



Planning and Zoning Commission Meeting Planning Department Staff Report

Planning and Zoning Commission Meeting: September 22, 2020

Project Number: ZA2020-0006

Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Haydon Tracts 1, and 2

Property Location: This property is generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District.

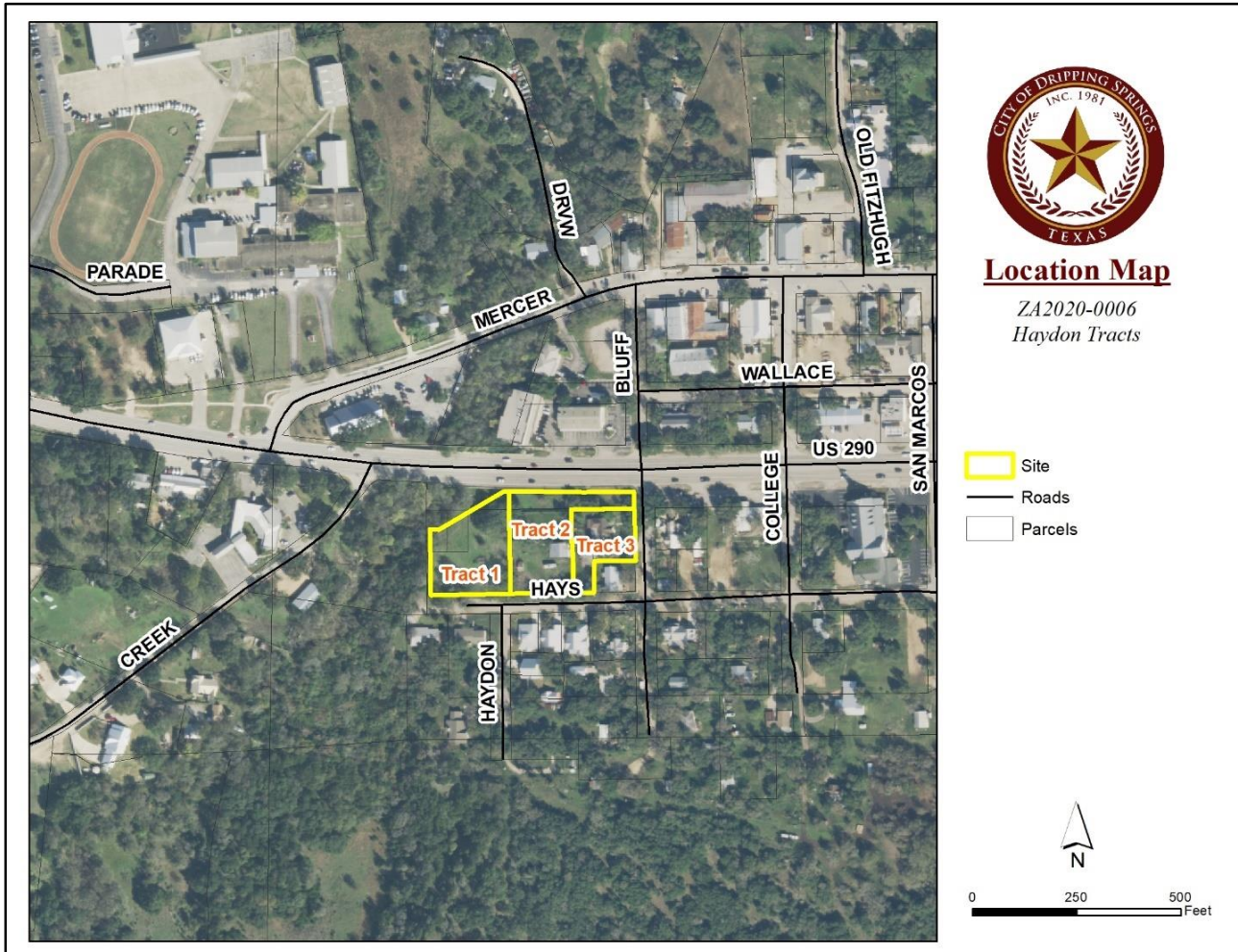
Legal Description: W.T. Chapman # 5, Block 1,2,3,4,7,8 & 0.68 acre of spring street

Applicant: Jon Thompson

Property Owner: Charles Haydon

Request: A proposed zoning map amendment for two (2) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Two-Family Residential - Duplex (SF4) to Single-Family Attached Residential - Town Home (SF5) with a Conditional Overlay.

