

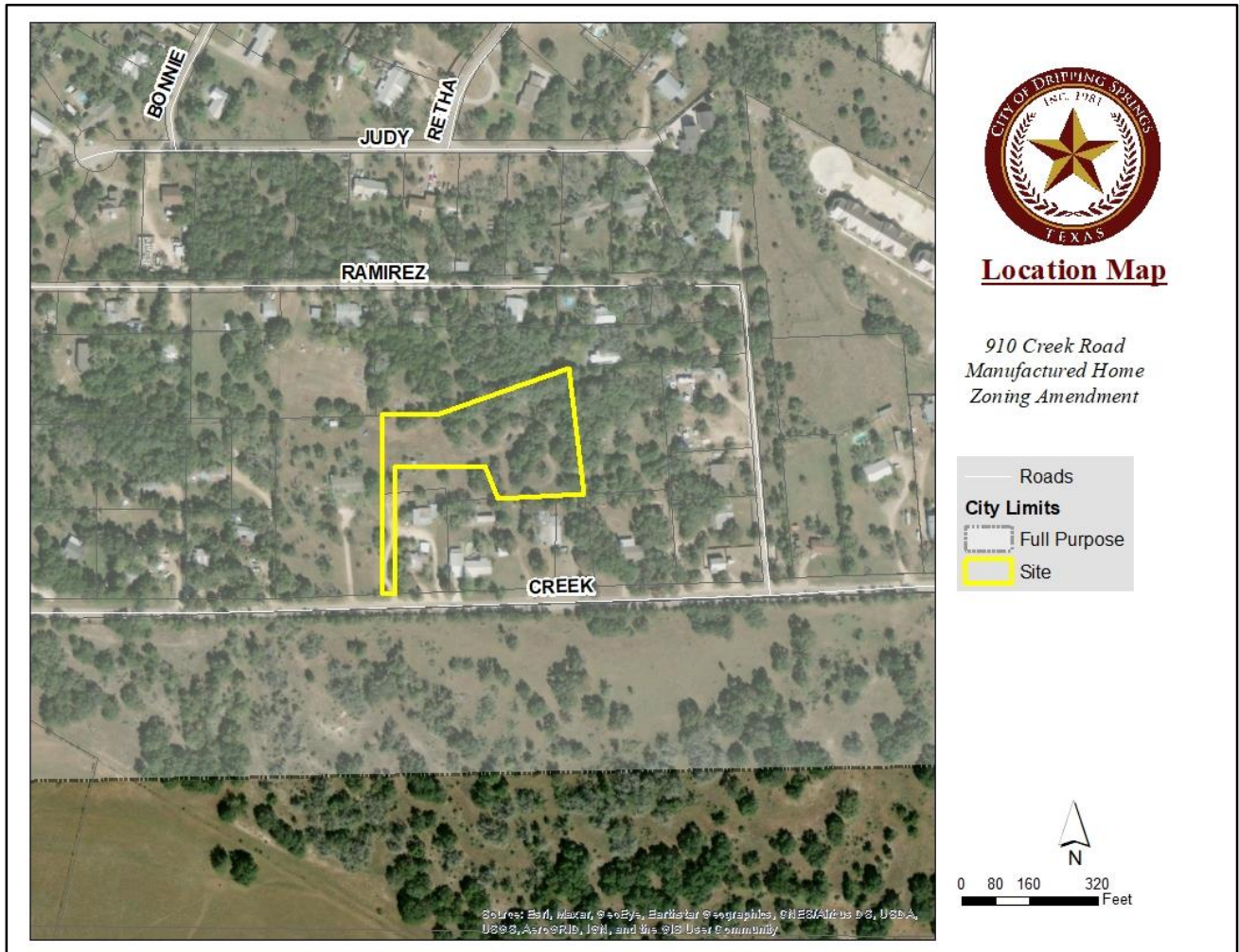


City Council Planning Department Staff Report

City Council: December 21, 2021
Project No: ZA2021-0005
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: 910 Creek Rd Manufactured Home
Property Location: 910 Creek Road
Legal Description: 2.279 acres out of the Phillip A. Smith Survey
Applicant: Jon Thompson
Property Owner: Summer Hernandez Scott
Request: Zoning amendment from Single Family – Low Density “SF-1” to Manufactured Home “MH”



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Background

The property is currently zoned SF-1, Single Family – Low Density

Per Ch. 30 Exhibit A, §3.3

- **SF-1 – Single-family residential district – Low Density:** *The SF-1, single-family residential district is intended to provide for development of low-density, detached, single-family residences on lots of at least one acre in size.*

The applicant is requesting a zoning amendment to MH: Manufactured Home

Per Ch. 30 Exhibit A, §3.18

- **MH – Manufactured Home:** *The MH, manufactured housing district is intended to provide for single-family residential development in accordance with the manufactured housing ordinance.*

At their December 14 meeting, the Planning & Zoning Commission voted unanimously to recommend approval of this zoning amendment.

Analysis

This zoning amendment would allow for a single manufactured home on the property.

