



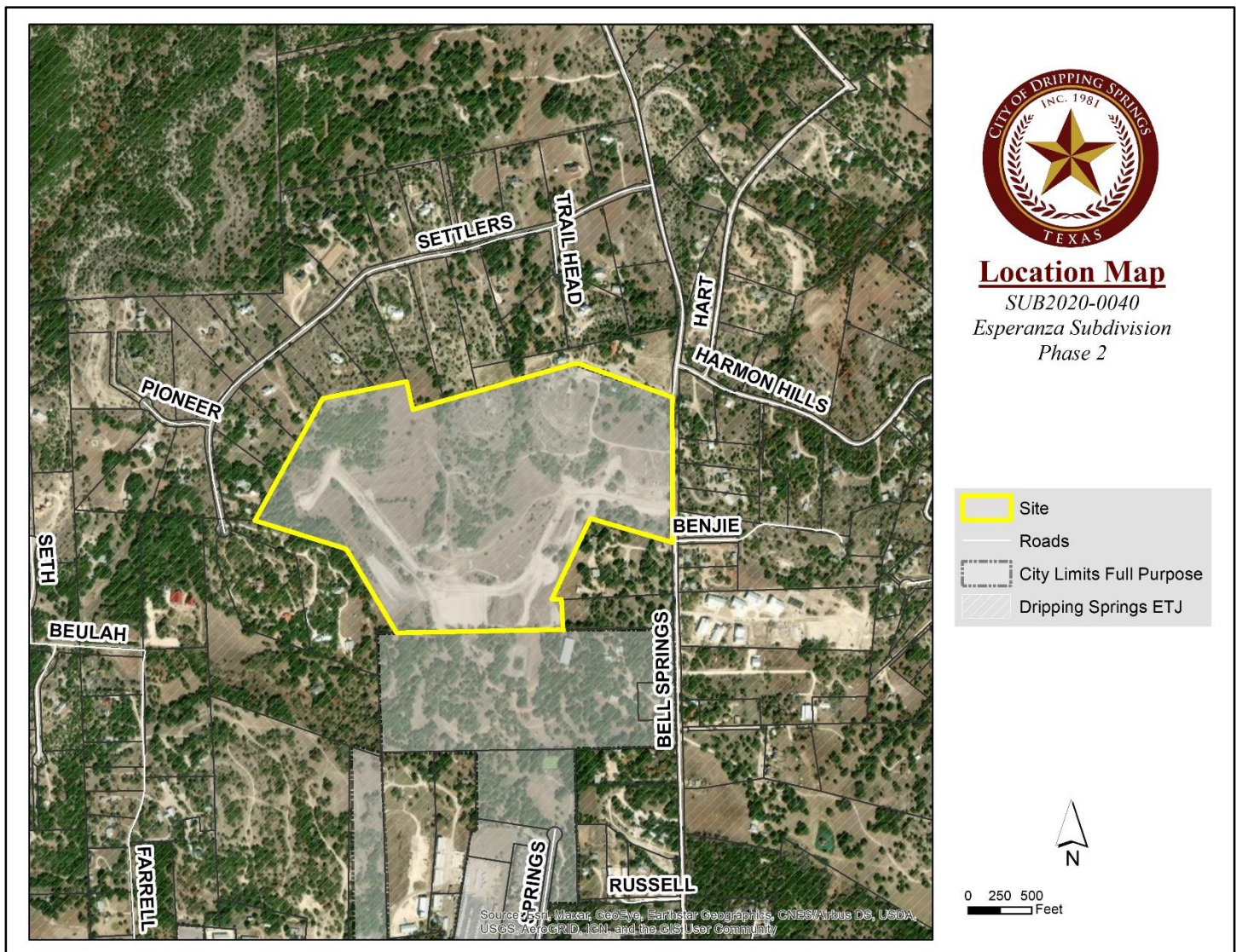
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: January 26, 2021
Project No: SUB2020-0040
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Esperanza Phase 2 Final Plat
Property Location: 4900 Bell Springs Road, Dripping Springs, TX 78620
Legal Description: INDIAN POINT, LOT 2A, MH SERIAL 3SHAL05644A, TITLE #00994613, LABEL # TRA0412055, ACRES 52.44
Applicant: Adrian Rosas, TRE & Associates
Property Owner: Esperanza 104, LLC
Request: Applicant is requesting to Final Plat Esperanza Phase 2
Staff recommendation: Staff is recommending denial of Esperanza Phase 2 Final Plat based on outstanding comments

