



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

**Ranch Park Event Center,
1042 Event Center Dr., Dripping Springs, TX**

Tuesday, April 26, 2022 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
Doug Crosson
John McIntosh
Evelyn Strong
Tammie Williamson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Public Works Director Aaron Reed
IT Coordinator Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

PRESENTATIONS

- 1. Wastewater Update**
Public Works Director Aaron Reed

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

- 2. Approval of the March 22, 2022, Planning & Zoning Commission regular meeting minutes.**
- 3. Conditional Approval of SUB2021-0011: an application for the Double L Ranch Phase 1 Preliminary Plat for a 217.97 acre tract out of the Philip A. Smith Survey located 1.5 miles north of US 290 and Ranch Road 12. Applicant: Pablo Martinez, BGE, Inc.**
- 4. Approval of SUB2021-0070: an application for the Cannon Ranch, Phase 1 Final Plat for a 29.97 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Jake Helmburg; Doucet & Associates**
- 5. Approval of SUB2022-0004: an application for the Headwaters commercial East Phase 1 Preliminary Plat for a 5.824 acre tract located out of the William walker survey located at Headwaters Boulevard and Flathead Drive. Applicant: Blake Rue, Oryx Land Holdings, LLC**
- 6. Denial of SUB2022-0007: an application for the CRTX Final Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
- 7. Approval of SUB2020-0034: an application for the Heritage Phase 1 Final Plat for a 37.07 acre tract out of the Philip Smith Survey survey located on Ranch Road 12 south of Spring Lake Drive. Applicant: Alex Granodos, P.E. Kimley-Horn & Associates**
- 8. Denial of SUB2022-0012: an application for the Driftwood Phase 3 Section 1 Final Plat for a 9.070 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E.,Murfee Engineering Company, Inc.**
- 9. Denial of SUB2022-0013: an application for the Driftwood Phase 3 Section 2 Final Plat for a 34.665 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E.,Murfee Engineering Company, Inc.**

- 10. Denial of SUB2022-0006: an application for the CRTX Preliminary Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**

BUSINESS

- 11. Public hearing and consideration of SUB2022-0014: an application for the Driftwood Golf and Ranch Club, Phase 1 Replat Plat for a 10.8649 acre tract located on Driftwood Ranch Drive. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. Replat

- 12. Public hearing consideration of recommendation regarding an Ordinance adding a definition for Special Event Facility under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations.**

- a. Staff Report
- b. Public Hearing
- d. Text Amendment

PLANNING & DEVELOPMENT REPORTS

- 13. City Attorney Report**
City Attorney Laura Mueller

EXECUTIVE SESSION

The Planning & Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning & Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

May 10, 2022, at 6:00 p.m.
May 24, 2022, at 6:00 p.m.
June 14, 2022, at 6:00 p.m.
June 21, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

May 3, 2022, at 6:00 p.m. (CC & BOA)
May 10, 2022, at 5:00 p.m. (Moratorium Waivers)
May 17, 2022, at 6:00 p.m. (CC)

June 7, 2022, at 6:00 p.m. (CC & BOA)
June 21, 2022, at 6:00 p.m. (CC)

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **April 22, 2022, at 3:30 p.m.***

City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



To: Planning & Zoning Commission Members
From: Aaron Reed – Public Works Director
Date: April 26, 2022
RE: Wastewater Update

I. Overview

In October 2015, the City of Dripping Springs submitted an application to the TCEQ to convert its method of treated effluent disposal from land application to discharge into waters of the State, and to expand its wastewater treatment facilities to accommodate the aggressive growth in the Greater Dripping Springs area. The permit was contested and the case was heard at the State Office of Administrative Hearings. The City prevailed and was issued the permit on May 5, 2019 (permit WQ0014488003). However, because of pending litigation, construction of the new wastewater treatment and storage facilities are being delayed. In February of 2022, oral arguments for the case were presented to the 3rd circuit court of appeals in El Paso. The City’s wastewater counsel anticipates a ruling in the case in 6-9 months. It is anticipated that the ruling from the appeal court will be appealed by the losing party to the Texas Supreme Court.

The City is concurrently pursuing a Second Amendment to our existing TLAP permit (WQ0014488001). This amendment will provide for an additional 110,000 gallons per day (GPD) of effluent disposal. The amendment would add 50,000 GPD at Carter and 60,000 GPD at Heritage. Heritage is currently designing the line to get the treated effluent to their development. Our current constructed capacity is 189,500 GPD. (127,500 GPD Drip Irrigation at WWTP + 62,000 GPD Surface Irrigation at Caliterra) Our current permitted capacity is 313,500 GPD (127,500 GPD Drip Irrigation at WWTP + 186,000 GPD Surface Irrigation at Caliterra). Amendment 2 to the permit would bring the total permitted capacity to 423,500 GPD. Due to the number of comments received on the pending Amendment 2, TCEQ required a virtual Public Meeting on March 28th at 7pm. City staff, elected officials and consultants attended the meeting as panelists and fielded questions in the unofficial comment period. Comments were then received by TCEQ during the official comment period. A number of organizations attended and submitted comments both supporting and opposing the amendment. The City is now waiting for TCEQ to determine if a contested case hearing will be required.

II. Summary of Subdivisions with Wastewater Service

- **Big Sky** – Meritage Homes has a Wastewater Utility Agreement (WWUA) for Big Sky Subdivision for a total of 780 residential living unit equivalents (LUEs). The WWUA allows 256 LUEs into our existing system. The WWUA also allows for an additional 250 LUEs to be served by pump and haul. Big Sky is currently utilizing pump and haul for a

portion of their connections and the rest are going to the existing system. All additional LUEs will either be served by the East interceptor and discharge permit or a temporary TLAP onsite. Meritage homes has been issued the TLAP permit by TCEQ and it currently designing the temporary plant. The City will be required to operate the temporary TLAP.

- **Arrowhead Ranch** – Forestar Real Estate Group has a WWUA for Arrowhead Ranch subdivision for a total of 456 commercial and residential LUEs. The total amount is intended to be served by the West Interceptor and discharge permit. As an interim solution, the subdivision has built a temporary TLAP plant. The WWUA requires the City to take over operation of the TLAP once flows reach 50,000 GPD. Current flows are 32,000 GPD.
- **Caliterra** – Development Solutions CAT has a WWUA for Caliterra subdivision and Carter Ranch for a total of 189,000 GPD. The agreement provides for service in the existing system for Caliterra and service to Carter through the West Interceptor. Caliterra has a total planned 186,000 GPD surface effluent disposal and Carter will have a total of 50,000 GPD subsurface effluent disposal with Amendment 2. Caliterra also has a 12 million gallon effluent holding pond onsite that the City is able to send treated effluent to and Carter will construct a treated effluent pond with their development. The subdivision also uses effluent to irrigate common spaces that are not permitted through chapter 210 beneficial reuse.
- **Heritage** – SLF IV has a WWUA for the Heritage subdivision for a total of 700 LUEs. Stage 1 service provides for 150 LUEs into the City’s existing system. Stage 2 service allows for an additional 330 LUEs once Amendment 2 is issued and the developer has constructed all facilities to dispose of the 60,000 GPD of treated effluent. These facilities would include the treated effluent transmission line, and effluent disposal fields. Stage 3 will allow the remainder of the LUEs to serve the property once either the City’s discharge permit is issued or the developer constructs contingent facilities. The contingent facilities would include a TLAP plant and effluent disposal fields.
- **PDD 11** – DS Joint Venture has a WWUA for a multifamily project on RR-12 for a total of 70 LUEs. Phase 1 of the development will provide 56 LUEs to the project. The project is currently looking at temporary contingent facilities to serve the project until the discharge permit is issued. An OSSF permit is currently being reviewed by the City to serve phase 1. Both phases will eventually be served by the City’s discharge permit. Pump and Haul is not permitted as a temporary facility.
- **Driftwood** – The Driftwood partnerships have a WWUA for the Driftwood developments for a total of 610 LUEs. The Development will be served by the City’s discharge permit but may utilize temporary pump and haul as an interim solution. The development will construct all facilities to transmit raw wastewater to the City’s South Regional Plant and transmit treated effluent to the development. The development has also agreed to build a 15 million gallon effluent holding pond at the South Regional plant site. The first homes are under construction and the development intends to start using the temporary pump and haul. The golf course associated with the development has agreed to take treated effluent to irrigate under chapter 210 beneficial reuse. The golf course has already constructed secondary treated effluent ponds for irrigation purposes. Driftwood is retail water customers of the City.
- **Wild Ridge** – Meritage Homes has a WWUA for the Wild Ridge subdivision for 1,014 LUEs. The development will be served by the discharge permit. The development may

also apply for a temporary TLAP plant in the interim. Pump and haul is not permitted. Wild Ridge is a retail water customer of the City.

- **Anarene** – Double L Development has a WWUA for the Anarene subdivision for 3393 LUEs. The city is currently negotiating an amended agreement to contemplate treatment of the total number of LUEs. The existing approved agreement allows 256 LUEs to be treated by the current system and pump and haul for an additional 250 LUEs. It also allows for a 321 authorization to treat additional LUEs utilizing an onsite plant and effluent disposal but “borrowing” capacity from the existing permit. The agreement also allows for pump and haul of up to 250 LUEs. Anarene is a retail water customer of the City.
- **Cannon** – Cannon Family LTD has 200 LUEs in our existing system through an easement agreement. Those 200 LUEs have been dedicated to Ashton Woods for the Cannon Ranch subdivision. Cannon Ranch has a WWUA agreement for 375 total LUEs. 200 LUEs are allowed to go to the City’s existing system. The other 175 LUEs are allowed to be pump and haul until the discharge permit is obtained and flows can go to the new plant. The City is negotiating WWUAs with Cannon East and Cannon commercial (Oryx). All three developments will be retail water customers of the City.



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, March 22, 2022 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:00 p.m.

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
John McIntosh
Evelyn Strong

Commission Members absent were:

Doug Crosson
Tammie Williamson

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
IT Coordinator Jason Weinstock
Mayor Pro Tem Taline Manassian

Chair James introduced Dripping Springs Scouts Troop 101.

PLEDGE OF ALLEGIANCE

Alex McNutt, Troop 101, led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to

address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

1. **Approval of the February 22, 2022, Planning & Zoning Commission regular meeting minutes.**
2. **Denial of SUB2021-0011: an application for the Double L Ranch Phase 1 Preliminary Plat for a 217.97 acre tract out of the Philip A. Smith Survey located 1.5 miles north of US 290 and Ranch Road 12. Applicant: Pablo Martinez, BGE, Inc.**
3. **Approval with Conditions of SUB2021-0058: an application to consider the final plat of Parten Ranch Phase 4 an approximately 73.81 acre tract of land situated in the Lamar Moore Survey Abstract 323 in Hays County, Texas. Applicant: Daniel Ryan, LJA Engineering**
4. **Approval of SUB2021-0072: an application for the Caliterra, Phase 5, Section 14 Preliminary Plat for a 50.947 acre tract out of the Philip A. Smith Survey located on Premier Park Loop. Applicant: Bill E. Couch, Carlson Brigrance and Doering, Inc.**
5. **Approval of SUB2021-0074: an application for the Driftwood Golf & Ranch Club, Phase 1, Block C, Lot 1 Final Plat for a 7.411 acre tract located on Driftwood Golf Club Drive. Applicant: Ronee Gilbert, Murfee Engineering Company**
6. **Approval of SUB2021-0075: an application for the Driftwood Subdivision, Phase 4 Final Plat for a 5.8096 acre tract located on Thurman Roberts Way out of the Freelove Woody Survey. Applicant: Ronee Gilbert, Murfee Engineering Company**
7. **Denial of SUB2022-0004: an application for the Headwaters commercial East Phase 1 Preliminary Plat for a 5.824 acre tract located out of the William walker survey located at Headwaters Boulevard and Flathead Drive. Applicant: Blake Rue, Oryx Land Holdings, LLC**

8. **Denial of SUB2022-0006: an application for the CRTX Preliminary Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
9. **Denial of SUB2022-0007: an application for the CRTX Final Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
10. **Denial of SUB2022-0008: an application for the Wild Ridge Preliminary Plat for a 283.4 acre tract located out of the I.V. Davis Jr. and Edward W. Brown surveys. Applicant: Richard Pham, P.E., Doucet & Associates, Inc.**
11. **Denial of SUB2022-0009: an application for the Driftwood Subdivision Phase 3 preliminary plat for a 43.7352 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company**
12. **Denial of SUB2022-0010: an application for the Ariza Multifamily preliminary plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 12. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

BUSINESS

13. **Public hearing and consideration of a recommendation regarding ZA2021-0006 an application to consider an ordinance approving a zoning amendment from Two Family Residential - Duplex (SF-4) to Local Retail (LR) for approximately 2.04 acres being lot 2 of the C. Jones Subdivision located at 427 Creek Road. Applicant: Jon Thompson**
 - a. **Applicant Presentation** – Jon Thompson gave a presentation on the item which is on file.
 - b. **Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the zoning amendment.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **Zoning Amendment** – A motion was made by Vice Chair Martin to recommend City Council denial of ZA2021-0006 an application to consider an ordinance approving a zoning amendment from Two Family Residential - Duplex (SF-4) to Local Retail (LR) for approximately 2.04 acres being lot 2 of the C. Jones Subdivision located at 427 Creek Road. Commissioner Bourguignon seconded the motion which carried unanimously 5 to 0.
14. **Presentation on Interlocal Agreement between the City of Dripping Springs and Hays County commonly referred to as a 1445.**

Laura Mueller gave a presentation on the City's 1445 Agreement with Hays County.

15. Public Hearing and possible action related to recommendations regarding a Zoning Amendment to modify requirements for accessory dwelling units under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations.

a. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

b. Public Hearing – No one spoke during the Public Hearing.

c. ADU Ordinance Recommendations – A motion was made by Vice Chair Martin to recommend City Council approval of a Zoning Amendment to modify requirements for accessory dwelling units under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations. Commissioner McIntosh seconded the motion which carried 4 to 1, with Commissioner Bourguignon opposed.

PLANNING & DEVELOPMENT REPORTS

16. Planning Department Report

Howard Koontz presented the report and discussed the status of the following projects: Comprehensive Plan, Amendments to land use code, and Planned Development Projects Village Grove, NewGrowth and Cannon East.

