

<b>Planning and Zoning:</b>	10/5/2020	<b>Staff Contact:</b>	Ian Beck, Planner I
<b>Agenda Item:</b>	2020-8702	<b>E-mail:</b>	ianb@pflugervilletx.gov
<b>Case No.</b>	ARB2008-01	<b>Phone:</b>	512-990-6303

---

**SUBJECT:** Discuss and consider an application for an Architectural Waiver to Section 10.4.5 of the Unified Development Code to reduce the single-family detached garage requirement for 23 single-family units in the Cielo North housing development. (ARB2008-01).

---

**LOCATION:**

The Cielo North development is located within the city limits, on the north side of West Pflugerville Parkway just east of the West Pflugerville Parkway and Greenlawn Blvd intersection.

**PROPOSED DEVELOPMENT:**

The subject property is approximately 11.79 acres and is zoned Single Family Mixed Use (SF-MU) district. The Applicant intends to develop the property into a single-family detached, condominium neighborhood with an anticipated 105 total units throughout the 11.79 acres.

**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.

**ARCHITECTURAL WAIVER REQUEST:**

The applicant has requested to reduce the required twenty (20) feet by twenty (20) feet garage requirement for the “Ann Arbor” and “Austin” building products to a single car garage. The request would reduce garages for 23 out of the 105 total proposed units in the development. The proposed reduced garage dimensions for the “Ann Arbor” are eleven (11) feet by nineteen (19) feet, the “Austin” proposed dimensions are twelve (12) feet by twenty-one (21) feet. The “Austin” is a 1,322 square foot, one story dwelling unit. The “Ann Arbor” is a 1753 square foot, two story building product. If approved the applicant would need to ensure the parking requirement of 2 parking spaces per unit will be met for all applicable buildings per the architectural waiver.

**Building Data Overall**

Bldg Type/Model	No. of Bldgs	Stories	Bldg Height	Bldg Dimensions (L.F. X L.F.)	Min. Bldg Separation (ft)	Square Footage (Concrete)	Gross Floor Area	Zoning/Use
Trenton	12	1	13'-2"	55' X 39'	6.5	1,988.00	1,975.00	SF-MU/Condo-SF
Austin	10	1	19'-2.25"	53' X 34'	6.5	1,692.00	1,680.00	SF-MU/Condo-SF
Seattle II	22	2	27'-1.37"	39' X 34'	6.5	1,206.00	2,303.00	SF-MU/Condo-SF
Meredith	20	2	23'-7.13"	50.5' X 34'	6.5	1,714.00	2,690.00	SF-MU/Condo-SF
Amherst	28	2	22'-0"	50.5' X 30'	6.5	1,500.00	2,127.00	SF-MU/Condo-SF
Ann Arbor	13	2	26'-7.69"	40.5' X 27'	6.5	1,059.00	2,025.00	SF-MU/Condo-SF

Total No. of Bldgs 105

**CODE REQUIREMENT PER UNIFIED DEVELOPMENT AGREEMENT:**

Subchapter 10 Section 10.4.5 of the Unified Development Code requires single family detached dwellings to incorporate an enclosed garage of at least twenty (20) feet by twenty (20) feet, and available for parking of two vehicles side by side. Per Subchapter 10 Table 10.4.6 the required parking for a condominium development is 2 parking spaces per dwelling unit. The use of tandem parking to meet parking requirements is prohibited. The private drive aisles within the condominium development are being designed with a 30' drive aisle width which allows for parking along both sides of the drive aisle. Parallel bump out spaces have also been provided to make up the difference of the reduced two-car garages, ensuring parking standards of Subchapter 10 comply.

**10.4.5 Driveways for Dwellings**

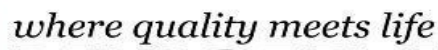
A driveway serving a garage or carport for each single family or duplex dwelling unit shall incorporate an area that is sheltered by an enclosed garage or carport area of at least twenty (20) feet by twenty (20) feet, and available for the parking of two vehicles side by side. The use of tandem parking to fulfill the parking requirements herein is prohibited. Refer to Subchapter 4, Accessory Structures, for additional requirements.

