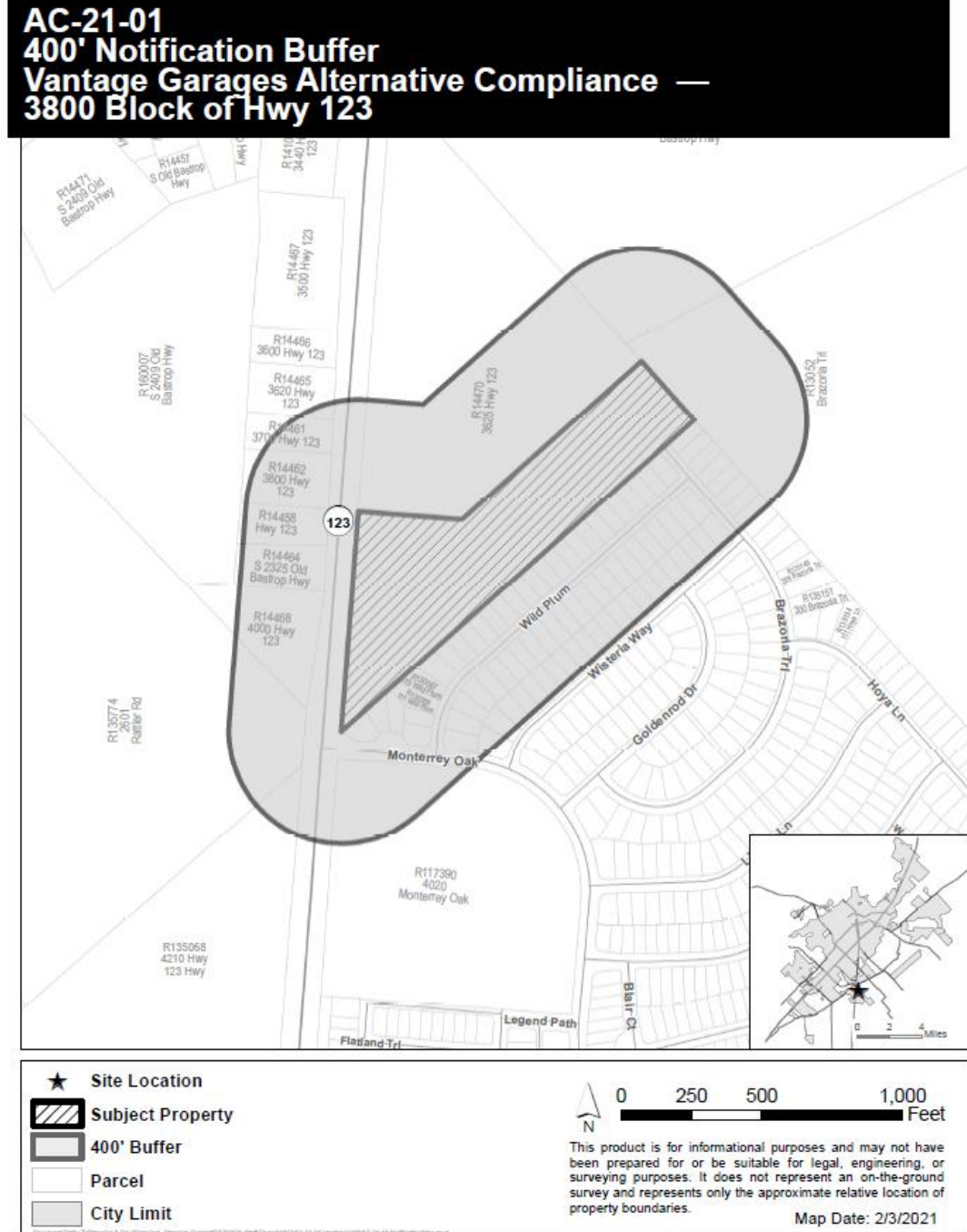


AC-21-01 (Vantage Garage Standards)

Hold a public hearing and consider a request by Chris Weigand on behalf of Vantage at San Marcos, LLC, for an Alternative Compliance to the residential garage parking requirements in Section 7.1.4.1. of the Development Code for a proposed residential development located in the 3800 Block of Hwy 123, Hays County, Texas. (A. Villalobos)