EXECUTIVE SESSION

The Planning & Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning & Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

April 12, 2022, at 6:00 p.m.

April 28, 2022, at 6:00 p.m.

May 10, 2022, at 6:00 p.m.

May 24, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

April 5, 2022, at 6:00 p.m. (CC & BOA)

April 12, 2022, at 5:00 p.m. (Moratorium Waivers)

April 19, 2022, at 6:00 p.m. (CC)
April 26, 2022, at 5:00 p.m. (Moratorium Waivers)

ADJOURN

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 7:25 p.m.



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 3.

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Pablo Martinez

COMPANY BGE, Inc.

STREET ADDRESS 1701 Directors Blvd, Suite 1000

CITY Austin STATE Texas ZIP CODE 78744

PHONE 512-879-0428 EMAIL pmartinez@bgeinc.com

OWNER NAME Double L Development, LLC

COMPANY Double L Development, LLC

STREET ADDRESS 16000 West Loop South, Suite 2600

CITY Houston STATE Texas ZIP CODE 77256

PHONE _____ EMAIL _____

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Double L Development, LLC
PROPERTY ADDRESS	1.5 miles North of US 290 and Ranch Road 12
CURRENT LEGAL DESCRIPTION	MD Raper Sur 37 Abs 394 & EW Brown Sur 136 Abs 44, A Davy & Brown Sur Abs 148, Phillip A Sur Abs 415
TAX ID #	R168172
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	217.97
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD 1 & 6
ZONING/PDD/OVERLAY	Site located in ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>Ranch Road 12</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) Amendment pending <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Anarene Investment Tract</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Double L Ranch Phase 1
TOTAL ACREAGE OF DEVELOPMENT	217.97
TOTAL NUMBER OF LOTS	258
AVERAGE SIZE OF LOTS	60', 70', 80', 90' 105', 1 acre
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL /OTHER: AMENITY CENTER, OPEN SPACE/DRAINAGE ROW
# OF LOTS PER USE	RESIDENTIAL: <u>243</u> COMMERCIAL: _____ INDUSTRIAL: _____ OTHER: 14- OPEN SPACE/DRAINAGE 1 - AMENITY CENTER
ACREAGE PER USE	RESIDENTIAL: <u>94.27</u> OTHER: OPEN SPACE/DRAINAGE - 76.35 AC AMENITY CENTER - 5.77 AC COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>21,759</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Not applicable	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): MUD No. 7

VERIFICATION LETTER ATTACHED NOT APPLICABLE
Pending/Development Agreement

WASTEWATER PROVIDER NAME (if applicable): City of Drippings Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE
Pending/Development Agreement

GAS PROVIDER NAME (if applicable): Energex NB, LLC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city’s website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted only when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

PABLO H MARTINEZ

Applicant Name



4/20/2020

Applicant Signature

Date 4-20-2020

Notary



Date



DOUBLE L DEVELOPMENT, LLC

Property Owner Name



April 17, 2020

Property Owner Signature

Date

DAVID A. CANNON - MEMBER

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature:  Date: 8/29/2020

For projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (1 Copy required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement Reference Development Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider “Will Serve” Letters Pending
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620

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<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication Submittal (narrative, fees) Development Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis Pending
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] Pending
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (if applicable) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and

		<ul style="list-style-type: none"> - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes, caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and - Ravines; and - Bridges; and - Culverts; and - Existing structures; and - Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and - Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated</p>

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Existing zoning of the subject property and all adjacent properties if within the city limits.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor’s certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair’s absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>If any amount of surface water is to be used by the subject property, the Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the</p>

		project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
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NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting, Article 24.06	Refer to Development Agreement amendment.
Parkland Dedication, Article 28.03	Refer to Development Agreement amendment.
Landscaping and Tree Preservation, Article 28.06	Refer to Development Agreement amendment.

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). Refer to Development Agreement amendment.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>Not applicable</p>

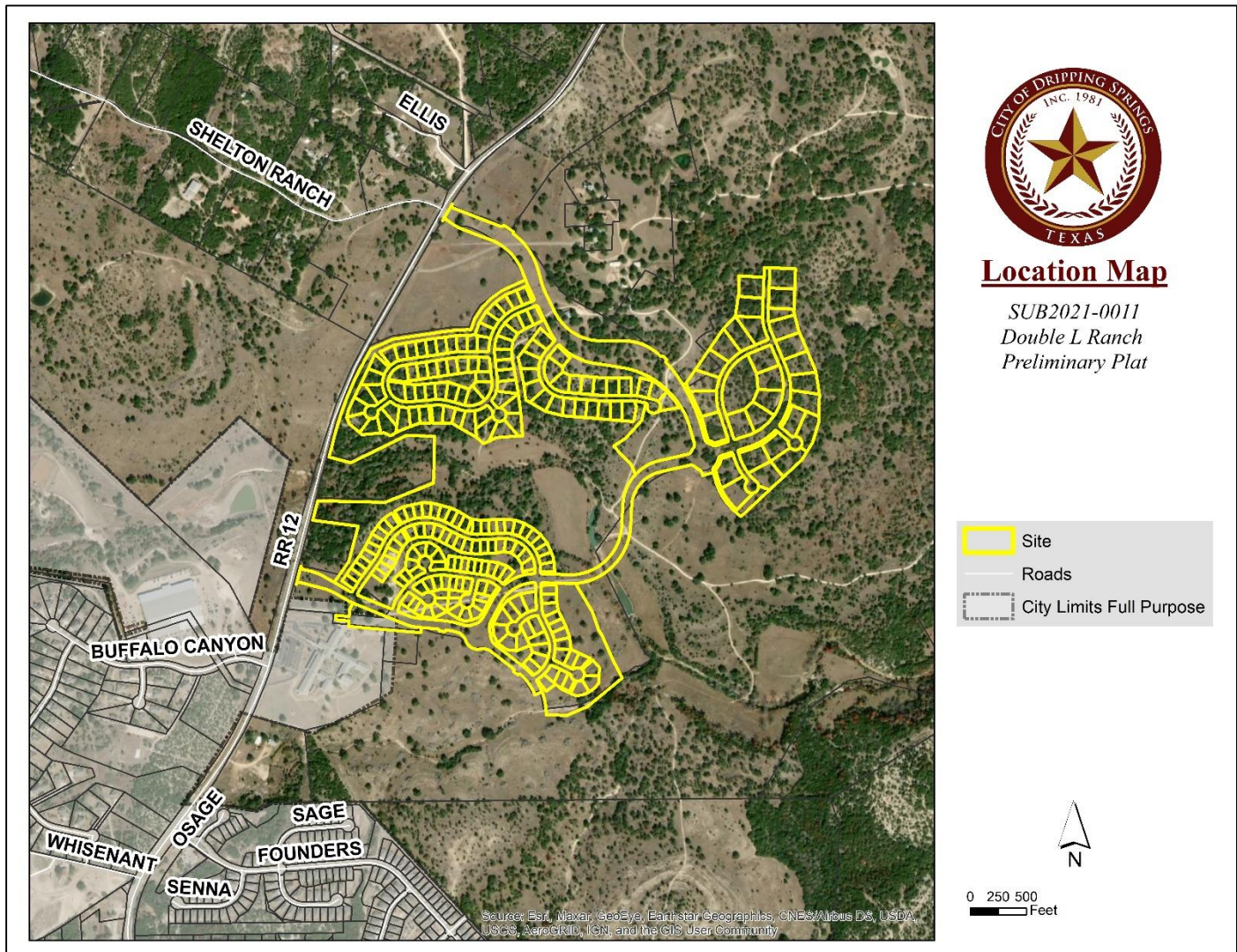


Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2021-0011
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Double L Ranch Phase 1 Preliminary Plat
Property Location: 1.5 miles North of US 290 and Ranch Road 12
Legal Description: MD Raper Sur 37 Abs 394 & EW Brown Sur 136 Abs 44, A Davy & Brown Sur Abs 148, Phillip A Sur Abs 415
Applicant: Pablo Martinez, BGE, Inc.
Property Owner: Double L Development, LLC
Request: Preliminary Plat Double L Ranch Phase 1
Staff recommendation: Conditional Approval of the Preliminary Plat



Overview

The applicant is requesting to Preliminary Plat Double L Ranch Phase 1. The Double L Ranch development is planned as a low-density single-family residential development located North of Hwy 290 on Ranch Road 12, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Double L Ranch Phase 1 is a portion of the Double L Ranch Concept Plan approved with the Double L Ranch/Anarene Development Agreement between the City of Dripping Springs and Anarene Investments, Ltd.. The 217.97-acre Preliminary Plat consists of a total of 258 lots and right of way. The lots include 243 single family lots, 14 open space lots and 1 Amenity lot.

ACCESS AND TRANSPORTATION

The subject property is located on the east side of RR 12, just north of Dripping Springs Elementary School. RR 12 is a two lane undivided asphalt road that runs along the west property line of the subject tract. It provides approximately 3,800 feet of roadway frontage. Two collector roads are being proposed to provide access to the site. The internal roadways will be dedicated to the public under Hays County’s review for acceptance.

SITE DRAINAGE

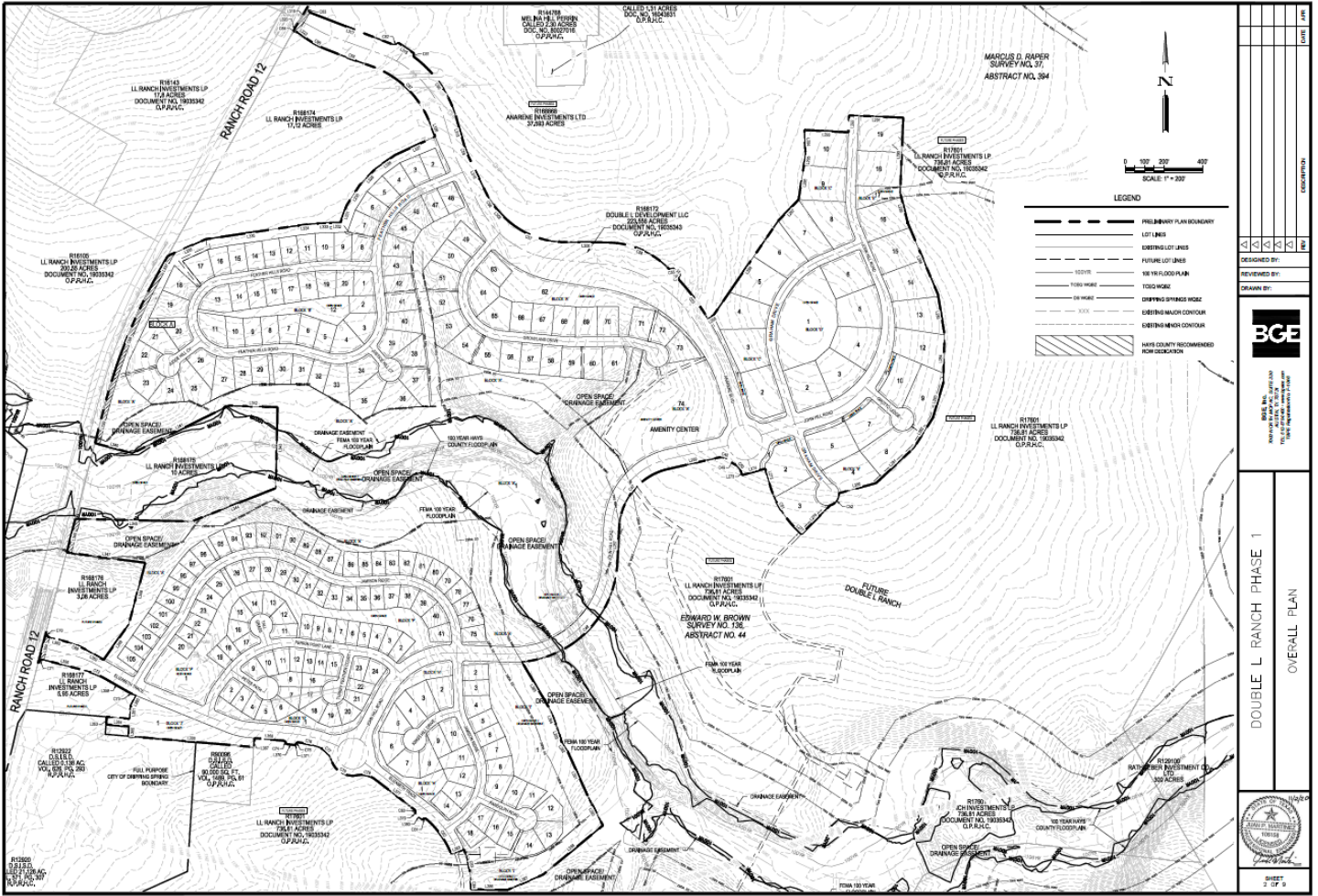
The site is located in the Barton Creek Watershed. Proposed drainage patterns will match existing drainage patterns as closely as possible. Runoff drains into the Little Barton Creek and flows West-East and discharges downstream beyond the property into Barton Creek. Please refer to the drainage section of this report.

WATER AND WASTEWATER

Water & Wastewater service will be provided by Municipal Utility District Number 7. There are agreements currently under review with the City of Dripping Springs for these services. Refer to Exhibit 9 for the on-site and offsite water and wastewater plans. Wastewater service will be conveyed by a gravity and force main system to the south through the adjacent property known as Big Sky (Owned by Meritage Homes of Texas, LLC) and thereafter through a tract owned by the Cannon Family, LTD where it will connect to a proposed gravity system (By Others). This system will convey the wastewater south to a City of Dripping Springs interceptor at US Hwy 290. The water distribution system is conveyed via a proposed off-site water line from an existing water tower located on the Cannon Tract and connecting to Double L Ranch through the Big Sky property.

PARKLAND

Parkland will be provided for dedication to comply with the Amended and Restated Development Agreement for Anarene Investments Tract.



