



City Council Planning Department Staff Report

Planning & Zoning Commission meeting:

January 24, 2023

Project No:

DA2022-0002

Project Planner:

Tory Carpenter, AICP, Planning Director

Item Details

Project Name:

Driftwood Development Agreement Expansion

Property Location:

FM 150 South of Mariah Dr

Legal Description:

13.84 acres out of the Forelove Woody Survey.

Applicant:

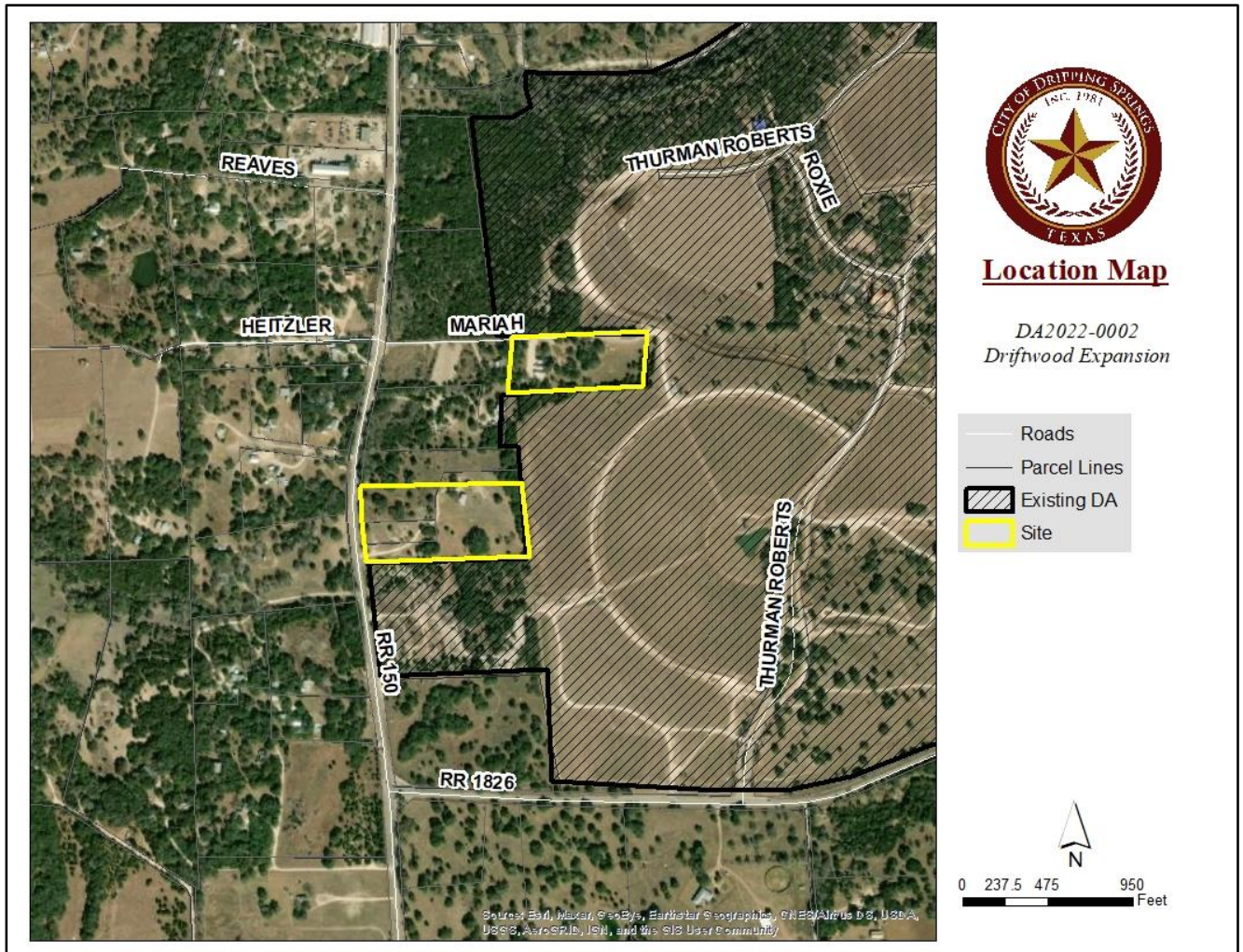
Stephen R Delgado, Atwell, LLC

Property Owner:

Discovery Golf Club

Request:

Expansion of the boundary of the Driftwood Development Agreement



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Background

The restated Driftwood Development Agreement was approved in 2014 and the projects has been building out in recent years.

This application is a request to expand the boundaries of the development agreement without amending the standards of the agreement itself. The applicant has stated that the two lots will include the expansion of existing residential lots within the Development Agreement. The applicant also stated that a portion of the site will be used for an expansion of the Driftwood offices and may be developed with other commercial uses allowed by the development agreement in the future. Since this development agreement is not increasing the number of residential lots, additional parkland is not required.

The applicant must also request consent from City Council to allow them to annex within the Driftwood Conservation District MUD.

