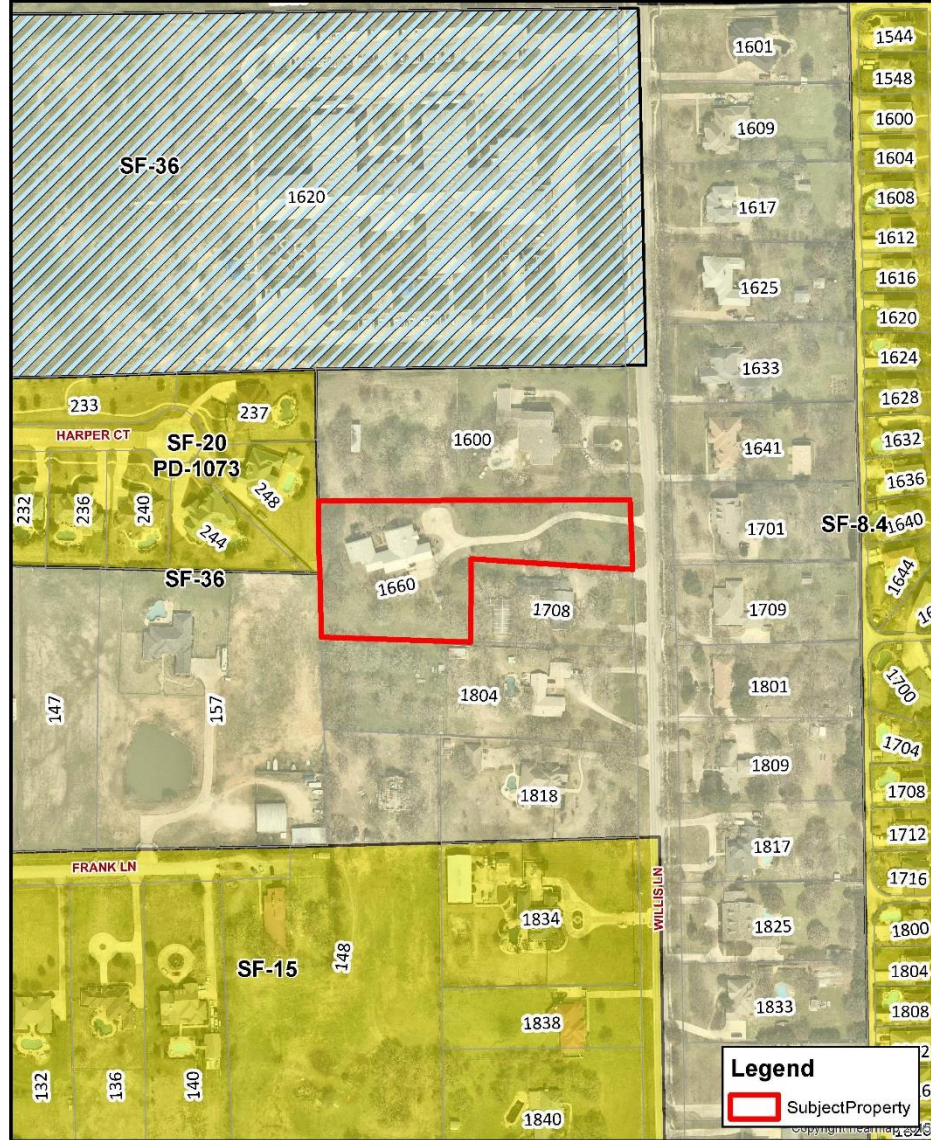


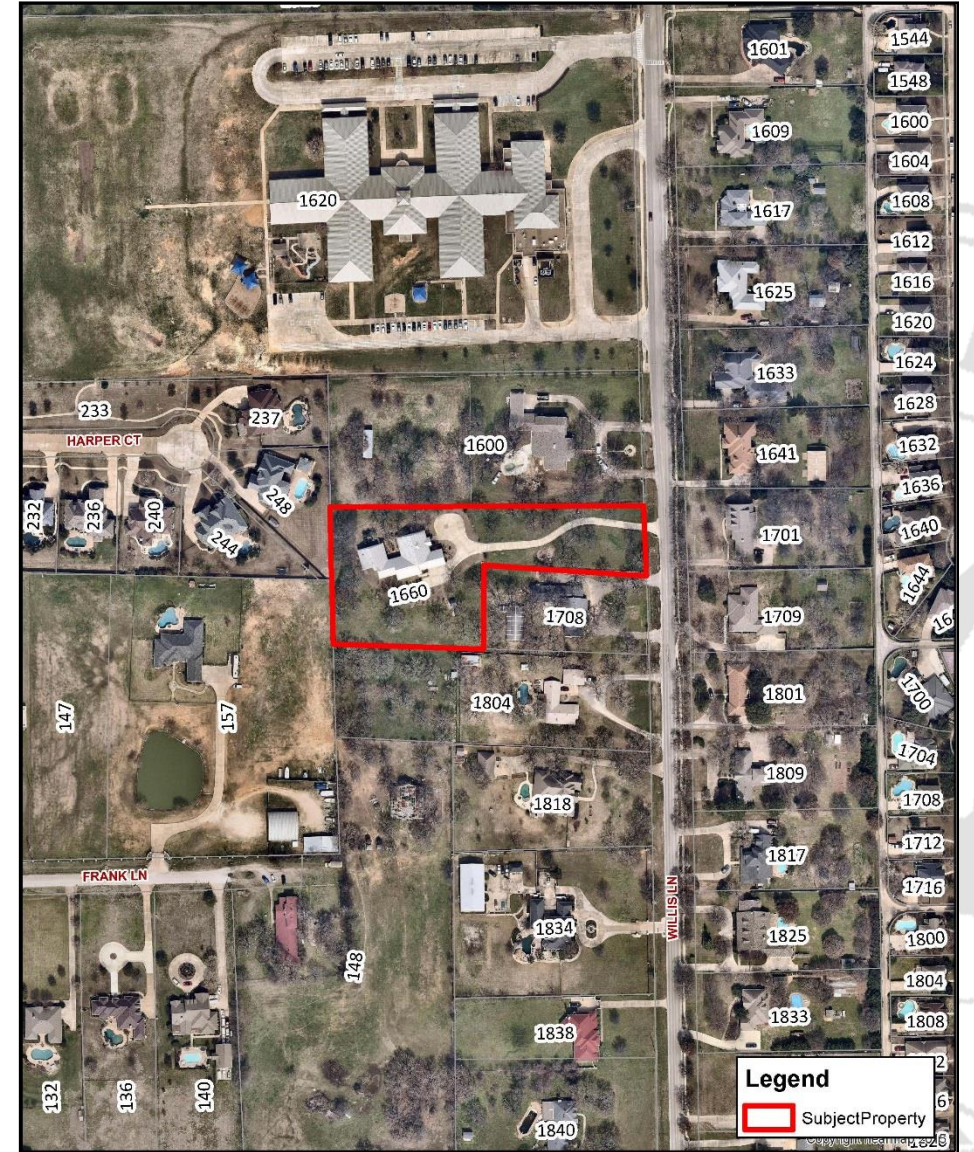
Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to construct an Accessory Dwelling Unit up to 2,400 square-feet, 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-19-0014)

