



Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning
Commission Meeting:

May 25, 2021

Project No:

SUB2019-0062

Project Planner:

Amanda Padilla, Senior Planner

Item Details

Project Name:

Big Sky Ranch at Dripping Springs Phase 2

Property Location:

Off Lone Peak Way

Legal Description:

ABS 415 Philip A Smith Survey

Applicant:

Chris Reid, P.E., Doucet and Associates, Inc.

Property Owner:

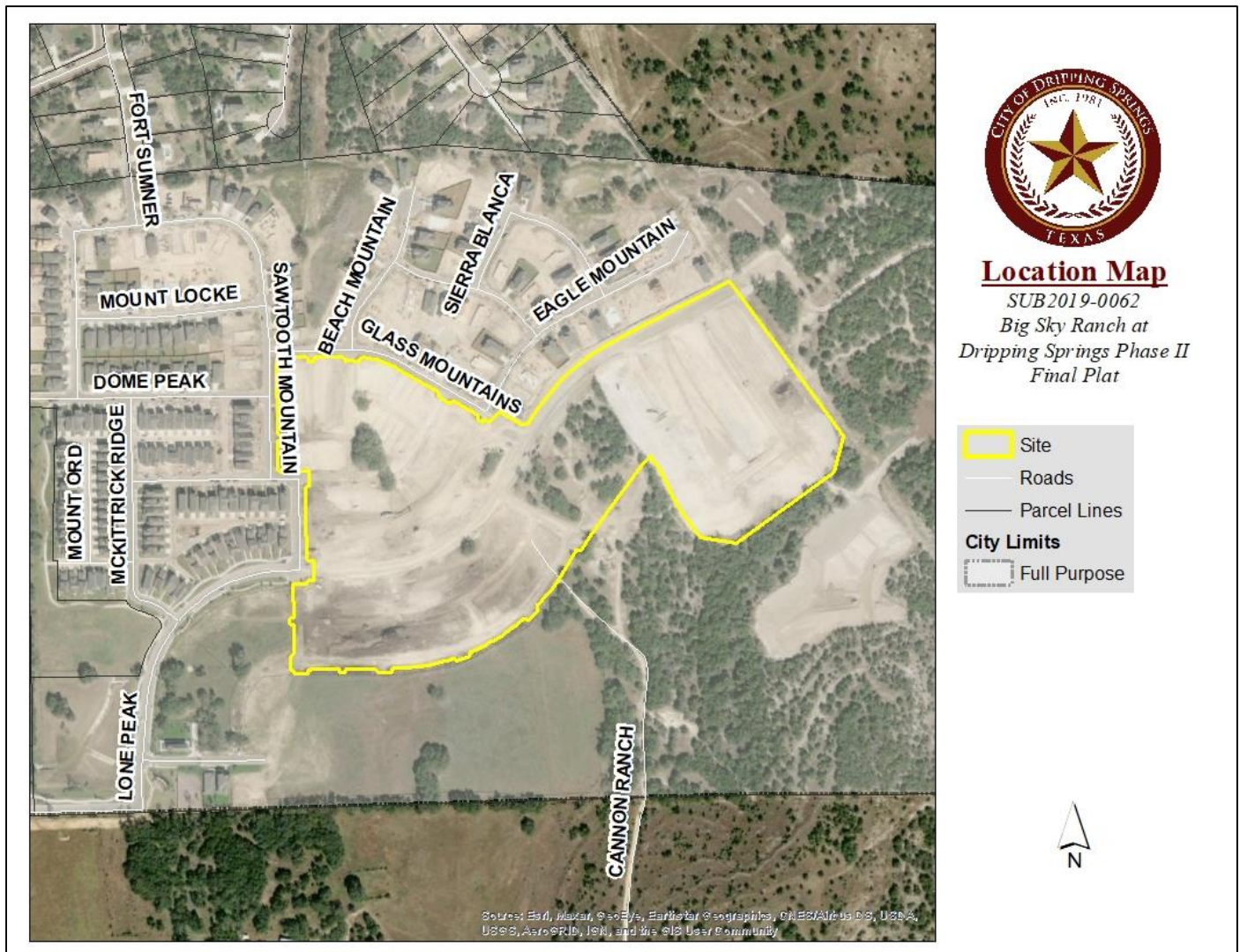
Meritage Homes of Texas, LLC

Request:

Final Plat Big Sky Ranch Phase 2

Staff recommendation:

Staff recommends approval of the Final Plat



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Overview

The applicant is requesting to Final Plat Big Sky Ranch at Dripping Springs Phase two. The Big Sky Ranch development is planned as a single-family residential development located northeast of the intersection of Ranch road 12 and US highway 290, within the City of Dripping Springs City Limits. Big Sky Ranch Phase two is a portion of the Big Sky Ranch Concept Plan approved with the Big Sky Ranch Development Agreement and Planned Development District. The 36-acre Final Plat consists of 188 residential lots out of the approved 780 residential lots.

ACCESS AND TRANSPORTATION

Access to this project shall be from phase one of the Big sky Ranch development off Lone Peak Way. Access to Lone Peak Way will be through Founders Park Road. The approved Preliminary Plat shows additional future connections to the Cannon tract in the south, Carter tract to the west, Gary Morris tract to the east, and the ultimate extension of Lone Peak Way (the spine road) to the northeast as shown on the proposed amendment to the NE quadrant of the City of Dripping Springs Master Transportation Plan.

SITE DRAINAGE AND WATER QUALITY

The proposed drainage plan will capture and convey the developed condition runoff within underground storm sewers. The storm sewer system will discharge to one of five water quality ponds, four of which are also detention ponds. Runoff generated from Phase Two directly to the east of Phase One will flow into two batch detention water quality ponds that were constructed as part of Phase One. Additional runoff generated from Phase Two will flow to a proposed batch detention pond and a proposed extended detention pond. Runoff from the southwest portion of the Phase Two development will ultimately drain to Onion Creek and the rest of the site will drain to Barton Creek. The water quality and detention ponds are designed and sized for the proposed improvements to this site.

Big Sky Ranch at Dripping Springs Phase 2 Final Plat utility providers are listed below:

Water: Dripping Springs Water Supply Corporation
Wastewater: City of Dripping Springs
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

Attachment 1 – Subdivision Application

Attachment 2 – Big Sky Ranch Phase 2 Final Plat

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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