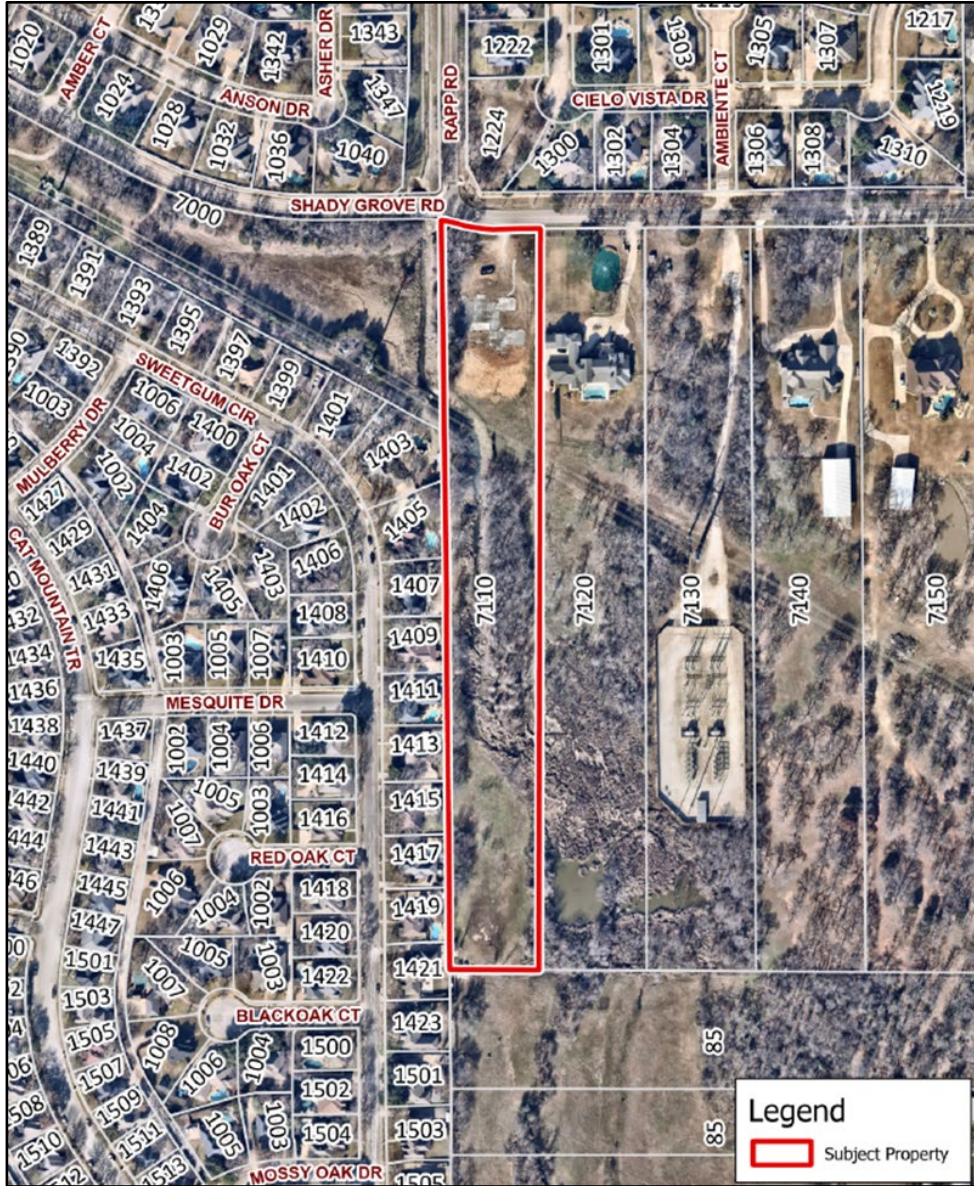


## Item H-1

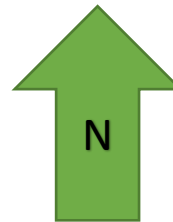
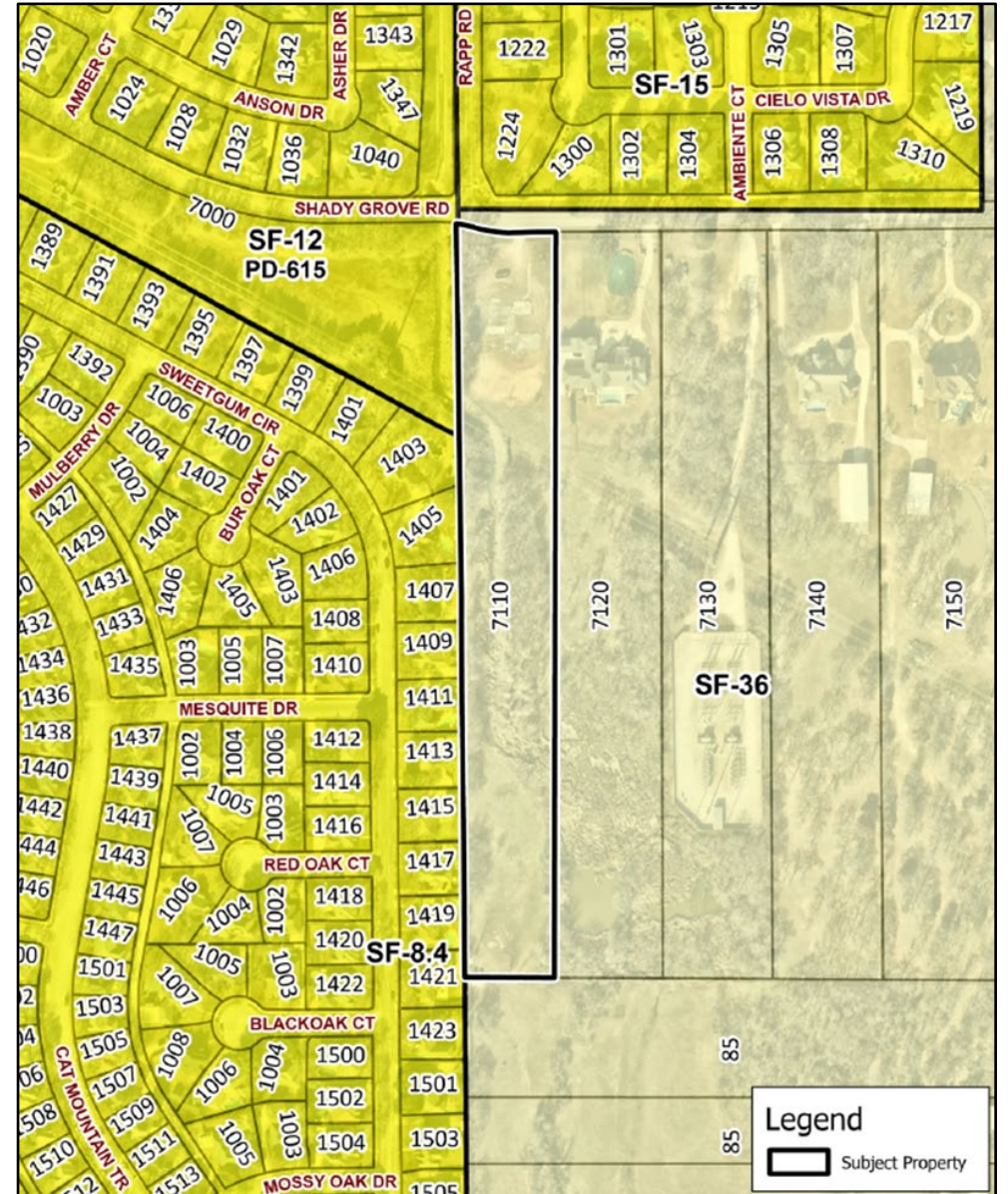
**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for a 340 square-foot Accessory Dwelling Unit on 5.2 acres located on the south side of Shady Grove Road, approximately 30 feet southeast of the intersection of Shady Grove Road and Rapp Road, legally described as Lot 1 of the Estes Farm Tracts Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 7110 Shady Grove Road. Aaron Jenkins, Owner. Susan Minton, Applicant. (SUP-2604-0007)

# Item H-1

## Aerial Map



## Zoning Map



Zoned:  
SF-36

# Item H-1

## Background:

The Applicant requests a Specific Use Permit (SUP) to construct an Accessory Dwelling Unit (ADU).

There are two SUP triggers for this structure:

1. An SUP to construct an Accessory Dwelling Unit in the SF-36 Zoning District.
2. An SUP to allow the average height of the Accessory Dwelling Unit to exceed 15 feet.

