



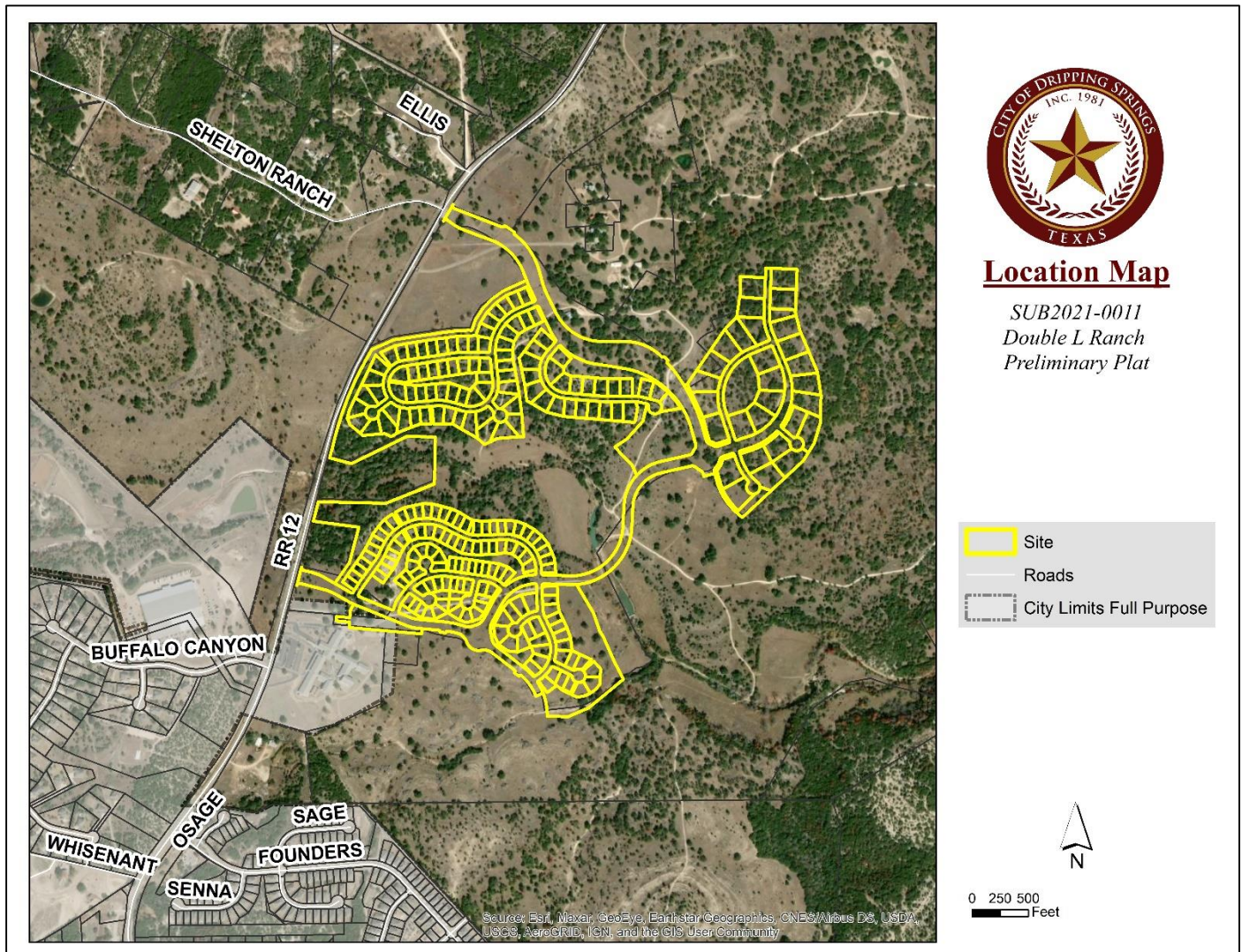
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2021-0011
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Double L Ranch Phase 1 Preliminary Plat
Property Location: 1.5 miles North of US 290 and Ranch Road 12
Legal Description: MD Raper Sur 37 Abs 394 & EW Brown Sur 136 Abs 44, A Davy & Brown Sur Abs 148, Phillip A Sur Abs 415
Applicant: Pablo Martinez, BGE, Inc.
Property Owner: Double L Development, LLC
Request: Preliminary Plat Double L Ranch Phase 1
Staff recommendation: Conditional Approval of the Preliminary Plat



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Overview

The applicant is requesting to Preliminary Plat Double L Ranch Phase 1. The Double L Ranch development is planned as a low-density single-family residential development located North of Hwy 290 on Ranch Road 12, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Double L Ranch Phase 1 is a portion of the Double L Ranch Concept Plan approved with the Double L Ranch/Anarene Development Agreement between the City of Dripping Springs and Anarene Investments, Ltd.. The 217.97-acre Preliminary Plat consists of a total of 258 lots and right of way. The lots include 243 single family lots, 14 open space lots and 1 Amenity lot.

ACCESS AND TRANSPORTATION

The subject property is located on the east side of RR 12, just north of Dripping Springs Elementary School. RR 12 is a two lane undivided asphalt road that runs along the west property line of the subject tract. It provides approximately 3,800 feet of roadway frontage. Two collector roads are being proposed to provide access to the site. The internal roadways will be dedicated to the public under Hays County's review for acceptance.

SITE DRAINAGE

The site is located in the Barton Creek Watershed. Proposed drainage patterns will match existing drainage patterns as closely as possible. Runoff drains into the Little Barton Creek and flows West-East and discharges downstream beyond the property into Barton Creek. Please refer to the drainage section of this report.

