



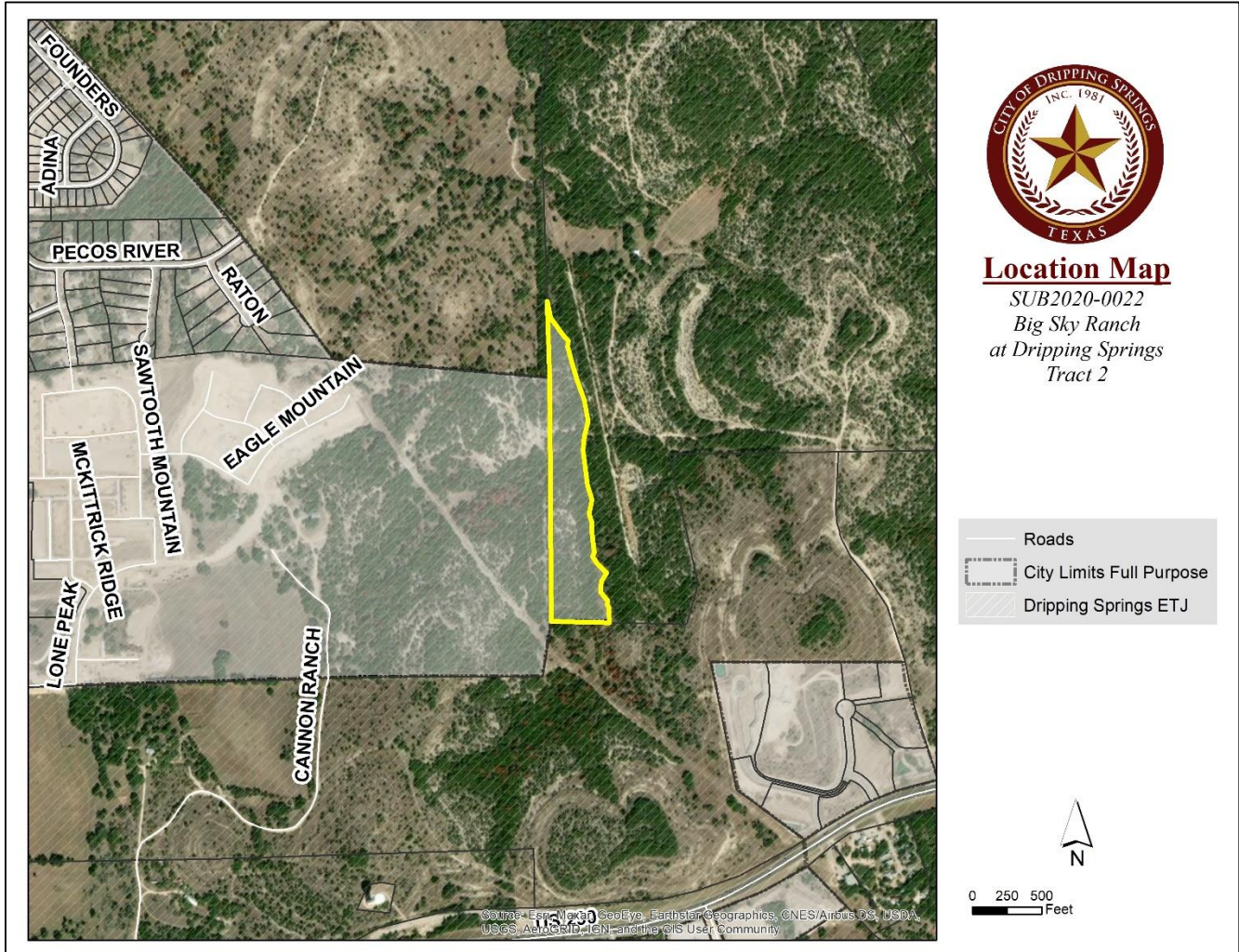
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 23, 2021
Project No: SUB2020-0022
Project Planner: Amanda Padilla, Senior Planner

