

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
March 25, 2024**

The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.

A regular meeting of the Brenham Planning and Zoning Commission was held on March 25, 2024, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chairman
Deanna Alfred, Vice Chair
Chris Cangelosi
Darren Heine
Calvin Kossie
Cayte Neil
Cyndee Smith

Commissioners absent:

None

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner

Citizens/Media present:

John Marek
Lauren Marek
Carra Sykes
Jay Pine
George Doran
Sarah Forsythe, Brenham Banner Press

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:16 pm with a quorum of seven (7) Commissioners present.

2. Public Comments

Jay Pine, who lives at 1700 Lee Street, addressed the Commission stating that his neighbor built a pole barn for a Recreation Vehicle (RV) trailer, and this didn't please him. Mr. Pine stated that he has 16 large windows in his home and eight of them face this structure. He cited the following concerns/questions:

- Not appropriate for a small lot in town.
- Will these continue to be built?
- Do we want one in every yard?
- With a corner lot, the side yard may be someone else's front yard.

- Mr. Pine requested a conversation to discuss a structure of this scale and materials. He would like to see restrictions (a text amendment) to limit the size and location of large RV accessory structures so that these are not built all over town.
- Hoping his other neighbor doesn't build one as well.
- Mr. Pine is concerned about his property value.

3. Reports and Announcements

There were no reports or announcements.

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

4-a. Minutes from January 22, 2024, Planning and Zoning Commission Meeting.

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the Statutory Consent Agenda (Item 4-a), as presented. The motion carried unanimously.

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case No. P-24-004: A request by John Paul Marek for a Specific Use Permit to allow and Accessory Dwelling Unit (ADU) in an R-1, Single-Family Residential Zoning District on property addressed as 503 Walnut Hill Drive, and being 0.3099-aces described as Walnut Hill, Block 1, Lot 2 in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-004 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is addressed as 503 Walnut Hill Drive, and the property is bounded by E. Mansfield Street to the rear. All the properties in the 500 and 600 block of Walnut Hill Drive face south towards Walnut Hill Drive and have a rear yard along E. Mansfield Street with a screening fence along that north property line. Although the existing home predates the adoption of the subdivision and zoning regulations adopted in 1968, the principal structure does meet all the current zoning setbacks for a single-family home. The property owners/applicants are Lauren Marek & Carra Sykes / John Marek. The current land use is Single-Family Residential, and the future land use designation is Single-Family Residential. The current zoning is R-1, Single-Family Residential Use District. The request is for approval of Specific Use Permit to allow for a proposed detached Accessory Dwelling Unit (ADU) to be located within an R-1, Single-Family Residential Zoning District. The subject property is a 13,500 square foot lot (90-feet wide and 150-feet in depth) developed with an existing 2,269 square foot home that was built in 1956. The proposed ADU is 31-feet wide by 20-feet deep (660 square feet). The ADU setback requirements are as follows:

- Front yard: 115-feet
- West side yard: 48-feet
- East side yard: 16-feet
- Rear yard: 15-feet

The subject property has an existing driveway to a carport to the rear of the home. With the carport and existing parking slab, the subject property has sufficient parking to meet the requirements of two (2) off-street parking spaces for the principal home and one (1) space for the ADU. The current lot coverage for the home (2,269 SF), the existing driveway (2,205 SF), and the existing carport (353 SF) is 4,827 square feet for 35.75% lot coverage. With the addition of the proposed 660 square foot ADU, the proposed lot will be 5,487 square feet for 40.6% total lot coverage.

The R-1 Zoning District allows ADU's with an approved Specific Use Permit and additional development standards.

The proposed ADU meets these requirements as follows:

- a) The property owner is to reside in either the principal structure or the ADU.
- b) The addition will be the same general architectural style and building material.
- c) The proposed ADU exceeds the 10-foot side yard and rear yard requirements.
- d) One off-street parking space requirement is met.
- e) The proposed ADU is less than one-half of the habitable area of the principal structure (2,269 SF).
- f) The ADU is not a HUD-code manufactured home.

STAFF ANALYSIS

- The proposed ADU is to be utilized as a studio and guest house.
- Approval of the SUP would allow compatible increased density and meets the character of the neighborhood.
- The proposed ADU is appropriate given the zoning, existing development in the vicinity, and the conformance with the Comprehensive Plan.
- The proposed ADU is subject to applicable R-1 development and ADU building standards.

A Public Hearing Notice was published in the Banner Press on March 10, 2024, and notices were mailed to property owners within 200-feet of the subject properties. Staff did not receive any written comments regarding this request.

Development Services staff have reviewed this Specific Use request for compliance with the City of Brenham's applicable regulations and ordinances and based on these findings, recommends **approval** of the request as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:33 pm.

Commissioner Neil asked if there was a reason that the applicant chose to put the ADU on the right side of the property versus the left side. The applicant stated that he chose the right side to maximize the natural light in the structure.

Commissioner Heine asked staff if a studio use is allowed for an ADU. Staff stated that use of the property as a home occupation workspace is allowed; however, there can be no employees and no signage permitted. The use must meet the requirements of the home occupation ordinance.

Commissioner Cangelosi asked whether the use would be a studio apartment. The applicant stated that the use would be for an artist workspace / guest house. It was further clarified that the nature of the artwork would be done on a computer.

There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:37 pm.

A motion was made by Commissioner Neil and seconded by Commissioner Cangelosi to recommend approval to City Council of the request by John Paul Marek for a Specific Use Permit to allow and Accessory Dwelling Unit (ADU) in an R-1, Single-Family Residential Zoning District on property addressed as 503 Walnut Hill Drive, as presented. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Smith and seconded by Commissioner Kossie to adjourn the meeting at 5:40 pm. The motion carried unanimously.

The City of Brenham appreciates the participation of our citizens, and the role of the Planning and Zoning Commissioners in this decision-making process.

Certification of Meeting Minutes:

Deanna Alfred
Planning and Zoning Commission

Deanna Alfred
Vice Chair

May 20, 2024
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

May 20, 2024
Meeting Date