

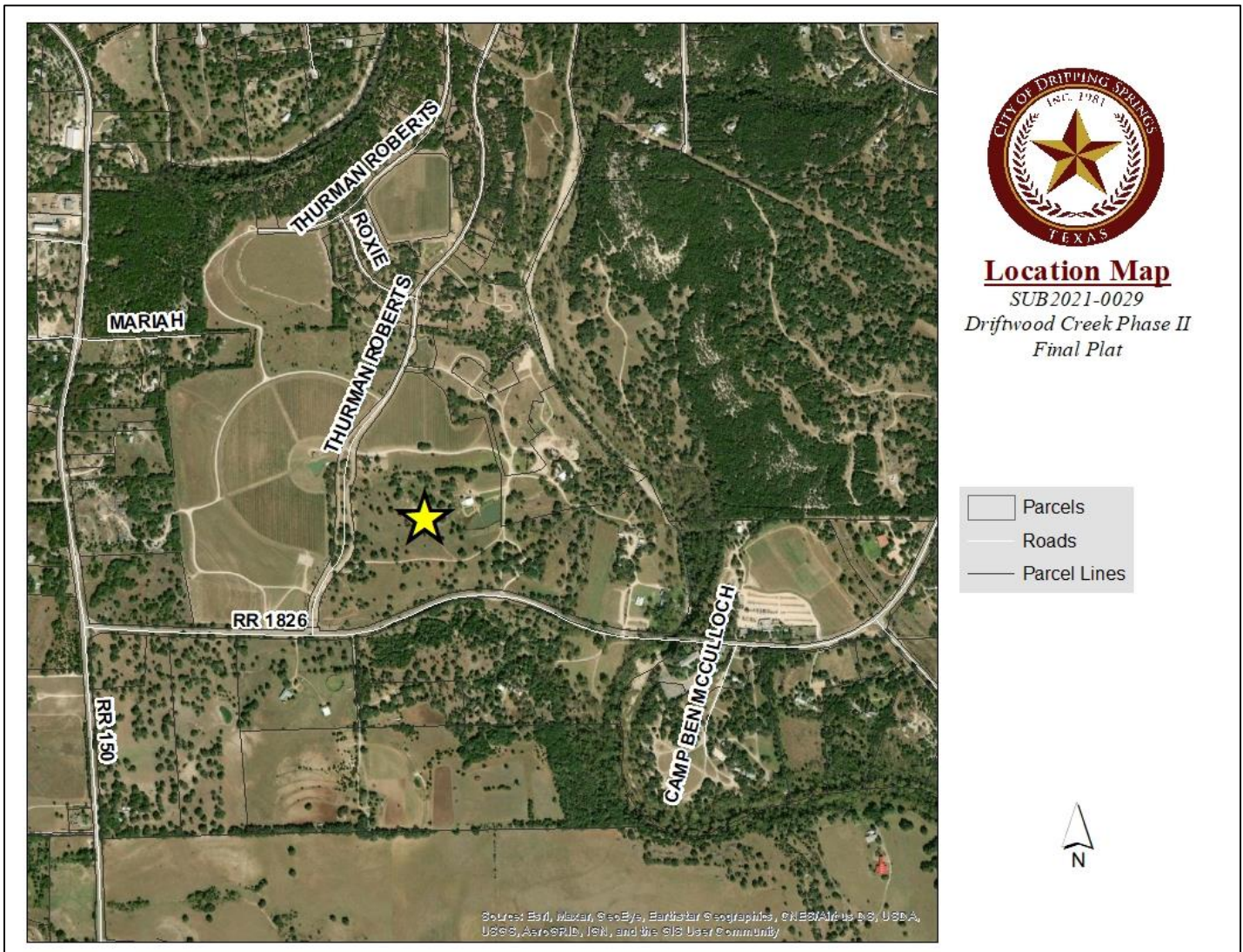


Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: May 25, 2021
Project Number: SUB2021-0029 – Driftwood Creek Phase 2 Preliminary Plat
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Driftwood Creek Phase 2 Preliminary Plat
Property Location: Thurman Roberts Way, Driftwood
Legal Description: Approximately 19.301 acres out of the Fannie A. D. Darden Survey, Abstract No. 664, and the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas.
Applicant: Murfee Engineering Co. Inc c/o Ronee Gilbert
Property Owner: VP of Driftwood Golf Club c/o Don Bosse
Request: Preliminary Plat



Planning Department Staff Report

Overview

The Driftwood Creek Subdivision Phase Two consists of eighteen (18) single family residential lots, three (3) open space lots and two (2) private street lots on 19.30 acres located within Hays County and the ETJ of the City of Dripping Springs. The Driftwood Creek Subdivision Phase Two is being proposed to accommodate a single-family residential subdivision. The preliminary plat area is part of the 539.12 acres subject to the Development Agreement with the City of Dripping Springs. The preliminary plat is situated within the Onion Creek watershed. The preliminary plat is bounded by the existing Driftwood Phase 1 Section 1 subdivision on the west side, the existing Club Core Development on the north, privately owned property on the east and south. The subdivision is located within the Edwards Aquifer Contributing Zone.

Action Requested

Disapproval for the reasons set forth in the items applications for a Preliminary Plat (SUB2021-0029), consisting of approximately 19.301 acres out of the Fannie A.D. Darden Survey, Abstract No. 664, and Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas, generally located along Thurman Roberts Way in Driftwood, to be known as Driftwood Creek Phase 2.

Site Information

Location:

Along Thurman Roberts Way in Driftwood

Zoning Designation:

ETJ

Property History

This is the first time this plat applications have been considered.

Outstanding Comments

Staff analyzed the proposed plats (SUB2021-0029) against the city's code of ordinances, and the comments are attached are left outstanding.

Recommendation

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

Attachments

Attachments 1 – Proposed Preliminary Plat

Attachments 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