Double L Ranch Phase 1 Preliminary Plat utility providers are listed below:

- Water: Municipal Utility District Number 7
- Wastewater: Municipal Utility District Number 7
- Electric: PEC

Recommendation:

Approval with the following conditions:

1. Local Roadway should have 65-ft ROW per City Transportation Master Plan.
2. Review and check the following detailed design parameters before submitting construction plans.
 - i. Please review and verify horizontal radii, intersection, and median break spacing meet requirements are met for roadway design speeds before submitting construction plans
 - ii. Graham Drive appears to be too close to the proposed roundabout at Annarene Boulevard and John Hill Road to allow for full-purpose access adjacent to the roundabout. Please review and adjust before submitting construction plans.
 - iii. Please note Left-turn lanes are required at median openings for each street connection.
3. Address or adjust varying inscribed diameters for roundabouts.

Planning Department Staff Report

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Double L Ranch Phase 1 Preliminary Plat

Recommended Action	Conditional Approval
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	Staff received one comment which is attached to the agenda.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

SIGNATURES

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR _____ DATE: _____

CITY SECRETARY _____ DATE: _____

GENERAL NOTES

- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY HAYS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO CITY OF DRIPPING SPRINGS FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THAT OF UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS & WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY HAYS COUNTY.
- CONTOUR DATA SOURCE: ON THE GROUND SURVEY COMPLETED IN APRIL 2020 AND CAPOCO 2012 CONTOUR DATA.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED IN SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED, RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF HAYS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- HAYS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- WASTEWATER SYSTEMS SERVING THIS SUBDIVISION WILL BE A PUBLIC SANITARY SEWER SYSTEM AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS PLANS AND SPECIFICATIONS.
- PARKLAND REQUIREMENTS PER THE DEVELOPMENT AGREEMENT WITH THE CITY OF DRIPPING SPRINGS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- A PORTION OF THIS TRACT IS LOCATED WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48209C0105F, HAYS COUNTY, TEXAS, DATED: SEPTEMBER 02, 2005.
- ALL STREETS WITHIN THIS PLAT SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY UNDER HAYS COUNTY JURISDICTION.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- SIDEWALKS ARE TO BE MAINTAINED BY MUD OR HOA.
- PUBLIC STREET NAMES AND WIDTHS: SEE SHEET 3, STREET SUMMARY TABLE.
- ALL PROPOSED LOTS HAVE ADEQUATE FRONTAGE TO COMPLY WITH MINIMUM DRIVEWAY SPACING.
- THIS PROPERTY IS LOCATED WITHIN THE DRIPPING SPRINGS ETJ AND HAYS COUNTY.
- A TEN FOOT (10) PUE ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- ELECTRIC SERVICE FOR THIS PLAN WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- THIS SUBDIVISION IS LOCATED IN THE LITTLE BARTON CREEK WATERSHED.
- THIS PROPERTY IS OUTSIDE OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS PROPERTY IS SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR ANARENE INVESTMENTS TRACT EFFECTIVE AS OF OCTOBER 17, 2015, RECORDED IN VOLUME 446, PAGE 327 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND AMENDED EFFECTIVE AUGUST 13, 2015, ON SEPTEMBER 21, 2021 THE CITY COUNCIL APPROVED THE NEW AMENDED AGREEMENT.
- THIS PROPERTY IS SUBJECT TO THE DOUBLE L RANCH SUBDIVISION AND PHASING AGREEMENT WITH HAYS COUNTY.
- HOMEOWNER'S ASSOCIATION SHALL BE CREATED PRIOR TO ANY FINAL PLAT APPROVAL.
- ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR ASSIGNS.
- APPROVAL OF A TRAFFIC IMPACT ANALYSIS ASSOCIATED WITH THIS PRELIMINARY PLAN IS REQUIRED BEFORE ANY FINAL PLAT OR DEVELOPMENT PERMIT APPLICATIONS ARE APPROVED.
- THE WATER UTILITY PROVIDER WILL BE THE CITY OF DRIPPING SPRINGS.
- THE WASTEWATER UTILITY PROVIDER WILL BE THE CITY OF DRIPPING SPRINGS.
- THIS SUBDIVISION IS WITHIN THE JURISDICTIONS OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT, THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT AND THE HAYS COUNTY EMERGENCY SERVICES DISTRICT NO. 8.
- THE PLAT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS ORDINANCES, REGARDING BUILDING SETBACKS.

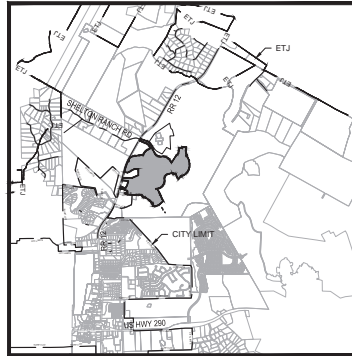
LOT TABLE	
TOTAL SITE ACREAGE	219.758 AC
TOTAL LOTS	256
SINGLE FAMILY	244
OPEN SPACE	11
AMENITY LOT	1

IMPERVIOUS COVER	
TOTAL GROSS SITE AREA	219.758 AC
TOTAL IMPERVIOUS COVER	61.25 AC
IMPERVIOUS COVER FROM STREETS	27.29 AC
IMPERVIOUS COVER FROM HOMES	29.38 AC
IMPERVIOUS COVER AMENITY CENTER (80%)	4.58 AC
TOTAL PERCENT IMPERVIOUS COVER	27.87%

UTILITIES:

ELECTRIC - PEDERNALES ELECTRIC COOP.
TELECOM - FRONTIER
WATER - CITY OF DRIPPING SPRINGS
WASTEWATER - CITY OF DRIPPING SPRINGS
GAS - ENERTEX NB, LLC

PRELIMINARY PLAN FOR DOUBLE L RANCH PHASE 1 (219.758 ACRE TRACT)



THIS PROJECT IS TO BE APPROVED BY HAYS COUNTY
FOR CONSTRUCTION OF STREETS
AND DRAINAGE IN SUBDIVISION

DATE OF SUBMITTAL:
FEBRUARY 4, 2021

FEMA MAP NUMBER: 48209C0105F
DATED: SEPTEMBER 2, 2005

PRECINCT: 4
TAX ID NO.:
R168172, R17601

DEVELOPER:

DOUBLE L DEVELOPMENT, LLC
DAVID CANNON
1600 WEST LOOP SOUTH, SUITE 2600
HOUSTON, TEXAS, 77027
(713)-623-2466

ENGINEER AND SURVEYOR:
BGE INC.
1701 DIRECTORS BLVD SUITE 1000
AUSTIN, TEXAS 78744
(512) 879-0400

LEGAL DESCRIPTION

FIELD NOTES FOR A 219.758 ACRE TRACT OF LAND OUT OF THE MARCUS D. RAPER SURVEY NO. 37, ABSTRACT NO. 394 AND THE EDWARD W. BROWN SURVEY NO. 136, ABSTRACT NO. 44, ALL OF HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED L240.674 ACRE TRACT OF LAND AS CONVEYED TO LL RANCH INVESTMENTS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1930343 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PLAN
3	SITE DATA TABLES
4	KEY MAP
5	PRELIMINARY PLAN SHEET 1 OF 3
6	PRELIMINARY PLAN SHEET 2 OF 3
7	PRELIMINARY PLAN SHEET 3 OF 3
8	EXISTING HYDROLOGY MAP
9	PROPOSED HYDROLOGY MAP
10	CONSTRUCTION TRAFFIC PLAN
11	SIDEWALK AND TRAIL EXHIBIT

Double L Ranch Development Feeding Table (City of Dripping Springs)

Flow	Flow	Flow	Flow	Flow	Flow
1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25

I, JUAN P. MARTINEZ, P.E. NO. 106158, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY STATE THAT THIS PRELIMINARY PLAN CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF DRIPPING SPRINGS AND COMPLIES WITH HAYS COUNTY CHAPTER 705 SUBDIVISION REQUIREMENTS.

J.P. Martinez

JUAN P. MARTINEZ, P.E.
BGE, INC. TBPE NO. F-1046
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
(512) 879-0400 (MAIN)

03/24/22 DATE



ENGINEER



Brown & Gay Engineers, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744
Tel: 512-879-0400 • www.browngay.com
TBPE Registration No. F-1046
TBPELS LICENSING SURVEY FIRM
NO. 10106502 SHEET
1 OF 11



REV	DESCRIPTION	DATE	APP

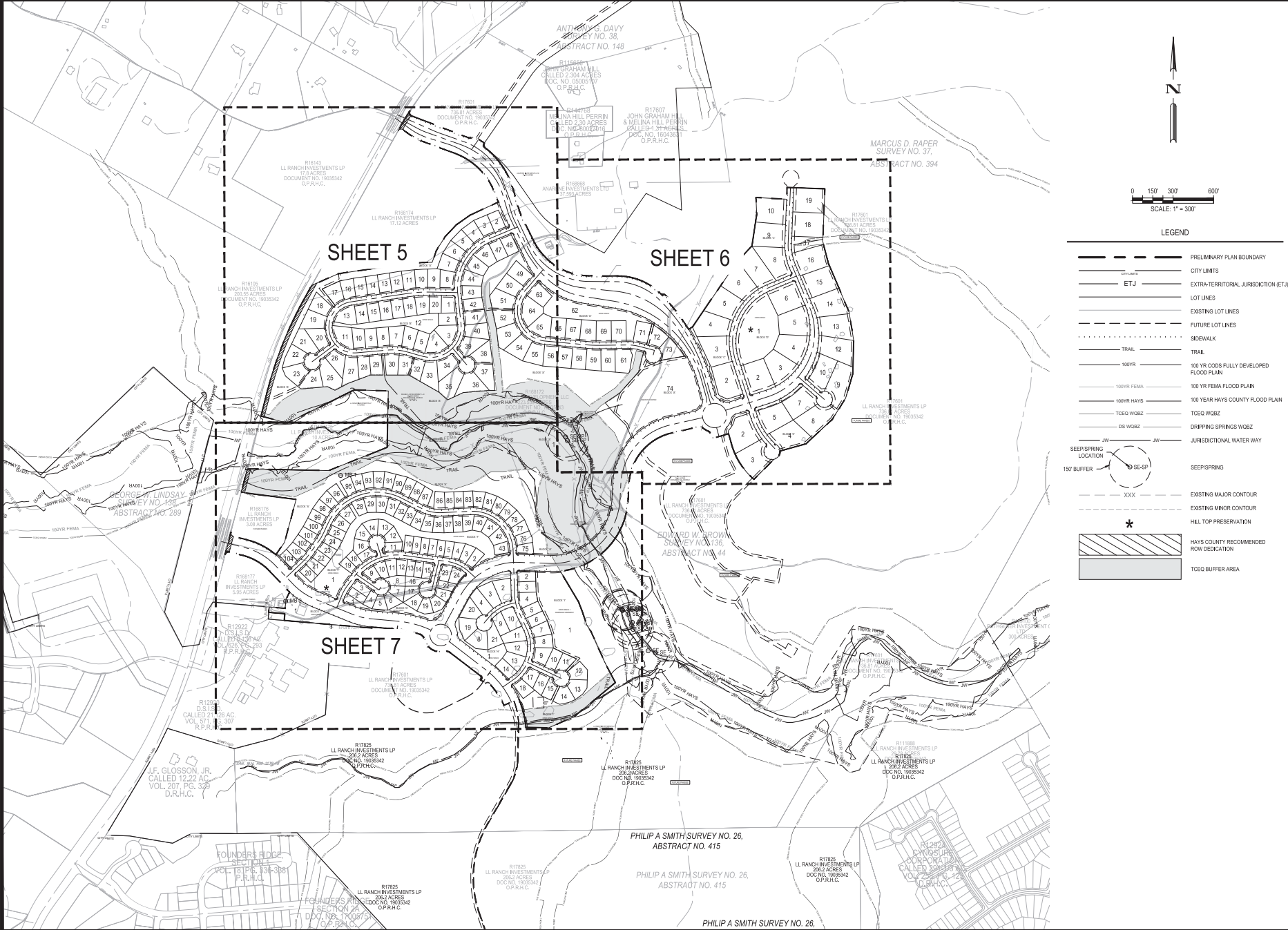
DESIGNED BY:
 REVIEWED BY:
 DRAWN BY:



DOUBLE L RANCH PHASE 1
 OVERALL PLAN

CS-2422





LEGEND

- PRELIMINARY PLAN BOUNDARY
- CITY LIMITS
- EXTRA-TERRITORIAL JURISDICTION (ETJ)
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- SIDEWALK
- TRAIL
- 100 YR CODS FULLY DEVELOPED FLOOD PLAN
- 100 YR FEMA
- 100 YR HAYS COUNTY FLOOD PLAN
- TCQD WOBZ
- DRIPPING SPRINGS WOBZ
- JURISDICTIONAL WATER WAY
- SEEPSRING LOCATION
- 150' BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HILL TOP PRESERVATION
- HAYS COUNTY RECOMMENDED ROW DEDICATION
- TCQD BUFFER AREA