Location:

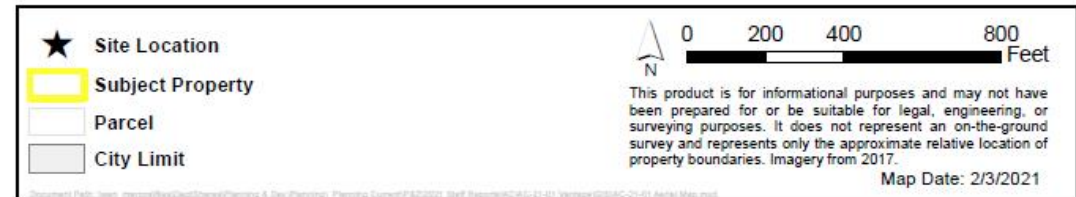
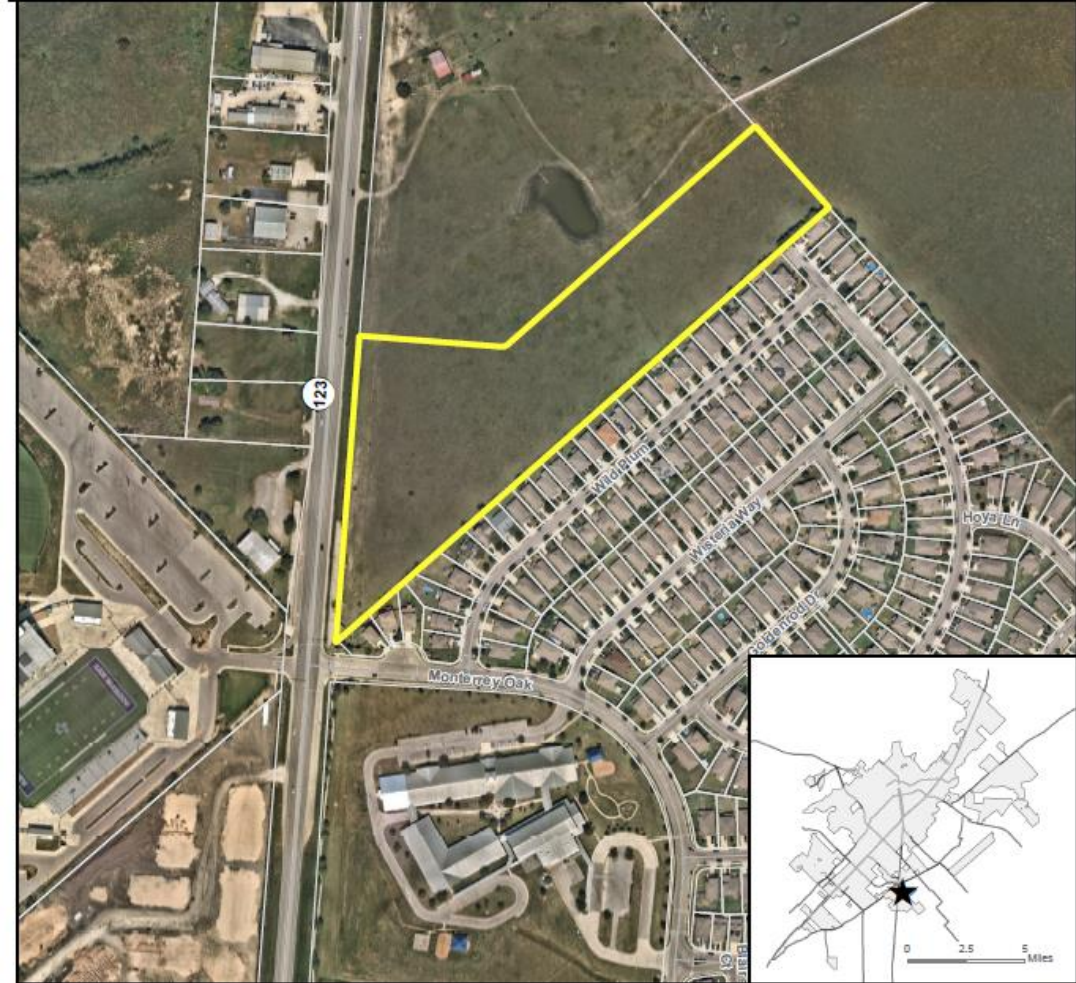
- Approximately 12.5 acres located at the 3800 Block of Hwy 123
- Zoned Character District 2.5 (CD-2.5) in November, 2020
- Medical District Medium Intensity Zone (along Hwy 123) and Low Intensity
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
 - Vacant and agricultural lands
 - Cottonwood Creek residential subdivision
 - Church / Public Uses



