



# Planning and Zoning Commission Meeting Planning Department Staff Report

**Planning and Zoning Commission Meeting:** November 18, 2020

**Project Number:** SUB2020-0021

**Project Planner:** Amanda Padilla, Senior Planner

## Item Details

**Project Name:** Parten Ranch Phase 2, Lots 6 and 7 Partial Vacation and Replat

**Property Location:** 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826

**Legal Description:** PARTEN RANCH PHASE 2, BLOCK A, Lot 7, ACRES 0.682, (OPEN SPACE/DRAINAGE); PARTEN RANCH PHASE 2, BLOCK A, Lot 6, ACRES 1.358

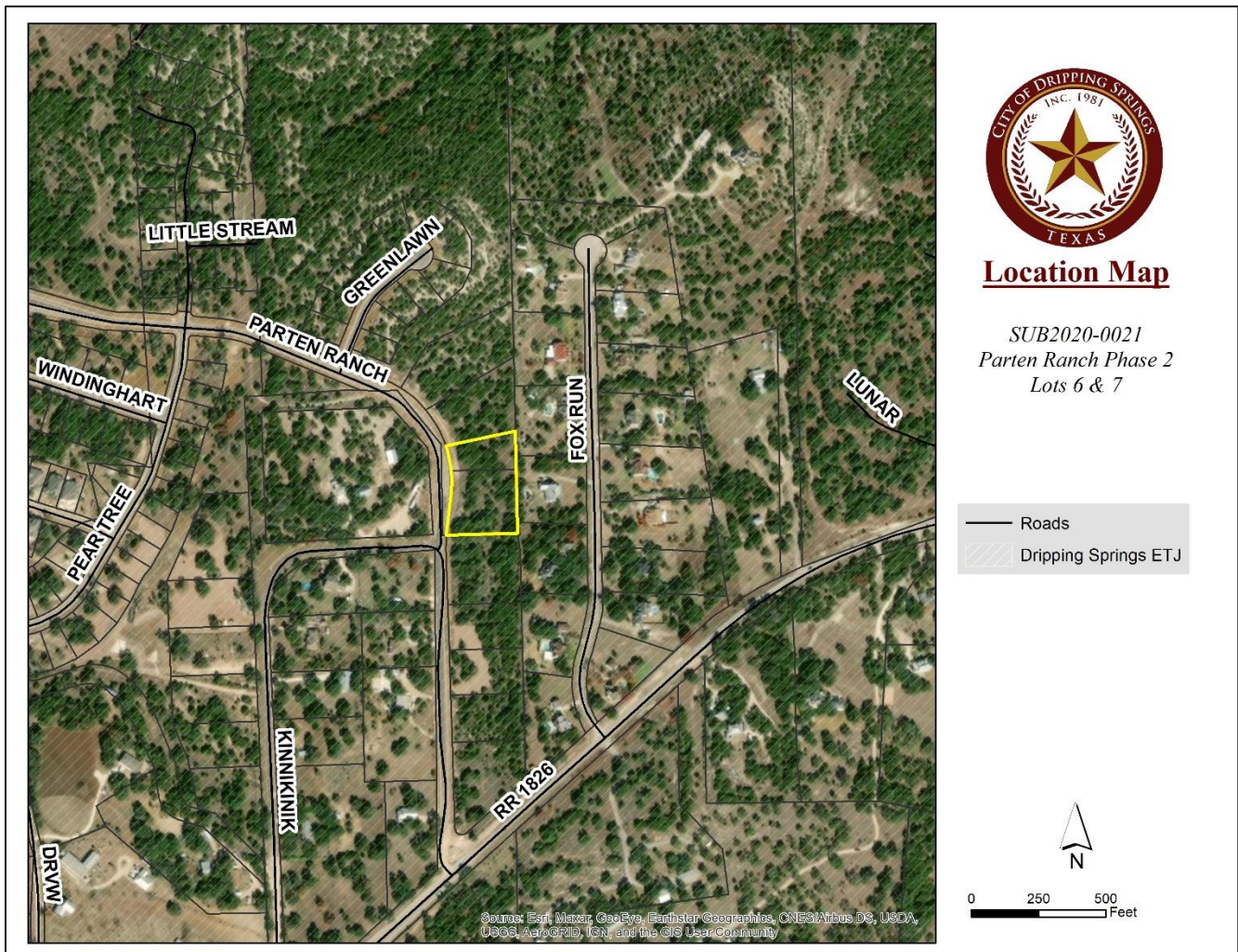
**Applicant:** HM Parten Ranch Development, Inc

**Property Owner:** HM Parten Ranch Development, Inc

**Request:** Applicant is requesting to partially vacate an open space and drainage easement and replat lots 6 and 7.

## Staff Recommendation

**Staff recommends approval of the replat with vacation for Parten Ranch Phase 2, Lots 6 and 7.**



# Planning Department Staff Report

## Overview

The applicant is requesting to partially vacate the Parten Ranch Phase 2 Lot 7 Drainage and Open Space Lot and replat lots 6 and 7, to allow lot 6 to have more buildable area.

