



City Council Planning Department Staff Report

City Council Meeting: October 17, 2023
Project No: VAR2023-0006
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Gautam Accessory Dwelling Unit
Property Location: 264 Charro Vista Drive
Legal Description: Lot 10, Charro Vista Subdivision
Applicant: Christian Bourguignon
Property Owner: Amar Gautam
Request: Waiver to allow an accessory dwelling unit in front of the primary dwelling.
Staff Recommendation: Approval as submitted



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Overview

The applicant is requesting a waiver to allow an accessory dwelling unit in front of the primary dwelling for a new home at 264 Charro Vista Drive. The property is zoned SF-2 and is within the Charro Vista subdivision.

In April 2021, the City Council adopted an ordinance updating standards for accessory dwelling units (ADUs). While this ordinance allows ADUs by right in several single-family zoning districts, there are specific standards for height, location, and size of accessory dwelling units. Any deviation from these standards requires approval of a Waiver by City Council.

The applicant is requesting a waiver from the following sections:

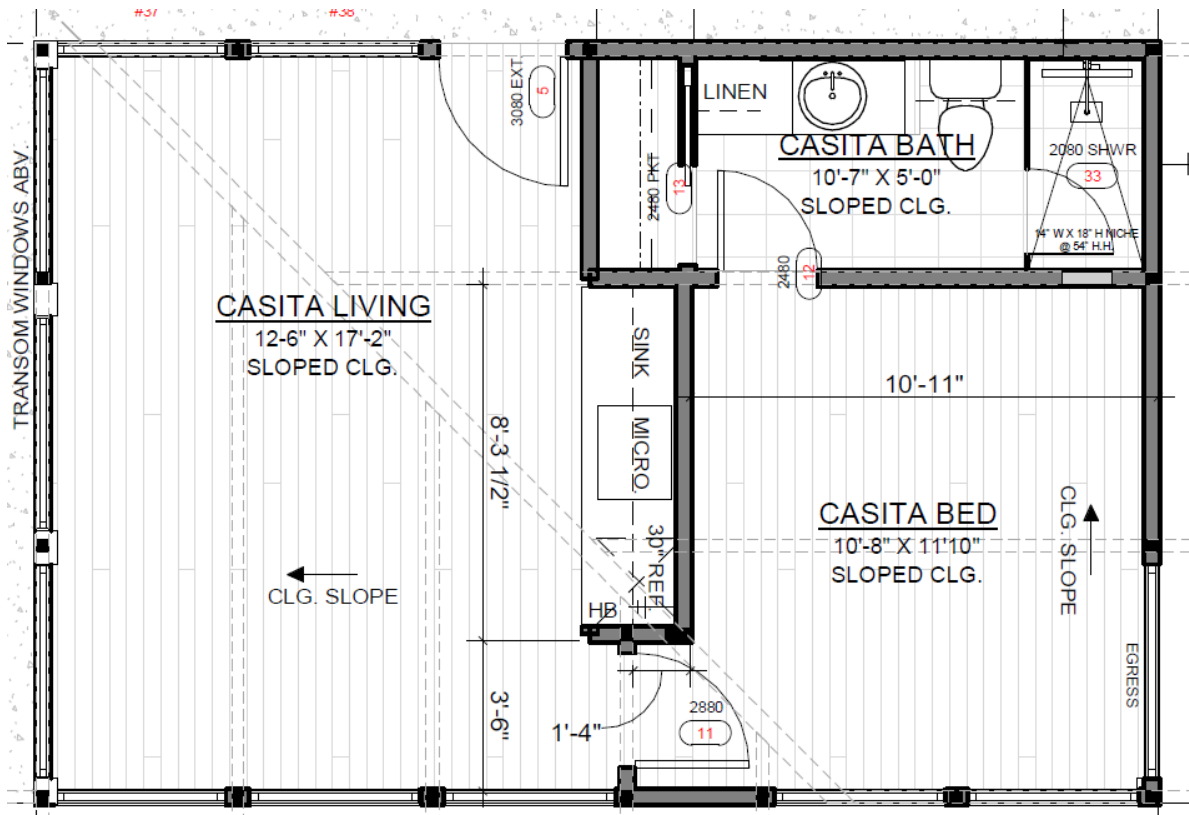
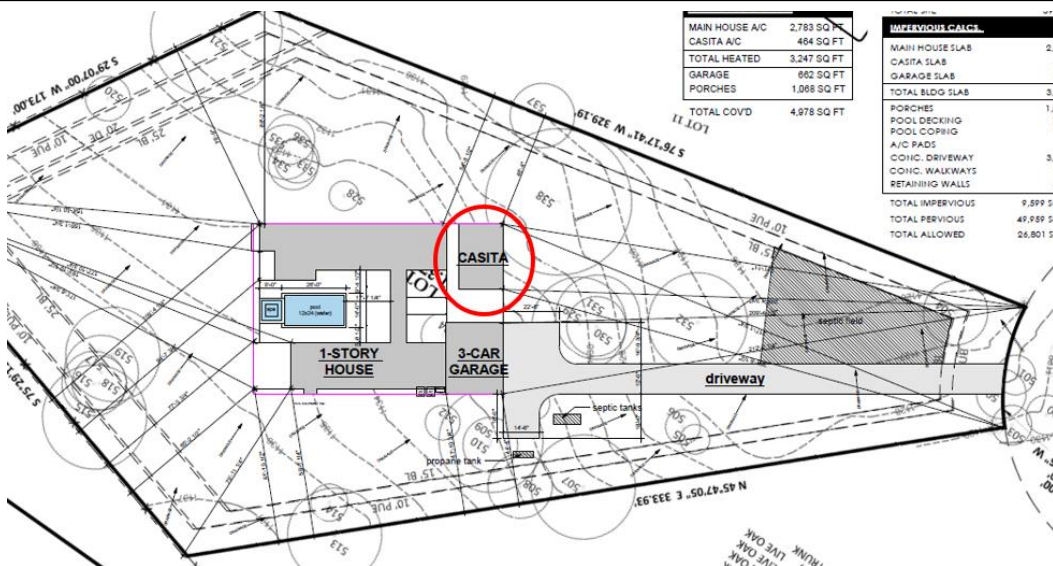
5.52.2 (b)– Detached ADUs must maintain a minimum 10-foot buffer between the ADU and the primary structure. The required buffer is inclusive of any open. Air breezeway or other minimally attached method.