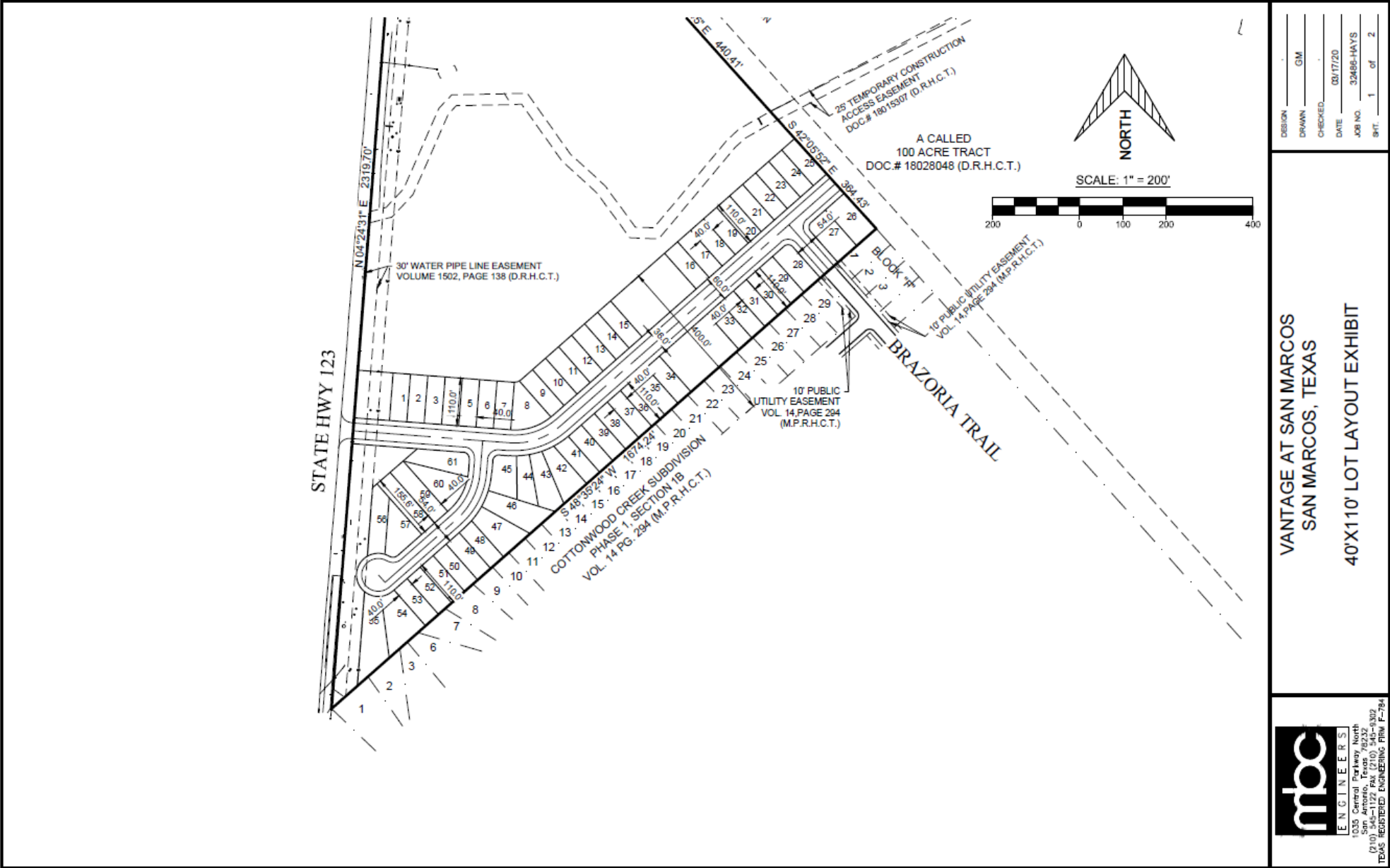
Context & History

- **Alternative Compliance:** Residential Garage Parking Standards
- Garage Standards are applicable to the “House” Building Type in CD-2.5 Zoning
- +/- 61 residential lots
 - House Building Types
 - 40’ wide residential lots

