



# City Council Planning Department Staff Report

**Planning & Zoning  
Commission meeting:**

December 19, 2023

**Project No:**

ZA2023-0002

**Project Planner:**

Tory Carpenter, AICP - Planning Director

## Item Details

**Property Location:**

105 Brookside St

**Legal Description:**

North 40, Section 2, Lot 1A

**Applicant:**

Jon Thompson

**Property Owner:**

Britton Hughs

**Request:**

Zoning amendment from Local Retail “LR” to  
Commercial Services “CS”

**Recommendation:**

Staff Recommends Approval

The Planning & Zoning Commission recommends alternative zoning of  
General Retail - “GR” for the entire tract.



**Background**

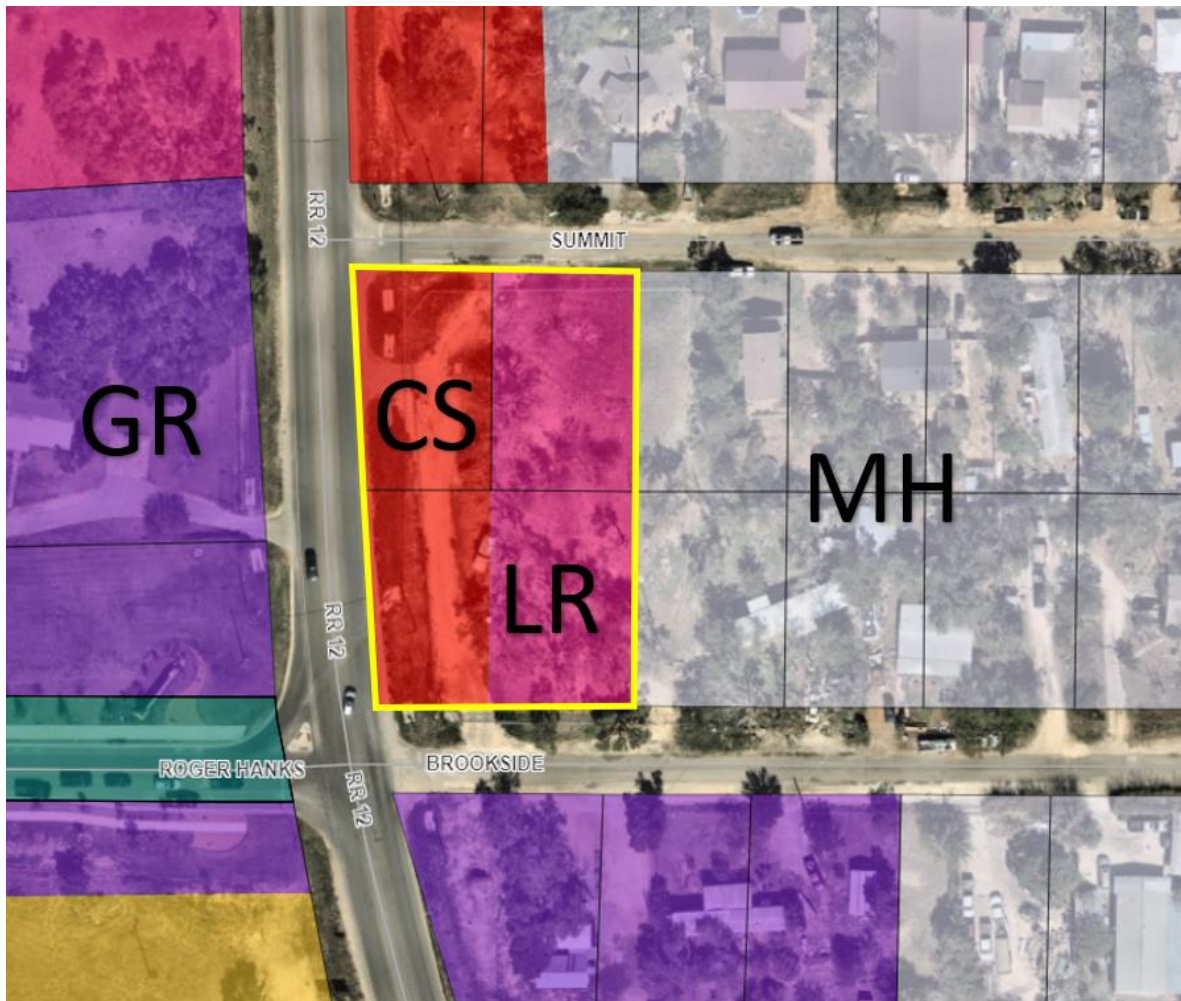
*Per Ch. 30 Exhibit A, §3.10-3.12*

- **LR – Local Retail:** *The LR, local retail district is established to provide areas for low intensity, specialized retail sales that are intended to service local neighborhoods, citizens, and visitors of the city. Bed-and-breakfasts are permitted within local retail districts. General, office, regional commercial, or commercial services uses should not be permitted.*

The applicant is requesting a zoning amendment to Commercial Services “CS”

- **CS – Commercial Services:** *The commercial services (CS) district is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding, and contractors shops, plumbing shops, automotive repair or painting services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view.*

The subject property is currently vacant and has frontage on Ranch Road 12, Brookside Street, and Summit Drive. The property is currently split between two separate zoning district, Commercial Services (CS) and Local Retail (LR). This zoning amendment is to have a consistent zoning district across the entire property.

