



Pflugerville
Planning and Zoning
Commission
AGENDA REPORT

Planning and Zoning: 7/2/2018 **Staff Contact:** Abigail Rose, Planner II
Agenda Item: 2018-6848 **E-mail:** abbeyr@pflugervilletx.gov
Case No. ARB1805-01 **Phone:** 512-990-6306

SUBJECT: Discuss and consider an application for an Architectural Waiver to waive the requirement of the covered rear patio for the alley-loaded products with attached garages in the Carmel development. (ARB1805-01)

LOCATION:

The Carmel development is located within the city limits, generally east of Weiss Lane, west of a tributary of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls, and generally northeast of Weiss High School.

ARCHITECTURAL WAIVER:

Per Subchapter 3 of the Unified Development Code (UDC), the Planning and Zoning Commission may grant architectural waivers to allow for deviations from the architectural requirements in order to achieve more flexibility of architectural design, while still adhering to the architectural intent of the Code.

APPLICANT REQUEST:

The Applicant is requesting a waiver for the 100 sq. ft. minimum covered rear patio requirement associated with the architectural standards of the Unified Development Code (UDC) and First Amendment of the Carmel Development Agreement. The Applicant has stated the required covered rear patio is challenging to build at the rear due to the attached garage in combination with both the residential dwelling’s lot width and mandatory 2 car alley-loaded garages. Please refer to the examples, *fig. 1 & 2*, provided below.

The Applicant will build on a total of fourteen (14) 40 ft. wide Single Family Mixed Use Residential (SF-MU) District alley-loaded lots within the Carmel development. Three (3) of the lots are located in Phase 1, Section 2, Block F (Lots 1, 2, and 3), while the remaining fourteen (14) lots are located in Phase 2, Section 1 of the development, which has not been platted at this time. All of the subject lots front Pleasanton Parkway. Please refer to the image, *fig. 3*, provided below.

While reviewing the Applicant’s request, it was brought to staff’s attention that other 40 ft. wide alley-loaded products with attached garages would also experience the same difficulty with the 100 sq. ft.

minimum covered rear patio requirement; therefore, staff recommends that the 100 sq. ft. minimum covered rear patio requirement be waived for all alley-loaded products with an attached garage within the Carmel development. All other alley-loaded products which do not include an attached garage shall meet the architectural standards of Subchapter 9 of the Unified Development Code (UDC) and the First Amendment of the Carmel Development Agreement. Please refer to the Location Map exhibit attached to this document, which shows the location of the established and potential alley-loaded products within the Carmel development. The 40 ft. wide established and potential alley-loaded products, which would be subject to this architectural waiver, are located along the following streets within the Carmel development: Pleasanton Parkway (60 ft. Right-Of-Way) and Wolf Pack Drive (60 ft. Right-Of-Way).