AC-21-01 Aerial View Vantage Garages Alternatives Compliance — 3800 Block of Hwy 123



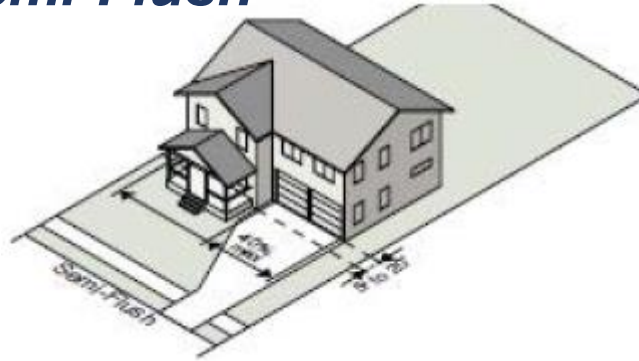
Proposed Lot Layout



Overview of Residential Garage Parking Requirements

- Standards are outlined in Section 7.1.4.1(C) – includes 5 options for meeting requirements
- No option allows a garage in front of the front façade of a home.
- **Intent:**
 - Minimize visual impact of street-facing garage doors
 - Enhance pedestrian circulation and safety in higher density development or along high traffic streets

Semi-Flush



Recessed Garage



Detached Garage



Alley-Loaded Garage



Side-Loaded Garage



Analysis: Safety

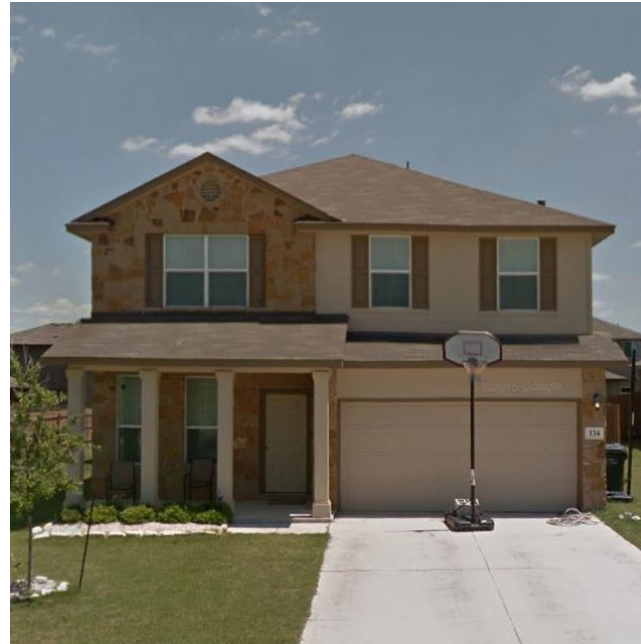
Undesirable Condition

- Placement of door behind a garage creates dark unseen areas
- 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 / Low 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, 50 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

