



# City Council Planning Department Staff Report

**Planning & Zoning Commission meeting:** April 4, 2023

**Project No:** PDD2021-0004

**Project Planner:** Tory Carpenter, AICP, Planning Director

**Recommendation:** Staff recommends approval of the PDD

## Item Details

**Project Name:** Gateway Village

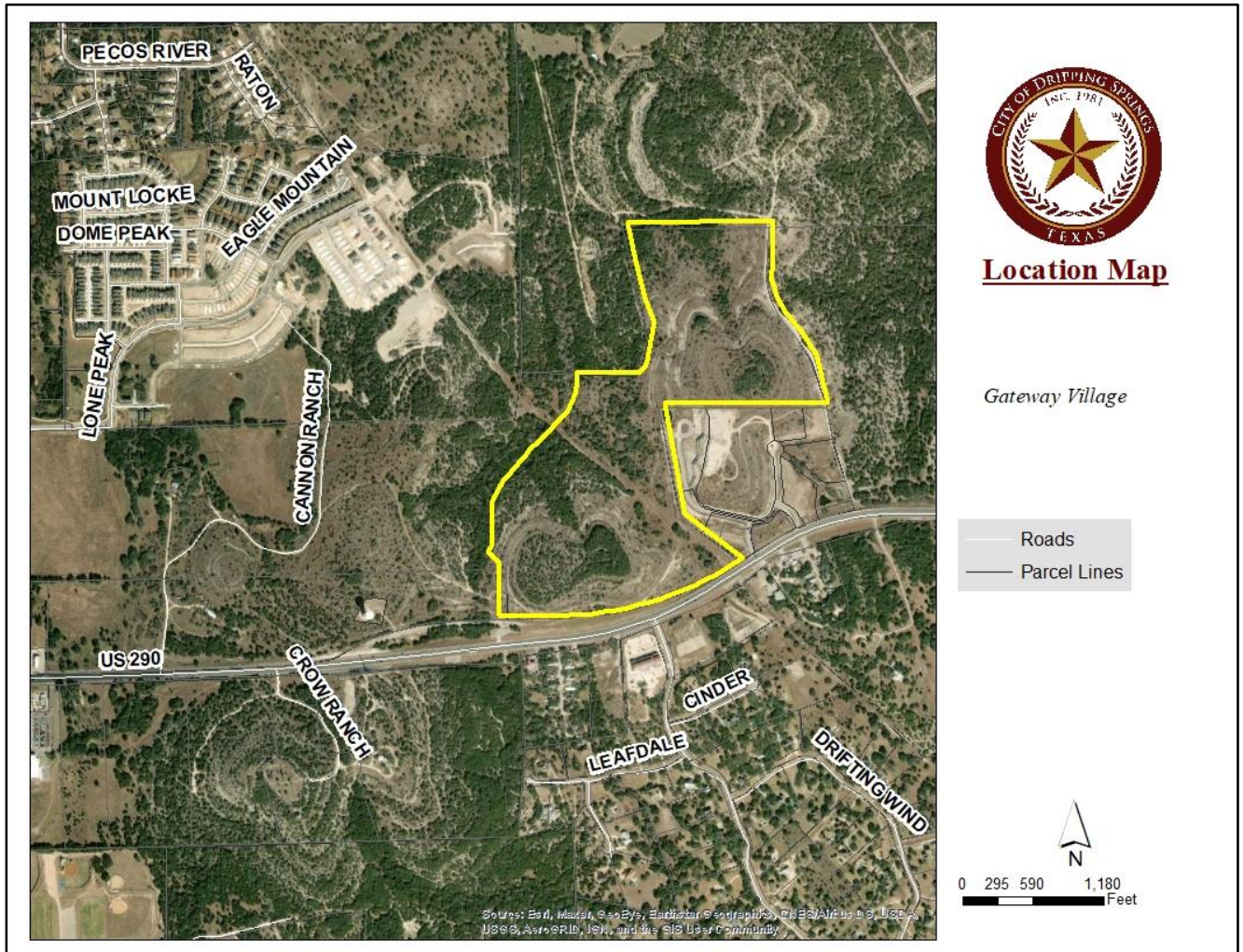
**Property Location:** US 290 across from Drifting Wind

