

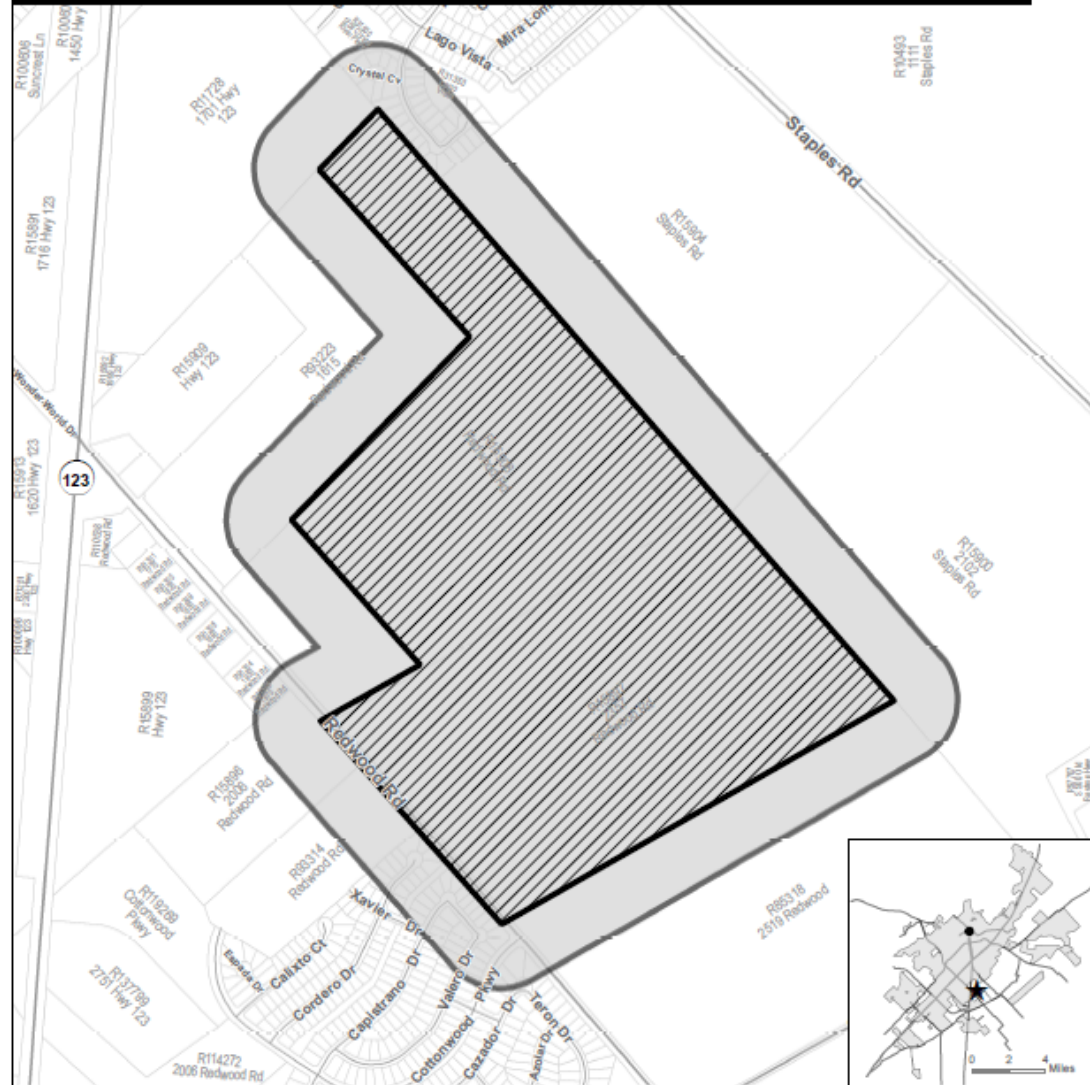
AC-19-03 (Redwood Garage Standards Appeal)

Hold a public hearing and consider an appeal by James Ingalls of the decision of the Planning and Zoning Commission on September 10, 2019 to deny the request for Alternative Compliance 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.

