



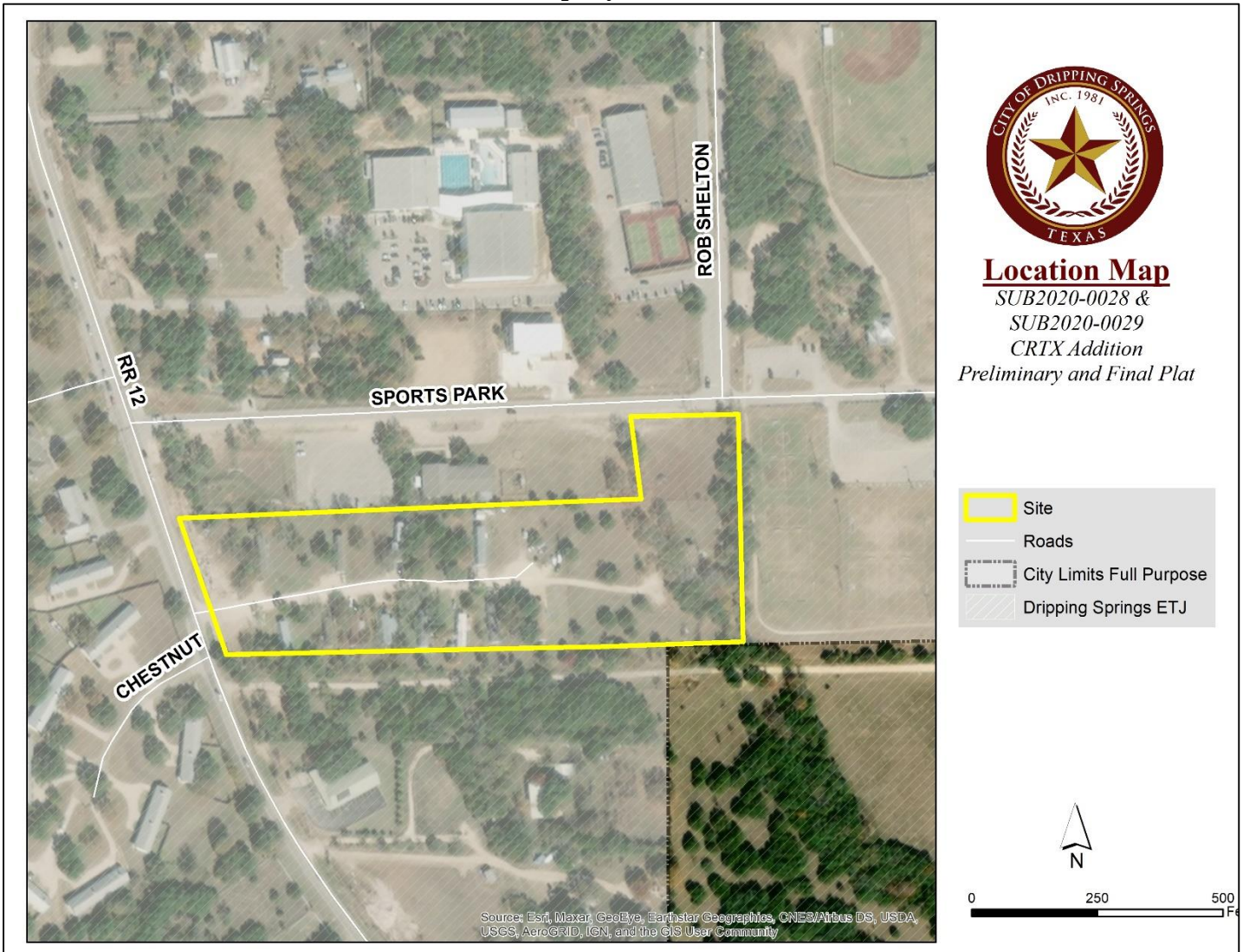
# Planning & Zoning Commission Planning Department Staff Report

**P & Z Meeting:** May 25, 2021  
**Project Number:** SUB2020-0028 – CRTX Preliminary Plat  
SUB2020-0029 – CRTX Final Plat  
**Project Planner:** Robyn Miga, Consulting Planner

## Item Details

**Project Name:** CRTX Addition  
**Property Location:** 27110 RR 12  
**Legal Description:** Approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, City of Dripping Springs, Hays County, Texas  
**Applicant:** Doug Cobb  
**Property Owner:** CRTX Development, LLC c/o Doug Cobb  
**Request:** Preliminary and Final Plat

### Property Location



# Planning Department Staff Report

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## Action Requested

Disapproval for the reasons set forth in the items applications for a Preliminary Plat (SUB2020-0028) and Final Plat (SUB2020-0029), consisting of approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, generally located south of Sports Park Road, east of RR 12, and west of Rob Shelton Blvd., to be known as CRTX Addition.

## Site Information

### Location:

The Subject property is located south of Sports Park Road, east of RR 12, and west of Rob Shelton Blvd.

### Physical and Natural Features:

The property is mostly flat with moderate tree coverage. The site is also an existing manufactured housing park.

### Zoning Designation:

The property is zoned Planned Development District No. 11, with a base zoning district of Multi-Family Residential (MF), adopted by Ordinance No. 2020-14.

## Property History

The property was zoned to Planned Development District No. 11 under Ordinance No. 2020-14 in May 2020. This is the first time these plat applications have been considered.

## Outstanding Comments

Staff analyzed the proposed plats (SUB2020-0028, and SUB2020-0029) 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

Attachment 1 – Proposed Preliminary Plat

Attachment 2 – Proposed Final Plat

Attachment 3 – 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