



## Planning & Zoning Commission Planning Department Staff Report

---

**P & Z Meeting:** March 22, 2022  
**Project Number:** SUB2021-0058  
**Report From:** Tory Carpenter, AICP – Senior Planner

### Item Details

**Project Name:** Parten Ranch Phase 4 Final Plat  
**Property Location:** Near the intersection of F.M. 1826 & CR 163  
**Legal Description:** 73.81 acres out of the Lamar Moore Survey, A-323  
**Applicant:** Daniel Ryan, P.E. LJA Engineering  
**Property Owner:** HM Parten Ranch Development, Inc.  
**Request:** Approval of Final Plat

### Staff Recommendation

Staff recommends approval with conditions of the final plat.

### Site Information

#### Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by the Parten Ranch Development Agreement.

#### Project Summary:

Parten Ranch Phase 4 is a 73.81-acres medium density residential development. This includes several drainage & open space lots as well as a water quality lot.

### Previous Actions/Actions by Other Jurisdictions

- Hays County 1445 approval

### Outstanding Comments

With the minor outstanding comments, staff recommends approval with the following conditions:

Add the following water quality easement notes:

1. WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF COMPLIANCE WITH CITY OF DRIPPING SPRINGS WATER QUALITY ORDINANCE AND THE APPROVED TCEQ CONTRIBUTING ZONE PLAN FOR THIS TRACT.

## Planning Department Staff Report

---

2. WATER QUALITY EASEMENTS SHALL BE MAINTAINED TO THE STANDARDS SET BY TCEQ RG-348 FOR VEGATATIVE FILTER STRIPS AND GRASSY SWALES. Fill in Person Responsible WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF WATER QUALITY EASEMENTS.
3. SEPTIC FIELDS, TANKS OR FACILITIES ARE PROHIBITED WITHIN THE WATER QUALITY EASEMENTS.
4. PARKING OF ANY VEHICLES, TRAILERS OR BOATS IS PROHIBITED WITHIN WATER QUALITY EASEMENTS.
5. ALL WATER QUALITY EASEMENTS ARE TO REMAIN UNDISTURBED WITH NO IMPERVIOUS COVER OR ABOVE GROUND STRUCTURES EXCEPT FOR THE FOLLOWING:
6. LOW IMPACT PARKS AND OPEN SPACE LIMITED TO SIDEWALKS, TRAILS, PICNIC FACILITIES AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION WHEN APPROVED BY THE CITY ENGINEER.
7. WATER METERS, ELECTRIC BOXES AND ANY OTHER UTILITY DESIGNED TO SERVICE RESIDENTIAL LOTS.
8. TERRACING TO REDUCE SLOPE WHEN APPROVED BY THE CITY ENGINEER.
9. LANDSCAPING IMROVEMENTS SHALL BE LIMITED TO PERVIOUS, VEGETATIVE IMPROVEMENTS WITH NO HARDSCAPE AND NO INCREASE IN SLOPES.
10. WATER QUALITY AND STORMWATER SYSTEM IMPROVEMENTS WHEN APPROVED BY THE CITY ENGINEER.

### Attachments

Exhibit 1 – Application

Exhibit 2 – Staff Comments

Recommended Action:	Approval with the above-mentioned conditions.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A