



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, March 25, 2024, AT 5:15 PM
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN STREET
BRENHAM, TEXAS**

- 1. Call Meeting to Order**
- 2. Public Comments**
[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]
- 3. Reports and Announcements**

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Consent 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.**

REGULAR AGENDA

- 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 an Accessory Dwelling Unit (ADU) in a R-1, Single-Family Residential Zoning District on property addressed as 503 Walnut Hill Drive, and being 0.3099-acres described as Walnut Hill, Block 1, Lot 2 in Brenham, Washington County, Texas.**
- 6. Adjourn**

CERTIFICATION

I certify that a copy of the March 25, 2024, agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on March 22, 2024 at 2:00 p.m.

Shauna Laauwe, City Planner

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____, 2024 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
January 22, 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 January 22, 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
Chris Cangelosi
Darren Heine
Calvin Kossie
Cyndee Smith

Commissioners absent:

Deanna Alfred
Cayte Neil

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner
Kim Hodde, Planning Technician

Citizens/Media present:

William R. Krueger	Thomas Knodt
Ashley Jahnke	Clayton Collier
Joe Green	John Young
Linda Stanford	Sarah Forsythe, Brenham Banner Press

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:17 pm with a quorum of five (5) Commissioners present.

2. Public Comments

There were no public comments.

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 December 18, 2023, Planning and Zoning Commission Meeting.

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

REGULAR SESSION

5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2024.

A motion was made by Commissioner Heine and seconded by Commissioner Smith to keep the current slate of officers for 2024, as follows:

Chair: Keith Behrens
Vice Chair: Deanna Alfred
Secretary: Calvin Kossie

The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-24-001: A request by Clayton and Kelli Collier for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Single Family Residential Use District (R-1) to a Planned Development Use District (PDD) for the development of a 116-lot single-family home subdivision on approximately 35.31-acres of land located northwest of N. Saeger Street and currently addressed as 1402 W. Jefferson Street, and being further described as Tract 82 of the Phillip Coe Addition, A-0031, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-001 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is addressed as 1402 W. Jefferson Street and is generally bounded by unimproved right-of-way for Saeger Street to the east, W. Jefferson Street to the south, and a tributary of Little Sandy Creek to the west. The property owners are Clayton and Kelli Collier and the applicant is Daniel Beamon/Beamon Engineering. The current land use is vacant, undeveloped land and the future land use designation is Single-Family residential. The current zoning is R-1, Single-Family Residential Use District. The requested zoning is a Planned Development District (PDD). The property is approximately 35.31-acres; however, the rezoning request is for approximately 27.74-acres. The western portion of the property as well as a 1.75-acre tract on the northern side is not proposed for rezoning since it is either in the floodplain or not deemed appropriate for this development. The subject property is located northeast of the intersection of W. Jefferson Street and Saeger Street. The Meadowpark Subdivision, Sections I and II, is located to the south of the subject property, Grace Lutheran Church is located to the east, and N. Dixie Street to the west. The subject property is surrounded by R-1 Zoning. The proposed extension of N. Saeger Street is on the thoroughfare plan as a collector street; however, the developer would only be required to construct a 31-foot paved section of Saeger as part of the PDD since only a local street would be required for this development. The owners propose to dedicate the additional right-of-way needed for the City of Brenham to widen the street to 41-feet in the future. The proposed project is for a 116-lot single-family residential development with 3 cul-de-sacs.

The applicants are requesting a planned development district in order to establish alternative standards to the City's zoning and subdivision development standards. The following are some of the proposed subdivision features and characteristics:

Physical Development:

- A. No house elevations shall be repeated more than every third lot. Each home must have a different front elevation from the house across the street.
- B. The minimum house size shall be 1,225 square feet.
- C. Each lot shall be landscaped and irrigated at minimum with a fully sodded yard, one 2-inch caliper hardwood shade tree located in the front yard and measured at 6-inches above the tree base.
- D. Each single-family dwelling shall include, at a minimum, a two-car private garage.
- E. Public sidewalks shall be constructed on one side of the public right-of-way within the development and shall be a minimum of 5-feet wide. Sidewalk segments shall be installed concurrently throughout the development.
- F. Common areas will serve as parks that will be maintained by the Homeowner's Association (HOA). The following amenities will be provided and maintained by the HOA:
 - o Minimum 400-square foot pavilion
 - o 3 picnic tables
 - o 3 benches
 - o 900-square feet concrete basketball or pickleball court
 - o 1-tether ball pole
 - o 3-hole frisbee golf
- G. A minimum of 700 linear feet concrete sidewalk along the tributary and around the Common Areas shall be constructed and will connect the public sidewalk system throughout the subdivision.
- H. Main entry monumentation shall be provided at the entrance on Saeger Street.
- I. Prior to the first certificate of occupancy being issued, fifteen (15) 4-inch caliper trees shall be planted in the common area along Saeger Street.

Proposed subdivision of land details:

- A. 45-foot minimum lot width. (Current zoning requires 60-feet).
- B. 120-foot minimum lot depth. (Current zoning requires 115-feet).
- C. Minimum lot size of 5,400. (Current zoning requires 7,000 square feet).
- D. Average lot size shall be 6,600 square feet.
- E. 25-foot minimum front yard setback. (This meets current zoning requirements).
- F. 5-foot minimum side yard setback. (Current zoning requires 10-feet)
- G. 25-foot rear yard setback. (This meets current zoning requirements).
- H. Minimum right-of-way width of 55-feet with a required 31-foot-wide pavement, measured from back of curb to back of curb.
- I. Utility easement dedicated by plat for the maintenance of existing and proposed gravity sewer line connected to existing City of Brenham lift station.
- J. Additional right-of-way for Saeger Street will be dedicated. Saeger Street will be constructed by the developer and will be 31-feet measured from back of curb to back of curb. The City of Brenham will participate in the future construction cost to increase the width of Saeger Street from 31-feet to 41-feet in width.
- K. Cooperation with adjacent property owners for the realignment of Saeger Street at the intersection of W. Jefferson and N. Saeger Street.

STAFF ANALYSIS

- Adjacent land uses include vacant land, institutional uses, and residential.
- Future Land Use Map recommends Residential use.
- Propose rezoning is in accordance with the Comprehensive Pland land use policies and “Quality Neighborhood Design” guidelines.
- The proposed rezoning meets the criteria established for Planned Development Districts.
- If the 5-foot side setback is approved, the eaves will have to be fire-rated.

