



Legislation Text

File #: ID#19-675, **Version:** 1

AGENDA CAPTION:

Receive a Staff presentation and consider modifying the conditions imposed by the City Council in order to clarify the Council's intent regarding the location of garages and requirements for front porches when it reversed, on appeal, the decision of the Planning and Zoning Commission to deny a request for Alternative Compliance as 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.

Meeting date: November 6, 2019

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:

Workforce Housing

Comprehensive Plan Element (s):

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - High Density Mixed Use Dev. & Infrastructure in the Activity Nodes & Intensity Zones (supporting walkability and integrated transit corridors)
- ☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

On October 15, 2019, the City Council approved 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

Staff is requesting clarification of the conditions approved by Council in order to ensure that the conditions reflect the Council's intent.

Council Committee, Board/Commission Action:

At the October 15, 2019 City Council meeting, the council approved the appeal 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. In no case shall the garage be the front most protrusion of the house, but it may be flush.
4. A front porch shall be required on a minimum of 50% 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.

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. An ornamental light fixture 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 overhang, awning, or trellis that overhangs a minimum of 12 inches over the garage doors.
11. 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.

Alternatives:

n/a

Recommendation:

Staff recommends that the following conditions be clarified with the text in red to ensure Council's intent is achieved and to ensure Police and Fire Department comments are included:

Condition #3:

In no case shall the garage be the front most protrusion of the home, but it may be flush on a maximum of 50% of the homes within the development. For the purposes of this condition, a front porch is considered a protrusion of the house. Where the garages extend past the front façade of the home, the front entry door shall be flush with the façade, and/or not be set back as to cause a recessed entry.

Condition #4:

A front porch shall be required on a minimum of 50% 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;