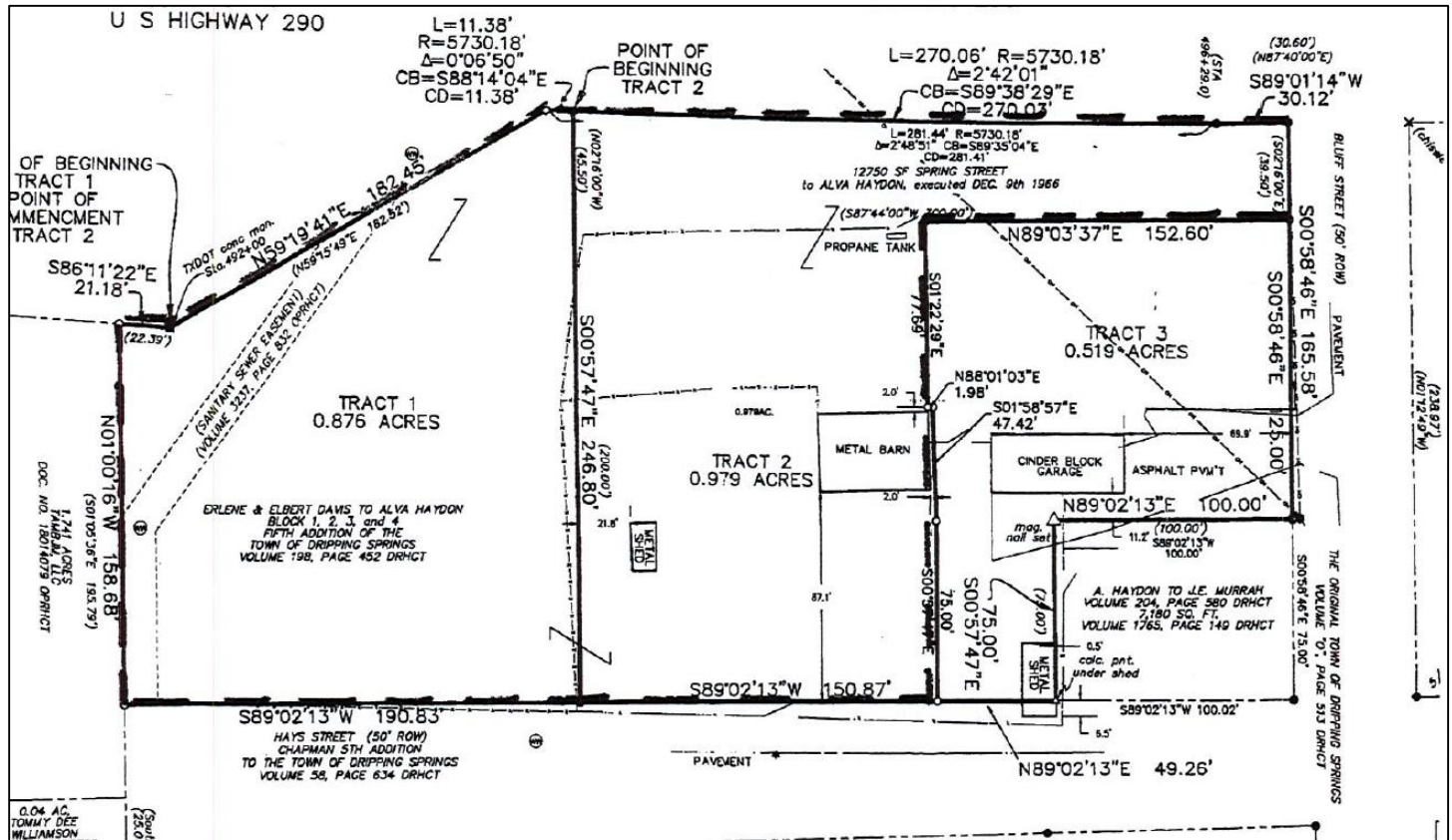
Staff Recommendation:



Planning Department Staff Report

Overview

The applicant is requesting a zoning map amendment change for two (2) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Two-Family Residential - Duplex (SF4) to Single-Family Attached Residential District (SF-5) Garden Home (SF5) with a Conditional Overlay.



The zoning district Single-Family Attached Residential District (SF-5) Garden Home is intended to promote stable, quality, residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a “buffer” or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.

Permitted Uses: Those uses listed for the SF-5 District or any less intense residential district in Appendix C [Appendix E] (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively.

Both tracts are within the Hays Street Historic District. When a lot is within the historic district, they shall comply with the Historic District Overlay as well as the Zoning District Use Chart. Certain uses could be prohibited in the Historic District but allowed in SF-5.

