



Development Code Review Committee

March 25, 2021

High Density Zoning District



Agenda



01 Survey and
Website



02
Demographics



High Density

01 Survey and Website

- Complete by end of March



Preserve Dripping Springs Development Code Rewrite

The Dripping Springs Development Code rewrite is the City's effort to review and update the current Zoning Code to a Unified Development Code, so we created a development process that works for Dripping Springs.

With the update, the City will aim to create developments that better preserve and enhance the character, charm, and existing neighborhoods.

The new Development Code's goals are:

- Reorganize all Planning Code of Ordinances to a Unified Development Code
- Make the Development Code user friendly
- Update zoning districts to support and protect the distinct character of the City
- Modernize and customize the Development Standards
- Streamline the Development process
- Set clear expectations for development

We welcome your participation! [Click here to take our survey!](#)



Frequently Asked Questions

Learn more about the Development Code Rewrite.



Want to know more?

Email us any questions.



Involvement & Events

Take our survey. Check back here for upcoming events.

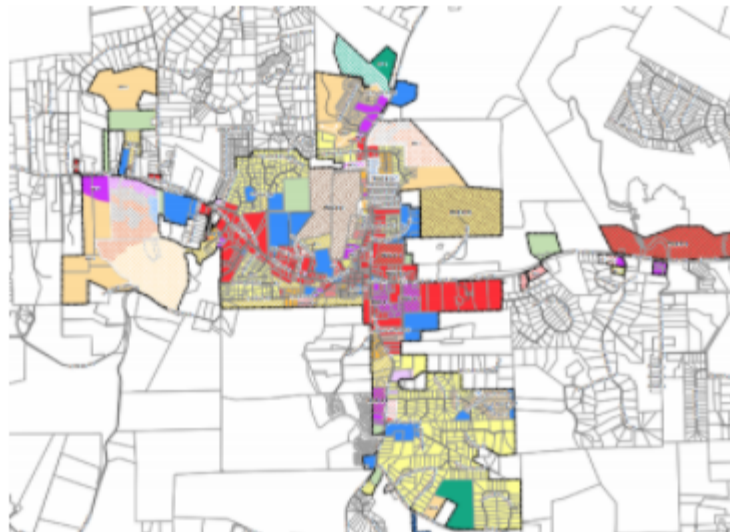
planning@cityofdrippingsprings.com

Development Code Timeline



Timeline is subject to change and all benchmark and dates are tentative.

Dripping Springs Current Zoning



- The first Zoning Ordinance that was enacted by the City of Dripping Springs was April 28, 1995.
- This Zoning Ordinance was based on the 1985 Comprehensive Plan.
- The City has done various amendments to the 1985 Zoning Ordinance but never a full rewrite
- Zoning has changed significantly from 1995 to 2020.
 - Such as certain land uses (CBD Shops, Coworking Spaces, microblading, etc.)

To view the current Zoning Map, [click here](#).

