



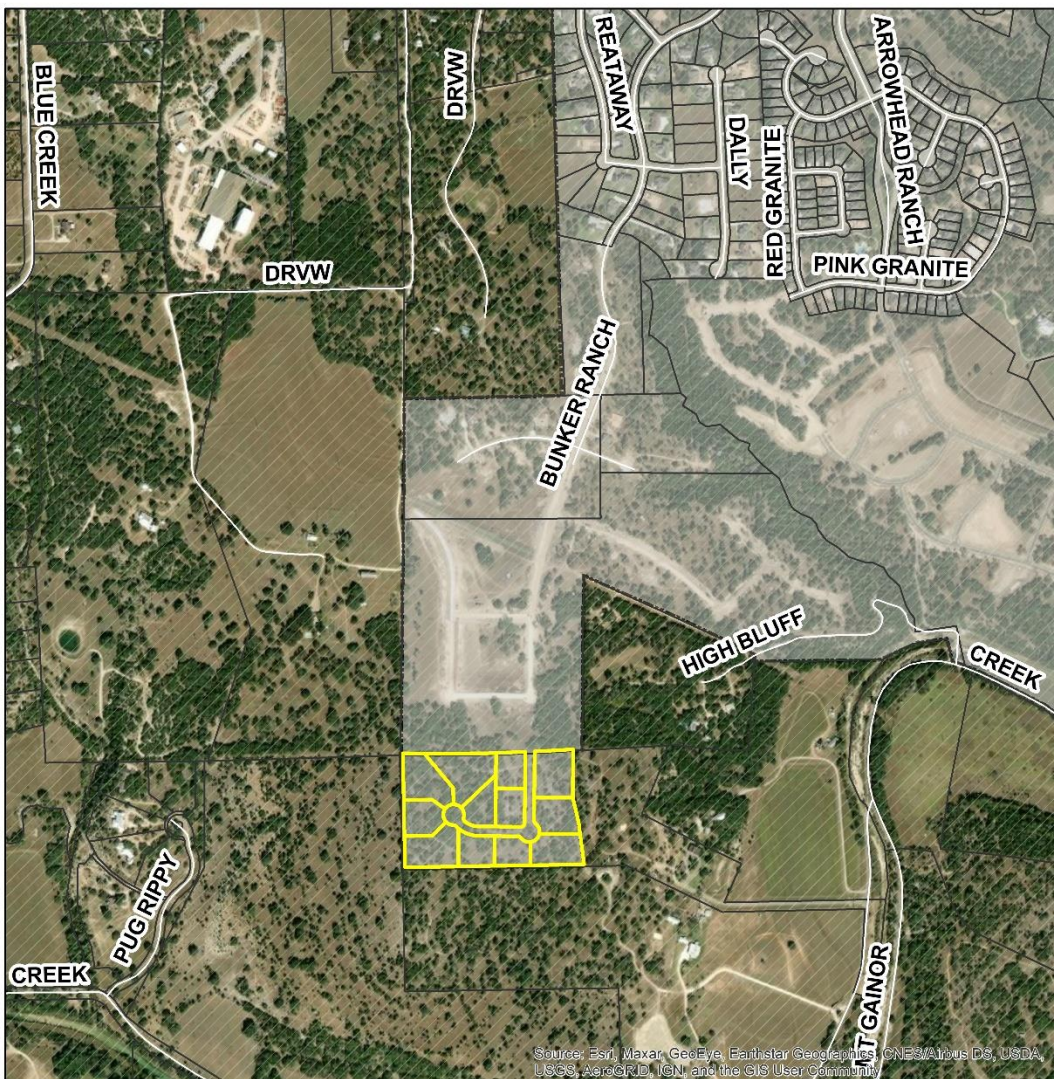
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: April 27, 2021
Project No: SUB2021-0020
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Overlook at Bunker Ranch
Property Location: 2004 Creek Road, Dripping Springs, Texas 78620, south of Highway 290, north of Creek Road
Legal Description: Approximately 18.250 acres, situated in the Benjamin F. Hanna Survey No. 28, Abstract No. 222
Applicant: Brian Estes, P.E., Civil & Environmental Consultants, INC.
Property Owner: Steve Harren, Overlook at Bunker Ranch, LLC
Request: Preliminary Plat Overlook at Bunker Ranch
Staff recommendation: Disapproval of the Preliminary Plat based on outstanding comments



Location Map

SUB2021-0020
Overlook at Bunker Ranch
Preliminary Plat

- Site
- Roads
- Parcel Lines
- City Limits Full Purpose
- Dripping Springs ETJ



Planning Department Staff Report

Overview

The applicant is requesting to Preliminary Plat Overlook at Bunker Ranch. The Bunker Ranch development is planned as a low-density single-family residential development located South of Hwy 290 just west of the Arrowhead Ranch Development, within the City of Dripping Springs City Limits. The Overlook at Bunker Ranch was recently annexed and rezoned to SF-2, Moderate Density Residential at the March 9, 2021 City Council Meeting. The 18.250-acre Preliminary Plat consists of a total of 12 lots and right of way. The lots include 12 single family lots.

