



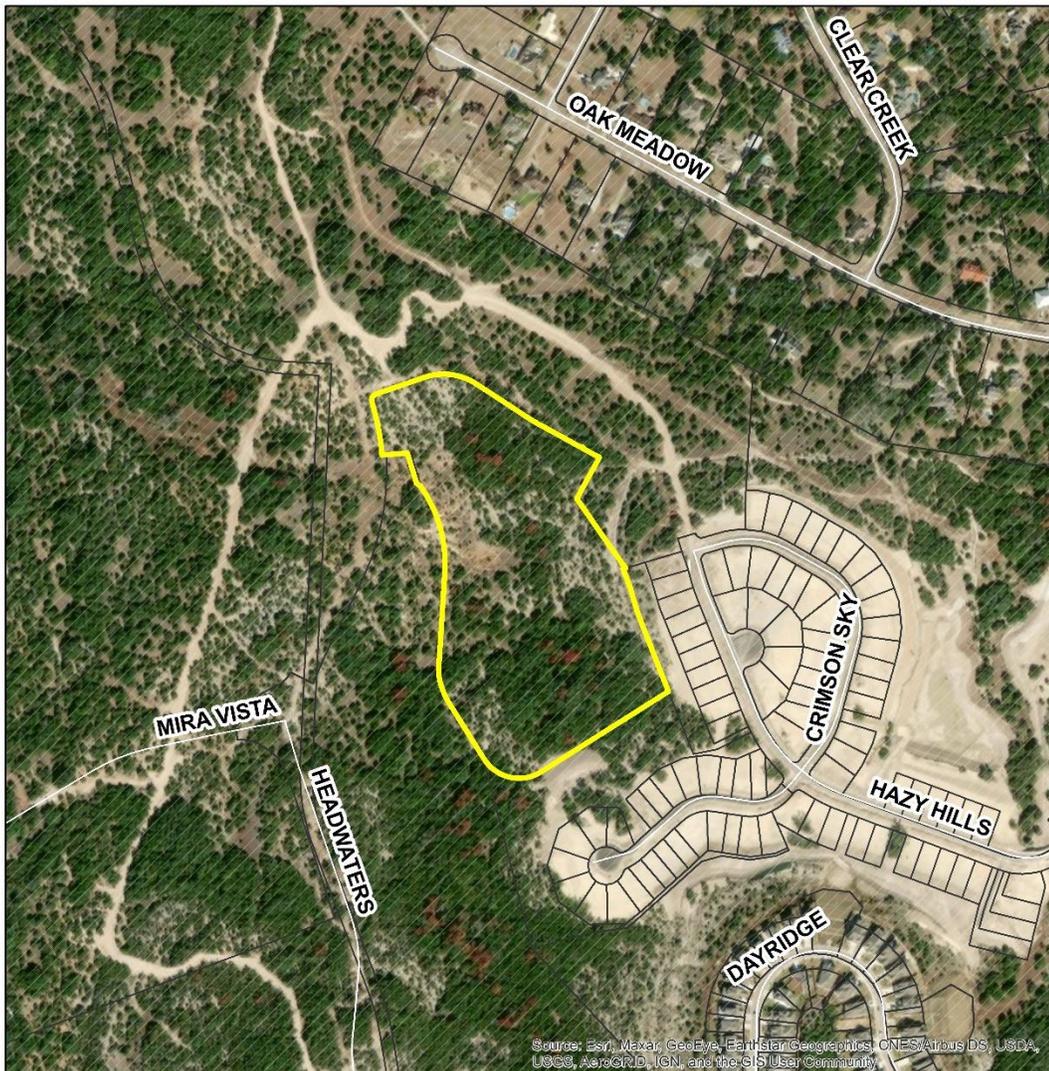
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 23, 2021
Project No: SUB2021-0014
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902 Replat
Property Location: Intersection of Headwaters Blvd and Sage Thrasher Circle
Legal Description: LOT 902 Block C of Headwaters at Barton Creek, Phase 4 Section 2
Applicant: WFC HEADWATERS OWNER VII, L.P.
Property Owner: WFC HEADWATERS OWNER VII, L.P.
Request: Replat of Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902
Staff recommendation: Disapproval of the Replat based on outstanding comments