REV	DESCRIPTION	DATE	APP

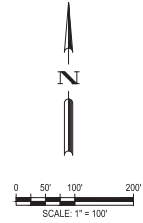
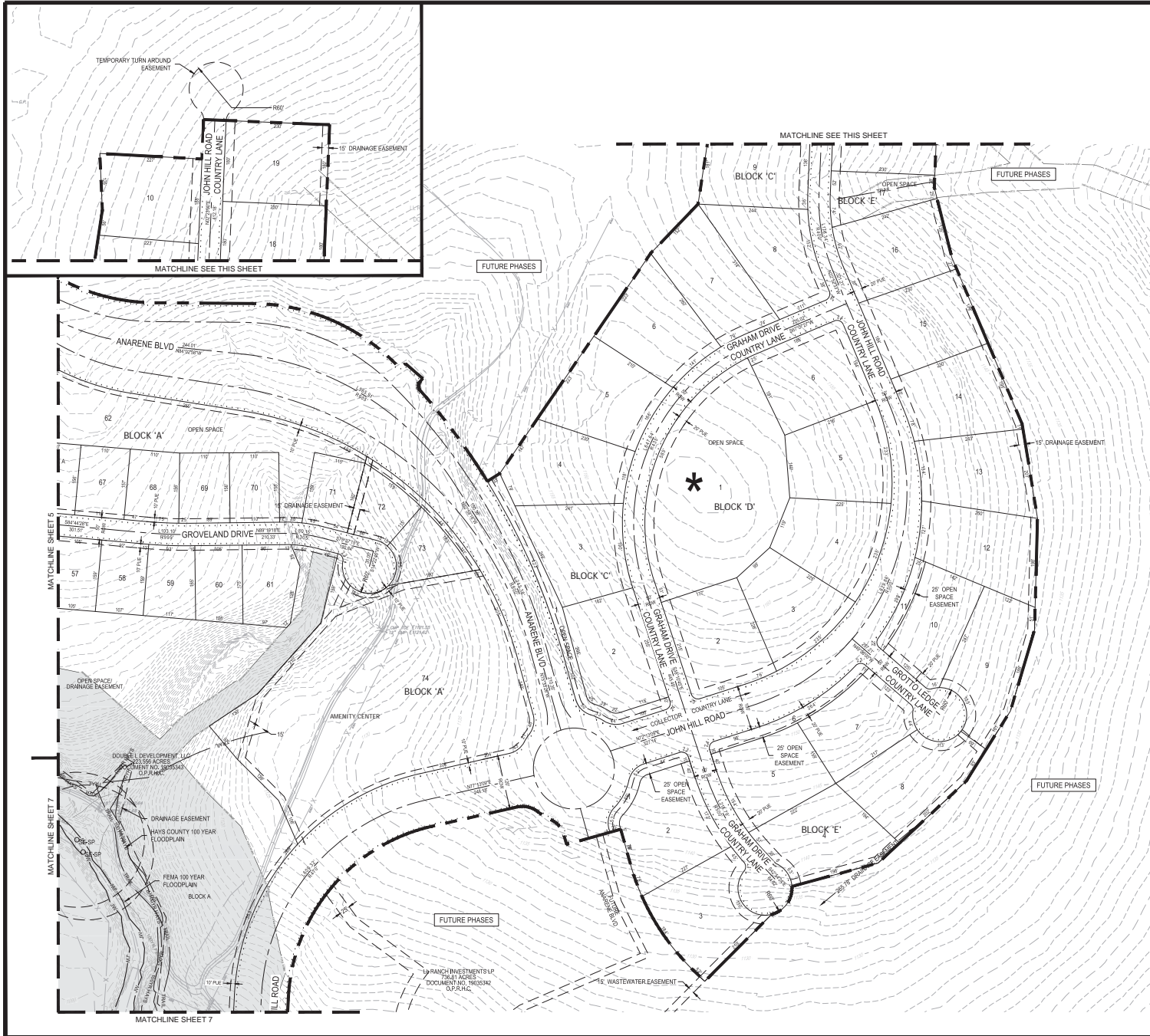
DESIGNED BY:
REVIEWED BY:
DRAWN BY:



DOUBLE L RANCH PHASE 1
KEY MAP



c:\Users\wslam\OneDrive\BGE\Shared\development\double_l\mxd\keymap_ll.mxd Layout: KEY MAP P:\mxd 3/24/2022 10:19:42 AM



LEGEND

- PRELIMINARY PLAN BOUNDARY
- CITY LIMITS
- ETJ
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- SIDEWALK
- TRAIL
- TRAIL
- 100 YR CODS FLATLY DEVELOPED FLOOD PLAN
- 100 YR FEMA FLOOD PLAN
- 100 YR HAYS COUNTY FLOOD PLAN
- TCEQ WOBZ
- DB WOBZ
- JURISDICTIONAL WATER WAY
- SEEPS/SPRING LOCATION
- 150' BUFFER
- XXXX
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HILL TOP PRESERVATION
- HAYS COUNTY RECOMMENDED ROW DEDICATION
- TCEQ BUFFER AREA

NO.	DATE	APR	DESCRIPTION

DESIGNED BY:
 REVIEWED BY:
 DRAWN BY:



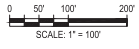
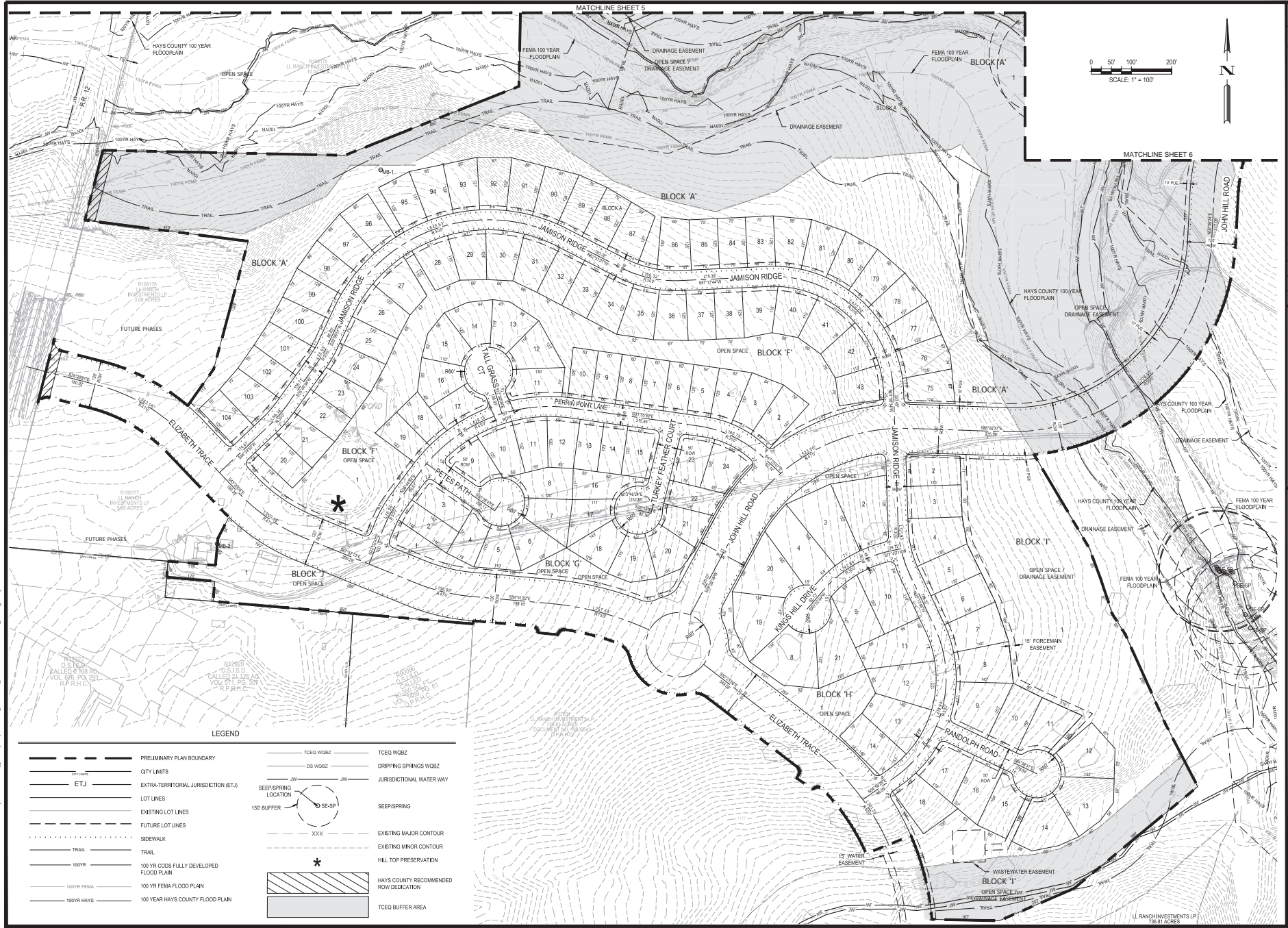
BGE INC.
 7700 FORTY-NINTH AVENUE, SUITE 200
 FORT SMITH, ARIZONA 86505
 TEL: 505.257.4400 FAX: 505.257.4400
 E-MAIL: Registration@bge.com

DOUBLE L RANCH PHASE 1
 PRELIMINARY PLAN SHEET 2 OF 3



SHEET
 6 OF 11

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REV	DATE	DESCRIPTION

DESIGNED BY:
 REVIEWED BY:
 DRAWN BY:

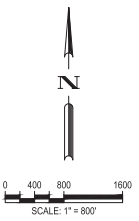
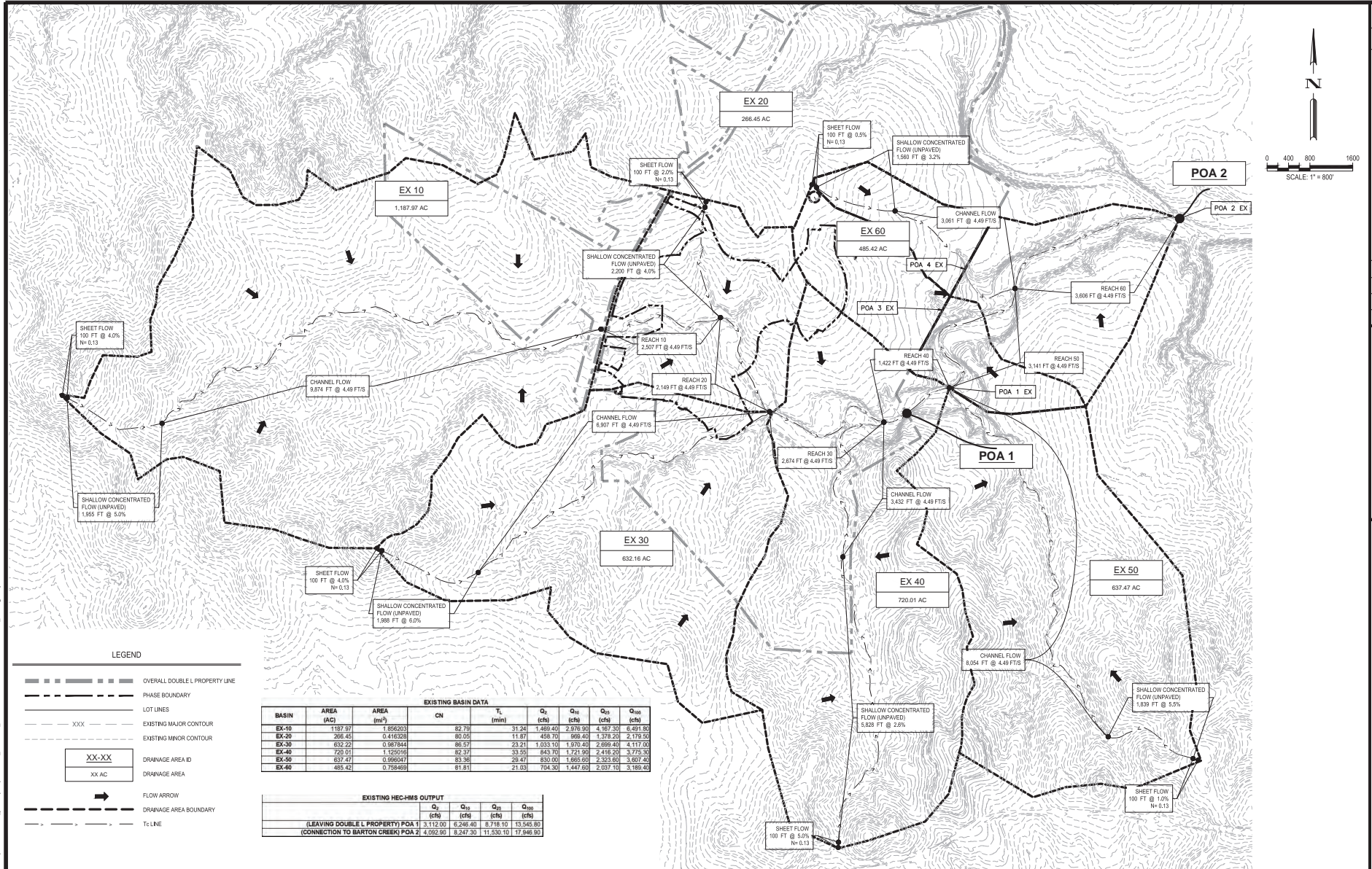


BGE, INC.
 7700 FORTY FIFTH AVENUE, SUITE 200
 FORT WORTH, TEXAS 76116
 TEL: 817.499.8400 FAX: 817.499.8401
 E-MAIL: Registration@bge.com

DOUBLE L RANCH PHASE 1
 PRELIMINARY PLAN SHEET 3 OF 3



SHEET 7 OF 11



LEGEND

- OVERALL DOUBLE L PROPERTY LINE
- - - PHASE BOUNDARY
- LOT LINES
- XXX EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- XX-XX DRAINAGE AREA ID
- XX AC DRAINAGE AREA
- FLOW ARROW
- - - DRAINAGE AREA BOUNDARY
- Tc LINE

EXISTING BASIN DATA

BASIN	AREA (AC)	AREA (mi ²)	CN	T _c (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
EX-10	1,187.97	1.656203	62.78	31.24	1,489.40	2,978.90	4,167.30	6,491.90	8,491.90
EX-20	266.45	0.416328	60.05	11.67	458.70	669.40	1,373.20	2,176.50	2,176.50
EX-30	632.22	0.987844	66.57	23.21	1,033.10	1,970.40	2,699.40	4,117.00	4,117.00
EX-40	720.01	1.120916	62.37	33.55	843.70	1,721.90	2,416.20	3,775.30	3,775.30
EX-50	637.47	0.969747	63.36	29.47	930.00	1,663.60	2,353.60	3,607.40	3,607.40
EX-60	485.42	0.758469	61.81	21.03	704.30	1,447.60	2,037.10	3,189.40	3,189.40

EXISTING HEC-HMS OUTPUT

Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
(LEAVING DOUBLE L PROPERTY) POA 1	3,112.00	6,246.40	8,718.10	13,545.80
(CONNECTION TO BARTON CREEK) POA 2	4,082.90	9,247.30	11,330.10	17,946.90

