



Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting:

February 23, 2021

Project No:

ZA2021-0001

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:

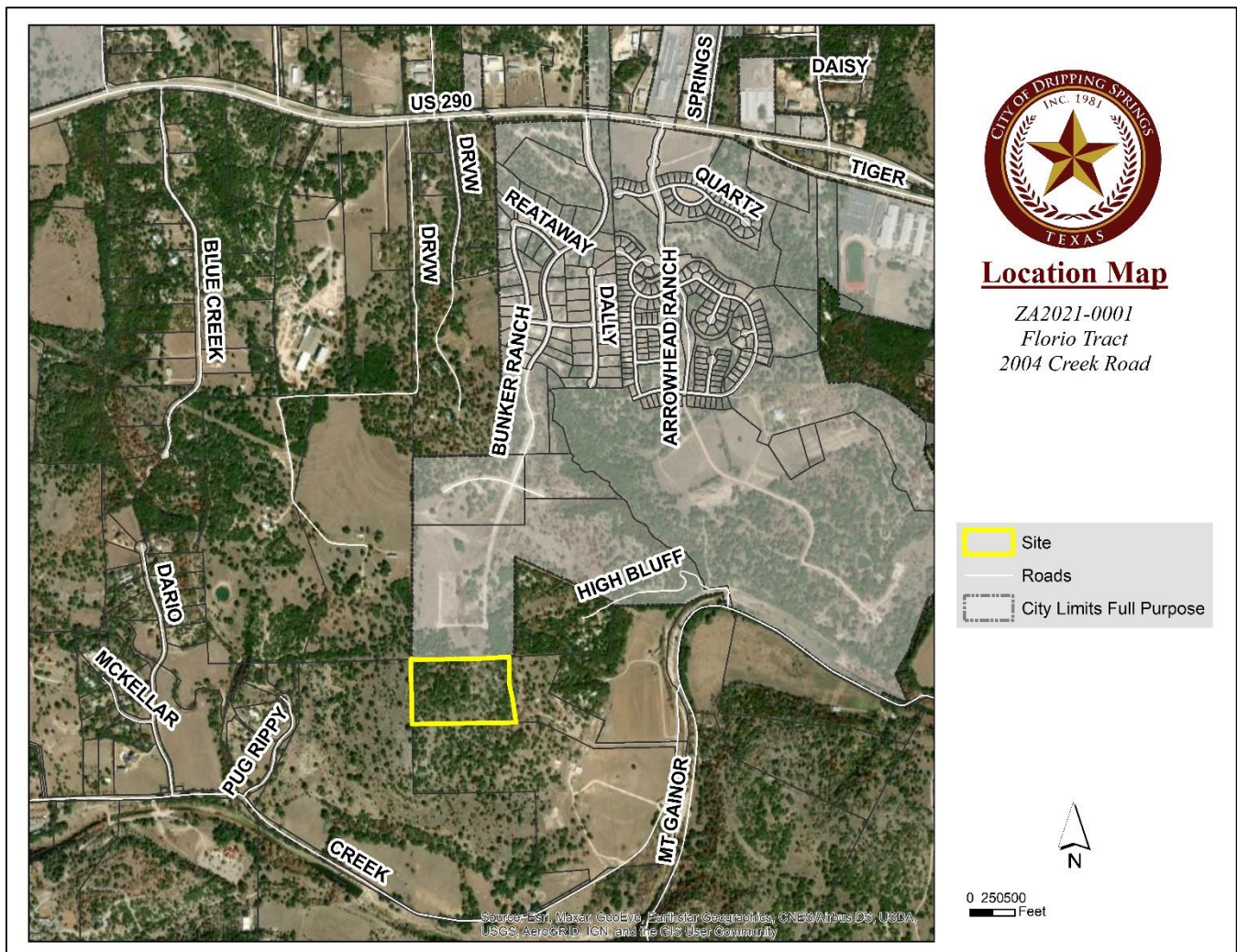
Steve Harren c/o Brian Estes, P.E.

Property Owners:

Steve Harren

Request:

Rezoning request from AG, Agricultural, to SF-2, Moderate Density Residential.



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 Subdivision)	

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Development Standards

Development Standards for SF-2	
Size of Lots	
Minimum Lot area	½ acre
Setback Requirements	
Minimum Front Yard	25'
Minimum Side Yard	15'
Minimum Rear Yard	25'
Height Regulations	
Main Building	2 ½ stories, or 40', whichever is less, for the main buildings
Accessory Building	25'
Other Development Standards	
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 different from decisions made involving other,	This property is being treated similarly to other Zoning changes.

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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.

Attachments

Exhibit 1: Rezoning Application

Exhibit 2: Zoning Use Chart

Exhibit 3: Property Location

Recommended Action:	Staff is recommending approval as presented.
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