



Planning & Zoning Commission Planning Department Staff Report

P& Z Meeting: October 26, 2021
Project Number: SUB2021-0058
Report From: Tory Carpenter – Senior Planner

Item Details

Project Name: Parten Ranch Phase 4 Final Plat
Property Location: Near the intersection of F.M. 1826 & CR 163
Legal Description: 73.81 acres out of the Lamar Moore Survey, A-323
Applicant: Daniel Ryan, P.E. LJA Engineering
Property Owner: HM Parten Ranch Development, Inc.
Request: Approval of Final Plat

Staff Recommendation

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

Site Information

Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by the Parten Ranch Development Agreement.

Project Summary:

Parten Ranch Phase 4 is a 73.81-acres medium density residential development. This includes several drainage & open space lots as well as a water quality lot.

Previous Actions/Actions by Other Jurisdictions

- 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.

Planning Department Staff Report

Attachments

- Exhibit 1 – Proposed Final Plat
- Exhibit 2 – Staff Comments

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