ACCESS AND TRANSPORTATION

Primary access to the subdivision will be through Bunker Ranch Blvd, located in Bunker Ranch Phase 3, the adjacent tract to the north.

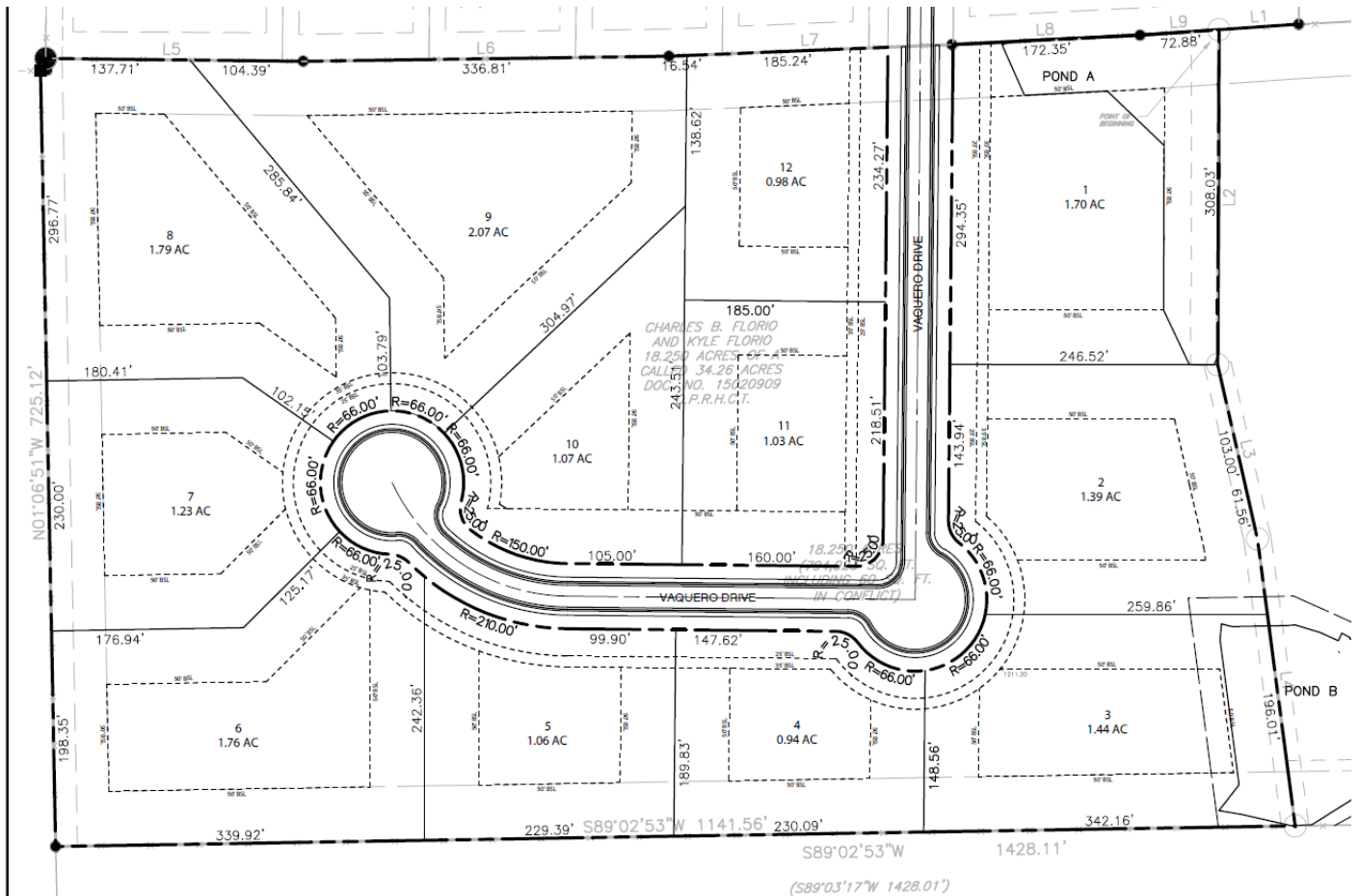
WATER AND WASTEWATER

Dripping Springs Water Supply Corp (DSWSC) is the water provider for the tract. An existing 8" water main is in the South right-of-way of Bunker Ranch Blvd, a road located on the south side of Bunker Ranch Phase 3, adjacent to the subject 18.25-acre tract. The proposed water line will connect to the existing 8" water main and run down the right-of-way of the proposed street as shown on the Preliminary Plat, servicing the project, and enhancing the overall water grid.

Private On Site Sewage Facilities (OSSF's) will service the subdivision for wastewater.

PARKLAND

The applicant intends to pay fee-in-lieu for Parkland. The City needs more information in order to improve the fee-in-lieu which will be handled administratively.



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Overlook at Bunker Ranch Preliminary Plat utility providers are listed below:

Water: DSWSC
Wastewater: OSSF
Electric: PEC

Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

Once all outstanding comments have been met the proposed plat will be consistent and comply with the City Ordinances.

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

Signs were posted on the site; notice was placed on the City Website.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Overlook at Bunker Ranch Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A