A Public Hearing Notice was published in the Banner Press on January 11, 2024, and notices were mailed to property owners within 200-feet of the subject properties. Staff received one written comment in opposition to the request from Elizabeth and Christopher Gilstrap who live at 1300 Shepard Street.

Development Services staff have reviewed the rezoning 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 5:43 pm. The applicant, Daniel Beamon, stated that the proposal for the cul-de-sacs if for a 55-foot radius instead of the required 50-foot radius. He further stated that the developer is looking to sell the lots to a home building. Home builders typically do not disclose price points this early in a project due to the volatility of the market.

In response to various questions and comments, the following items were confirmed or clarified:

- The fencing along W. Jefferson Street is proposed to be typical wood fencing.
- Cul-de-sacs will have to meet all emergency access standards.
- The alignment of Saeger Street will be discussed with Grace Lutheran Church for additional right-of-way.
- The initial street width for the Saeger Street extension will be 31-feet.
- Grace Lutheran Church is concerned about traffic impacts with 116-homes dumping out at the Church’s driveway and if and when Saeger Street extends to Blue Bell Road.
- The City of Brenham will participate in widening Saeger Street from 31-feet to 41-feet at some point in the future. This width would accommodate a turn lane.
- The property owner will dedicate the additional 10-feet of right-of-way for the ultimate Saeger Street alignment. The only right-of-way needed from Grace Lutheran Church will be for the intersection improvement/alignment.
- The 1.75-acres at the north side of the tract is being treated as a reserve tract for future development but not part of this proposed development.
- There are proposed common areas along Saeger Street and adjacent to the floodplain area at the west side of the property.
- A connection to Munz Street was considered but developer prefers access off Saeger Street to separate the two neighborhoods.
- Streetscape is important to neighborhood developments. The sidewalks, walkability, green space, and landscaping are all positive elements.
- The hydraulic studies for this project have been completed and the City will be able to adequately serve this development. Any future adjacent developments will need to have the hydraulic studies completed to ensure adequate water and sewer capacity.
- The initial proposal was for a 24-foot street with no on-street parking. The City standard requires a 31-foot development width.
- Access to Dixie Street is a cost prohibitive option due to having to cross the floodplain/floodway.

There were no other citizen comments. Ms. Laauwe noted that restrictions can be added to the recommendation.

Chairman Behrens closed the public hearing and re-opened the regular session at 6:30 pm.

A motion was made by Commissioner Behrens and seconded by Commissioner Kossie to recommend approval to City Council of the request by Clayton and Kelli Collier for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Single Family Residential Use District (R-1) to a Planned Development Use District (PDD) for the development of a 116-lot single-family home subdivision on approximately 35.31-acres of land located northwest of N. Saeger Street and currently addressed as 1402 W. Jefferson Street, with the following conditions:

1. Work with Grace Lutheran Church and the City of Brenham for an improved street alignment of the intersection of Saeger Street and W. Jefferson Street.
2. Incorporate a small common area with a few trees being planted along the rear of the lots backing up to W. Jefferson Street.

Daniel Beam respectfully requested that the improved street alignment not be a condition of the approval since just the 27-acres are requested for rezoning and the street alignment is a separate issue. The motion remained as made and seconded. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to adjourn the meeting at 6:39 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:

_____	<u>M. Keith Behrens</u>	<u>February 26, 2024</u>
Planning and Zoning Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>February 26, 2024</u>
Attest	Staff Secretary	Meeting Date



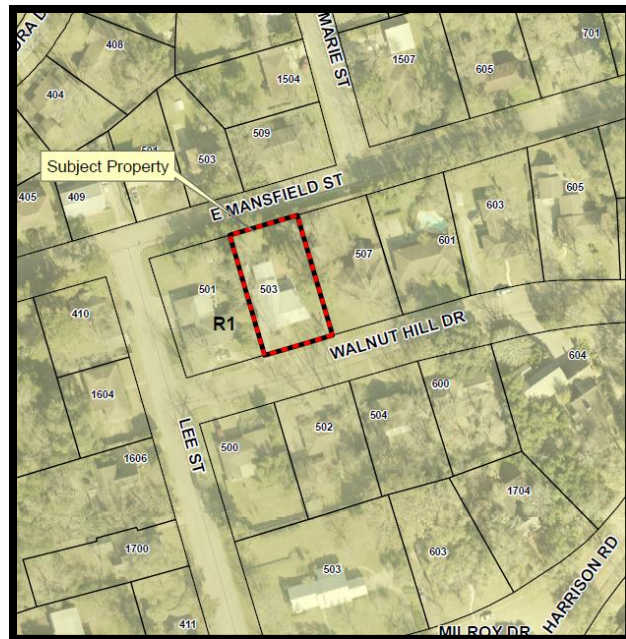
CASE NUMBER P-24-004
503 Walnut Hill Drive
SPECIFIC USE PERMIT REQUEST – ACCESSORY DWELLING UNIT

STAFF CONTACT:	Shauna Laauwe AICP, City Planner
APPLICANT/OWNER:	John Marek / Lauren Marek and Carra Sykes
ADDRESS/LOCATION:	503 Walnut Hill Drive
LEGAL DESCRIPTION:	Walnut Hill Subdivision, Block 1, Lot 2
LOT AREA:	13,500 square feet, approximately 0.3099-acres
ZONING DISTRICT/USE:	R-1 Single-Family Residential District (Exhibit B)
FUTURE LAND USE:	Single-Family Residential (Exhibit C)
REQUEST:	A request for a Specific Use Permit to allow a proposed Accessory Dwelling Unit (ADU) in a R-1 Single-Family Residential Zoning District (Exhibit D).

