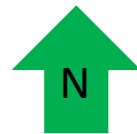


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PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits (SUPs) for an Accessory Dwelling Unit on approximately 2.02 acres of land, approximately 700 feet northwest of the intersection of South Pearson Lane and Union Church Road, legally described as Lot 1, Block A of Rockwell Addition, Zoned Single-Family 36,000 square-feet or greater (SF-36), and addressed 336 S. Pearson Lane. Stephen O’Roark, Owner/Applicant. (SUP-22-0022)

Item H-1 Aerial Map



Zoned:
SF-36

Item H-1 Zoning Map



Item H-1

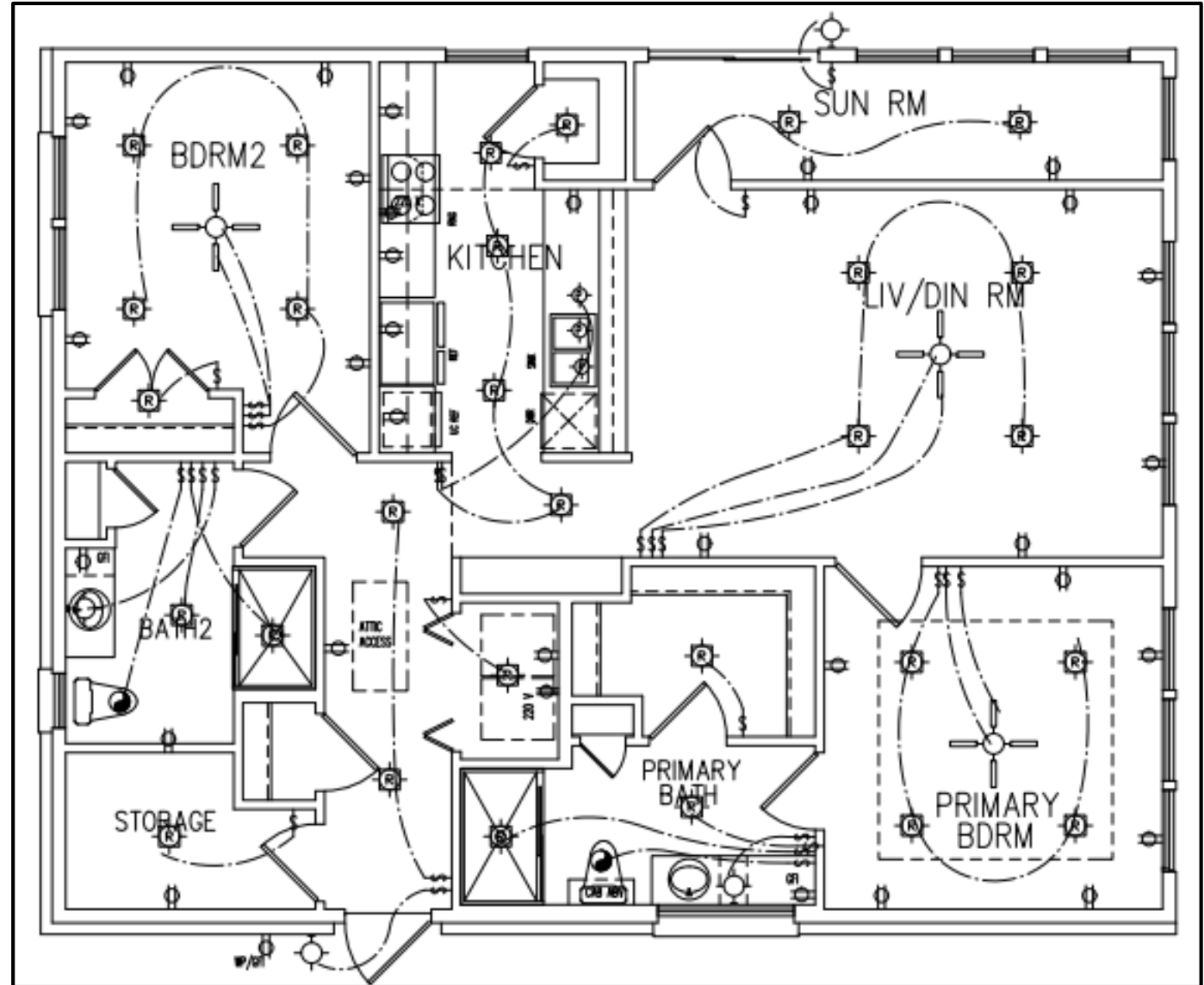
Background:

The Applicant requests two SUPs to construct an Accessory Dwelling Unit (ADU) for his mother. She is also the caretaker of his and his wife's three children.