**Table 10.4.6 Required Parking**

Condominium	2 spaces per dwelling unit plus guest parking at a ratio of 20% of the dwelling units
-------------	---

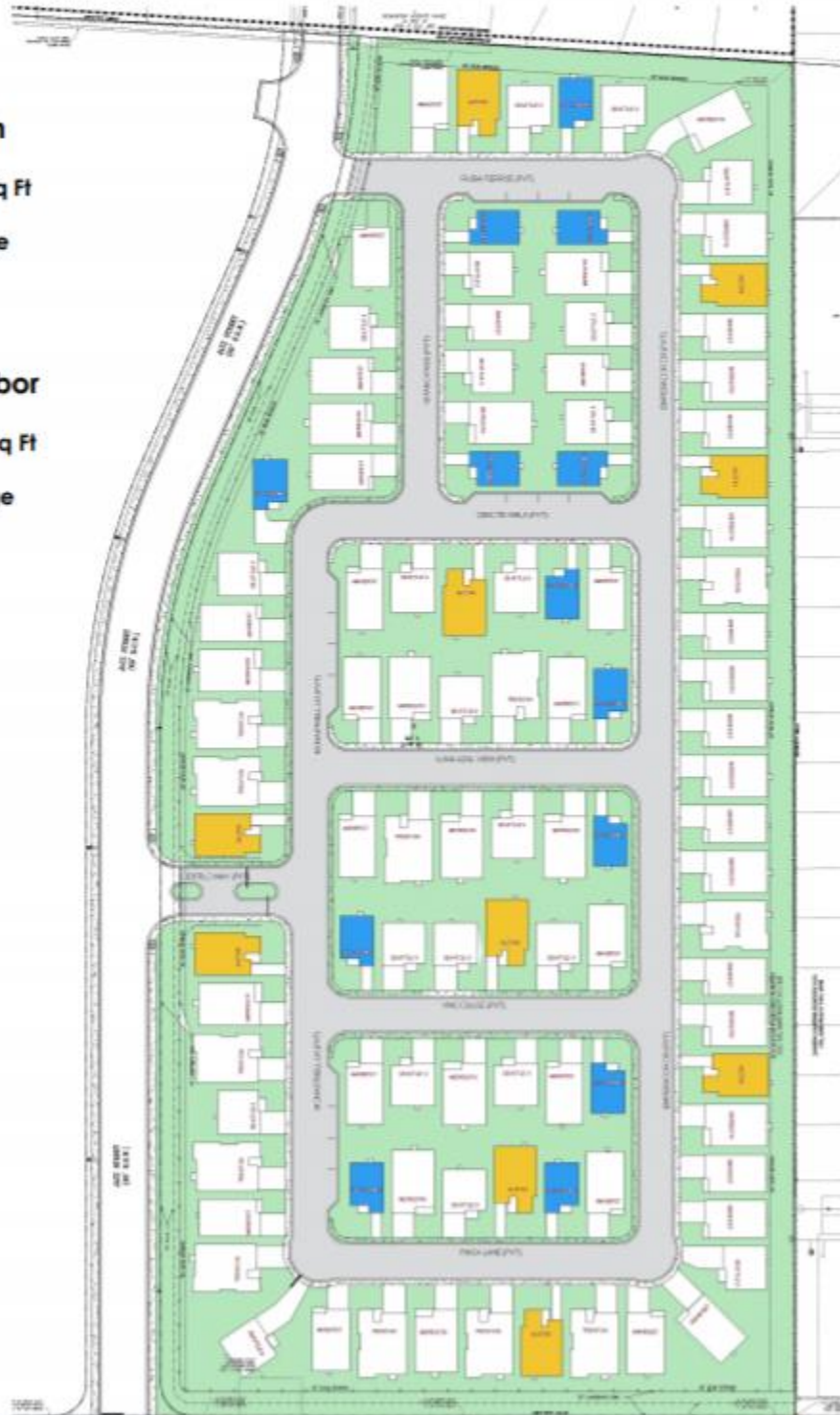
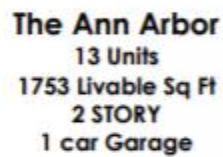
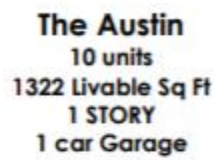
**PROPOSED PRODUCT AS INTERNAL STREET SCENE:**





# Planning and Zoning Commission

Cielo North  
(EAST)



## STAFF REPORT

### STAFF RECOMMENDATION:

The intent of Subchapter 10 Section 10.4.5 garage requirement is to ensure that each single-family dwelling is allowed two parking spaces per unit as to meet the parking requirement for a condominium or single family – detached building product. The applicant has proposed a reduced garage requirement for 23 units of the total 105 units to offer more diverse housing options within the development. The “Ann Arbor” and “Austin” building products with the reduced garage dimensions will account for 22% of the total units within the development.