BACKGROUND:

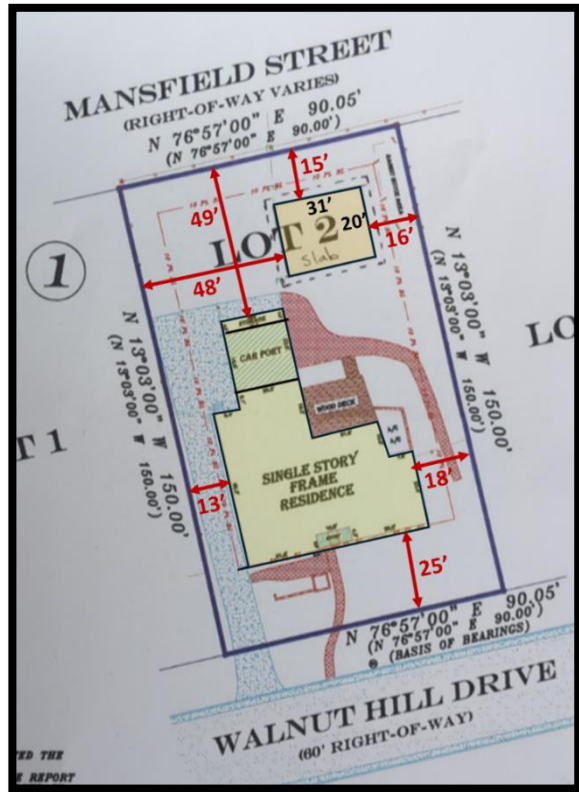
The subject property is a 13,500 square foot (0.3099-acre) lot that is addressed as 503 Walnut Hill Drive and is a through lot that is the second lot to the east of Lee Street, with frontage on both Walnut Hill Drive and E Mansfield Street. Properties located along the 500 and 600 block of Walnut Hill Drive face south towards Walnut Hill Drive and are addressed as such. In addition, each home on Walnut Hill Drive that has a rear yard along Mansfield Street has a screening fence along the north property line. The subject property is a rectangular-shaped lot that is 90 feet in width and 150 feet in depth that is developed with a 2,269 square foot single-family home constructed in 1956. As shown in Figure 1, the subject property, and all surrounding properties are currently zoned R-1, Single-Family Residential District and developed with single-family dwelling units.

Figure 1



While the existing home predates the adoption of the subdivision and zoning regulations in 1968, the principal structure meets all the current zoning setbacks for a single-family home. As detailed in Figure 2 and Exhibit E, the existing principal structure is situated near the center of the lot and meets or exceeds all required setbacks, with a front yard setback of 25-feet, a west side yard setback of 13-feet, an east side yard setback of 18-feet, and a rear yard setback of approximately 49-feet. The property owners, Lauren Marek and Carra Sykes, propose to construct a 20'x31', (660 square foot), single-story detached accessory dwelling unit (ADU). 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 requirement of two (2) spaces for the principal home and one (1) space for the ADU.

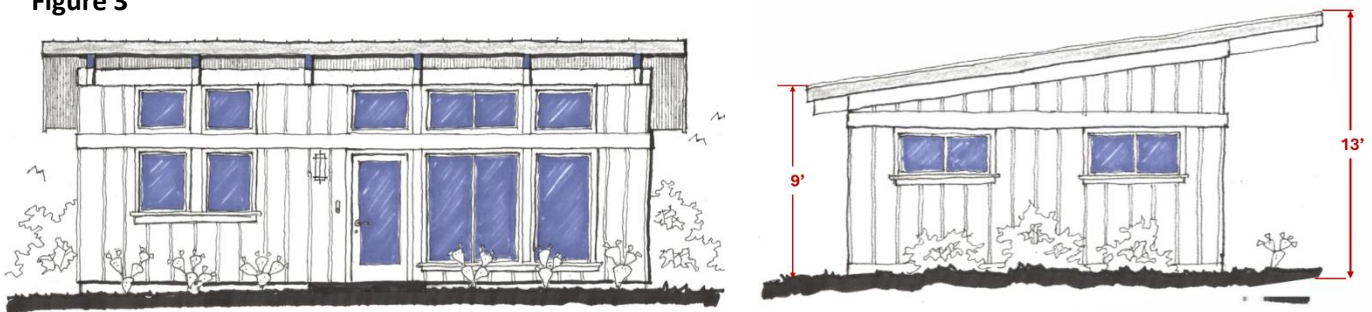
Figure 2



The proposed ADU structure would be built on a foundation like the principal house, have a composition roof, and have a similar architectural design as the 1950s era principal home (See Figure 3). The floorplan, as shown in Figure 4, is for a 1-bedroom, 1-bathroom dwelling with kitchenette and studio area. The proposed ADU structure will be located on the northeast corner of the property, approximately 28 feet from the principal house, approximately 15 feet from the rear property line along Mansfield Street, 16-feet from the east side property line, 48-feet from the west side property line, and 100-feet from the front property line along Walnut Hill Drive. The proposed ADU would utilize the existing driveway and parking area to the north of the existing home and carport for the required parking space. The proposed off-street parking will likely provide ample parking for the residents and guests of both the principal structure and accessory dwelling unit.

The R-1 District allows accessory dwelling units (ADUs) with prior approval of a Specific Use Permit (SUP). Thus, the applicant and property owners are seeking a SUP to allow for the construction of a 660 square foot accessory dwelling unit on a 0.3099-acre tract of land in a R-1, Single-Family Residential Use District.

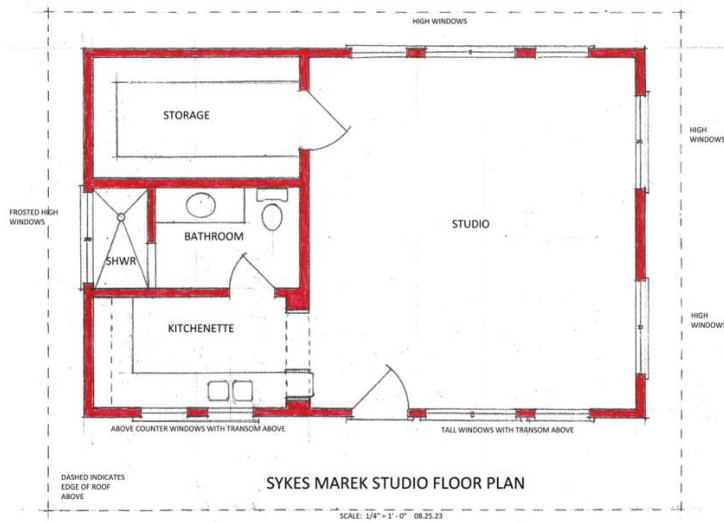
Figure 3



SMS FRONT/SOUTH ELEVATION

SMS EAST SIDE ELEVATION (ROOF SLOPE REVERSED)