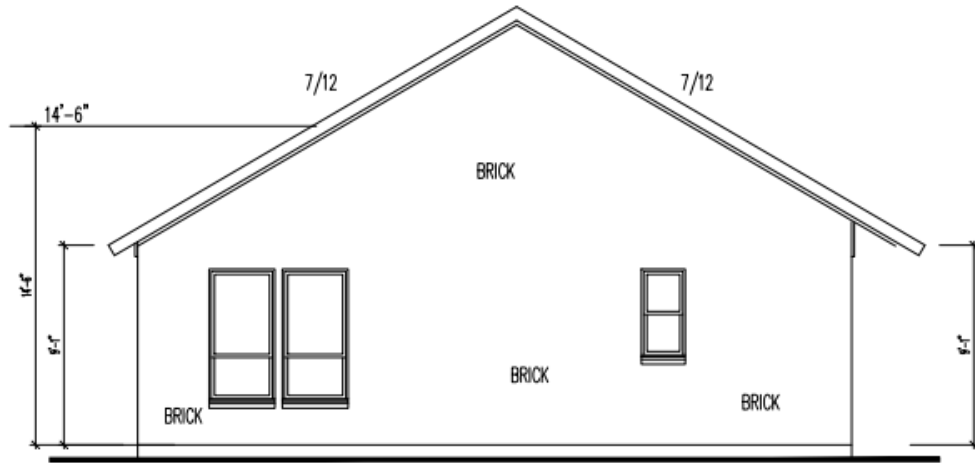
An SUP is required for all ADUs. In this case, a second SUP is necessary because when combining the square footage of the proposed ADU (1,356 square feet) with the other existing accessory structure (640 square feet), the combined square footage (1996 square feet) is greater than 50% of the home (3,625 square feet) by 183.5 square feet.

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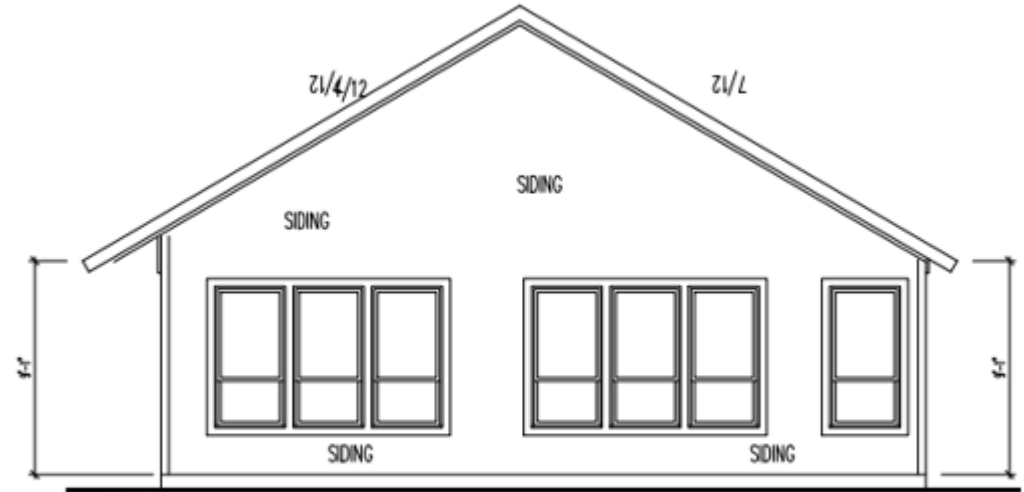
The ADU's floorplan includes two bedrooms and two bathrooms, a kitchen, storage space, living/dining room, and sunroom.



