

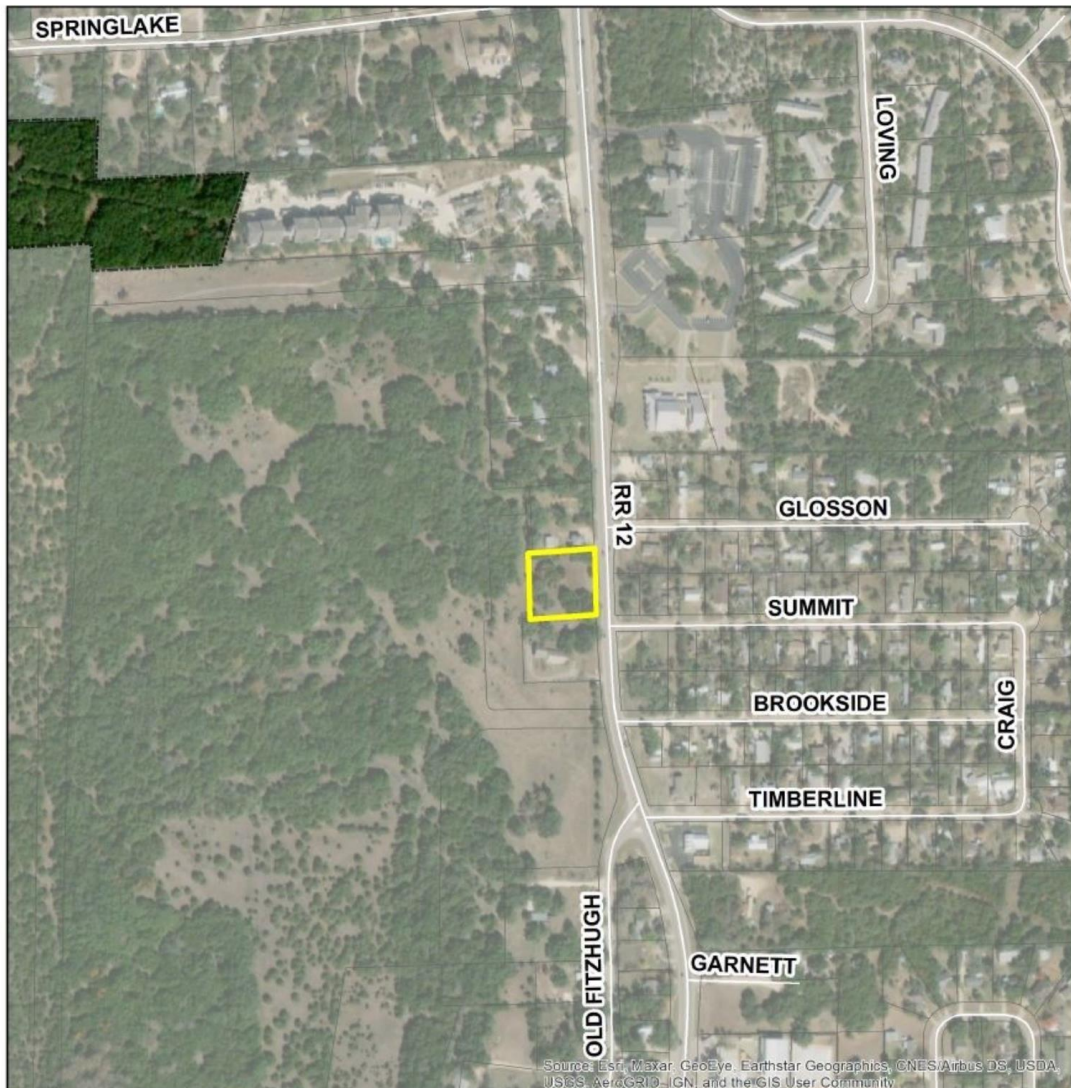


City Council Planning Department Staff Report

City Council Meeting: December 8, 2020
Project No: ZA2020-0010
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Estate of Charlie N. Haydon
Property Location: West of RR 12, south of Springlake Drive, and north of Mercer Street
Legal Description: Approximately one (1) acre situated in the Phillip A. Smith Survey No. 26, Abstract No. 415
Applicant: J Thompson Professional Consulting, LLC c/o Jon Thompson
Property Owner: Estate of Charlie N. Haydon, POC Barry Haydon and Connie Brown
Request: Rezoning request from Two-Family Residential, Duplex (SF-4) to General Retail (GR)



