



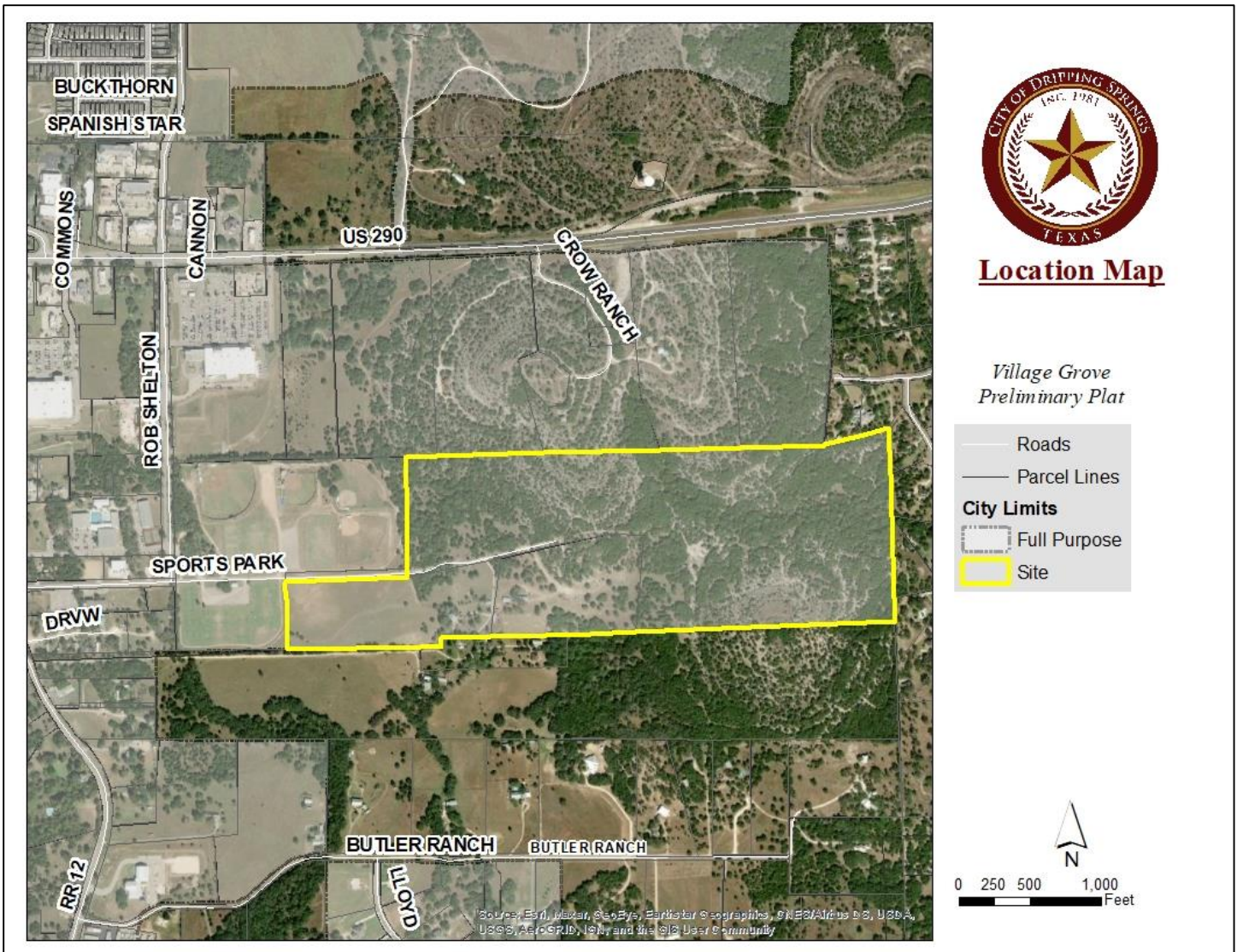
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: August 23, 2022
Project No: SUB2022-00039
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Village Grove Preliminary Plat
Property Location: Sports Park Road and Rob Shelton Blvd
Legal Description: 112.4 acres out of the CH Malott and Philip A Smith surveys
Applicant: Ryan Perry, Doucet Engineering
Property Owner: Matthew Scrivener, Dripping Springs Partners, LLC
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



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Overview

This preliminary plat consists of 180 single-family detached lots, 331 townhome units, and one mixed use lot.

Access and Transportation

Primary access to the subdivision will be through Ranch Road 12 and US 290. The developer will extend a road along the south side of the property to access Ranch Road 12.

Site Information

Location: Sports Park Road and Rob Shelton Boulevard

Zoning Designation: Village Grove Planned Development District

Property History

The Village Grove Planned Development District was approved by City Council on June 21, 2022.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – 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