



City Council Planning Department Staff Report

City Council Meeting: September 8, 2020

Project Number: Annex2020-0003

Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Sawyer Ranch Subdivision

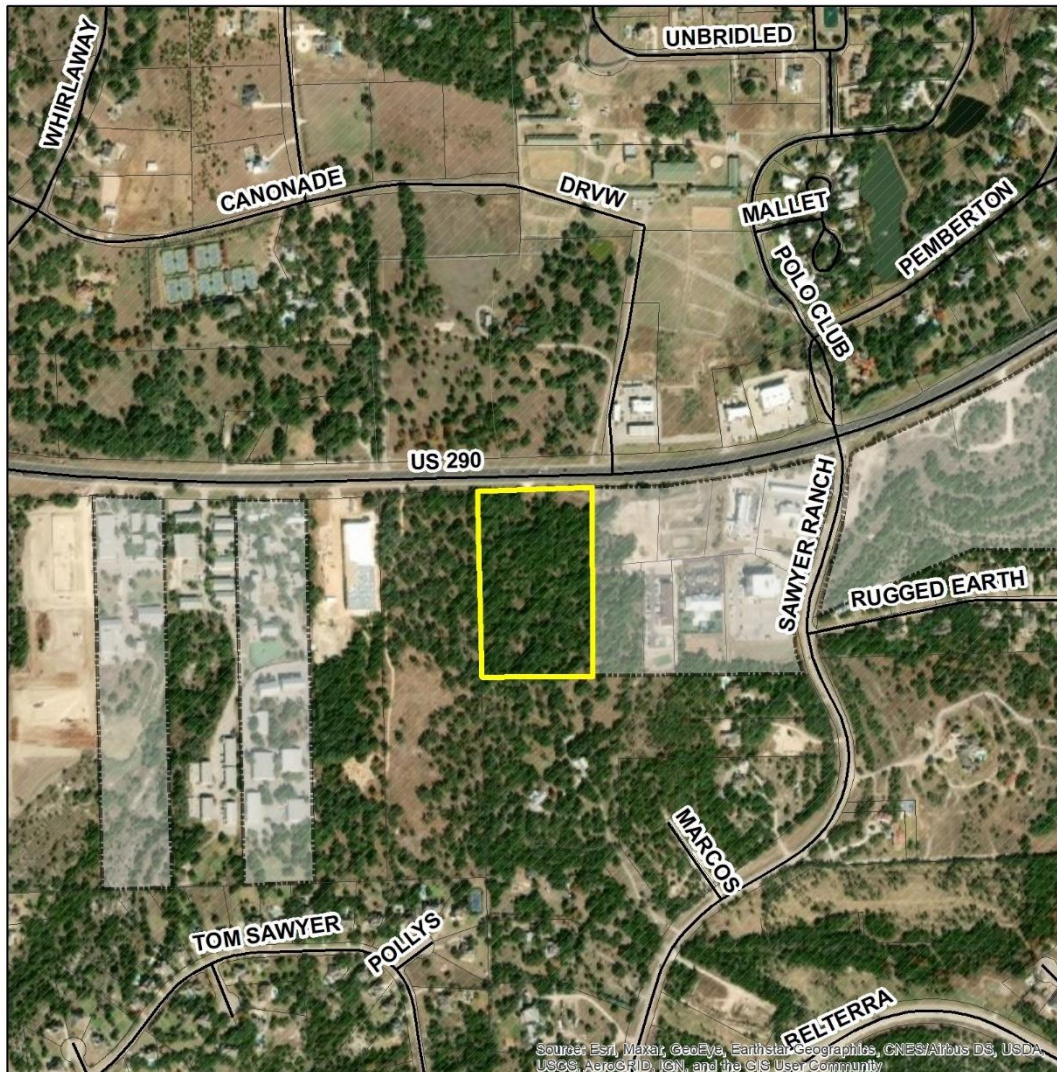
Property Location: This property is generally located Southwest of the intersection of Hwy 290 and Sawyer Ranch Road (R95789)

Legal Description: A0240 E B HARGRAVES SURVEY, ACRES 11.1044

Applicant: Jon Thompson

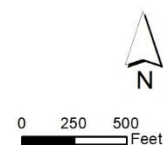
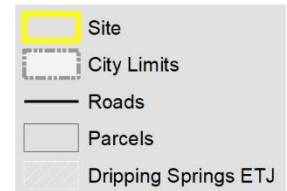
Property Owner: SAWYER T R & SAWYER-CLEVELAND PARTNERSHIP

Request: Annexation into the City Limits for a 11.1044-Acre tract



Location Map

*Southwest of the Intersection
of US Hwy 290 &
Sawyer Ranch Rd*



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Overview and Summary

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. The applicant desires to annex the approximate 11.1044 acres into the city limits, and the next item on the agenda is regarding the proposed zoning for the property. If the property is annexed into the City Limits the applicant is requesting to rezone the property to General Retail (GR).

The property is located southwest of the intersection of Sawyer Ranch Road and US Hwy 290. The lot is adjacent to the City Limits.

By annexing the property, the City would have development control of the property. However, if the property was not annexed the applicant would be allowed only a 35% impervious cover but allowed any use that the owner saw fit. With the Property within the City limits, we can ensure proper development with items such as Exterior Design, Lighting, landscaping, tree preservation, zoning, etc., but the impervious cover limit would be higher, dependent on zoning. The development along Hwy 290 should be developed cautiously because the highway is one of the popular ways of entering the City of Dripping Springs and poor development could adversely affect the way the City is perceived by visitors.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, notice was placed on the City Website.

Meetings Schedule

Previous Meeting:

July 14, 2020 City Council Meeting

Attachments

Exhibit 1 – Annexation Application

Exhibit 2 – Ordinance Annexing property

Exhibit 3 – Annexation Agreement

Exhibit 4 – Legal Description and Location Map

Recommended Action:	Approve the annexation
Alternatives/Options:	Deny the annexation; postpone the annexation
Previous City Council Action:	City Council approved moving forward with negotiating the service agreement at the July 14, 2020 City Council Meeting.
Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	None received at this time
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the expansion of business and professional services