Location Map

ZA2020-0010
Ranch Road 12



0 250 500
Feet

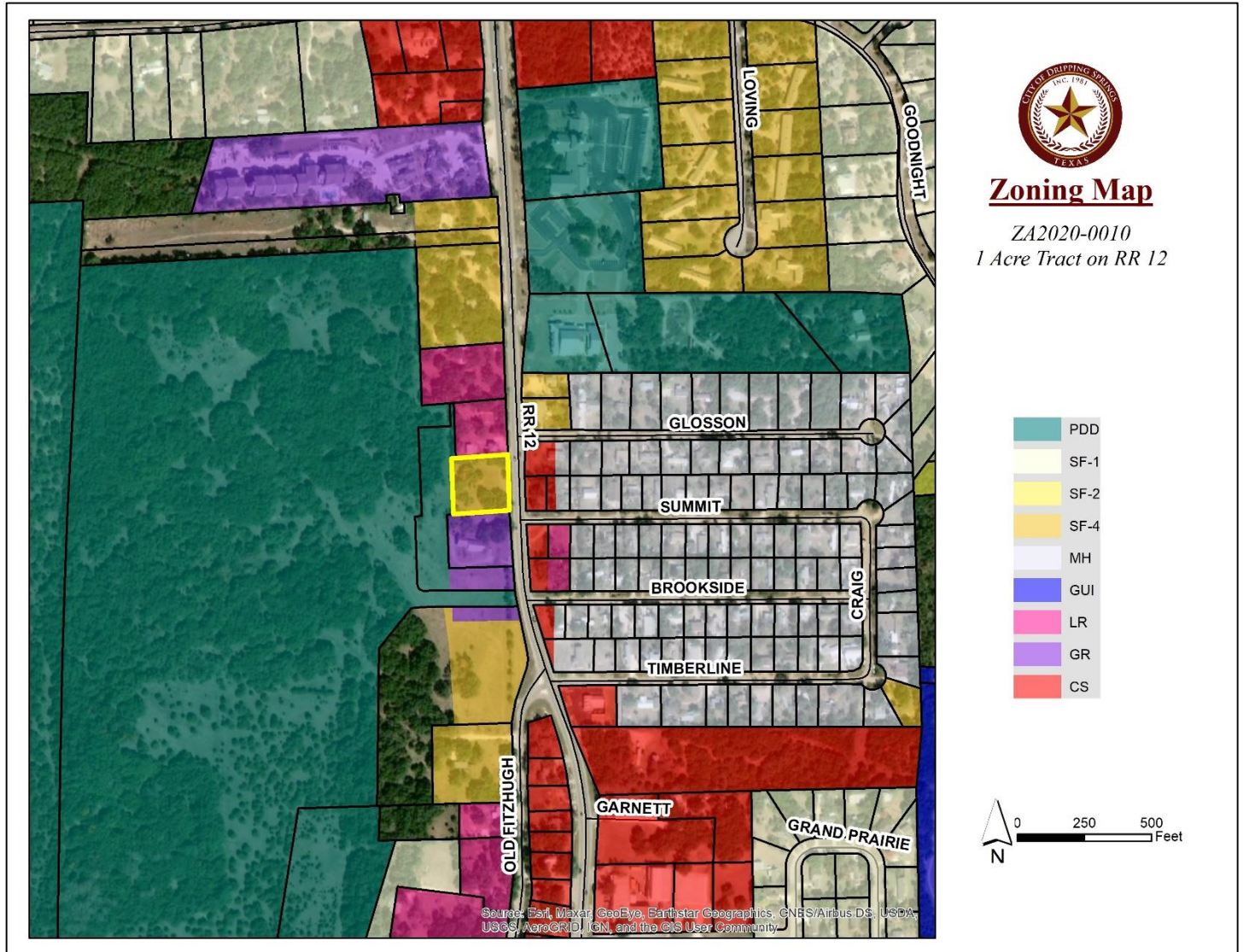
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Overview

