

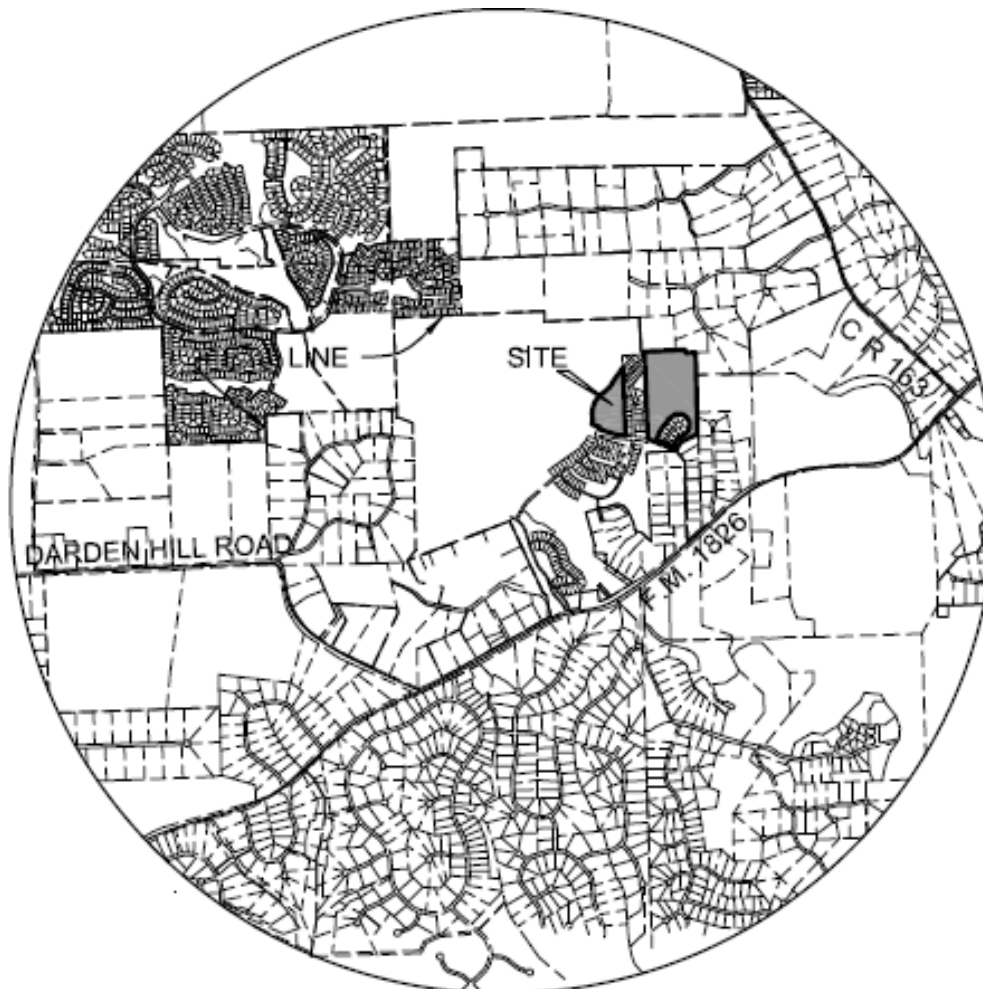
Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: September 14, 2021
Project Number: SUB2021-0040 – Parten Ranch Phase 3 Final Plat
Report From: Chad Gilpin, PE – City Engineer

Item Details

Project Name: Parten Ranch Phase 3 Final Plat
Property Location: In the City of Dripping Springs ETJ, generally located north of FM 1826 off Parten Ranch Parkway.
Legal Description: 45.17 acres of land in the Lamar Moore Survey A-323 being a portion of the 531.542 acre recorded in Doc. 2016-16004247 of Hays County, Texas
Applicant: Lauren Crone, PE – LJA Engineering
Property Owner: HM Parten Ranch Development, Inc.
Request: Final Plat

Property Location



Planning Department Staff Report

Staff Recommendation

Staff recommends approval of the FINAL PLAT with the condition that the applicant obtains 1445 approval from the County.

Site Information

Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by a development agreement between Dripping Springs and HM Parten Ranch Development, Inc.

Project Summary:

Parten Ranch is a 531.75-acres low density single-family residential development that is planned to include up to 575 single-family residential lots with a maximum 20% net impervious cover. The Parten Ranch Concept Plan was approved with the development agreement between Dripping Springs and HM Parten Ranch Development, Inc.

The proposed Phase 3 FINAL PLAT is for 45.17 acres and will include 31 single-family lots and 4 drainage/open space lots.

Access: Access will be via Parten Ranch Parkway from FM 1826 and a second access via Kinnikinik Loop to FM 1826.

Impervious Cover: The Development Agreement limits impervious cover (IC) to a maximum of 20%. Phases 1, 2, 3 & 5 currently add up to 10% IC.

Water: Service will be provided by West Travis County PUA

Wastewater: Service will be provided by Springhollow MUD and treatment provided by Hays Co. MUD #5

Previous Actions/Actions by Other Jurisdictions

- This plat application was denied by P&Z on August 10, 2021 to allow the applicant time to address review comments.
- ESD#6 has approved
- Hays County 1445 approval is pending

Outstanding Comments

Staff reviewed the proposed plat against the city's code of ordinances and has no outstanding comments.

Attachments

Exhibit 1 – Proposed Final Plat

Recommended Action:	Recommend approval of the request with the condition that applicant obtains 1445 approval from the County
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A