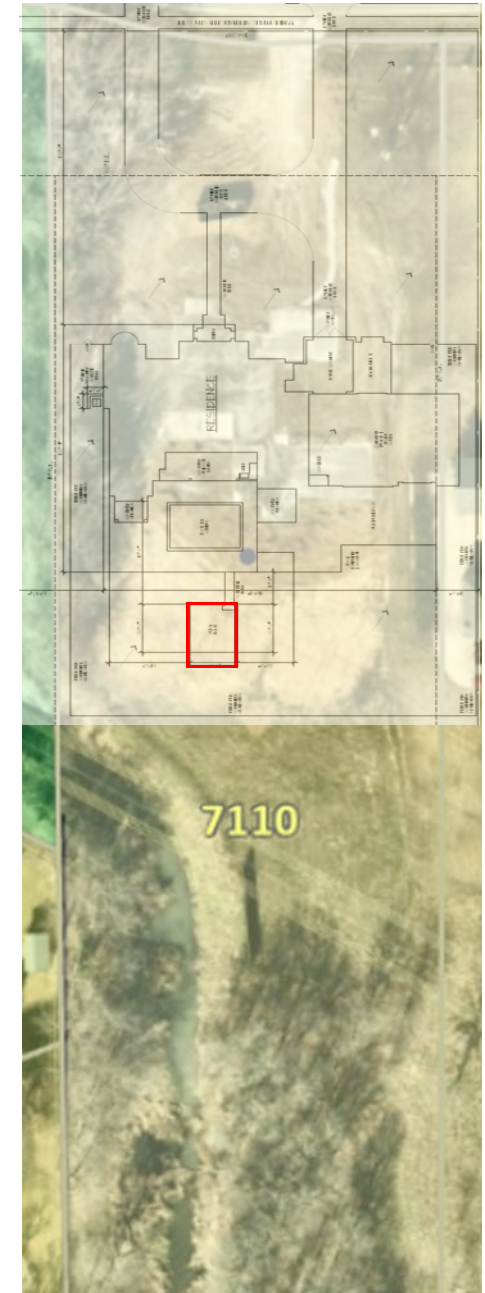


# Item H-1

## Site Design:

- The subject property is approximately 5.2 acres, and the proposed location of the ADU is positioned south of the existing home.
- The Applicant intends to follow all setback guidelines for the SF-36 district.

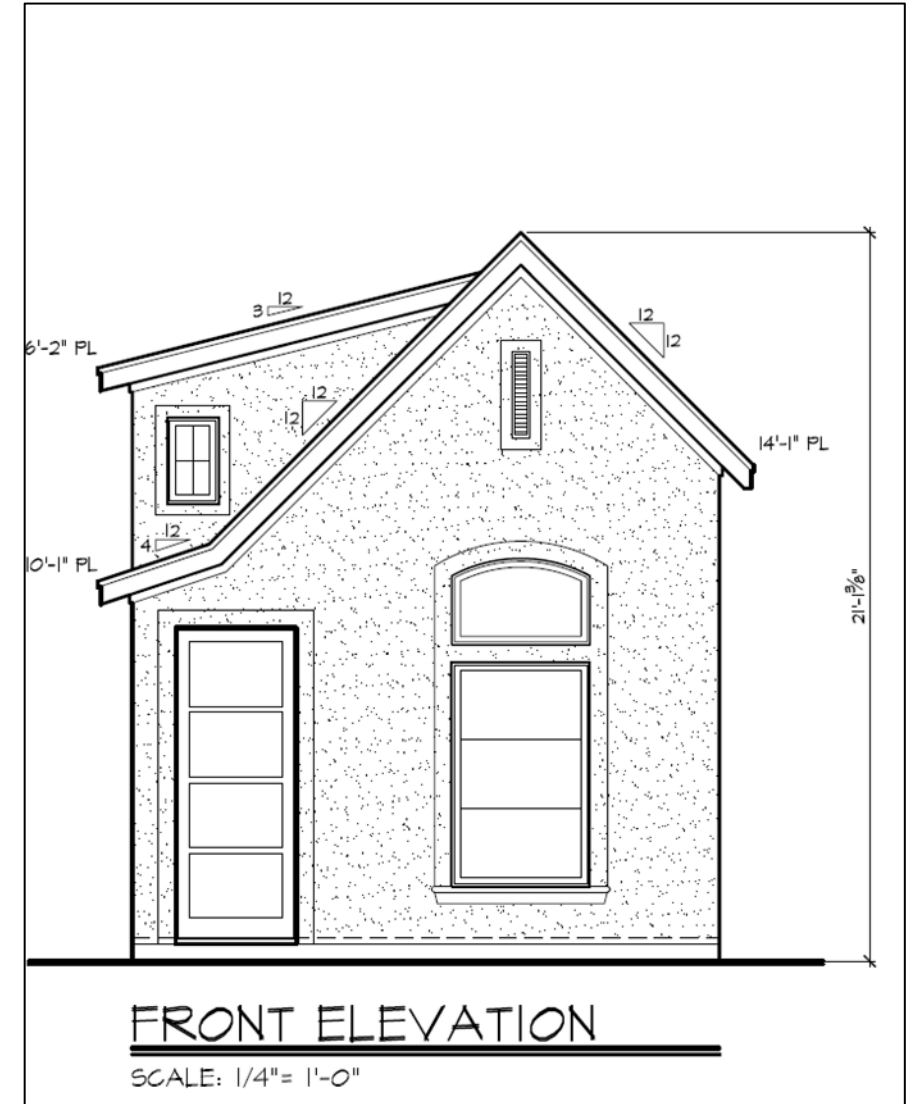
Approximate location of proposed ADU, not to scale



