



City Council Planning Department Staff Report

Planning & Zoning Commission Meetings:

September 20, 2022

Project No:

ZA20222-0005

Project Planner:

Tory Carpenter, AICP - Senior Planner

Item Details

Project Name:

Quik Trip Conditional Overlay Amendment

Property Location:

Southeast Corner of US 290 & Sawyer Ranch Road

Legal Description:

10.0 acres of land out of tract A of the Sawyer Springs Subdivision

Applicant:

JD Dudley; QuikTrip Corporation

Property Owner:

QuikTrip Corporation

Request:

An amendment to the existing Shops at Highpointe Conditional Overlay (Ordinance No. 1220.20)



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Background

The property is currently zoned GR, General Retail.

Per Ch. 30 Exhibit A, §3.5-3.6

- **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. Areas zoned for general retail should have convenient regional access via major thoroughfares, such as U.S. Highway 290 or Ranch Road 12, and major collector streets are primary locational considerations. 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.*

The original Shops at Highpointe Conditional Overlay (Ordinance No. 1220.20) was approved August 2007. Among other restrictions, this Conditional Overlay prohibits gas stations; a use which is allowed in General Retail Zoning districts. The property owner purchased the property in 2018 with the understanding that there were no further use restrictions beyond General Retail zoning district.

In 2019 the applicant applied for a similar amendment which was ultimately denied by the City Council on September 10, 2019.

In 2021, the applicant again applied for a similar amendment which received a unanimous recommendation of denial from the Planning & Zoning Commission. The applicant withdrew the request prior to City Council action.

At their meeting on August 23, 2022 the Planning & Zoning Commission recommended denial with a vote of 4-2. During the public hearing, eight people spoke against the request.

