



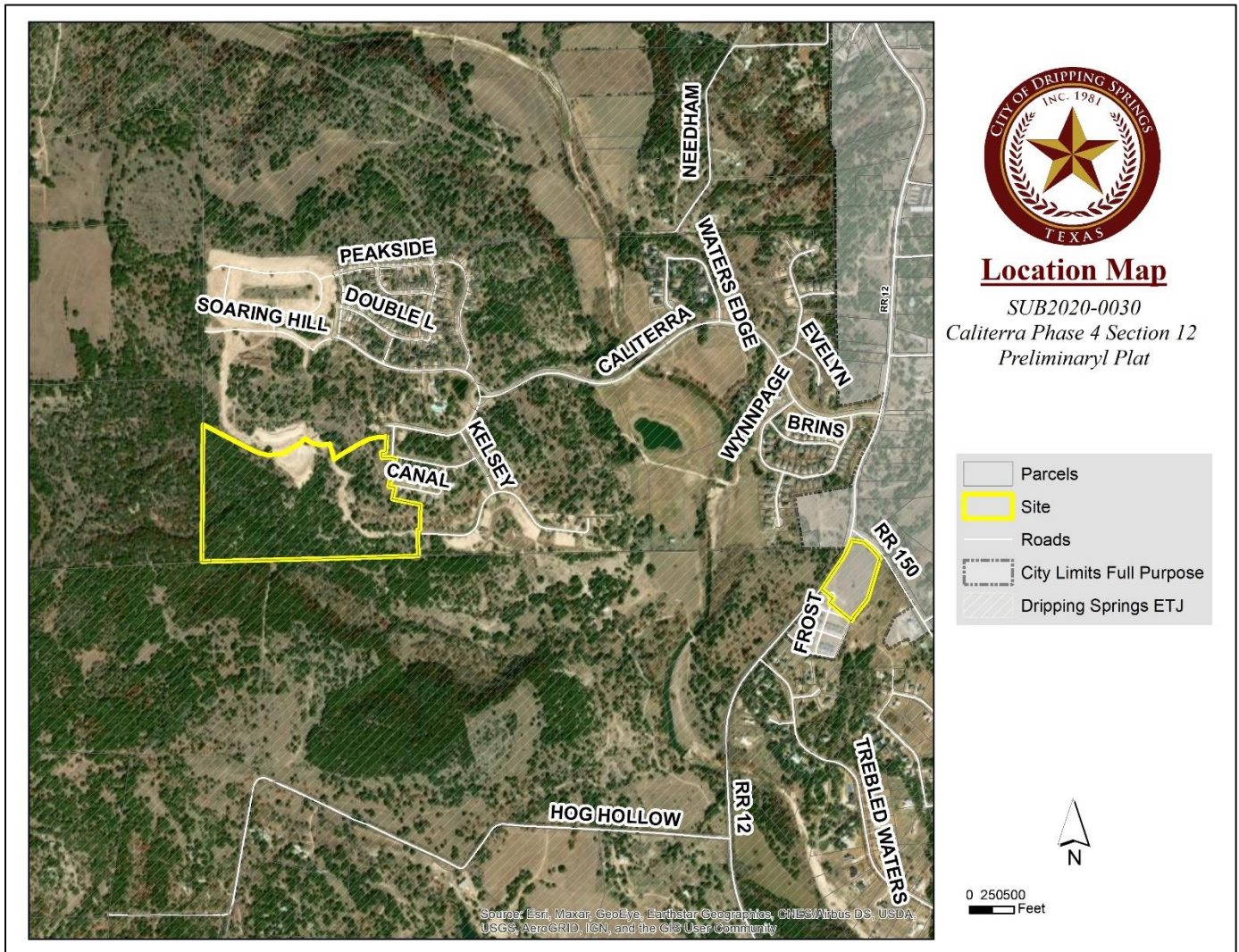
Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: November 18, 2020
Project Number: SUB2020-0030 – Caliterra Ph. 4, Section 12
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Caliterra Phase 4, Sec. 12
Property Location: South of U.S. 290, west of RR 12, and north of Hog Hollow Road (R17804)
Legal Description: Approximately 64.964 acres out of the Philip A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas
Applicant: Carlson, Brigace, and Doering, Inc. c/o Bill E. Couch
Property Owner: Development Solutions CAT, LLC c/o Greg Rich
Request: Preliminary Plat

