



Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: July 27, 2021
Project No: ZA2021-0004
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Creek Road Villas Rezoning
Property Location: 1232 Creek Road (R707)
Legal Description: Approximately 1.82 acres, known as lots 1 and 2 in the Creek Road Villas subdivision, and situated in the P.A. Smith Survey.
Applicant: J. Thompson Professional Consulting LLC c/o Jon Thompson
Property Owners: Hanks/Hancock Investment, Ltd
Request: Rezoning request from Low-Density Residential (SF-1), to SF-2, Moderate Density Residential
Staff Recommendation: Staff is recommending approval of the SF-2 Zoning district.

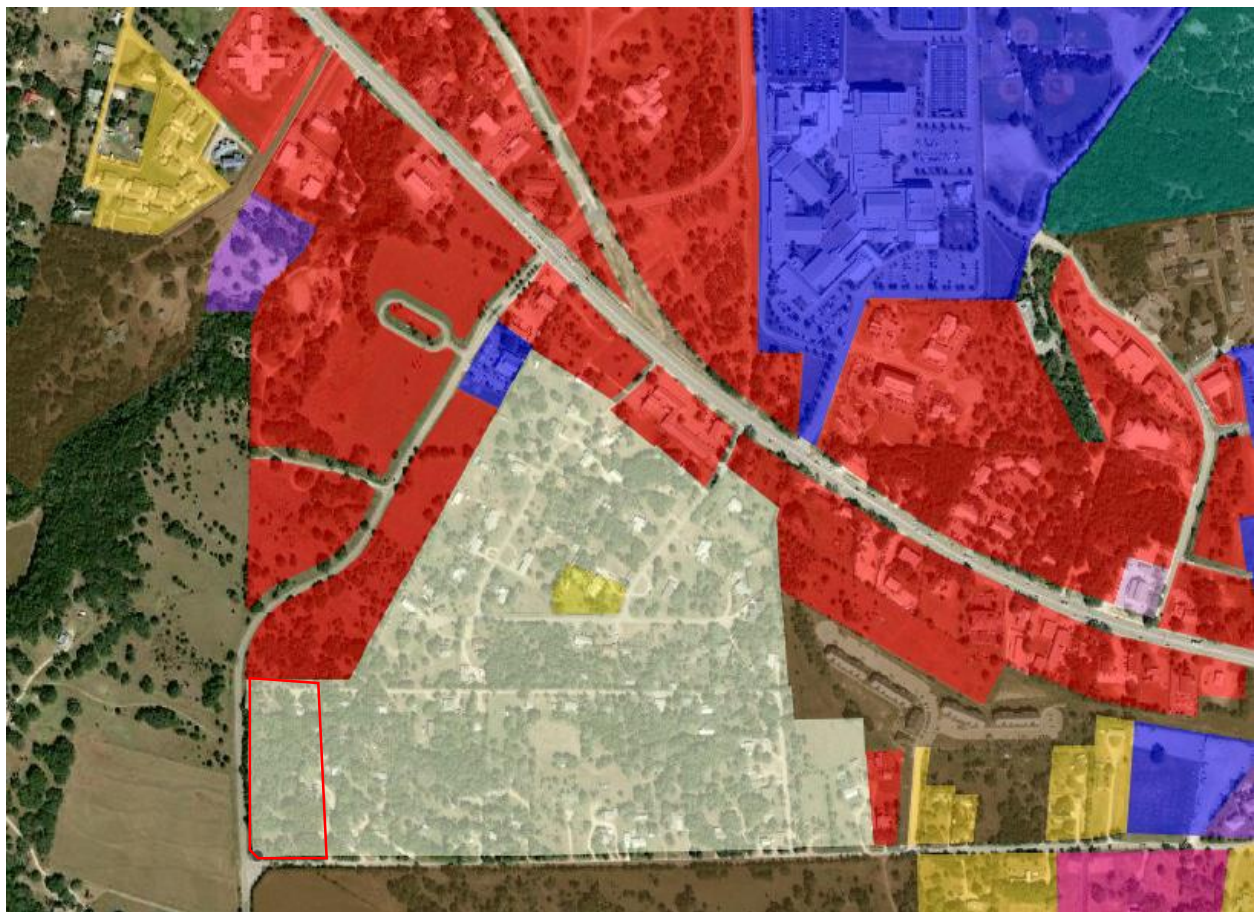


Figure 1. Location Map

Planning Department Staff Report

Overview

The property is located at the northeast corner of Roger Hanks Parkway and Creek Road, of what is currently known as lots 1 and 2 of the Creek Road Villas subdivision. The original lots in the Creek Road Villas subdivision are lot 1 - .987 acres; and lot 2 – 1 acre, however, after some right-of-way acquisition, the lots lost some acreage. Therefore, the lots as they exist today do not meet the zoning criteria for SF-1, which requires a one-acre minimum. The applicant is requesting the rezoning to SF-2 to allow for the lots to comply with zoning. Following the rezoning request, the applicant intends to move forward with platting, but changing the configuration slightly, but both

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	Comprehensive Plan
North	SF-1	Residential	Low and Moderate Density Residential
East	SF-1	Residential (Bunker Ranch Subdivision)	
South	ETJ	Vacant	
West	ETJ	Vacant	

