

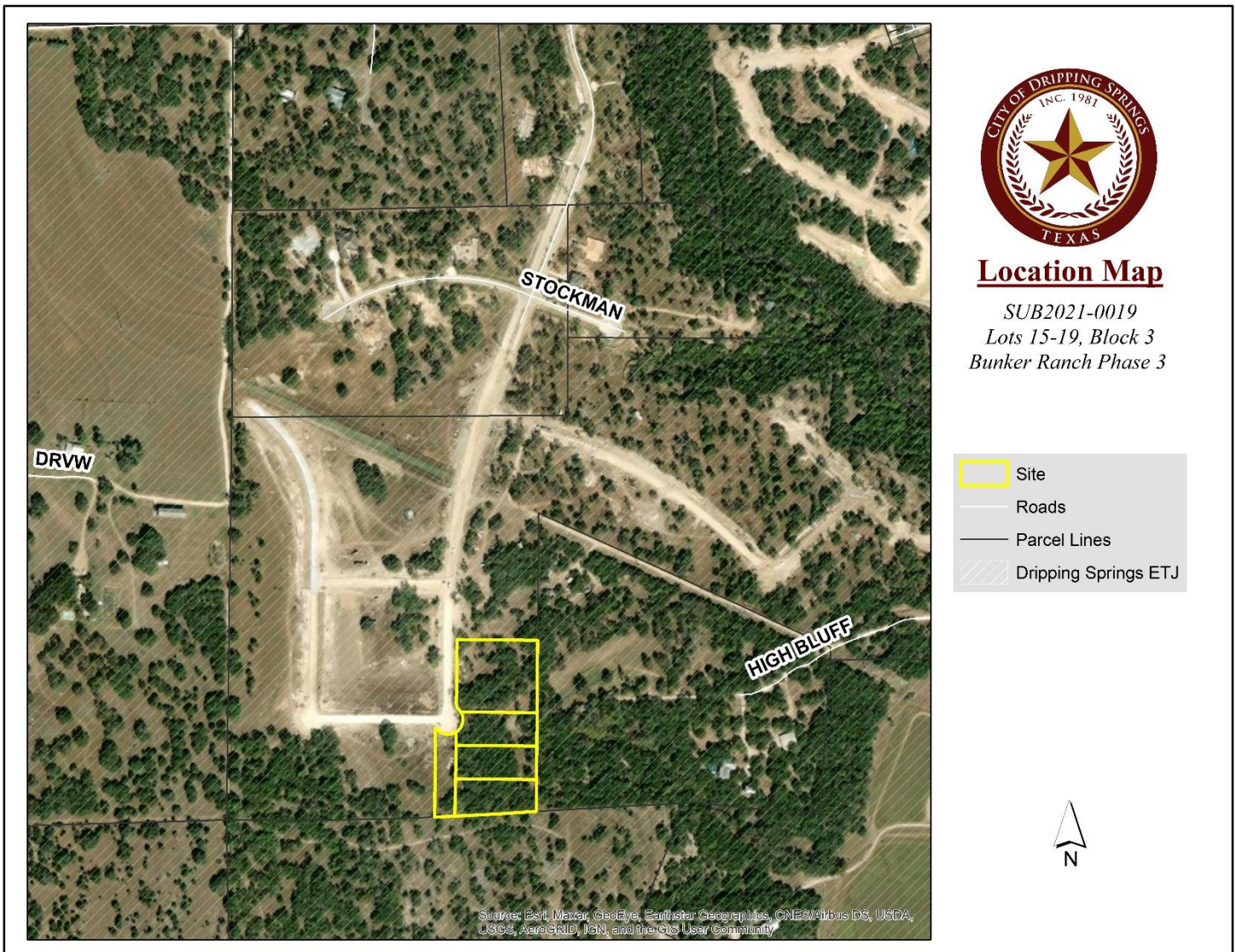


Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: April 27, 2021
Project Number: SUB2021-0019
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Bunker Ranch Phase 3 Block 3 Lots 15-19 Plat Vacation and Final Plat
Property Location: Located off Bunker Ranch Boulevard
Legal Description: Bunker Ranch Phase 3 Lots 15-19
Applicant: Brian Estes, P.E. Civil & Environmental Consultants, Inc.
Property Owner: Steve Harren, Bunker Ranch LLC
Request: Vacation of lots 15-19 and Final Plat of lots 15-18 and additional right-of-way



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Overview

The applicant requested to vacate Lots 15,16,17,18, and 19, Block 3 from the Bunker Ranch, Phase Three, Final Plat to add right-of-way for access to the Florio Tract that was recently annexed into the City Limits.

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 Lots 15,16,17,18, and 19, Block 3 from the existing subdivision, and then Final Platting the new lot as a new subdivision in accordance with City of Dripping Springs ordinances.

Action Requested

Disapproval for the Final Plat and Plat Vacation (SUB2021-0019), consisting of approximately 5.14-acres located within the Bunker Ranch Phase 3 subdivision.

Site Information

Location:

The subject property is located at the end of Bunker Ranch Boulevard, generally located at the intersection of Bunker Ranch Boulevard and Stockman Drive.

Zoning Designation: SF-2

Property History

This is the first request regarding these lots.

Outstanding Comments

1. Approval of this plat is pending the approval of the Revised Preliminary Plat for Phases 3 & 4.
Comment Response: Comment noted.
Comment 02: Approval of this plat is pending the approval of the Revised Preliminary Plat for Phases 3 & 4.
2. [Phase 3, Block 3 lots 15 through 19] does not match the lot layout on the as-builts. Please update lot layout on as-builts and verify water and utility service locations are placed correctly on lot lines to serve lots as shown on the Lot 3 Revision.

Recommendation

Staff is recommending **Disapproval of the Final Plat and Plat Vacation.**

Attachments

- Exhibit 1 – Subdivision Application
- Exhibit 2 – Plat Vacation Application
- Exhibit 3 – Vacation Documents
- Exhibit 4 – Proposed Final Plat for the Subdivision

Recommended Action:	Disapproval of the plat based on Outstanding Comments
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Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A