



# Planning & Zoning Commission Planning Department Staff Report

**Planning & Zoning  
Commission meeting:**

February 25, 2025

**Project No:**

DA2025-001

**Project Planner:**

Tory Carpenter, AICP, Planning Director

## Item Details

**Project Name:**

Driftwood Development Agreement Expansion

**Property Location:**

10640 & 10730 FM 967

**Legal Description:**

Lots 5 & 6 of the Downstream Subdivision

**Applicant:**

Zachary Morgan, Quiddity Engineering

**Property Owner:**

PALS DL Ventures, LLC

**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 development has been progressing in recent years.

This application seeks to expand the boundaries of the development agreement without modifying its existing standards. The applicant proposes four residential accessory structures with associated parking. Expanding the development agreement will allow the project to connect to the wastewater system rather than relying on on-site wastewater facilities.

Additionally, the applicant must obtain City Council consent to annex into the Driftwood Conservation District MUD.

**Analysis**

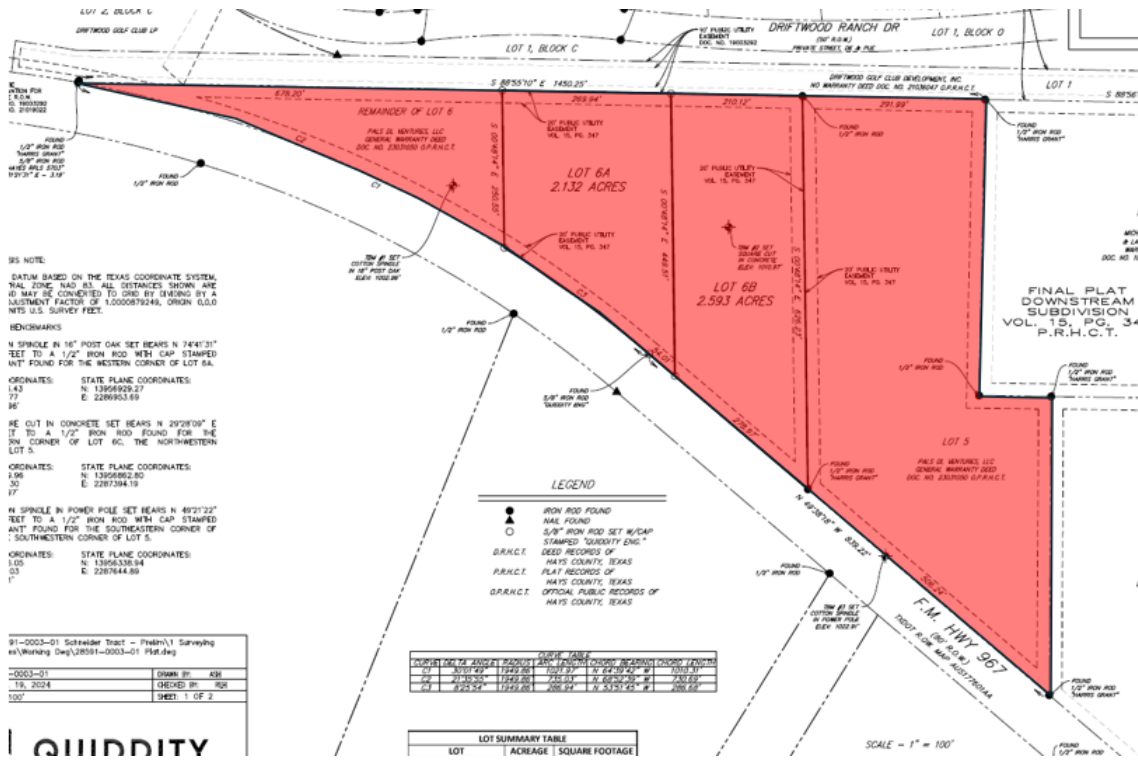
The two properties included in this request are currently in the ETJ and are not subject to land use controls. The City would benefit from this request by gaining regulatory authority over zoning, lighting, landscaping, and other development standards. The proposed uses align with those permitted in the "General Retail" zoning district.

Furthermore, the expansion would enable the site to connect to Driftwood’s wastewater infrastructure. Given the property's current ETJ status, staff finds it appropriate to compare ETJ standards with those of the requested zoning district.

	<b>ETJ</b>	<b>Driftwood DA</b>	<b>Differences between ETJ &amp; Driftwood DA</b>
<b>Max Height</b>	Not regulated	Not regulated*	Restricted 1.5 stories / 40 feet
<b>Min. Lot Size</b>	1.5 acres	1/2 acre	0.25 acres less
<b>Min. Lot Width</b>	30 feet	30 feet	None
<b>Min. Lot Depth</b>	unregulated	150 feet	50 feet
<b>Min. Front/Side/Rear Yard Setbacks</b>	10 feet / 5 feet / 5 feet	10 feet / 5 feet / 5 feet	None
<b>Impervious Cover</b>	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	Driftwood DA	Development Agre	Not Shown on the Future Land Use Map
East	ETJ	Agriculture / Residences	
South	ETJ	Agriculture / Residences	
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:

<b>Factors</b>	<b>Staff Comments</b>
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 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 subject properties. To date, no letters for or against the request have been received.

**Attachments**

Exhibit 1 – Application

Exhibit 2 – Development Agreement

Recommended Action:	Recommend approval of the request
Alternatives/Options:	Recommend denial 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