



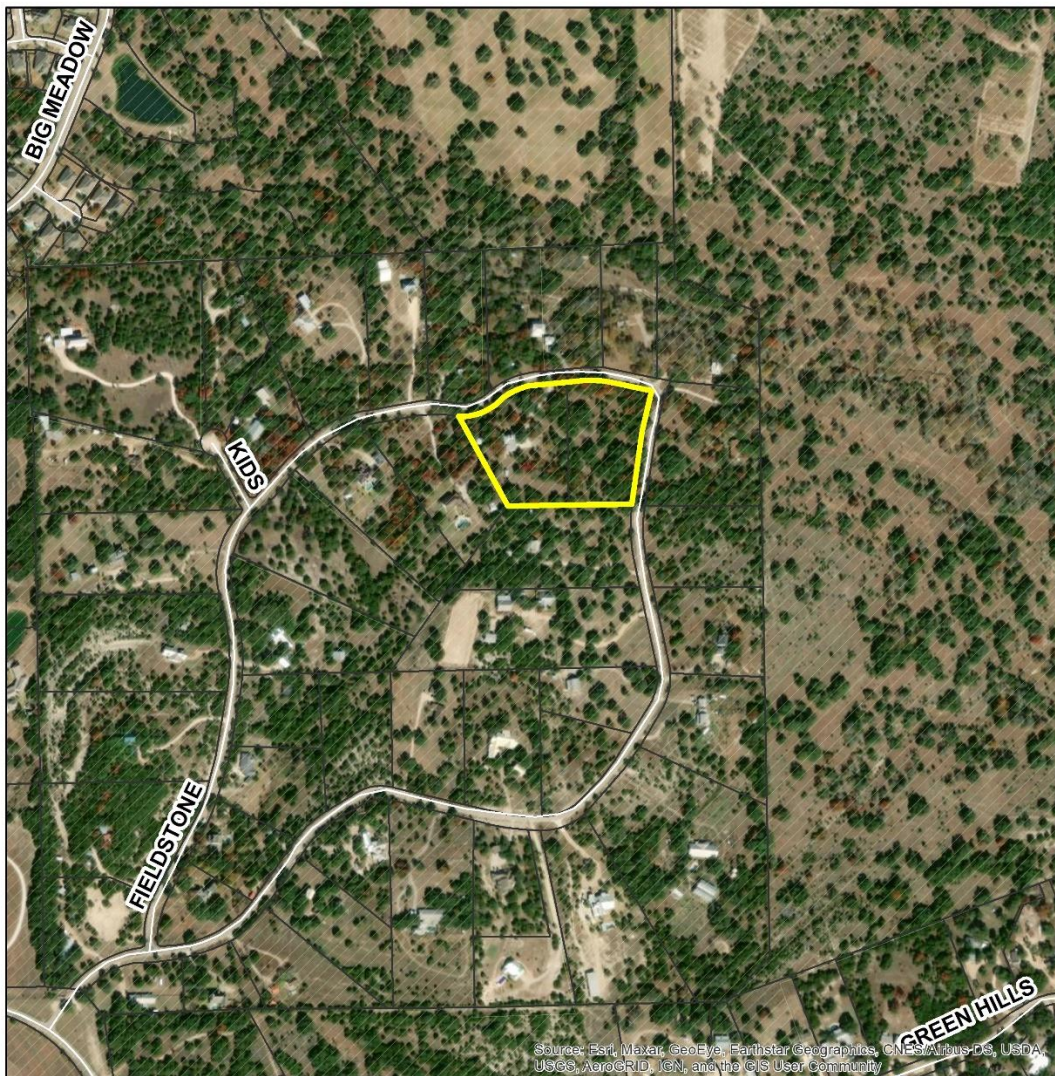
# Planning and Zoning Commission

## Planning Department Staff Report

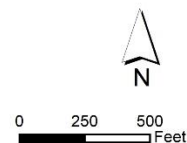
**Planning and Zoning Commission Meeting:** January 26, 2021  
**Project No:** SUB2020-0043  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