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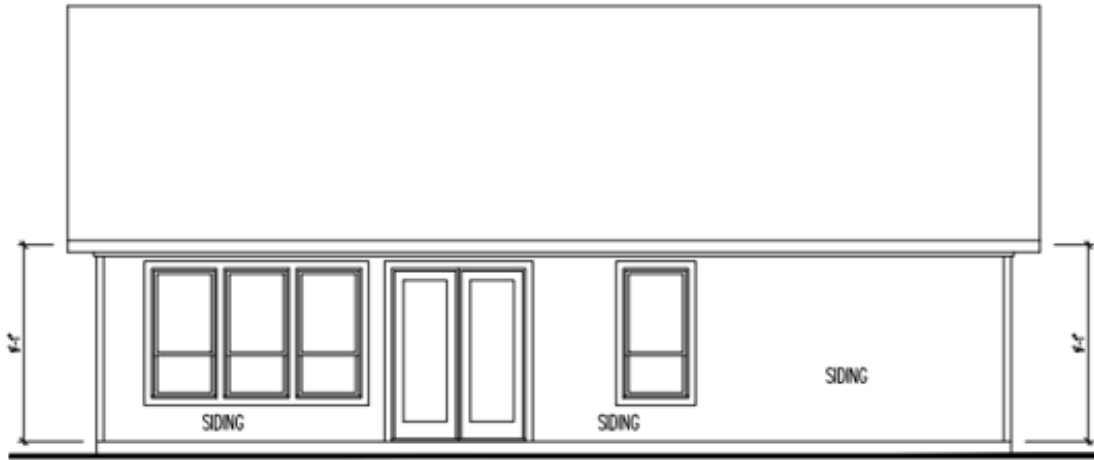


