

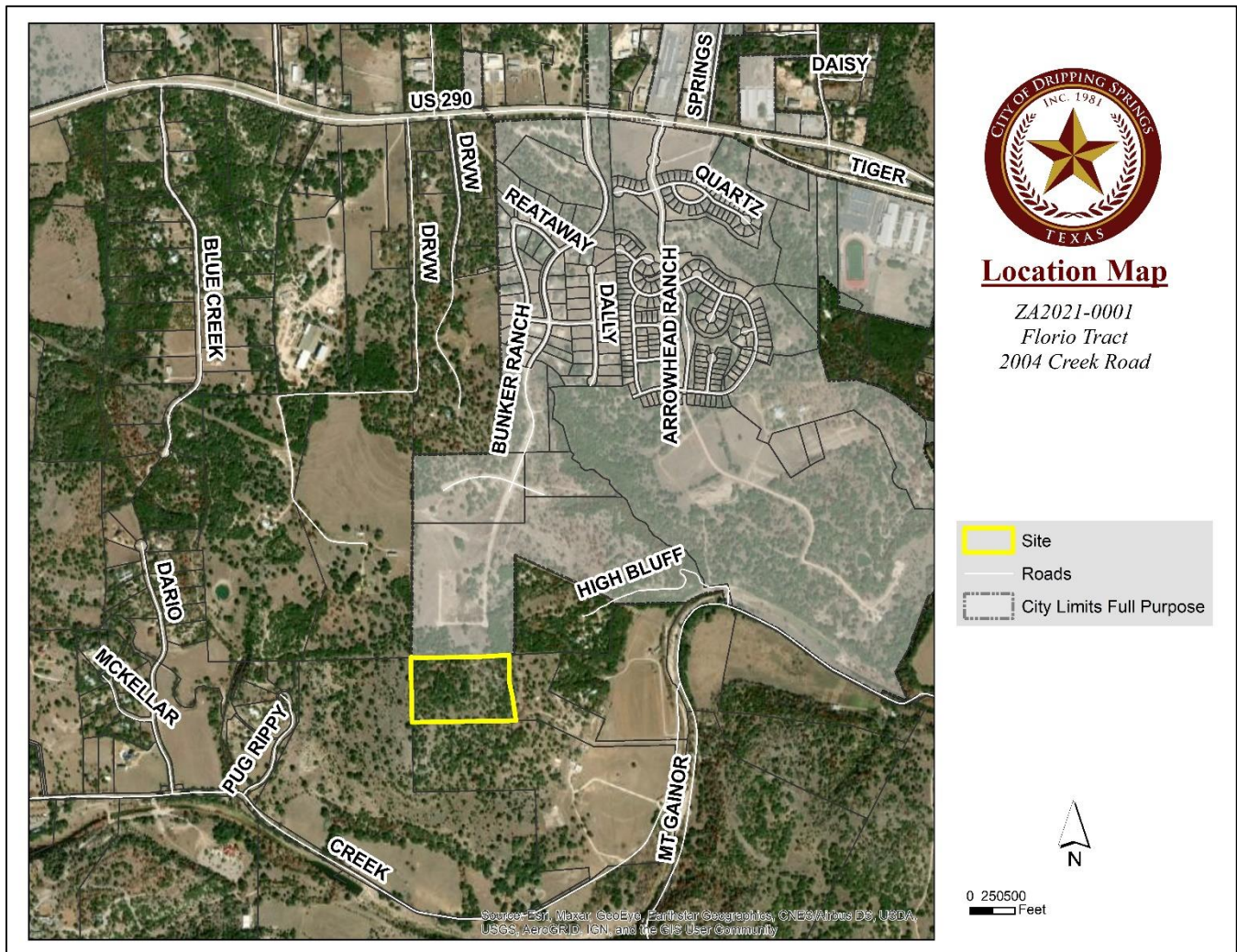


# City Council Planning Department Staff Report

**City Council Meeting:** March 9, 2021  
**Project No:** ZA2021-0001, and ANNEX2021-0001  
**Project Planner:** Robyn Miga, Consulting Planner

## Item Details

**Project Name:** 2004 Creek Road Rezoning  
**Property Location:** 2004 Creek Road, south of Highway 290, north of Creek Road  
**Legal Description:** Approximately 18.250 acres, situated in the Benjamin F. Hanna Survey No. 28, Abstract No. 222  
**Applicant:** Steve Harren c/o Brian Estes, P.E.  
**Property Owners:** Steve Harren  
**Request:** The applicant is requesting action regarding the annexation and rezoning request from AG, Agricultural, to SF-2, Moderate Density Residential



