



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: May 25, 2021
Project No: SUB2021-0031
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Parten Ranch Phase 5 Final Plat
Property Location: 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R16615)
Legal Description: A0323 LAMAR MOORE SURVEY, ACRES 203.271
Applicant: Daniel Ryan P.E., LJA Engineering
Property Owner: HM Parten Ranch Development, Inc.
Request: Final Plat of Parten Ranch Phase 5
Staff recommendation: Approval of Parten Ranch Phase 5 final plat



Location Map

SUB2021-0031
Parten Ranch Phase 5
Final Plat

- Site
- Roads
- Parcel Lines
- Dripping Springs ETJ



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Overview

The applicant is requesting to Final Plat Parten Ranch Phase 5. The Parten Ranch development is planned as a low-density single-family residential development located South of the intersection of Nutty Brown Road and FM1826, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Parten Ranch Phase 5 is a portion of the Parten Ranch Concept Plan approved with the Parten Ranch Development Agreement. The 46.57-acre Final Plat consists of a total of 70 lots and right of way. The lots include 68 single family lots, and 2 open space lot.

ACCESS AND TRANSPORTATION

Access to this project shall be from FM 1826 by Parten Ranch Parkway

SITE DRAINAGE AND WATER QUALITY

The subdivision is located in the Bear Creek watershed. The detention requirements for this subdivision will be met by a regional detention pond constructed with Parten Ranch Phase 1. The tributary that traverses Parten Ranch is known as Springhollow. A portion of the project is within the boundaries of the 100-year floodplain. The runoff from this development will be routed to a proposed water quality pond. Once the pond is full to capacity, bypass flow will be directed to the existing Spring Hollow tributary within the Bear Creek Watershed.

Parten Ranch Phase 5 Final Plat utility providers are listed below:

Water: West Travis County PUA

Wastewater: Hays County Mud No. 5

Electric: PEC

Recommendation:

The property is within a Development Agreement, all comments have been met and the proposed plat is consistent and complies with the development standards set forth in the Development Agreement and City Ordinances.

Staff is recommending *approval of the plat*.

Outstanding Comments:

None

Public Notification

Signs were posted on the site; notice was placed on the City Website.

Attachments

Attachments 1 – Subdivision Application

Attachments 2 – Parten Ranch Phase 5 Final Plat

Recommended Action	Approve the Plat
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A