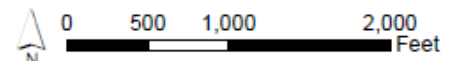
Location:

- Approximately 192 acres along Redwood Road
- Proposing Character District-3 (CD-3) Zoning
- Medical District Medium Intensity Zone
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - vacant and agricultural land
 - El Camino Real and Hills of Hays Neighborhoods
 - La Vista Retirement Community

AC-19-03 400' Notification Buffer Redwood Garages — 2357 Redwood Road



- ★ Site Location
- ▨ Subject Property
- Buffer
- Parcel
- City Limit



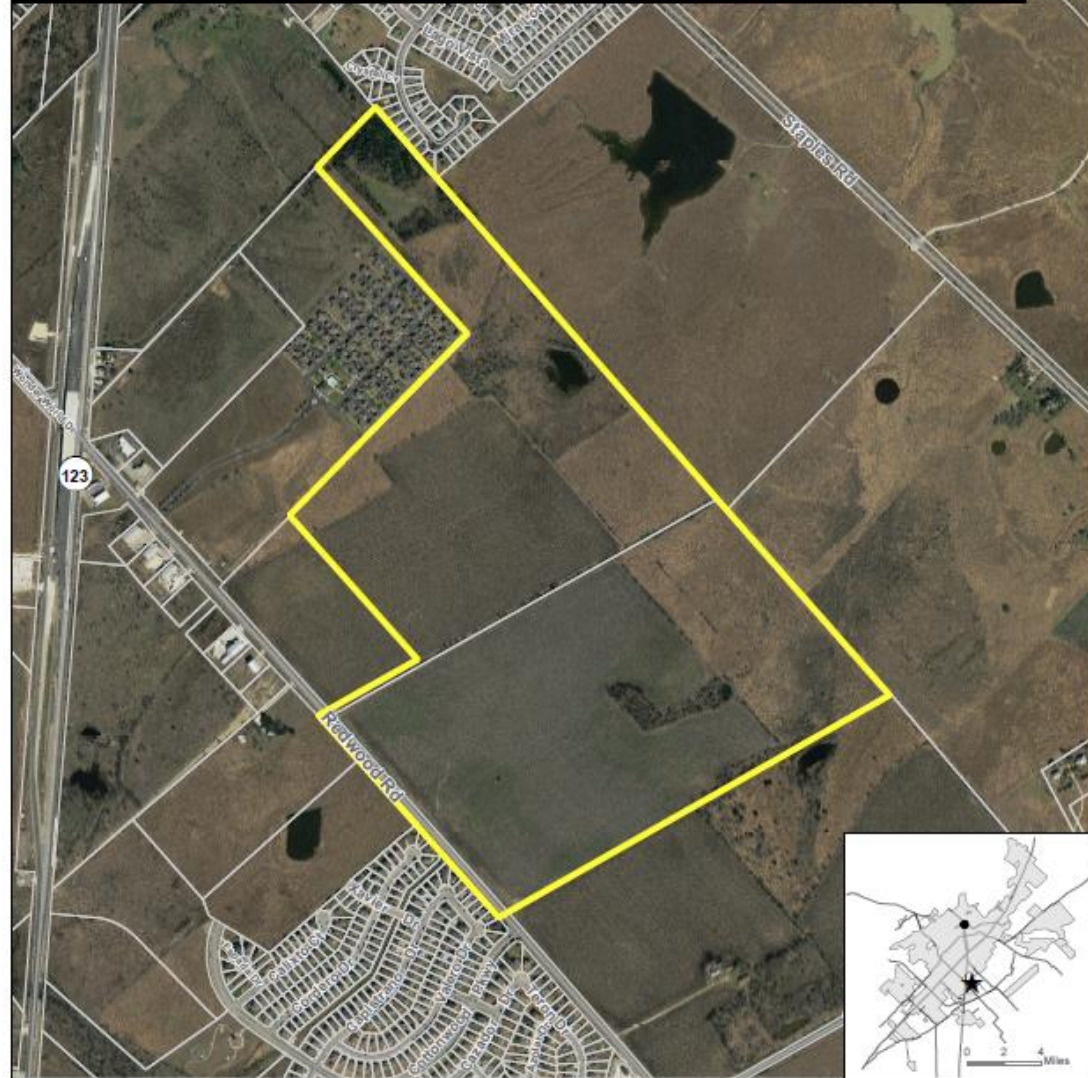
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Map Date: 7/31/2019