# Item H-1

## Building Design:

- The proposed ADU will consist of stucco and rock, matching the primary residence.
- The ADU has a peak height of 21.375' and average height of 15 feet and 7 inches.



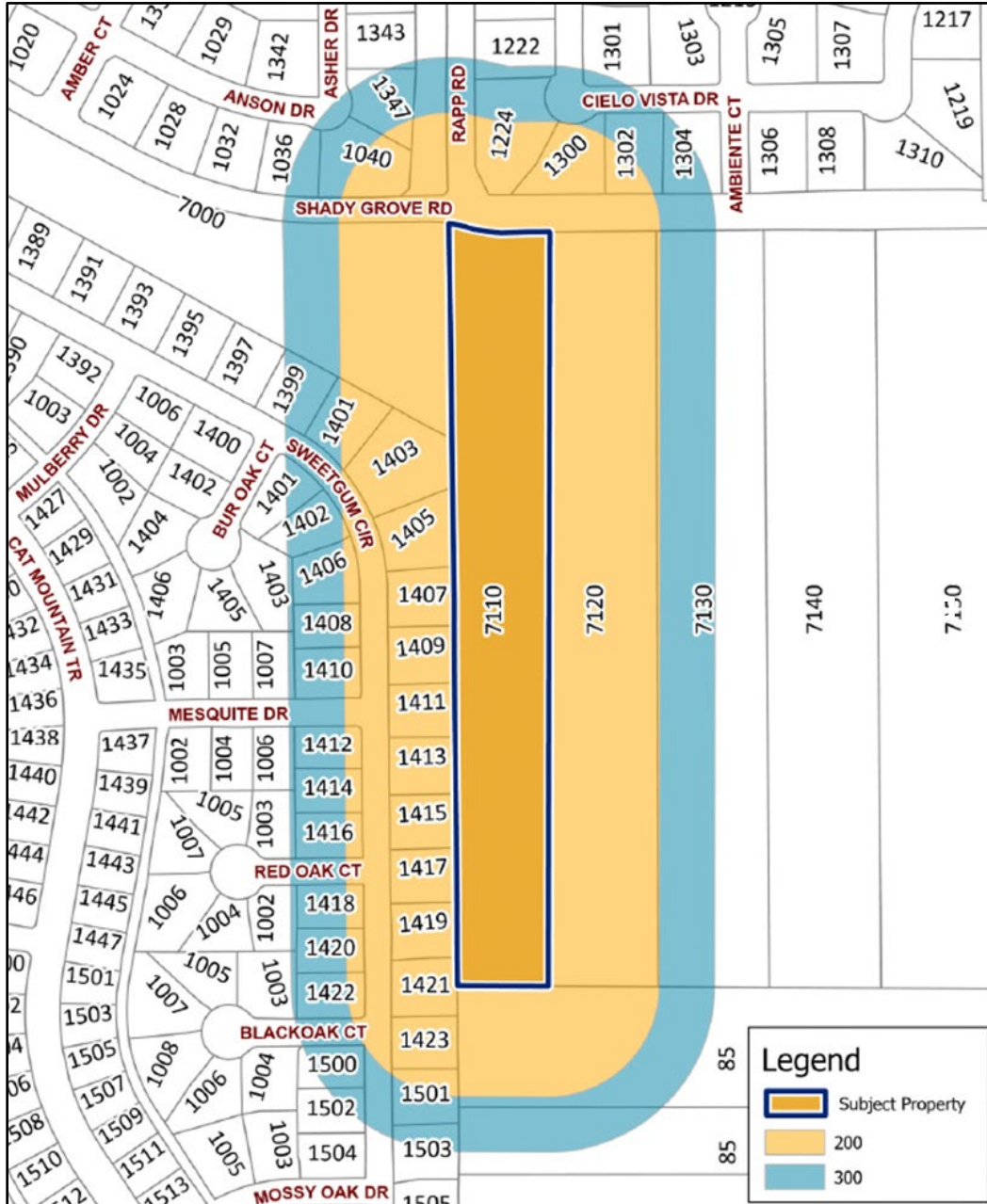
# Item H-1

## Floor Plan:

The structure will