



Legislation Text

File #: 19-3007, **Version:** 1

Consideration of a Request to Revise the Development Standards for Mill Valley to Replace the 20-foot Front Build-To Line with a 20-foot Minimum Front Yard Setback for Property Generally Located Between S. Matlock Road and SH 360, and South of Harmon Road; Jabez Development (ZC#16-010B)

To consider the proposed revision described below.

The City Council approved the original Planned Development for this property on November 28, 2016. The Council subsequently approved a minor modification to eliminate the requirement for a minimum 3-foot setback for front facing attached garages on June 11, 2018.

Jabez Development, the developer of Mill Valley, is seeking a minor modification to the approved PD development standard to replace the 20-foot Front Build-To Line with a 20-foot Minimum Front Yard Setback. A Build-To Line requires that the front façade (main front wall) of the house be located exactly 20 feet from the front property line.

The developer is requesting the modification because many of the models of homes planned for Mill Valley have front porches, entries or decorative projections that prevent the house from being placed on the Build-To Line. Although Build-To Lines are used in Southpointe, the Southpointe development standards provide for a 10-foot porch zone that allows encroachments of porches and projections over the Build-To Line. The Mill Valley PD did not include a porch zone provision.

The developer is requesting that the City Council replace the 20-foot Build-To Line with a 20-foot Minimum Front Yard Setback. This would allow the house, including any porch, entry or decorative projections, to be placed behind the 20-foot setback line and eliminate conflicts based on the placement of the front façade.

Staff recommends approval.

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