

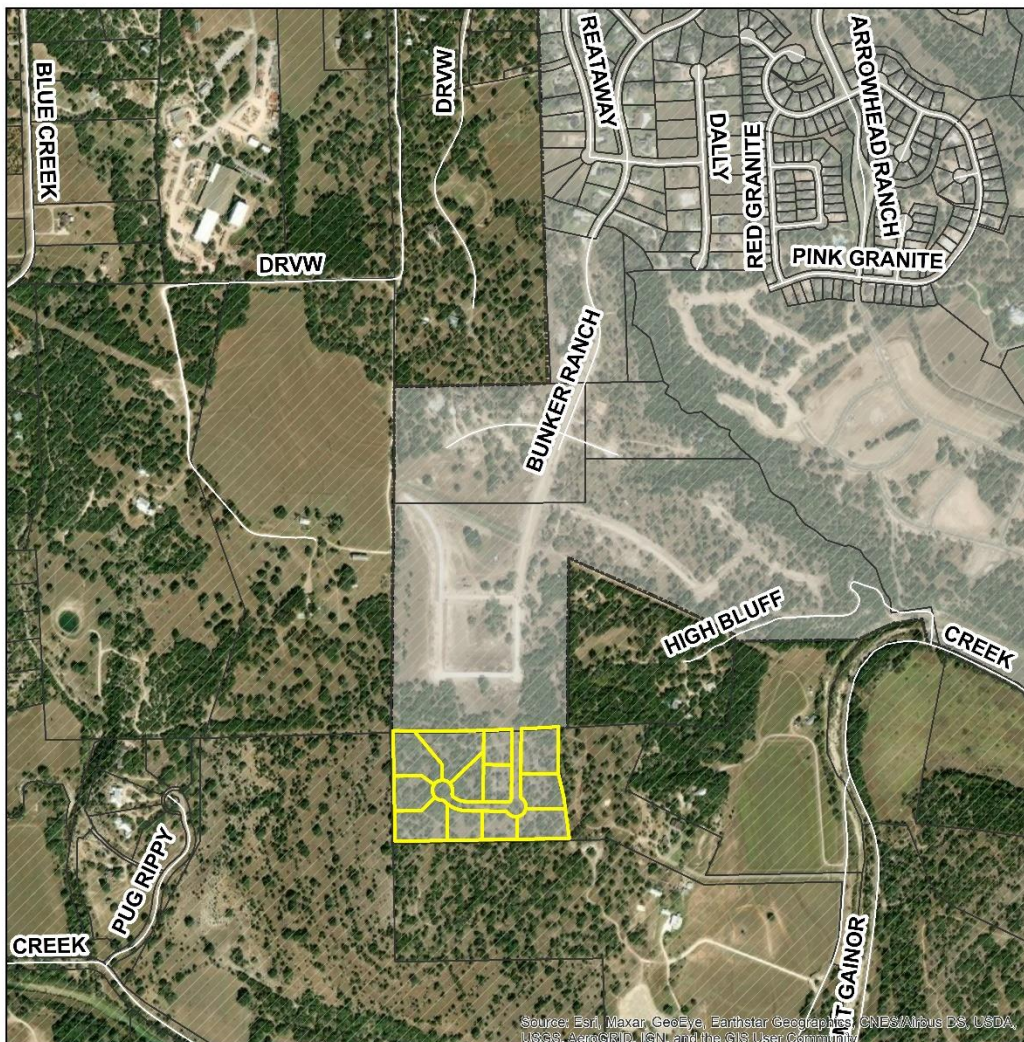


City Council Planning Department Staff Report

City Council Meeting: January 11, 2022
Project No: MORW2022-001
Project Planner: Tory Carpenter, AICP, Senior Planner

Item Details

Project Name: Overlook at Bunker Ranch
Property Location: 2100 Creek Road
Legal Description: 18.25 acres out of the Benjamin F Hanna Survey
Applicant: Brian Estes
Property Owners: Overlook at Bunker Ranch, LLC
Request: A waiver from the temporary development moratorium



Location Map

*SUB2021-0020
Overlook at Bunker Ranch
Preliminary Plat*

	Site
	Roads
	Parcel Lines
	City Limits Full Purpose
	Dripping Springs ETJ



Planning Department Staff Report

Development Proposal

This request is associated with a preliminary plat application for a property known as the Florio Tract which was annexed March 9, 2021. This extension of the Bunker Ranch development includes 11 residential lots zoned SF-2. The project would be served by on-site septic and would not impact the City wastewater system.

Request Overview

The applicant requests an administrative exception to the temporary development moratorium. Given that no residential use was established on the property, the proposed development was determined to be a “change in use” and staff denied the exception request. Staff directed the applicant to apply for a waiver.

Staff Analysis

Moratorium Ordinance: Section 8 Art. B

Waivers. Any property owner who does not assert rights under Texas Local Government Code Chapter 245, but who seeks authorization to proceed with the development permitting process during the time of the temporary moratorium can request a waiver. Property owners agreeing to construct certain wastewater infrastructure at property owners’ sole expense and who do not require land use modifications inconsistent with the updated comprehensive plan, in accordance with Local Government Code Chapter 212, Subchapter E, may apply for a waiver in accordance with City policy.

Wastewater:

This development will be served by on-site septic systems and will not impact the city wastewater system.

Land Use:

This development is consistent with the existing SF-2 zoning district on the property. Additionally, this project is consistent with development trends in the area.

It is important to note, that if the development moratorium were not in place, this project could proceed without any entitlements from the City Council, or any other boards or commissions. If this waiver request is denied, the applicant can proceed with the development after expiration or termination of the temporary development moratorium.

Council Action

City Council is tasked with approval or denial of the waiver. Any denial will stand until the moratorium is lifted unless there is a substantial change to the project.

Attachments

Exhibit 1: Waiver Request

Exhibit 2: Site Plan

Exhibit 3: Moratorium Ordinance

Recommended Action:	Staff provides this request to City Council with a neutral recommendation.
Alternatives/Options:	Deny or approve the waiver.
Budget/Financial Impact:	N/A
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A