



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: May 25, 2021
Project No: SUB2021-0028
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: 480 and 500 Butler Ranch Replat
Property Location: 480 and 500 Butler Ranch Road, Dripping Springs
Legal Description: COUNTS ESTATES PHASE ONE, BLOCK A, Lot 3, ACRES 2.0727
COUNTS TRACT, BLOCK A, Lot 1-A-1, ACRES 2.398
Applicant: Steven Crauford, P.E., Pape-Dawson Engineers, Inc.
Property Owner: Chris and Amanda Kelley
Request: Adjust the shared lot line between 480 and 500 Butler Ranch Road
Staff recommendation: Approval with conditions of Replat



Location Map

SUB2021-0028
480 and 500 Butler Ranch Rd

- Site
- Roads
- Parcel Lines
- City Limits Full Purpose
- Dripping Springs ETJ

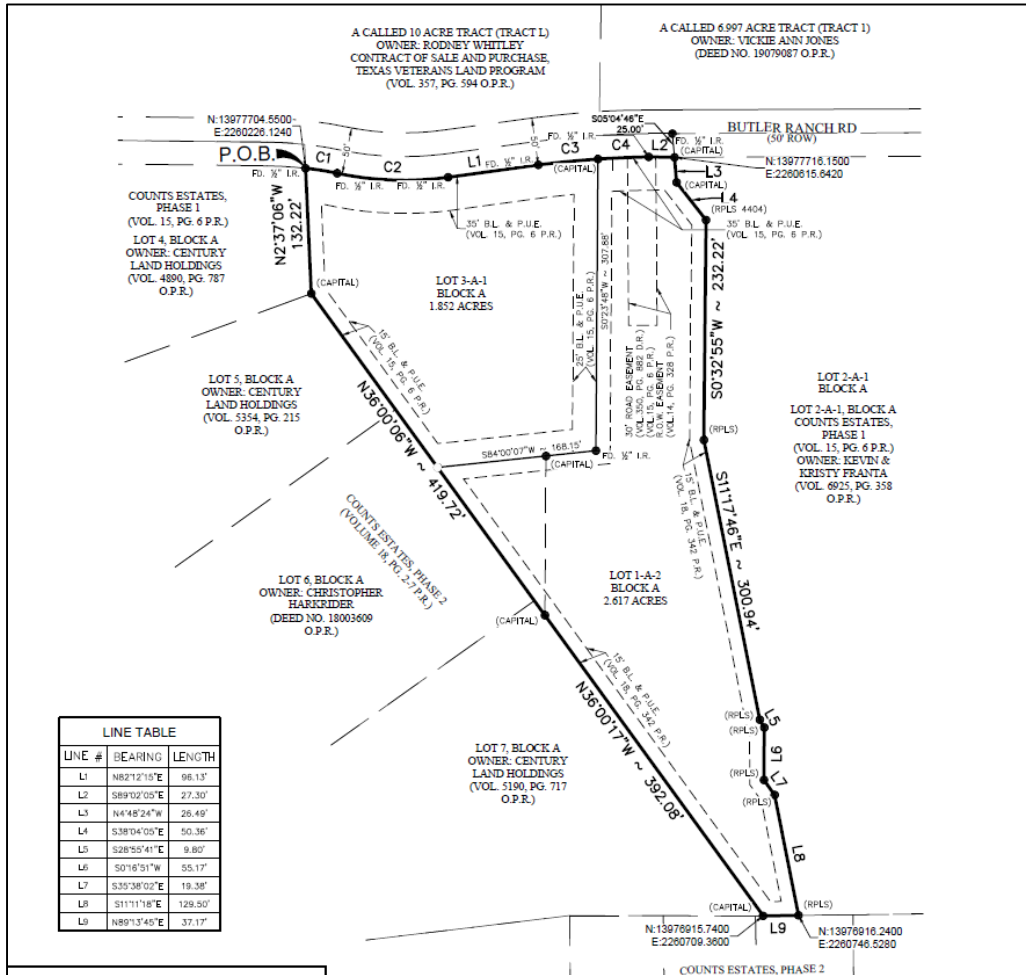


Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Planning Department Staff Report

Overview

The applicant is requesting to Replat Counts Estates Phase One, Block A, Lot 3, and Counts Tract, Block A, Lot 1-A-1. Counts Estates Phase 1 Subdivision is a 5-lot subdivision and Counts Tract is a 1-lot subdivision. Both subdivisions are located within the City of Dripping Springs City Limits. The 4.470-acre Replat consists of a total of 2 lots. The lots include 2 single family lots. The replat would take lot 2 and subdivide it into 2 lots. The replat does not remove any recorded covenants or restrictions and does not increase the number of single-family residential lots. The replat is to allow a lot line to be adjusted between these subdivisions. No additional improvements or construction is proposed with this submittal.



The property currently has frontage on Butler Ranch Road. The applicant was granted a variance to Sec. 28.14.4 Irregular-Shaped Lots. Sec 14.4 of the Subdivision Ordinance is approved administratively. The decision made by the Development Team Review Committee is attached.

The 2 lot Replat utility providers are listed below:

- Water: Dripping Springs Water Supply Corporation
- Wastewater: OSSF
- Electric: Pedernales Electric Cooperative

Recommendation:

Staff is recommending *approval of the plat with conditions* (see below Section).

Planning Department Staff Report

Once all conditions have been met the proposed plat will be consistent and comply with the development standards set forth in the City Ordinances.

Outstanding Comments:

1. Approval is pending review of OSSF design by City OSSF reviewer.

Public Notification

Property Owner Notification were sent out to property owners within 300ft; signs were posted on the site; notice was placed on the City Website; notice was placed in the newspaper.

Attachments

Attachments 1 – Subdivision Application

Attachments 2 –Subdivision Replat

Attachments 3 – Counts Estates Phase 1 recorded plat

Attachments 4 – Counts Tract recorded plat

Recommended Action	Approve the Plat with Conditions
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