

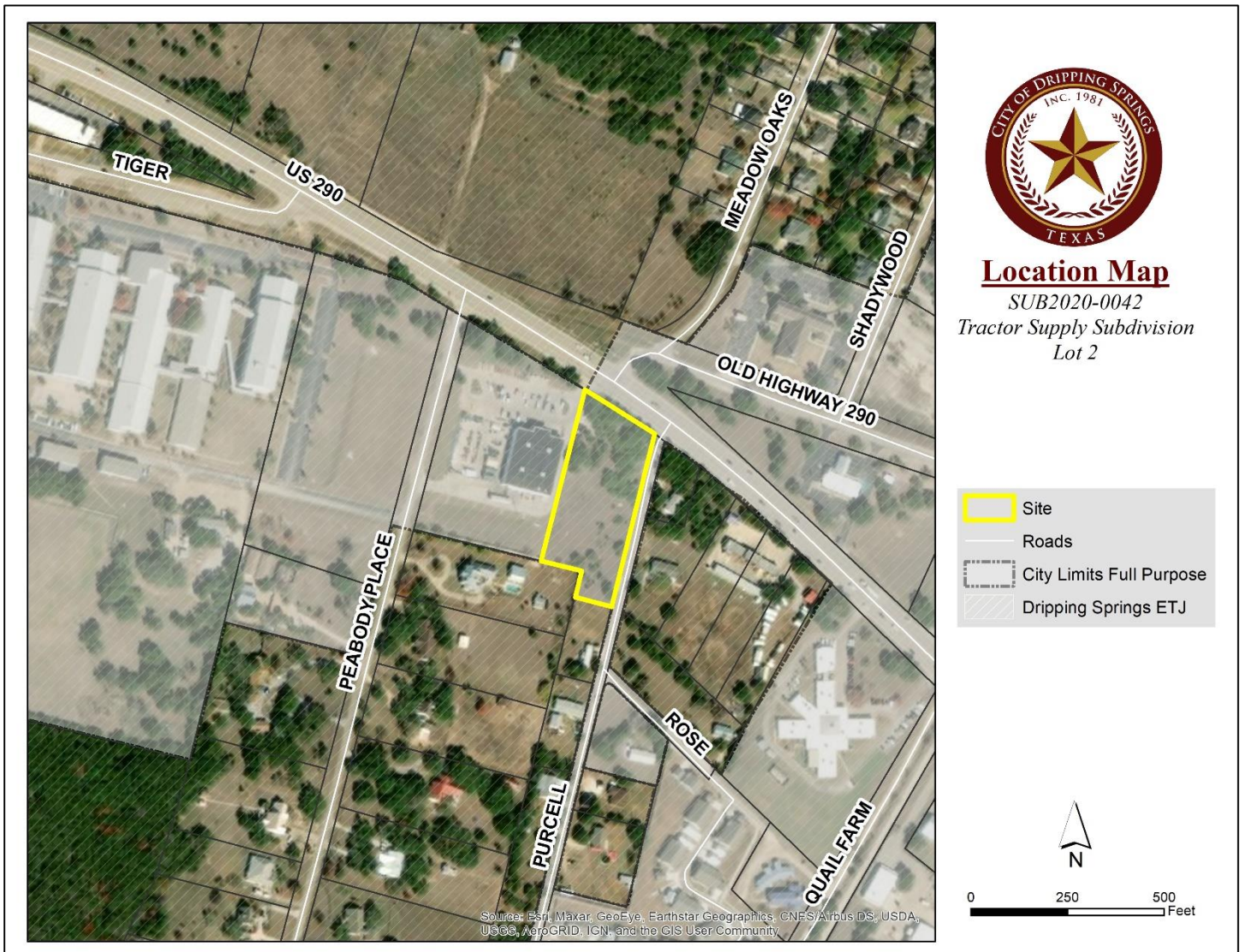


Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: January 26, 2021
Project Number: SUB2020-0042 – Tractor Supply Vacation and Final Plat
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Tractor Supply Lot 2 Vacation and Final Plat
Property Location: 1711-A US 290
Legal Description: Approximately 2.12 acres, called Lot 2 in the Tractor Supply Company Subdivision
Applicant: J Thompson Professional Consulting LLC c/o John Thompson
Property Owner: Meadow Drip, LP and Galaxie Corporation
Request: Partial Plat Vacation and Final Plat



Planning Department Staff Report

Overview

The applicant requested to vacate Lot 2 from the Tractor Supply Company Subdivision because of a plat note on the original subdivision regarding maximum capacity for septic. This note was required by the county, and since it is located in the city limits, it no longer applies. With the removal of this plat note, the property will be able to develop under the City of Dripping Springs standards.

Local Government Code 212.013 allows for plat vacations if all owners of lots in the plat join in the application for vacation. In this proposed vacation, the applicant is vacating Lot 2 from the existing Tractor Supply Company Subdivision, and then Final Platting Lot 2 as a new subdivision in accordance with City of Dripping Springs ordinances.

Action Requested

Disapproval for the reasons set forth in the items applications for a Final Plat (SUB2020-0042), consisting of approximately 2.12 acres located 1711-A US 290, generally located south of US 290 between Peabody Place and Purcell Place.

Site Information

Location:

The subject property is located along US 290 between Peabody and Purcell Place, more specifically known as 1711-A US 290.

Zoning Designation: Commercial Services (CS)

Property History

This is the first request regarding this lot.

Outstanding Comments

Staff analyzed the proposed plats (SUB2020-0042 against the city's code of ordinances, as attached to this staff report.

Recommendation

Staff is recommending disapproval based on the reasons set forth in the item, including all attachments.

Attachments

Exhibit 1 – Application

Exhibit 2 – Tractor Supply Company Final Plat

Exhibit 3 – Proposed Final Plat for New Subdivision w/comments

Exhibit 4 – Vacation Documents

Recommended Action:	Recommend disapproval with reasons set forth in the item, including all attachments.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A