1



2



3



4



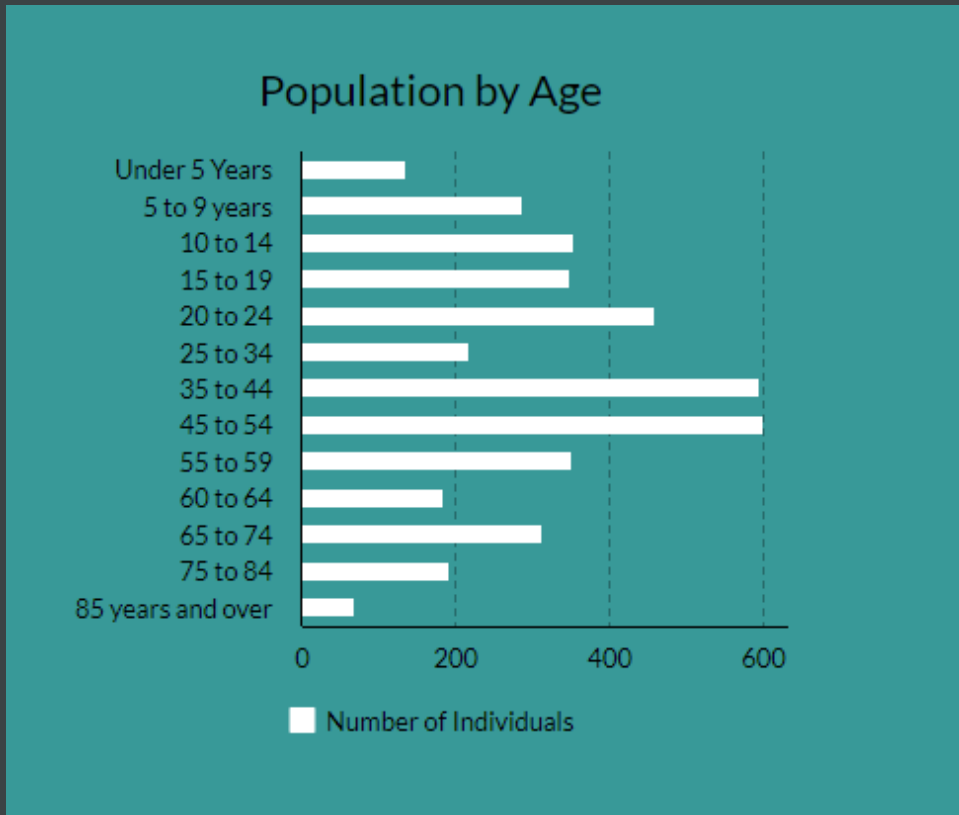
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6



02 Demographics estimations 2019



- Population around 4,119
- Median Age = 37.9 yrs.
- Median Age in US = 38.1 yrs.
- Median Home Value = \$389,200
- Percentage of Owner-Occupied Housing = 67.5%
- Median Family Income (Austin-Round Rock, Hays County is a part of this) = \$97,600

According to the US Census Bureau a "housing-cost burden" is 30% of income spent on housing costs. This means with an MFI of \$97,600, a family with that MFI should not be paying more than \$29,280 a year for their mortgage. This is \$2,440 a month.

For example, if you budget for a monthly housing payment of \$2,440 with two percent annually going to taxes and insurance, assuming the current 30-year mortgage rate is 4%, the math "worked backwards" reveals a maximum home purchase price of \$344,111.

The Median Home Value in Dripping Springs is \$389,200 that is \$45,089 difference.

<https://www.census.gov/housing/census/publications/who-can-afford.pdf>

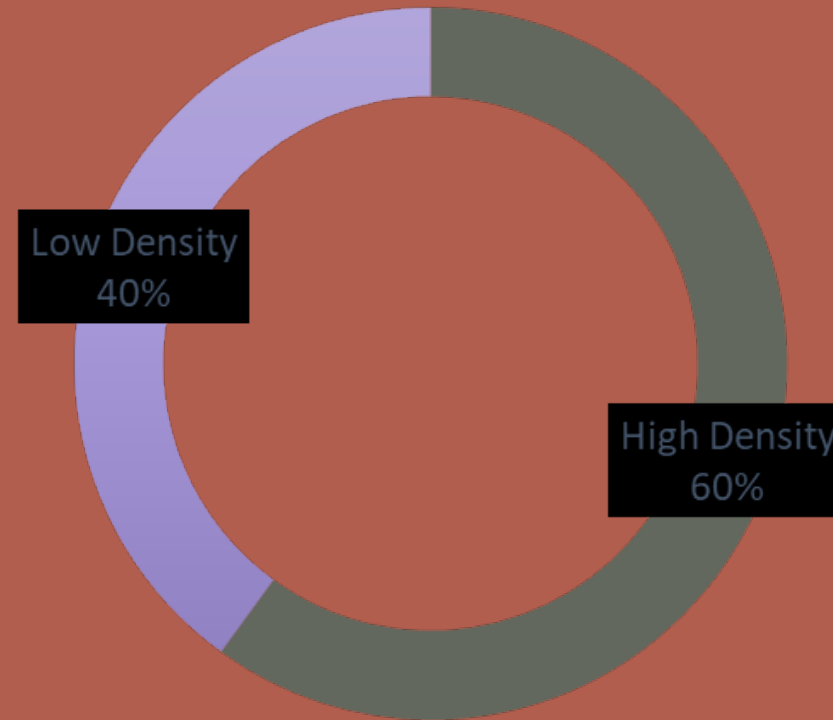
<https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>

<https://themortgagereports.com/mortgage-calculator-report?hp=366076&dp=21965<=360&tr=1.81&yi=600&hoa=0&ir=4>

In a study conducted by Smart Growth America and National Association of Realtors 6 in 10 prospective homebuyers, when asked to choose between two communities, chose the neighborhood that offered a shorter commute, sidewalks and amenities like shops, restaurants, libraries, and schools.

