

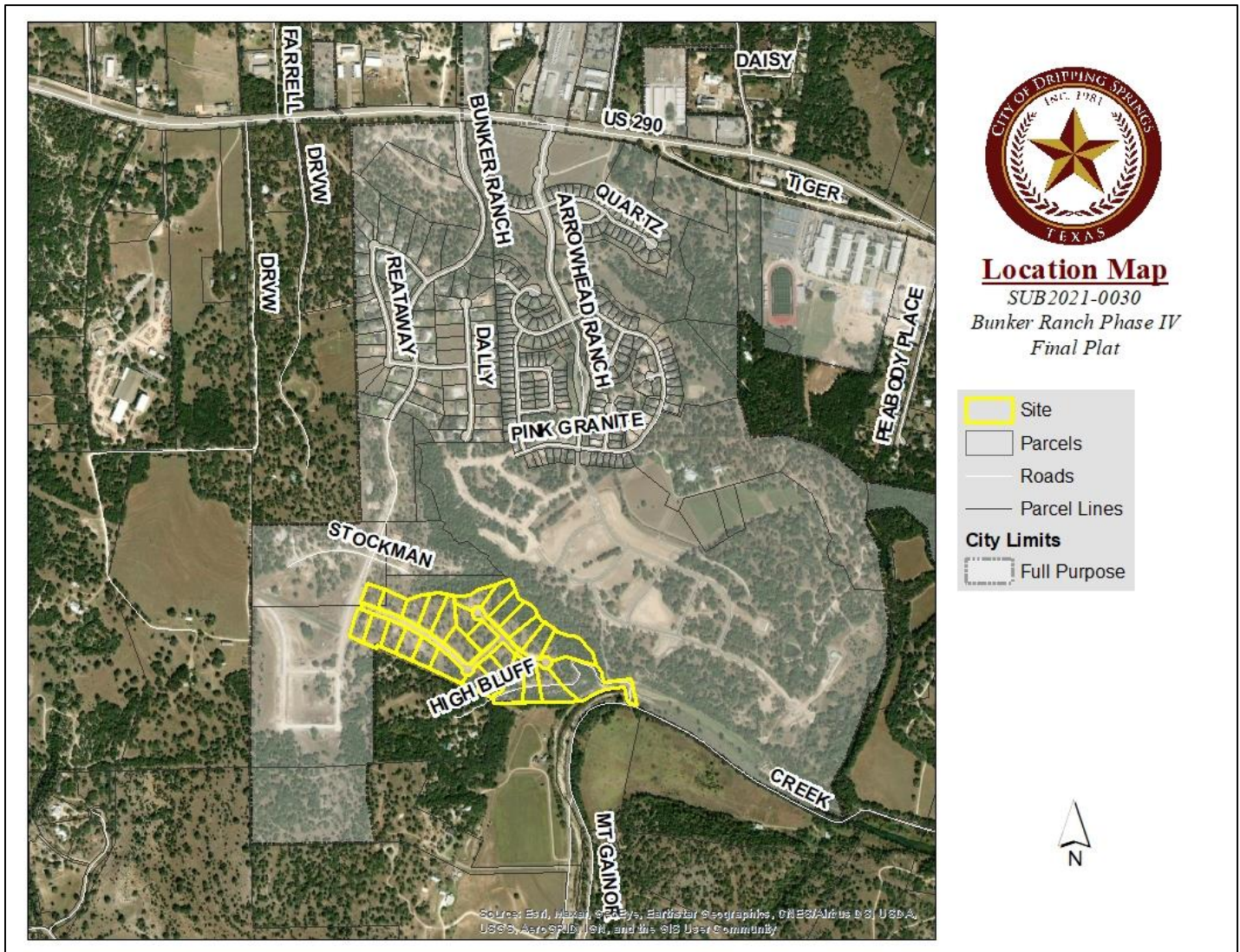


Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: May 25, 2021
Project Number: SUB2021-0030 – Bunker Ranch Phase 4
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Bunker Ranch Phase 4
Property Location: Generally located south of U.S. 290, between Bunker Ranch Blvd. and Arrowhead Ranch Blvd.
Legal Description: Approximately 38.94 acres out of the Benjamin F. Hanna Survey, No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas
Applicant: Brian Estes
Property Owner: Steve Harren
Request: Final Plat for Bunker Ranch Phase 4



Planning Department Staff Report

Action Requested

Disapproval for the reasons set forth in the item's applications for a Final Plat (SUB2021-0030), consisting of approximately 38.94 acres out of the Benjamin F. Hanna Survey No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas, generally located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd, to be known as Bunker Ranch Ph. 4.

Site Information

Location:

The Subject property is located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd.

Physical and Natural Features:

The property is mostly flat with moderate tree coverage.

Zoning Designation:

The property is zoned SF-2, Single-Family Residential, Moderate Density

Property History

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

Outstanding Comments

Staff analyzed the proposed plats (SUB2021-0030 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

Attachment 1 – Proposed Final Plat

Attachment 2 – Staff Comments

Recommended Action:	Recommend disapproval of the request.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A