



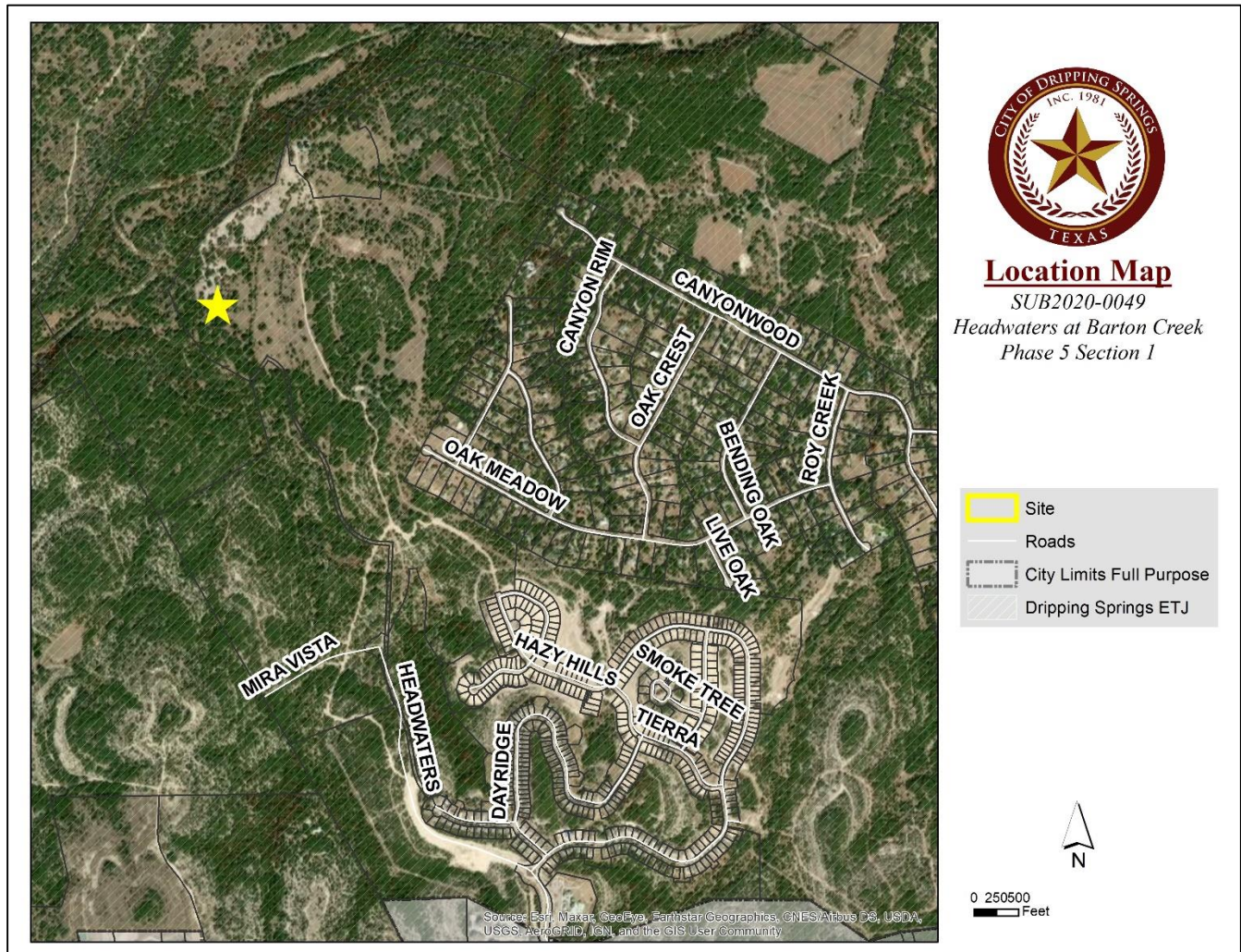
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** January 26, 2021  
**Project No:** SUB2020-0049  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

**Project Name:** Headwaters at Barton Creek Subdivision Phase 5 Section 1 Final Plat  
**Property Location:** Intersection of Headwaters Blvd and Sage Thrasher Circle  
A0394 M D RAPER, 58 H BRASHE, 555 A JOLLY, 40 H BENSON, 811 JF GILBERT, 639 L LEWIS, 560 J POWELL, 567 WR WOOD, 475 W WALKER JR SURVEYS, ACRES 463.0.135  
**Legal Description:**  
**Applicant:** WFC Headwaters Owner VII, L.P c/o Freehold Communities  
**Property Owner:** WFC Headwaters Owner VII, L.P c/o Freehold Communities  
**Request:** Applicant is requesting to Final Plat Headwaters at Barton Creek Subdivision Phase 5 Section 1  
**Staff recommendation:** Staff is recommending approval with conditions of Headwaters at Barton Creek Subdivision Phase 5 Section 1 Final Plat.



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## Overview

The applicant is requesting to Final Plat Headwaters at Barton Creek Subdivision Phase 5 Section 1. The Headwaters at Barton Creek Subdivision is a single-family residential development within the City's extraterritorial jurisdiction. The final plat for Phase 5 Section 1 is a total of 20.92 acres. The plat consists of 57 total lots with 54 residential lots. The applicant received Preliminary plat approval from the Planning and Zoning Commission and City Council.

Headwaters at Barton Creek is within a Development agreement with the City. The Development agreement was amended and restated in 2020.

The plat is entirely within the Hays-Trinity Groundwater Conservation District 6 and is within the Contributing Zone of the Edwards Aquifer.

Headwaters at Barton Creek Phase 5 Section 1 Final Plat utility providers are listed below:

Water: Headwaters Municipal Utility District  
Wastewater: Headwaters Municipal Utility District  
Electric: Pedernales Electric Cooperative

Parkland and open space were approved with the Development agreement which was approved by the Parks and Recreation Commission and City Council.

## Recommendation:

Staff is recommending **approval with the following comments:**

1. Change signature block to the following (Sec. 212.006 of Local Government Code requires plats to be approved through the municipal planning commission):

STATE OF TEXAS }

COUNTY OF HAYS }

CITY OF DRIPPING SPRINGS }

THIS PLAT, Name and Type of Plat , HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE DAY OF 20 ,

BY:

Planning and Zoning Commission Chair or Vice Chair

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

2. Remove all Preliminary Plat references

3. The Final Plat cannot be approved until either;

- Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
- Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

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Once all conditions have been met the proposed plat will be consistent and comply with the development standards set forth in the City Ordinances.

## 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 – Headwaters at Barton Creek Phase 5 Section 1 Final Plat

Recommended Action	Approve the Plat with conditions
Alternatives/Options	Approve the Plat with no conditions; Disapprove the Plat
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A