**Legal Description:** 97.44 acres out of the Philip A Smith, William Walker, Edward Brown, and Davis Jr suveys

**Applicant:** John Doucet, Doucet & Associates

**Property Owner:** Cannon Family Ranch Partnership, LLC

**Request:** PDD



# Planning Department Staff Report

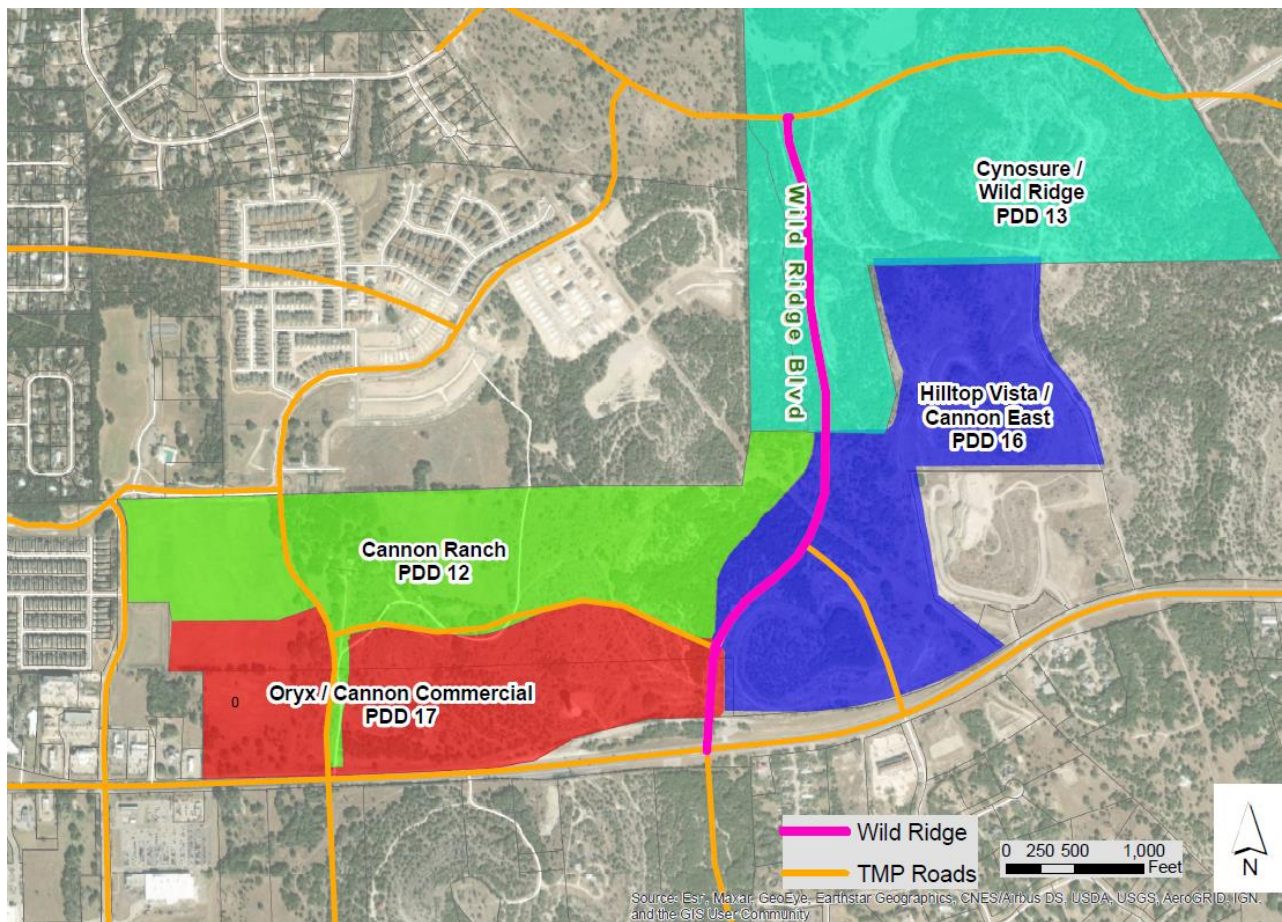
## PDD2021-0004

### Background

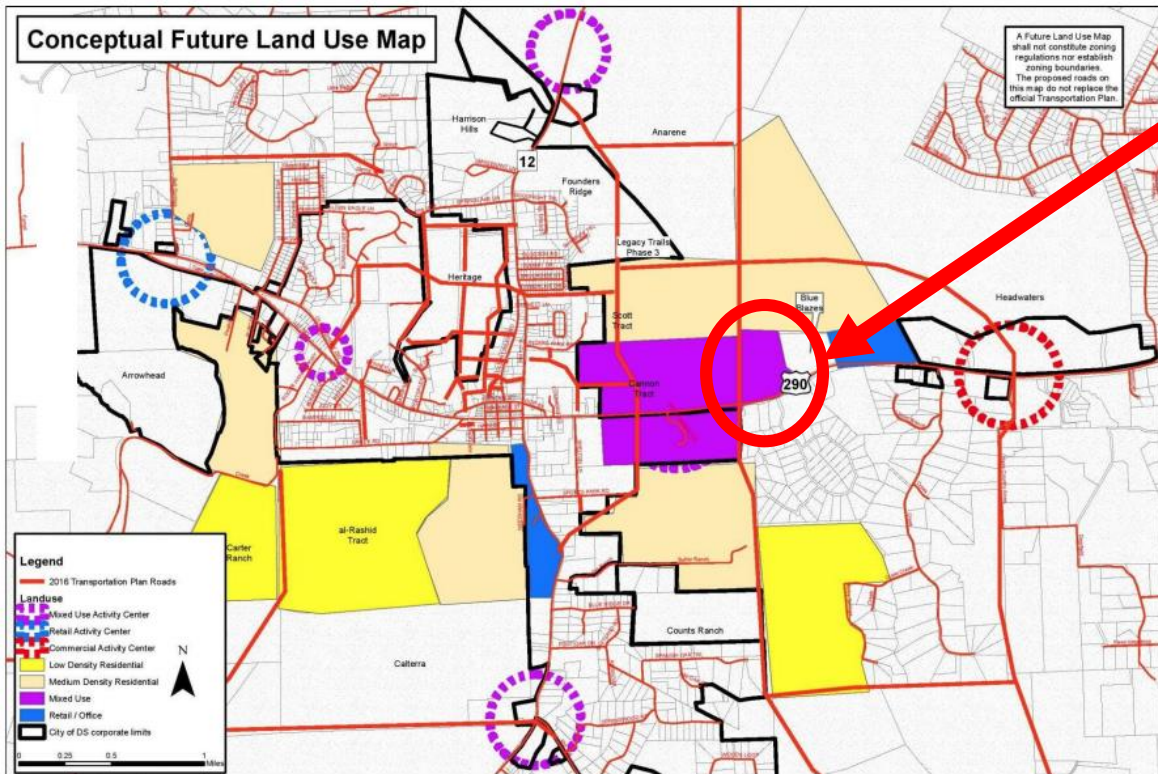
The applicant is requesting the creation of a Planned Development District for a commercial and single family development. The plan consists of 307 single family residences with lot widths ranging from 50' to 60'. The plan also includes 7.2 acres of commercial land and 22.36 acres of open space. The applicant is also requesting expansion for Dripping Springs MUD #1 to the site which was originally established for the Village Grove development. The City will provide wastewater to the development.