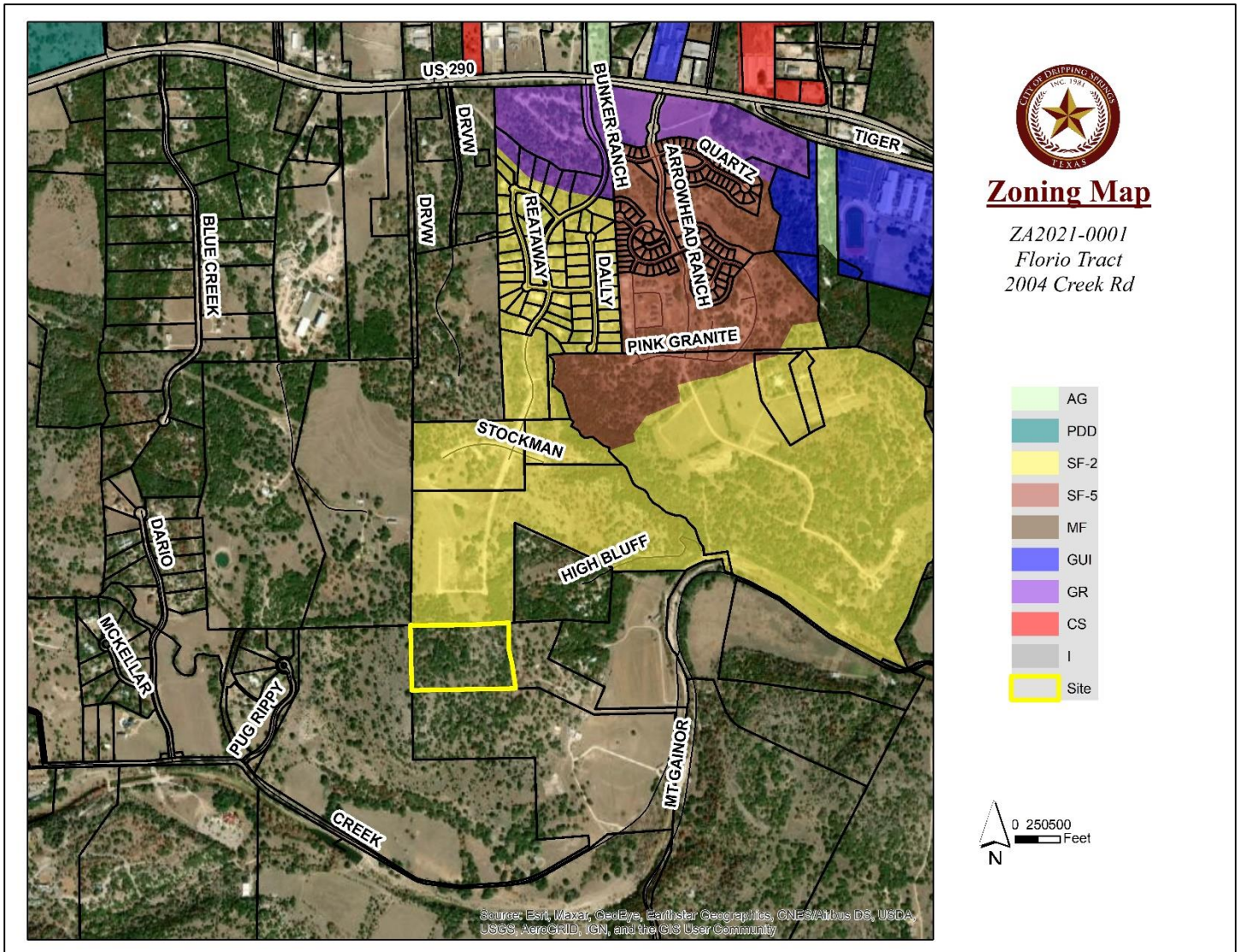
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## Overview

The applicant submitted a petition for voluntary annexation of the approximately 18.250 acres, as well as a rezoning request for the zoning designation of SF-2, Moderate Density Residential (upon annexation a property is zoned Agriculture so this is a rezoning). The applicant has requested that action be taken on both items at the same time, to ensure that the property is able to be zoned for the proposed district.

This property today has a homestead that is being carved out of the parent tract as shown in the property exhibit, and the approximately 18.250 acres are proposed as a future phase of Bunker Ranch.

## 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     | ETJ                                | Residential                | None of these properties are called out in the comprehensive plan |
| East      | ETJ                                | Residential                |   |
| South     | ETJ                                | Residential                |   |
| West      | SF-2, Moderate Density Residential | Residential (Bunker Ranch) |   |

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|--|--|--------------|--|
|  |  | Subdivision) |  |
|--|--|--------------|--|

## Development Standards

| Development Standards for SF-2     |  |
|------------------------------------|--|
| <b>Size of Lots</b>                |  |
| Minimum Lot area                   | ½ acre   |
| <b>Setback Requirements</b>        |  |
| Minimum Front Yard                 | 25'  |
| Minimum Side Yard                  | 15'  |
| Minimum Rear Yard                  | 25'  |
| <b>Height Regulations</b>          |  |
| Main Building                      | 2 ½ stories, or 40', whichever is less, for the main buildings |
| Accessory Building                 | 25'  |
| <b>Other Development Standards</b> |  |
| Impervious Cover                   | 40% total, including main buildings and accessory buildings    |

## 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 appropriate in the immediate area concerned;   | The proposed zoning district is consistent with the area, and where adjacent to ETJ property that is not yet developed, it would serve as a transition to more rural parts of the city's ETJ. |
| 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.   |
| 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. Immediately adjacent, the only property located in the city limits is part of the   |
| 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   | This property is being treated similarly to other Zoning changes.   |

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|   |   |
|---|---|
| different from decisions made involving other, similarly situated parcels; and                              |   |
| 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. All proper notices for the annexation were done in accordance with State Law as well.

### Attachments

- Exhibit 1: Annexation Application
- Exhibit 2: Annexation Service Agreement
- Exhibit 3: Rezoning Application
- Exhibit 4: Zoning Use Chart
- Exhibit 5: Property Location

|                          |  |
|--------------------------|--|
| Recommended Action:      | Staff is recommending approval of the annexation and rezoning request as presented.  |
| Alternatives/Options:    | Recommend denial of the annexation and zoning request application. If the Council wants to deny the zoning request our recommendation is to either deny the annexation or postpone both items as the annexation request is based on this zoning. |
| Budget/Financial Impact: | The property will be subject to property taxes once incorporated into the city.  |
| Public Comments:         | No written public comment was received for this request, however, there were several residents who spoke at the Planning & Zoning Commission public hearing.   |
| Enforcement Issues:      | N/A  |