



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: April 27, 2021
Project No: SUB2021-0021
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Bannockburn Replat
Property Location: 245, 264 American Way and 200 S Canyon Wood Dr, Dripping Springs Texas 78620
Legal Description: Caliche Hill Section 1, Lot 1B, 1C, and 1D
Applicant: Joel Bock, Sunland Group
Property Owner: Rob McClelland, Bannockburn Baptist Church
Request: Replat Caliche Hill Section 1 Lots 1B-1D to 2 lots
Staff recommendation: Approval of the replat



Location Map

*SUB2021-0021
Lots 1B, 1C, and 1D
Caliche Hill Sec. 1 Subdivision*



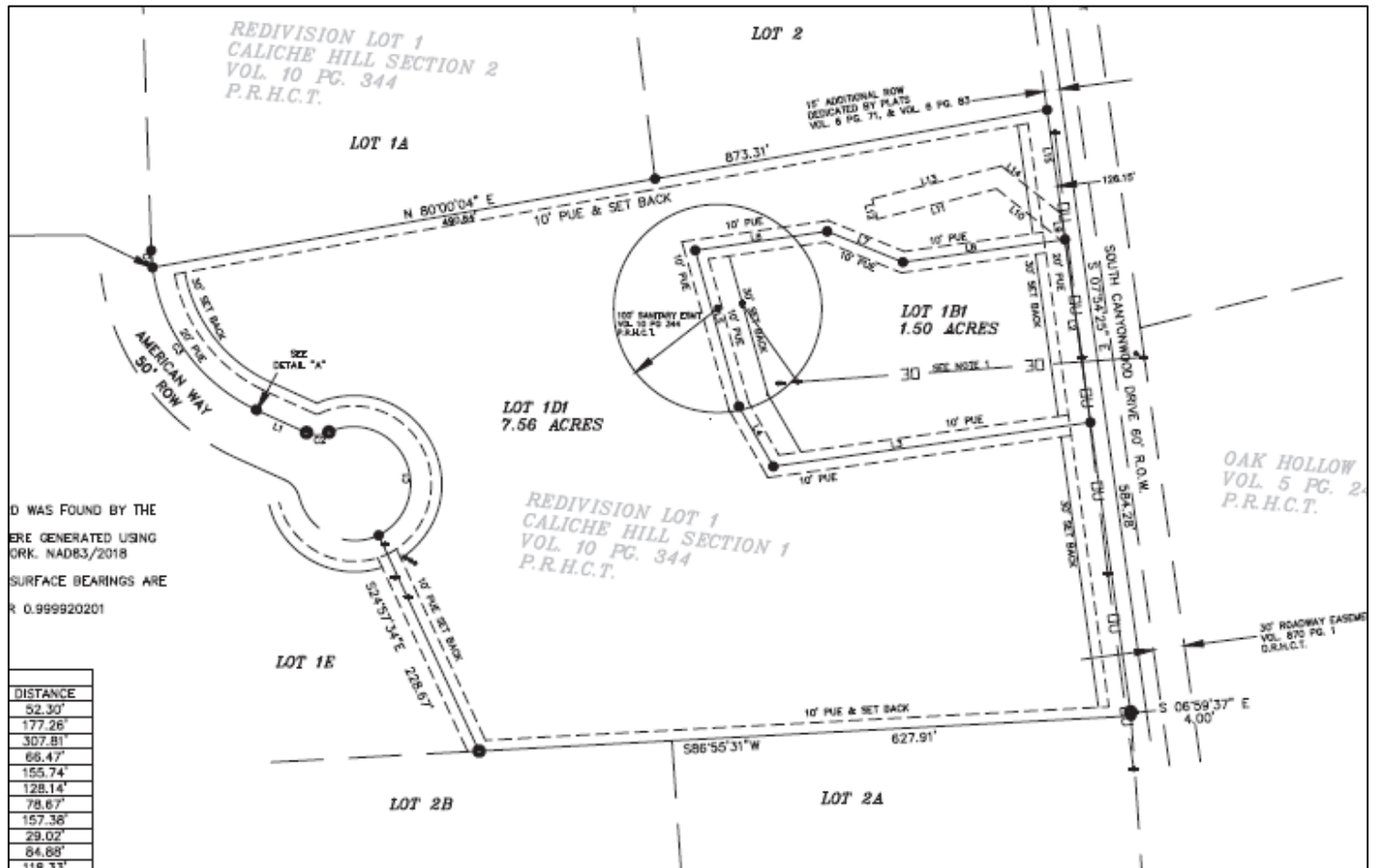
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Overview

The applicant is requesting to Replat Caliche Hill Section 1 Lots 1B, 1C, and 1D. The Caliche Hill section 1 Subdivision is a five (5) lot subdivision, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). The 9.05-acre Replat consists of a total of three (3) lots. The lots are owned by the Bannockburn Baptist Church. The replat would take lots 1B, 1C, and 1D and subdivide it into 2 lots, 1D1 and 1B1.

The existing Lot 1D and 1C is developed with a parking lot, one metal building, one portable building, and paved walkways. On Lot 1B, there is an asphalt drive extending from S Canyonwood to the Church's parking lot as well as building with decking and parking. A partial demolition of this asphalt driveway will occur under the current site development project on Lot 1D. There are currently two entrances from American Way into the Church parking and an entrance from S Canyonwood drive that will not have access to the proposed Lot 1D1 after current project is completed. No new driveways or streets are being proposed under this replat.



Caliche Hills Section 1 Replat utility providers are listed below:

- Water: West Travis County Public Utility Agency (WTCPUA)
- Wastewater: OSSF
- Electric: Pedernales Electric Cooperative

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Recommendation:

The proposed plat meets and complies with the development standards set forth in the City Ordinances. Staff is recommending *Approval of the Replat*.

Outstanding Comments:

None.

Public Notification

Property Owner Notification were sent out to property owners within 300ft; signs were posted on the site; notice was placed on the City Website. There was an issue with noticing, but once staff discovered the issue new property owner letters were submitted.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Approved subdivision plat

Exhibit 3 – Proposed Replat

Recommended Action	Approve the Plat
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A