consist of a living area, bathroom, and stairs to a loft for sleep and additional space.



# Item H-1



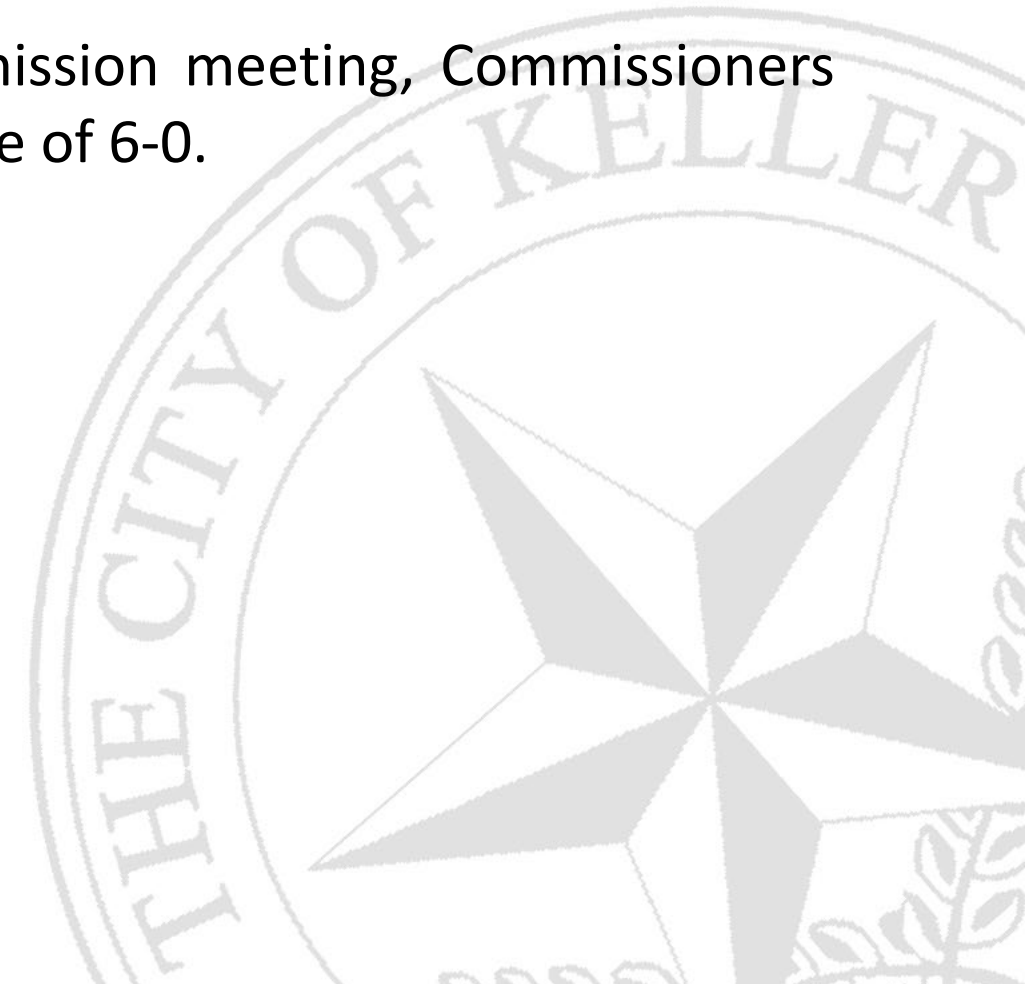
On April 16, 2026, the City mailed 50 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no public feedback in response to this SUP request.