Figure 4



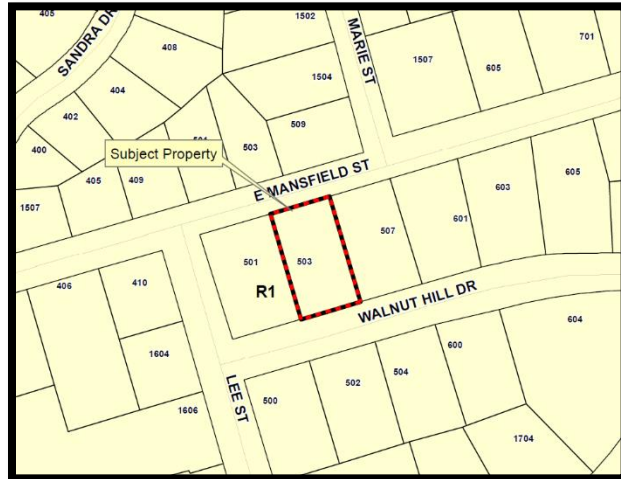
ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

The purpose of zoning policies is to provide guidelines for considering future amendments to the zoning ordinance (Part 1, Section 4 of Appendix A – “Zoning” of the Brenham Code of Ordinances). They are as follows:

- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play.

The subject property is a 13,500 square foot lot that is classified as a through lot with a frontage on two public streets, East Mansfield Street to the north and Walnut Hill Drive to the south. As shown in Figure 5, the subject property, and all adjacent and neighboring properties are located within an R-1, Single-Family Residential District. The subject property and adjacent properties are developed as single-family homes predominately built in the 1950s-1960s, with a mixture of owner-occupied and rental dwellings.

Figure 5



The applicant is requesting a SUP to allow the construction of a 31'x20' (660 square feet), one-story detached Accessory Dwelling Unit (ADU) near the northeast corner of the subject lot. The allowance and standards for ADUs were adopted within in the Zoning Regulations with Ordinance No. O-19-012 that was approved on March 7, 2019. The adopted regulations allow any homeowner living on a single-family property to build an ADU with prior approval of a Specific Use Permit and a building permit. Any homeowner or business owner located in an R-2 or B-1 zoning district may build an ADU with a building permit. Section 10.02(4) of the Zoning Regulations lists additional development standards that pertain to ADUs:

- a) Should the primary use be a single-family dwelling, the property owner's primary residence

shall be the single-family dwelling or ADU.

The property owners plan to continue to reside in the principal home and propose to utilize the ADU for studio space and as a guest house. In addition, they plan to use it as a future mother-in-law quarters.

- b) An ADU must be designed and constructed in keeping with the general architecture and building material of the principal structure.

The proposed addition will be in the same general architecture style and building material of the principal structure.

- c) An attached ADU shall be subject to the regulations affecting the principal structure. A detached ADU shall have side yards of not less than the required side yard for the principal structure and rear yards of not less than ten (10) feet.

The proposed ADU meets the rear and side yard setback requirements with a rear yard setback of 15-feet, a west side yard setback of 48-feet and an east side yard setback of approximately 16-feet.

- d) One (1) on-site parking space, located to the side or rear of the primary structure, shall be provided for the ADU in addition to the required parking for the principal structure.

The site has driveway access via Walnut Hill Drive, with no direct access to Mansfield Street proposed. The existing driveway is over 50-feet long and widens out to support an attached carport to the rear of the home. There is room for a dedicated parking space for the ADU on the north side of the carport and storage area (See Figure 2). The existing driveway and parking area will be able to accommodate the required two (2) parking spaces for the principal structure and one (1) for the ADU.

- e) The maximum habitable area of an ADU is limited to either one-half (1/2) of the habitable area of the principal structure, or one thousand (1,000) square feet, whichever is smaller.

The principal structure is 2,269 square feet in area and the proposed ADU is 660 square feet, less than ½ of the habitable area of the principal structure.

- f) ADUs shall not be HUD-code manufactured home or mobile home.

The proposed ADU will not be a HUD-code manufactured home or mobile home.

The SUP process allows staff to identify additional land uses, which may be appropriate in special circumstances. The proposed structure is to be utilized as a studio space for the property owner and as accommodation for guests. The site plan provided by the applicant indicates that the structure will have a proposed setback of approximately 115 feet from Walnut Hill Drive and 15 feet from the rear property line to the north. In addition to the existing 2,269 square foot home, the subject property has a long narrow driveway with parking apron, a carport and a wood deck that equate to approximately 2,560 square feet. With the proposed ADU at 660 SF and the existing improvements the overall impervious cover of the 13,500 SF lot would be approximately 40.6% lot coverage. The R-1 District allows a maximum lot coverage of 55%. Many homes in the neighborhood have large accessory storage sheds, including both adjacent lots to the east and west, detached garages and carports set behind the front façade of the homes. Given the architecture character to be in a similar 1950s style of the principal home and the predominance of accessory structures and deep drives in the surrounding neighborhood, the ADU structure will likely not be out of character with neighboring properties. The proposed development complies with the development standards for accessory dwelling units and the SUP request promotes the initiatives of the housing task force.

- (2) The city's zoning should be guided by the future land use plan and other applicable guidelines found in the Comprehensive Plan.

The future land use map portion of the Historic Past, Bold Future 2040 Comprehensive Plan suggests the subject property and the surrounding area is envisioned to be single-family residential (Exhibit "C"). The subject property and surrounding area are currently developed as single-family uses. The requested SUP would not deter from the envisioned use. Staff finds that the proposed request aligns with the goals and land use policies established in the Comprehensive Plan.

- (3) The city's zoning should be designed to facilitate the more efficient use of existing and future city services and utility systems in accordance with the Comprehensive Plan.

The subject property has existing utilities available along Walnut Hill Drive. ADUs are an opportunity to increase density in a compatible manner within a residential area as they do not require additional infrastructure to be built to accommodate the new dwelling unit.

- (4) The city's zoning should be organized and as straight forward as possible to minimize use problems and enforcement problems.

The proposed SUP, if approved, will be reflected on the City of Brenham zoning map available for citizen viewing on the City of Brenham homepage.

- (5) The city's zoning process should be fair and equitable, giving all citizens adequate information and the opportunity to be heard prior to adoption of zoning amendments.

Property owners within 200 feet of the project site were mailed notifications of this request on March 14, 2024. The Notice of Public Hearing was published in the Brenham Banner on March 14, 2024. As of March 22, 2024, Staff have received no written citizen comment forms regarding the proposed ADU. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

- (6) The city's zoning should ensure that adequate open space is preserved as residential and commercial development and redevelopment occur.

