



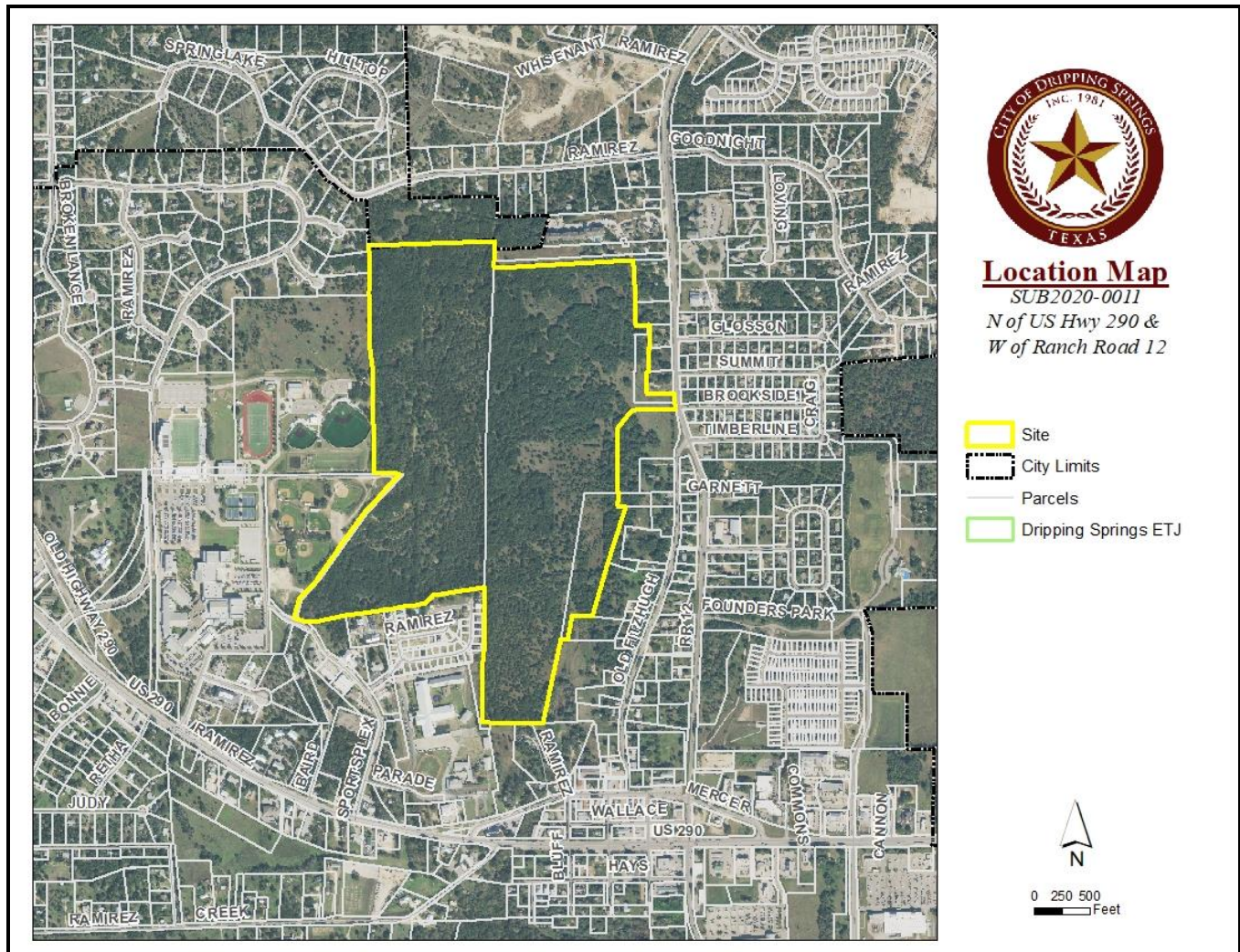
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** September 22, 2020  
**Project No:** SUB2020-0011  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