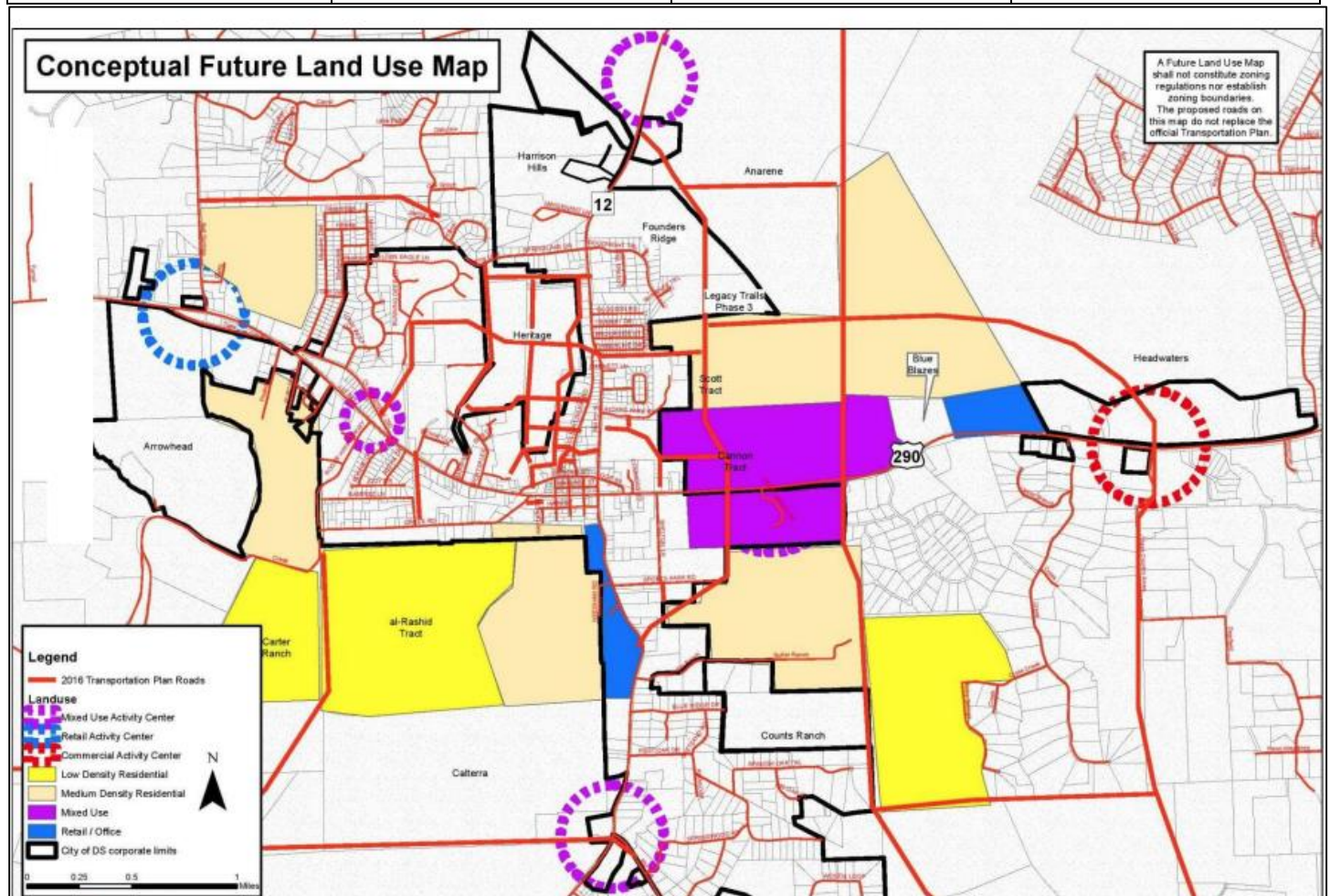


Figure 6. Conceptual Future Land Use Map

Planning Department Staff Report

Development Standards

Development Standards for SF-2	
Size of Lots	
Minimum Lot area	½ acre
Setback Requirements	
Minimum Front Yard	25'
Minimum Side Yard	15'
Minimum Rear Yard	25'
Height Regulations	
Main Building	2 ½ stories, or 40', whichever is less, for the main buildings
Accessory Building	25'
Other Development Standards	
Impervious Cover	40% total, including main buildings and accessory buildings

Summary

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 applicant is proposing to rezone to the SF-2 Zoning district, which is a compatible zoning district for this area. SF-2 is meant for low-density, which is consistent with the area this is proposed.
2. Their relationship to the general area and the City as a whole;	The SF-2 zoning uses proposed will fit in with the general areas zoning districts and will be compatible with the ETJ properties.
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;	This property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.
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;	The City is seeing an increase in residential development and the rezoning of the property to SF-2 is appropriate. The City has not seen any issues with undeveloped land for properties rezoned to SF-2.
5. The recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	The rate of land being developed in this area has increased within the last few years. SF-2 zoning is an appropriate zoning category for the vicinity.
6. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Based on the area, the proposed rezone to SF-2 will not affect the surrounding area and will complement the adjacent lots.
7. Whether the proposed change treats the subject parcel of land in a manner which is significantly	This property is being treated similarly to other Zoning changes.

Planning Department Staff Report

different from decisions made involving other, similarly situated parcels; and	
8. Any other factors which will substantially affect the public health, safety, morals, or general welfare.	Staff does not see this Zoning Change affecting the public health, safety, morals, or general welfare.

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 request.

Recommendation

Staff is recommending approval as presented.

Attachments

Exhibit 1: Rezoning Application

Exhibit 2: Zoning Use Chart

Exhibit 3: Concept Plan

Exhibit 4: Proposed Configuration of the Rezoning Request

Recommended Action:	Staff is recommending approval of the SF-2 Zoning district and denial of the Multi-family zoning with a Conditional Use Overlay district.
Alternatives/Options:	Recommend denial of the rezoning application.
Budget/Financial Impact:	None calculated at this time.
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A