### Surrounding Developments

The property is one of three developments in various stages of entitlement within the existing property known as Cannon Ranch. The site is south of the Cynosure / Wild Ridge development and west of Blue Blazes.



## Comprehensive Plan



The current comprehensive plan identifies this area as “Mixed Use” on the future land use map. The plan specifically states that this area is suitable for “mixed retail, office, and residential uses, also appropriate for multifamily residential.”

### Transportation

The property will take its primary access via the proposed Wild Ridge Blvd which will be extended by the Wild Ridge developer. The latest roadway agreement indicates that this development will be responsible for 12% of the cost of Wild Ridge Blvd. The plan also includes residential road connections to the approved Wild Ridge / Cynosure development and a roundabout at the entrance of the commercial development.

The Transportation Master Plan shows an extension of Drifting Wind through the property as a collector road. However, after reviewing the traffic impact analysis, staff found that any minimal benefit did not outweigh the concerns of an increase in cut and fill and traffic conflicts on US 290 with the extension of Drifting Wind.

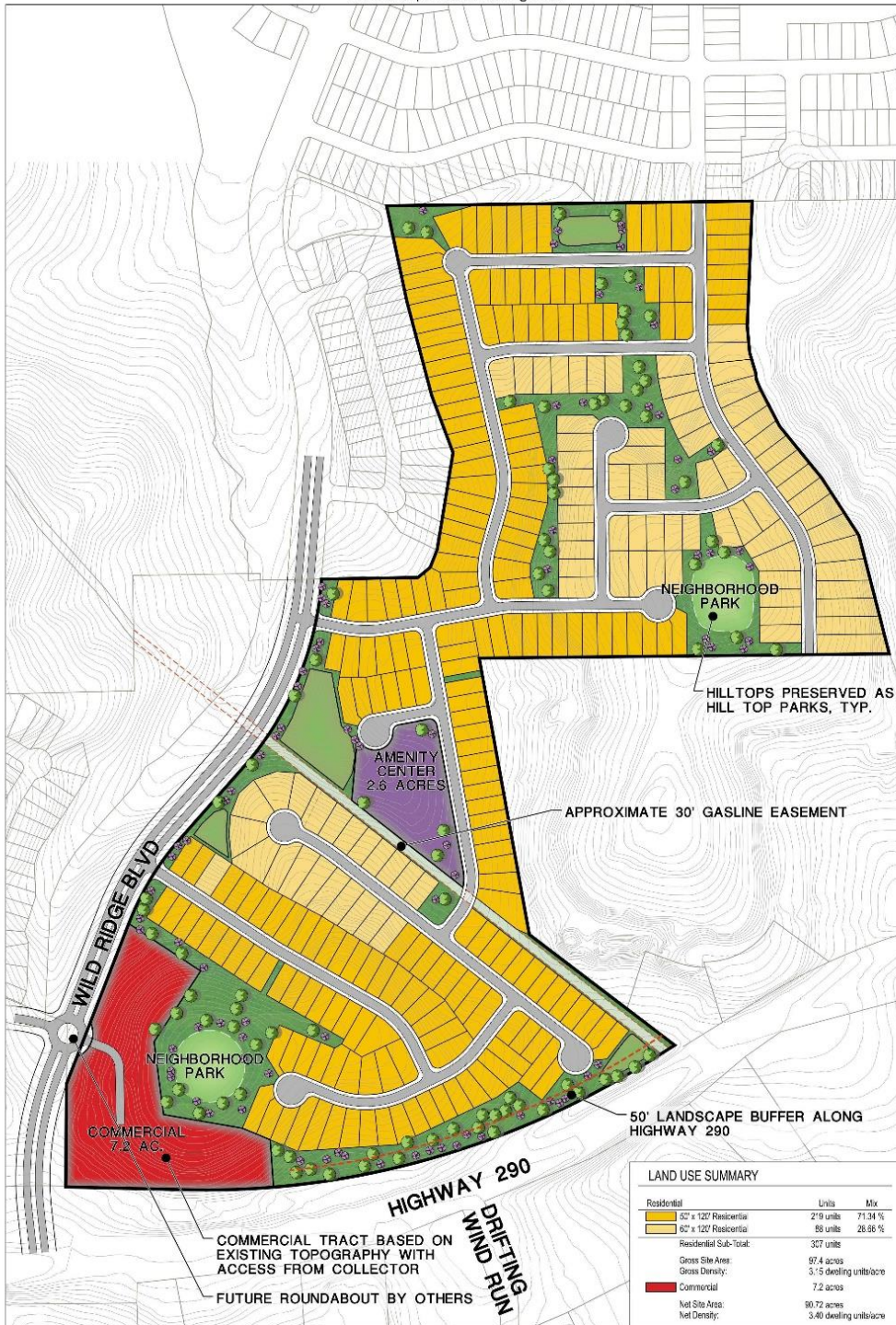
The applicant is requesting a 54 foot right-of-way for the residential roads as opposed to our standard 65 foot cross section. The applicant has shown that this cross section will work with proposed utility placement. The Transportation Committee and staff are supportive of this change.