Smart Growth America and National Association of Realtors®, 2004
American Community Survey: National Survey on Communities
(Washington, D.C.: Author, October 2004).

Prospective Home Owners



■ High Density ■ Low Density

Density

For today, High density simply means new residential at a density that is higher than what is typically found in our existing community

For a city that is accustomed to 1 acre lots, single family houses on 5000 square foot lots is considered higher density

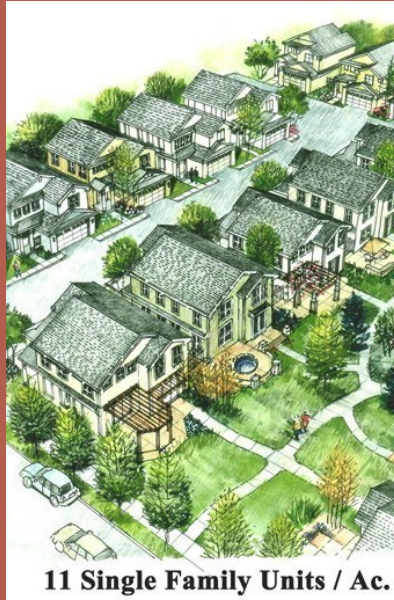
For larger cities townhomes (attached homes) and Apartments are what are considered higher density

Density is the amount of Development within a given area.

Residential Density is usually expressed as Dwelling units per acre (Net or Gross)



High Density



Benefits of Higher Density

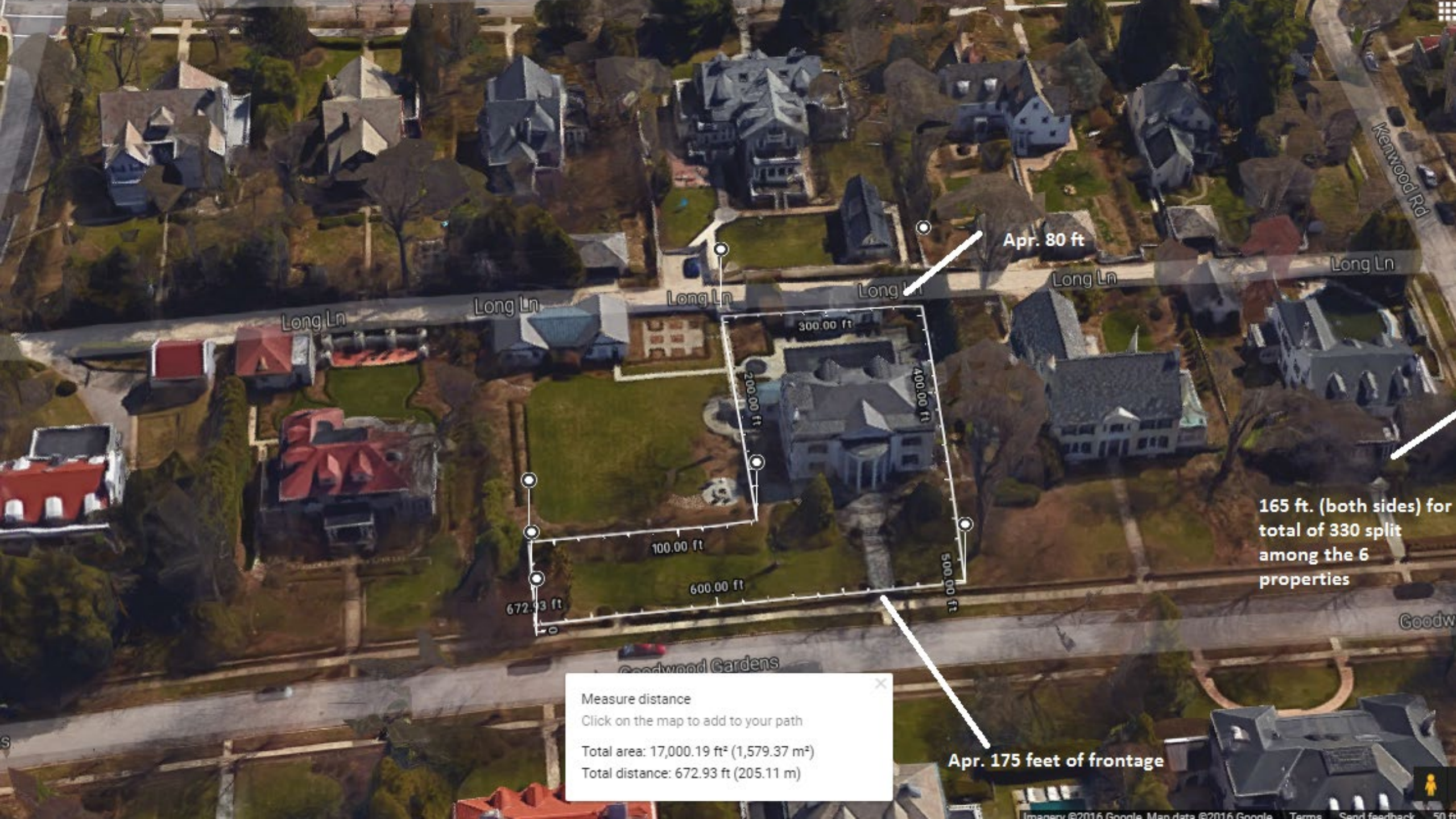
- Geographically easier to manage school districts
- Lower Cost to maintain infrastructure
- Lower Density /Urban Sprawl means less tax available to pay for infrastructure construction (and everything else)
- Lower Density means less tax per unit of area, even when property values are high
- Low density properties are served by much greater length/area of infrastructure that must be maintained and occasionally replaced
- More feet of water and sewer pipe and more road space per property
- Higher Density development helps attract new employers
- Higher density development can increase property values
- Decrease urban blight
- Attractive, well designed, and well-maintained higher density development attracts good residents and tenants and fits into existing communities.



