

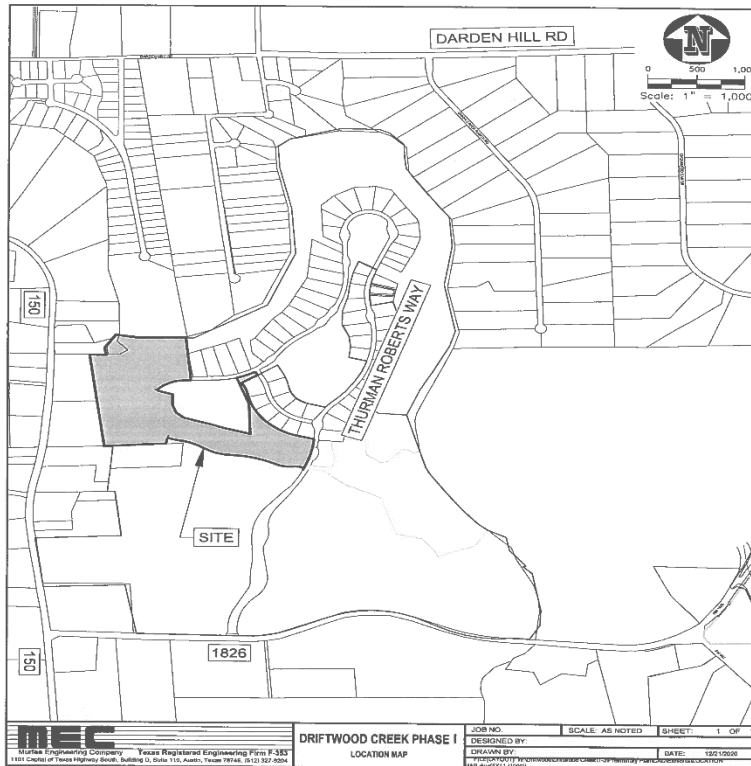
Planning & Zoning Commission
Planning Department Staff Report

P & Z Meeting: August 24, 2021
Project Number: SUB2021-0044 – Driftwood Creek Phase 1 Section 3 Final Plat
Report From: Chad Gilpin, PE – City Engineer

Item Details

Project Name: Driftwood Creek Phase 1 Section 3 Final Plat
Property Location: In the City of Dripping Springs ETJ, generally located north of FM 1826 off Thurman Roberts Way.
Legal Description: 42.17 acres out of land out of the Freelove Woody Survey, Abstract 20, recorded in Hays County, Texas
Applicant: Tory Miller, PE – Murfee Engineering Company, Inc.
Property Owner: Driftwood DLC Investors I, LP
Request: Approval of Final Plat

Property Location



Staff Recommendation

Staff recommends denial of the FINAL PLAT to allow the applicant time to address City review comments.

Planning Department Staff Report

Site Information

Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by a development agreement between the City of Dripping Springs and M. Scott Roberts, recorded in volume 5150, page 595 of the official records of Hays County, Texas.

Project Summary:

Driftwood Creek Phase 1 is a 232.68-acres low density single-family residential development that is planned to include residential lots with a maximum 17% net impervious cover.

The a The Driftwood Creek Subdivision Phase 1, Section 3 consists of twenty (20) single-family residential lots, four (4) open space lots and two (2) private street lots on 42.17 acres.

Access: Access will be via Thurman Roberts Way from FM 1826.

Impervious Cover: The Development Agreement limits impervious cover (IC) to a maximum of 17%. Current planning and development indicates developed IC will end up at approximately 10%.

Water: Service will be provided by the City of Dripping Springs

Wastewater: Service will be provided by the City of Dripping Springs

Previous Actions/Actions by Other Jurisdictions

- This is the first time this plat application has been considered by P&Z.
- ESD#6 approval is pending
- Hays County 1445 approval is pending

Outstanding Comments

Staff reviewed the proposed plat against the city's code of ordinances, and the outstanding comments are attached.

Attachments

Exhibit 1 – Proposed Final Plat

Exhibit 2 – Staff Comments

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