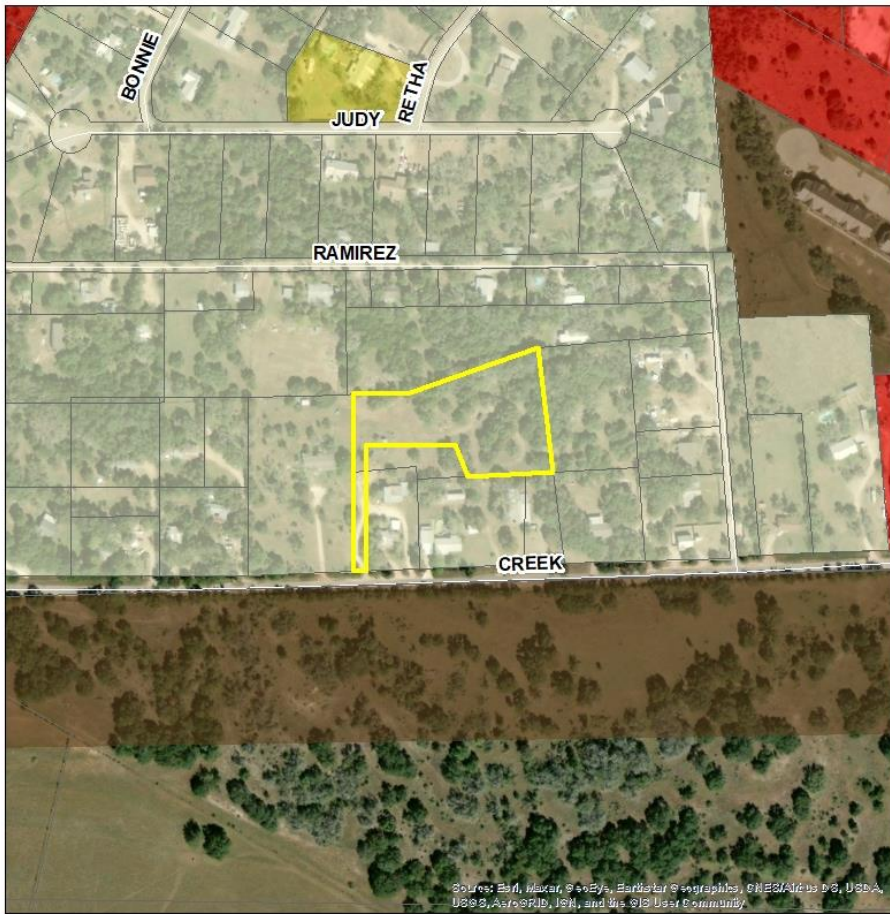
The subject property currently consists of two separate parcels, one of which does not have road access. The zoning amendment and subsequent final plat of the property would ultimately create a flag lot, which is only allowed with approval of an administrative waiver. Given that this lot configuration would provide street access to a property which current has none, staff feels that the configuration is warranted.

While the surround area is almost exclusively zoned SF-1, there appear to be several nonconforming manufactured homes in the immediate area. Based on the adjacent zoning category and land uses, staff finds that the proposed zoning considerably compatible within the area as outlined in the staff comments below.

The following are the development regulations for the current and proposed zoning districts for the site.

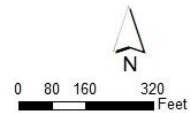
	SF-1	MH	Differences between MH to GR
Max Height	1.5 Story / 40 feet.	One Story / 20 feet.	20 feet less
Min. Lot Size	43560-sq-ft	10,000-sq-ft	33,560-sq-ft less
Min. Lot Width	N/A	70 feet	30 feet less
Min. Lot Depth	100 feet	100 feet	50 feet
Min. Front/Side/Rear Yard Setbacks	25 feet / 15 feet / 25 feet	20 feet / 15 feet / 20 feet	5 feet less / same / 5 feet less
Impervious Cover	30%	50%	20% more

Surrounding Properties



Zoning Map

910 Creek Road
 Manufactured Home
 Zoning Amendment



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	SF-1	Manufactured Home	Not Shown on the Future Land Use Map
East	SF-1	Manufactured Homes	
South	SF-1 / MF	Manufactured / Single family Home	
West	SF-1	Single family Home	

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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 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;	While the surround area is almost exclusively zoned SF-1, there appear to be several nonconforming manufactured homes in the immediate area.
2. their relationship to the general area and the City as a whole;	This property is consistent with the other properties along Creek Road and Ramirez Lane
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 would not make other land unavailable for development.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	There are few undeveloped properties zoned "MH"
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	Approval of this zoning amendment would not be significantly different from decisions made involving other similar parcels.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The rezoning does not negatively affect the public health, safety, morals, or general welfare.

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Staff Recommendation

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

Planning and Zoning action:

2.34.1 *The P&Z shall hold a public hearing on a zoning an amendment to the Zoning Ordinance. After all public input has been received and the public hearing closed, the P&Z shall make its recommendations on the proposed zoning request and concept plan, if submitted, stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the City's Comprehensive Plan. The P&Z may, on its own motion or at the applicant's request, defer its decision recommendations until it has had an opportunity to consider other information or proposed modifications to the request which may have a direct bearing thereon. If the P&Z elects to postpone or defer its hearing on the request, such action shall specifically state the time period of the postponement by citing the meeting date whereon the request will reappear on the P&Z's agenda.*

2.34.2 *When the P&Z is ready to act upon the zoning request, it may recommend:*

- (a) approval of the request as it was submitted by the applicant;*
- (b) approval of the request subject to certain conditions as in the case of a Planned Development District (PDD) or a Conditional Use Permit (CUP); or*
- (c) disapproval of the request.*

2.34.3 *The P&Z's recommendation will be automatically forwarded to the City Council for a second public hearing thereon.*

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

Exhibit 2 – Proposed Ordinance & Survey

Recommended Action:	Recommend approval of the requested Zoning Amendment
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