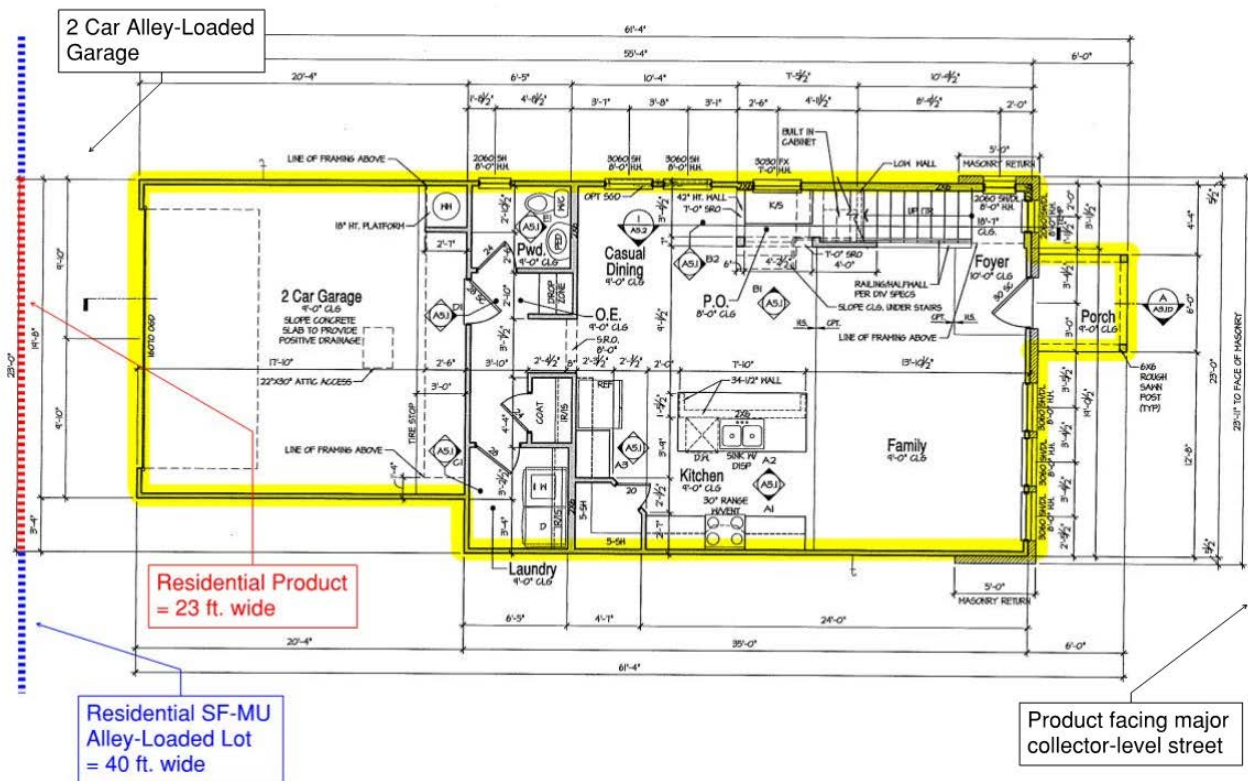


Figure 1: SF-MU Alley-Loaded, Attached Garage Example 1

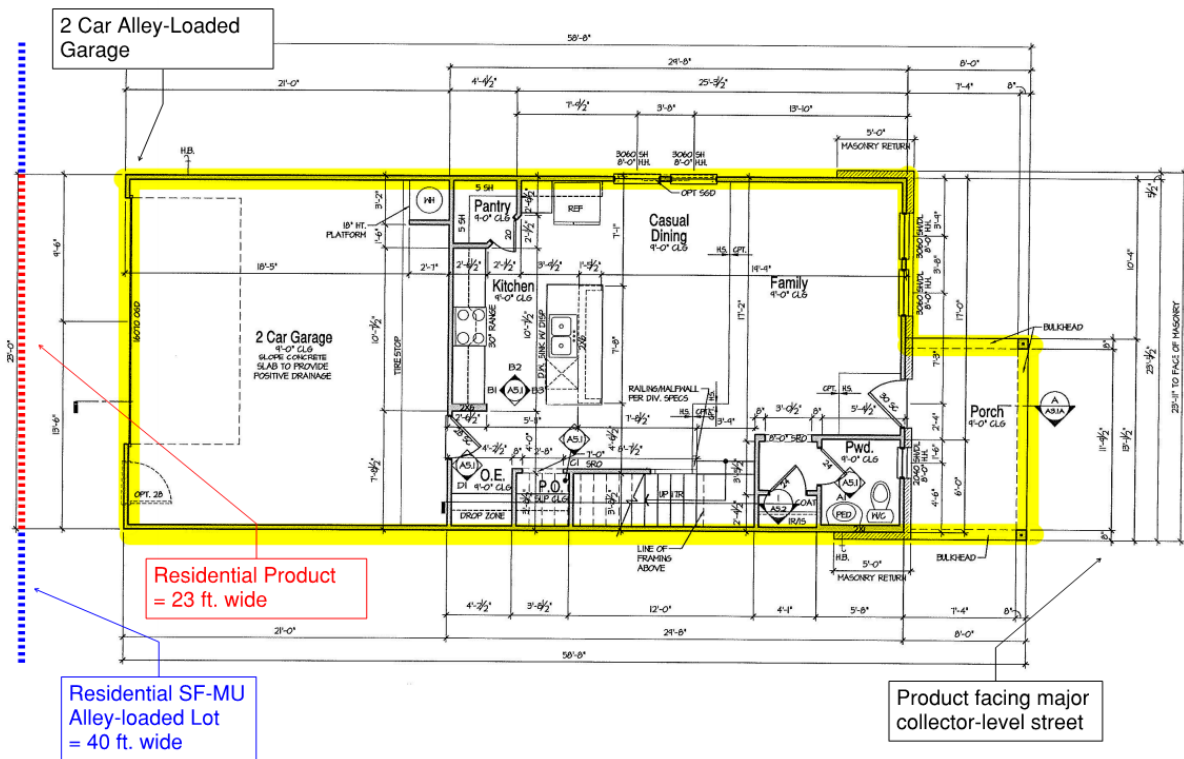


Figure 2: SF-MU Alley-Loaded, Attached Garage Example 2

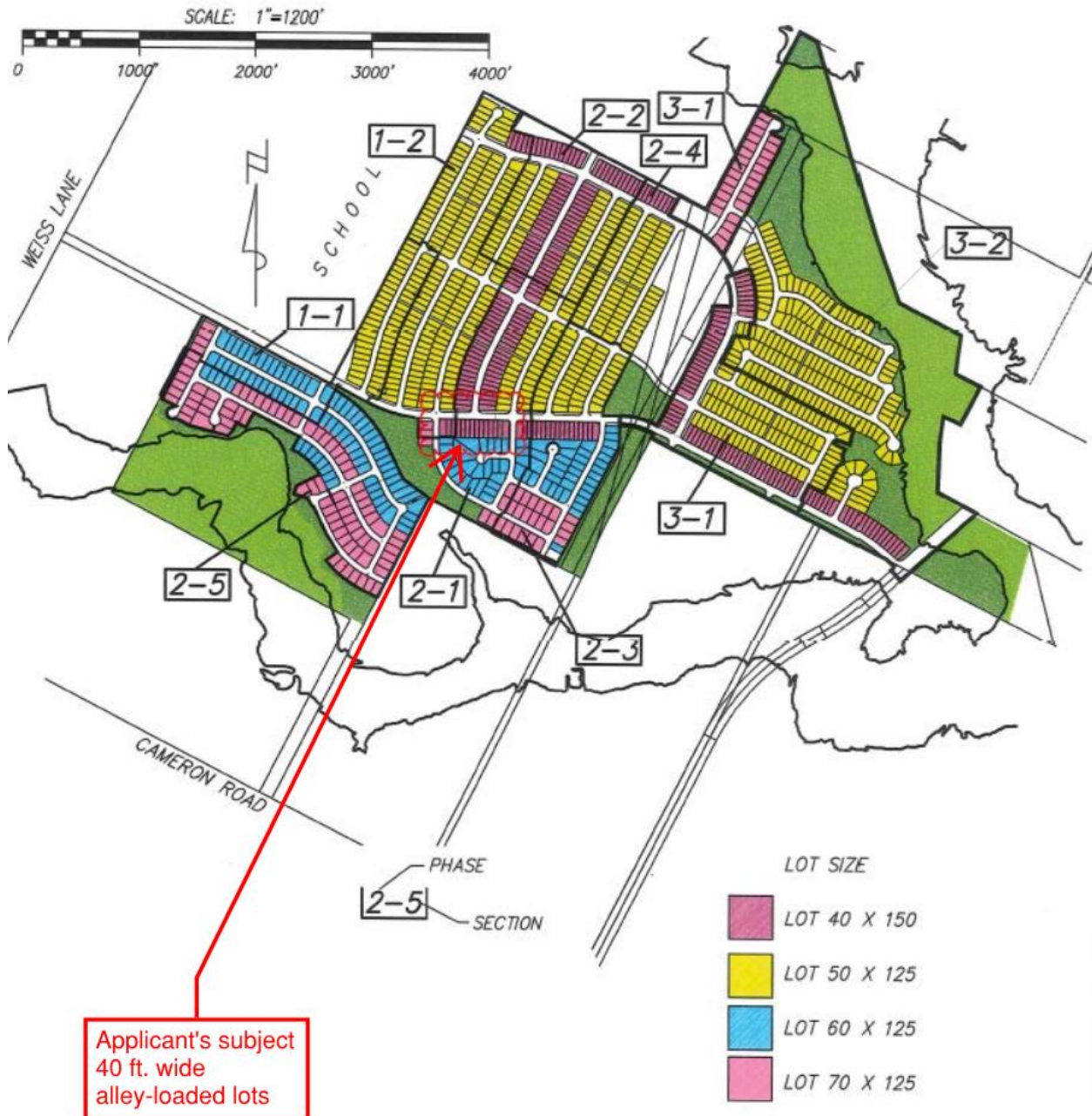


Figure 3: Location of Applicant's Alley-Loaded, Attached Garage Products

CODE REQUIREMENTS PER UDC & FIRST AMENDMENT TO THE CARMEL DEVELOPMENT AGREEMENT:

The Development Agreement of the Carmel development was first effective as of October 13, 2015. The First Amendment of the Carmel Development Agreement approved March 14, 2017 provided opportunities for heightened architectural standards for residential lots within the Carmel development which build to specific Historical styles in lieu of the requirements outlined in Section 9.1.2 and 9.1.3(A) of the Unified Development Code. In both the Unified Development Code and the Historical styles outlined in the First Amendment, all residential products are required to provide a covered rear patio of a minimum of one hundred square feet (100 sq. ft.).

9.1.3 Architectural Details for Detached Residential Uses (EXCERPT FROM UDC)

(Applies to all Carmel's single family detached products in SF-R and SF-MU zoning districts)

Covered rear patios or decks of a minimum of one-hundred square feet (100 SF) are required on all floor plans.

Exhibit B Single Family Architectural Styles (EXCERPT FROM FIRST AMENDMENT)

