



City Council Planning Department Staff Report

City Council Meeting: November 19, 2024
Project No: ZA2024-005
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: 215 Old Fitzhugh Road
Property Location: 215 Old Fitzhugh Road
Legal Description: 1.789 acres out of the P.A. Smith Survey
Applicant: Carole Crumley
Property Owners: 215 Old Fitzhugh Ltd Partnership
Request: Zoning Amendment from Single Family (SF-1) & Commercial Services (CS) to General Retail (GR)
Recommendation: Staff recommends approval of the zoning amendment.



ZA2024-005
215 Old Fitzhugh

Legend

- Roads
- Subject Property
- City Limits



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Overview

The property is zoned Commercial Services (CS) and Single Family (SF-1). The applicant is requesting a zoning amendment for the entire property to General Retail (GR). The application indicates that proposed uses include office, retail, or a restaurant. Given that CS allows for a broader range of commercial uses than GR, a portion of this zoning amendment would be considered a reduction in the zoning classification.

The property is within the Old Fitzhugh Historic District and any exterior improvements to the site or building will require approval from the Historic Preservation Commission. Also, note that only uses which are permitted in GR and the Historic Overlay would be permitted on the site.

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.*
- **CS – Commercial Services:** *The commercial services (CS) district is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding and contractors shops, plumbing shops, automotive repair or painting services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view. The uses envisioned for the district will typically utilize small sites and have operational characteristics that are generally not compatible with residential uses and most other types of nonresidential uses within the city.*

The applicant is requesting a zoning amendment to “LR”

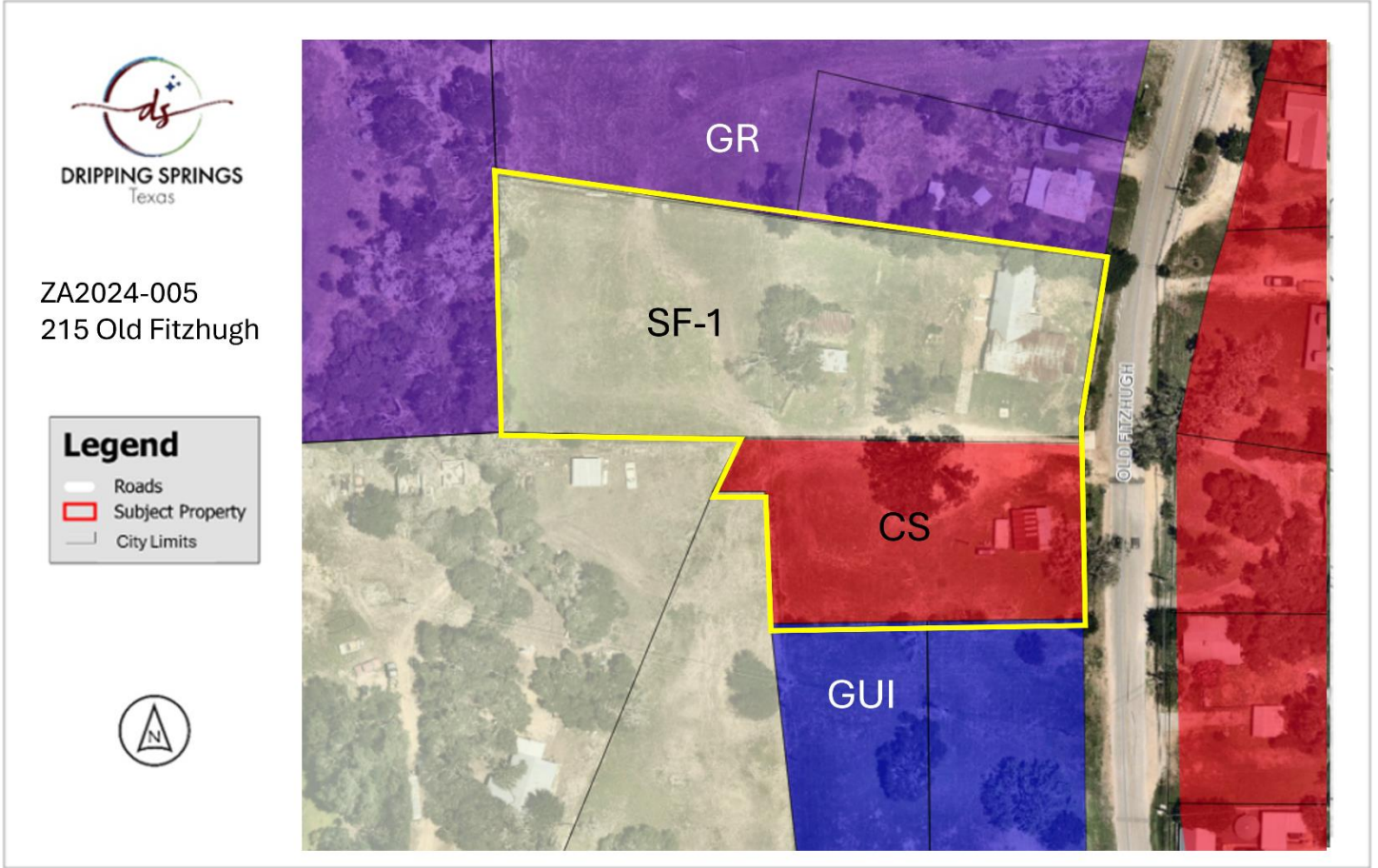
- **GR – General Retail:** *The GR, general retail district is established to provide areas for retail facilities that are larger than those generally located in the local retail district, such as large grocery stores, book stores, and the like. Hotel/motel uses, community scale retail, and bed-and-breakfasts are permitted within general retail districts. Office uses, commercial services, and industrial uses shall not be permitted.*