Item H-3 Zoning Map



Item H-3 Aerial View



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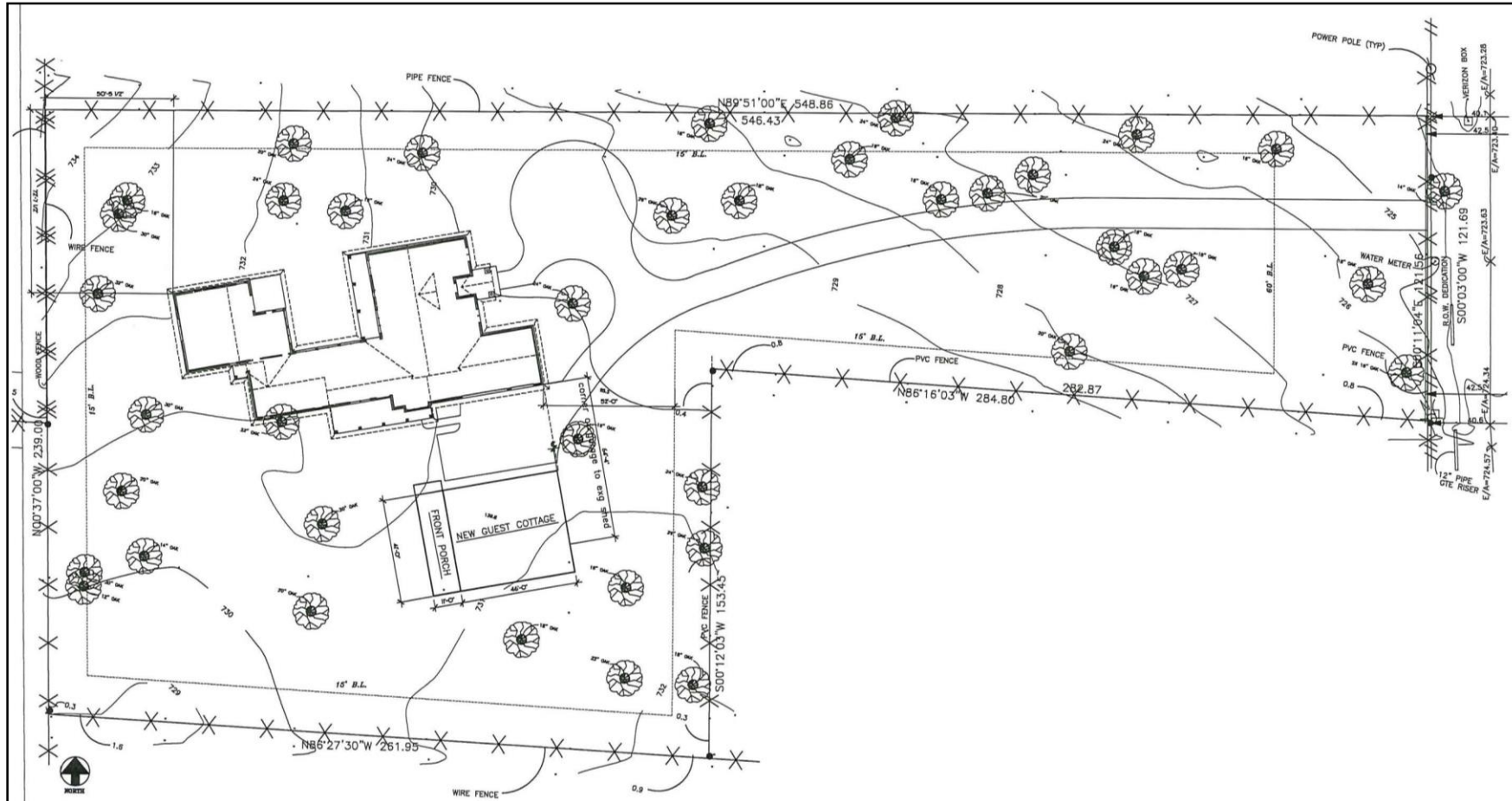