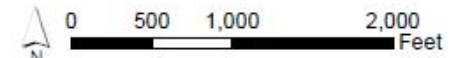
Context & History

- **Alternative Compliance:**
Residential Garage Parking Standards
- Garage Standards are applicable to Building Types in CD-3 Zoning
 - House
 - Cottage
 - Cottage Court
 - Duplex
 - Zero Lot Line House
- +/- 410 residential lots
 - House & Cottage Building Types

AC-19-03 Aerial Map Redwood Garages — 2357 Redwood Rd



- ★ Site Location
-  Subject Property
-  Parcel
-  City Limit



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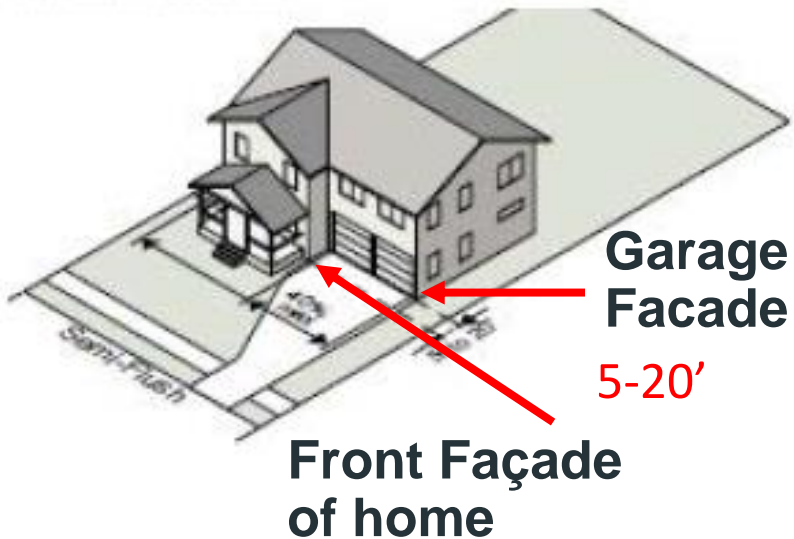
Alternative Compliance Request

Section 7.1.4.1(C) Residential Garage Parking Requirements

Code Requirement: pick from 5 options for garage design.

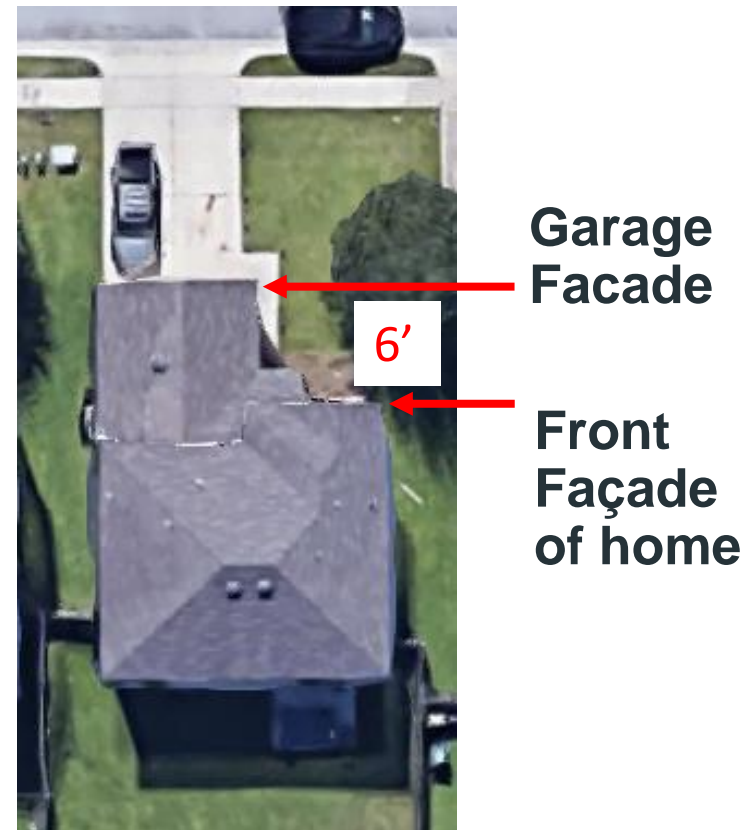
Ex: “Semi-Flush” design requires that the garage be a minimum of 5-20 feet behind the front façade of the home

