



# Planning and Zoning Commission Meeting Planning Department Staff Report

**Planning and Zoning Commission Meeting:** September 22, 2020

**Project Number:** SUB2020-0021

**Project Planner:** Amanda Padilla, Senior Planner

## Item Details

**Project Name:** Parten Ranch Phase 2 Lots 6 and 7 Partial Vacation and Replat

**Property Location:** 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826

**Legal Description:** PARTEN RANCH PHASE 2, BLOCK A, Lot 7, ACRES 0.682, (OPEN SPACE/DRAINAGE); PARTEN RANCH PHASE 2, BLOCK A, Lot 6, ACRES 1.358

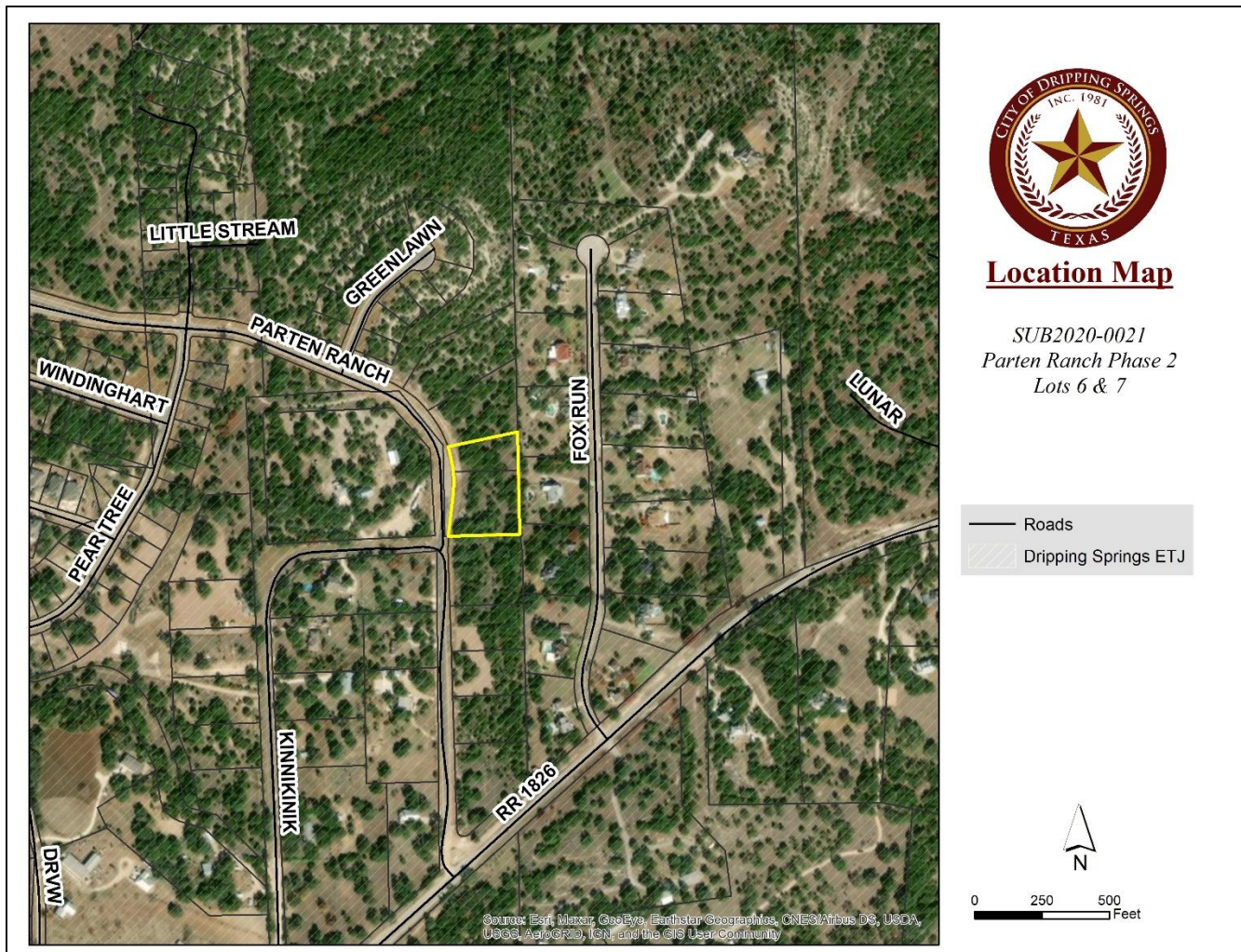
**Applicant:** HM Parten Ranch Development, Inc

**Property Owner:** HM Parten Ranch Development, Inc

**Request:** Applicant is requesting to partially vacate an open space and drainage easement and replat lots 6 and 7.

## Staff Recommendation

**Staff Recommends denial of the plat with reasons set forth in the staff report**



# Planning Department Staff Report

## Overview

The applicant is requesting to partially vacate the Parten Ranch Phase 2 Lot 7 Drainage and Open Space Lot and replat lots 6 and 7, to allow lot 6 to have more buildable area.