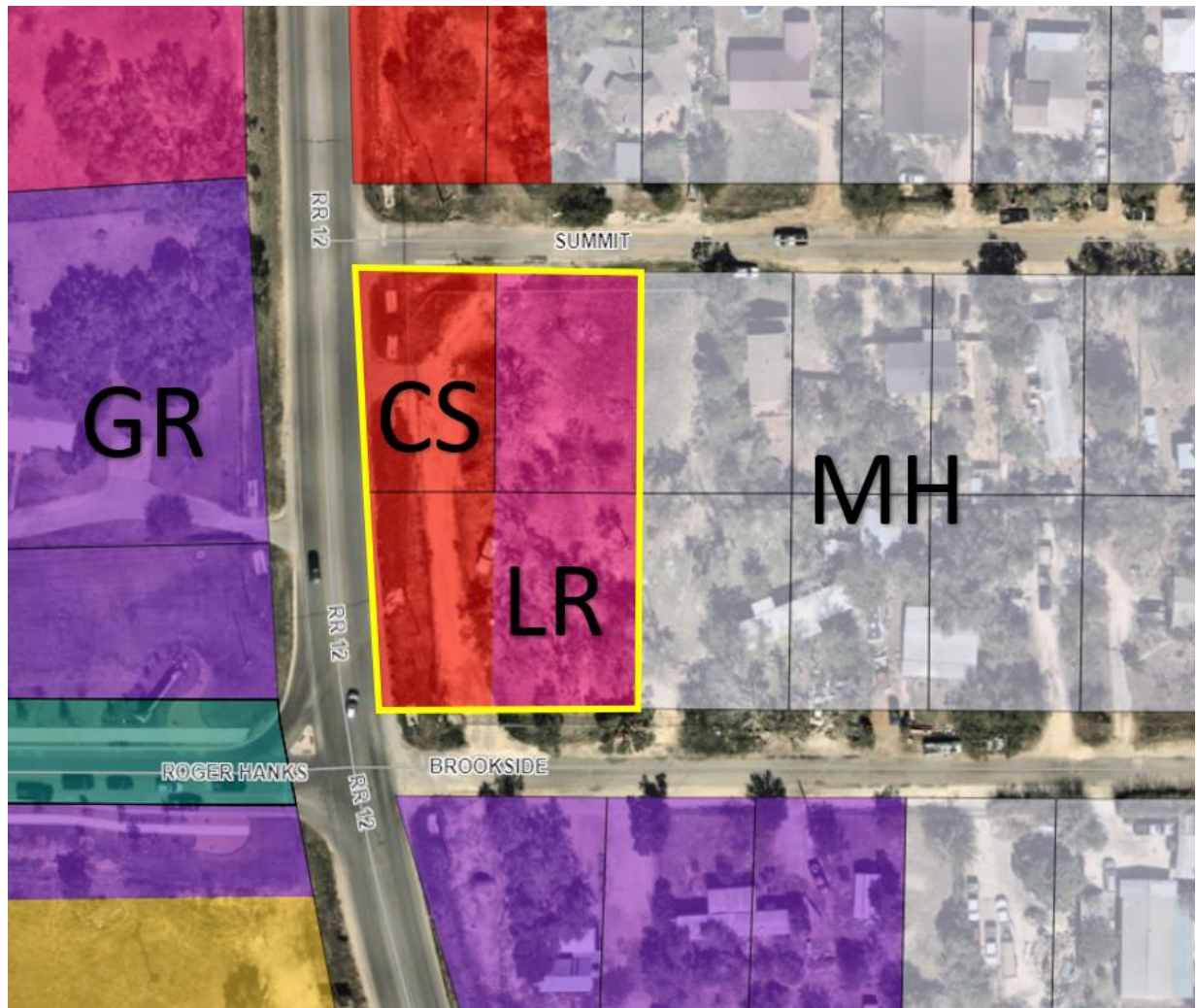


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<b>Analysis</b>			
	<b>LR</b>	<b>CS</b>	<b>Differences between LR &amp; CS</b>
<b>Max Height</b>	2 stories / 40 feet	2 stories / 40 feet	None
<b>Min. Lot Size</b>	5,000 square feet	8,000 square feet	300 square feet more
<b>Min. Lot Width</b>	50 feet	80 feet	30 feet more
<b>Min. Lot Depth</b>	100 feet	100 feet	None
<b>Min. Front/Side/Rear Yard Setbacks</b>	15 feet / 10 feet / 10 feet*	25 feet / 15 feet / 25 feet*	10 feet / 5 feet / 15 feet more
<b>Impervious Cover</b>	60%	70%	10% more

\*When adjacent to a single-family district, including MH, the minimum building setback is 30 feet.

**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:

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Direction	Zoning District	Existing Use	Future Land Use
North	CS / MH	Vacant / Residence	Not Identified on Future Land Use Map
East	MH	Residences	
South	GR	General Retail	
West	GR	Mobile Home Park	

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

2.28.2 The Planning & Zoning Commission 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;	<b>This zoning change is consistent with other zoning districts along Ranch Road 12.</b>  <b>While there are residences in a MH zoning district adjacent to the property, there is an increased setback of 30 feet.</b>
2. their relationship to the general area and the City as a whole;	<b>This zoning change would allow for various office / retail uses and is consistent with nearby properties on Ranch Road 12.</b>
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;	<b>The property is not within any existing or proposed City Plans.</b>
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;	<b>This request would not make other land unavailable for development.</b>
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	<b>Land with the same zoning classification has been developing rapidly.</b>
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	<b>No areas designated for commercial development will be affected by this proposed amendment.</b>
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	<b>Approval of this zoning amendment would not be significantly different from decisions made involving other similar parcels.</b>
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	<b>None noted.</b>

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**Recommendation**

Staff recommends **approval** of the zoning amendment as presented.

At their meeting on November 28, 2023, the Planning & Zoning Commission voted to recommend denial of this request to “CS” and provided an alternate recommended zoning classification of “GR”.

*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. To date, no letters for or against the request have been received.

**Attachments**

Exhibit 1 – Zoning Amendment Application

Recommended Action:	Recommend approval of the requested Zoning Amendment The Planning & Zoning Commission recommends an alternative zoning district of “GR”
Alternatives/Options:	Denial of the zoning map amendment or approval of a lesser zoning classification.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	At the Planning & Zoning Commission meeting, a property owner to the north addressed concerns with her property not being acknowledged in the staff report. This staff report has been updated accordingly.