NO.	DATE	APP.	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

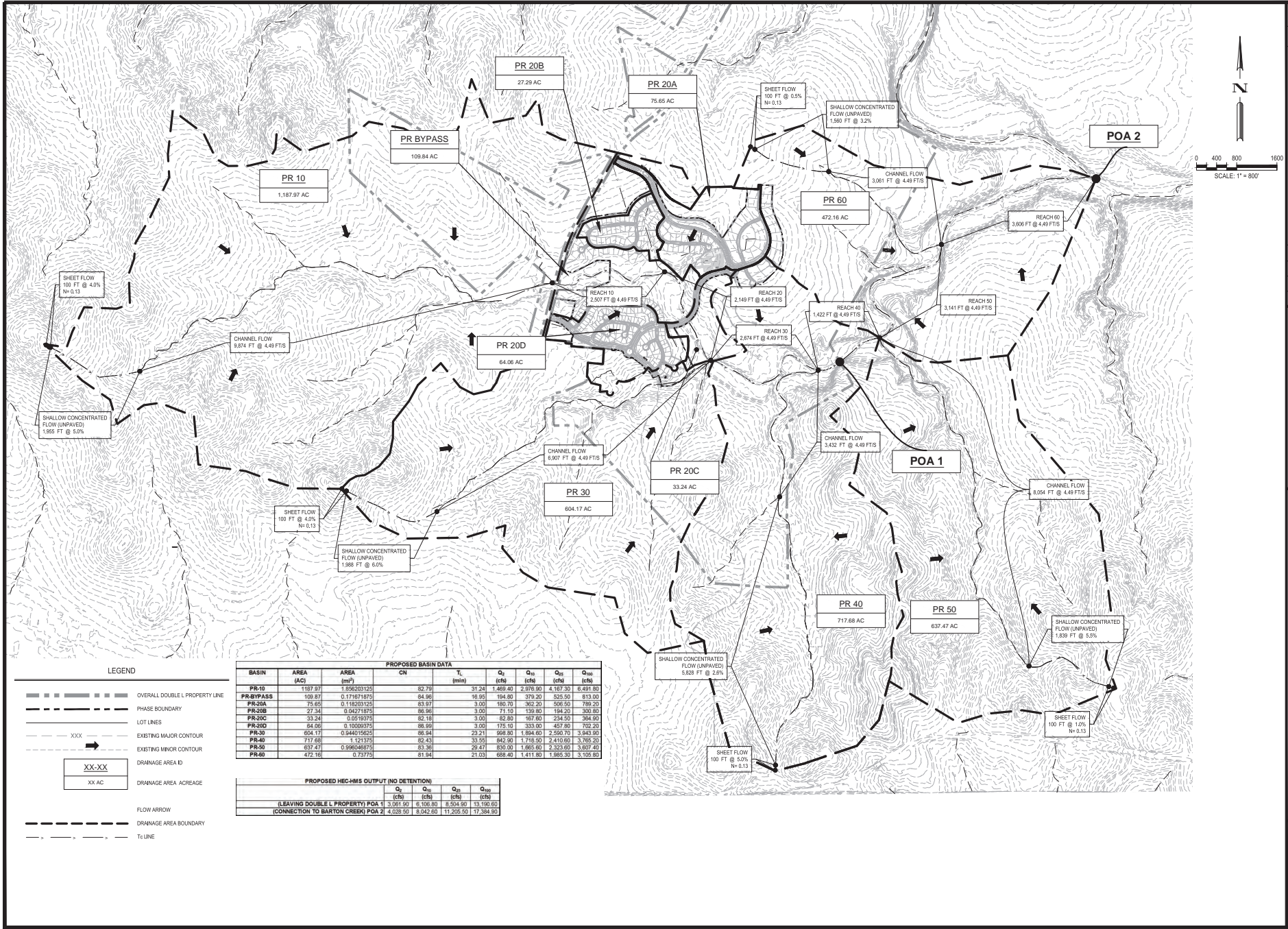


BGE INC.
7700 NORTH MACARTHUR BLVD. SUITE 200
TULSA, OKLAHOMA 74114
TULSA REGISTRATION NO. P1068

DOUBLE L RANCH PHASE 1
EXISTING HYDROLOGY MAP



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PROPOSED BASIN DATA

BASIN	AREA (AC)	AREA (m ²)	CN	T _L (min)	Q ₁ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)
PR-10	1187.97	1,856,203.125	82.79	31.24	1,469.40	2,976.90	4,167.30	6,491.80
PR-BYPASS	109.87	0.171671875	64.80	18.85	194.80	376.20	525.50	813.00
PR-20A	75.85	0.115203125	83.97	3.00	150.70	302.00	595.50	789.20
PR-20B	27.34	0.04271875	86.98	3.00	71.10	139.80	194.20	300.80
PR-20C	33.24	0.0516375	82.18	3.00	82.80	167.60	234.50	384.90
PR-20D	64.06	0.1000375	86.69	3.00	175.10	333.00	457.80	702.20
PR-30	604.17	0.944015625	86.84	23.21	958.80	1,884.60	2,550.70	3,943.90
PR-40	717.68	1.121375	82.43	33.25	842.30	1,716.50	2,410.80	3,789.20
PR-50	637.47	0.99608875	83.36	29.47	830.00	1,665.80	2,323.60	3,607.40
PR-60	472.16	0.73775	81.94	21.03	858.40	1,411.80	1,985.30	3,105.80

PROPOSED HEC-RMS OUTPUT (NO DETENTION)

	Q ₁ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)
(LEAVING DOUBLE L PROPERTY) POA 1	3,061.00	3,105.80	3,554.90	13,710.00
(CONNECTION TO BARTON CREEK) POA 2	4,028.50	3,042.60	11,205.50	17,384.50

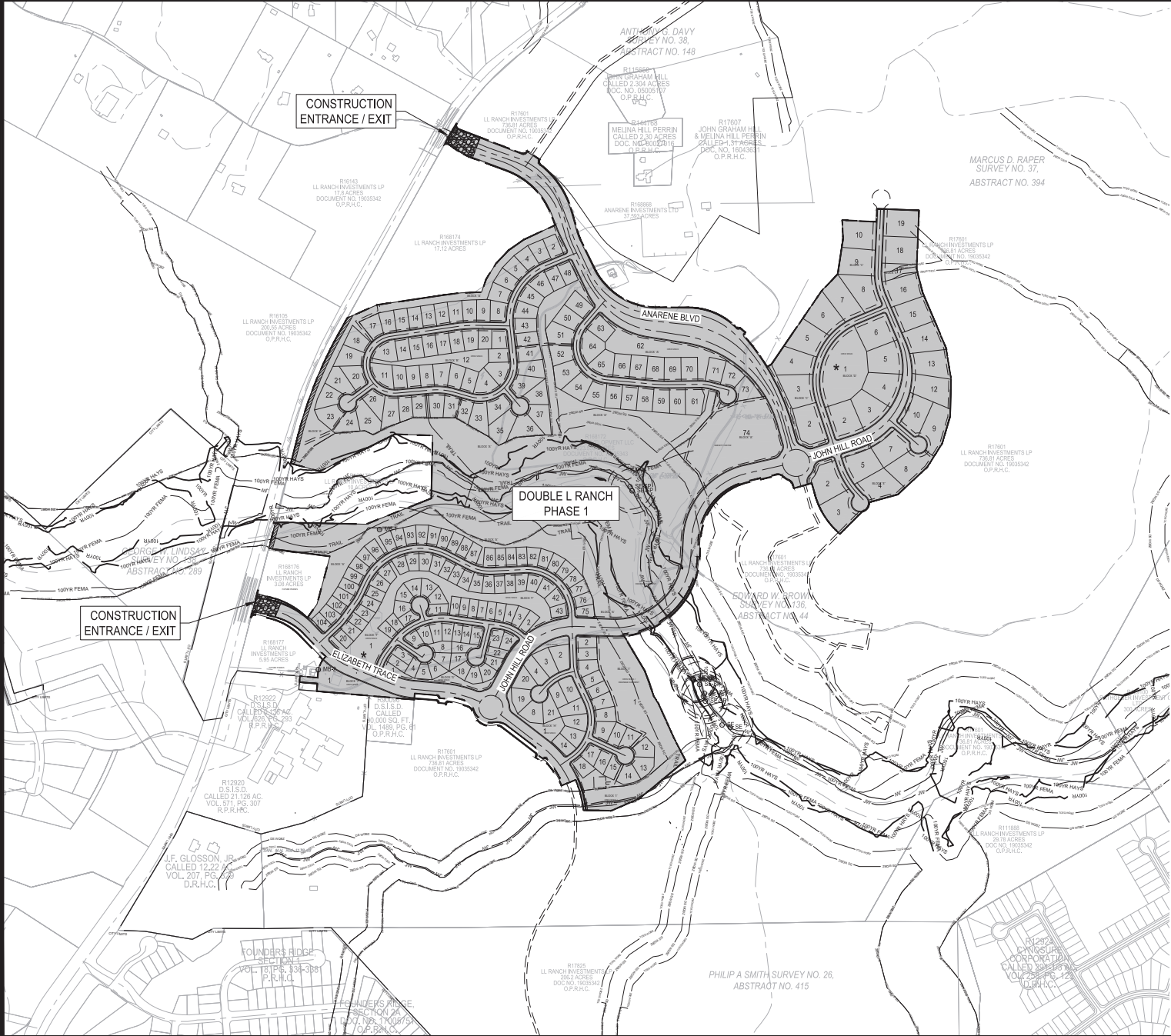
DESIGNED BY: _____
 REVIEWED BY: _____
 DRAWN BY: _____

BGE
 BGE Inc.
 7700 FORTY FORT AVENUE, SUITE 200
 FORT WORTH, TEXAS 76116
 TEL: 817.339.3400 FAX: 817.339.3401
 TxDOT Registration No. P-1068

DOUBLE L RANCH PHASE 1
 PROPOSED HYDROLOGY MAP

03-2022
 JUAN P. ALVARADO
 106158

SHEET 9 OF 11



0 150' 300' 600'
SCALE: 1" = 300'

LEGEND

- PRELIMINARY PLAN BOUNDARY
- CITY LIMITS
- EXTRA-TERRITORIAL JURISDICTION (ETJ)
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- SIDEWALK
- TRAIL
- TRAIL
- 100 YR CDDS FULLY DEVELOPED FLOOD PLAN
- 100 YR FEMA
- 100 YR FEMA FLOOD PLAN
- 100 YR HAYS
- 100 YEAR HAYS COUNTY FLOOD PLAN
- TCED WOBZ
- TCED WOBZ
- DS WOBZ
- DRIPPING SPRINGS WOBZ
- JW
- JURISDICTIONAL WATER WAY
- SEEPS/SPRING LOCATION
- SEEPS/SPRING
- XXXX
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HILL TOP PRESERVATION

REV	DATE	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE

BGE INC.
7700 FORTY-NINTH AVENUE, SUITE 200
THE WOODLANDS, TEXAS 77380
TEL: 281.949.4400 FAX: 281.949.4401
E: bge@bge.com
EPA Registration No. P-1068

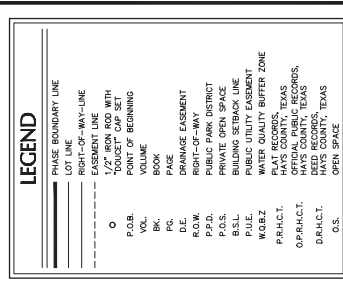
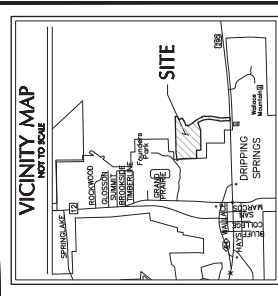
DOUBLE L RANCH PHASE 1
CONSTRUCTION TRAFFIC PLAN

JUAN P. MALITZA
106158

SHEET 10 OF 11

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BLK. #	ACRES
1	2.5311
2	0.9456
3	0.9456
4	0.9456
5	0.9456
6	0.9456
7	0.9456
8	0.9456
9	0.9456
10	0.9456
11	0.9456
12	0.9456
13	0.9456
14	0.9456
15	0.9456
16	0.9456
17	0.9456
18	0.9456

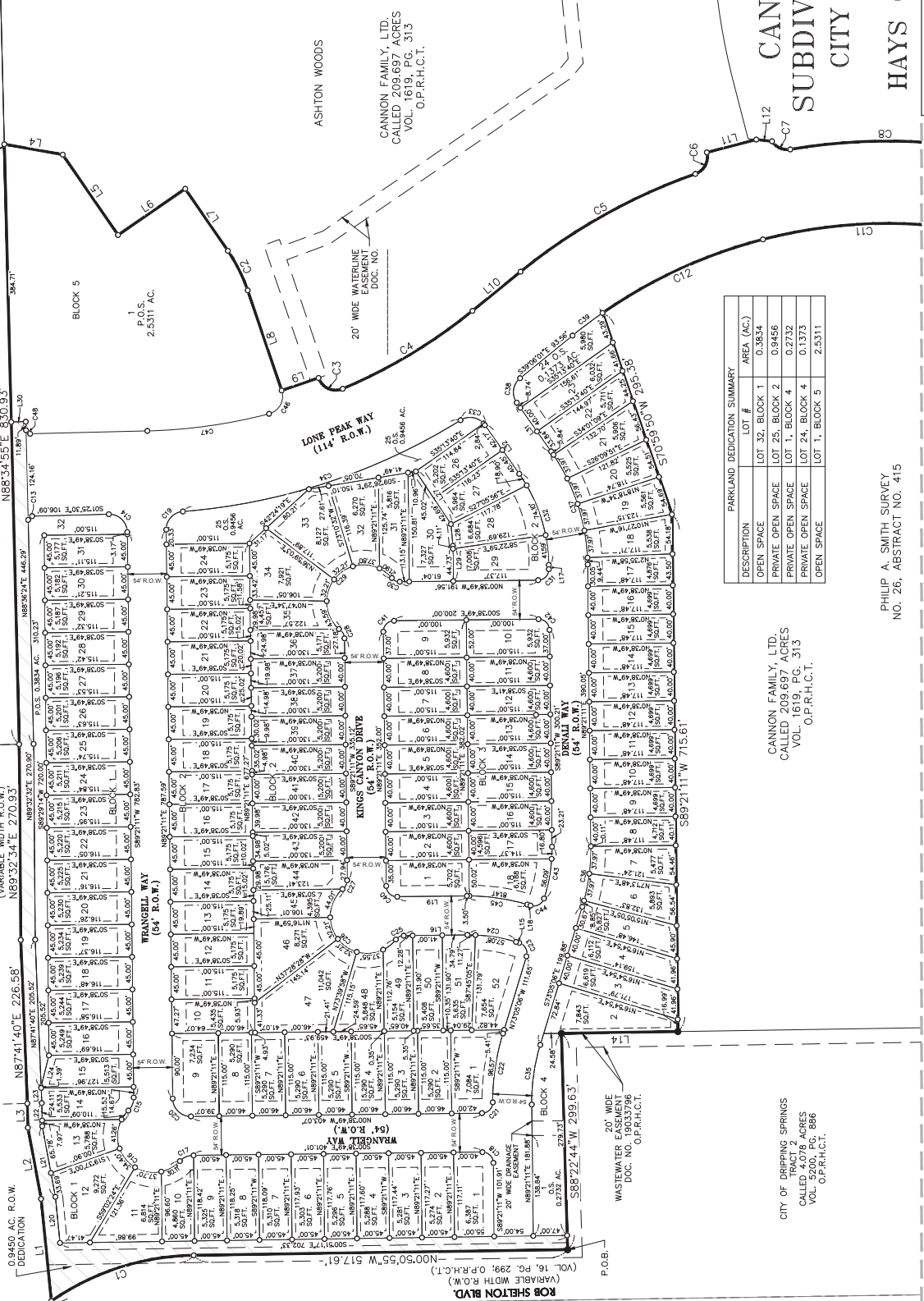


ORYX CANNON 58 LLC
CALLED 58,000 ACRES
DOC. NO. 20023358
O.P.R.H.C.T.