The applicant is requesting to rezone the property from Two-Family Residential, Duplex (SF-4) to General Retail (GR). The applicant does not have a specific use in mind, but is identified potential uses as office or retail for the site.

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	Comprehensive Plan
North	Local Retail (LR), and SF-4	Residential	None of these properties are called out in the comprehensive plan
East	Community Services (CS)	Residential and commercial	
South	General Retail (GR)	Residential	
West	Planned Development District	Heritage Subdivision (residential)	

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Development Standards

Development Standards for General Retail (GR)	
Size of Lots	
Minimum Lot area	10,000 sf
Minimum Lot Width	100'
Minimum Lot Depth	150'
Setback Requirements	
Minimum Front Yard	25'; all yard adjacent to a street shall be considered a front yard
Minimum Side Yard	25'; 25' adjacent to a public street or residential lot
Interior Side Yards	When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the City's Building Code.
Minimum Rear Yard	25'
Adjacent to SF	Any retail use that is located adjacent to (and not across a ROW from) any SF zoning district shall be setback from the applicable residential district property line by 40'.
Height Regulations	
Main Building	2 ½ stories, or 40', whichever is less, for the main building
Accessory Building	Maximum of 1 story, 25'
Other Development Standards	
Gross Floor Area	GFA for each building shall not exceed 60,000 sf per building
Impervious Cover	60% total, including main buildings and accessory buildings
Min. Building Separation	There shall be a minimum 80' separation between structures, or a minimum separation as required by the City's Fire Code, whichever is greater.

Some uses that are permitted within the GR zoning district by right include, retail, office, convenience stores with gas sales, hotel/motel, and multi-family residential.

Summary

2.28.2 In making a determination regarding a requested zoning change, the P&Z and the City Council shall consider the following factors:

Factors	Staff Comments
1. Whether the proposed change will be	The property is located along one of the major

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appropriate in the immediate area concerned;	gateway streets into the City of Dripping Springs, where many surrounding properties are zoned for similar uses, including Local Retail and General Retail. However, it is important to note that while properties are zoned for more intense uses, the area is still mostly residential.
2. Their relationship to the general area and the City as a whole;	The use proposed will fit in with the surrounding area in regard to zoning districts in the area, however, there are several properties in the area that have not developed despite being zoned for more intense uses.
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;	This property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.
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 property would not be affected by any proposed zoning districts that are similar.
5. The recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	This area will not be affected by this proposed rezoning.
6. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Based on the area, the proposed rezone of this lot will not affect the surrounding area, or similar developments.
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	This property is being treated similarly to other Zoning changes.
8. Any other factors which will substantially affect the public health, safety, morals, or general welfare.	Staff does not see this Zoning Change affecting the public health, safety, morals or general welfare.

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 request.

Meetings Schedule

November 18, 2020 – Planning and Zoning Commission

December 8, 2020 - City Council Meeting

Attachments

Exhibit 1: Rezoning Application

Exhibit 2: Zoning Ordinance and Survey

Recommended Action:	The Planning & Zoning Commission unanimously recommended approval at their November 18, 2020 meeting. Recommend approval of the requested rezoning request.
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Alternatives/Options:	Recommend denial of the rezoning application.
Budget/Financial Impact:	None calculated at this time.
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A