Large Lot Luxury Estate
- Value/sq. ft.: \$65 (80% is improvement)
- Annual Tax receipts: \$62,500 per acre
- Annual Tax/ft. of infrastructure: \$88

Middle Income Rowhome
- Value/sq. ft.: \$125 (57% is improvement)
- Annual Tax receipts: \$125,000 per acre
- Annual Tax/ft. of infrastructure: \$108





Measure distance
Click on the map to add to your path
Total area: 17,000.19 ft² (1,579.37 m²)
Total distance: 672.93 ft (205.11 m)

Apr. 80 ft

Apr. 175 feet of frontage

165 ft. (both sides) for total of 330 split among the 6 properties

Long Ln

Long Ln

Long Ln

Long Ln

Long Ln

Long Ln

Kenwood Rd

Goodw

Goodwood Gardens



Wine Underground

Dewey Ave

Roland Heights Ave

Evans Chapel Rd

1,000.00 ft

1,500.00 ft

W Cold Spring Ln

500.00 ft

2,000.00 ft

Measure distance ✕
Click on the map to add to your path
Total area: 214,954.67 ft² (19,969.94 m²)
Total distance: 2,802.26 ft (854.13 m)

CODS Residential High Density

Current Code

Single-Family Residential - Town Center (SF-3)

- The SF-3, Single-Family Residential District is intended to promote stable, quality, detached-occupancy residential development on individual lots at increased densities. Individual ownership of each lot is encouraged. This district provides a “buffer” or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.

Proposed

High Density Residential

- High Density residential district is intended to promote stable, quality, detached residences and related accessory structures and provide residential development at urban densities in locations well served by public utilities and roadways. This district should have adequate thoroughfare access and be relatively well connected with community and neighborhood facilities such as schools, parks, and shopping centers.