East Elevation
Faces S. Pearson

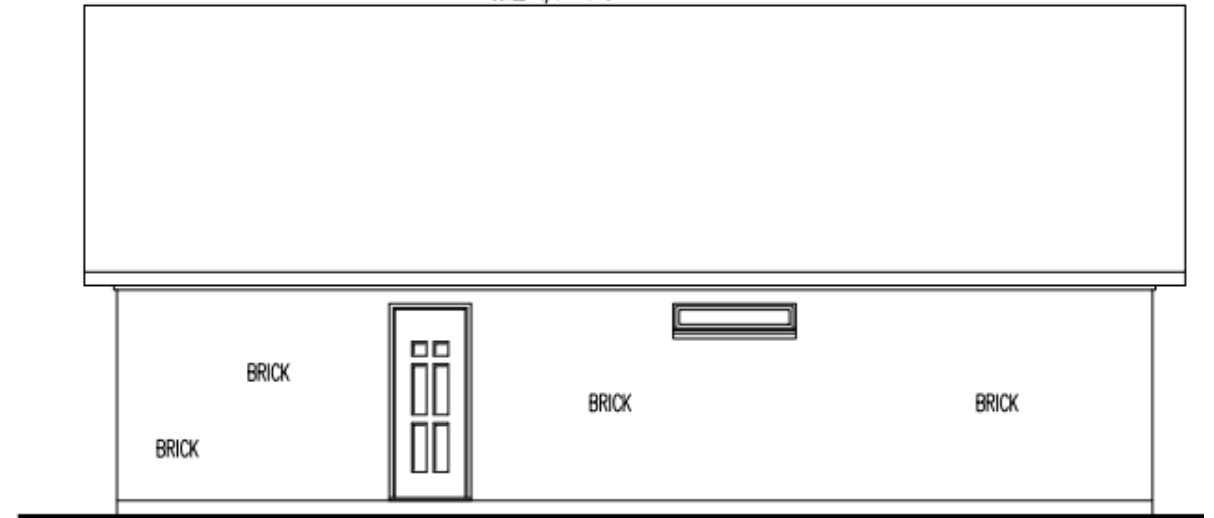


West Elevation

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South Elevation



North Elevation

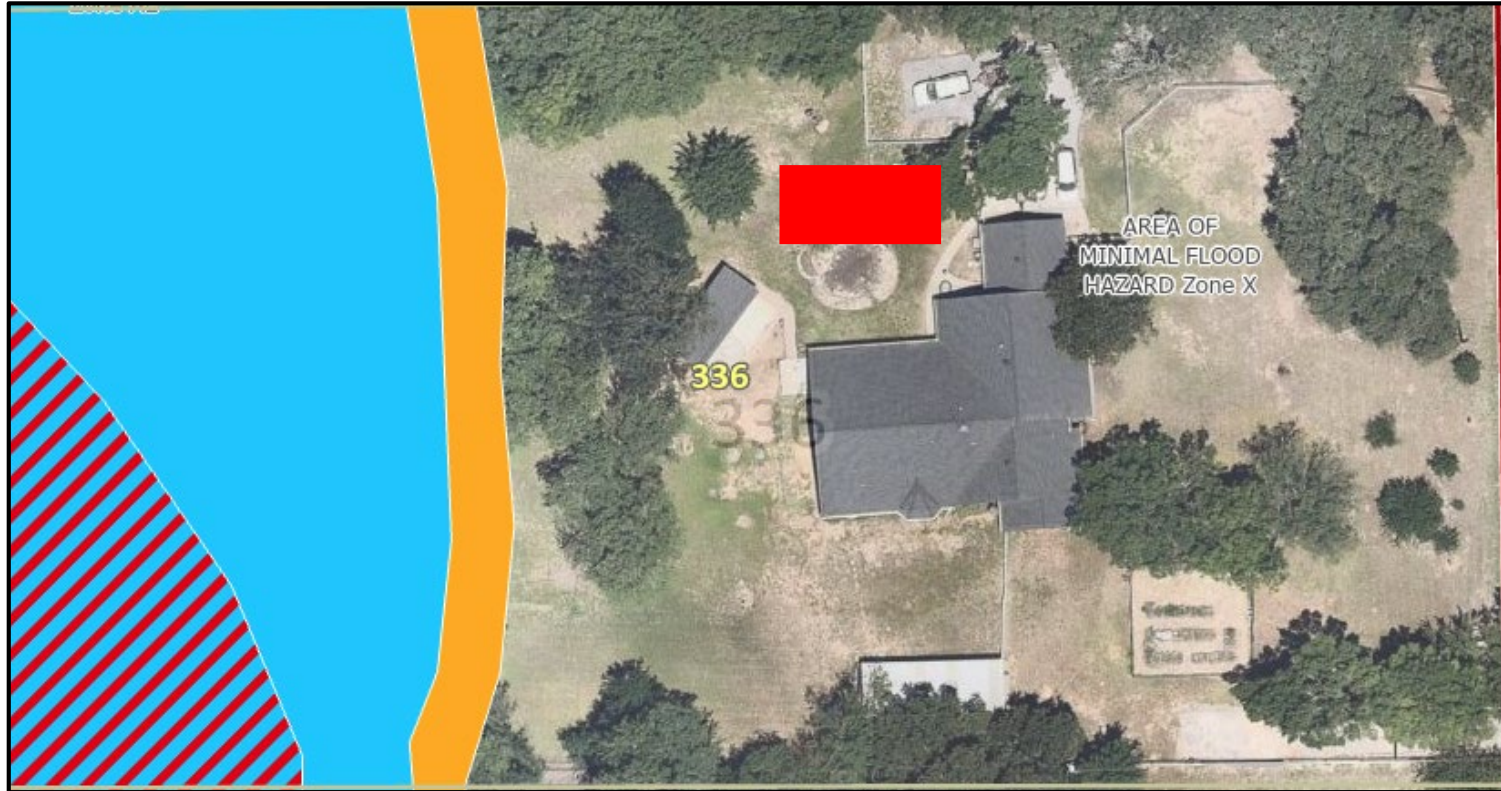
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The accessory building circled in red will be removed to build the proposed ADU.

The other accessory building, toward the south property line, will remain.




