



City of Pflugerville

Legislation Text

File #: 2018-6848, **Version:** 1

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)

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. 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. 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. 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. 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).

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.

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