

## **AC-19-03 (Redwood Garage Standards Appeal)**

Receive a Staff presentation and consider modifying the conditions imposed by the City Council in order to clarify the Council's intent regarding the location of garages and requirements for front porches when it reversed, on appeal, the decision of the Planning and Zoning Commission to deny a request for Alternative Compliance as to the residential garage parking requirements in Section 7.1.4.1. of the Development Code for a proposed residential development located at 2357 Redwood Road, Hays County, Texas.

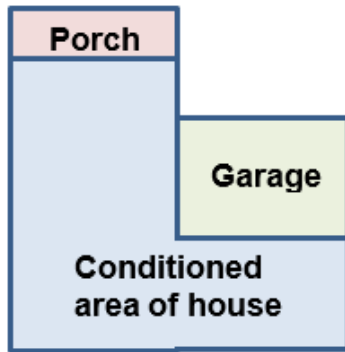
**Purpose:** Seeking clarification on the conditions associated with the Redwood Garage Alternative Compliance appeal approved on October 15, 2019.

Council approved the appeal with staff recommended conditions with the following revisions in red:

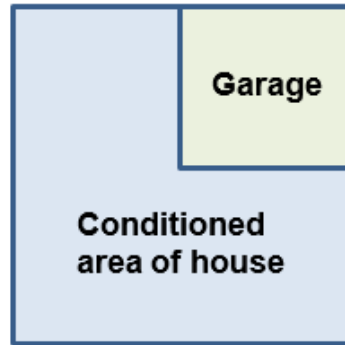
3. In no case shall the garage be the front most protrusion of the house, but it may be flush. ~~Garages may extend a maximum of 6 feet beyond the front façade of the house on a maximum of 50% of the homes within the subdivision. All other garages shall not be located in front of the front façade of the house;~~
4. A front porch shall be required on a minimum of ~~25%~~ 50% of the homes. The front porch shall extend in front of the front façade of the house and shall be a minimum of 6 feet of clear space in all directions and shall have a minimum area of 60 square feet;

## Garage Location Condition

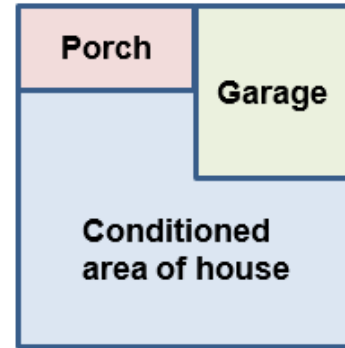
Per the approved condition, **all garages in the subdivision must be positioned behind (per code) or flush with the front most protrusion of the house.** Under this condition, a garage can either be built as follows:



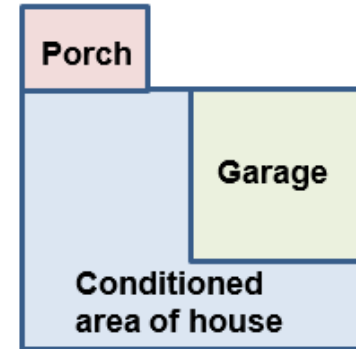
**Figure 1 (Current Code, semi-flush):** Garage must be set-back 5-20' from the front wall plane.



**Figure 2:** Garage is flush with the front wall plane



**Figure 3:** Garage is flush with the front protrusion, such as a porch.



**Figure 4:** Garage is behind the front protrusion, such as a porch.

### Staff Recommended language:

In no case shall the garage be the front most protrusion of the home, but it may be flush on a maximum of 50% of the homes within the development. For the purposes of this condition, a front porch is considered a protrusion of the home.

**(A maximum of 50% of homes can look like Figure 2, 3 and 4. The remaining homes must meet current code.)**



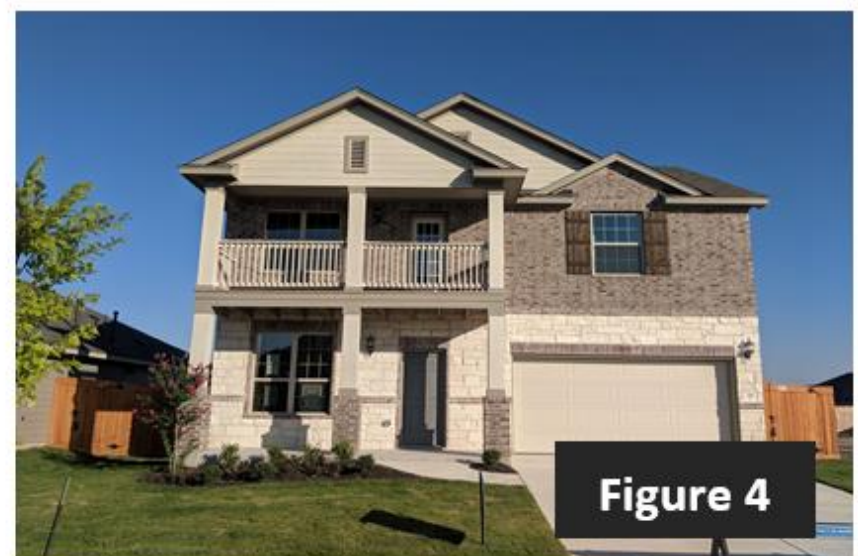
**Garage is set-back from front wall plane and porch**



**Garage is flush with porch**



**Garage is flush with front wall plane**



**Garage is flush with façade and porch protrudes outwards**

# SAN MARCOS Police / Fire Additional Language

It is unclear whether the Police / Fire language was approved. This language was intended to be added to the end of condition #3. The language is as follows:

Where the garages extend past the front façade of the house, the front entry door shall be flush with the façade, and/or not be set back as to cause a recessed entry.



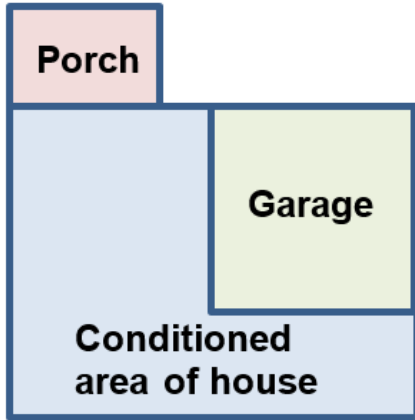
**Entry door is flush with facade**



**Entry door is recessed**

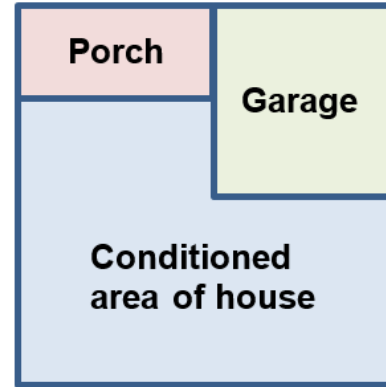
# Front Porch Condition

As currently written, condition 4 states that a porch “must extend in front of the front façade of the house”.



**Figure 7:** Porch extends in front of the front façade of the house.

However, condition 3 allows the front porch to be flush with the garage and is not required to extend in front of the front façade of the house.



**Figure 8:** Porch is flush with the garage.

## Staff Recommended language:

A front porch shall be required on a minimum of 50% of the homes. The front porch shall ~~extend in front of the front façade of the house and shall~~ be a minimum of 6 feet of clear space in all directions and shall have a minimum area of 60 square feet;