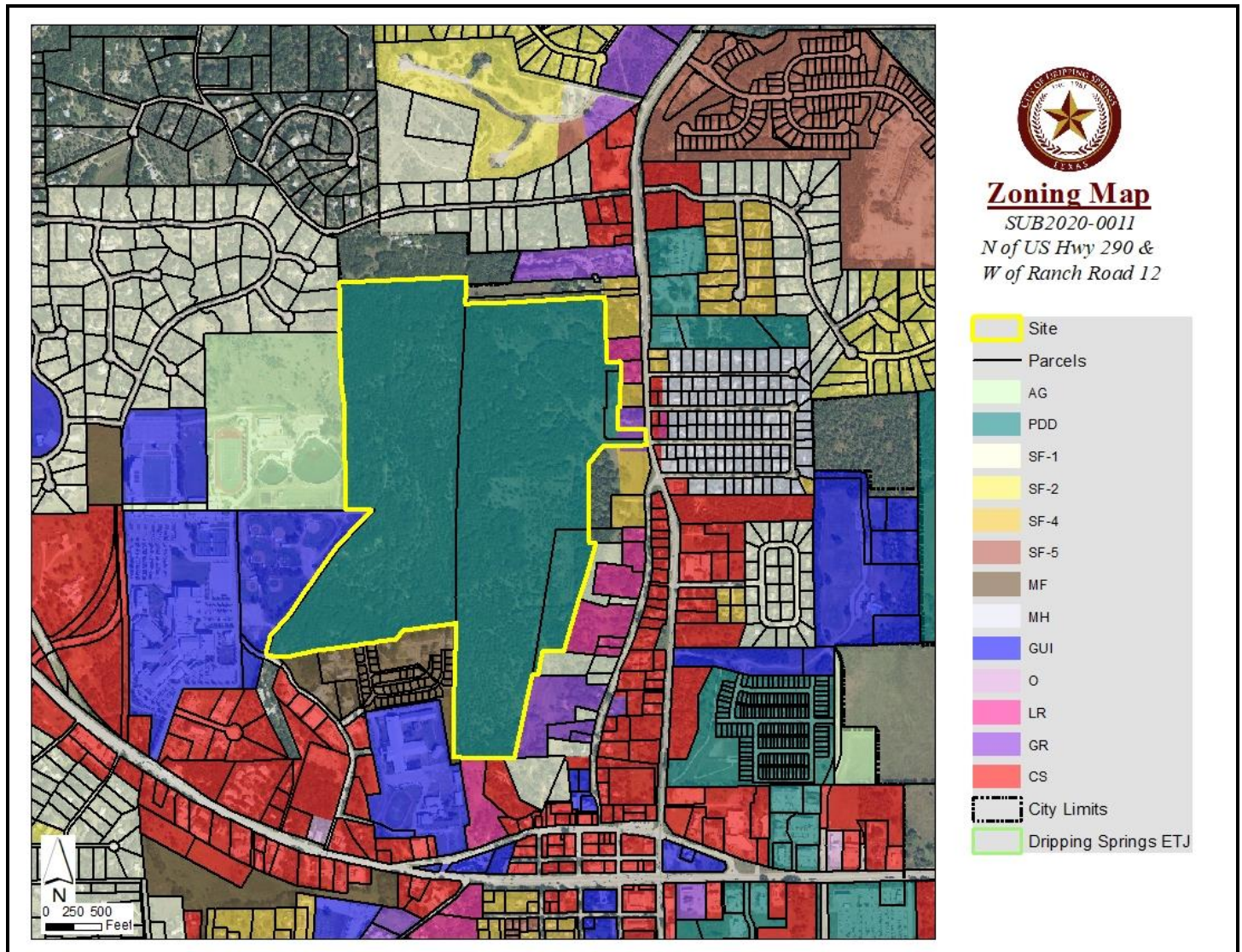
**Project Name:** Heritage Preliminary Plat  
**Property Location:** Sportsplex Dr, Dripping Springs Texas  
**Legal Description:** Being 190.317 Acres of Land out of the Philip Smith Survey, Abstract No. 415, The City of Dripping Springs, Hays County, Texas  
**Applicant:** Alex Granados, P.E. Kimley-Horn & Associates  
**Property Owner:** SLF IV- Dripping Springs JV, L.P. & Bob White Investments, LP  
**Request:** Applicant is requesting to Preliminary Plat 190.317 Acres  
**Staff Recommendation:** Staff is recommending approval of the plat with the following condition: Construction plans shall not be approved until a TIA is completed and approved