(Applies to all SF-MU Historic Styles: Craftsman and Arts & Crafts, Farmhouse, and Tudor Revival Historic Styles)

14. A covered rear patio or deck with a minimum of one hundred square feet is required on all floor plans.

The 40 ft. wide alley-loaded lots are subject to the general regulations outlined in Table 4.2.4 *Residential Districts – Development Regulations* of the Unified Developments Code (UDC). Per the First Amendment of the Carmel Development Agreement, the lots shall abide by the Single Family Mixed Use Residential (SF-MU) District's general regulations.

4.2.4 A Residential Districts – General Regulations (EXCERPT FROM UDC)

(Applies to all Carmel's single family detached products in the SF-MU zoning districts)

Minimum Lot Area	5,000 sf	Minimum Front Street Setback	15 ft. (without front garage)
Minimum Lot Width	40 ft.	Minimum Side Street Setback (corner lots)	15 ft.
Minimum Lot Depth	120 ft.	Minimum Interior Side Setback	5 or 0 ft.
Minimum Dwelling Unit Area	1,100 sf	Minimum Rear Setback	20 ft.

PROPOSED ARCHITECTURAL DESIGN:

The products will be reviewed at the time of Building Permit. The Applicant is aware that the products shall meet all other architectural standards of Subchapter 9 of the UDC and the First Amendment of the Carmel Development Agreement.

STAFF RECOMMENDATION:

The City supported the 40 ft. wide alley-loaded products along the Carmel development's major residential collector-level streets in order to support the following goals: to create an exciting streetscape without garage-dominated facades, to ensure safer pedestrian travel with no driveway access off of high traffic residential streets, and to promote the development of diverse stock of residential product types city-wide to better serve the current and future residents of the City of Pflugerville.

The proposed waiver identifies the challenge to build a rear covered patio on an alley-loaded product with an attached garage. The 40 ft. wide alley-loaded, attached garage products leave little to no room or access for the addition of a 100 sq. ft. minimum covered rear patio. The requirement of the 100 sq. ft. minimum covered rear patio could result in a covered patio extending over a driveway, which is not the intent of the code requirement. Staff recommends the approval of the proposed architectural waiver to waive the requirement of the 100 sq. ft. minimum covered rear patio for all alley-loaded products with an attached garage in the Carmel development. All other alley-loaded products which do not include an attached garage shall meet the architectural standards of Subchapter 9 of the Unified Development Code (UDC) and the First Amendment of the Carmel Development Agreement.

ATTACHMENTS:

- Location Map

LOCATION MAP