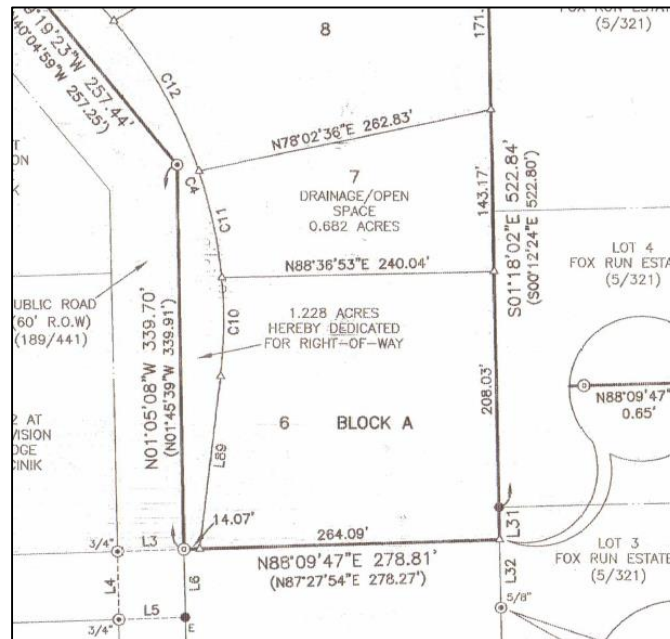


Figure 1: Original Plat

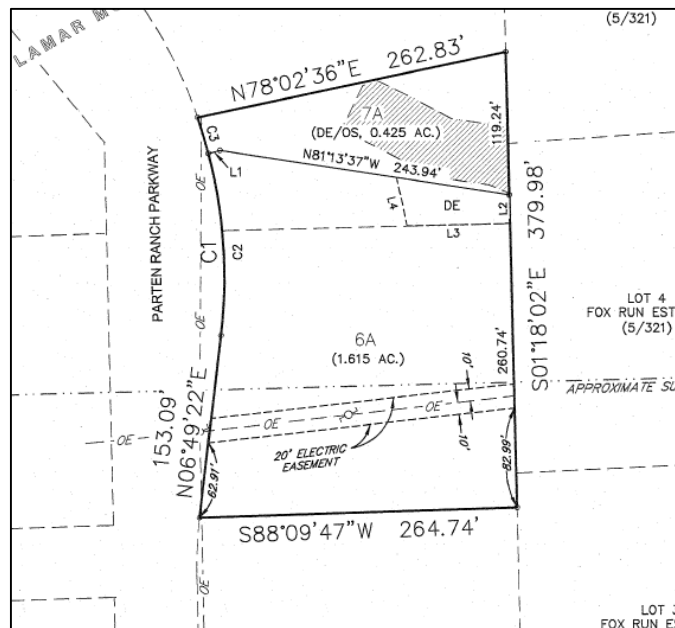


Figure 2: Proposed Replat

Parten Ranch Phase 2 Final Plat was approved and Recorded on September 12, 2019. Lot 7 was calculated and shown on the Parks and Open Space Master Plan for Parten Ranch. The Parkland Dedication amendment was sent to the parks Commission on November 2, 2020 and was recommended for approval. On November 10, 2020 City Council approved the amended Parkland Dedication amendment.

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Figure 3: Approved parkland for Lot 7

The applicant also applied for a partial vacation in order to modify the Open Space and Drainage restriction. A Plat Vacation application requires signatures from all property owners within the Original Subdivision (Parten Ranch Phase 2 Final Plat) [Section 9.2 of the City's Subdivision Ordinance.] The applicant provided the plat vacation with all owner signatures [Exhibit 4].

### Site Information

#### Location:

The Subject property is located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826.

#### Current Condition of Lot:

The lots are currently undeveloped.

### Recommendation

**Staff recommends approval of the requested Partial Plat Vacation and Replat of Lots 6 and 7 of the Parten Ranch Phase 2 Subdivision.**

### 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 application. To date, no letters for or against the request have been received.

### Attachments

- Exhibit 1 – Subdivision Application
- Exhibit 2 – Recorded Final Plat for Parten Ranch Phase 2
- Exhibit 3 – Proposed Partial Vacation and Replat of Lots 6 and 7
- Exhibit 4 – Plat Vacation document
- Exhibit 5 – Approved Parkland Dedication

## Planning Department Staff Report

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Recommended Action:	Approve the Replat with a Vacation
Alternatives/Options:	N/A
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A