

Zero Lot Line Homes Conditional Use Permit	400 Block of Stagecoach Trl
CUP-18-26	The Park / Park Court at Willow Creek



Summary

Request:	Consider a request by Greg Standard, on behalf of Robert McDonald III, for a Conditional Use Permit to allow “Single Family Zero Lot Line/Patio Homes” in a Townhouse (TH) Residential Zoning District.		
Applicant:	Greg Standard 106 Redbud Ct San Marcos, TX 78666	Property Owner:	Robert McDonald III WDG-Park, Ltd 9811 S IH 35 Bldg 3, Ste 100 Austin, TX 78744
CUP Expiration:	N/A	Type of CUP:	Use of “Single Family Zero Lot Line/Patio Homes”
Interior Floor Area:	N/A	Outdoor Floor Area:	N/A
Parking Required:	2 off-street parking spaces per dwelling unit.	Parking Provided:	Required at time of site development.

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	N/A	Personal:	August 31, 2018
Response:	None as of the date of this report		

Property Description

Legal Description:	The Park at Willow Creek, Lot 19-33; Park Court at Willow Creek Lot 1-10		
Location:	400 Block of Stagecoach Trl		
Acreage:	15.83 acres	Central Business Area:	No
Existing Zoning:	Townhouse (TH)	Preferred Scenario:	Existing Neighborhood
Existing Use:	Vacant Single Family – Townhouse	Proposed Use:	Single Family – Zero Lot Line
CONA Neighborhood:	Willow Creek & Hunter’s Hill	Sector:	9
Utility Capacity:	Adequate		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	P, FD, SF-R	Open Space, Vacant, Single Family	Open Space, Existing Neighborhood
South of Property:	P, PH-ZL, SF-R	Single Family, Elementary School	Existing Neighborhood
East of Property:	SF-4.5, FD, OP	Single Family, Vacant, Office	Existing Neighborhood
West of Property:	P, SF-R	Vacant, Single Family	Existing Neighborhood

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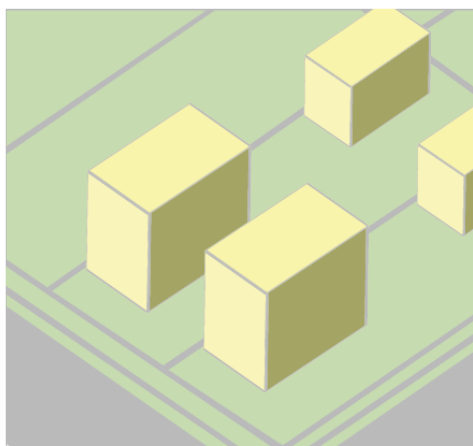


History

The property is zoned (TH) Townhouse Residential District. The current plat of the property includes 25 Townhouse Lots consistent with TH zoning as well as 2 Drainage Easement / Amenity Lots which create open space for the development and provide rear access to the Townhouse lots.

The land use matrix indicates that single family attached townhouses (as currently platted) are allowed by right in a TH zoning district. The owner, however, now intends to construct an alternative housing product: "Single Family Zero Lot Line/Patio Home". The land use matrix indicates that, in a TH zoning district, this product may only be allowed with a conditional use permit. Therefore, the owner is requesting a conditional use permit to allow the proposed alternative housing product.

This type of housing product accommodates either detached or two attached dwelling units with each unit constructed on a separate lot with separate entrances facing the street. If units are attached, they share a common wall along a lot line. The owner is proposing that the units are detached with a 0' side setback on one side of the house, and a 10' side setback on the other side. See example image below:



If the conditional use permit is approved, the applicant will be reducing the total number of lots from 25 to approximately 24 lots and will be increasing the average width of each lot from 30 feet to 42 feet in order to accommodate the new housing product. Each house will be approximately 1,300 – 1,500 square feet in size and will be similar in style and size to the houses located at 917, 925, and 933 N. Loop Street in San Marcos.

Additional Analysis

The Development Code establishes several requirements associated with a Legacy Zoning District known as "Patio Home, Zero-Lot-Line Residential District" (PH-ZL). These requirements ensure that such housing product is constructed in a uniform manner with regarding to orientation, building code, and size. Staff recommends that these requirements be included on the Plat. Although the property is zoned TH, staff believes the standards established for PH-ZL zoning are appropriate for the proposed housing product. Accordingly, staff recommends that, if a conditional use permit is approved by the commission, the permit include standards comparable to those in the PH-ZL zoning district.

Comments from Other Departments

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Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Staff Recommendation

Approval as Submitted	<u>X</u>	Approval with Conditions / Alternate	Denial
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; and 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.			
Staff: Andrea Villalobos, CNU-A		Title : Planner	Date: September 7, 2018

Evaluation			Criteria for Approval (Sec. 1.5.7.4 – Land Development Code)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan <i>The subject property is located in an Existing Neighborhood on the Comprehensive Plan which is intended to maintain the existing residential character.</i>
		<u>N/A</u>	The proposed use is consistent with any adopted Neighborhood Character Study that has been completed for the area; <i>Studies were not complete at the time of this request.</i>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; <i>TH zoning is intended for development of single-family residences and associated uses. The proposed Zero Lot Line House use is consistent with the intended residential nature of the TH zoning district.</i>
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual

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		<p>nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods; <i>The proposed use is compatible with the surrounding residential uses.</i></p>
<u>X</u>		<p>The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood; <i>The proposed use does not alter the pedestrian or vehicular traffic patterns of the existing Townhouse uses.</i></p>
<u>X</u>		<p>The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets; <i>The approved plat for the property includes regulations regarding driveway access and roadways. All lots are required to take access from a rear drive that is maintained by the properties.</i></p>
<u>X</u>		<p>The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and <i>Conditions have been added to the Conditional Use Permit request to ensure the use is consistent with Zero Lot Line Home standards.</i></p>
<u>X</u>		<p>The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood. <i>Conditions have been added to the Conditional Use Permit request to ensure the use is consistent with Zero Lot Line Home standards.</i></p>