



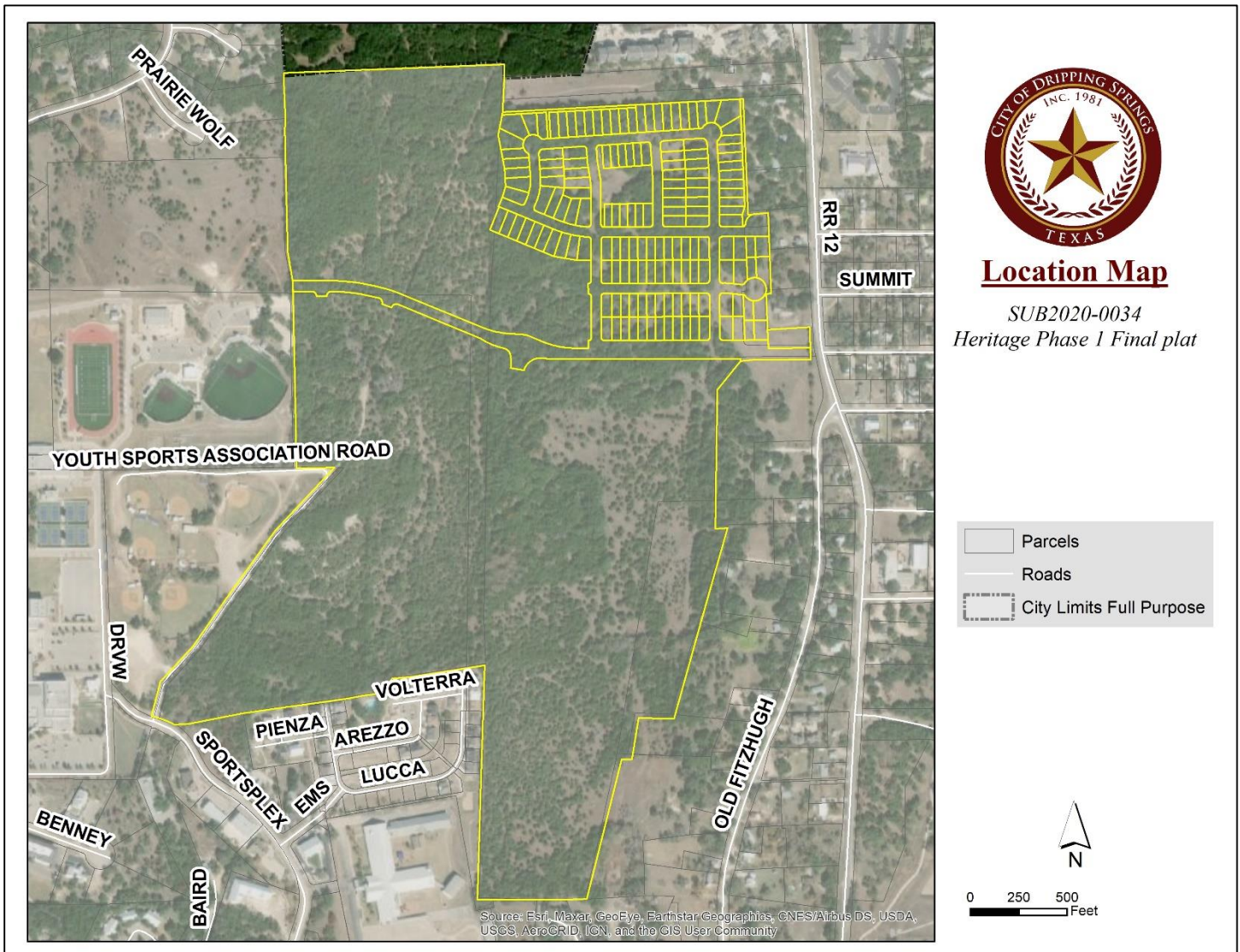
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** April 26, 2022  
**Project No:** SUB2020-0034  
**Project Planner:** Tory Carpenter, AICP, Senior Planner

### Item Details

**Project Name:** Heritage Phase 1 Final Plat  
**Property Location:** Sportsplex Dr, Dripping Springs Texas  
**Legal Description:** Being 190.317 Acres of Land out of the Philip Smith Survey, Abstract No. 415, The City of Dripping Springs, Hays County, Texas  
**Applicant:** Alex Granados, P.E. Kimley-Horn & Associates  
**Property Owner:** SLF IV- Dripping Springs JV, L.P. & Bob White Investments, LP  
**Request:** Applicant is requesting to Final Plat Heritage Phase 1  
**Staff recommendation:** Staff is recommending approval of Heritage Phase 1 Final Plat.

