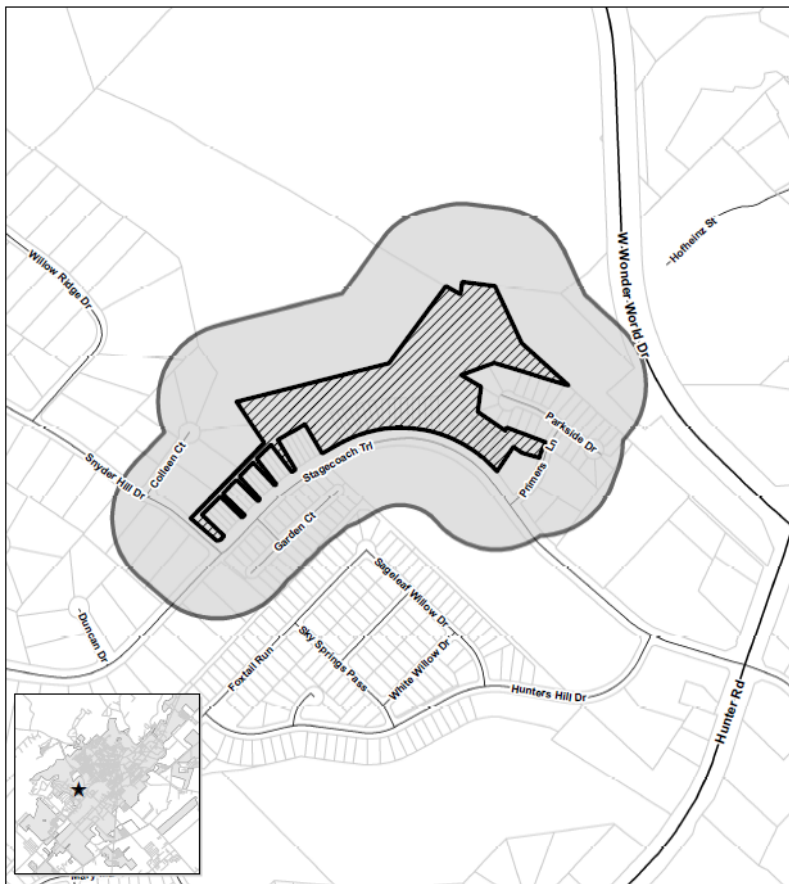


## **CUP-18-26 (The Park / Park Court at Willow Creek Zero Lot Line)**

Hold a public hearing and consider a request from Greg Standard on behalf of Robert McDonald III for a Conditional Use Permit to allow the use of “Single Family Zero Lot Line/Patio Homes” in a Townhouse (TH) Residential Zoning District at the 400 Block of Stagecoach Trail. (A. Villalobos)

## Location:

- 400 Block of Stagecoach Trl
- Portion of the Park / Park Court at Willow Creek Subdivision
  - This area includes single family, and townhouse uses
- Surrounded by:
  - single family uses
  - park / open space
  - office use
  - Hernandez Elementary School

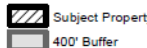


CUP-18-26

400 Blk of Stagecoach Trl

The Park/Park Court at Willow Creek

Map Date: 8/31/2018



0 250 500 1,000 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

## Context & History:

- 15.83 acres
- Zoned Townhome (TH) – considered a Legacy District
- Includes 25 platted Townhome Lots; 2 Drainage Easement / Amenity Lots
- Platted in 2012 to allow for townhomes.
- Current Plat includes provisions for shared rear access for the lots.



**CUP-18-26**  
**400 Blk of Stagecoach Trl**  
**The Park/Park Court at Willow Creek**  
**Map Date: 8/31/2018**

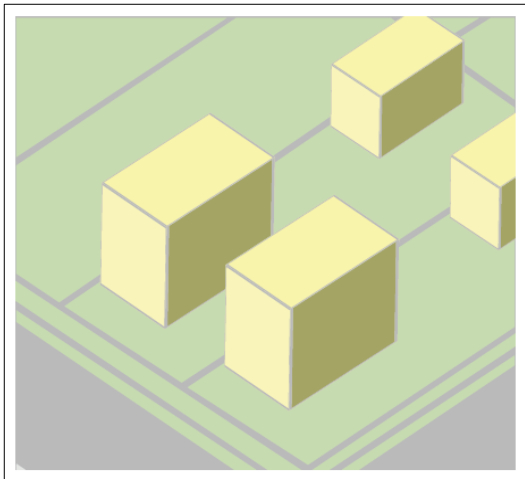


Subject Property



0 250 500 1,000  
 Feet

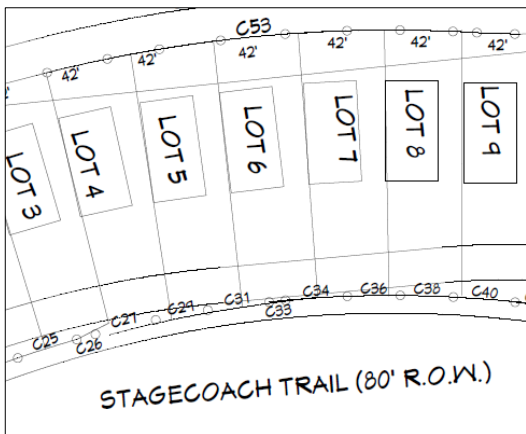
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Configuration Diagram

## “Single Family Zero Lot Line/Patio Homes”

- Accommodates detached or attached dwelling units
- Each house is located on an individual lot
- Includes a 0 foot side setback, and a 10' side setback
- Proposing 1,300 – 1,500 square feet houses
- The use is consistent with surrounding residential uses
- Rear access, orientation, size, and building code requirements are important



Site Plan Excerpt

## **Recommendations:**

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

- 1. All requirements of Section 9.2.1.7 of the Development Code associated with the Patio Home, Zero-Lot-Line Residential Zoning District shall be provided on the Plat;**
- 2. Detached units must include a 1' minimum maintenance easement or setback and shall maintain a minimum of 10' separation between each building; and**
- 3. Rear access must be provided for ingress and egress to all lots.**