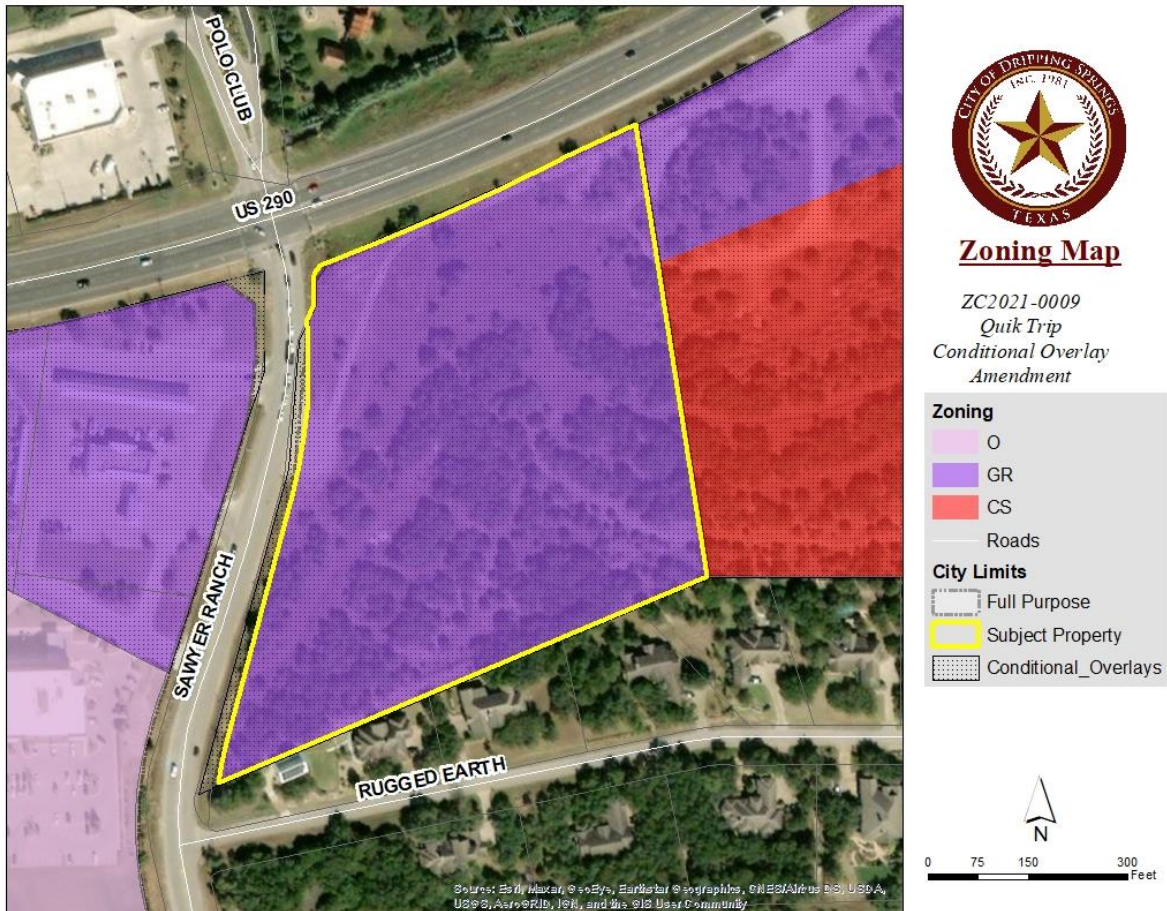
Analysis

This amendment would allow the proposed land use and not remove any other restrictions or buffer requirements. Additionally, the proposed amendment would increase the rear setback from 70 feet to 300 feet.

Based on the zoning category and adjacent land uses, staff finds that the proposed use is compatible with the area and that there are no special circumstances on the property that would call for the prohibition of the proposed land use. Additionally, there is an added safety benefit for this type of use being accessed via Sawyer Ranch Road which is a signalized intersection.

	Existing Conditional Overlay	Proposed Overlay	Difference Between Existing and Proposed
Rear Setback	70'	300'	230' increase
Building Height	One Story	One Story	No Change
Prohibited Uses	<ul style="list-style-type: none">• Dry Cleaning Plant• Gas Station• Convenience Store w/ gas sales.	<ul style="list-style-type: none">• Dry Cleaning Plant	Convenience Store w/ gas sales.

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	ETJ	US 290 / Polo Club Subdivision	Not Shown on the Future Land Use Map
East	General Retail / Commercial Services	Vacant	
South	ETJ	Blue Sky Ranch Subdivision	
West	General Retail	Gas Station	

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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 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 appears to be appropriate in the immediate area of concern. It is adjacent to another gas station and the applicant is providing a significant buffer to adjacent single-family residences.
2. their relationship to the general area and the City as a whole;	This property has frontage on US 290 and is zoned General Retail. This is consistent with the general area and 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 property is 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 request is for a conditional overlay and is specific to this project.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	This request is for a conditional overlay and is specific to this project.
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 parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	The current restriction on the site is the result of treating the property differently from other, similarly situated parcels; this proposed change seeks to re-establish parity with those other 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.

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Staff Recommendation

Staff recommends **approval** of the amended Conditional Overlay as presented.

Planning and Zoning action:

2.35.1 Every application or proposal which is recommended for approval or approval with conditions by the P&Z shall be automatically forwarded, along with the P&Z's recommendation, to the city council for setting and holding of public hearing thereon following appropriate public hearing notification, as prescribed in subsection 2.32. The city council may then approve the request, approve it with conditions, or disapprove it by a simple majority vote of the city council members present and voting, except where super majority is required as listed below.

2.36.1 After a public hearing is held before the city council regarding the zoning application, the city council may:

(a) Approve the request in whole or in part;

(b) Deny the request in whole or in part;

(c) Continue the application to a future meeting, specifically citing the city council meeting to which it was continued; or

(d) Refer the application back to the P&Z for further study.

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.

One letter of opposition has been attached to this report. Additionally, eight people spoke against the request at the Planning & Zoning Commission meeting.

Attachments

Exhibit 1 – Conditional Overlay Amendment Application

Exhibit 2 – Proposed Ordinance & Survey

Recommended Action:	Staff recommends approval of the requested Conditional Overlay Amendment. The Planning & Zoning Commission voted 4-2 to recommend denial of the request.
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A