



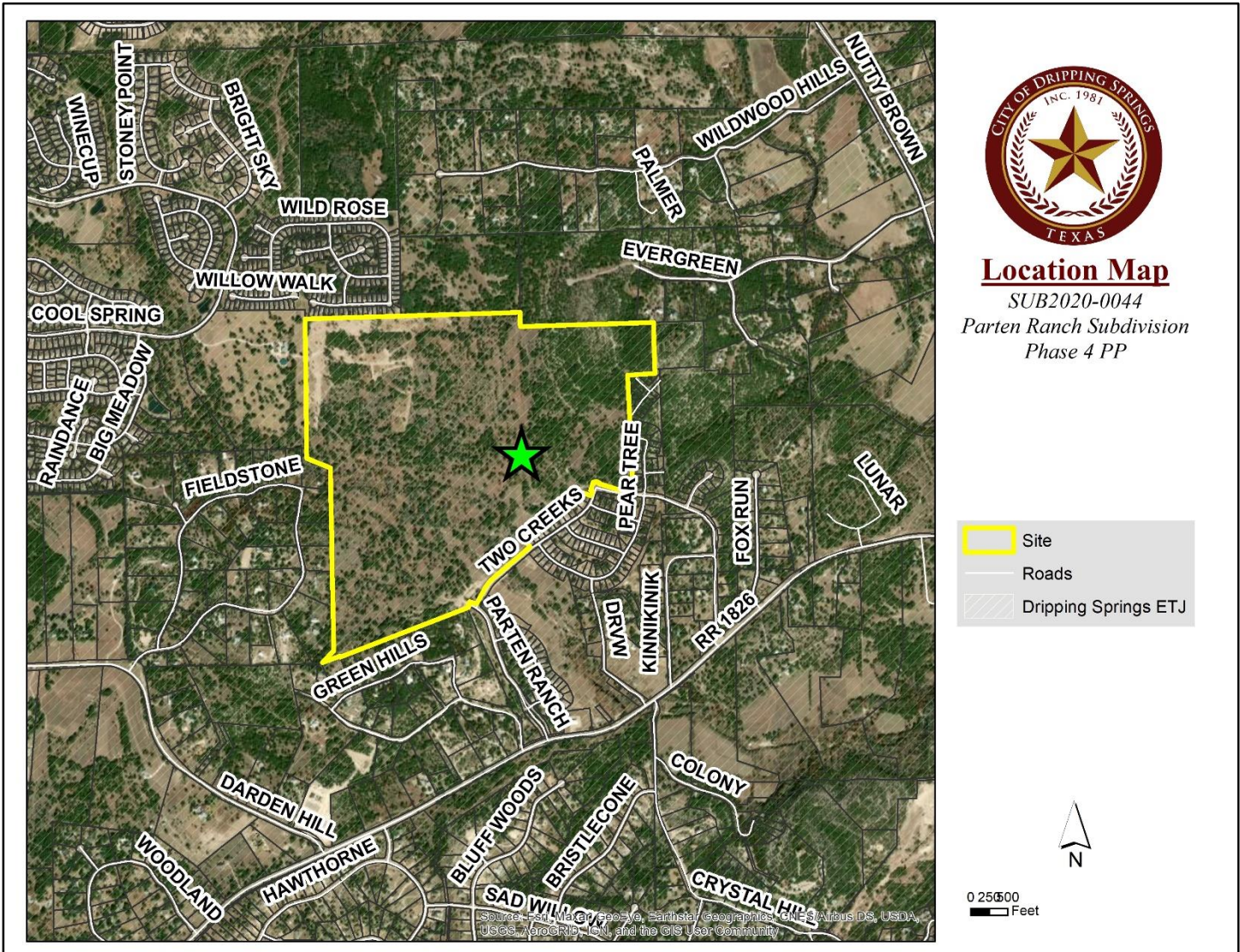
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** January 26, 2021  
**Project No:** SUB2020-0044  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

**Project Name:** Parten Ranch Phase 4 Preliminary Plat  
**Property Location:** 1.5 Miles Southwest of the intersection of Nutty Brown Road and FM 1826  
73.84 ACRES OF LAND IN THE SEABORN J. WHATLEY SURVEY A-18 AND THE LAMAR MOORE SURVEY A-323 AND A PORTION OF THE 521.542 ACRES RECORDED IN DOC #2018-160  
**Legal Description:**  
**Applicant:** HM Parten Ranch Development, Inc.  
**Property Owner:** HM Parten Ranch Development, Inc.  
**Request:** Applicant is requesting to Preliminary Plat Parten Ranch Phase 4  
**Staff recommendation:** Staff is recommending disapproval of Parten Ranch Phase 4 Preliminary Plat based on outstanding comments





# Planning Department Staff Report

## Overview

The applicant is requesting to Preliminary Plat Parten Ranch Phase 4. The Parten Ranch development is planned as a low-density single-family residential development located in northwestern Hays County, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Parten Ranch, Phase 4 is a portion of the Parten Ranch Concept Plan approved with the Parten Ranch Development Agreement between the City of Dripping Springs and HM Parten Ranch, L.P. The tract is located off FM 1826 and Parten Ranch Parkway. The 73.84-acre Preliminary Plat consists of a total of 92 lots and right of way. The lots include 87 single family lots, 1 utility lot, and 4 drainage/open space lots.

The Tract is located within the Bear Creek Watershed with the Spring Hollow and within the Contributing Zone to the Edwards Aquifer. Access to the proposed lots will be FM 1826 and Parten Ranch Parkway. The internal streets will be designed per the development agreement and Hays County design criteria.



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Parten Ranch Preliminary Plat utility providers are listed below:

Water: West Travis County PUA

Wastewater: Wastewater service will be provided by the Spring hollow Municipal Utility District and the treatment will be provided by Hays County MUD No. 5

Electric: PEC

Per the Parten Ranch Development Agreement between the City of Dripping Springs & HM Parten Ranch Development LP., the Parkland dedications will be met in other phases.

## 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.

## Meetings Schedule

January 26, 2021 Planning and Zoning Commission

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Parten Ranch Phase 4 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Exhibit 4 – Parkland Dedication

|                            |  |
|----------------------------|--|
| 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  |