



## Legislation Details (With Text)

**File #:** CUP-18-26    **Version:** 1    **Name:**  
**Type:** Action Item    **Status:** Individual Consideration  
**File created:** 8/30/2018    **In control:** Planning and Zoning Commission  
**On agenda:** 9/11/2018    **Final action:**  
**Title:** CUP-18-26 (Zero Lot Line Homes) Hold a public hearing and consider a request from 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 at the 400 Block of Stagecoach Trail (A. Villalobos).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CUP-18-26 Aerial Map, 2. CUP-18-26 Notification Map, 3. CUP-18-26 Staff Report, 4. CUP-18-26 Example Site Plan, 5. CUP-18-26 Application, 6. CUP-18-26 Presentation

Date	Ver.	Action By	Action	Result
9/11/2018	1	Planning and Zoning Commission	postponed	Fail

### **AGENDA CAPTION:**

CUP-18-26 (Zero Lot Line Homes) Hold a public hearing and consider a request from 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 at the 400 Block of Stagecoach Trail (A. Villalobos).

**Meeting date:** September 11, 2018

**Department:** Planning and Development Services

### **Amount & Source of Funding**

**Funds Required:** n/a

**Account Number:** n/a

**Funds Available:** n/a

**Account Name:** n/a

### **Fiscal Note:**

**Prior Council Action:** n/a

**City Council Strategic Initiative:** n/a

### **Comprehensive Plan Element (s):**

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses

- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

**Master Plan:** n/a

**Background Information:**

The subject property is approximately 15.83 acres and includes 25 platted Townhouse Lots as well as 2 Drainage Easement / Amenity Lots which create open space for the development and provide rear access to the Townhouse lots. The property is zoned (TH) Townhouse Residential District. .

According to the land use matrix, attached single family townhouses are allowed by right in the TH zoning district. The owner now wishes to construct an alternative housing product: "Single Family Zero Lot Line/Patio Home". The land use matrix indicates that this type of housing product may only be allowed in a TH zoning district with a conditional use permit. Thus, the owner is requesting that the commission consider approval of a conditional use permit to allow its 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. If the use is approved, the applicant will be increasing the width of the lots to accommodate houses that are approximately 1,300 - 1,500 square feet in size.

**Council Committee, Board/Commission Action:**

n/a

**Alternatives:**

n/a

**Recommendation:**

Staff recommends **approval** of CUP-18-26 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; 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.**