**Project Name:** Fieldstone Replat, Block B Lots 9 and 10  
**Property Location:** 13125 Fieldstone Loop, Austin Texas 78737  
**Legal Description:** Fieldstone, Block B, Lots 9 and 10  
**Applicant:** Jon Thompson, J Thompson Professional Consulting  
**Property Owner:** Jonathan and Mary Steinberg  
**Request:** Applicant is requesting to replat Lots 9 and 10 of the Fieldstone Subdivision Plat. Staff is recommending denial of the Fieldstone Replat based on outstanding comments  
**Staff recommendation:**



**Location Map**  
SUB2020-0043  
Fieldstone Replat  
13125 Fieldstone Loop



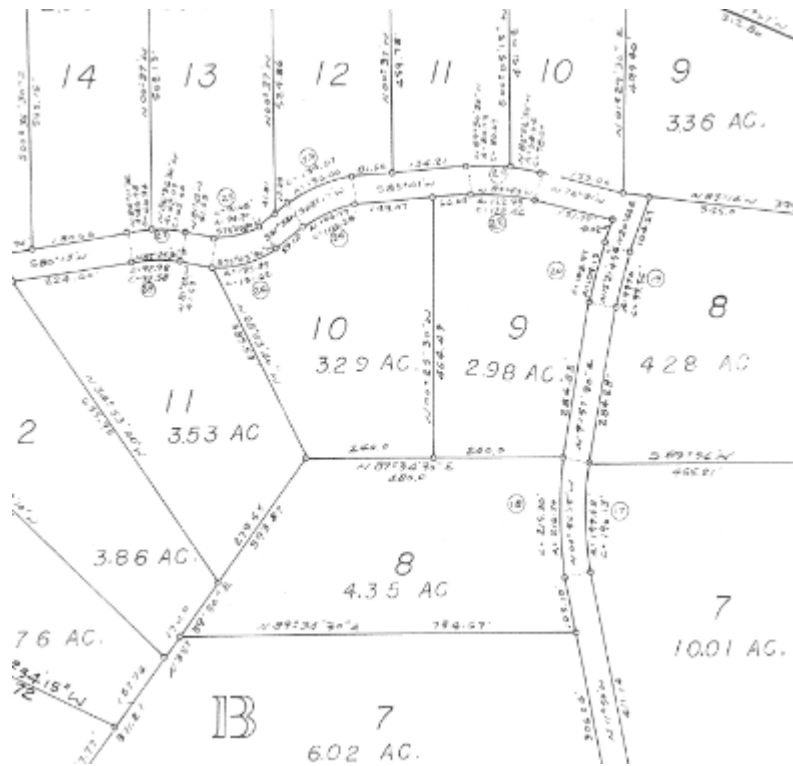
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User community

