



# City of Dripping Springs

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## **Agenda Item Report from:** Amanda Padilla, Senior Planner

<b>Council Meeting Date:</b>	November 10, 2020
<b>Agenda Item Wording:</b>	Discuss and consider approval of an Annexation Application and direction to staff to negotiate an Annexation Agreement with Owners to annex approximately 0.748 acres in the extraterritorial jurisdiction, situated in BENJAMIN F. HANNA Survey. This property is located at 102 Rose Drive, Dripping Springs, TX. (R15132).
<b>Agenda Item Requestor:</b>	Van Merkel LLC / Dave Merkel / Fred Van Cura
<b>Council Member Sponsor:</b>	N/A
<b>Summary/Background:</b> <p>The applicant submitted a petition for voluntary annexation into the City. Pursuant to state law, if the City desires to annex the area, the City is required to enter into an agreement with property owner(s) regarding services to be provided upon annexation. The Annexation Agreement contains the same language as what the City uses for its service plans. This agenda item is requesting consideration from City Council to move forward with negotiating the services agreement with the owner(s) to annex the approximate 0.748 acres into the City of Dripping Springs.</p> <p>The property is located at 102 Rose Drive.</p> <p>If the annexation moves forward, the City will hold a public hearing and with proposed action at the December 8, 2020 City Council meeting regarding the annexation. Two Family Residential – Duplex (SF-4) Zoning has been requested and would go to Planning and Zoning Commission on November 18, 2020 and to City Council on December 8, 2020.</p> <p>The annexation of the property is the first step to development of a tract within the City of Dripping Springs City Limits. Here are the next potential steps. (Additional steps may be needed depending on the requested development).</p> <p>Step 1. Annexation</p> <p>The first step for development within the City Limits. Annexation does not guarantee a specific zoning district, or subdivision, site plan, and building permit approval. It does guarantee that most existing uses will be allowed to remain even if nonconforming if they were legal when implemented.</p> <p>Step 2. Zoning</p> <p>The applicant is proposing to add additional housing units to the property and will be proposing Two</p>	

Family Residential – Duplex (SF-4). This requires a rezoning application which will be reviewed by P&Z and City Council for whether that zoning district is compatible with surrounding uses and the comprehensive plan.

### Step 3. Subdivision

Subdivision (platting) of the land would be necessary if the applicant is proposing additional units or lots. If the applicant intends the units to be on one lot, the applicant would need to rezone the property to allow for a multi-family use.

### Step 4. Site Development

If the property contains more than one duplex residential house a site plan will be required for the lot. Site Plan does not guarantee building permit approvals, such as Septic (OSSF) approvals.

### Step 5. Building permits

The applicant will need to apply for building permits and will need to contact the Building Department once all other approvals are met, if any.

The annexation of the property located at 102 Rose Drive would benefit the City by allowing the City control of the development. With the Property within the City limits, we can ensure proper development with items such as Exterior Design, Lighting, landscaping, tree preservation, zoning, etc. Annexation causes an increase in Impervious Cover on the property as well. However, if the property is not annexed the applicant would be allowed only a 35% impervious cover but allowed any use that the owner saw fit.

<b>Commission Recommendations:</b>	N/A
<b>Actions by Other Jurisdictions/Entities:</b>	N/A
<b>Previous Council Action:</b>	N/A
<b>Recommended Council Action:</b>	Approval of the annexation application to allow staff to negotiate with the owner(s) further regarding the municipal services agreement.
<b>Alternatives/Options:</b>	Postpone or deny action.
<b>Budget/Financial Impact:</b>	Once annexed into the city, the property will be subject to property taxes and development fees.
<b>Attachments:</b>	Petition for Voluntary Annexation Location Map
<b>Related Documents at City Hall:</b>	None
<b>Public Notice Process:</b>	If the annexation application is accepted, public notice will be published in the newspaper for the public hearing for annexation at the December 8, 2020 City Council meeting.
<b>Public Comments:</b>	N/A
<b>Enforcement Issues:</b>	N/A
<b>Comprehensive Plan Element:</b>	N/A.