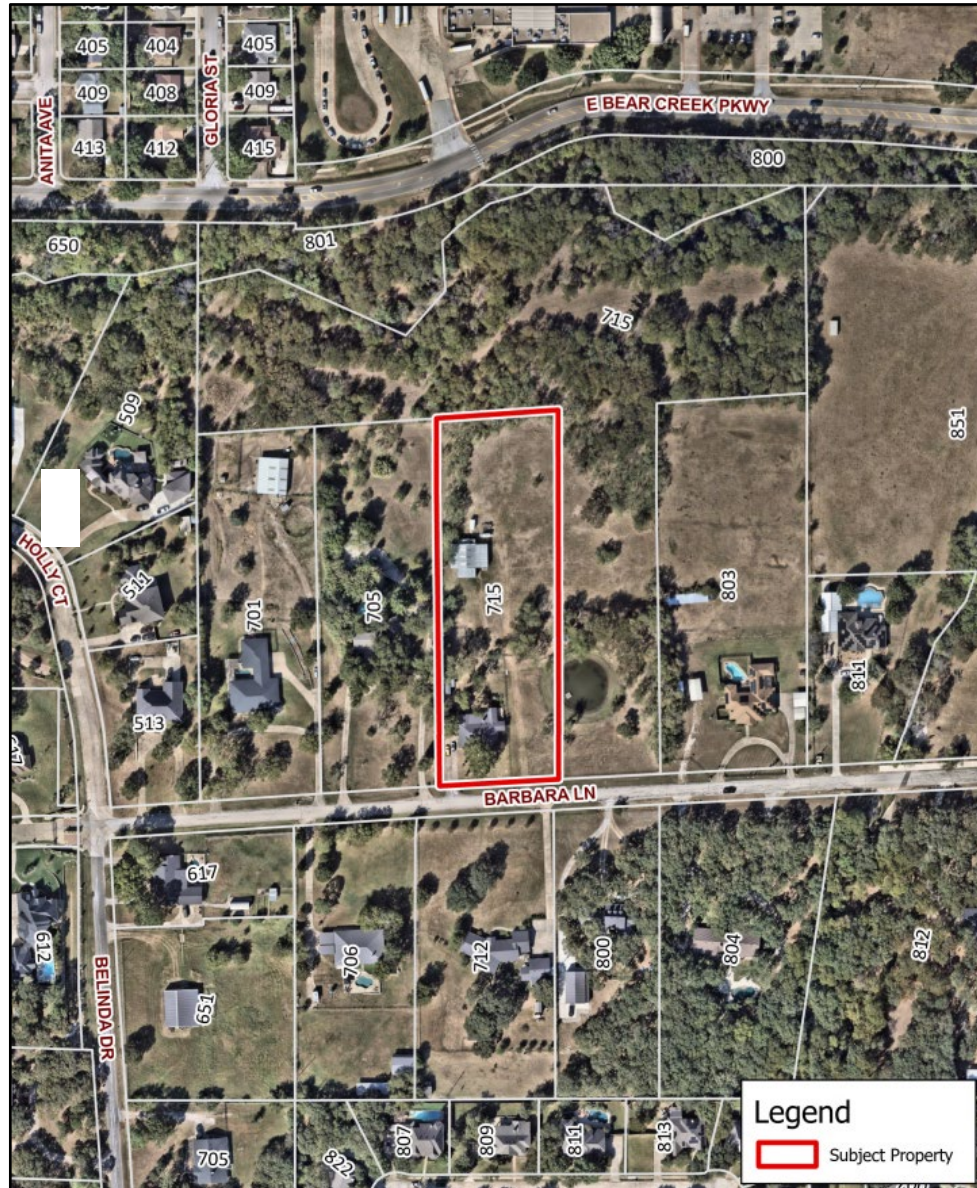


## Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to use the existing 2,101 square foot home as a temporary accessory dwelling unit while constructing a new home, on approximately 2.83 acres, located on the north side of Barbara Lane, approximately 1,350 feet west from the intersection of Barbara Lane and Rufe Snow Drive, legally described as Lot 5A, Homesite, of the Black Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 715 Barbara Lane. Douglas Stamps, Applicant/Owner. (SUP-2511-0049)

