

## MEMORANDUM

**TO:** Planning & Zoning Commission  
**FROM:** Jon Beckham, AICP, Senior Planner  
**DATE:** March 17, 2026  
**SUBJECT:** **Public Hearing: Consideration of a Special Use Permit for a Backyard Cottage; on an Approximately 0.3084-Acre Lot, Legally Described as Lot 1, Block A, Park Place Addition; Located at 1001 Forest Park Drive, Zoned Single Family Residential (R-12); as Requested by Ainsley Stelling and Jeff Woods, the Property Owners. (Case No. 26-01-2-SUP)**

### **BACKGROUND:**

The property owners are seeking to replace an existing detached garage with a backyard cottage to provide housing for a family member. While Lewisville's Unified Development Code (UDC) includes supplemental regulations for backyard cottages, the applicant cannot meet the specific placement requirements. Consequently, the applicant is requesting a Special Use Permit (SUP).

### **ANALYSIS:**

#### *Site, Landscaping and Building*

The proposed backyard cottage will be located behind the existing house, situated along Mill Street. An existing shed on the site will be demolished to accommodate the new structure.

Per Section VIII.3.1.B. of the UDC, backyard cottages must maintain a 10-foot separation from the principal building. Due to a 10-foot utility easement at the rear of the property, the applicant cannot meet this standard and is instead proposing an approximate 7.2-foot separation.

#### *Compatibility Criteria for Approval*

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff's analysis for each criterion is outlined below:

#### **A. Compatibility with surrounding uses and community facilities.**

The subject property is directly adjacent to a single-family lot to the east, and undeveloped Army Corps of Engineers land to the north. Staff does not anticipate any major impacts on surrounding uses.

**B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.**

The Lewisville 2025 Vision Plan Update encourages a variety of housing options. Adding a backyard cottage to an existing lot aligns with the intent of this plan.

**C. Enhancement or promotion of the welfare of the area.**

The proposed SUP increases the site's utility and provides a necessary housing option for the property owner's family.

**D. Whether the use will be detrimental to the public health, safety, or general welfare; and**

Staff has identified no negative impacts on public health, safety, or general welfare.

**E. Conformity with all zoning regulations and standards.**

The site will meet all development standards not specifically addressed in this SUP request.

*Summary*

Staff finds the proposal meets the compatibility criteria for SUP approval. This use will have minimal impact of adjacent properties.

**CITY STAFF'S RECOMMENDATION:**

That the Planning & Zoning Commission recommend approval of the Special Use Permit as presented.