



City of Pflugerville

Legislation Text

File #: 2020-8148, **Version:** 1

To receive public comment and consider a Variance on a single-family home, zoned Single Family Suburban District (SF-S). The Variance requests include reductions in the minimum interior side setbacks as stated in Subchapter 4.2.4 A General Regulations Table and 4.2.4 D Setback Encroachments, of the Unified Development Code; to be known as the 801 W. Walter Ave Variance. (BOA1912-01)

The Applicant has proposed one Variance to allow for a reduction in the minimum interior side setback standard and setback encroachments per Subchapter 4.2.4 D from five (5) feet to two feet and 6 inches (2.6) along the western extent of the property. The lot configuration was developed to meet the development standards of Chapter 155 of 1999 which are different from the Unified Development Code of today. An existing utility line precludes the applicant from installing pillars in the standard setback area.

An existing utility line precludes the applicant from installing pillars in the standard setback area. The property owner would be required to excavate and relocate the aforementioned utility line in order to meet the standards. The proposed Variance will not impact the public health, safety or welfare of the citizens of Pflugerville. The proposed carport will meet the minimum required standards for an accessory building with the exception of the interior side setback standard. The subject property and all future development will adhere to the required accessory building standards, architectural standards, landscaping standards, and building permit process; therefore, not creating a negative impact to the adjacent neighbor's properties. The applicant has received verbal and written consent from his adjacent neighbor to the west approving the proposal. Staff recommends approval of the proposed Variance to provide for reductions from 5 feet to 2.6 feet in the minimum interior side setback depth as stated in Subchapter 4.2.4 of the Unified Development Code (UDC).

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