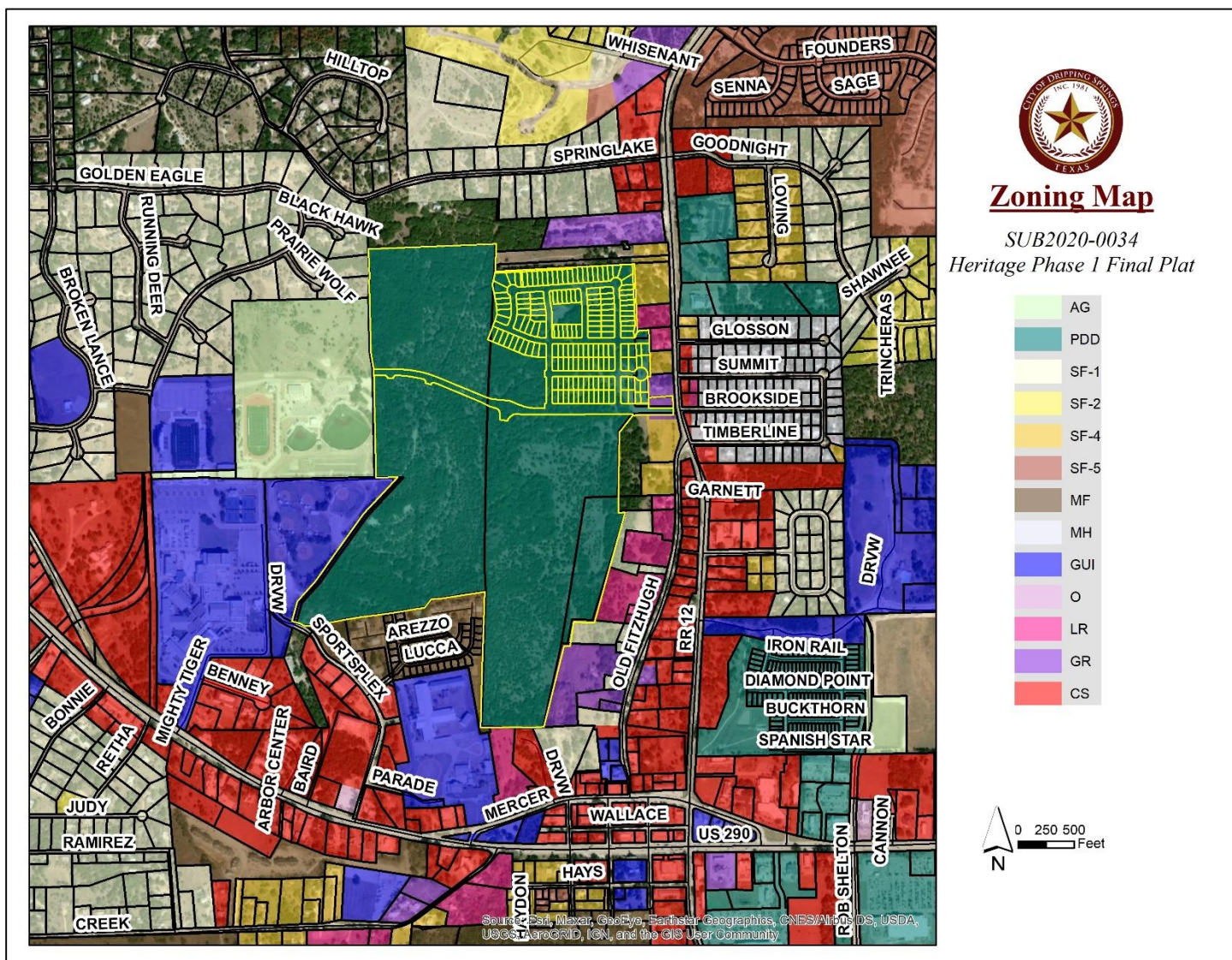




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## Overview

The applicant is requesting to Final plat Heritage Phase 1. The first phase of Heritage is approximately 37.07 acres out of a total of 190.317. The property is generally located North of US Hwy 290 and West of Ranch Road 12 within the City's City Limits (East of the Dripping Springs High School). The property is zoned Planned Development District 5. The property is currently undeveloped. The overall Heritage subdivision plans to develop a total of 595 Single Family lots. Phase 1 would create 116 lots.



The property was annexed and entered into a Development Agreement with the City of Dripping Springs on October 17, 2017. On that same day, the property was rezoned to a Planned Development District (PDD) making the zoning PDD No 5 (See Exhibit 4, for the PDD Ordinance). On July 14, 2020, the parkland dedication was approved at the City Council Regular meeting. The Preliminary Plat was approved by the Planning and Zoning commission on September 22, 2020.

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Heritage Final Plat utility providers are listed below:

Gas- SI Energy

Wastewater- City of Dripping Springs

Water – Dripping Springs Water Supply Corporation

Electric- Pedernales Electric Cooperative

## Recommendation:

Staff is recommending *approval of the plat*.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Heritage Phase 1 Final Plat

Exhibit 4 – Planned Development District No 5 Ordinance

Recommended Action	Approve Plat with the outstanding comments.
Alternatives/Options	Approve the Plat; Approve the Plat with Conditions
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A