

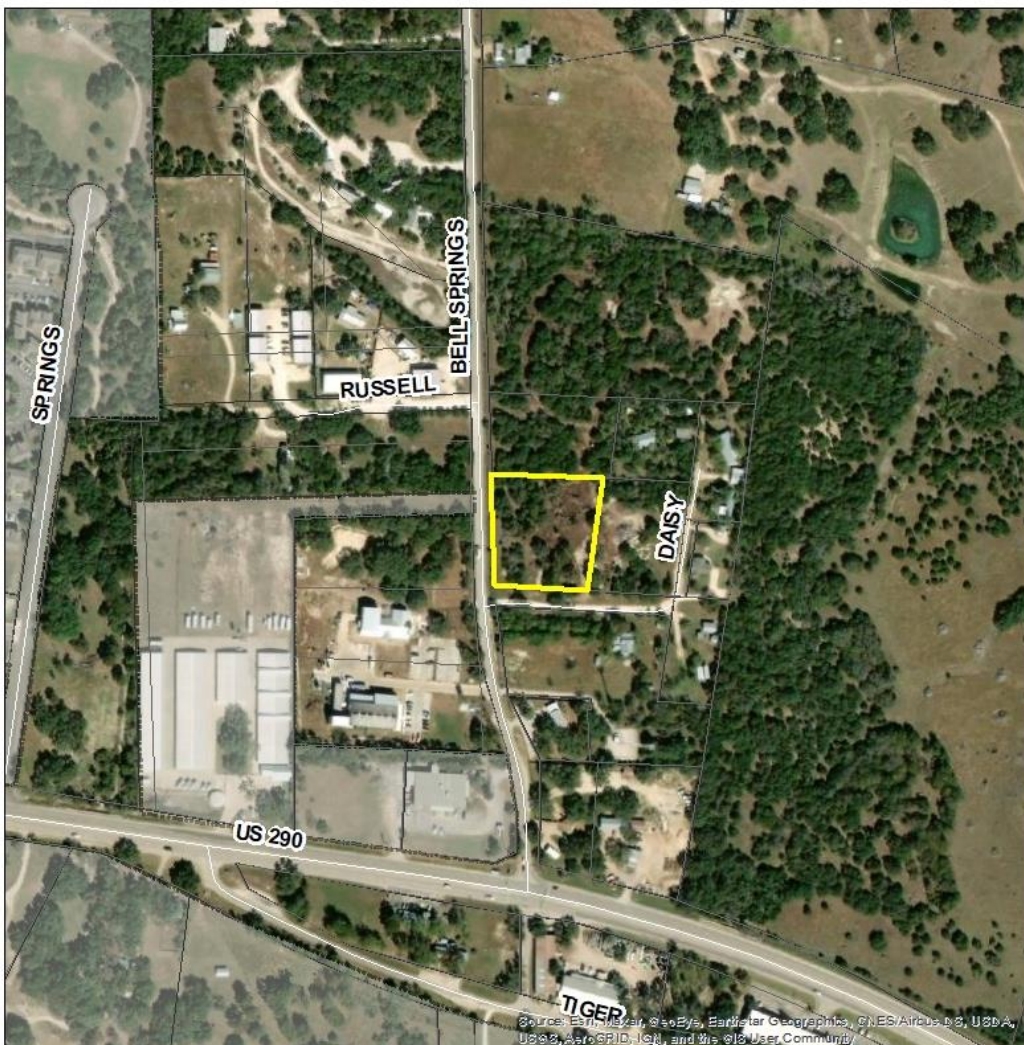


City Council Planning Department Staff Report

City Council Meeting: March 8, 2022
Project No: MORW2022-007
Project Planner: Tory Carpenter, AICP, Senior Planner

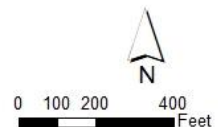
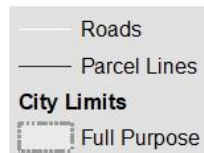
Item Details

Project Name: Wenty's Wine Bar
Property Location: Bell Springs Road at Daisy Lane
Legal Description: Lot 3 Vitolich Plaza
Applicant: Russ Hooper / Todd Hutchison
Property Owners: Leslie Wentworth
Request: A waiver from the temporary development moratorium



Location Map

*Wenty's Wine Bar
Moratorium Waiver*



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

Planning Department Staff Report

Development Proposal

This request is associated with a site development permit for a wine bar in the ETJ. The project consists of a 2800 square foot building, food truck pads, outdoor stage, and associated parking.

The project would be served by on-site septic and would not impact the City wastewater system.

Request Overview

The applicant requests an administrative exception to the temporary development moratorium. Since there is no commercial use on the property, the proposed development was determined to be a “change in use” and staff denied the exception request. Staff directed the applicant to apply for a waiver.

Staff Analysis

Moratorium Ordinance: Section 8 Art. B

Waivers. Any property owner who does not assert rights under Texas Local Government Code Chapter 245, but who seeks authorization to proceed with the development permitting process during the time of the temporary moratorium can request a waiver. Property owners agreeing to construct certain wastewater infrastructure at property owners’ sole expense and who do not require land use modifications inconsistent with the updated comprehensive plan, in accordance with Local Government Code Chapter 212, Subchapter E, may apply for a waiver in accordance with City policy.

Wastewater:

This development will be served by on-site septic systems and will not impact the city wastewater system.

Land Use:

While there are residential properties east of the subject property this proposed project is consistent with development trends in this area of Bell Springs Road and US 290. Recent developments include the Dripping Springs Distillery and an a 16-unit office / warehouse park. Additionally, despite the property’s location in the ETJ, staff does not anticipate imminent comprehensive planning efforts to reverse this emergent trend of commercial development surrounding this intersection, nor the institution of restrictive land use regulations on the property which would preclude commercial uses.

Council Action

City Council is tasked with approval or denial of the waiver. Any denial will stand until the moratorium is lifted unless there is a substantial change to the project.

Attachments

Exhibit 1: Waiver Request

Exhibit 2: Concept Plan

Exhibit 3: Moratorium Ordinance

Recommended Action:	Staff provides this request to City Council with a neutral recommendation as this is ultimately a policy decision.
Alternatives/Options:	Deny or approve the waiver.
Budget/Financial Impact:	N/A
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A