Current Code

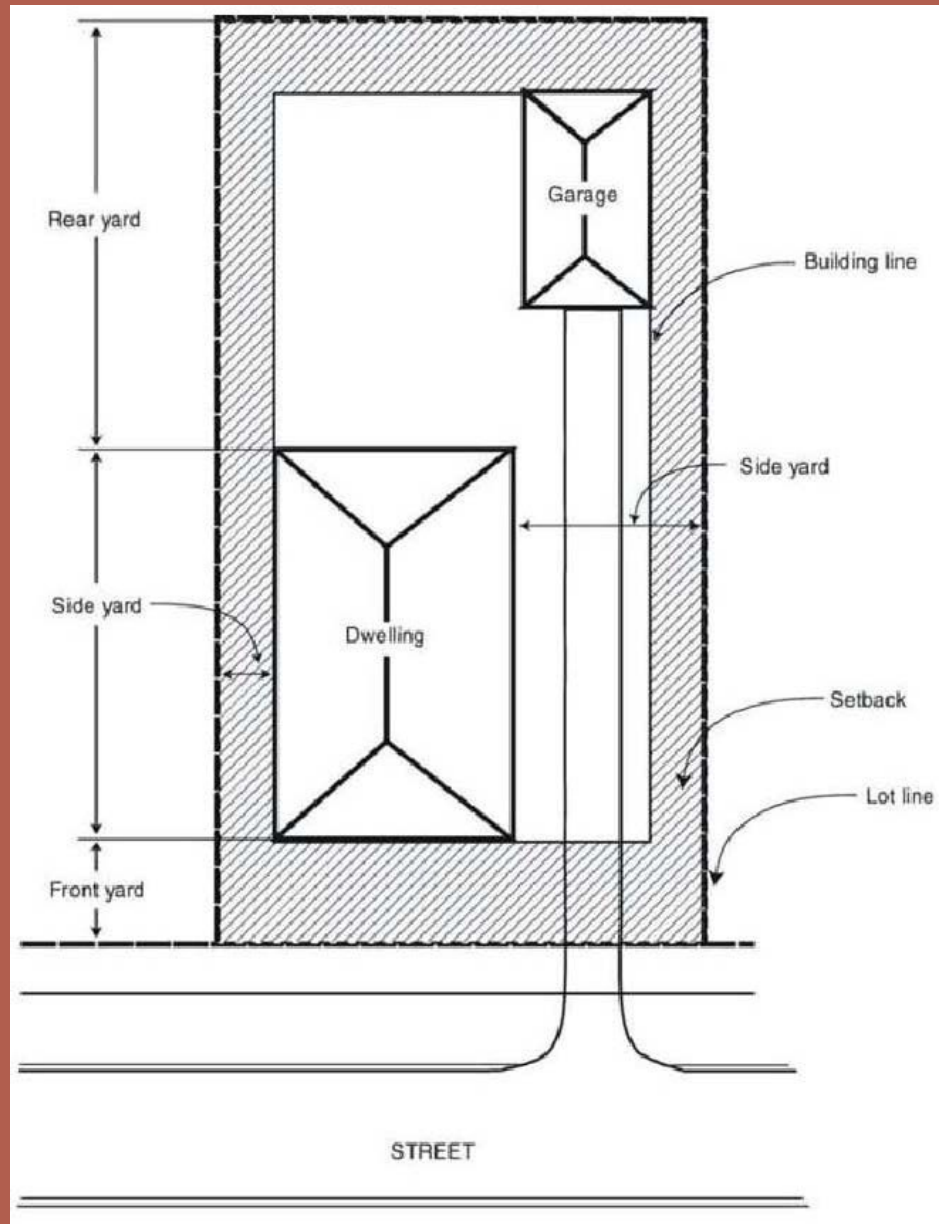
Single-Family Residential - Town Center (SF-3)

- Permitted Uses:
 - Those uses listed in the City's zoning ordinance for the GR District or any less intense residential district.

Proposed

High Density Residential

1. Single-family detached (minimum lot size: 5,500 square feet).
2. Single-family attached (provided that certain requirements are met).
3. Single-family, zero lot line (provided that certain requirements are met).
4. Those residential uses identified in the Use Tables of the Code as allowed in the Residential District.
5. Those non-residential uses identified in the Use Tables in Chapter 5 of this Code as allowed in the RS District.
6. Those accessory uses identified in the Code that may be compatible with the primary uses allowed in the Residential District.