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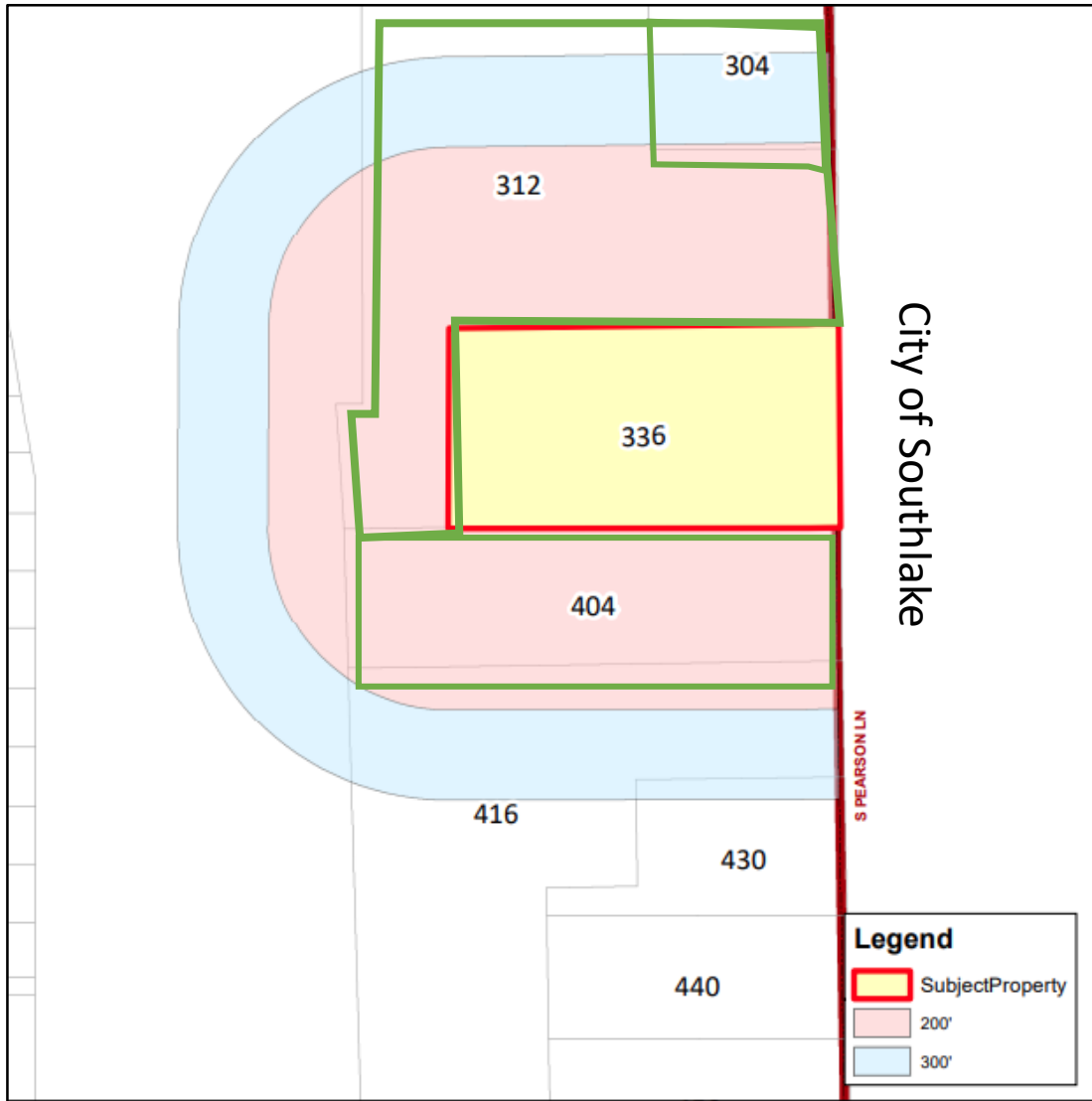
 Location of proposed ADU (not to scale)

There is floodway to the west (rear) of the property.

The proposed ADU will not be located in floodway.

-  Regulatory Floodway
-  1% Annual Chance Flood Hazard
-  0.2% Annual Chance Flood Hazard

Item H-1



- On June 30, 2022, the City mailed 7 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site, including 1 to the City of Southlake. A public hearing notice sign was also posted on the site.
- The Applicant provided staff with an email of support from an adjacent neighbor.
- The Applicant stated that the owner of three tenant-occupied properties to the north did not have any opposition to the proposed ADU.
- As of today, staff has received no additional support or opposition to the SUP request.