# Item H-1

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

At the April 28, 2026, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP request by a vote of 6-0.



## Item H-1

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-1

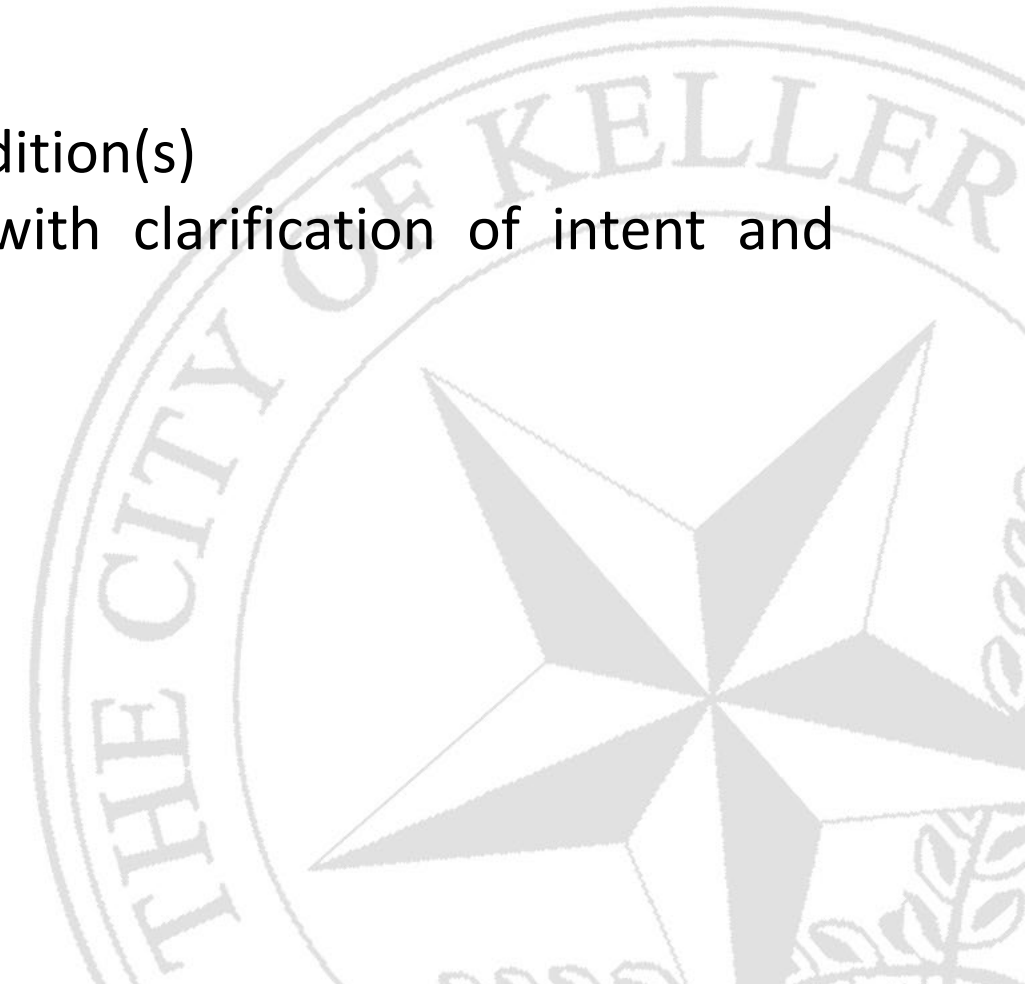
## Requests:

1. SUP to construct an Accessory Dwelling Unit in the in the SF-36 Zoning District.
2. SUP to allow the average height of the Accessory Dwelling Unit to exceed the 15 feet maximum for any accessory structure in SF-36.

## Item H-1

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?**  
**Ethan Flanders**  
**817-743-4130**

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