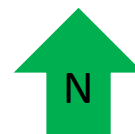
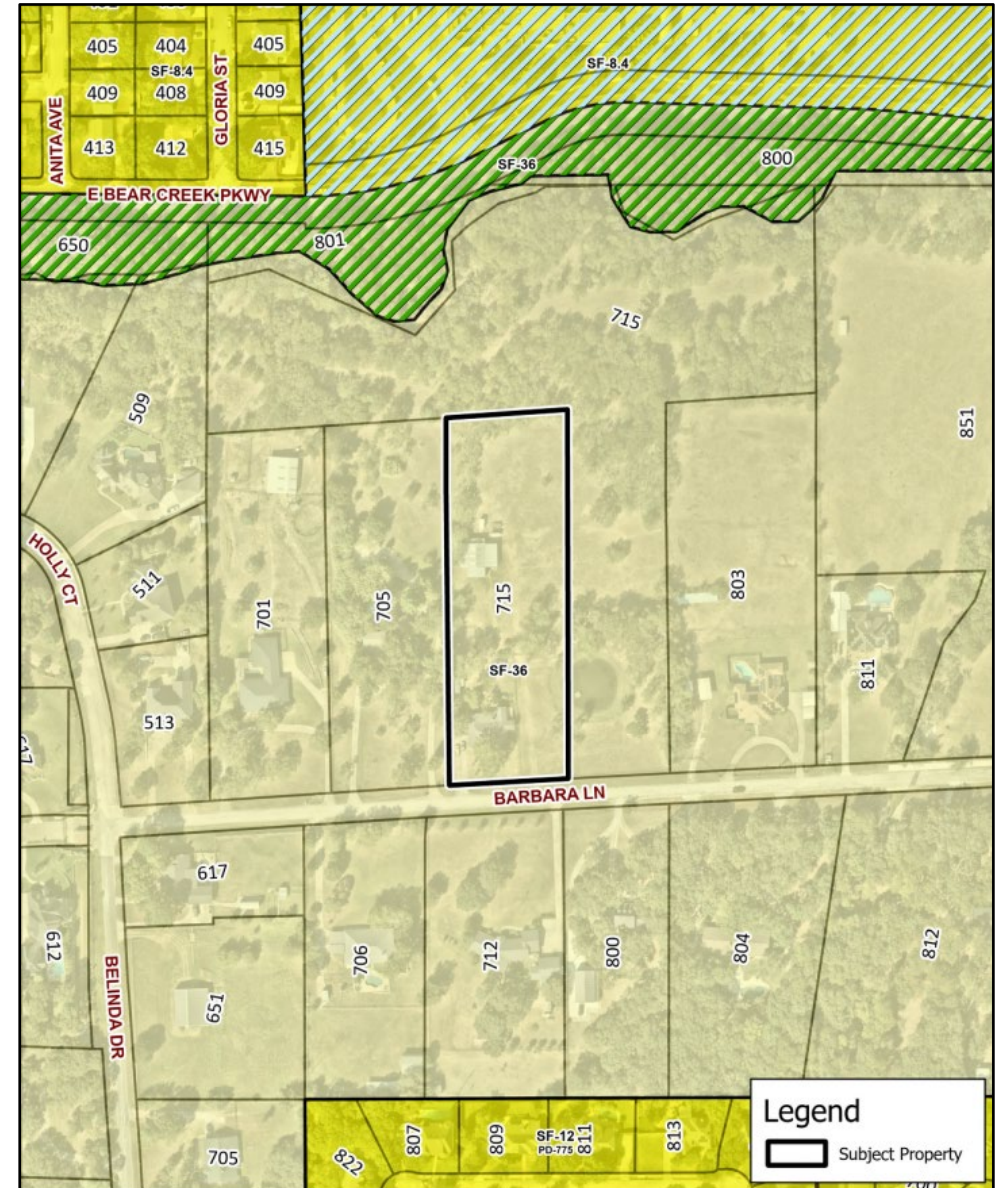


# Aerial Map



# Item H-2

# Zoning Map



Zoned:  
SF-36



## Item H-2

### Background:

The Applicant intends to construct a new single-family residence on the property located at 715 Barbara Lane. The proposed home will be approximately 3,600 square feet in total.

