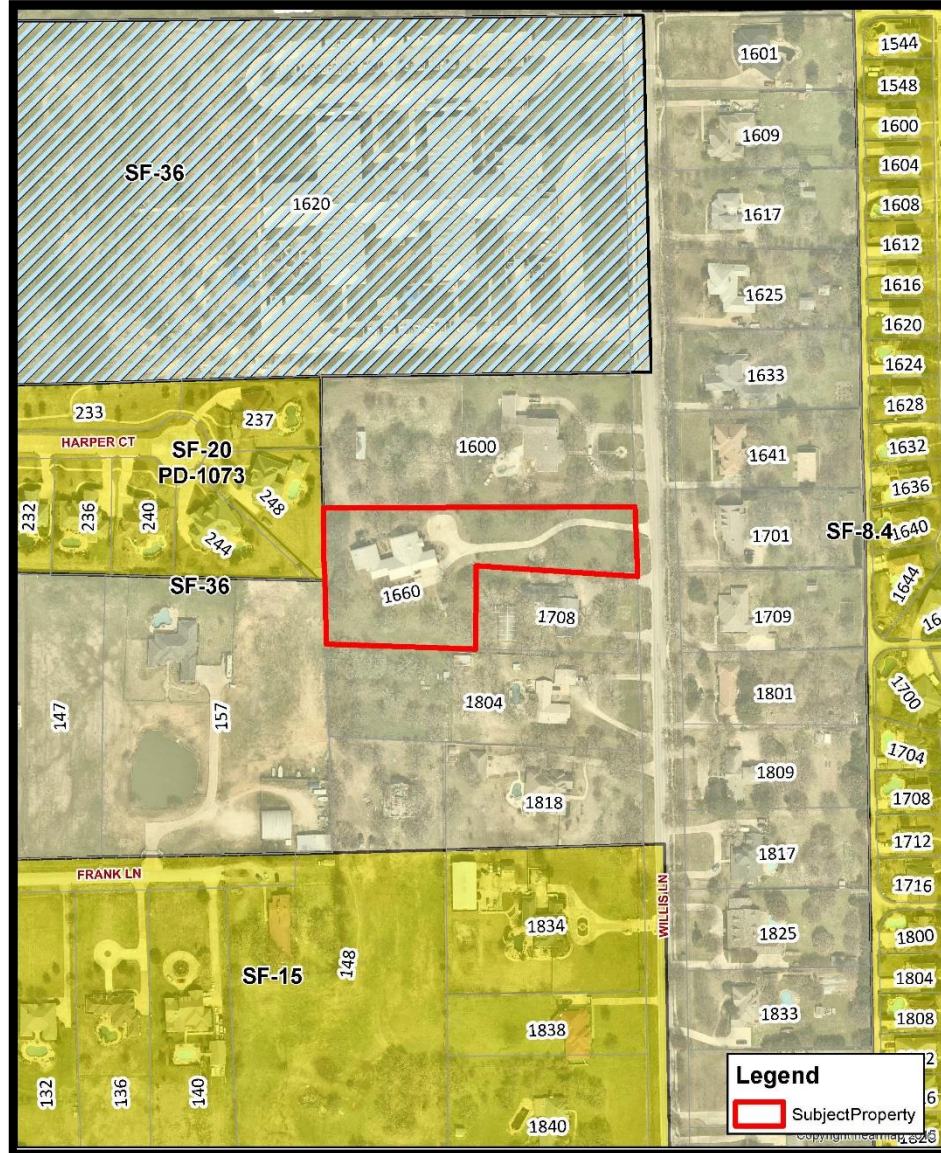


## Item H-2

PUBLIC HEARING: Consider an Ordinance approving a Specific Use Permit (SUP) for an Accessory Dwelling Unit, proposed to be a 1,886 square-foot guest house, with variances for size and location on an approximately 2.2-acre tract of land located on the west side of Willis Lane and approximately 2,800 feet northwest of the intersection of North Tarrant Parkway and Willis Lane, being Lot 1, Block A, Sandra Smith Addition, at 1660 Willis Lane (Account# 41563832), and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Janine and Nicholas Stevens, Owner/Applicant. (SUP-19-0005)