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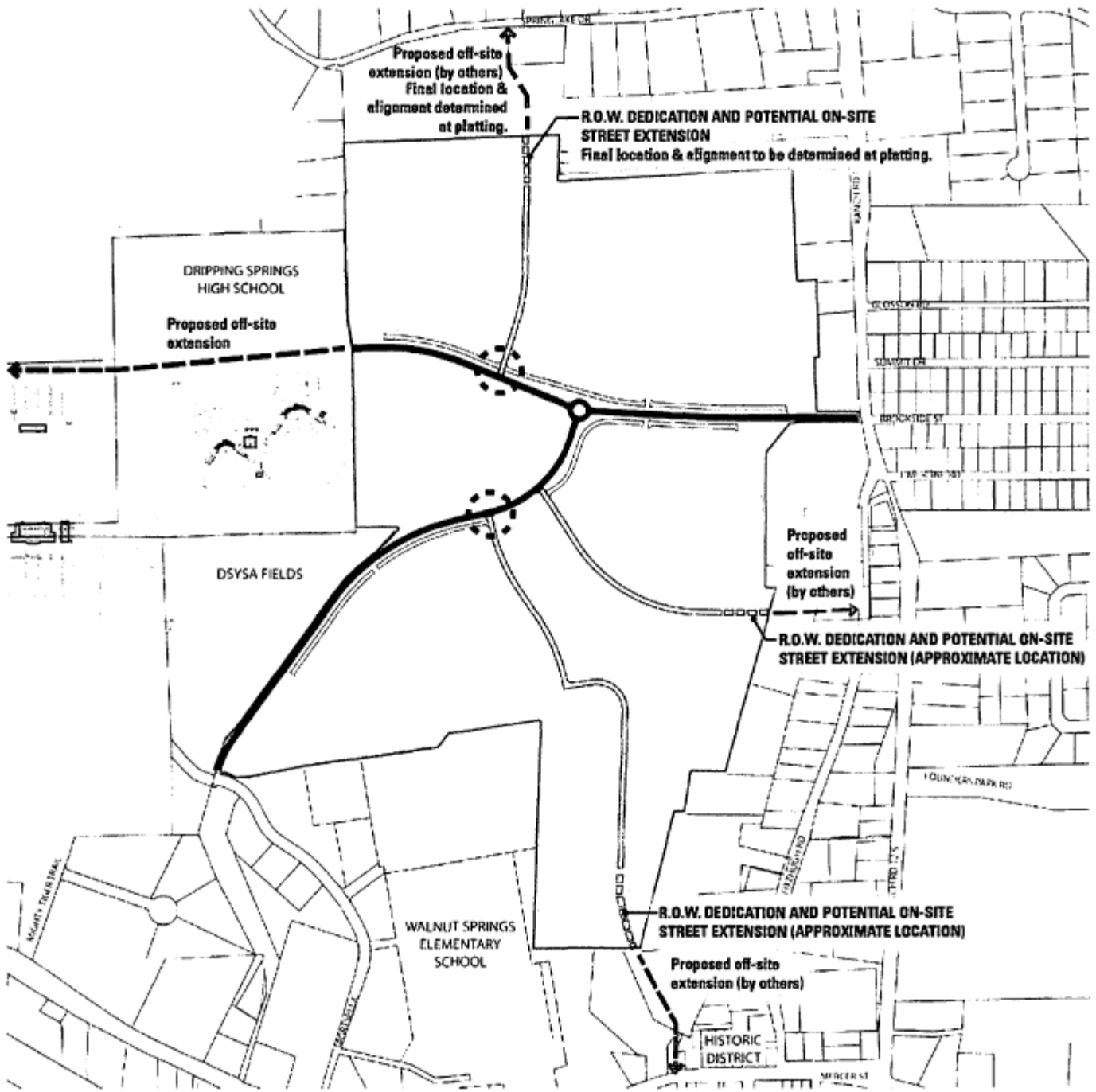
## Overview

The applicant is requesting to preliminary plat the subject property that is approximately 190.317 acres. The property is generally located North of US Hwy 290 and West of Ranch Road 12 within the City's City Limits (East of the Dripping Springs High School). The property is zoned Planned Development District 5. The property is currently undeveloped. The project Plans to develop a total of 595 Single Family lots.



The property was annexed and entered into a Development Agreement with the City of Dripping Springs on October 17, 2017. On that same day, the property was rezoned to a Planned Development District (PDD) making the zoning PDD No 5 (See Exhibit 3, for the PDD Ordinance). Within the Planned Development District there is an exhibit, shown below, that shows the required road alignments, this displays the developments points of ingress and egress.

# Planning Department Staff Report



**REFERENCE PLAN**  
10 July 2016



The Preliminary Plat would create 601 Lots, the lot breakdown is below:

# Planning Department Staff Report

PHASE BREAKDOWN					
USES	PHASE 1	PHASE 2	PHASE 3	PHASE 4	CUMULATIVE
ACREAGE	37.56	75.6	29.84	47.3	190.3
BLOCKS	9	13	7	6	27
NEW ROADWAY (LF)	9,158	7,143	5077	7861	29,239
RESIDENTIAL LOTS					
35' LOTS	0	6	45	0	51
40' LOTS	12	67	33	0	112
45' LOTS	97	73	60	77	307
50' LOTS	41	12	25	39	117
60' LOTS	8	0	0	0	8
RESIDENTIAL SUBTOTAL	158	158	163	116	595
OPEN SPACE LOTS	1	3			
MULTIFAMILY LOTS	0	0	0	1	1
AMENITY CENTER LOT	0	1	0	0	1
TOTAL LOTS	159	162	163	117	601

Heritage Preliminary Plat utility providers are listed below:

Gas- SI Energy

Wastewater- City of Dripping Springs

Water – Dripping Springs Water Supply Corporation

Electric- Pedernales Electric Cooperative

On July 14, 2020, the parkland dedication was approved at the City Council Regular meeting (Exhibit 4). On September 16, 2020 a minor change to the preliminary Plat was approved [Exhibit 5.]

## Recommendation:

Staff is recommending *approval of the plat with the following condition:*

**Construction plans shall not be approved until a TIA is completed and approved.**

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. The Heritage Development also has an Offsite Road and Trail Agreement and a Wastewater Service and Impact Agreement they will need to comply with.

## Public Notification

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

## Meetings Schedule

June 23, 2020 Planning and Zoning Commission – Denied with Outstanding Comments

July 28, 2020 Planning and Zoning Commission – Denied with Outstanding Comments

# Planning Department Staff Report

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September 22, 2020 Planning and Zoning Commission

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – resubmitted Preliminary Plan

Exhibit 3 – Planned Development District No 5 Ordinance

Exhibit 4 – Parkland Dedication Approved

Exhibit 5 – Preliminary Plat Minor Change

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