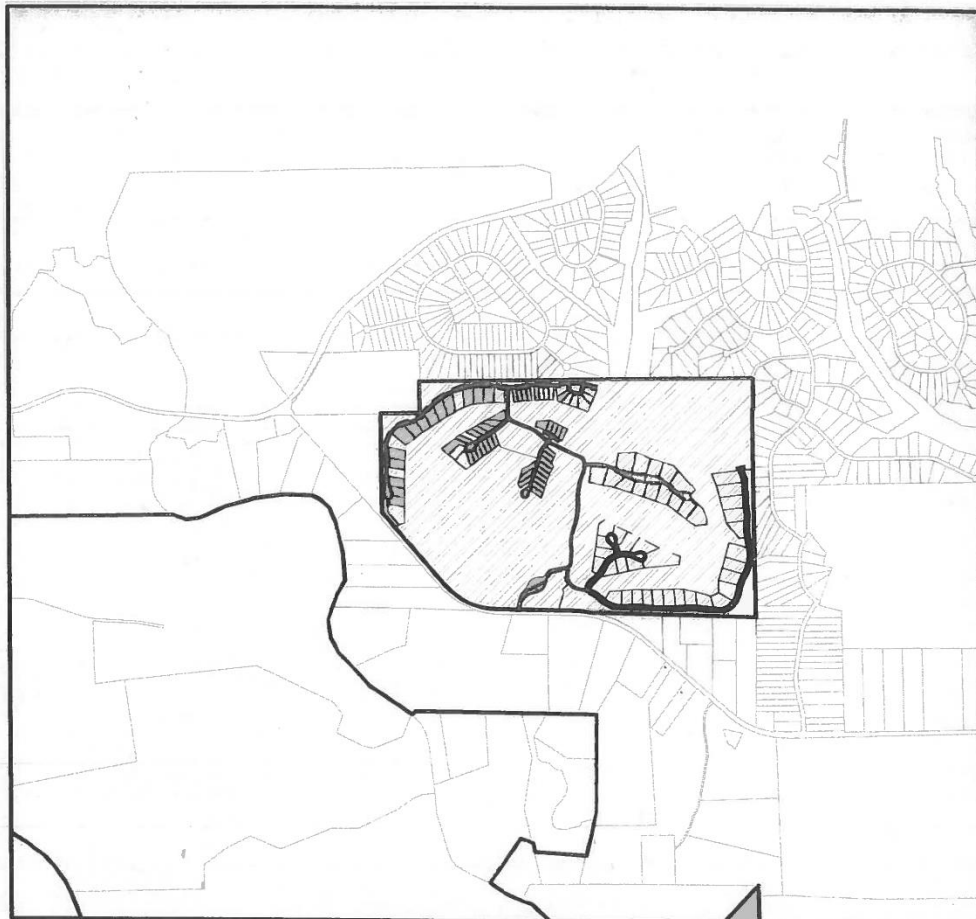


Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: September 14, 2021
Project Number: SUB2021-0046 – Driftwood Ranch & Golf Phase 3 Final Plat
Report From: Chad Gilpin, PE – City Engineer

Item Details

Project Name: Driftwood Ranch & Golf Phase 3 Final Plat
Property Location: In the City of Dripping Springs ETJ, generally located East of FM 967 near the intersection of FM 967 and FM 1826
Legal Description: 56.33 acres out of land out of the Freelove Woody Survey No. 23, Abstract 20, recorded in Hays County, Texas
Applicant: Tory Miller, PE – Murfee Engineering Company, Inc.
Property Owner: Driftwood DLC Investors I, LP
Request: Approval of Final Plat



SITE LOCATION MAP

SCALE: 1"=2000'

Planning Department Staff Report

Staff Recommendation

Staff recommends denial of the FINAL PLAT to allow the applicant time to address City review comments.

Site Information

Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by a development agreement between the City of Dripping Springs and M. Scott Roberts, recorded in document# 19013385 of the official records of Hays County, Texas.

Project Summary:

The Driftwood Golf and Ranch Club development is planned as a low-density residential subdivision fronting an 18-hole golf course. The 490.61-acre subdivision is bounded by residential lots on the north, east and portions of its south border. The south and west is bounded by FM 967 and an undeveloped commercial tract included in the approved Development Agreement.

The Driftwood Golf and Ranch Club Phase 3 consists of 30 single-family lots, 1 open space lot and 3 private right-of-way lots on 56.33 acres.

Access: Access will be from FM 967.

Impervious Cover: The Development Agreement limits impervious cover (IC) to a maximum of 15%. Current planning and development indicates developed IC will end up below 10%.

Water: Service will be provided by the City of Dripping Springs

Wastewater: Service will be provided by the City of Dripping Springs

Previous Actions/Actions by Other Jurisdictions

- This is the first time this plat application has been considered by P&Z.
- 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 the outstanding comments are attached.

Attachments

Exhibit 1 – Proposed Final Plat

Exhibit 2 – Staff Comments

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|--------------------------|--|
| Recommended Action: | Recommend denial of the request to allow the applicant time to address City review comments. |
| Budget/Financial Impact: | All fees have been paid. |
| Public Comments: | None Received at this time. |
| Enforcement Issues: | N/A |