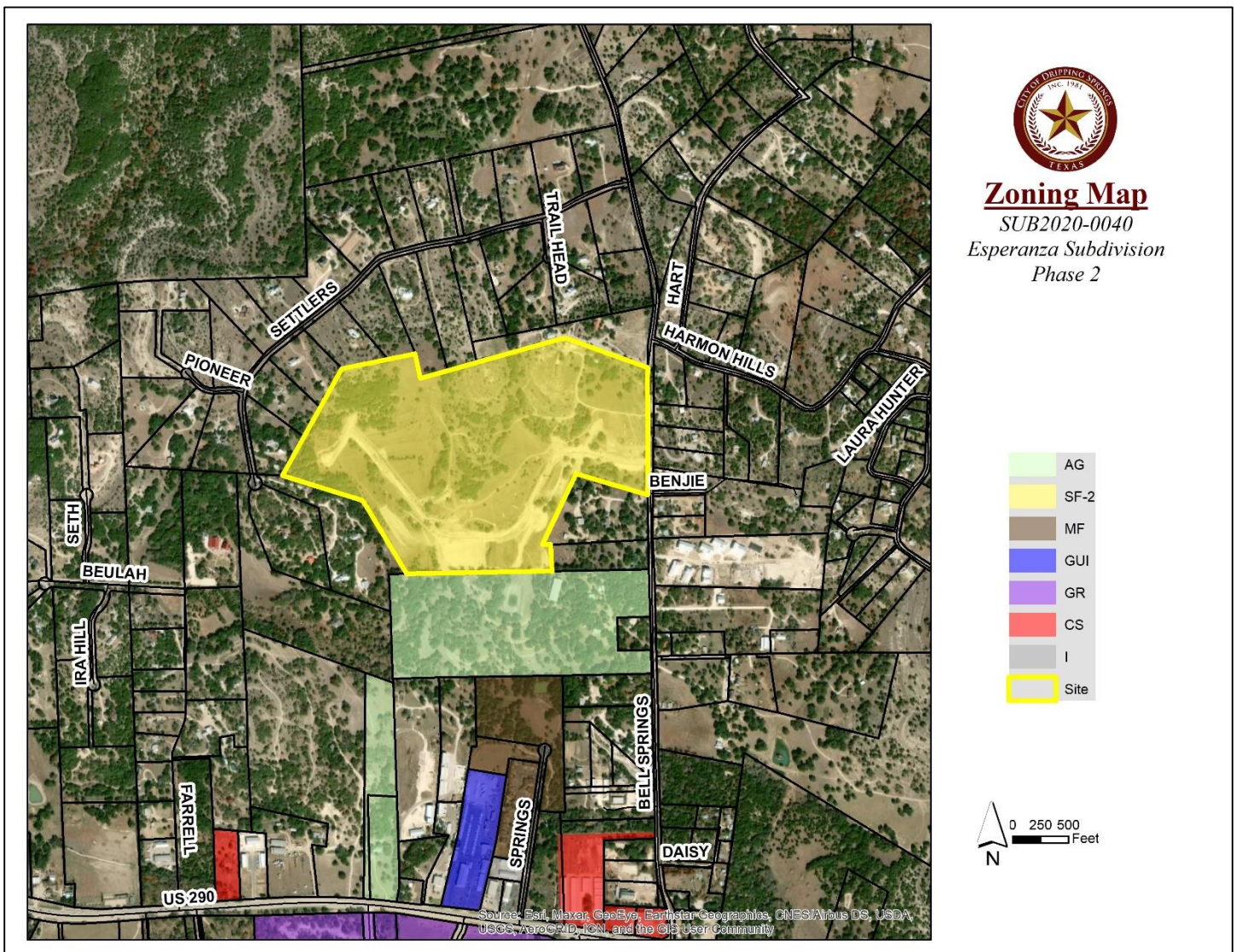


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Overview

The applicant is requesting to Final Plat Esperanza Phase 2. The Esperanza Subdivision is planned as a low-density single-family residential development Zoned SF-2 within the Full Purpose City Limits of Dripping Springs. The tract is located at 4900 Bell Springs Road and is directly north and adjacent to Esperanza Phase 1. The 52.4-acre Final Plat consists of a total of 56 residential and 2 landscaping lots.

The Tract is located within the Onion Creek Watershed and is within the Contributing Zone of the Edwards Aquifer. Phase 2 is bordered on the east side by the right of way of Bell Springs Road, approximately 1 mile north of Highway 290. The proposed development within Phase 2 consist of three (3) streets, 2 of which are looped connectors from Bell Springs Road and Esperanza Phase 1.



Esperanza Phase 2 Final Plat utility providers are listed below:

- Water: Dripping Springs Water Supply Corporation.
- Wastewater: Wastewater service will be onsite septic facilities,
- Electric: Pedernales Electric Cooperative

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Parkland and open space were included in Esperanza Phase 1 for the entire Esperanza development. The Parkland had previously been approved through the Parks and Recreation Commission and City Council. As such, no additional parkland or open space is included in this Final Plat.

Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

Once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the 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 – Esperanza Phase 2 Final 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