CANNON RANCH SUBDIVISION PHASE 1 CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735 Tel: (512)-583-2400
www.doucetengineers.com
TBPFE Firm Number: 10105600
Survey Date: 03/17/2022
Scale: 1" = 100'
Drawn by: SJP
Reviewed by: JPS
Project: 128
Sheet: 1
Field Book:
Party Ditch:
Item 4.

LOT SETBACKS	AREA	DISTANCE (FT.)
FRONT	20	
REAR	10	
SIDE	5	
CORNER	15	

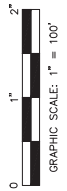


PARKLAND DEDICATION SUMMARY		
DESCRIPTION	LOT #	AREA (AC.)
OPEN SPACE	LOT 32, BLOCK 1	0.3834
PRIVATE OPEN SPACE	LOT 25, BLOCK 2	0.9456
PRIVATE OPEN SPACE	LOT 1, BLOCK 4	0.2732
PRIVATE OPEN SPACE	LOT 24, BLOCK 4	0.1373
OPEN SPACE	LOT 1, BLOCK 5	2.5311

CANNON FAMILY, LTD.
CALLED 209,697 ACRES
VOL. 1619, PG. 313
O.P.R.H.C.T.

PHILIP A. SMITH SURVEY
NO. 26, ABSTRACT NO. 415

MATCHLINE SHEET 2



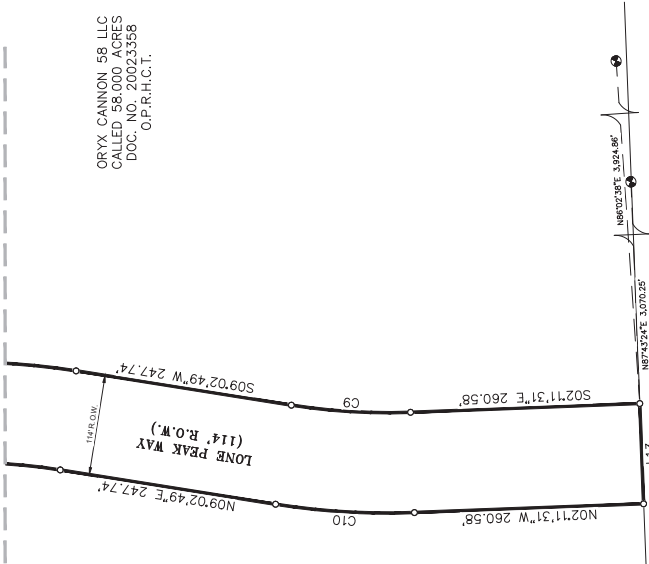
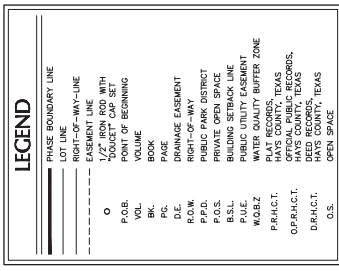
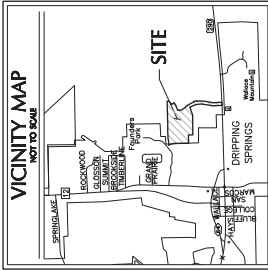
MATCHLINE SHEET 1

PHILIP A. SMITH SURVEY
NO. 26, ABSTRACT NO. 415

ORYX CANNON 58 LLC
CALLED 58.000 ACRES
DOC. NO. 20023358
O.P.R.H.C.T.

CANNON FAMILY, LTD.
CALLED 209.697 ACRES
VOL. 1619, PG. 313
O.P.R.H.C.T.

TRACT II ACRES
CALLED 2495 ACRES
VOL. 632, PG. 632
O.P.R.H.C.T.



US HWY 290
(R.O.W. VARIES)

CURVE	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C25	12.44	14.00	50°53'35"	S26°00'37"E	12.03
C26	170.71	51.00	191°47'10"	S44°21'11"W	101.46
C27	12.44	14.00	50°53'35"	N65°12'01"W	12.03
C28	12.44	14.00	50°53'35"	S63°54'23"W	12.03
C29	170.71	51.00	191°47'10"	N42°38'49"W	101.46
C30	12.44	14.00	50°53'35"	N24°47'59"E	12.03
C31	23.56	15.00	90°00'00"	N45°38'49"W	21.21
C32	134.59	23.00	84°44'51"	S72°03'44"W	132.66
C33	37.80	25.00	86°37'12"	S17°27'44"W	34.30
C34	406.55	857.00	27°18'52"	S19°11'27"E	404.70
C35	83.68	273.00	17°33'43"	S81°51'57"E	83.35
C36	84.90	277.00	17°33'43"	S81°51'57"E	84.57
C37	167.18	277.00	34°34'51"	N72°03'45"E	164.66
C38	37.58	25.00	86°07'39"	S62°09'51"E	34.14
C39	52.08	693.00	41°8'21"	S36°56'51"E	52.07
C40	23.56	15.00	90°00'00"	N44°21'11"E	21.21
C41	23.56	15.00	90°00'00"	S45°38'49"E	21.21
C42	23.56	15.00	90°00'00"	S44°21'11"W	21.21
C43	72.89	223.00	18°43'41"	N81°16'59"W	72.57
C44	23.26	15.00	88°50'03"	N27°30'07"W	21.00
C45	84.90	277.00	17°33'43"	N08°08'03"E	84.57
C46	41.08	25.00	94°09'11"	N67°39'32"W	36.61
C47	170.62	743.00	13°09'25"	N08°00'13"W	170.24
C48	7.58	70.17	61°11'00"	N46°25'25"E	7.57

CURVE	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	210.34	355.63	33°53'17"	N17°49'24"W	207.29
C2	61.33	223.00	15°46'26"	S63°23'10"W	61.14
C3	41.08	25.00	94°09'11"	S24°11'17"W	36.61
C4	210.23	743.00	16°14'43"	S30°59'40"E	209.53
C5	278.61	807.00	19°46'52"	S29°12'35"E	277.23
C6	37.16	25.00	85°10'25"	S61°54'22"E	33.84
C7	29.31	25.00	67°10'08"	S23°35'04"W	27.66
C8	263.56	807.00	18°42'48"	S00°18'36"E	262.41
C9	155.93	693.00	11°41'19"	S03°25'39"W	155.71
C10	158.29	807.00	11°41'19"	N03°25'39"E	158.04
C11	284.72	693.00	23°32'23"	N02°43'23"W	282.72
C12	245.55	2018.00	20°18'06"	N24°38'37"W	244.27
C13	7.86	76.27	54°26'	S47°14'32"E	7.66
C14	39.61	25.00	90°46'41"	S43°55'50"W	35.59
C15	20.12	25.00	48°06'20"	N67°35'39"W	19.58
C16	159.01	50.00	18°21'39"	S42°21'11"W	99.98
C17	20.12	25.00	48°06'20"	S24°11'59"E	19.58
C18	23.56	15.00	90°00'00"	S44°21'11"W	21.21
C19	37.57	25.00	86°06'48"	S47°35'25"E	34.14
C20	39.27	25.00	90°00'00"	N44°21'11"E	35.36
C21	23.39	15.00	89°21'50"	N45°19'34"W	21.09
C22	86.37	327.00	16°55'14"	N61°32'43"W	86.22
C23	23.56	15.00	90°00'00"	S61°54'54"W	21.21
C24	68.35	223.00	17°33'43"	S08°08'03"W	68.09

LINE	BEARING	DISTANCE
L1	N84°18'45"E	142.18
L2	N72°25'34"E	99.46
L3	N88°45'18"E	32.08
L4	N87°41'40"E	20.90
L5	N76°03'55"W	45.95
L6	S86°20'07"W	87.71
L7	S54°29'34"E	113.00
L8	S55°30'26"W	136.00
L9	S55°30'26"W	104.24
L10	S71°15'53"W	146.39
L11	S84°40'7"E	54.00
L12	S39°06'01"E	85.96
L13	S14°29'34"E	70.67
L14	S06°06'37"W	21.96
L15	S87°48'29"W	114.00
L16	N02°51'53"W	161.19
L17	S16°54'54"W	4.63
L18	S09°28'49"E	88.06
L19	S59°21'11"W	5.84
L20	N16°54'54"E	4.59
L21	N02°38'49"W	96.50
L22	N84°18'45"E	64.10

CANNON RANCH SUBDIVISION PHASE 1

CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

Date: 03/17/2022
Scale: 1" = 100'
Drawn By: SYP
Reviewed:
Project: 128
Sheet: 2
Field Book:
Party Chief:
Survey Date:
Item 4.

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735 Tel: (512)-583-2400
www.doucetengineers.com
TBPES Firm Number: 3937
TBPES Firm Number: 10105800



HAYS COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF HAYS
I, ELAINE HANSON CARDEMAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE OF PUBLIC RECORDS ON _____ DAY OF _____ A.D. AT _____ O'CLOCK _____ A.M., AND DULY RECORDED ON _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____ DAY OF _____ 20____ A.D.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____ A.D.
PRELIMINARY
ELAINE HANSON CARDEMAS, M.B.A., PH.D., COUNTY CLERK
HAYS COUNTY, TEXAS

IN WITNESS WHEREOF, ASHTON AUSTIN RESIDENTIAL LLC, HAVE CAUSED THESE PRESENTS TO BE FORWARDED TO THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND DESIGNATED HEREIN AS
CANNON RANCH SUBDIVISION, PHASE 1

EXCITED THIS _____ DAY OF _____ 20____ A.D.

NAME: ASHTON AUSTIN RESIDENTIAL LLC
DATE: _____
10720 RESEARCH BOULEVARD, SUITE B-120
AUSTIN, TX 78759
512-419-7409

STATE OF TEXAS
COUNTY OF HAYS
BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, WHO HAS IDENTIFIED HIMSELF AS _____, PERSONAL REPRESENTATIVE OF ASHTON AUSTIN RESIDENTIAL LLC, THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME AND TO THE PUBLIC RECORDS HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____ A.D.

NOTARY PUBLIC BY COMMISSION EXPIRES: _____
IN AND FOR THE STATE OF TEXAS

OWNER/DEVELOPER: ASHTON AUSTIN RESIDENTIAL LLC
10720 RESEARCH BOULEVARD, SUITE B-120
AUSTIN, TX 78759
CONTACT: STEVEN PERCE

ENGINEER: DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TX 78725
512-383-2620
CONTACT: JOE GRASSO, P.E.

SURVEYOR: DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TX 78725
512-383-2620
CONTACT: CHRIS TERRY, R.P.L.S.

NOTE: THIS SURVEY IS SUBJECT TO PFD #12 OF DRIPPING SPRINGS SUBDIVISION, PHASE 1, AS SHOWN ON PLAT RECORDS OF HAYS COUNTY, TEXAS, DATED 8/3/2021, AND ACCOMPANYING LEGAL DESCRIPTION OF EVIDENT SURFACE ADJUSTMENT FACTOR OF 1.00017934.

CONTROL NOTE: BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND SURFACE ADJUSTMENT FACTOR OF 1.00017934 MAY BE CONVERTED TO GRID BY USING THE UNITS: US SURVEY FEET.

SURVEYOR'S CERTIFICATION:
I, CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVIDENT SURFACE ADJUSTMENT FACTOR OF 1.00017934 REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY
CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
10720 RESEARCH BOULEVARD, SUITE B-120
AUSTIN, TX 78759
512-419-7409
CONTACT: JOE GRASSO, P.E.
DATE: 03/17/2022

ENGINEER'S CERTIFICATION:
I, JOE GRASSO, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH ALL APPLICABLE CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

PRELIMINARY
JOE GRASSO, P.E.
REGISTERED PROFESSIONAL ENGINEER
10720 RESEARCH BOULEVARD, SUITE B-120
AUSTIN, TX 78759
512-419-7409
DATE: 05/17/2022

DATE: 03/17/2022
SCALE: N/A
DRAWN BY: SJP
REVIEWER: _____
PROJECT: 128
SHEET: 3
FIELD BOOK: _____
PARTY DRAFT: _____
SURVEY DATE: _____

Item 4.
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78725 Tel: (512) 383-2600
www.doucetengineers.com
TBPES Firm Number: 10105800

AREA TABLE:

- TOTAL LOT ACREAGE: 29.97 ACRES.
0 LOTS > 10 AC;
1 LOTS BETWEEN 5 AC AND 2 AC;
0 LOTS BETWEEN 2 AC AND 1 AC;
128 LOTS < 1 AC.
- TOTAL AREA OF R.O.W. IN THIS SUBDIVISION IS 5,660 LINEAR FEET.
- TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2,74 ACRES.
TOTAL ACREAGE: 29.97 ACRES.

