



Planning & Zoning Commission Planning Department Staff Report

P& Z Meeting: October 26, 2021
Project Number: SUB2021-0048 – Driftwood Creek Phase 1 Section 4 Final Plat
Report From: Tory Carpenter – Senior Planner

Item Details

Project Name: Driftwood Creek Phase 1 Section 4 Final Plat
Property Location: In the City of Dripping Springs ETJ, generally located north of FM 1826 off Thurman Roberts Way.
Legal Description: 4.7233 acres out of land out of the A0664 Fannie Darden Survey, Tract A, recorded in Hays County, Texas
Applicant: Stephen Delgado, Atwell, LLC
Property Owner: Driftwood DLC Investors I, LP
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 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 4 consists of one (1) 4.72 acre lot to be developed as a recreation area for the residents of Driftwood Subdivision including a sports court and field, animal pens, farming fields and gardens and a barn building.

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

- P&Z denied this plat on September 14, 2021.
- ESD#6 has approved

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- 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 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