



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 16, 2025
SUBJECT: ZC25-0147 Public hearing and consideration of a request from Platinum Pro Renovations LLC for a special use permit for a permanent accessory building at 6918 Walter Street, being 1.00 acres described as Lot 2, Block 1, Clifton Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Randall and Debra Vogt (owners), Platinum Pro Renovations LLC is requesting a special use permit for a permanent accessory building on 1.00 acres at 6918 Walter Street.

GENERAL DESCRIPTION:

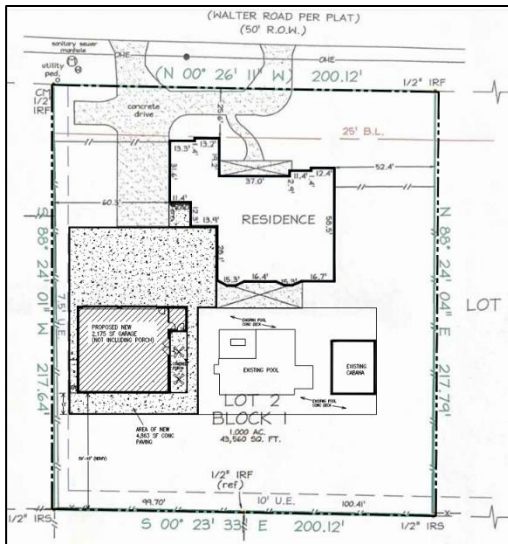
The property under consideration is a one-acre lot located on the east side of Walter Street south of Amundson Drive. The property has 200 feet of frontage on Walter Street and is approximately 200 feet deep. The property is developed with a single-family residence constructed in 2002 and a swimming pool and cabana.

The owner intends to construct a 2,500-square-foot permanent accessory building on the lot. This type of building is permitted by right on the property. However, the building exceeds the maximum allowed size and other standards required by the zoning ordinance. As a result, the owner is requesting a special use permit for the building to address proposed modifications to these standards. A description of the request is attached, as well as a plot plan and building plans for the proposed structure.

Permanent accessory building

The building is intended to be used as a detached garage. The building would be located on the south side of the property adjacent to the swimming pool. The building has a footprint of 2,508 square feet, measuring 57 feet in width and 44 feet in depth. The building includes 2,068 square feet of garage space, a 95-square-foot bathroom, and 345 square feet of covered porch area. It is approximately 27 feet tall, with a wall height of 13 feet and 8:12 roof pitch. The exterior walls are finished with brick siding. The plot plan and conceptual elevations of the building are shown below.

The existing pool cabana exceeds 200 square feet in size, which would count as a separate permanent accessory building. Since the zoning ordinance permits only one permanent accessory building on a lot, the special use permit request also includes the allowance for two buildings on the property, given the existing conditions of the site.



PLOT PLAN



CONCEPTUAL ELEVATIONS

[Section 118-718\(c\)](#) of the zoning ordinance establishes the requirements and standards for permanent accessory buildings and structures. For lots greater than 40,000 square feet in area, the zoning ordinance allows for consideration of a special use permit for varying from specific development standards. The applicant is requesting modifications to the design standards described in the table below.

DEVELOPMENT STANDARD	PROPOSED BUILDING
<u>Maximum floor area</u> <ul style="list-style-type: none"> 1,089 square feet (2.5% of lot area) 	<ul style="list-style-type: none"> 2,508 square feet (5.75% of lot area)
<u>Maximum heights</u> <ul style="list-style-type: none"> 12 feet wall height (buildings over 500 SF) 25 feet overall height (buildings over 500 SF) 	<ul style="list-style-type: none"> 13 feet wall height 27 feet overall height
<u>Number of buildings</u> <ul style="list-style-type: none"> One building allowed per lot 	<ul style="list-style-type: none"> Two buildings (one new, one existing)

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

CURRENT ZONING: The property is zoned RE-1 (Residential Estate). This district is intended to provide areas for very low density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a



quasi-rural setting. The district is specifically planned to allow for the keeping of livestock in a residential setting.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	RE-1 (Residential Estate)	Low Density Residential	Single-family residence
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is platted as Lot 2, Block 1, Clifton Addition.

CITY COUNCIL: The City Council will consider this request at the November 10, 2025, meeting following a recommendation by the Planning and Zoning Commission.

DRC RECOMMENDATION. Modifications to design standards for permanent accessory buildings are subject to approval of a special use permit or other zoning action.

The DRC recommendation for approval of the special use permit for the permanent accessory building is based on previous approvals of buildings in similar contexts.

RECOMMENDATION:

Approve ZC25-0147.