As part of the construction plan, the Applicant is requesting permission to use the existing home on the property as a residence for the duration of the building process, anticipated to be approximately two years. Following the construction of the new home, the existing home would be removed within six months of the final building inspection.



Approximate location of proposed home

## Item H-2

### Existing Accessory Structures:

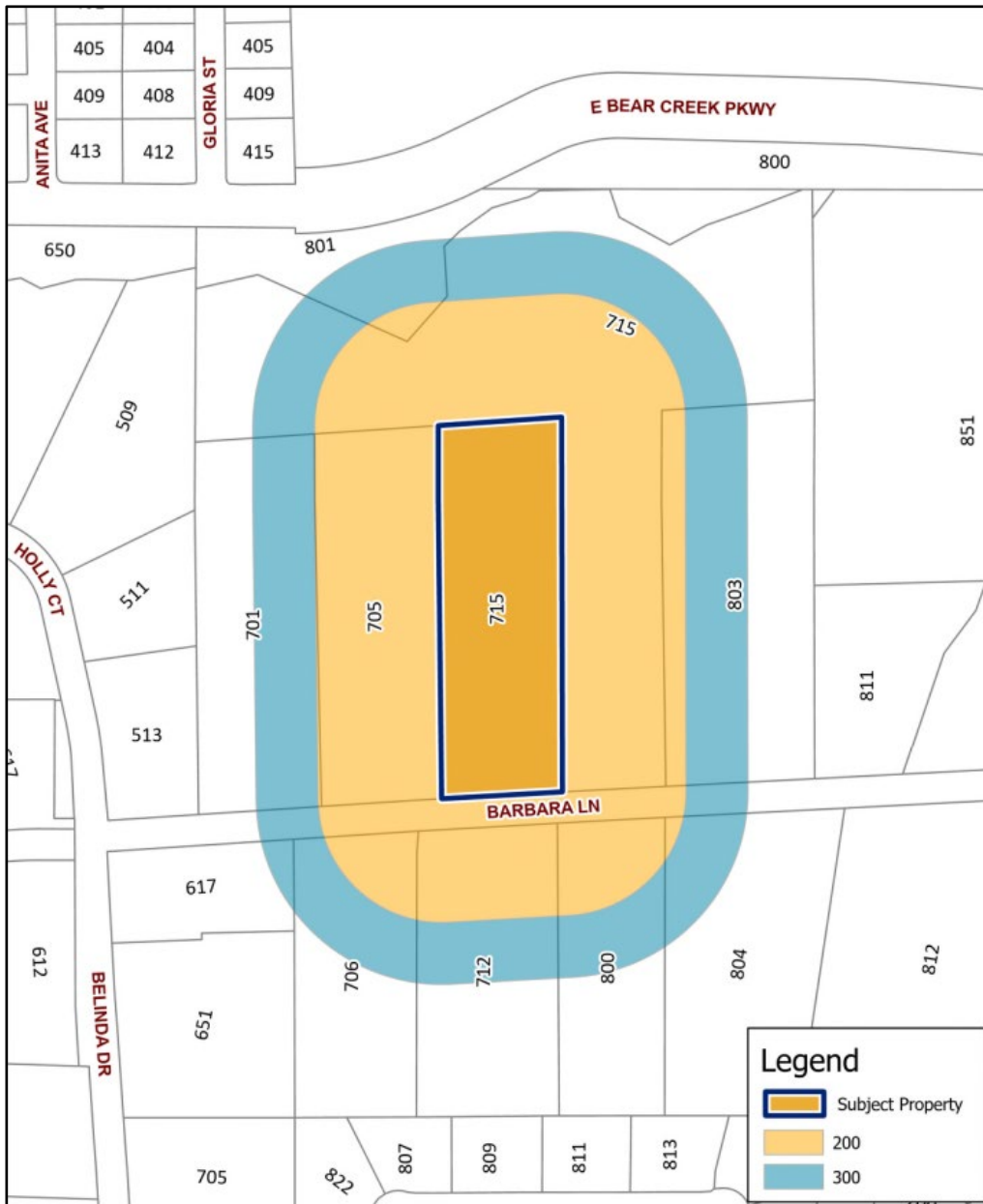
There are currently four existing detached accessory structures on the property:

1. Existing barn (To be removed at the start of construction)
2. Existing barn (To be removed at the start of construction)
3. Existing shed (To be removed at the start of construction).
4. Existing chicken coop (80 square feet) used solely for agricultural purposes, so it does not apply toward the maximum number of structures allowed.



