



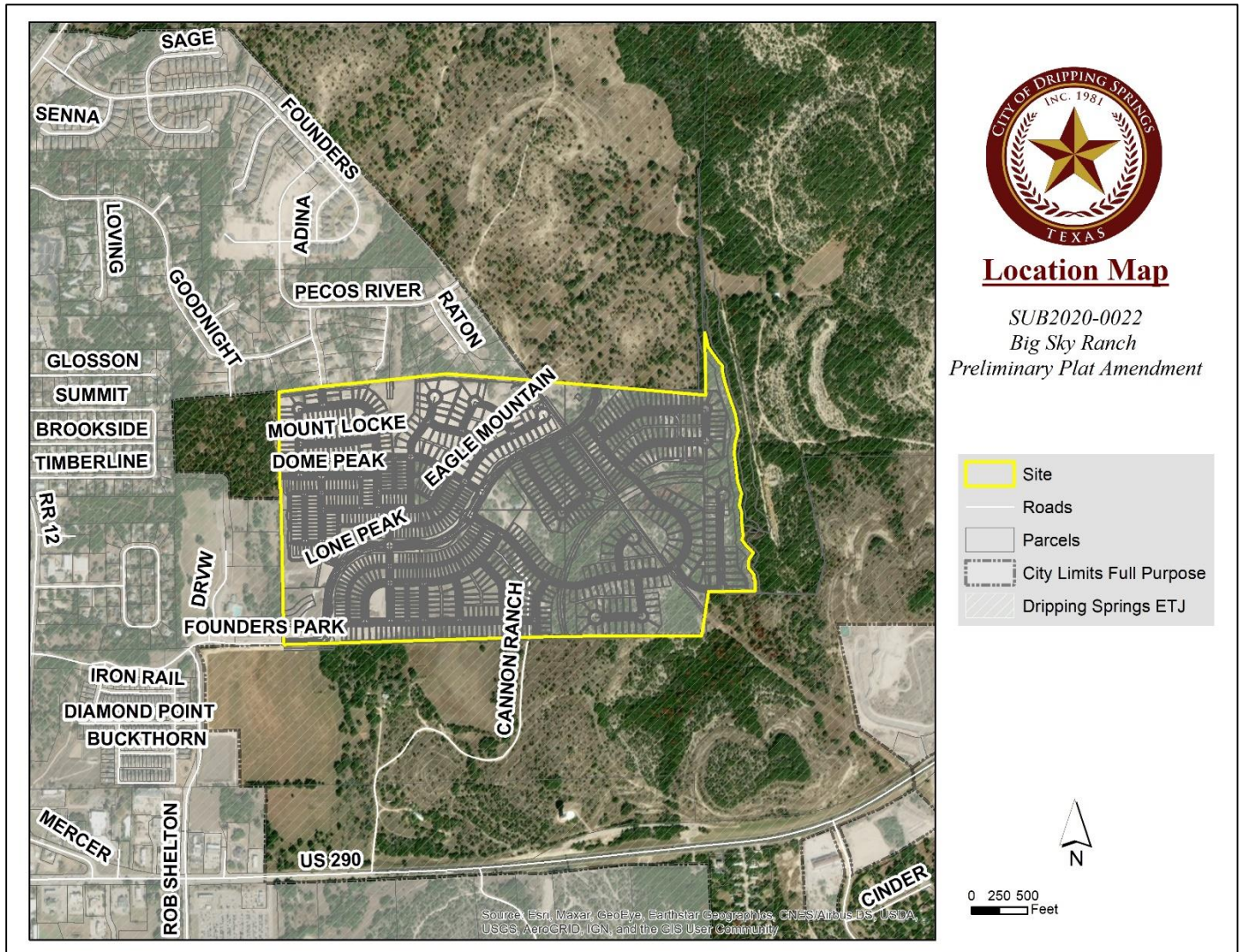
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: September 22, 2020
Project No: SUB2020-0022
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Big Sky Preliminary Plat Amendment
Property Location: Lone Peak way at Founders Park Road, Dripping Springs Texas
Legal Description: Approximately 200.4 acres out of the Phillip A. Smith League, Survey No. 26, Abstract No. 415 and 13.585 acres out of the LV Davis Jr. Preemption Survey, Abstract No. 673.
Applicant: Chris Reid, P.E. Doucet & Associates, Inc
Property Owner: Meritage Homes of Texas, LLC
Request: Applicant is requesting to amend Big Sky Ranch Preliminary Plat.



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Overview

The applicant is requesting to amend the Big Sky Ranch preliminary plat, the subject property that is approximately 213.985 acres. The property is generally located north of US Hwy 290 and east of Ranch Road 12 within the City's City Limits. The property is zoned Planned Development District No. 10. Big Sky Ranch is comprised of approximately 200.4 acres located northeast of the intersection of Hwy 290 and Ranch Road 12 and adjacent to Founders Park, and wholly within the City Limits of Dripping Springs, Texas. This revision adds approximately 13.6 acres (40 lots) of the Cynosure Tract into the Big Sky Ranch development, creating a contiguous 214-acre development with residential lots, public and private parkland, and undisturbed open space. It is still anticipated that the project will be designed, permitted, and constructed in the four (4) phases originally planned (See Exhibit A – Location Map). This proposed revision introduces no right-of-way (ROW) width, lot frontage width, or pavement width modifications to the previously approved preliminary plan.

The Preliminary Plat is also subject to the Development Agreement which was recorded at the County Clerks Department as Document #18028627 in Hays County, Texas date July 10th, 2018.

The Planned Development District No 10 was amended to include the 13.585 – acre tract at the June 9, 2020 City Council meeting.

Big Sky Ranch Preliminary Plat utility providers are listed below:

Wastewater- City of Dripping Springs

Water – Dripping Springs Water Supply Corporation

Electric- Pedernales Electric Cooperative

Phone - Frontier

On May 12, 2020, the parkland dedication was approved at the City Council Regular meeting.

Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

The property is within a Planned Development District and a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances.

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

Signs were posted on the-site, notice was placed on the City Website.

Meetings Schedule

September 22, 2020 Planning and Zoning Commission

October 13, 2020 City Council/ Board of Adjustments

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Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – resubmitted Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Exhibit 4 – Planned Development District No 10 Ordinance

Exhibit 5 – Parkland Dedication Approved

Recommended Action	Deny Plat with the outstanding comments.
Alternatives/Options	Approve the Plat; Approve the Plat with Conditions
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A