FLOOD NOTE: THIS PROJECT IS LOCATED WITHIN UNSHARED ZONE "X" AREA OF ANIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP BOUNDARIES EFFECTIVE SEPTEMBER 2, 2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE MAP(S).

LOT SETBACKS	
AREA	DISTANCE (FT.)
FRONT	20
REAR	10
SIDE	5
CORNER	15

LOT SUMMARY	
TOTAL NUMBER OF BLOCKS	5
TOTAL NUMBER OF LOTS	127
RESIDENTIAL LOTS	122
DRAINAGE EASEMENT LOTS	1
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
OPEN SPACE LOTS	4
TOTAL OVERALL ACREAGE	29.97

IMPERVIOUS COVER (I.C.) SUMMARY	
AREA (AC.)	29.97
NUMBER 40' LOTS	67
NUMBER 45' LOTS	55
TOTAL LOTS	122
40' LOTS I.C. (SQ. FT.)	200,330
45' LOTS I.C. (SQ. FT.)	184,965
TOTAL LOTS I.C. (AC.)	8.84
ROADWAY/SIDEWALK I.C. (AC.)	6.54
DRIVEWAYS I.C. (AC.)	0.73
CUL-DE-SACS I.C. (AC.)	0.00
TOTAL IMPERVIOUS COVER (AC.)	16.11
PERCENT IMPERVIOUS COVER	53.77

NOTES:

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
- NO PORTION OF THIS PROPERTY IS OCCUPIED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 4820300005, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS. WASTEWATER SERVICE CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS WASTEWATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND ASHTON WOODS, APPROVED JULY 6, 2021.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
- MINIMUM FRONT SETBACK SHALL BE 10 FEET.
- MINIMUM REAR SETBACK SHALL BE 10 FEET.
- MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5 FEET.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AS AMENDED BY PFD #12.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT UTILIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE OR OTHER DEVELOPMENT SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- NO DRIVEWAY, SIDEWALK, OR SIDEWALK SHALL BE CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION UNLESS PERMITTED BY THE CITY OF DRIPPING SPRINGS. A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TC20 WATER QUALITY BUFFER ZONES SHALL BE LIMITED TO THOSE LISTED ON THE TEXAS PUBLIC RECORDS. THE CITY OF DRIPPING SPRINGS SHALL BE RESPONSIBLE FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TC20 AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
- MINIMUM 65 GALLON SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER PFD#12.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE OPEN SPACES.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS. DETENTION AND WATER QUALITY POND.
- THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2021-24, PLANNED DEVELOPMENT DISTRICT NO. 12-CANNON RANCH APPROVED ON JULY 6, 2021.
- ALL PROPOSED ON-SITE COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS, IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOOD SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER AGENTS.
- STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE (SR04 3.11)
- PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
- ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
- THE FOLLOWING HAYS COUNTY GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:
#1 MINIMUM DISK IN CONCRETE
GRID N=13,982,190
GRID E=2,263,004
ELEV: 1239.60'
#202
MINIMUM DISK IN CONCRETE
GRID N=13,982,069
GRID E=2,260,050
ELEV: 1231.11'

PARKLAND DEDICATION SUMMARY		
DESCRIPTION	LOT #	AREA (AC.)
OPEN SPACE	LOT 32, BLOCK 1	0.38
PRIVATE OPEN SPACE	LOT 25, BLOCK 2	0
PRIVATE OPEN SPACE	LOT 1, BLOCK 4	0
PRIVATE OPEN SPACE	LOT 24, BLOCK 4	0
OPEN SPACE	LOT 1, BLOCK 5	2.53
POND A	LOT 1, BLOCK 5	-1.98

STREET SUMMARY		
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH
LONE PEAK WAY	114' R.O.W.	48'
DRINAY WAY	54' R.O.W.	1,254
WRANGELL WAY	54' R.O.W.	1,394
KINGS CANYON DRIVE	54' R.O.W.	948
TOTAL		5,660

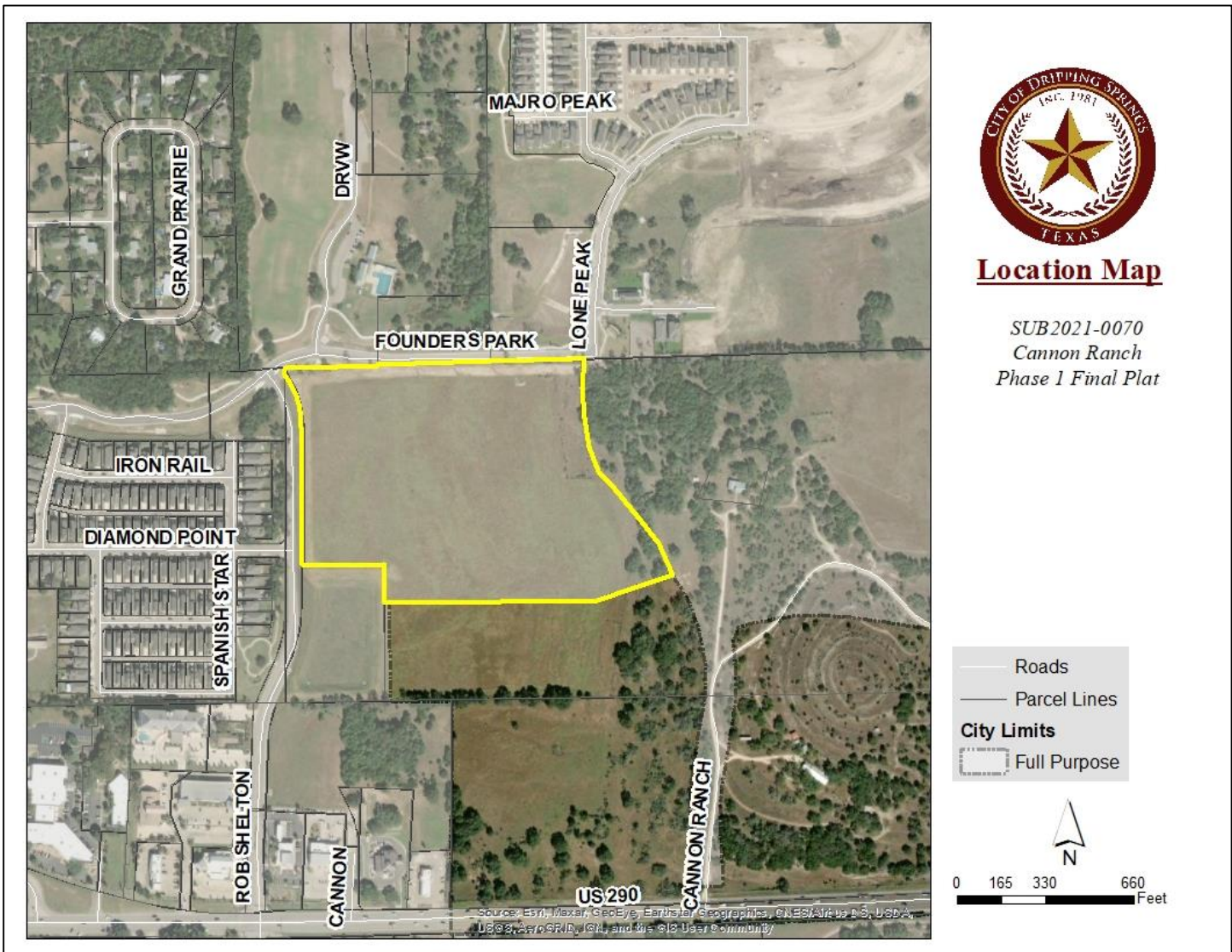


Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2021-0070
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Cannon Ranch Phase 1 Final Plat
Property Location: Founders Park Road at Rob Shelton
Legal Description: 29.97 acres, out of the Philip A. Smith and C.H. Malott Surveys
Applicant: Jake Helmburg, Doucet & Associates
Property Owner: Ashton Woods
Staff recommendation: Approval of the Final Plat.



Planning Department Staff Report

Overview

This final plat consists of 122 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Lone Peak Way.

Site Information

Location: Founders Park Road at Rob Shelton

Zoning Designation: Cannon Ranch PDD

Property History

Preliminary plat was approved November 24, 2021.

Recommendation

Approval of the Final Plat.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Cannon Ranch, Phase 1 Final Plat

Recommended Action	Approval of the Final Plat
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



DRIPPING SPRINGS
Texas

Item 4.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: 12/9 _____
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Jake Helmburg
COMPANY Doucet & Associates
STREET ADDRESS 7401 B Hwy 71 West, Suite 160
CITY Austin **STATE** Texas **ZIP CODE** 78735
PHONE 512-583-2677 **EMAIL** jhelmburg@doucetengineers.com


OWNER NAME Frank H Del Castillo Jr
COMPANY Ashton Woods
STREET ADDRESS 10721 Research Blvd. B-210
CITY Austin **STATE** Texas **ZIP CODE** 78759
PHONE 512-450-4916 **EMAIL** frank.delcastillo@ashtonwoods.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Ashton Woods
PROPERTY ADDRESS	Cannon Ranch Road
CURRENT LEGAL DESCRIPTION	<small>BEING A 100.58 ACRE TRACT OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, AND THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, SAID TRACT BEING OUT OF THAT CALLED 209.697 ACRE TRACT CONVEYED IN A DEED TO CANNON FAMILY, LTD., AS RECORDED IN VOLUME 1619, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], ALSO BEING OUT OF A CALLED 58.000 ACRE TRACT DESCRIBED IN A DEED TO ORYX CANNON 58 L.L.C., RECORDED IN DOCUMENT NUMBER 20023358 [O.P.R.H.C.T.]</small>
TAX ID #	17786
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	approx. 30 acres
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	PDD #12
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: HWY 290 <input checked="" type="checkbox"/> City/County (public) Name: Rob Shelton/Founders Park Road
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: PDD #12

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Cannon Ranch - Phase One
TOTAL ACREAGE OF DEVELOPMENT	approx. 30 acres
TOTAL NUMBER OF LOTS	127
AVERAGE SIZE OF LOTS	4,800 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>122</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>4 DU/AC</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>5,660</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Engineer Associate III SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Spectrum

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas

VERIFICATION LETTER ATTACHED NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city’s website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Jake Helmburg - Doucet & Associates

Applicant Name

Jake Helmburg

2021-12-8

Applicant Signature

Debra D. Newell

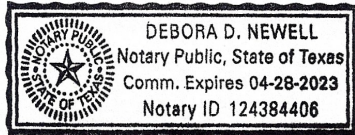
Date

December 8, 2021

Notary

Date

Notary Stamp Here



Frank H Del Castillo Jr

Property Owner Name

Frank H Del Castillo Jr

12-08-2021

Property Owner Signature

Date

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature:  Date: 12/7/2021

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule) \$59,685
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary included in engineer report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. duplicate]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location, widths and names of all street right-of-way and easements (it shall be the applicant’s responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

<p>Outdoor Lighting, Article 24.06</p>	<p>Per PDD #12, the subdivision will comply with the Outdoor Lighting Ordinance</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Per Exhibit C of PDD#12, the subdivision will have 18.82 acres of dedicated parkland.</p> <p>No further dedication or fee in lieu is required.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Per Exhibit C of PDD#12, the subdivision will have 18.82 acres of dedicated parkland.</p> <p>No further dedication or fee in lieu is required.</p>

Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). <div data-bbox="532 407 1341 711" style="border: 1px solid red; padding: 10px; color: red;">The design of this subdivision is in accordance with the approved PDD #12</div>
Zoning, Article 30.02, Exhibit A	The design of this subdivision is in accordance with the approved PDD #12

Received on/by: _____

Project Number: _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Cannon Ranch Phase 1

Project Address: _____

Project Applicant Name: Frank H Del Castillo Jr

Billing Contact Information

Name: Ashton Woods

Mailing Address: 10721 Research Blvd, Suite B-210,
Austin, Tx 78759

Email: frank.delcastillo@ashtonwoods.com Phone Number: 512-450-4916

Type of Project/Application (check all that apply):