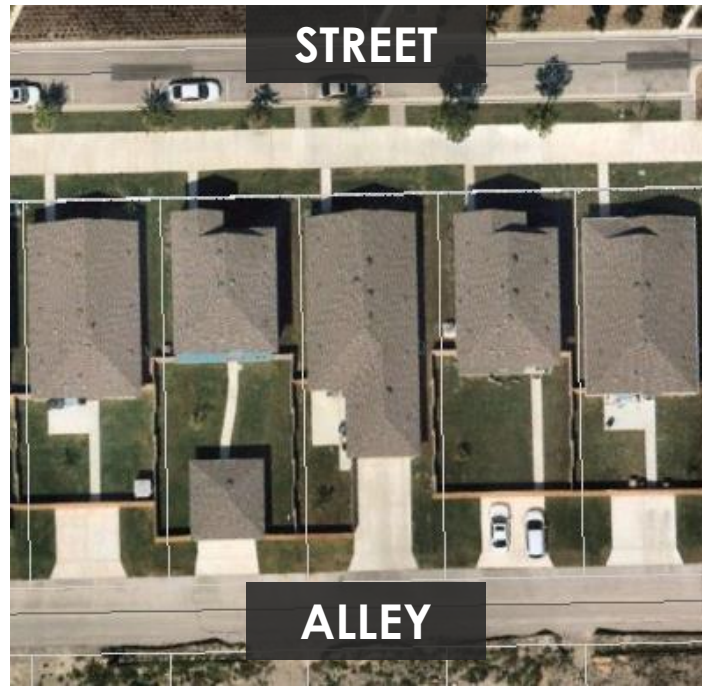


Example image of architectural elements

Analysis: Lot Size

- Applicant is proposing 40' wide lots
- Front-loaded homes are typically auto-oriented
- Garage and driveway dominate majority of the front of the lot
- Most 40' wide lots are rear-loaded

**40-41'
REAR
LOADED
HOMES**



**40'
FRONT
LOADED
HOMES**



Staff Recommendation (Condition #1)

1. In no case shall the garage be the front most protrusion of the house, but it may be flush. For the purposes of this condition, a front porch is considered a protrusion of the house;

