

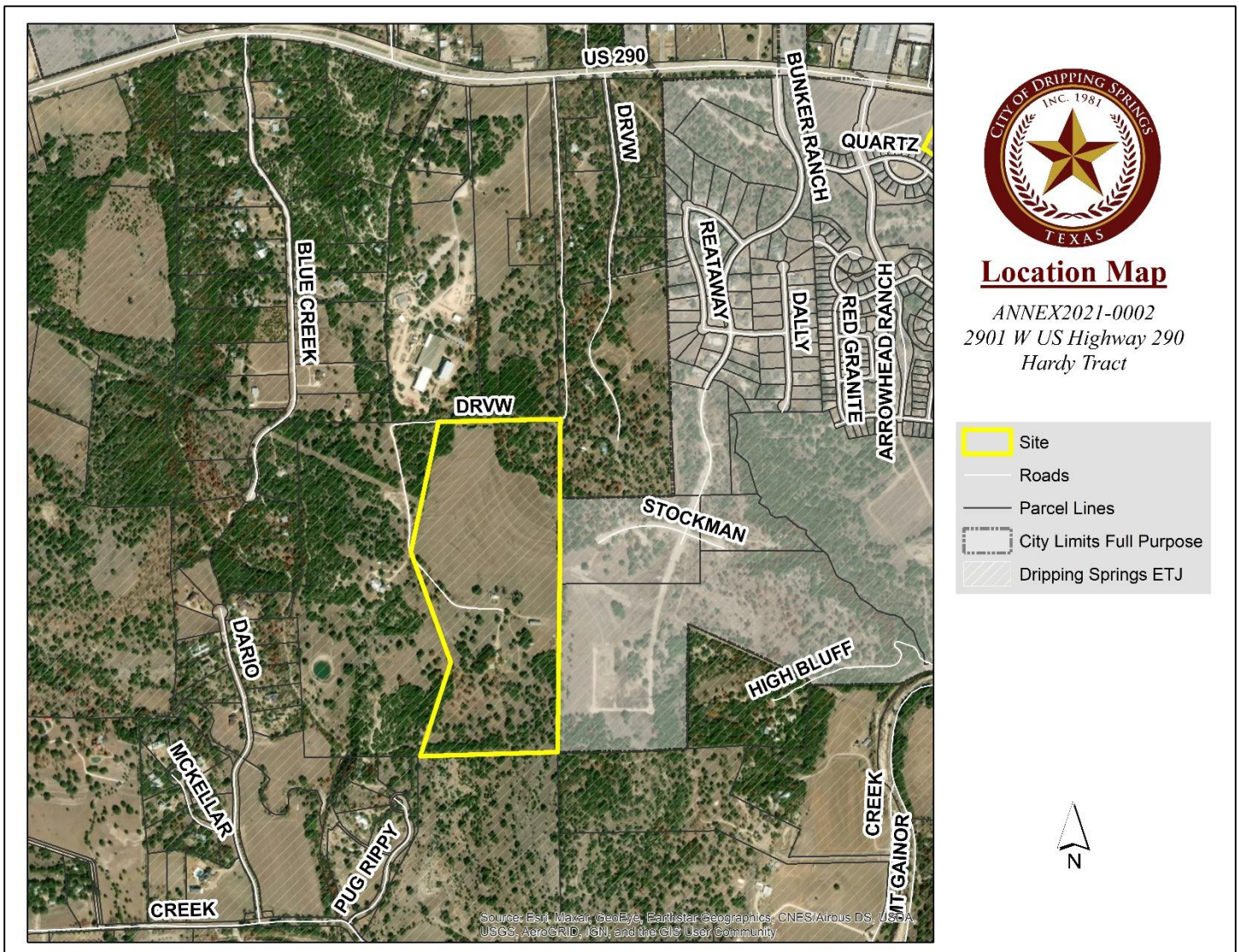


City Council Planning Department Staff Report

City Council Meeting: April 13, 2021
Project No: ANNEX2021-0002
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Hardy Tract
Property Location: 2901 W US Highway 290, Dripping Springs, Texas, 78620
Legal Description: A0222 BENJAMIN F HANNA SURVEY, ACRES 79.61, (1.00 AC HS)
Applicant: Civil and Environmental Consultants, Inc.
Property Owners: P & H Family Limited Partnership No. 1
Request: Request for voluntary annexation and to begin negotiations regarding service agreement.



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Overview

The applicant submitted a petition for voluntary annexation into the City. Pursuant to state law, if the City desires to annex the area, the City is required to enter into an agreement with property owner(s) regarding services to be provided upon annexation. The Annexation Agreement contains the same language as what the City uses for its service plans. This agenda item is requesting consideration from City Council to move forward with negotiating the services agreement with the owner(s) to annex the approximate 78.021 acres into the City of Dripping Springs.

The property is located at 2901 W US Highway 290, Dripping Springs, Texas 78620.

If the annexation moves forward, the City will hold a public hearing and with proposed action at the May 11, 2021 City Council meeting regarding the annexation. Single-Family Residential District - Moderate Density (SF-2) and Multiple-Family Residential District (MF) zoning has been requested and would go to Planning and Zoning Commission on April 27, 2021 and to City Council on May 11, 2021.

The annexation of the property is the first step to development of a tract within the City of Dripping Springs City Limits. Here are the next potential steps. (Additional steps may be needed depending on the requested development).

Step 1. Annexation

The first step for development within the City Limits. Annexation does not guarantee a specific zoning district, or subdivision, site plan, and building permit approval. It does guarantee that most existing uses will be allowed to remain even if nonconforming if they were legal when implemented.

Step 2. Zoning

The applicant is proposing to add additional housing units to the property. This requires a rezoning application which will be reviewed by P&Z and City Council for whether that zoning district is compatible with surrounding uses and the comprehensive plan.

Step 3. Subdivision

Subdivision (platting) of the land would be necessary if the applicant is proposing additional units or lots. If the applicant intends the units to be on one lot, the applicant will need to rezone the property to allow for a multi-family use.

Step 4. Site Development

If the property contains more than one main residential house a site plan may be required for the lot. Site Plan does not guarantee building permit approvals, such as Septic (OSSF) approvals.

Step 5. Building permits

The applicant will need to apply for building permits and will need to contact the Building Department once all other approvals are met, if any.

The annexation of the property located at 2901 W Us Highway 290 would benefit the City by allowing the City control of the development. With the Property within the City limits, we can ensure proper development with

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items such as Exterior Design, Lighting, landscaping, tree preservation, zoning, etc. Annexation causes an increase in Impervious Cover on the property as well. However, if the property is not annexed the applicant would be allowed only a 35% impervious cover but allowed any use that the owner saw fit.

Public Notification

If the annexation application is accepted, public notice will be published in the newspaper for the public hearing for annexation at the May 11, 2021 City Council meeting.

Attachments

Exhibit 1: Annexation Application

Exhibit 2: Survey

Recommended Action:	Approval of the annexation application to allow staff to negotiate with the owner(s) further regarding the municipal services agreement.
Alternatives/Options:	Postpone or deny action.
Budget/Financial Impact:	Once annexed into the city, the property will be subject to property taxes and development fees.
Public Comments:	No written public comment was received for this request.
Enforcement Issues:	N/A