



City Council Planning Department Staff Report

City Council Meeting: November 5, 2024
Project No: ZA2024-004
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: 109 Bonnie Drive
Property Location: 109 Bonnie Drive
Legal Description: Dripping Springs Heights, Block B, Lot 15
Applicant: Mary Faith Pryer
Property Owners: Mary Faith Pryer
Request: Zoning Amendment from Single Family (SF-1) to Local Retail (LR)
Recommendation: Staff recommends denial of the zoning amendment.



ZA2024-004
109 Bonnie Dr

Legend

- Roads
- Subject Property
- City Limits



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Overview

The applicant seeks a zoning amendment for 109 Bonnie Dr to change the current zoning from Single-Family Residential (SF-1) to Local Retail (LR) to accommodate a variety of commercial uses. The application includes a variety of proposed uses, including insurance agencies, legal services, health services, real estate offices, brokerage services, artisan shops, artist studios, and galleries. The applicant also highlights the potential for future sale of the property.

Per Ch. 30 Exhibit A

- **SF-1 – Single-family residential district—Low density:** *The SF-1, single-family residential district is intended to provide for development of low-density, detached, single-family residences on lots of at least one acre in size.*

The applicant is requesting a zoning amendment to “LR”

- **LR – Local Retail:** *The LR, local retail district is established to provide areas for low intensity, specialized retail sales that are intended to service local neighborhoods, citizens, and visitors of the city. Bed-and-breakfasts are permitted within local retail districts. General, office, regional commercial, or commercial services uses should not be permitted.*

Analysis

	SF-1	LR	Differences between SF-1 & LR
Max Height	2.5 stories / 40 feet	2 stories / 40 feet	None
Min. Lot Size	1 acre	5,000 square feet	0.89 acres less
Min. Lot Width	Unregulated	50 feet	50 feet more
Min. Lot Depth	Unregulated	100 feet	100 feet
Min. Front/Side/Rear Yard Setbacks	25 feet / 15 feet / 25 feet	15 feet / 10 feet / 10 feet	10 feet / 5 feet / 5 feet less
Impervious Cover	30%	60%	30% more

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Surrounding Properties



Direction	Zoning District	Existing Use	Future Land Use
North	LR	Retail Center	N/A
East	SF-1	Single Family	
South	SF-1	Single Family	
West	SF-1	Single Family	

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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
<p>1. whether the proposed change will be appropriate in the immediate area concerned;</p>	<p>While there is a commercial services-zoned property to the northeast housing an existing retail center, the immediate area surrounding the subject property is predominantly zoned and developed for single-family residential (SF-1) uses.</p> <p>The proposed Local Retail (LR) zoning would introduce commercial activity on a parcel surrounded on three sides by residences, making it incompatible with the immediate residential environment. The nearby retail center does not justify further encroachment of commercial zoning into the residential core.</p>
<p>2. their relationship to the general area and the City as a whole;</p>	<p>Although there is commercial activity nearby to the northeast, the subject property remains in a primarily residential area. The broader area to the south, west, and east is residential in nature, and the proposed change would be inconsistent with the overall land use pattern. Expanding commercial zoning into this residential area would undermine the residential character of the general area and disrupt the city's planning vision for cohesive neighborhood development.</p>
<p>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;</p>	<p>There are no existing or proposed plans affected by this request.</p>
<p>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;</p>	<p>Approval of this request would not make other land unavailable for development.</p>
<p>5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;</p>	<p>There are no similarly zoned properties in the vicinity.</p>
<p>6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;</p>	<p>Approval of this request would into impact other similar commercial development.</p>
<p>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</p>	<p>The subject parcel is currently surrounded by other SF-1-zoned properties that have maintained their residential character despite the proximity to the retail center to the northeast. Approving this rezoning would treat this property differently from similarly situated parcels, setting a precedent for commercial encroachment into residential neighborhoods, which could destabilize zoning consistency.</p>

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8. any other factors which will substantially affect the public health, safety, morals, or general welfare.

Introducing a retail use in a primarily residential area could increase traffic and disruption to nearby properties. The proposed zoning amendment could affect the general welfare of nearby property owners.

Recommendation

Staff recommends **Denial** of the zoning amendment as presented.

At their October 22, 2024 meeting, the Planning & Zoning Commission voted to unanimously recommend denial of the zoning amendment.

Council Consideration

2.35.1. Council review: Every application or proposal which is recommended for approval or approval with conditions by the P&Z shall be automatically forwarded, along with the P&Z's recommendation, to the city council for setting and holding of public hearing thereon following appropriate public hearing notification, as prescribed in subsection 2.32. The city council may then approve the request, approve it with conditions, or disapprove it by a simple majority vote of the city council members present and voting, except where super majority is required as listed below.

2.35.2. Unanimously denied by P&Z: If P&Z unanimously recommends denial, approval by the city council shall require an affirmative vote by a two-thirds majority of those present and voting. No zoning change shall become effective until after the adoption of an ordinance for same.

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 – Zoning Amendment Application

Recommended Action:	Recommend denial of the requested Zoning Amendment
Alternatives/Options:	Recommend approval of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None as of the date of this report.
Enforcement Issues:	N/A