Item H-2  
Zoning Map





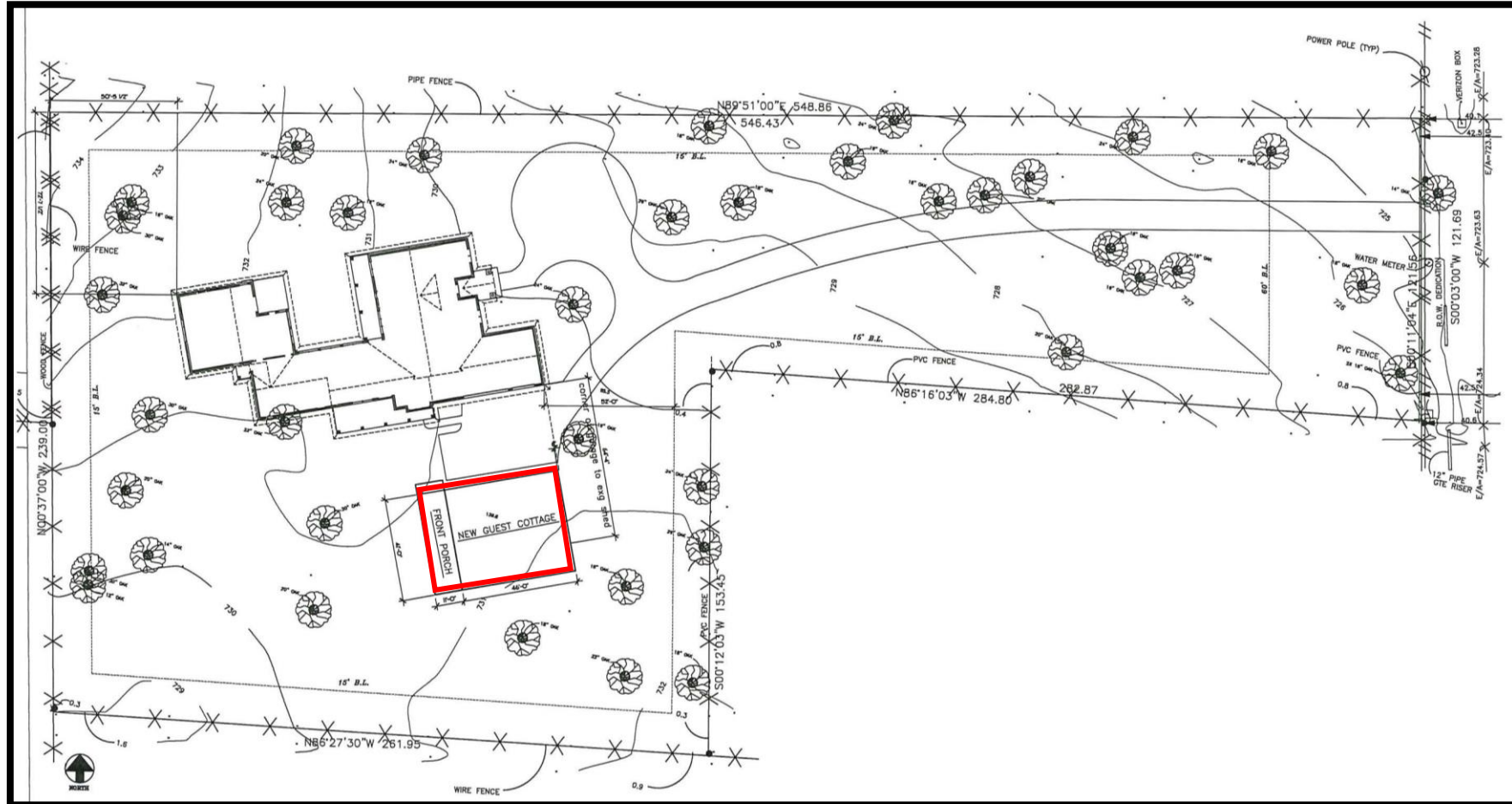
Item H-2  
Aerial View



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## Item H-2

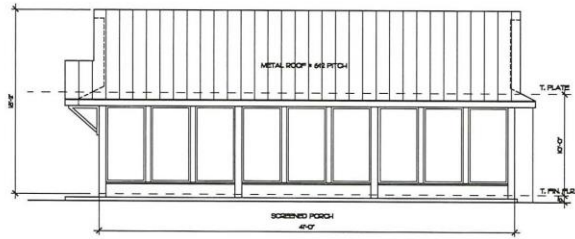
- Main Dwelling Unit: 4,718 sf (air-conditioned space)
- Accessory Dwelling Unit: 1,886 sf (UDC Limits to 1,200 sf without SUP)



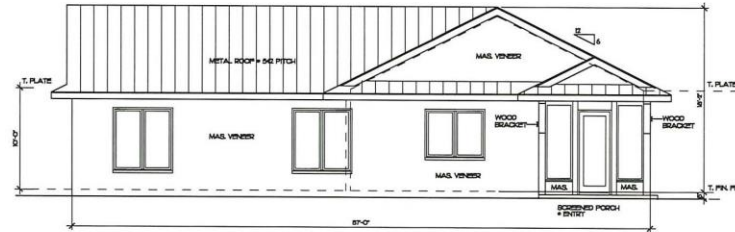