The applicant is also requesting a Conditional Overlay that would help complement the development of the lot to have a similar aesthetic to the properties south on Hays Street.

Staff worked with the applicant to find restrictions that complemented the neighborhood aesthetic and include the following conditions within the Conditional Overlay:

Planning Department Staff Report

1. One (1) Dwelling Unit per lot
2. Minimum Lot Size = 5, 000 square feet
3. Minimum Lot Width = 50 feet

Development Standards and Regulations for Residential District and Historic District			
	SF-4	SF-5	Hays Historic District
Size of Lots			
Minimum Lot area	10,000 square feet	2,500 square feet	
Minimum Lot Width	Seventy feet (70')	Thirty feet (30')	
Minimum Lot Depth	One hundred feet (100')	Zero (0)	
Setback Requirements			
Minimum Front Yard	Minimum twenty feet (20').	Fifteen feet (15')	Ten feet (10')
Minimum Side Yard	Minimum ten feet (10'); fifteen feet (15') from a street right-of-way for a corner lot.	<p>a. Single-family attached dwellings are not required to have a side yard, with the exception of a minimum fifteen-foot (15') side yard adjacent to a street. The ends of any two adjacent building complexes or rows of buildings shall be at least fifteen feet (15') apart.</p> <p>b. A complex of attached single-family dwellings shall have a minimum length of three (3) dwelling units and shall not exceed two hundred feet (200') in length or the width of six (6) attached units, whichever is less.</p>	Five feet (5')
Minimum Rear Yard	Minimum twenty feet (20') for the main building.	Twenty feet (20') for the main building	Ten feet (10')
Maximum Lot Coverage	50%	80%	
Height Regulations			
Main Building	Maximum two and one-half (2-1/2) stories, or forty feet (40'), whichever is less, for the main building or house	Maximum two and one-half (2-1/2) stories, or forty feet (40') for the main building or house, whichever is less.	Maximum two (2) stories
Accessory Building	Maximum twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.	Maximum twenty-five feet (25') for accessory buildings, including a detached garage or accessory dwelling units.	

Planning Department Staff Report

Site Information

Location:

The Subject property is located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District.

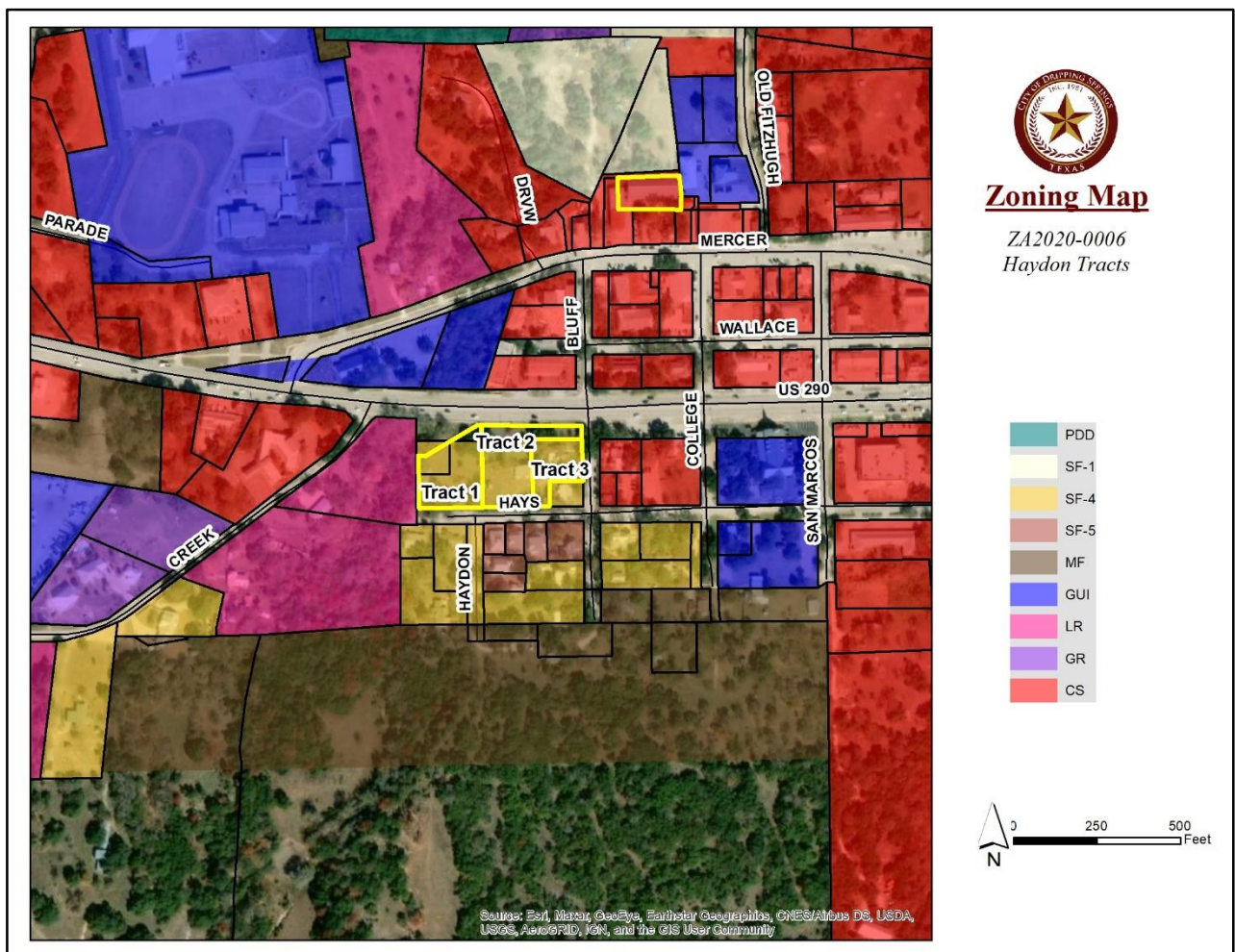
Physical and Natural Features:

The tracts are currently undeveloped with a barn/shop and shed. The tracts contain clusters of heritage trees that will be addressed at the COA and Site Plan.

Future Land Use and Zoning Designation:

The City's Future Land Use Map does not show this property on the Map. The property is within the Hays Street Historic District and shall comply with the Historic District Overlay use chart.

Surrounding Properties



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	Government, Utility, Institutional (GUI), Commercial Services (CS)	City Hall, Office & Retail (Spring Bluff Center)	Not Shown on the Future Land Use Map

Planning Department Staff Report

East	General Retail, Commercial Services (CS)	Potential Bed and Breakfast, Restaurant (Rolling in Thyme and Dough)(Creek Road Café)	
South	Single-Family Attached Residential District (SF-5) Garden Home	Garden Homes	
West	Local Retail (LR)	Commercial Development/ Vacant Building	

Approval Criteria for Zoning Amendment (Chapter 30 Zoning, Exhibit A, Sec 2.28.1 and 2.28.2)

2.28.1 The City declares the enactment of these regulations governing the use and development of land, buildings, and structures as a measure necessary to the orderly development of the community. No change shall be made in these regulations or in the boundaries of the zoning districts except:

- a. To correct any error in the regulations or map;
- b. To recognize changed conditions or circumstances in a particular locality;
- c. To recognize changes in technology, the style of living, or manner of conducting business;
- d. To make changes in order to implement policies reflected within the Comprehensive Plan.

2.28.2 In making a determination regarding a requested zoning change, the P&Z 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;	The proposed change from SF-4 to SF-5 with a Conditional Overlay is an appropriate change. The Conditional Overlay provides development standards that allows for the Tracts to fit in well with the adjoining lots.
2. their relationship to the general area and the City as a whole;	Staff worked with the applicant to provide a conditional overlay that complemented the area and the City as a whole.
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;	The tracts are not within any existing or proposed City Plans.
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 rezoning will not impact any undeveloped land in the vicinity with the same zoning district.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	Moderately/High Dense residential developments are at an influx within the City of Dripping Springs.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	No areas designated for similar development will be affected by this proposed amendment.
7. whether the proposed change treats the subject	The proposed change does not treat the subject tracts

Planning Department Staff Report

parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	of land in a manner which is significantly different from decisions made involving other, similarly situated parcels.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The rezoning does not affect the public health, safety, morals, or general welfare.

Summary, Recommendation, and Required Action

Based on the uses permitted and the development standards in the Single-Family Attached Residential District (SF-5), Conditional Overlay promoting compatibility with adjoining lots, Historic Overlay District, the adjacent land uses, the increase in potential residential lots, **Staff recommends approval of the requested Zoning Change for Tracts 1 and 2 from SF-4 to SF-5 with a Conditional Overlay.**

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.

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 Map Amendment Application
- Exhibit 2 – Proposed Ordinance & Survey
- Exhibit 3 - Implementation Standards Historic Districts

Recommended Action:	Recommend approval of the requested zoning map amendment for Tract 1 & 2
Alternatives/Options:	Recommend denial of the zoning map amendment.

Planning Department Staff Report

Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A
Comprehensive Plan Goal:	Livability /Quality of Life Support Housing Options in Dripping Springs