



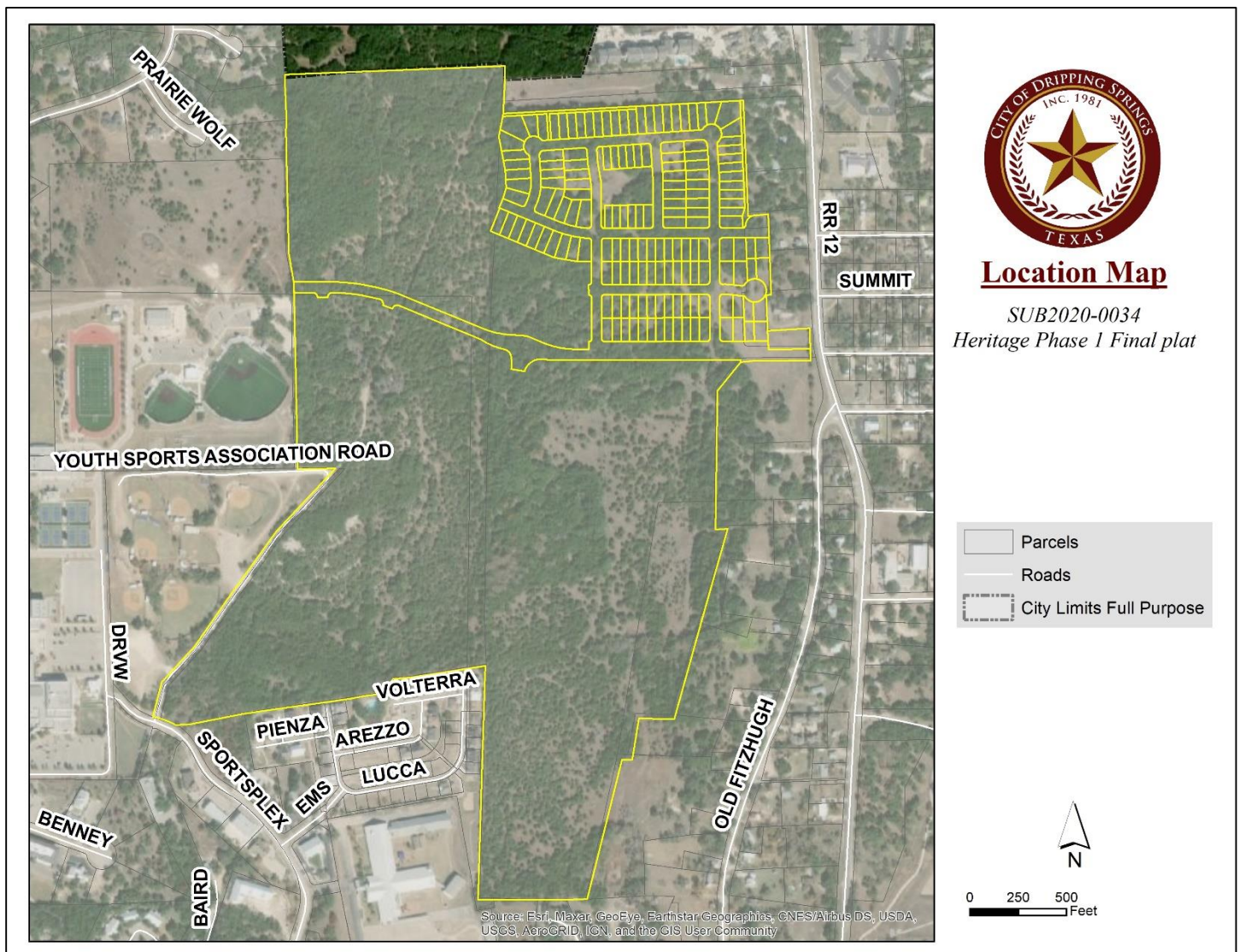
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: December 16, 2020
Project No: SUB2020-0034
Project Planner: Amanda Padilla, Senior Planner

