



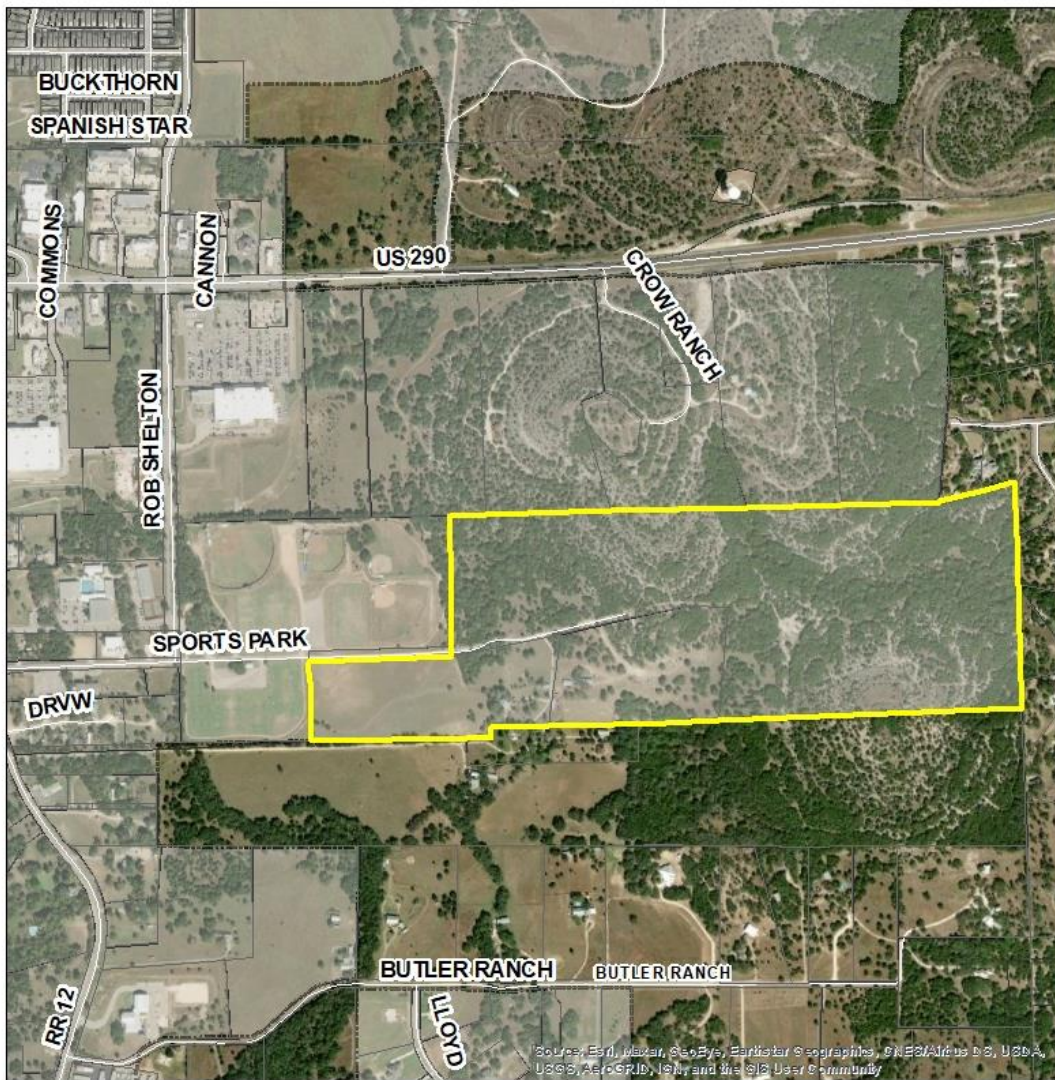
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: August 23, 2022
Project No: SUB2022-00039
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

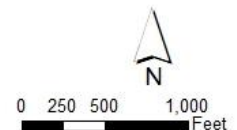
Project Name: Village Grove Preliminary Plat
Property Location: Sports Park Road and Rob Shelton Blvd
Legal Description: 112.4 acres out of the CH Malott and Philip A Smith surveys
Applicant: Ryan Perry, Doucet Engineering
Property Owner: Matthew Scrivener, Dripping Springs Partners, LLC
Staff recommendation: Conditional approval of the Preliminary Plat based on outstanding comments



Location Map

Village Grove Preliminary Plat

- Roads
- Parcel Lines
- City Limits**
- ▭ Full Purpose
- ▭ Site



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

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Overview

This preliminary plat consists of 180 single-family detached lots, 331 townhome units, and one mixed use lot.

Access and Transportation

Primary access to the subdivision will be through Ranch Road 12 and US 290. The developer will extend a road along the south side of the property to access Ranch Road 12.

Site Information

Location: Sports Park Road and Rob Shelton Boulevard

Zoning Designation: Village Grove Planned Development District

Property History

The Village Grove Planned Development District was approved by City Council on June 21, 2022.

Recommendation

Approval of the preliminary plat with the following conditions:

1. Receive approval of the Traffic Impact Analysis;
2. Receive approval of the master Parks Plan; and
3. The applicant submits a revised wastewater schematic removing the potential drip field from the Hilltop areas.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Approval with the conditions listed above.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A