



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: April 27, 2021
Project No: SUB2020-0011
Agenda Item Report from: Chad Gilpin, City Engineer

Item Details

Project Name: Heritage Traffic Impact Analysis (TIA)
Property Location: Sportsplex Dr, Dripping Springs Texas
Legal Description: Being 190.317 Acres of Land out of the Philip Smith Survey, Abstract No. 415, The City of Dripping Springs, Hays County, Texas
Applicant: Alex Granados, P.E. Kimley-Horn & Associates
Property Owner: SLF IV- Dripping Springs JV, L.P. & Bob White Investments, LP
Request: Applicant is requesting approval of the TIA and resulting Transportation Improvements listed in the attached technical memo from the City's transportation consultant HDR.
Staff Recommendation: Staff is recommending approval of the TIA with the condition that the Transportation Improvements listed in the attached technical memo from the City's transportation consultant HDR are constructed by the Developer.

Overview

The Heritage Preliminary Plat (approximately 190.317 acres) was approved by P&Z on September 22, 2020 with the condition that Construction plans shall not be approved until a TIA is completed and approved.

The property is generally located North of US Hwy 290 and West of Ranch Road 12 within the City's City Limits (East of the Dripping Springs High School). The property is zoned Planned Development District 5. The property is currently undeveloped. The project Plans to develop a total of 595 Single Family lots.

Review of the construction plans for Phase 1 as well as construction plans for the Roger Hanks Parkway extension are currently in process. City Staff and the City's transportation engineering consultant have completed review of the TIA for the Heritage property. The final technical memo including required Transportation Improvements resulting from the TIA is attached. The following is a summary of the required Transportation Improvements:

- Extension of Roger Hanks Parkway as a two-lane roadway from its existing terminus north of US 290 to RM 12 (Dripping Springs Offsite Road and Trail Agreement)
- Signalization of RM 12 and Roger Hanks Parkway/Brookside Street (TxDOT agreement)
- Construction of a channelized southbound right-turn movement on RM 12 at Roger Hanks Parkway/Brookside Street (TxDOT agreement)
- Construction of an eastbound right-turn lane on Roger Hanks Parkway at RM 12 to provide a two-lane approach with a 75' storage length and 50' taper length

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- Construction of a westbound right-turn lane on Sportsplex Drive at Baird Lane with a 70' storage length and 50' taper length
- Construction of a southbound left-turn lane on Baird Lane at Sportsplex Drive with a 175' storage length and 50' taper length
- Construction of a 10' concrete off-site trail connecting the Heritage on-site trail system on the south side of the property line to Mercer Street (Dripping Springs Offsite Road and Trail Agreement)

Recommendation:

Staff is recommending *approval of the TIA and required Transportation Improvements listed in the HDR technical memo.*

Meetings Schedule

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Attachments

Attachment 1 – HDR – Final TIA Technical Memo

Attachment 2 – Kimley Horne – Heritage TIA

Recommended Action	Approve the TIA with the condition that the Transportation Improvements listed in the attached technical memo from the City's transportation consultant HDR are constructed by the Developer.
Alternatives/Options	Deny the TIA with comments
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A