If approved, the property will be required to adhere to the regulations of the R-1 District to include, the accessory dwelling unit development standards, minimum building setbacks and maximum impervious coverage requirements. The applicant has submitted a site plan (Exhibit E) which depicts the proposed location of the ADU and access. The subject property has a lot size of 13,500 square feet and is comparable in area to the lots along Walnut Hill Drive and nearby streets. With the proposed 660 square foot ADU, an increase in impervious cover would occur, from an existing 35.7% to 40.6% for the overall site. The maximum impervious lot coverage allowed in an R-1 District is 55 percent. As discussed previously, both the principal home and the ADU meet or exceed all R-1 setback requirements. Staff finds that the site development requirements will ensure that adequate open space is preserved on the subject property.

- (7) The city's zoning should ensure Brenham's attractiveness for the future location of business and housing by preserving an attractive and safe community environment in order to enhance the quality of life for all residents.

Staff finds that the requested land use is appropriate in this location given the existing development in the vicinity and conformance with the City's adopted Comprehensive Plan and Future Land Use Plan.

- (8) The city's zoning ordinance should preserve neighborhood culture by retaining and promoting land uses consistent with the community's plan for the development and/or redevelopment of its neighborhoods.

The subject property and all surrounding properties are located within an R-1 District. The Future Land Use Map, as part of the Comprehensive Plan adopted in September 2019, envisions the subject property as single-family residential. The subject property and surrounding area are currently developed as single-family uses.

The surrounding single-family property in the area consists predominately of homes built in the 1950s and have detached garages or attached carports that are behind the front façade. Many of the neighboring properties have either a garage or other accessory structure within the rear yard. While no other ADUs are currently within the immediate area, Staff finds that the proposed ADU is consistent with the land use policies established in the Comprehensive Plan and the existing neighborhood culture.

- (9) The city's zoning should protect existing and future residential neighborhoods from encroachment by incompatible uses.

Staff finds that approval of the proposed SUP to allow for further development of the property with an ADU will promote the orderly development of the community. This request, to allow a proposed 31'x20' (660 square foot) detached accessory structure to be located on the northeast corner of the 0.3099-acre lot, will not adversely affect health, safety, morals, or general welfare of properties in the general vicinity or the community in general.

- (10) The city's zoning should assist in stabilizing property values by limiting or prohibiting the development of incompatible land uses or uses of land or structures which negatively impact adjoining properties.

Staff believes that the proposed development will not have an adverse effect on the surrounding area and will be compatible with anticipated uses surrounding this property. The applicant proposes to utilize the ADU as a studio space and as a guest house. The proposed ADU will meet the architectural 1950s character of the existing home and the adjoining properties. In addition, the structure would be located near the northeast corner of the property and exceed the minimum required setbacks. Both adjacent properties to the west and east have large accessory structures that exceed 250 square feet, thus rear yard accessory structures are not uncommon. The proposed structure meets the development standards set forth in the zoning ordinance and is proposed to be in character with both the principal structure and nearby residential properties. The applicant would be required to submit a building permit for the ADU and meet all applicable building and fire code requirements.

- (11) The city's zoning should make adequate provisions for a range of commercial uses in existing and future locations that are best suited to serve neighborhood, community, and regional markets.

If approved, the proposed SUP will allow for a 660 square foot, one-bedroom, one bath detached

ADU to be situated near the northeast corner of the existing property that would provide studio space and guest accommodations. The nearest commercial district is to the west along S. Market Street, which is a B-1, Local Business Mixed Residential Use District corridor. Vacant commercial property is located along S. Market Street to the north of E Tom Green Street. Staff finds that the proposed SUP, if approved, will not negatively affect vacant land classified for commercial uses.

(12)The city's zoning should give reasonable accommodation to legally existing incompatible uses, but it should be fashioned in such a way that over time, problem areas will experience orderly change through redevelopment that gradually replaces the nonconforming uses.

The property is currently developed as a single-family home within an R-1, Single-Family Residential District. Staff are not aware of any hindrances to the property created by legally existing incompatible uses. The applicant's request will allow the subject property to develop in a compatible, legally conforming manner.

(13)The city's zoning should provide for orderly growth and development throughout the city.

Staff finds approval of the proposed SUP will allow for the orderly growth and development in the general vicinity and throughout the city.

STAFF RECOMMENDATION:

Staff recommends **approval** of a Specific Use Permit to allow for a detached accessory dwelling unit to be located within a R-1 Mixed Residential Use Zoning District for the subject 0.3099-acre tract of land that is located at 503 Walnut Hill and legally described as Walnut Hill Subdivision, Block 1, Lot 2

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Cover Letter to the Commission
- E. Site Plan
- F. Elevations
- G. Floor Plan
- H. Site photos

