



Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting:

August 24, 2021

Project No:

VAR2021-0014

Project Planner:

Tory Carpenter, Senior Planner

Item Details

Project Name:

Overlook at Bunker Ranch Fire

Property Location:

2004 Creek Rd, Dripping Springs, TX 78620

Legal Description:

18.25 Acres out of the Benjamin F. Hanna Survey

Applicant:

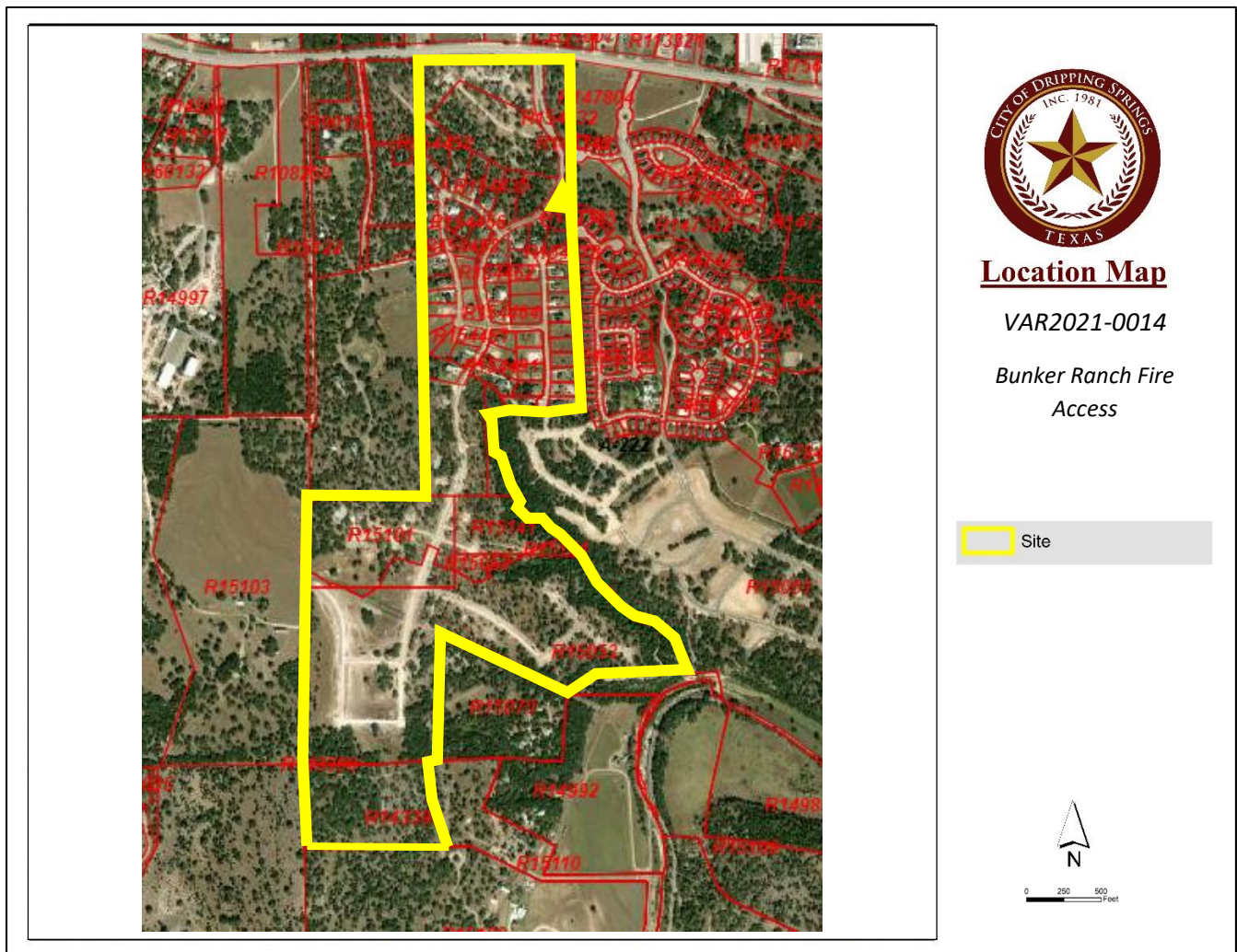
Cristina Corboba

Property Owners:

Steve Harren

Request:

Variance to the Fire Code requirement for a remote secondary point of access.



Background

In 2018, the City adopted the 2018 International Fire Code with local amendments which include the following requirements for residential subdivisions of 30 lots or more:

- *“Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.”*
- The intent of this requirement is to ensure that if one access road is blocked or otherwise unavailable, another will allow access to the fire department. Therefore, when more than one access road is required, they need to be separated by enough distance to avoid a situation where both would be blocked or unavailable simply because they are too close to one another.

Overview

This extension of the existing approved subdivision does not meet the remoteness requirement in the Fire Code because it increases the distance between access points. The variance request to the remoteness requirement is necessary since the proposed subdivision exceeds the maximum remoteness distance by 536 linear feet.

Analysis

Section 1.7 requires that in making a determination regarding a requested variance request, P&Z shall consider the following factors:

Factors	Staff Comments
Granting the variance will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity	Granting of this variance will be detrimental to the public safety. This requirement is meant to ensure that emergency vehicle and effectively maneuver through subdivisions in an emergency.
The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, and are not applicable generally to other property; and	These conditions are limited access are common in the area.
Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and	While this requirement limits the potential to further expand the existing subdivision, there is no apparent particular hardship to the property owner.
The variance will not in any manner vary the provisions of the Zoning Ordinance, Planned Development District Ordinance, or Comprehensive Plan, or any other adopted plan(s) or ordinance(s) of the City; and	The property owner is still required to follow all other zoning requirements for the site.
An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and	The alternative design which falls short of the remoteness requirement is not sufficient to provide safe remote access for emergency vehicles.
The waiver variance will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of this Chapter.	Approval of this variance would increase the area to be developed.

Staff Recommendation

In considering the Applicant’s request for exceeding the fire access remoteness requirement, Staff and the Fire Chief, recommend denial.

Public Notification

No notification is required for variances to the Fire Code.

Attachments

Exhibit 1: Variance Application

Exhibit 2: Fire Chief Letter

Recommended Action:	At the direction of Fire Chief Scott Collard, staff is recommending denial of this variance request
Alternatives/Options:	Recommend approval of the variance application or approval with conditions.
Budget/Financial Impact:	N/A
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A