Item Details

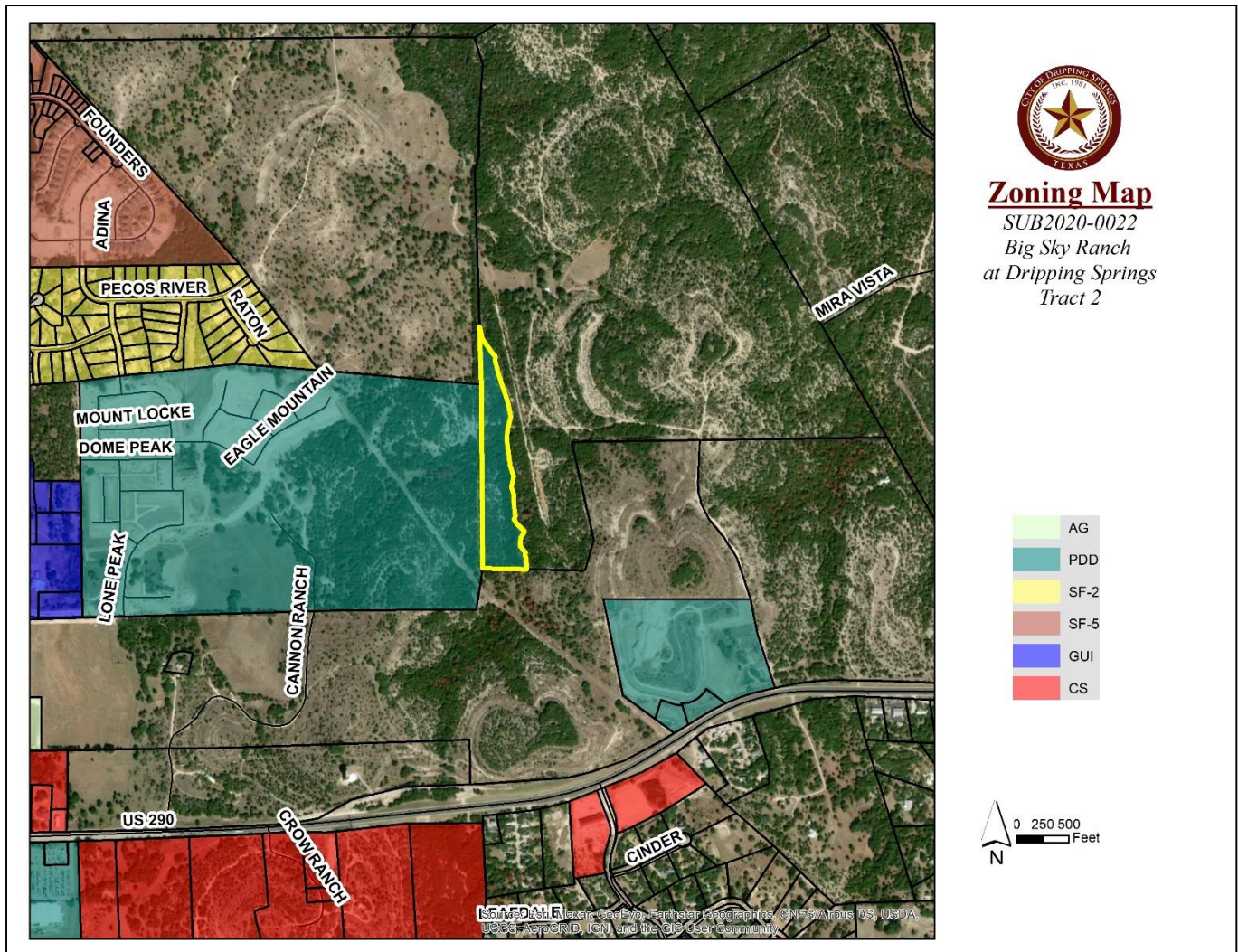
Project Name: Big Sky Ranch at Dripping Springs Tract 2 Preliminary Plat
Property Location: Lone Peak Way, Dripping Springs Texas
Legal Description: Being a 12.233 acre tract of land out of the I.V. DAVIS, JR. PREEMPTION SURVEY, abstract number 673, Hays County, Texas
Applicant: Chris Reid, P.E., Doucet and Associates, Inc.
Property Owner: Meritage Homes of Texas, LLC
Request: Applicant is requesting to Preliminary Plat Big Sky Ranch at Dripping Springs Tract 2
Staff recommendation: Staff is recommending denial of the Plat based on outstanding comments



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Overview

The applicant is requesting to Preliminary Plat Big Sky Ranch at Dripping Springs Tract 2. The Preliminary plat of Tract 2 is approximately 12.233 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 10. The property is currently undeveloped. The preliminary plat proposes 41 lots with 35 lots being single-family lots. Tract 2 of Big Sky Ranch was added to the Planned Development District 10 on June 9, 2020 by City Council. Based on the PDD, Tract 2 is permitted 38 dwelling units. Tract 2 will also provide an additional 0.6 acres of parkland.



The Big Sky Ranch Tract 1 was annexed and subsequently zoned to PDD 10, with a base zoning district of SF-3 on October 16, 2018. The original boundary of this Planned Development District had a maximum density of 780 LUEs and has 256 lots platted thus far since being zoned into the city. Homes are actively being built within Tract 1.

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The Preliminary Plat utility providers are listed below:

Wastewater- City of Dripping Springs

Water – Dripping Springs Water Supply Corporation

Electric- Pedernales Electric Cooperative

Recommendation:

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

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

December 16, 2020 Planning and Zoning Commission – Denied based on Outstanding Comments

March 23, 2021 Planning and Zoning Commission

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Big Sky Ranch at Dripping Springs Tract 2 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

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