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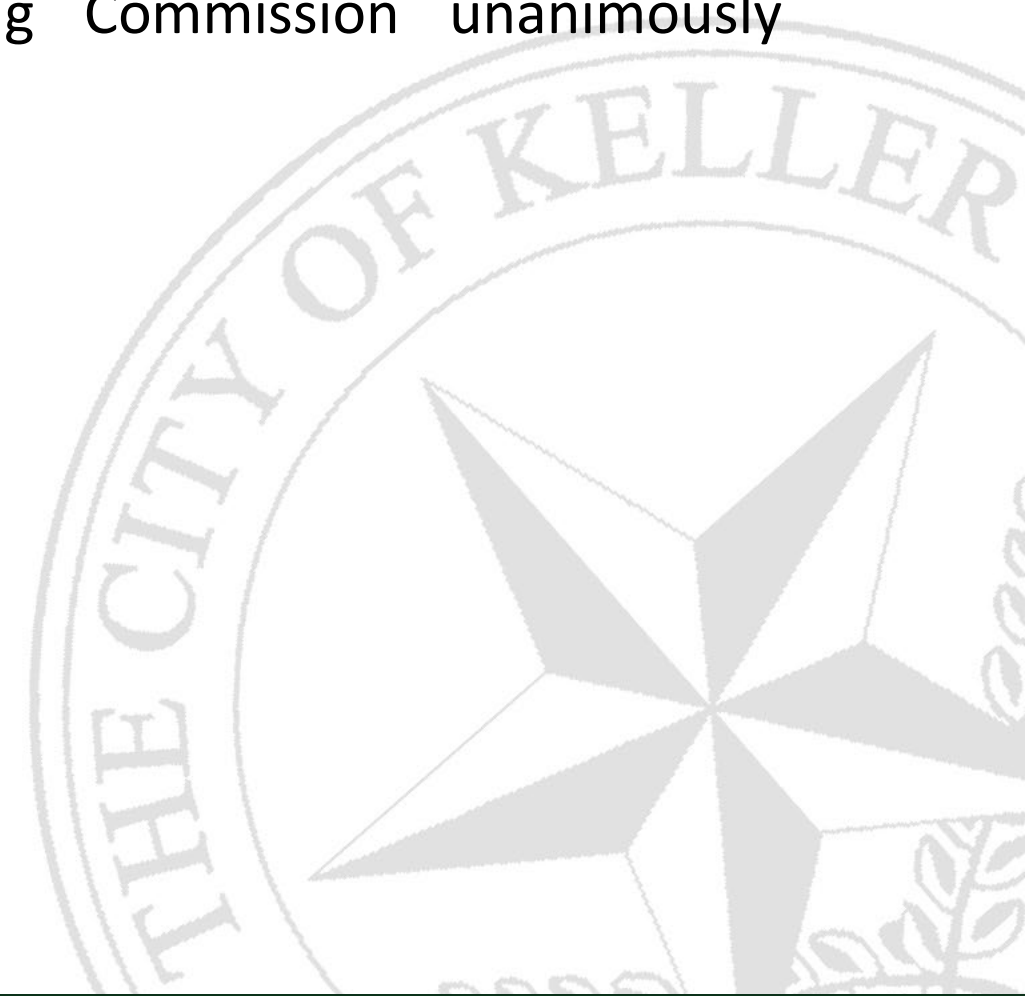
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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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Planning & Zoning Commission Recommendation:

On July 12, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP requests.



Item H-1

SUP Requests:

- To construct an Accessory Dwelling Unit, and
- Allow the Applicant to go over 50% of the square footage of the existing home. When combining the square footage of the proposed ADU (1,356 square-feet) with the other existing accessory structure (640 square feet), the combined square footage (1,996 square-feet) is greater than 50% of the home (3,625 square-feet) by 183.5 square-feet.

The City Council has the following options when considering a Specific Use Permit (SUP) request:

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



Questions?
Julie Smith
817-743-4130

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