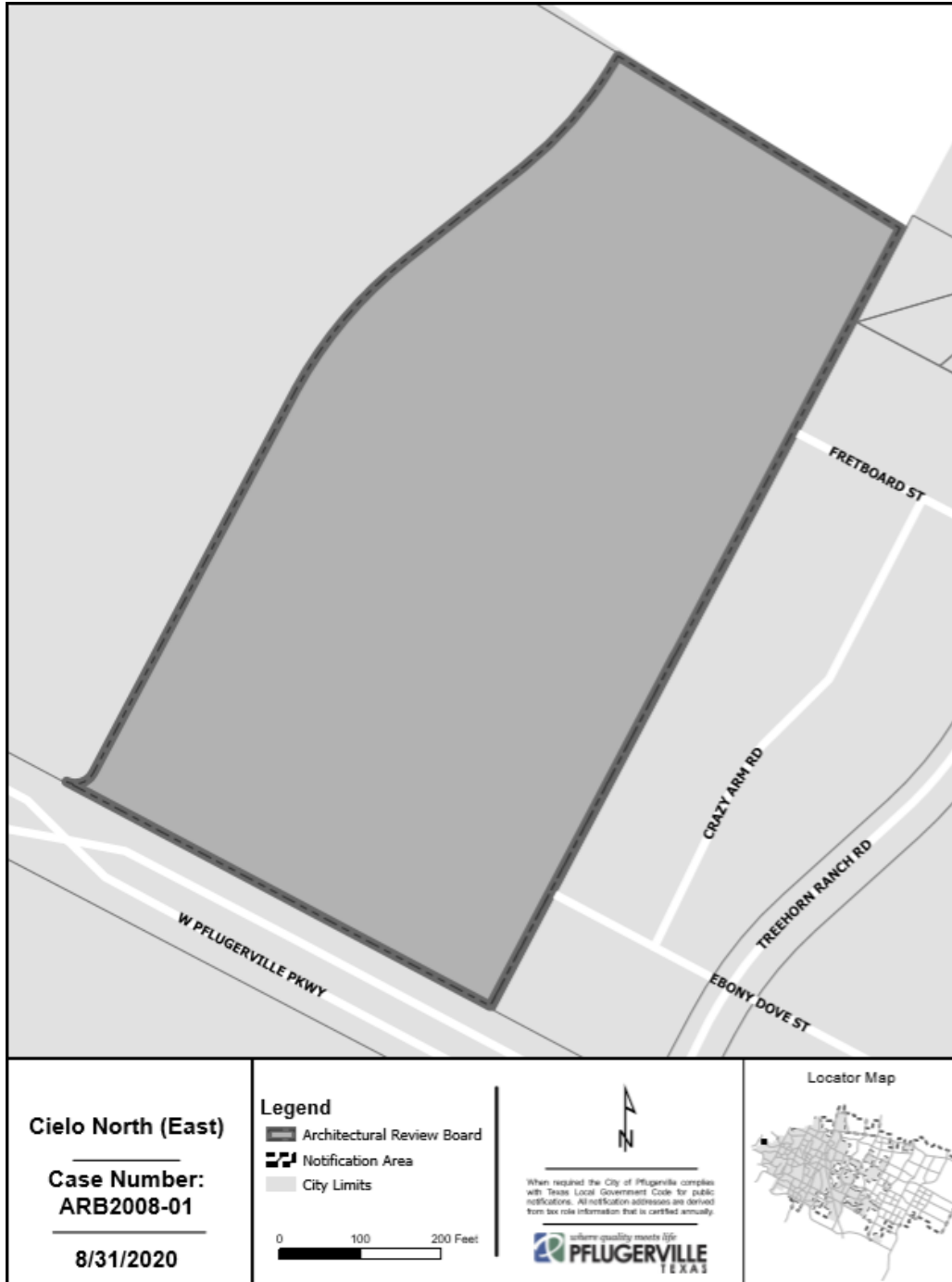
By allowing the waiver, the intent of delivering a diverse housing product within the proposed development will be obtained. The private drive aisles are being designed to include a 30’ drive aisle width that allows for on-site parking for both sides of the drive aisle. Parallel bump out spaces have been provided to make up the difference of the reduced two-car garages ensuring parking standards of Subchapter 10 comply. Permitting a limited one-car garage for 23 units as opposed to the required twenty (20) by twenty (20) two gar garages will offer a different product to the area.

Staff recommends the approval of the proposed architectural waiver to reduce the two-car garage requirement for 23 of the total 105 units of the Cielo (North) housing development.