Current Code

Single-Family Residential - Town Center (SF-3)

- Lots Size: 3,500 SF
- Lot Width: 35 ft
- Side Setbacks:
 - Front - 10 ft
 - Interior Side - 5 ft
 - Street Side - 7.5 ft
 - Unloaded Street - don't define
 - Rear - 10 ft
 - Garage - 25 ft

Proposed

High Density Residential

- Lot Size: 5,500SF
- Lot Width: 50 ft
- Side Setbacks:
 - Front - 20 ft
 - Interior side -6 ft
 - Street side - 15 ft
 - Unloaded Street - 20 ft
 - Rear - 10 ft
 - Garage - 25 ft

Current Code

Single-Family Residential - Town Center (SF-3)

- Building Height:
 - Main Building(s) Height: Maximum two and one-half (2-1/2) stories, or forty feet (40') for the main building or house, whichever is less.
 - Accessory Building(s) Height: Maximum fifteen feet (15') for accessory buildings, including a detached garage or accessory dwelling units.
- Impervious Cover: 65%

Proposed

High Density Residential

- Building Height: 35 ft
- Impervious Cover : 50%

Current Code

Single-Family Residential - Town Center (SF-3)

Special Requirements:

- (a) **Separate Utilities:** All utilities shall be provided separately to each unit within the SF-3 district so that each unit is individually metered.
- (b) **Maintenance for Common Areas:** A property owners' association is required for continued maintenance of common land and/or facilities.
- (c) **Garage Space Required:** The elimination of a garage space by enclosing the garage with a stationary building wall is prohibited.
- (d) **On-Site Dwellings:** Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (e) **Open Storage:** Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (f) **Swimming pools:** Swimming pools shall be constructed and enclosed in accordance with the City's Building Code.
- (g) **Nonresidential Uses:** Site plan approval shall be required for any nonresidential use, including a school, church, child-care center, group home, or private recreation facility, in the SF-3 District. Any nonresidential land use that may be permitted in this district shall conform to the Local Retail District standards.
- (h) **Temporary Facilities:** There shall be no permanent use of temporary facilities or buildings.
- (i) **Special Purpose Nonresidential Lots:** These lots, including, but not limited to landscape lots and utility lots, are exempt from regulations described in these SF-3 districts (see Plat for use notes).

Proposed

High Density Residential

- **Garage Space Required:** The elimination of a garage space by enclosing the garage with a stationary building wall is prohibited.
- **On-Site Dwellings:** Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- **Open Storage:** Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- **Non-Residential and Accessory Design Standards.**
 1. Non-residential structures shall meet the lot and dimensional standards of the RS District and the applicable Commercial district
 2. Residential accessory structures shall meet the requirements of accessory structures (Later meeting)
 3. Residential accessory structures shall not exceed the height of the principal residential structure.
- **Special Purpose Nonresidential Lots:** These lots that are complementary to residential uses, including, but not limited to landscape lots and utility lots, are exempt from regulations described in these R-5 districts (see Plat for use notes).