EXHIBIT "A"
AERIAL MAP

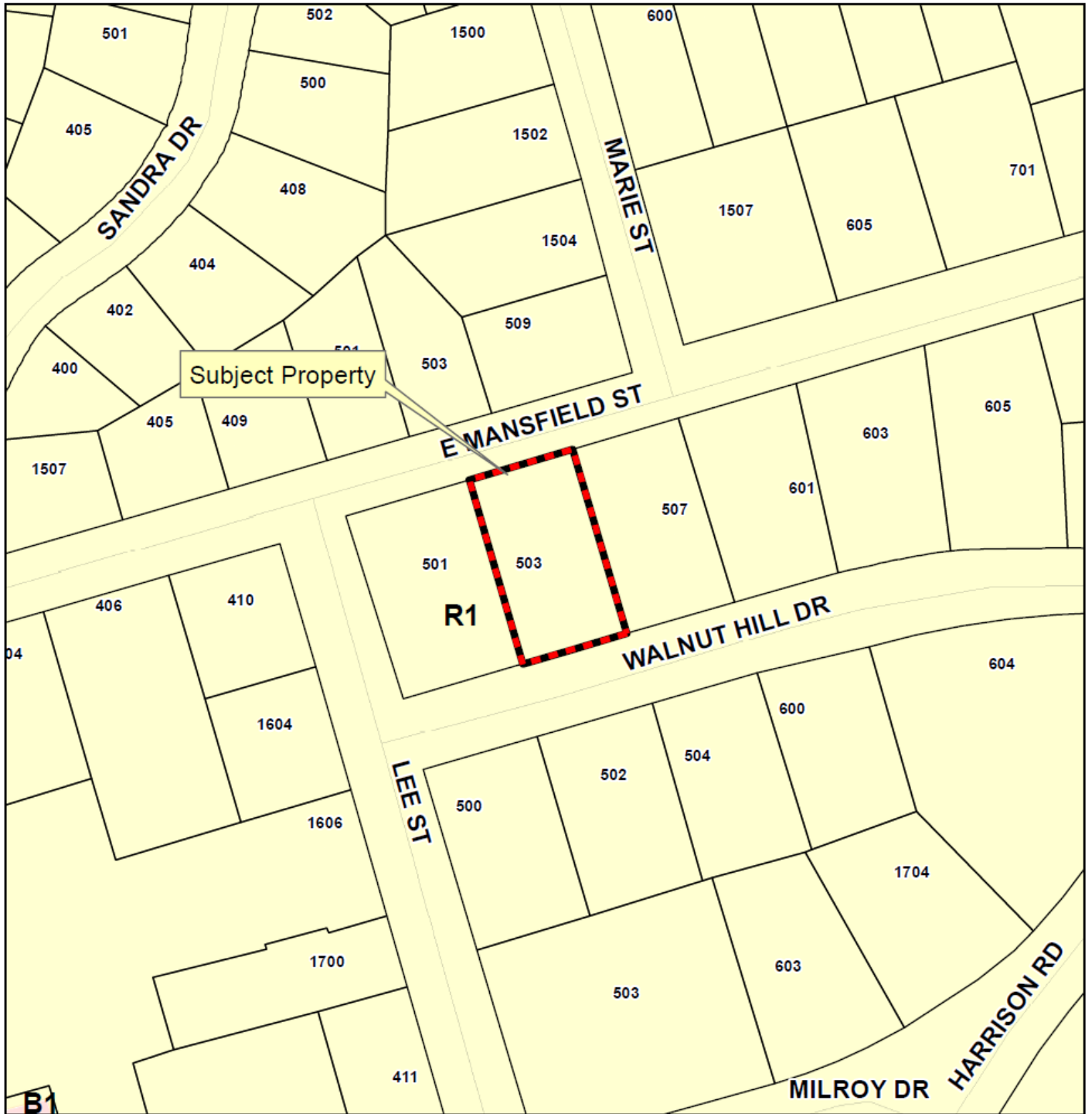


Location Map
Specific Use Permit - ADU
503 Walnut Hill Drive



1 inch = 104 feet

EXHIBIT "B"
ZONING MAP



Zoning Map
Specific Use Permit - ADU
503 Walnut Hill Drive



1 inch = 104 feet

Legend



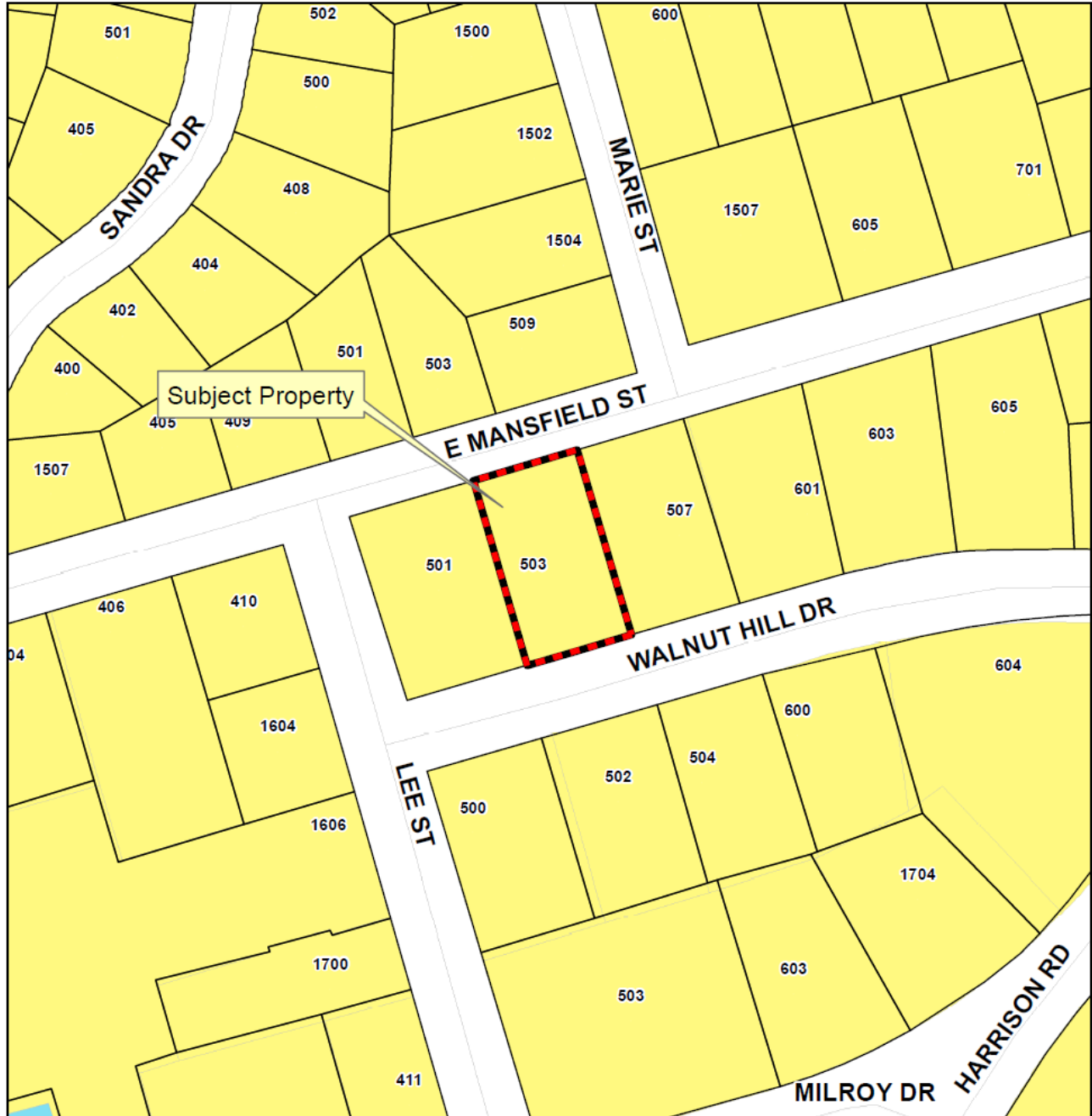
-  B1 Local Business Mixed
-  R1 Residential Single Family



EXHIBIT "C"
FUTURE LAND USE MAP



Future Land Use Map
Specific Use Permit - ADU
503 Walnut Hill Drive



1 inch = 104 feet

Future Land Use Plan

FLU_FINAL

- Single Family Residential
- Corridor Mixed Use



EXHIBIT "D"
SUP APPLICATION COVER LETTER

**Lauren Marek
& Carra Sykes**

—

503 Walnut Hill Drive
Brenham, TX 77833
979-877-8911
hello@laurenmarek.com

Accessory Dwelling Unit

Planning & Zoning Commission

Hello,

My wife, Carra Sykes, and I are writing to submit our application for an additional dwelling unit (ADU) behind our home located at 503 Walnut Hill Dr. We are excited about the opportunity to create an ADU on our property that will serve multiple purposes.