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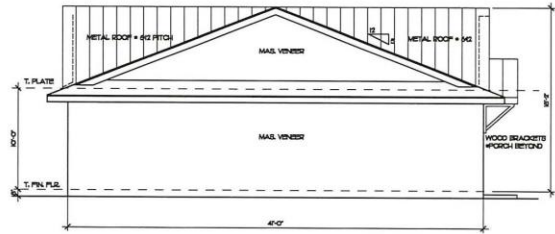
## Item H-2



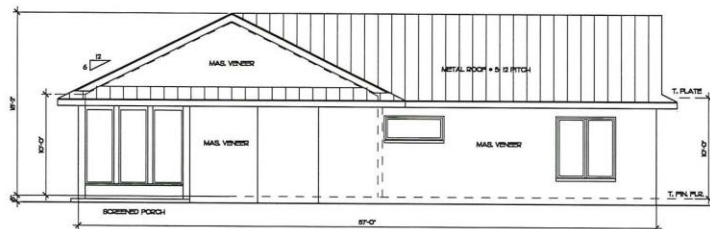
③ West Elevation - Facing the Yard  
SCALE 1/4" = 1'-0"



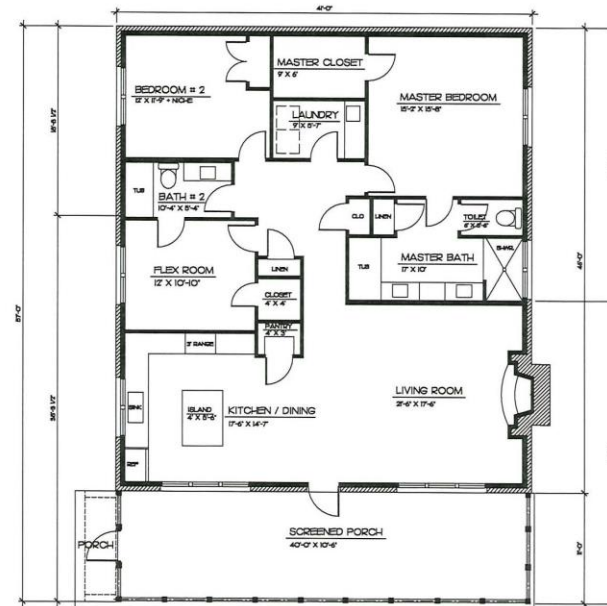
② North Elevation - Facing the Drive  
SCALE 1/4" = 1'-0"



④ East Elevation  
SCALE 1/4" = 1'-0"



⑤ South Elevation  
SCALE 1/4" = 1'-0"



② Floor Plan  
SCALE 1/4" = 1'-0"