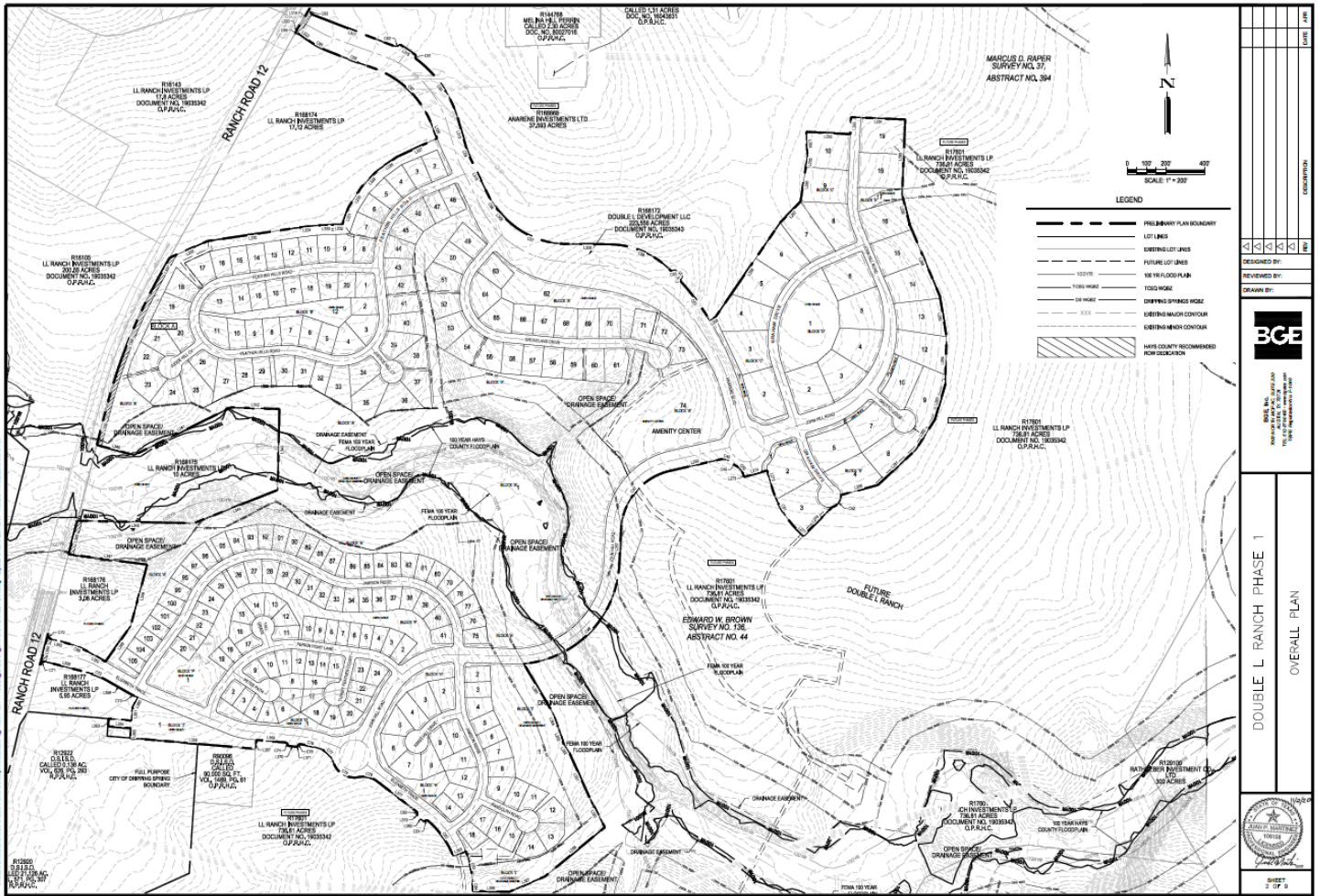
WATER AND WASTEWATER

Water & Wastewater service will be provided by Municipal Utility District Number 7. There are agreements currently under review with the City of Dripping Springs for these services. Refer to Exhibit 9 for the on-site and offsite water and wastewater plans. Wastewater service will be conveyed by a gravity and force main system to the south through the adjacent property known as Big Sky (Owned by Meritage Homes of Texas, LLC) and thereafter through a tract owned by the Cannon Family, LTD where it will connect to a proposed gravity system (By Others). This system will convey the wastewater south to a City of Dripping Springs interceptor at US Hwy 290. The water distribution system is conveyed via a proposed off-site water line from an existing water tower located on the Cannon Tract and connecting to Double L Ranch through the Big Sky property.

PARKLAND

Parkland will be provided for dedication to comply with the Amended and Restated Development Agreement for Anarene Investments Tract.

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Double L Ranch Phase 1 Preliminary Plat utility providers are listed below:

- Water: Municipal Utility District Number 7
- Wastewater: Municipal Utility District Number 7
- Electric: PEC

Recommendation:

Approval with the following conditions:

1. Local Roadway should have 65-ft ROW per City Transportation Master Plan.
2. Review and check the following detailed design parameters before submitting construction plans.
 - i. Please review and verify horizontal radii, intersection, and median break spacing meet requirements are met for roadway design speeds before submitting construction plans
 - ii. Graham Drive appears to be too close to the proposed roundabout at Annarene Boulevard and John Hill Road to allow for full-purpose access adjacent to the roundabout. Please review and adjust before submitting construction plans.
 - iii. Please note Left-turn lanes are required at median openings for each street connection.
3. Address or adjust varying inscribed diameters for roundabouts.

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Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Double L Ranch Phase 1 Preliminary Plat

Recommended Action	Conditional Approval
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	Staff received one comment which is attached to the agenda.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A