



City of Pflugerville

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Title:	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).				

Sponsors:

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Attachments: 1. Cielo North ARB - Location Map, 2. Cielo North ARB - Staff Report, 3. Cielo ARB - Reduced Garage Site Layout

Date	Ver.	Action By	Action	Result
10/5/2020	1	Planning and Zoning Commission		

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).

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. 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. 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 building units out of the 105 total proposed units a total of 22% units of 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. 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.

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 to reduce the number of vehicles parking over sidewalks or within the street. The private drive aisles were designed to the city’s public roadway standards that includes a 30’ drive aisle width and

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 with the site development.

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.

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 would include the reduced garage dimensions totaling to 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 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 car 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 units of the total 105 units of the Cielo (North) housing development.