# Planning Department Staff Report

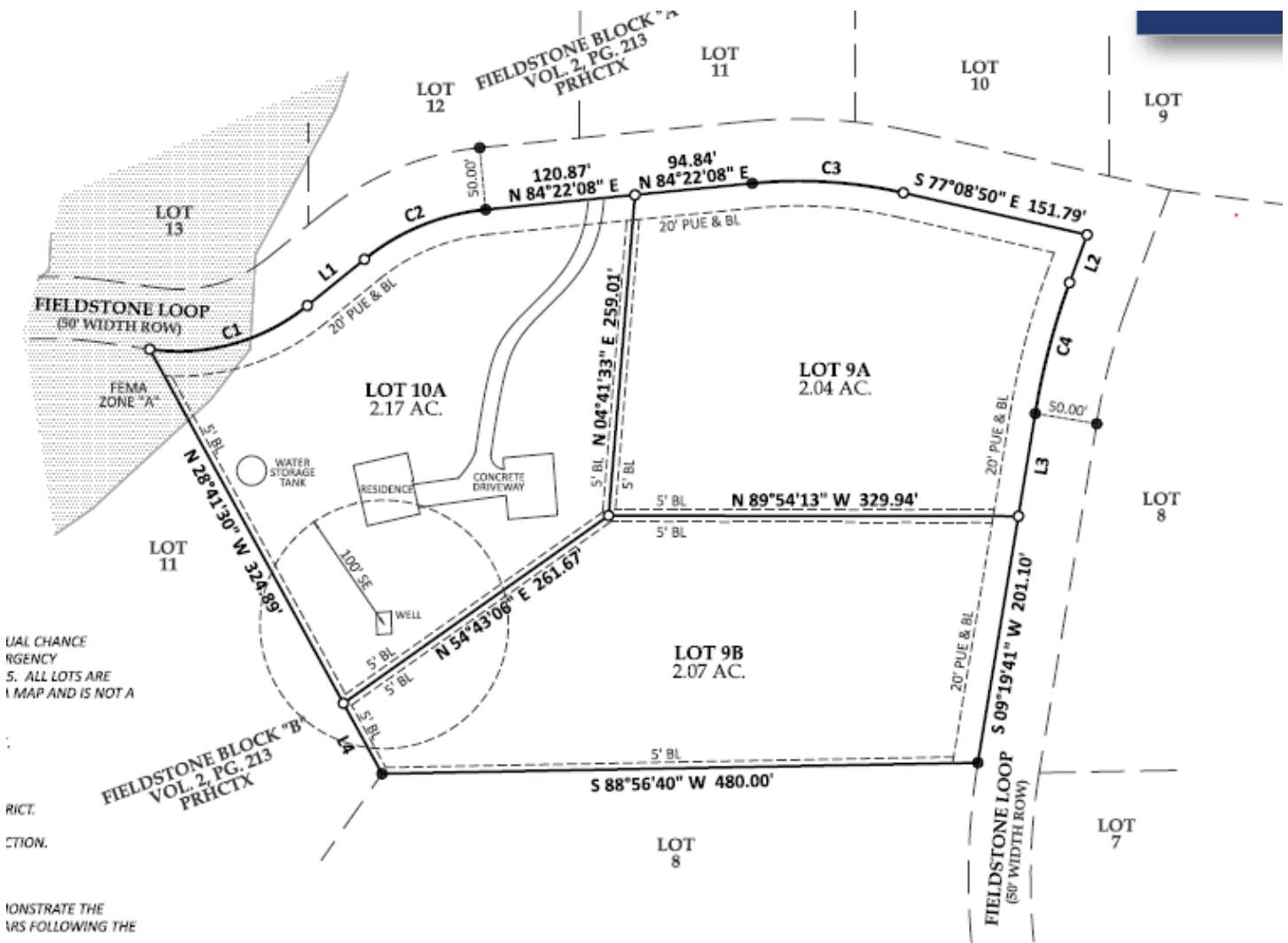
## Overview

The applicant is requesting to replat lots 9 and 10 of the Fieldstone Subdivision. The Fieldstone subdivision was recorded in 1981 as a low-density residential subdivision. The subdivision is over 181.42 acres with a total of 36 lots. The lots range in size from the smallest 2.25 acres to 10.01 acres.

The applicant is proposing to replat two lots (Lots 9 and 10) into three lots (9A, 9B, 10A). Lot 9 is 2.98 acres and Lot 10 is 3.29 acres for a total of 6.27 acres. The replat would create Lot 9A, 2.04 acres, Lot 9B, 2.07 acres, and Lot 10A, 2.17 acres.



# Planning Department Staff Report



The Subdivision is within the City's extraterritorial jurisdiction. Lot size minimums within the ETJ are based on the wastewater and water provider. Since the applicant will be utilizing an on-site septic facility and either a private well or rainwater collection the minimum lot size is two (2.0) acres. The applicant meets the lot size code requirements of two (2.0) acres. The Plat is being reviewed by Hays County and the City of Dripping Springs.

Fieldstone Replat utility providers are listed below:

- Water: Private water well or rainwater collection
- Wastewater: Individual advanced on-site sewage facilities as approved by Hays County under Chapter 751.
- Electric: Pedernales Electric Cooperative

## 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.

# Planning Department Staff Report

---

## 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 – Fieldstone Replat

Exhibit 3 – Outstanding Comments Letter

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