Analysis

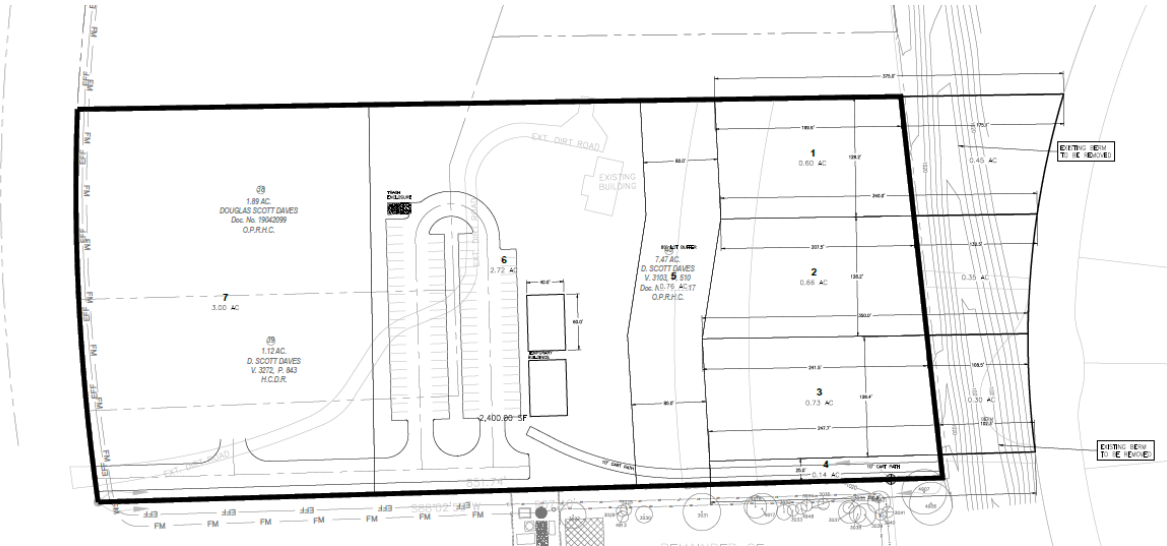
Since the two properties in this request are currently in the ETJ, there are currently no land use controls. The benefit to the City of this request includes our ability to regulate zoning, lighting, landscaping, etc. Uses allowed within the development agreement are consistent with those allowed in the “General Retail” zoning category.

Since the property is currently in the ETJ, staff finds it appropriate to compare ETJ standards with the requested zoning district.

	ETJ	Driftwood DA	Differences between ETJ & Driftwood DA
Max Height	Not regulated	Not regulated*	Restricted 1.5 stories / 40 feet
Min. Lot Size	1.5 acres	1/2 acre	0.25 acres less
Min. Lot Width	30 feet	30 feet	None
Min. Lot Depth	unregulated	150 feet	50 feet
Min. Front/Side/Rear Yard Setbacks	10 feet / 5 feet / 5 feet	10 feet / 5 feet / 5 feet	None
Impervious Cover	35%	17% for entire DA	18%

*There is a 25’ maximum height for “hospitality/winery/bakery.”

Site Exhibit



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	Future Land Use
North	ETJ	Unknown	Not Shown on the Future Land Use Map
East	Driftwood DA	Driftwood Development	
South	Driftwood DA	Driftwood Development	
West	ETJ	Homestead	

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Factors to be Considered

22.02.011 The Planning & Zoning Commission and the City Council shall consider the following factors:

Factors	Staff Comments
1. Public benefits	The developed area must follow City zoning, lighting, landscaping, and water quality standards as outlined in the existing Development Agreement.
2. Adequate environmental protection	Development of the property must meet City water quality and drainage requirements.
3. Burden on city's infrastructure	The applicant is not requiring any additional wastewater LUEs.
4. Consistency with the comprehensive plan	While this area is not shown on the future land use map of the comprehensive plan, this request is not inconsistent with the goals and objectives of the plan.
5. Conformance of the agreement with the intent and purposes of city regulations; and	The developed area must follow City zoning, lighting, landscaping, and water quality standards as outlined in the existing Development Agreement.
6. Fiscal impact of the agreement and resulting development on the city.	None noted.

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Staff Recommendation

Staff recommends **approval** of the development expansion as presented.

Planning and Zoning and City Council action:

22.02.011 Following a public hearing, the P&Z shall consider the agreement and make a recommendation to the city council prior to final action by the city council. The city council may take final action on the agreement only after receiving a recommendation from the P&Z. For purposes of this article, the minutes of a P&Z meeting may constitute a report.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, 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 zoning map amendment. To date, no letters for or against the request have been received.

Attachments

Exhibit 1 – Application

Exhibit 2 – Development Agreement

Exhibit 3 – Site Plan

Recommended Action:	Recommend approval of the request The Planning & Zoning Commission voted unanimously to recommend approval of the request.
Alternatives/Options:	Deny or conditional approval of the request.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A