### Material:

- Stone
- Brick
- Hardie Board
- Steel Roofing



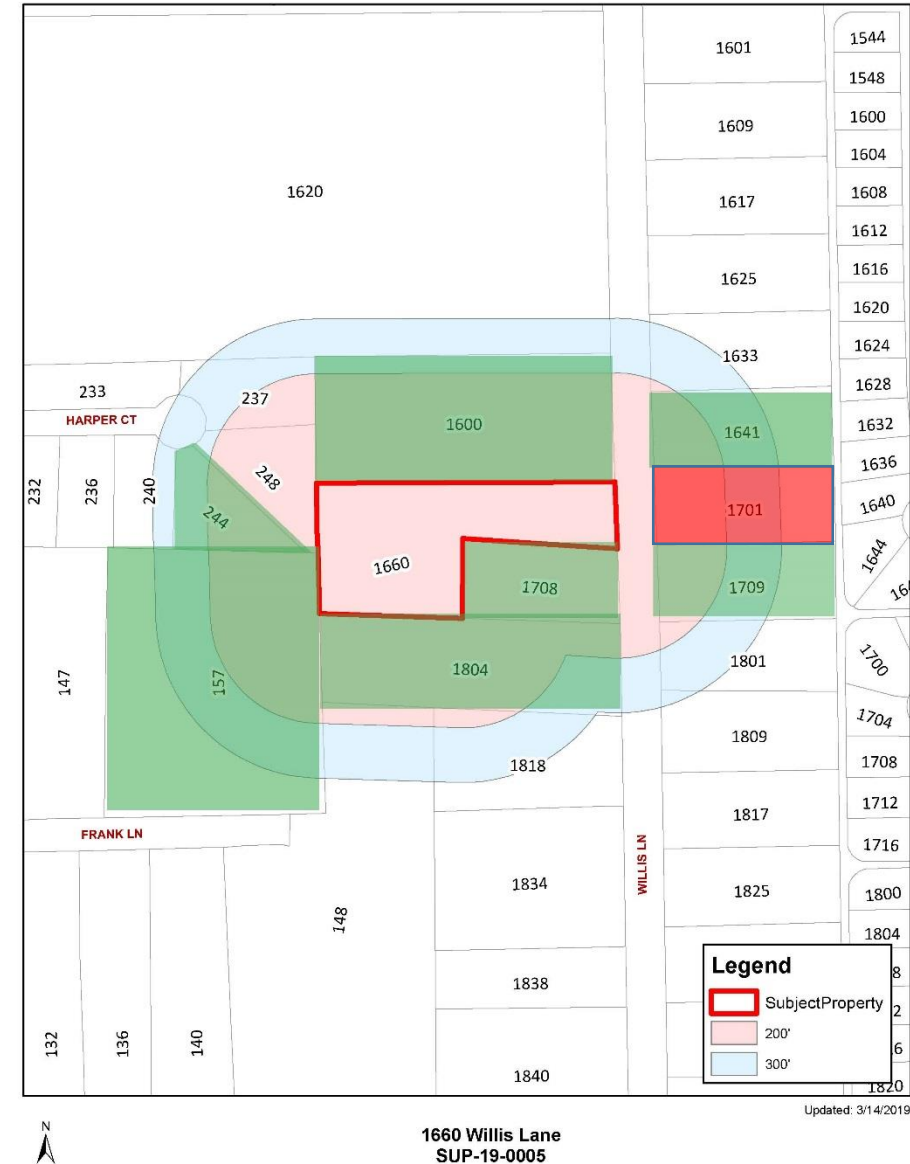
## Item H-2



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## Item H-2 Public Input

- On March 14, 2019, the City mailed out 18 notification letters.
- The applicant supplied staff with a petition of support signed by adjacent property owners.
- As of May 7, 2019, staff has received one (1) letter of opposition from the public regarding this SUP application.





## Item H-2 Commission Recommendation

On March 25, 2019 the Planning and Zoning Commission unanimously recommended approval of this SUP request.



## Item H-2 Analysis

Section 8.04 (B.2.a) of the UDC states that when considering a Specific Use Permit 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 properties are being upheld.

## Item H-2 Action

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

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