



Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: May 25, 2021
Project Number: SUB2021-0019
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Bunker Ranch Phase 3 Block 3 Lots 15-19 Plat Vacation and Final Plat
Property Location: Located off Bunker Ranch Boulevard
Legal Description: Bunker Ranch Phase 3 Lots 15-19
Applicant: Brian Estes, P.E. Civil & Environmental Consultants, Inc.
Property Owner: Steve Harren, Bunker Ranch LLC
Request: Vacation of lots 15-19 and Final Plat of lots 15-18 and additional right-of-way
Staff Recommendations: Staff recommends approval with conditions of the Plat Vacation and Final Plat



Location Map

*SUB2021-0019
Lots 15-19, Block 3
Bunker Ranch Phase 3*

-  Site
-  Roads
-  Parcel Lines
-  Dripping Springs ETJ



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Overview

The applicant requested to vacate Lots 15,16,17,18, and 19, Block 3 from the Bunker Ranch, Phase Three, Final Plat to add right-of-way for access to the Florio Tract that was recently annexed into the City Limits.

Local Government Code 212.013 allows for plat vacations if all owners of lots in the plat join in the application for vacation. In this proposed vacation, the applicant is vacating Lots 15,16,17,18, and 19, Block 3 from the existing subdivision, and then Final Platting the new lot as a new subdivision in accordance with City of Dripping Springs ordinances.

Site Information

Location:

The subject property is located at the end of Bunker Ranch Boulevard, generally located at the intersection of Bunker Ranch Boulevard and Stockman Drive.

Zoning Designation: SF-2

Recommendation

Staff is recommending *approval with Conditions* for the Final Plat and Plat Vacation (SUB2021-0019), consisting of approximately 5.14-acres located within the Bunker Ranch Phase 3 subdivision.

Conditions/ Outstanding Comments

1. Approval of this plat is pending the approval of the Revised Preliminary Plat for Phases 3 & 4.
2. It is my understanding that the construction of Bryce Lane will be completed at a later date with the infrastructure for the Overlook at Bunker Ranch. Therefore, Fiscal Surety is required to be posted for the portion of Bryce Lane within this Phase 3 Plat before this plat can be approved.
3. Staff receives signed copy of the Plat Vacation Affidavit

Attachments

Attachment 1 – Subdivision Application

Attachment 2 – Plat Vacation Application

Attachment 3 – Plat Vacation Affidavit

Attachment 4 – Proposed Final Plat for the Subdivision

Recommended Action:	Approval of the plat with conditions
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A