Property Location



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Action Requested

Disapproval for the reasons set forth in the item application for a Preliminary Plat (SUB2020-0030), consisting of approximately 64.964 acres out of the Philip A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas, generally located south of U.S. 290, west of RR 12, and north of Hog Hollow Road, to be known as Caliterra Phase 4, Section 12.

Site Information

Location:

The Subject property is located South of U.S. 290, west of RR 12, and north of Hog Hollow Road (R17804).

Physical and Natural Features:

The property has varying topography, with about half of the site undevelopable because of a creek/floodplain located within the platted boundary.

Zoning Designation:

The property is located in the City's ETJ.

Property History

The property is located in the city's ETJ, however, it is subject to a development agreement that was approved by City Council January 14, 2014. This is the first time this plat applications has been considered.

Outstanding Comments

Staff analyzed the proposed plat (SUB2020-0030) against the city's code of ordinances as well as associated agreements, and the following comments are outstanding:

City of Dripping Springs, Section 4.7 Outstanding Comments

1. Add signature block for surveyor/engineer, property owner, and for P & Z Chair;
2. Remove all building lines;
3. Show floodplain boundary;
4. Label all filed subdivisions with recording information; and
5. Update vicinity map to make more legible.

City Engineering Outstanding Comments

1. Impervious cover calculations in Engineering Report do not match the IC calculation table for Ph 4 Sec 12. I believe the discrepancy is in the Street and sidewalk IC and the Total IC. Please review and confirm IC calculations
2. The FEMA map provided in the Report is from Travis County and not relative to this project. Please update FEMA map in report.
3. Please confirm that drainage calculations utilize Atlas 14 rainfall for Dripping Springs. Atlas 14 rainfall data for Dripping Springs can be found at the following link: https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ne
4. Turn on Water Quality Buffer Zone (WQBZ) linework in Preliminary Plat.
5. Address how the WQBZ were sized in the engineering report. Explain the upstream drainage basin size determined that led to the sizing of the WQBZ per [WQO 22.05.017]
6. Provide a sidewalks plan. [Subdivision Ord. 15.2.2]
7. Provide a Graphic Scale Bar per [Preliminary Plat Info Requirements Checklist]
8. Provide a note naming who will be responsible for operation and maintenance of Stormwater Utilities and Ponds per [Preliminary Plat Info Requirements Checklist] 16. Provide Schematic Engineering Plans of

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the water and sewer lines to be constructed to serve this Preliminary Plat per [Preliminary Plat Info Requirements Checklist].

9. Add the following note: “This Development is subject the Name of Development Agreement dated Month, Day, Year between the City of Dripping Springs and Developer recorded in Volume Document #, Public Records of Hays County, Texas.”
10. Add the following note: Street Trees shall be planted in each lot prior to the issuance of a certificate of occupancy per the quantity, size and location requirements of [Sub Ord 28.06.051].
11. Label Block I, Lot 37 as Open Space/Drainage Easement Lot.
12. Label Block L, Lot 45 as Open Space/Drainage Easement Lot.
13. Provide a table showing a direct comparison of existing vs proposed flow for the 2yr, 25yr and 100yr storm events at Analysis Points A, B & C [Preliminary Plat Info Requirements Checklist].

Robby Callegari, Utility Reviewer

1. Show how water and wastewater lines on the plans before the first review can be done.

Recommendation

Staff is recommending denial of the request based on the reasons set forth in item, including all attachments.

Attachments

Exhibit 1 – Proposed Preliminary Plat with staff comments (SUB2020-0030)

Recommended Action:	Recommend denial of the request.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A