



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

January 25, 2022

Project No:

SUB2021-0020

Project Planner:

Tory Carpenter, AICP - Senior Planner

Item Details

Project Name:

Overlook at Bunker Ranch

Property Location:

2004 Creek Road, Dripping Springs

Legal Description:

18.250 acres, out of the Benjamin F. Hanna Survey

Applicant:

Brian Estes, P.E., Civil & Environmental Consultants, INC.

Property Owner:

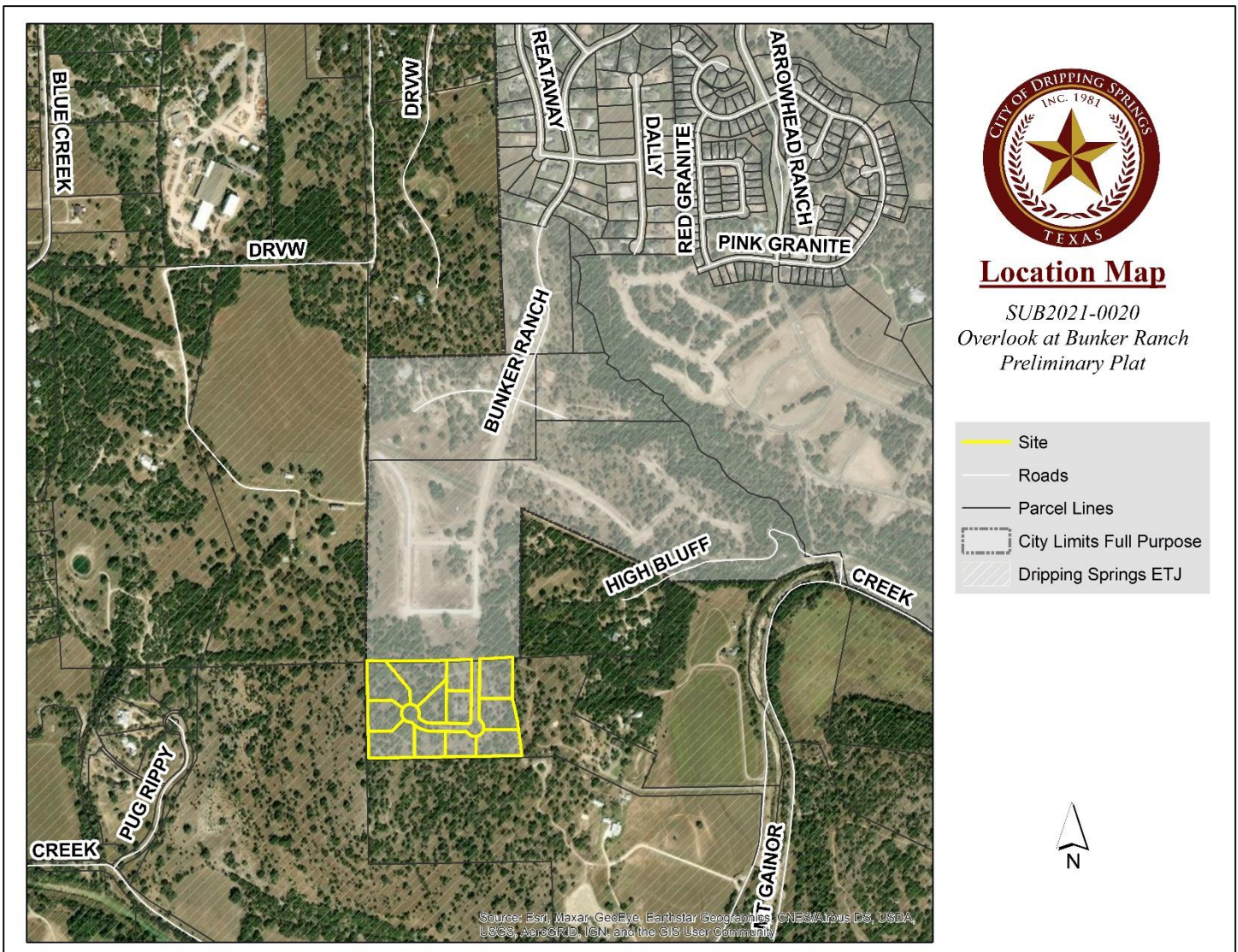
Steve Harren, Overlook at Bunker Ranch, LLC

Request:

Preliminary Plat Overlook at Bunker Ranch

Staff recommendation:

Conditional approval 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



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Overview

This preliminary plat consists of 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. Before approval of the final plat, the developer will be required to improve an existing secondary access to US 290 to meet fire code egress requirements.

Site Information

Location: Bunker Ranch Boulevard

Zoning Designation: SF-2

Property History

This plat was denied by the Planning & Zoning Commission April 27 ,2021.

Recommendation

Approval with the following conditions:

1. Change note 12 to read; “Impervious cover is limited to 7,000 square feet per lot. If additional impervious cover is desired, builder will provide water quality for the additional impervious cover by means of a Low Impact Best Management Practices (BMP) facility. Specifically, Vegetative Filter Strips or Rain Gardens. Refer to sheet 18 for schematic designs for each.”
2. Provide a note stating, “Owner will be able to continue development process, such as roads, utilities, and acceptance thereof, however, no Building Certificate of Occupancy will be issued until connectivity is established in conformance with the 2018 International Fire Code, Appendix D, Section D107.1 and Section D107.2.”

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