5.52.2 (c)– An ADU may not be located in front of a primary structure and must be at least 25 feet behind the front façade of the primary structure.

The proposed ADU consists of a 464 square foot one bedroom unit and includes a full bath and kitchen. While the unit shares a roofline with the primary structure, it is separated from the structure by a 5' breezeway. Since the ADU does not share a full wall with the primary structure, it is considered “minimally attached” and must follow the standards associated with detached ADUs.



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Surrounding Properties

The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan
North	GUI	Charro Vista Park	Not Shown
East	GUI	Charro Vista Park	
South	SF-2	Residential	
West	SF-2	Residential	

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Approval Criteria for ADU Waivers (3.17.6-Zoning Ordinance)

Approval Criteria	Staff Comments
1. The requested deviation will not adversely affect neighboring properties.	The requested deviation will not adversely affect neighboring properties. While the proposed ADU is minimally attached to the primary structure, it will appear from street level that the ADU is attached to the primary structure.
2. The requested deviation is not contrary to the public interest.	The requested deviation is not contrary to the public interest.
3. The requested deviation is consistent with the design of the primary structure	The ADU will be incorporated into the design of the primary structure.
4. The requested deviation is consistent with the character of the neighborhood	The design is generally consistent with the other homes which were newly built within this subdivision.
5. The requested meets all other supplemental standards of the zoning ordinance and related land use requirements.	All other standards will be met.
6. The deviation provides for mitigation of any adverse effects or impact of the requested deviation.	Staff has not noted any adverse effects or impacts associated with this request.

Public Notification

A legal notice advertising the public hearing was placed in the signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Conditional Use Permit request. At the time of this report, staff received one general inquiry regarding the request.

Meetings Schedule

October 17, 2023 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application

Attachment 2 – Floor Plan

Attachment 3 – Site Plan

Attachment 4 – ADU Standards

Recommended Action:	Staff recommends approval of the request as submitted. .
Alternatives/Options:	Approve with conditions or deny the request.
Budget/Financial Impact:	None noted.
Public Comments:	Staff has received one general inquiry.
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support housing options in Dripping Springs.