*This alternative compliance request will
allow Figure 2, 3, and 4*

*(Code Requirement
Semi-Flush)*

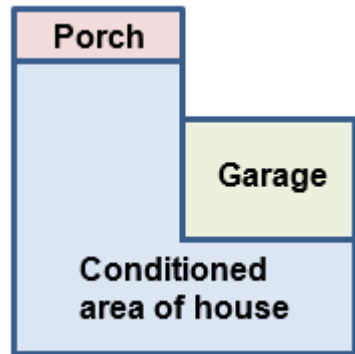


Figure 1

Garage must be set-back 5-20' from the front wall plane

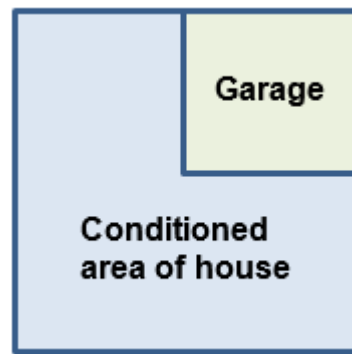


Figure 2

Garage is flush with the front wall plane

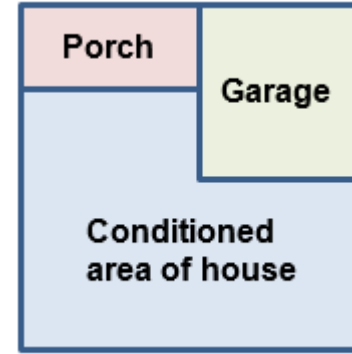


Figure 3

Garage is flush with the front protrusion, such as a porch

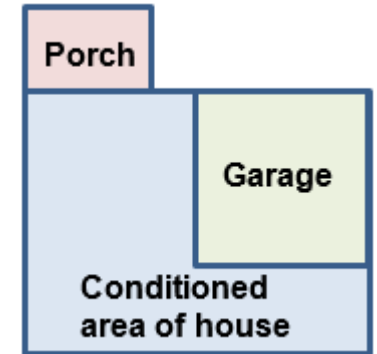


Figure 4

Garage is behind the front protrusion, such as a porch

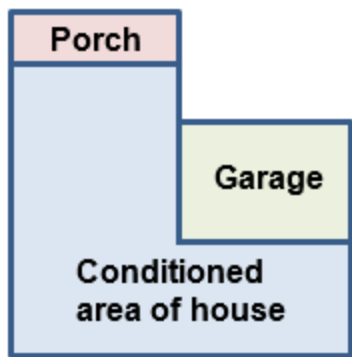


Figure 1

*(Code, Semi-Flush):
Garage must be set-back
5-20' from the front wall
plane*

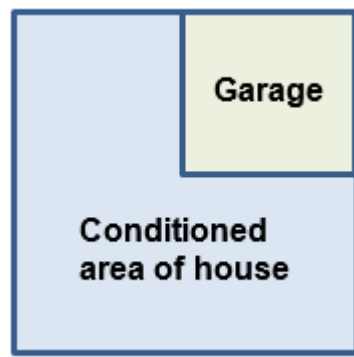


Figure 2

*Garage is flush with
the front wall plane*

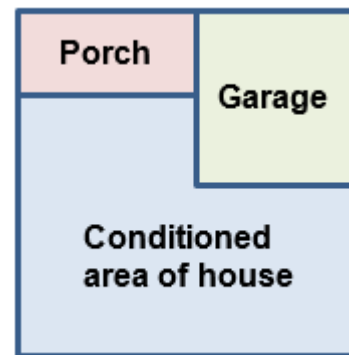


Figure 3

*Garage is flush with
the front protrusion,
such as a porch*

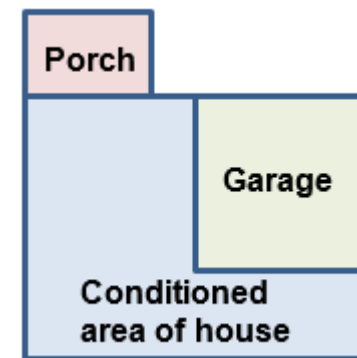


Figure 4

*Garage is behind the
front protrusion, such
as a porch*

Staff Recommendation (Condition #2)

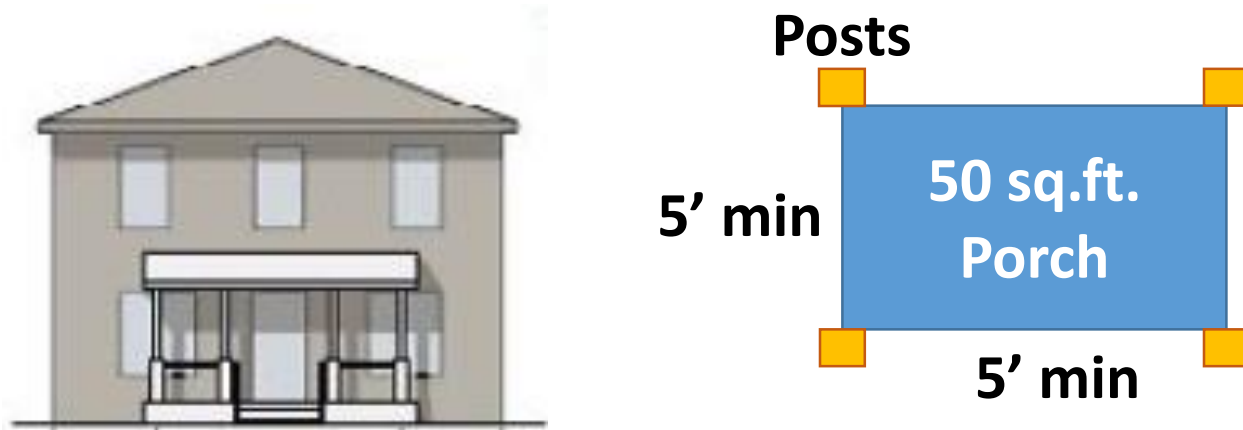
2. When the façade of the house is flush with the garage, the front door may be recessed no more than 3' from the façade.

This condition addresses Police and Fire concerns



Staff Recommendation (Condition #3)

3. A covered front porch shall be required on a minimum of 50% of the homes. The front porch shall be a minimum of 5 feet of clear space in all directions (no obstruction from porch posts) and shall have a minimum area of 50 square feet;



4. 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 (Condition #5-11)

- 5. 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;**
- 6. Garage doors shall include architectural trim along the top and sides of the garage;**
- 7. An ornamental light fixture shall be provided flanking the doors;**
- 8. Garage doors shall include windows on 25% of the homes within the subdivision;**
- 9. Garage doors shall include an overhang such as an eyebrow overhang, awning, or trellis that overhangs a minimum of 12 inches over the garage doors;**
- 10. A 4' concrete pedestrian sidewalk shall be provided connecting the main entrance of the home to the public sidewalk along the street. The pedestrian sidewalk shall be separated from the driveway.**
- 11. The Alternative Compliance shall not expire.**