Item H-3 Aerial View



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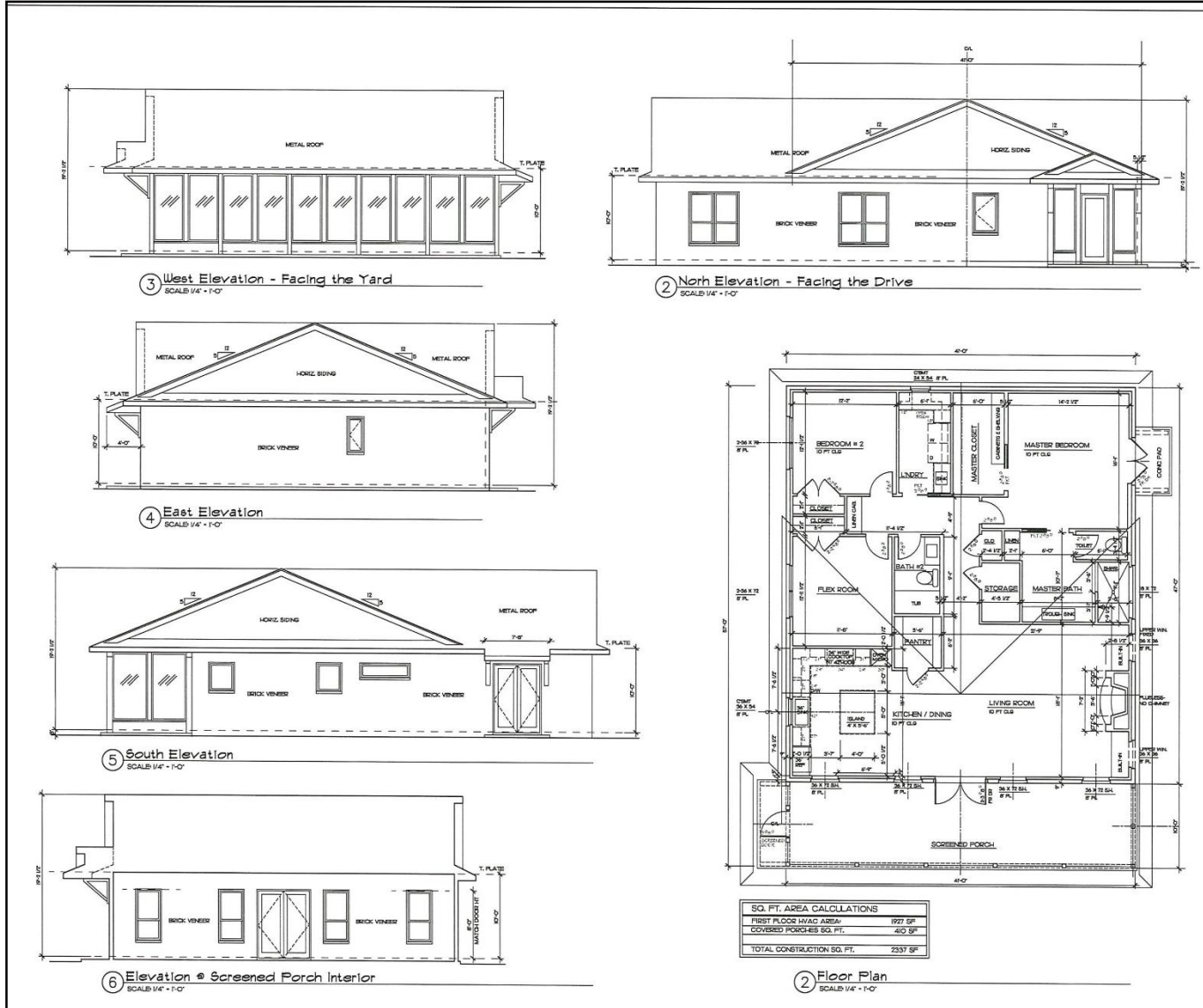
Item H-3

