



## PLANNING

**To:** Mayor and Town Council

**From:** David Hoover, AICP, Director of Development Services

**Through:** Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager

**Re:** Specific Use Permit for Accessory Building/Guest House

Town Council Meeting – March 10, 2026

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

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**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for an Accessory Building/Guest House on Whispering Farms, Phase 2, Block G, Lot 9, on 5.1± acres, located on the south side of Whispering Way and 530± feet west of Parkview Lane. (ZONE-26-0001)

**Future Land Use Plan:**

The Future Land Use Plan recommends Low Density Residential.

**Zoning:**

The property is zoned Planned Development-5 (Single Family-15).

**Thoroughfare Plan:**

This property has access to Whispering Way.

**Parks Master Plan:**

The Parks Master Plan does not indicate a park is needed on the subject property.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Legal Obligations and Review:**

Notification was provided as required by the Zoning Ordinance and state law. Staff has received one response in support of the proposed zoning request to date.

**Attached Documents:**

1. Aerial & Zoning Map
2. Exhibit A – Boundary Exhibit
3. Exhibit B – Site Plan

4. Exhibit D – Elevations
5. HOA Approval Letter
6. Letter of Support (Dunn, D.)
7. PowerPoint Slides

**Description of Agenda Item:**

The purpose of this request is to obtain a Specific Use Permit to construct an accessory building/guest house that exceeds 4,000 square feet on a single-family lot.

**Compatibility:**

The zoning and land use of the surrounding properties are shown below.

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-5	Single-Family	Low Density Residential
<b>North</b>	Planned Development-5	Single-Family	Low Density Residential
<b>East</b>	Planned Development-5	Single-Family	Low Density Residential
<b>South</b>	Planned Development-5	Pond	Parks
<b>West</b>	Planned Development-5	Single-Family	Low Density Residential

**Accessory Building Standards:**

Per Planned Development-5, detached free standing garages with living quarters are a permitted use and referred to as accessory buildings. The proposed structure is 6,875 square feet.

Per the Town’s Zoning Ordinance, an accessory building that exceeds 4,000 square feet requires a Specific Use Permit.

**Specific Use Permit Criteria:**

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
  - *Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because it is allowed within residential areas.*
2. *Are the activities requested by the applicant normally associated with the requested use?*
  - *Yes, an accessory structure/guest house may be permitted on a single-family lot, per the Planned Development. Per the Town’s Zoning Ordinance, accessory structures with living quarters or guest houses of a maximum area of 4,000 square feet can only be on lots that are one acre or larger. Due to the size of the lot being over five acres, having a larger sized accessory structure is not out of character.*
3. *Is the nature of the use reasonable?*
  - *Yes, the nature of the use is reasonable as it is a permitted use in the zoning for the area.*

4. *Has any impact on the surrounding area been mitigated?*

- Yes, the impact on the surrounding area has been mitigated as the applicant has received approval from the Whispering Farms Homeowner's Association for the structure.

**Town Staff Recommendation:**

Town Staff recommends approval of the request for a Specific Use Permit for an Accessory Building/Guest House on Whispering Farms, Phase 2, Block G, Lot 9, on 5.1± acres, located on the south side of Whispering Way and 530± feet west of Parkview Lane.

**Planning and Zoning Recommendation:**

The Planning and Zoning Commission unanimously recommended approval of this item by a vote of 5-0 at their meeting on March 3, 2026.

**Proposed Motion:**

I move to approve/deny a request for a Specific Use Permit for an Accessory Building/Guest House on Whispering Farms, Phase 2, Block G, Lot 9, on 5.1± acres, located on the south side of Whispering Way and 530± feet west of Parkview Lane.