FIGURE 7.1 SEMI-FLUSH GARAGE



No option allows a garage in front of the front façade of a home.

Applicant Request: requesting for the garage to extend a maximum of 6 feet in front of the façade of the home.



Analysis: Safety

Undesirable Condition

- Placement of door behind a garage creates dark areas for hiding;
- Small narrow porches and doors create confined funneling effect for gunfire and puts an officer or homeowner at risk;



Recommended Condition

- Front doors that are at the front of a dwelling and are open do not offer areas of concealment
- Open front doors provide more area for officers to work
- Preferred open porch allows officers to move away from gunfire at different angles
- Natural citizen surveillance
- Illumination



Analysis: Neighborhood Character

- **Medium Intensity Zone:**
Character Districts that are walkable and connected
- **Garages** visually impact the streetscape and effect walkability
 - Regulate garage width and location
- **Porch** elements create a more walkable and pedestrian-oriented streetscape
 - Regulate size and width
- **Pedestrian connection** to front door (Also provides easier access for EMS)



Streetscape with garages: auto-oriented



Streetscape with garages: pedestrian-oriented

Analysis: Architectural Treatment

- **Porch:** 6 feet in width, 60 square feet
- **Ornamental Lights:** safety for both sides of a garage
- **Garage Doors:** trim, overhangs, windows
- **Garage Width:** should not dominate the façade
- **Garage Location:** flush with front façade of home
- **Pedestrians:** concrete sidewalk connection



Example image of architectural elements

Alternative Compliance Appeal

- At the September 10, 2019 Planning and Zoning Commission Meeting, the Commission denied the request for an Alternative Compliance with a 7-0 vote.
- Per the Development Code, the applicant can appeal the decision of the application to the City Council.
- The City Council shall apply the same criteria that governs the decision of the Alternative Compliance Application when considering the appeal.
- An analysis of the Alternative Compliance criteria is outlined in the Staff Report.

Staff Recommendation at P&Z

Staff recommends that the request be approved with the following conditions:

General:

1. This Alternative Compliance applies to all House and Cottage Building Types constructed on the subject property. All other Building Types shall follow the regulations outlined in the Development Code;
2. This Alternative Compliance shall not expire;

Garage Location:

3. 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% 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;
5. The total width of the garage door (including any center column between two garage doors) shall not exceed more than 55% of the width of the house;

Staff Recommendation at P&Z

Architectural Treatments:

6. A single overhead garage door shall not exceed 16' in width. If two overhead garage doors are proposed, each garage door shall not exceed 8' in width;
7. Garage doors shall include architectural trim along the top and sides of the garage.
8. Ornamental light fixtures shall be provided flanking the doors;
9. Garage doors shall include windows on 25% of the homes within the subdivision;
10. Garage doors shall include an overhang such as an eyebrow overhand, awning, or trellis that overhangs a minimum of 12 inches over the garage doors; and
11. A 4' concrete pedestrian sidewalk shall be provided connecting the main entrance of the home to the public sidewalk along the street.