



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** June 5, 2025

**SUBJECT:** ZC25-0131 Public hearing and consideration of a request from Lisa and James Jennings for a special use permit for an accessory dwelling unit at 6129 Abbott Avenue, being 0.4026 acres described as Lot B and portions of Lot A, Block 28, College Hill Addition.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Lisa and James Jennings are requesting a special use permit for an accessory dwelling unit on 0.4026 acres at 6129 Abbott Avenue.

### **GENERAL DESCRIPTION:**

The property under consideration is a 17,537-square-foot parcel located on the northwest side of Abbott Avenue between North College Circle and Johnson Avenue. The site is developed with a single-family residence constructed in 1981. The property is zoned R-2 (Single-Family Residential). The owner intends to construct an accessory dwelling unit in the back yard adjacent to the swimming pool. The building is intended for use as a living area, guest house, and pool house.

An accessory dwelling unit, also known as a secondary living unit under the zoning code, may be constructed by right on a residential lot, subject to certain development standards. The maximum allowed floor area for accessory dwelling units is 650 square feet, and the unit must be located within 25 feet of the primary house and connected with a breezeway at least six feet wide attached to the roofline. These types of living units are intended for use by a family member or relative of the occupants of the primary house, and the units may not be rented or leased or have separate utility meters.

The proposed accessory dwelling unit would be located approximately 27 feet away from the rear of the primary house. The building provides 803-square-feet of living area with 310 square feet of covered porches. The overall footprint of the structure is 1,113 square feet. The design of the structure is consistent with the architecture of the primary house.

[Section 118-718\(e\)](#) of the zoning ordinance establishes the requirements and standards for accessory dwelling units. The accessory building is compliant with all development standards except for the standards noted below. Modifications to or deviations from the standards may be approved through approval of a special use permit, and applicants are requesting modifications to these standards as described in the table.

| DEVELOPMENT STANDARD   | PROPOSED BUILDING  |
|--|--|
| <u>Connection to primary residence</u> <ul style="list-style-type: none"> <li>Unit must be connected to primary house by a breezeway attached to the roofline</li> </ul> | <ul style="list-style-type: none"> <li>Building and primary house not connected</li> </ul>   |
| <u>Proximity to primary residence</u> <ul style="list-style-type: none"> <li>Unit must be within 25 feet of the primary residence</li> </ul>                             | <ul style="list-style-type: none"> <li>Building is approximately 27 feet from the primary house</li> </ul>   |
| <u>Maximum total floor area</u> <ul style="list-style-type: none"> <li>650 square feet</li> </ul>  | <ul style="list-style-type: none"> <li>Living area: 803 square feet</li> <li>Covered porches: 310 square feet</li> <li>Building footprint (covered area): 1,113 square feet</li> </ul> |
| <u>Use</u> <ul style="list-style-type: none"> <li>Unit must not have a separate utility meter</li> </ul>   | <ul style="list-style-type: none"> <li>Separate meter not proposed</li> </ul>  |

**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 currently zoned R-2 (Single-Family Residential). This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

#### **SURROUNDING ZONING | LAND USE:**

| DIRECTION    | ZONING                            | LAND USE PLAN           | EXISTING LAND USE        |
|--------------|-----------------------------------|-------------------------|--------------------------|
| <b>NORTH</b> | PD (Planned Development)          | Low Density Residential | Single-family residences |
| <b>WEST</b>  | U (School, Church, Institutional) | Community Services      | House of worship         |
| <b>SOUTH</b> | R-2 (Single-Family Residential)   | Low Density Residential | Single-family residence  |
| <b>EAST</b>  | R-2 (Single-Family Residential)   | Low Density Residential | Single-family residences |

**PLAT STATUS:** The property is platted as Lot B and portions of Lot A, Block 28, College Hill Addition. Depending on the final location of the structure, a replat of the property may be required prior to the issuance of a building permit.

**CITY COUNCIL:** The City Council will consider this request at the June 19, 2025, meeting following a recommendation by the Planning and Zoning Commission.

**DRC RECOMMENDATION.** Modifications to design standards for accessory dwelling units 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 accessory dwelling unit is based on previous approvals of buildings in similar contexts.

**RECOMMENDATION:**

Approve ZC25-0131.