

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Richard E. Luedke, FAICP, Planning Director

DATE: April 6, 2026

SUBJECT: **Public Hearing: Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Backyard Cottage on Approximately 0.3084 Acres Legally Described as Lot 1, Block A, Park Place Addition, Located at 1001 Forest Park Drive, and Zoned Single Family Residential (R-12) District; 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 consisting of a new first-floor garage and a second-floor dwelling unit above the garage to provide housing for a family member. While the Unified Development Code (UDC) includes supplemental regulations for backyard cottages, the property owners cannot meet specific placement requirements; therefore, a special use permit (SUP) is requested. The Planning and Zoning Commission recommended unanimous approval (6-0), with Commissioner Ainsley Stelling recusing herself, on March 17, 2026.

ANALYSIS:

Site and Building

The proposed backyard cottage will be located behind the existing house and accessed from North Mill Street. An existing detached garage on the site that currently sits on top of an existing ten-foot utility easement along the rear of the lot will be demolished to accommodate the new structure. The property owners contacted the electric utility provider and learned that the ten-foot utility easement at the rear of the lot contains an underground electric line and therefore cannot be abandoned. Per Section VIII.3.1.B. of the UDC, backyard cottages must contain a ten-foot separation from the principal building. Since the new backyard cottage will need to be shifted toward the principal building to avoid the ten-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. Staff has no objection to this proposed separation as long as building code requirements are met.

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 U.S. 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 encourages a variety of housing options. Adding a backyard cottage to an existing lot aligns with the intent of the plan.

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

The proposed backyard cottage increases the utilization of the site and provides a necessary housing option for the property owners family.

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

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 that the proposal meets the compatibility criteria for SUP approval with no negative impacts on adjacent properties. The request also aligns with the recent promotion of backyard cottages throughout the City as a strategy to address housing affordability.

CITY STAFF'S RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.