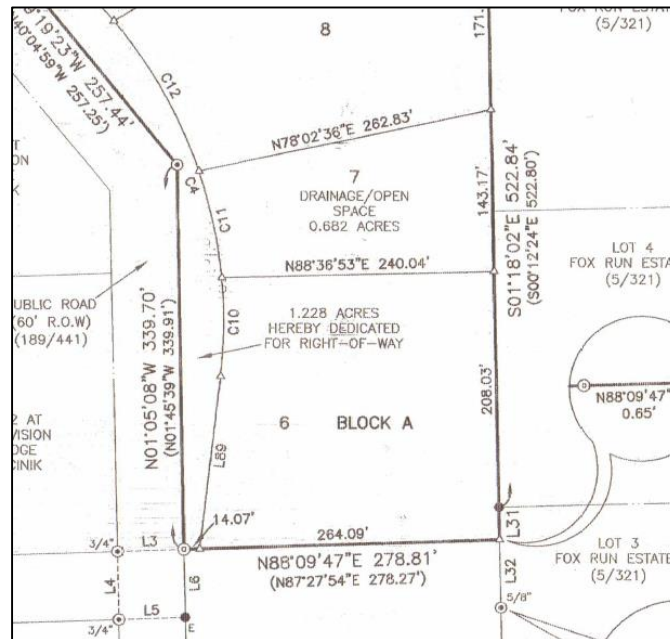


Figure 1: Original Plat

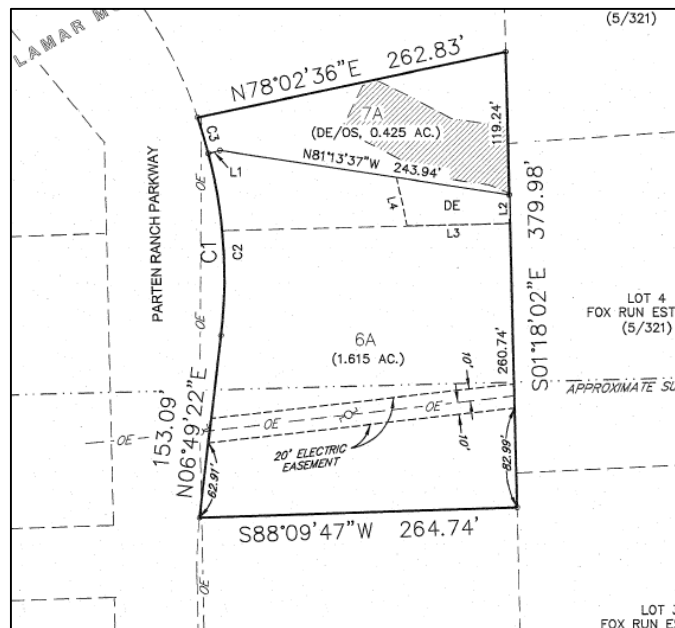


Figure 2: Proposed Replat

Parten Ranch Phase 2 Final Plat was approved and Recorded on September 12, 2019. Lot 7 was calculated and shown on the Parks and Open Space Master Plan for Parten Ranch. In order to reduce the parkland dedication, the applicant will have to go through the Parks and Recreation Commission and City Council.

# Planning Department Staff Report



Figure 3: Approved parkland for Lot 7

The applicant also applied for a partial vacation in order to modify the Open Space and Drainage restriction. A Plat Vacation application requires signatures from all property owners within the Original Subdivision (Parten Ranch Phase 2 Final Plat) [Section 9.2 of the City's Subdivision Ordinance.]

## Site Information

### Location:

The Subject property is located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826.

### Current Condition of Lot:

The lots are currently undeveloped.

## Recommendation

**Staff recommends denial with attached comments [Exhibit 5] of the requested Partial Plat Vacation and Replat of Lots 6 and 7 of the Parten Ranch Phase 2 Subdivision.**

## Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the application. To date, no letters for or against the request have been received.

## Attachments

- Exhibit 1 – Subdivision Application
- Exhibit 2 – Recorded Final Plat for Parten Ranch Phase 2
- Exhibit 3 – Proposed Partial Vacation and Replat of Lots 6 and 7
- Exhibit 4 – Plat Vacation document draft
- Exhibit 5 – Comment Response Letter

## Planning Department Staff Report

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Recommended Action:	Deny the Plat Vacation
Alternatives/Options:	N/A
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A