Location Map

*SUB2021-0014
Headwaters at Barton Creek
Lot 902 Replat*

- Site
- Roads
- Dripping Springs ETJ
- Parcel Lines



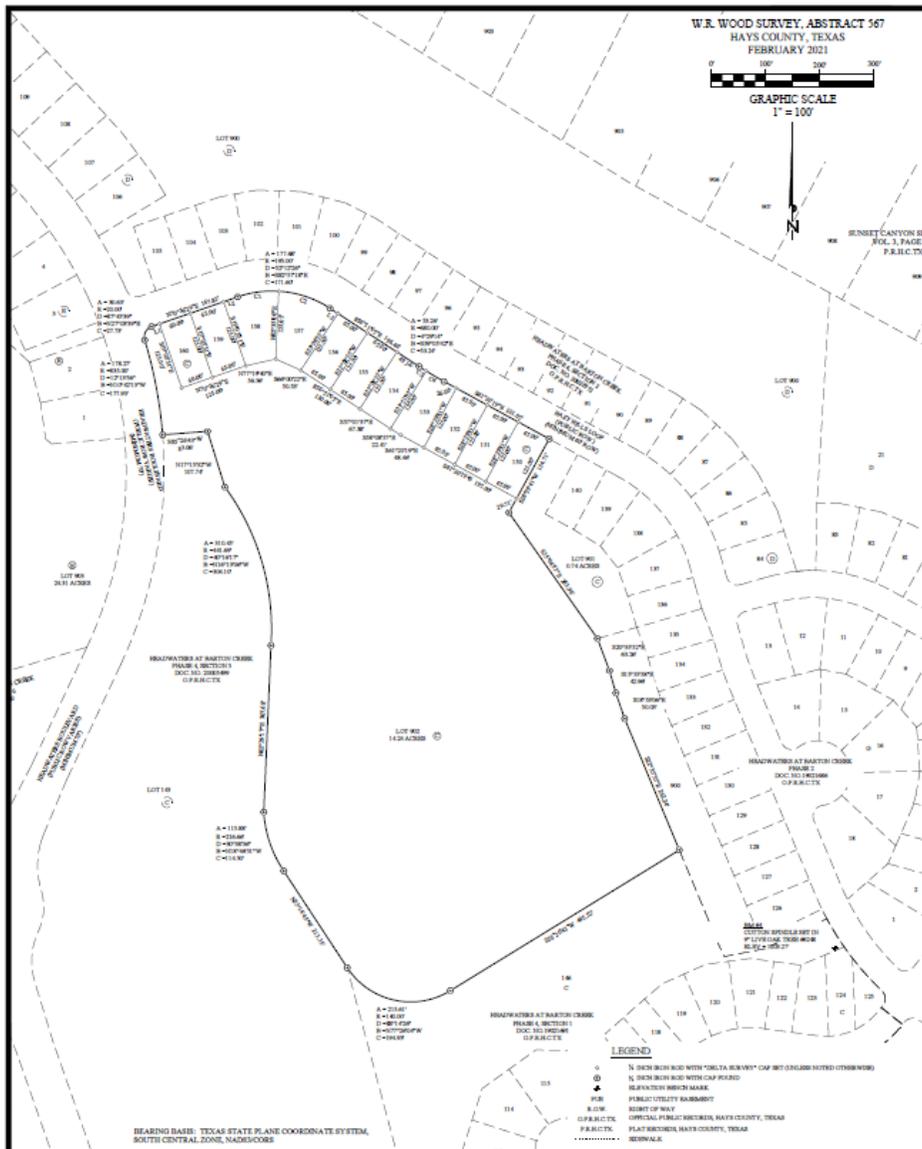
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Overview

The applicant is requesting to Replat Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902. The Headwaters development is planned as a single-family residential development located off Hwy 290 and Headwaters Boulevard, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902 is a portion of the Headwaters at Barton Creek Concept Plan approved with the Headwaters at Barton Creek Development Agreement. The 16.39-acre Replat consists of a total of 12 lots. The lots include 11 single family lots, and 1 non-residential lot. The replat would take lot 902 and subdivide it into 12 lots.

Access to Phase 4 Sections 2 of Headwaters is through an extension of the existing Headwaters Blvd. The existing drainage from the Phase 4 Sections 2 drains generally drains to an unnamed tributary of Little Barton Creek that extends into the site, generally following along the western property line.



Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902 Replat utility providers are listed below:

- Water: Headwaters MUD
- Wastewater: Headwaters MUD
- Electric: PEC

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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 – Headwaters at Barton Creek Lot 902 Replat

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	Staff received one public comment which is attached to the agenda
Enforcement Issues	N/A
Comprehensive Plan Element	N/A