

# Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning
Commission Meeting:

Project No:

March 23, 2021

SUB2021-0012

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

**Item Details** 

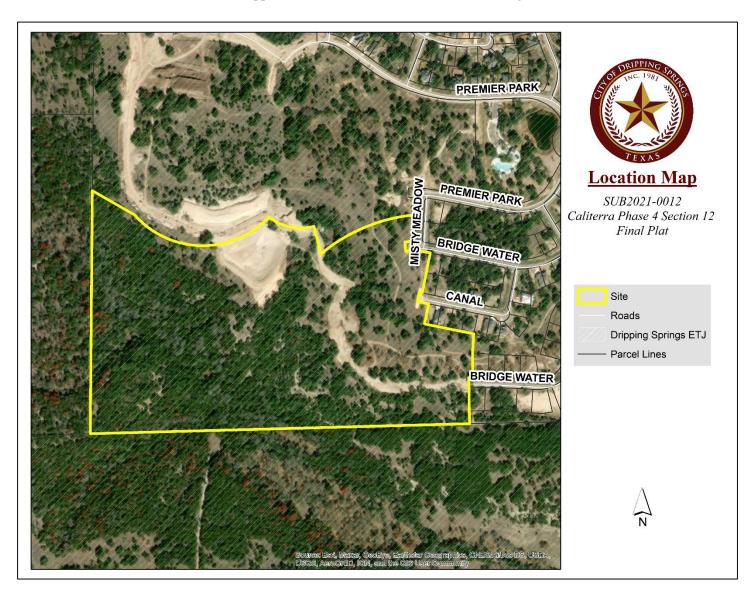
**Project Name:** Caliterra Phase 4 Section 12 Final Plat

**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



### **Planning Department Staff Report**

#### 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

## **Planning Department Staff Report**

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