## Item H-2

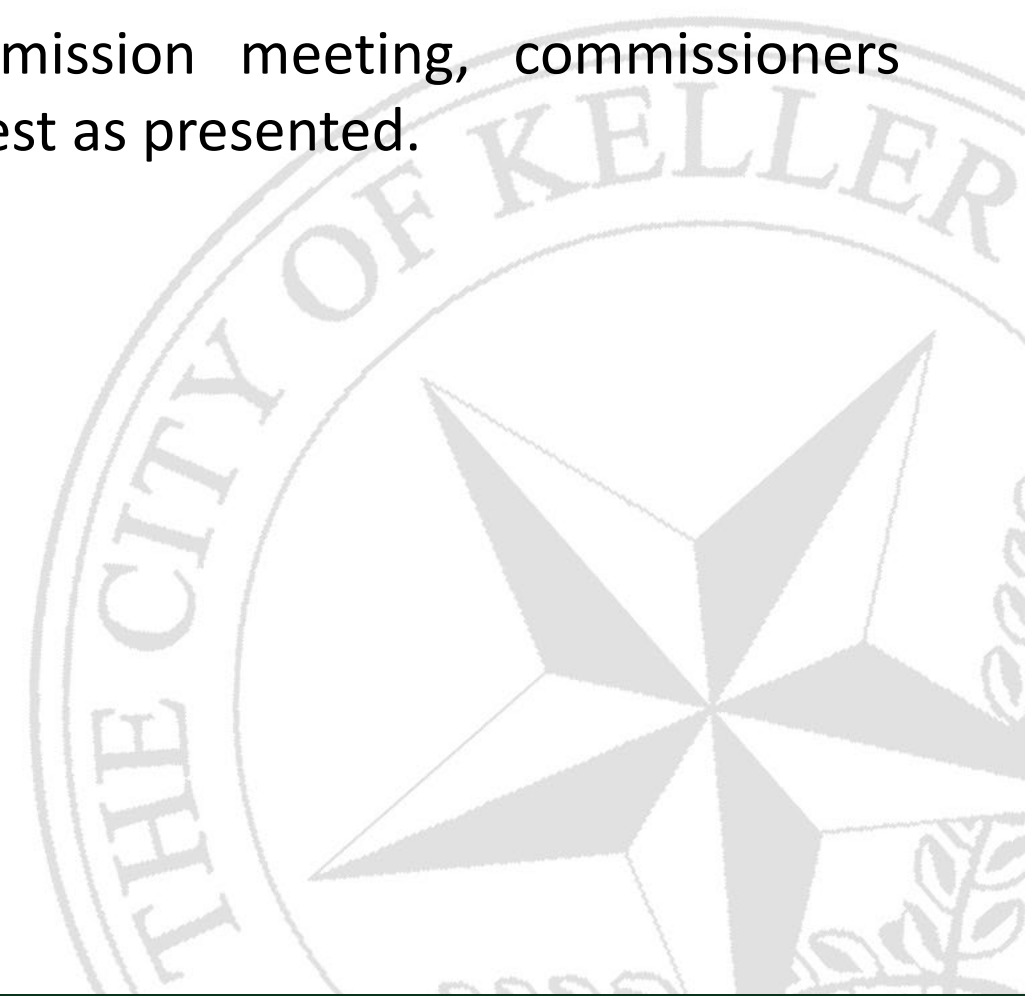
- On Nov. 26, 2025, the City mailed 10 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- Staff has received no public feedback in response to this SUP request.



## Item H-2

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

At the Dec. 9, 2025, Planning and Zoning Commission meeting, commissioners unanimously recommended approval of the SUP request as presented.



## Item H-2

Section 8.02 (F)(2)(a) of the UDC states that when considering an 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-2

### Request:

1. An SUP to allow the Applicant to reside in the existing 2,101-square-foot structure for two years during construction of a new primary dwelling, with the existing home to be removed within six months of the final building inspection.



## 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?**  
**Kalvin Eddleman**  
**817-743-4130**

Excellence • Integrity • Service • Creativity • Communication