Reasons for Building an ADU:

Work-From-Home Needs: As we both work from home, a dedicated workspace would significantly improve our productivity and create a clear separation between work and personal life.

Growing Family: We are expecting our second child in March of this year and the additional space will be crucial for accommodating our growing family's needs.

Potential Future Needs: In the future, the ADU could also serve as a comfortable living space for a family member, such as my wife's mother, who may require additional support in the future. This would allow us to keep our loved ones close while ensuring their independence and privacy.

Project Details:

Type of ADU: A 20' x 31' detached studio to be built in the backyard.

Design: The studio will have an open floorplan with a kitchenette and bathroom. Both the exterior and interior will compliment the look and style of our home: 1950's Modern Ranch. The architect is Andy Sykes (Carra's father) and the builder will be Marek Custom Homes: John Paul Marek (my father).

Thank you for considering our application. We are available to answer any questions you may have and look forward to discussing our plans with you further.

Sincerely,

Lauren Marek

EXHIBIT "E"
PROPOSED SITE PLAN

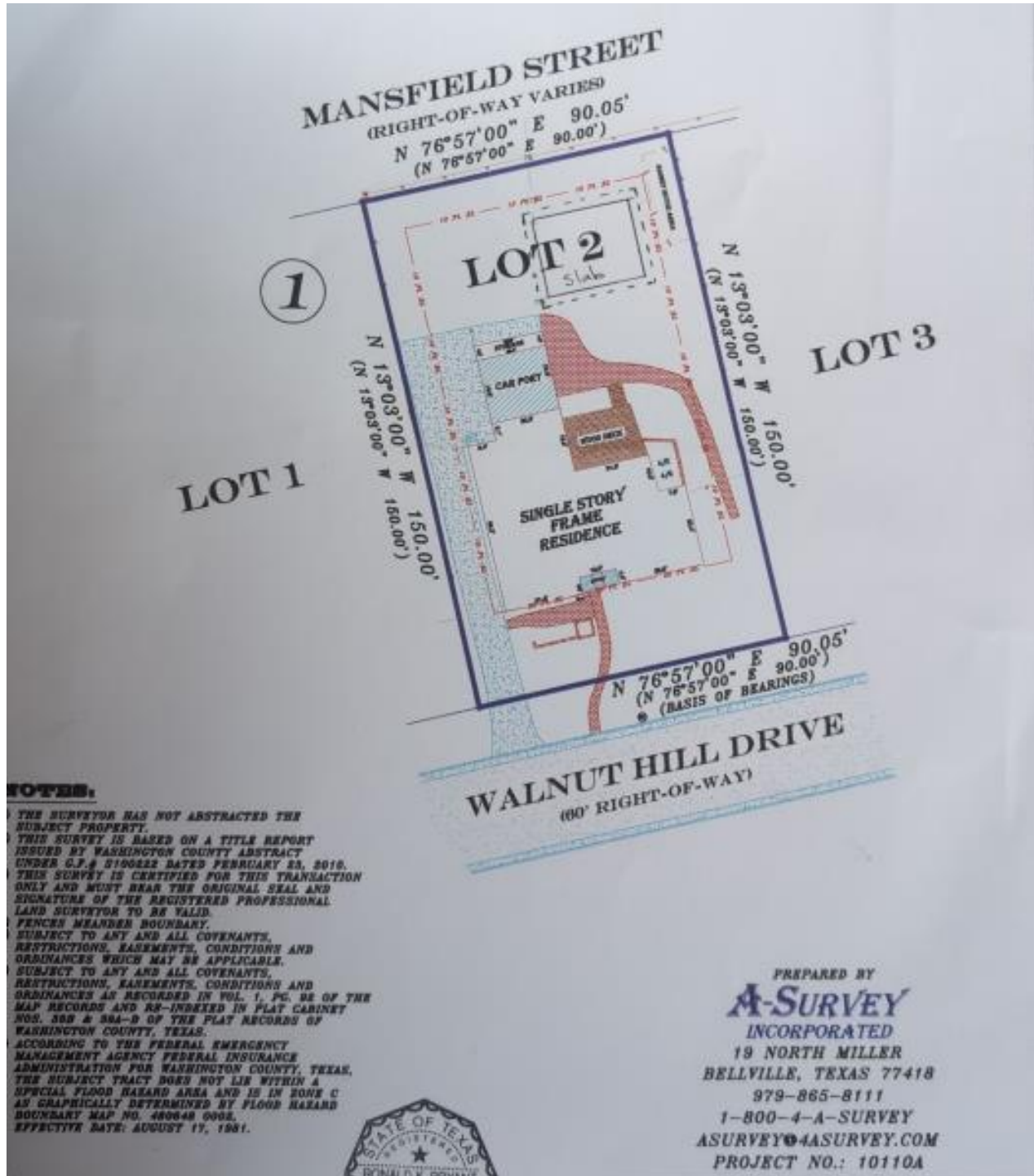
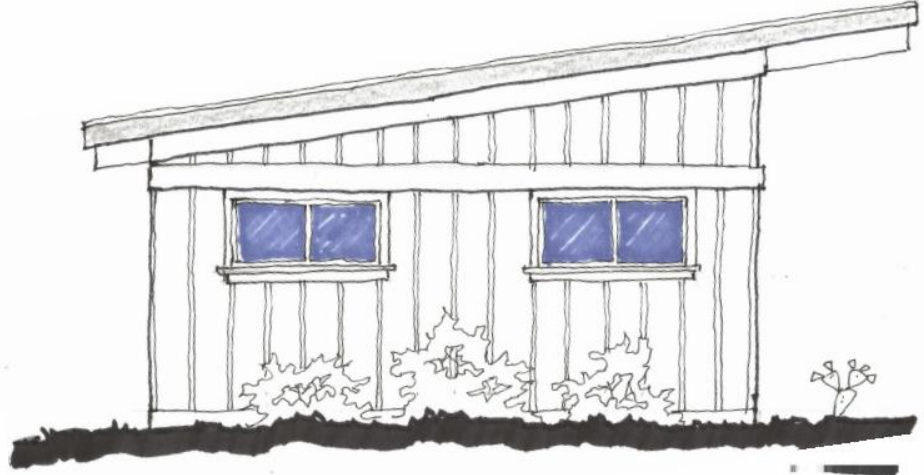