Analysis

	SF-1	GR	Differences between SF-1 & GR
Max Height	2.5 stories / 40 feet	2 stories / 40 feet	None
Min. Lot Size	1 acre	20,000 square feet	0.54 acres less
Min. Lot Width	Unregulated	100 feet	50 feet more
Min. Lot Depth	Unregulated	150 feet	150 feet more
Min. Front/Side/Rear Yard Setbacks	25 feet / 15 feet / 25 feet	25 feet / 25 feet / 25 feet	0 feet / 10 feet / 0 feet more
Impervious Cover	30%	60%	30% more

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Surrounding Properties



Direction	Zoning District	Existing Use	Future Land Use
North	GR	Residence	N/A
East	CS	Single Family	
South	GUI	City-Owned	
West	GR	Residence	

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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
1. whether the proposed change will be appropriate in the immediate area concerned;	This zoning change is consistent with existing development in the area, particularly with other properties on the west side of Old Fitzhugh Rd.
2. their relationship to the general area and the City as a whole;	The zoning district would allow for various office and light retail uses.
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;	There are plans to improve old Fitzhugh Road to improve pedestrian amenities. Retail uses are consistent with this plan.
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;	This request would not make other land unavailable for development.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	There have not been recent requests for General Retail in this area.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Approval of this request would into impact other similar commercial development.
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	Approval of this request would not treat the subject parcel differently from other similarly situation parcels.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The rezoning does not negatively affect the public health, safety, morals, or general welfare.

Staff Recommendation

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

Planning and Zoning action:

2.34.1 The P&Z shall hold a public hearing on a zoning an amendment to the Zoning Ordinance. After all public input has been received and the public hearing closed, the P&Z shall make its recommendations on the proposed zoning request and concept plan, if submitted, stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the City's Comprehensive Plan. The P&Z may, on its own motion or at the applicant's request, defer its decision recommendations until it has had an opportunity to consider other information or proposed modifications to the request which may have a direct bearing thereon. If the P&Z elects to postpone or defer its hearing on the request, such action shall specifically state the time period of the postponement by citing the meeting date whereon the request will reappear on the P&Z's agenda.

2.34.2 When the P&Z is ready to act upon the zoning request, it may recommend:

- (a) approval of the request as it was submitted by the applicant;
- (b) approval of the request subject to certain conditions as in the case of a Planned Development District (PDD) or a Conditional Use Permit (CUP); or
- (c) disapproval of the request.

2.34.3 The P&Z's recommendation will be automatically forwarded to the City Council for a second public hearing thereon.

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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 approval of the requested Zoning Amendment
Alternatives/Options:	Recommend denial 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