



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 23, 2021
Project No: SUB2021-0012
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Caliterra Phase 4 Section 12 Final Plat
Property Location: Premier Park Loop
Legal Description: A0415 Philip A Smith Survey, AC 158.048
Applicant: Bill Couch, Carlson Brigance and Doering, Inc.
Property Owner: Development Solutions Cat, LLC
Request: Final Plat Caliterra Phase 4 Section 12
Staff recommendation: Disapproval of the Final Plat based on outstanding comments



Location Map

SUB2021-0012
Caliterra Phase 4 Section 12
Final Plat

- Site
- Roads
- Dripping Springs ETJ
- Parcel Lines



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

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Overview

The applicant is requesting to Final Plat Caliterra Phase 4 Section 12. The Caliterra development is planned as a low-density single-family residential development located South of Hwy 290 on Ranch Road 12, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Caliterra Phase 4 Section 12 is a portion of the Caliterra Concept Plan approved with the Caliterra Development Agreement. The 65.17-acre Final Plat consists of a total of 47 lots and right of way. The lots include 42 single family lots, and 5 open space lot.

ACCESS AND TRANSPORTATION

Access to this project shall be from a continuation of existing Canal Drive and Bridgewater Loop built and barricaded with Section 8. The roadways in this subdivision compromise of 60' R.O.W.

SITE DRAINAGE AND WATER QUALITY

This project is subject to the water quality provisions of the Texas Commission on Environmental Quality (TCEQ) for the Edward's Aquifer Contributing Zone (CZP) with enhanced measures under RG-348A. The run-off from this project will be treated by proposed vegetative filter strips and two batch detention ponds. The ponds will control the 2-year, 10 year, 25 year, and 100 year storm event as described by the City of Austin Drainage Criteria Manual and return flows to below existing conditions. Majority of the storm runoff from onsite and entering the site from offsite will travel overland to streets, storm sewer lines and channels to the three batch detention ponds. Per the Development Agreement, the BMP's will be in series and will remove the required overall load to more than 80% for the site.

Caliterra Phase 4 Section 12 Final Plat utility providers are listed below:

Water: Dripping Springs Water Supply Corporation
Wastewater: City of Dripping Springs
Electric: PEC

Recommendation:

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

The property is within 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.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 4 Section 12 Final Plat

Exhibit 3 – Outstanding Comments Letter

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| 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 |