- Main Dwelling Unit: **4,718** sf (air-conditioned space)
- Accessory Dwelling Unit: **2,337** sf (49% of Main Structure)



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Item H-3



Material:

- Stone
- Brick
- Hardie Board
- Steel Roofing

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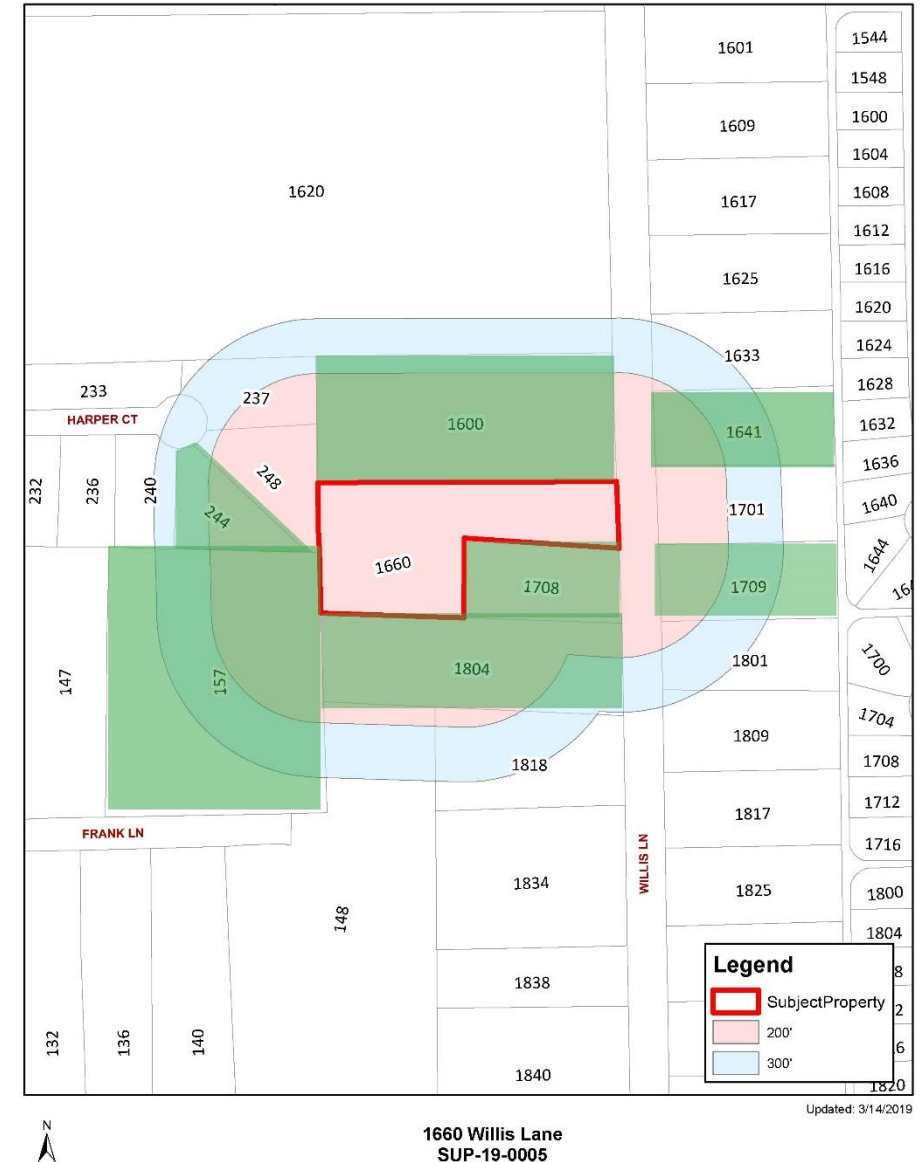
Item H-3