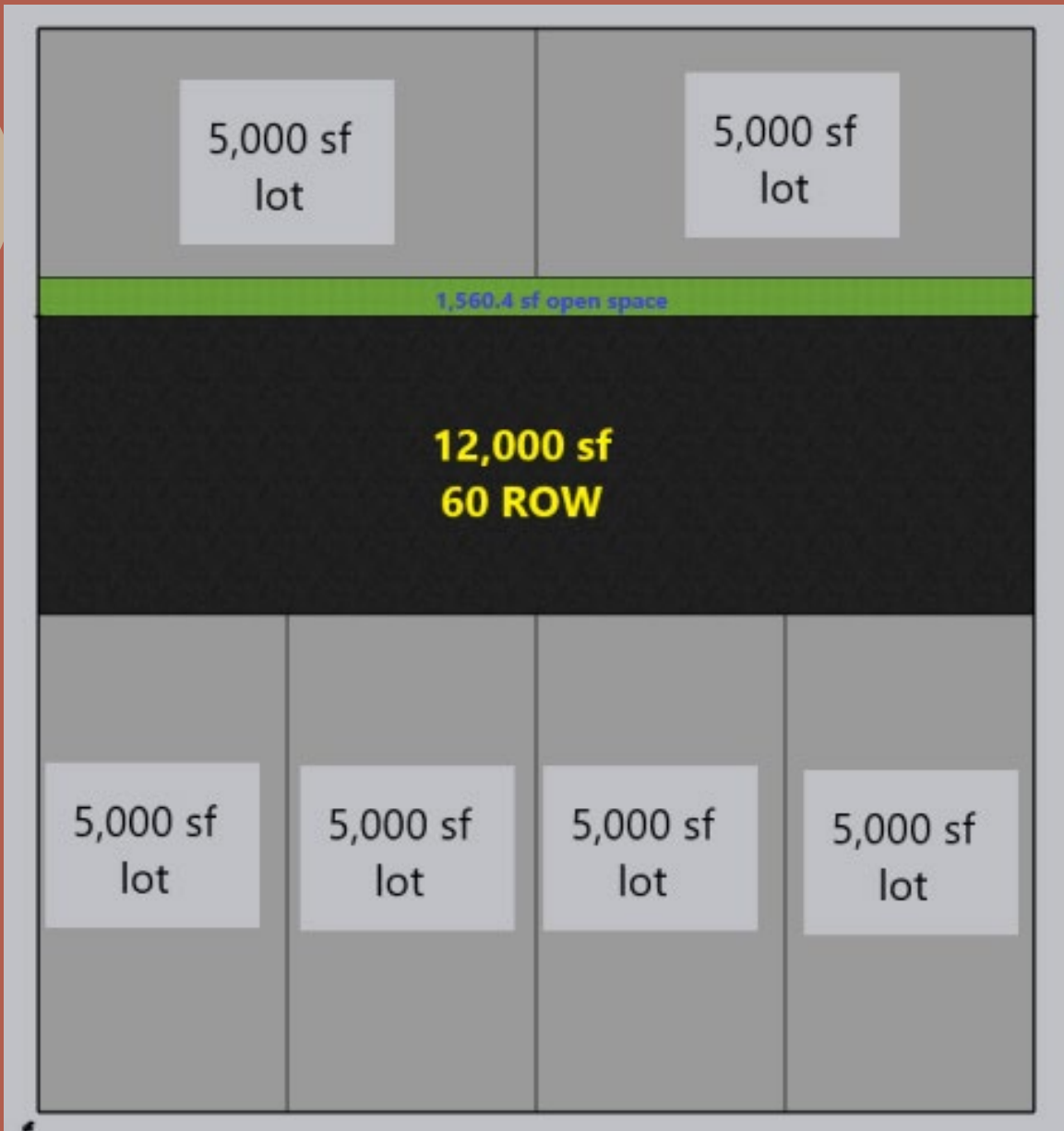
New requirements

- Corner Lot requirements:
 - Lot width - 60 ft
- 1 Primary Unit per lot/unit
- Potential to add density caps
 - Max 6.0 dwelling units per gross acre
 - In the Future, the City may want to implement minimum densities. Minimum densities are already required by some localities and states to support transit investments (important for where the city is moving towards), enable neighborhood retail, expand housing choices, protect open space, and reduce greenhouse gas emissions.

Examples

(1 acre = 43,560 sf)

- 6 du at 5000 sf = 30,000 sf
- Leftover sf (Used for parkland or Open Space) = 13,560 sf
- Open space requirements (if they don't do Fee-in-lieu)
 - 6 du = 8,712 sf (1 acre/ 29 du)
- Leftover sf after parkland = 4,848 sf



Density

Current

Max gross density without cap = 12.44 du/ acre
 (SF-3 zoning 3500 SF lots)

Proposed

Max gross density without cap = 8.712 du/acre

Density Cap= 6 du/acre

Gross Density in image = 6 du/ acre
 Net Density in image = 6/.69 acres of residential area = 8.69

Subdivision Design

Density

- Units per acre
- width/length of lots
- setbacks

Landscaping/Tree Preservation

- Required planting criteria
- Not allowing clear cutting
- Street tree criteria

Design Standards

- Require design standards
- Variation in design/elevation

Leander – Grayson Subdivision



Georgetown- Wolf Ranch



Georgetown- Wolf Ranch



Georgetown- Wolf Ranch



Round Rock – Teravista



Round Rock – Teravista



Round Rock – Teravista



Stapleton, Colorado





Stapleton, Colorado



Frisco, Texas



Frisco, Texas



Frisco, Texas



Frisco, Texas