### Previous Meetings

- 3/09/22 – DAWG met with applicant and provided comments
- 2/06/23 – Parks & Recreation Commission approved the parks plan.
- 2/24/23 – DAWG met with applicant to discuss latest draft of the plan
- 2/27/23 – The Transportation Committee approved the proposed traffic improvements
- 2/28/23 – Planning & Zoning Commission Workshop
- 3/27/23 – Transportation Commission approved the residential ROW
- 3/28/23 – Planning & Zoning Committee voted unanimously to recommend approval.

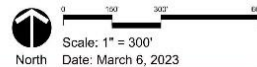
Concept Plan

Exhibit B  
PD Concept/Master/Lotting Plan



LAND USE SUMMARY

Residential	Units	Mix
62' x 120' Residential	219 units	71.34 %
62' x 120' Residential	88 units	28.66 %
Residential Sub-Total:	307 units	
Gross Site Area:	97.4 acres	
Gross Density:	3.15 dwelling units/acre	
Commercial	7.2 acres	
Net Site Area:	90.72 acres	
Net Density:	3.40 dwelling units/acre	



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**Approval Criteria for Zoning Amendment (Chapter 30 Zoning, Exhibit A, Sec 2.28.1 and 2.28.2)**

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

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	This zoning change is consistent with recent development in the area.
2. their relationship to the general area and the City as a whole;	This zoning change would allow for additional single-family residences.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The property is not within any existing or proposed City Plans.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This request would not make other land unavailable for development.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	Land with the same zoning classification has been developing rapidly.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	No areas designated for similar development will be affected by this proposed amendment.
7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	Approval of this zoning amendment would not be significantly different from decisions made involving other similar parcels.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The rezoning does not negatively affect the public health, safety, morals, or general welfare.

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**Recommendation**

For this workshop, staff is only providing general information about the development and not a formal recommendation. Staff will, however, provide a recommendation at the Planning and Zoning Commission Action meeting.

The Planning & Zoning Commission, Transportation Committee, and Parks & Recreation Commission have each recommended approval of this request.

*2.36.1 After a public hearing is held before the City Council regarding the zoning application, the City Council May:*

- (a) Approve the request in whole or in part;*
- (b) Deny the request in whole or in part;*
- (c) Continue the application to a future meeting, specifically citing the city council meeting to which it was continued; or*
- (d) Refer the application back to the P&Z for further study.*

**Public Notification**

Staff provided legal notice advertising the public hearing in the Dripping Springs Century-News, signs posted on the-site, notice placed on the City Website, and all property owners within a 300-foot radius of the site notified of the zoning map amendment. To date, no letters for or against the request have been received.