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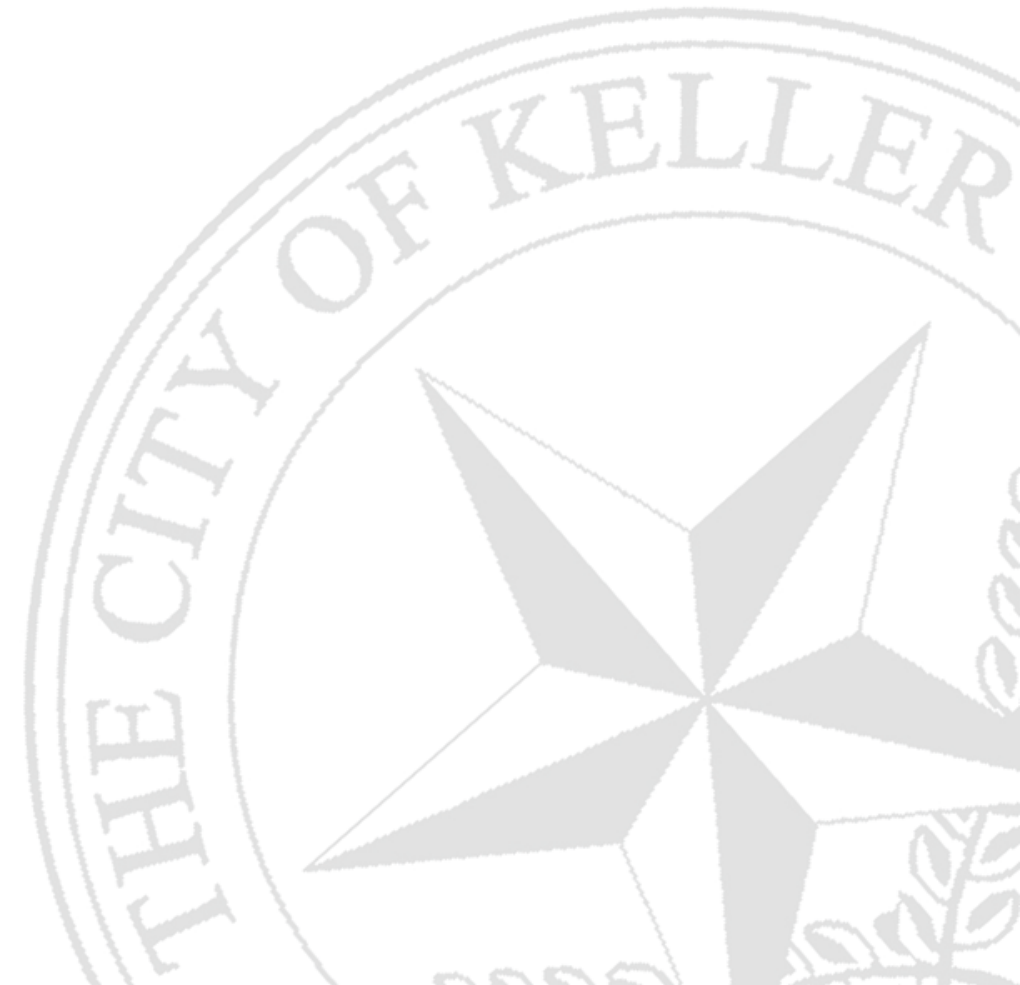
Item H-3

- On June 14, 2019, the City mailed out 18 notification letters
- The Applicant supplied staff with a petition of support signed by adjacent property owners (shown in green)
- Staff has not received any form of opposition from the public regarding the most recent SUP application



Item H-3

The Planning and Zoning Commission recommended approval by a vote of 6-1 on June 24, 2019.



Item H-3

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-3

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

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



Questions?
Julie Smith
817-743-4129

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