EXHIBIT "F"
FLOOR PLAN & ELEVATIONS



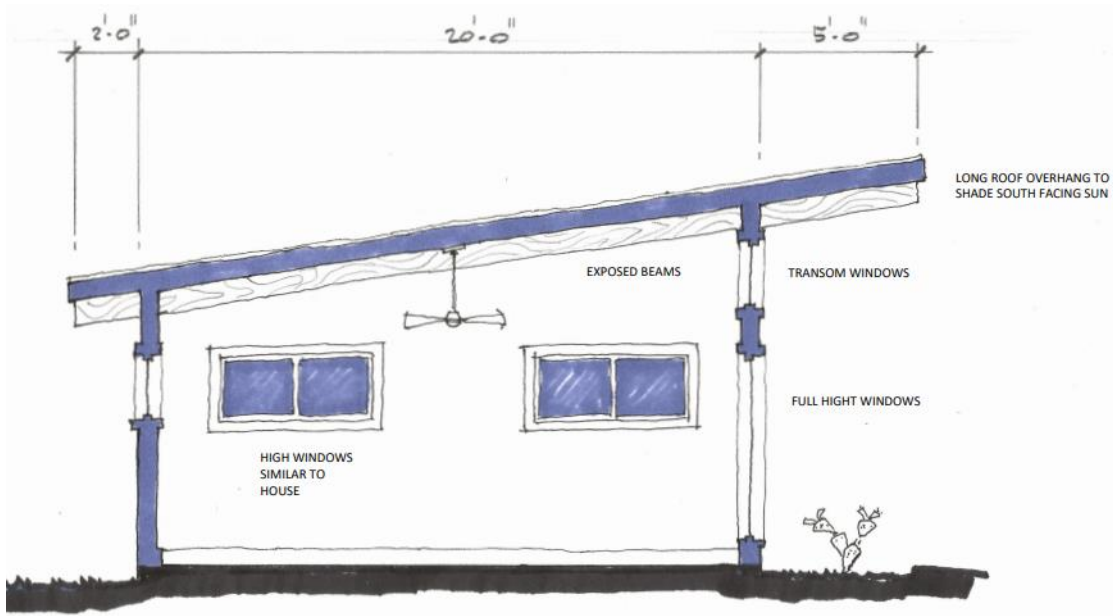
SMS FRONT/SOUTH ELEVATION

SCALE: 1/4" = 1' - 0" 08.25.23



SMS EAST SIDE ELEVATION (ROOF SLOPE REVERSED)

SCALE: 1/4" = 1' - 0" 08.25.23



SMS STUDIO SECTION LOOKING EAST

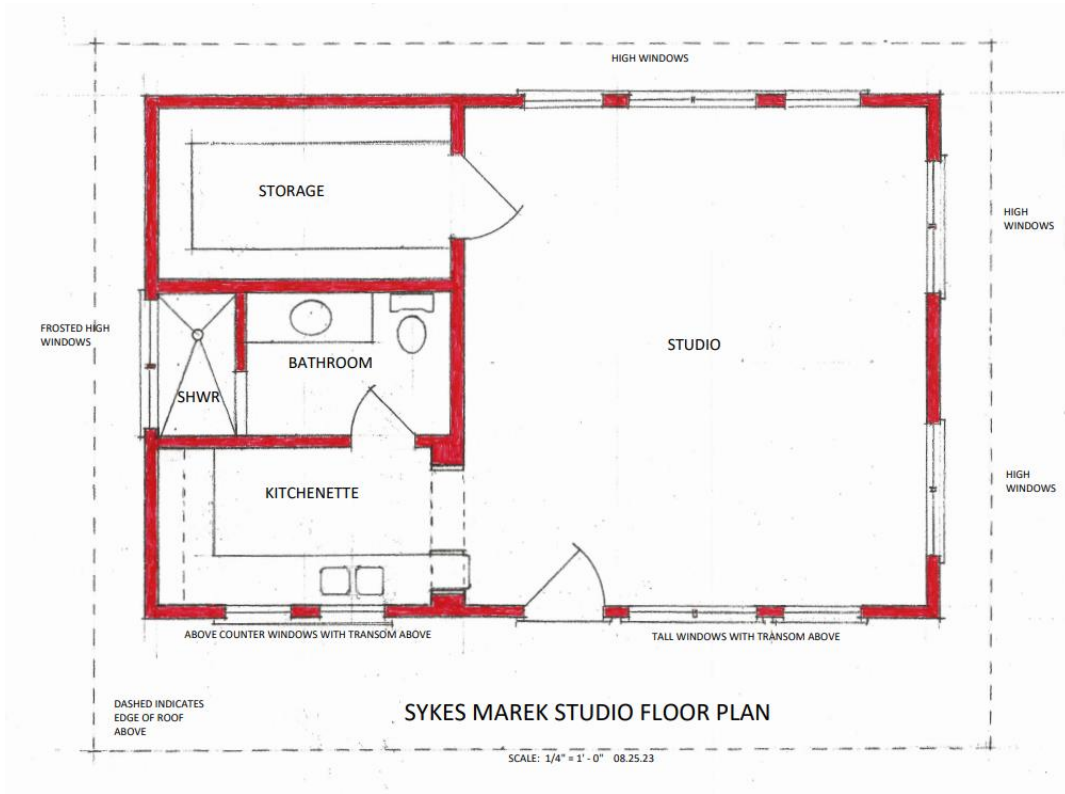


EXHIBIT "G"
SITE PHOTOS



503 Walnut Hill Drive



East side yard setback. ADU proposed in the NE corner.



Homes along Walnut Hill Drive.



Subject Property fence and others along Mansfield Street