### ATTACHMENTS:

- Location Map
- Architectural Waiver
- Proposed Elevations

**LOCATION MAP:**





**SITE LAYOUT:**

**Cielo North**  
(EAST)



**ARCHITECTURAL WAIVER:**



September 14, 2020

City of Pflugerville  
Development Services Center  
**Emily M. Barron**  
Planning and Development Director  
201-B East Pecan St.  
Pflugerville, Texas 78660

RE: Garage Waiver request for Cielo North (East)

Ms. Barron,

The purpose of this letter is to provide justification for our Architectural Waiver request from the Garage Standards outlined in the Unified Development Code (UDC) Subchapter 10 Section 10.4.5. Masonwood Development Corporation is currently processing a Site Development Permit (SP-2002-04) for Cielo North (East) located at 17400 Jazz Street. We are requesting a waiver to allow some units within the development to be permitted to have a one-car garage instead of the required 20 ft. x 20 ft. two-car garage per the code. Currently our site plan includes twenty-three (23) units or twenty one percent (21%) which have one car garages proposed and do not meet the required 20 ft. x 20 ft. requirement. The remaining 82 units are in compliance with the 20 ft. x 20 ft. two-car garage requirement.

Masonwood Development Corporation has developed numerous successful residential projects within central Texas and would like to carry the same successful model into Pflugerville. Our most successful developments are those that provide a wide range of options for our buyers, including; a wide range of price points and square footage options along with one- and two-story units and one

512.306.8300 

Masonwoodtx.com 

4301 Westbank Dr. Bldg A Suite 110 Austin, TX 78746 

**ARCHITECTURAL WAIVER CONTINUED:**



and two car garages. By offering a wide range of products and price points within the same development, we achieve a faster absorption, a more inclusive project and an inherently more diverse group of residents.

Our most recent single-family condominium regime similar to Cielo is called The Park at Wellspoint, located on Wells Branch Parkway with a Pflugerville address but in city of Austin jurisdiction. The Park at Wellspoint offers five (5) products that we would intend to offer at Cielo North, subject to approval of this Waiver request. The two units we are requesting the waiver for are the "Austin" and "Ann Arbor." We have found that both plans are great sellers and preferred by young professional, single parents as well as those aging individuals that do not want a two story home, but desire the square footage of a larger unit but only need a one-car garage.

The units currently proposed in Cielo North (see attached exhibit) that do not meet the 20 ft x 20 ft garage requirement are the "Austin" which is a 1322 square foot, one story unit that provides a smaller price point for the first time buyer that we like to accommodate within our customer demographic and also fulfills the needs of a seasoned buyer that is looking for a one story dwelling with enough space for a home office and a visiting grand kid. And the "Ann Arbor" which is a 1753 square feet, two story product that provides additional square footage but hits a lower price point due to the cost savings of constructing a one car garage versus a 2 car. Both of these units added in to our mix of products, brings our buyer a wider range of homes and price points to choose from in one development. The more products we can offer, the better the neighborhood succeeds. We achieve a more diverse and multifaceted array of residents and we realize a more aesthetically pleasing, mixed street scene throughout and gain faster absorption overall.

Though Cielo North is being reviewed as a Single-Family development under Single Family standards, we believe we could also be considered a detached Townhome Condominium development. The community will be gated and have private streets much like a townhome project. And as you are aware townhomes are not required to have two car garages. We trust that by considering and approving this waiver a precedent is not set for other future developments as we are providing a wider range of products and price points within a single condominium

512.306.8300



Masonwoodtx.com



4301 Westbank Dr. Bldg A Suite 110 Austin, TX 78746



**ARCHITECTURAL WAIVER CONTINUED:**





development as opposed to most traditional single family projects which segregate lot sizes, products and price points into different blocks or villages.

In summary, Masonwood Development Corporation would appreciate staff support and a positive recommendation to the Planning and Zoning Commission for this waiver request. By allowing us to incorporate twenty three (23) units within the Cielo North development with one-car garages instead of the required two car 20 ft. x 20ft. garage not only do we feel that the city will benefit with a more diverse, inclusive and aesthetically gratifying neighborhood, Masonwood Development Corporation will be able to continue our product line in Pflugerville that has shown to be very successful in other markets with in central Texas.

We appreciate your consideration and look forward to a positive recommendation from staff for this request. Should you have any questions or require additional information please don't not hesitate to let us know.

Best Regards,



Jim Meredith

Masonwood Development Corp.



Jim Gressett

Cielo Austin LLC

512.306.8300



Masonwoodtx.com



4301 Westbank Dr. Bldg A Suite 110 Austin, TX 78746



---

**STAFF REPORT**

**PROPOSED ELEVATIONS:**