Item Details

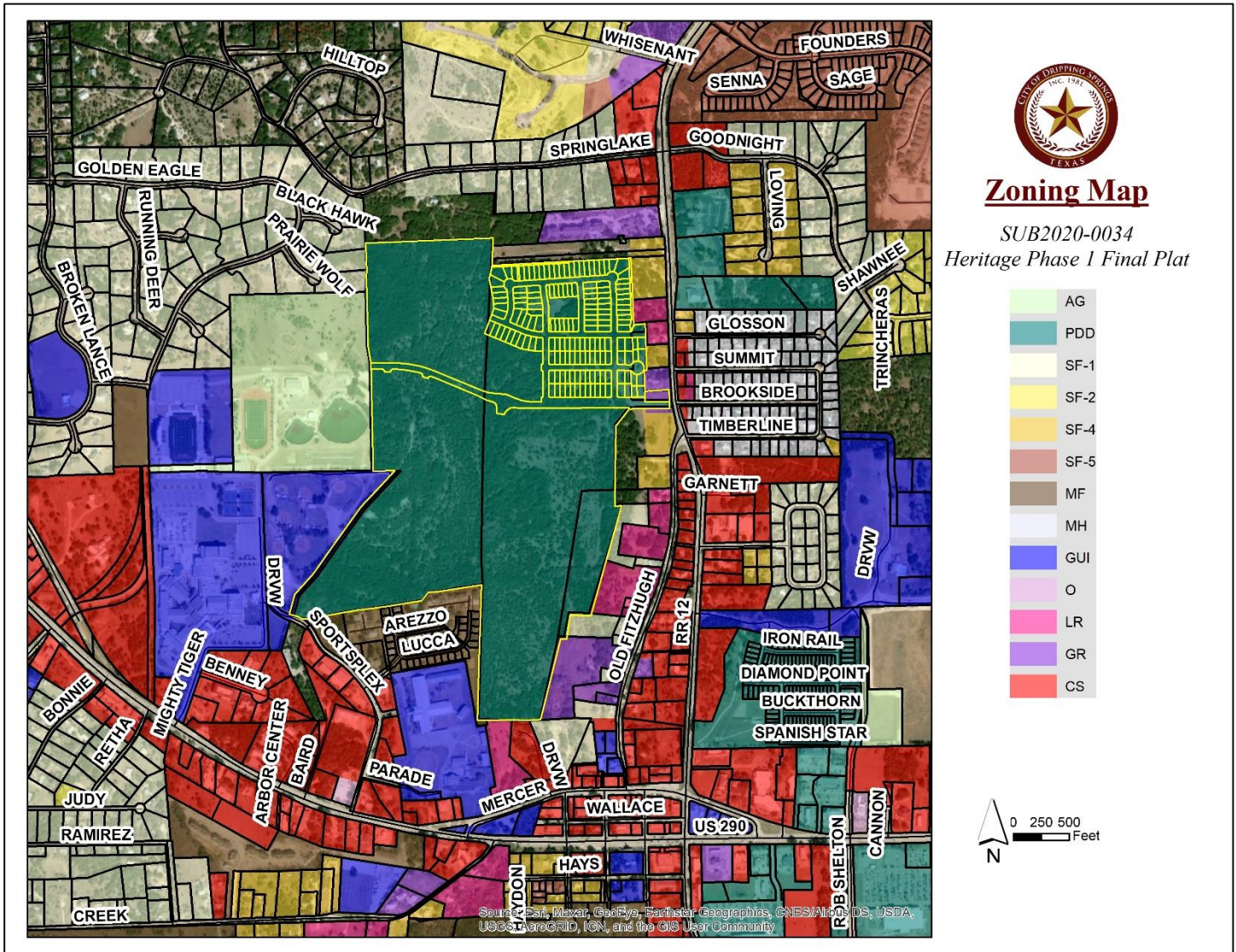
Project Name: Heritage Phase 1 Final Plat
Property Location: Sportsplex Dr, Dripping Springs Texas
Legal Description: Being 190.317 Acres of Land out of the Philip Smith Survey, Abstract No. 415, The City of Dripping Springs, Hays County, Texas
Applicant: Alex Granados, P.E. Kimley-Horn & Associates
Property Owner: SLF IV- Dripping Springs JV, L.P. & Bob White Investments, LP
Request: Applicant is requesting to Final Plat Heritage Phase 1
Staff recommendation: Staff is recommending denial of Heritage Phase 1 Final Plat based on outstanding comments



Planning Department Staff Report

Overview

The applicant is requesting to Final plat Heritage Phase 1. The first phase of Heritage is approximately 37.07 acres out of a total of 190.317. 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 overall Heritage subdivision plans to develop a total of 595 Single Family lots. Phase 1 would create 116 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 4, for the PDD Ordinance). On July 14, 2020, the parkland dedication was approved at the City Council Regular meeting. The Preliminary Plat was approved by the Planning and Zoning commission on September 22, 2020.

Planning Department Staff Report

Heritage Final Plat utility providers are listed below:

Gas- SI Energy

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 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.

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

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Heritage Phase 1 Final Plat

Exhibit 3 – Outstanding Comments Letter

Exhibit 4 – Planned Development District No 5 Ordinance

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