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- Other _____

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Signature of Applicant

12-08-2021
Date

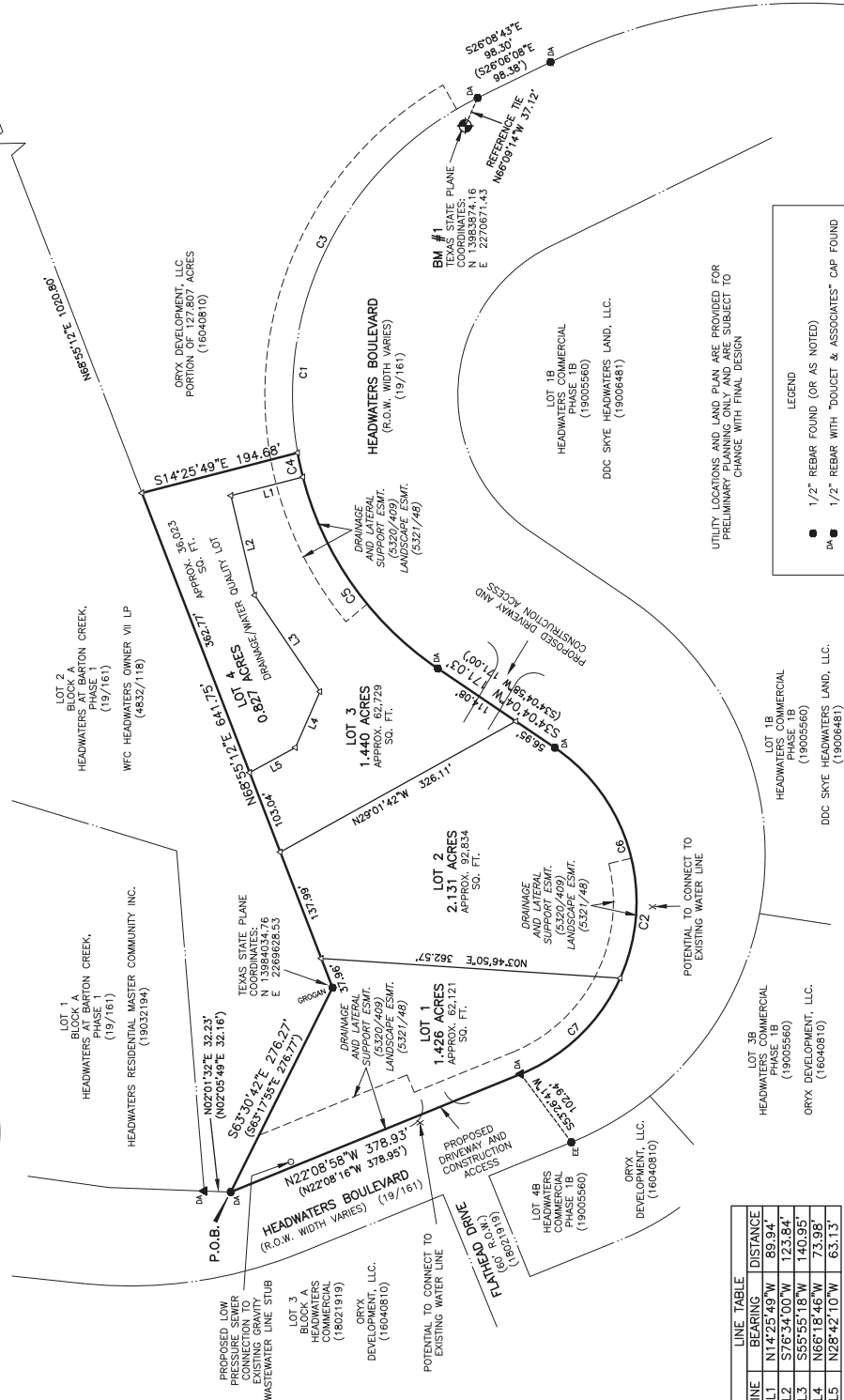
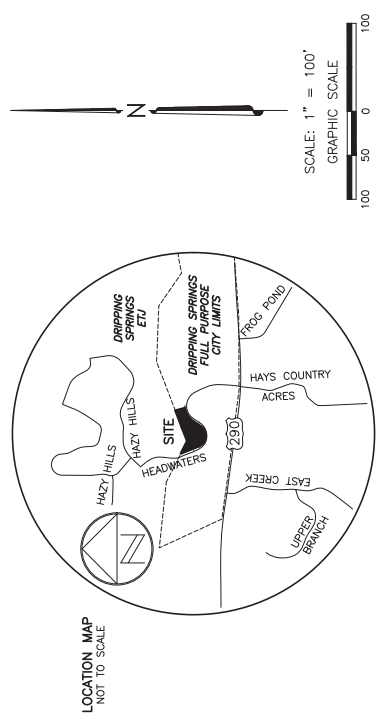
HEADWATERS COMMERCIAL EAST PHASE 1 PRELIMINARY PLAT

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per Texas Board of Professional Engineers and Land Surveyors' Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"
MAG NAIL WITH WASHER SET IN CONCRETE ALONG THE NORTH SIDE OF HEADWATERS BOULEVARD AND APPROX. 189' SOUTH OF A STORM SEWER INLET LOCATED IN THE GRASS MEDIAN OF HEADWATERS BOULEVARD.
SURFACE COORDINATES:
N 1395662.06
E 2270566.62
TEXAS STATE PLANE COORDINATES:
N 13953874.16
E 2270671.43
ELEVATION = 1258.88'
VERTICAL DATUM: NAVD 88 (GEOID 12B)
COMBINED SCALE FACTOR = 0.999870017 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000130 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 028°06'

OWNER:
ORYX LAND HOLDING, LLC.
1100 WEST WILLOW CREEK
AUSTIN, TEXAS 78703
SUBJECT:
JOE BEN EARLY, JR., R.P.L.S. 6016
1100 WEST WILLOW CREEK
AUSTIN, TEXAS 78709
512-202-8631
ENGINEER:
JESSE B. MALONE, P.E.
MALONE WHEELER, INC.
5113 SOUTHWEST PARKWAY STE 260
AUSTIN, TX 78735
512-959-0691
SUBDIVISION DETAILS:
TOTAL SUBDIVISION SQUARE FOOTAGE: 253,708
TOTAL SUBDIVISION ACRES: 5.824
TOTAL NO. OF BLOCKS: 1
TOTAL NO. OF PARKLAND DEDICATIONS: NONE
TOTAL NO. OF PUBLIC RIGHT-OF-WAY DEDICATIONS: NONE
SUBDIVISION LOT DETAILS:
LOT 1: BLOCK A: 1,426 AC. 62,131 SQ. FT.
LOT 2: BLOCK A: 2,131 AC. 92,834 SQ. FT.
LOT 3: BLOCK A: 1,440 AC. 62,729 SQ. FT.
LOT 4: BLOCK A: 0.827 AC. 35,023 SQ. FT.

PROJECT NO.: 1133-001
DRAWING NO.: 1133-001-BASE
PLOT DATE: 3/25/22
PLOT 1"
DRAWN BY: MAM
SCALE: 1" = 100'
Item 5.
EARYLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
TELEPHONE NO.: 512-959-0691
FAX NO.: 512-959-0691



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - DA ● 1/2" REBAR WITH "DOULET & ASSOCIATES" CAP FOUND
 - EE ● 1/2" REBAR WITH "TECL RPLS 4863" CAP FOUND
 - OROGAN ● 1/2" REBAR WITH "DOULET & ASSOCIATES" WASHER FOUND
 - ▲ MAG NAIL WITH "DOULET & ASSOCIATES" CAP FOUND
 - △ CALCULATED POINT
 - ◇ CONTROL POINT/BENCHMARK LOCATION
 - B.L. BUILDING SETBACK LINE
 - () RECORD INFORMATION

UTILITY LOCATIONS AND LAND PLAN ARE PROVIDED FOR PRELIMINARY PLANNING ONLY AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN

LINE	BEARING	DISTANCE
L1	N14°25'49"W	89.94'
L2	S76°34'00"W	123.84'
L3	S55°55'18"W	140.95'
L4	N66°18'46"W	73.98'
L5	N28°42'10"W	63.13'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CHORD
C1	400.08'	119°49'46"	836.73'	N86°00'08"W	692.36'	(N86°00'35"W 692.31')
C2	225.04'	123°49'06"	486.32'	N84°01'50"W	397.06'	(N84°01'39"W 397.00')
C3	400.08'	74°02'25"	517.00'	S63°08'28"E	481.77'	
C4	400.08'	41°18'01"	300.03'	S77°43'19"W	30.02'	
	400.08'	41°29'19"	289.70'	S54°49'39"W	283.42'	
	225.04'	80°13'37"	315.11'	S74°10'26"W	289.99'	
	225.04'	43°35'29"	171.21'	N43°55'01"W	167.11'	



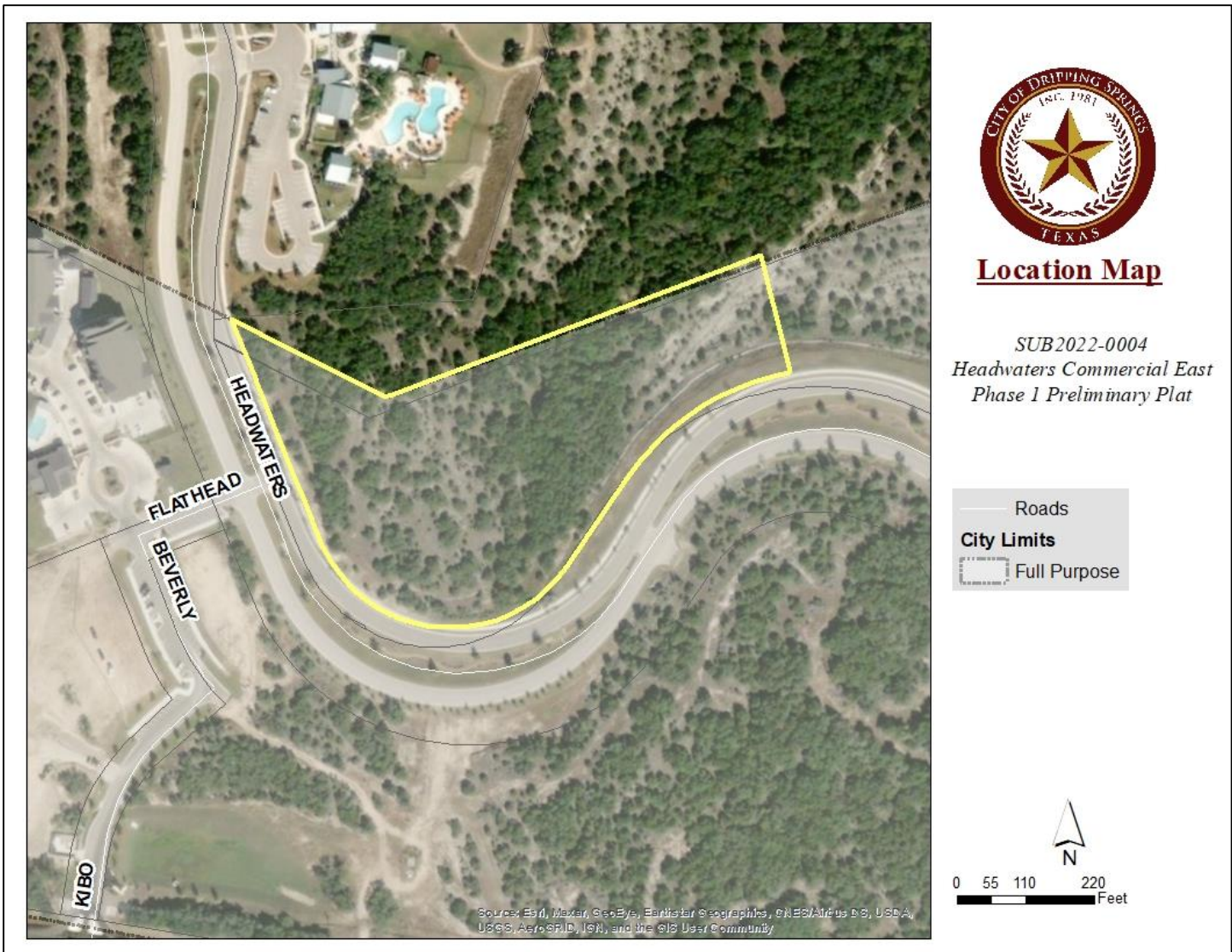
Planning and Zoning Commission Planning Department Staff Report

Item 5.

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2022-0004
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Headwaters Commercial East Phase 1
Property Location: Headwaters Boulevard
Legal Description: 5.824 acres out of the William Walker Survey
Applicant: Blake Rue, Oryx Land Holding, LLC
Property Owner: Blake Rue, Oryx Land Holding, LLC
Staff recommendation: Approval of the Preliminary Plat



Planning Department Staff Report

Overview

This preliminary plat consists of four commercial lots within the Headwaters development

Access and Transportation

All lots will take access via the existing Headwaters Boulevard

Site Information

Location: Headwaters Boulevard near Flathead Drive

Zoning Designation: PDD # 6

Property History

The Planned Development District was approved in November 2016.

Recommendation

Approval of the Preliminary Plat.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Approval of the Preliminary Plat.
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



DRIPPING SPRINGS
Texas

Item 5.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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PRE-DEVELOPMENT/APPLICATION MEETING REQUEST FORM

Meeting Date: 08/16/2021

Meeting #: CITY TO PROVIDE

CONTACT INFORMATION

Table with contact details: Name (Blake Rue), Company (Oryx Land Holding, LLC), Mailing Address (P.O. Box 302663, Austin, TX, 78703), Phone # (512-294-4017), Email (blake@rueinvestments.com)

PROPERTY INFORMATION

Subject Property Address: Headwaters Blvd., Dripping Springs, TX

Tax ID: R 17595

Zoning: PDD-6

Legal Description: 5.824 ACRES IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS BEING A PORTION OF A 127.087 ACRE TRACT CONVEYED TO ORYX DEVELOPMENT, LCC, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED NUMBER 29, 2016 AND RECORDED IN INSTRUMENT NO. 16040810 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

Existing Use: Agricultural

Proposed Use: Commercial

DESCRIPTION OF REQUEST

Project Name: Headwaters Commercial East Phase 1

Briefly describe the Proposal (subdivision proposed, building size(s), use(s), etc.):

3 LOTS FOR COMMERCIAL USE AND 1 FOR DRAINAGE/WATER QUALITY

List of Attachments: (If applicable, ex. Site Plan, Survey, Plat): PRELIMINARY PLAT

AUTHORIZATION

I hereby understand and agree that any discussion taking place with regards to this meeting request are for informational purposes only and is not intended to be an application for development to the City. At this time, I am not making an application, request for provision of services, or seeking a commitment or agreement by the City of Dripping Springs.

Meeting Fee: \$180 per hour, with a \$180 minimum

Print Name: Blake Rue

Signature:

Handwritten signature of Blake Rue

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Headwaters Commercial East Phase 1

Project Address: Headwaters Blvd.

Project Applicant Name: Blake Rue

Billing Contact Information

Name: Blake Rue

Mailing Address: P.O. Box 302663
Austin, TX, 78703

Email: blake@rueinvestments.com Phone Number: 512-294-4017

Type of Project/Application (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.

Signature of Applicant

1-11-2022
Date



DRIPPING SPRINGS
Texas

Item 5.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Blake Rue

COMPANY Oryx Land Holding, LLC

STREET ADDRESS P.O. Box 302663

CITY Austin **STATE** TX **ZIP CODE** 78703

PHONE 512-294-4017 **EMAIL** blake@rueinvestments.com

OWNER NAME Blake Rue

COMPANY Oryx Land Holding, LLC

STREET ADDRESS P.O. Box 302663

CITY Austin **STATE** TX **ZIP CODE** 78703

PHONE 512-294-4017 **EMAIL** blake@rueinvestments.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Oryx Land Holding, LLC
PROPERTY ADDRESS	Headwaters Blvd.
CURRENT LEGAL DESCRIPTION	5.824 ACRES IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS BEING A PORTION OF A 127.087 ACRE TRACT CONVEYED TO ORYX DEVELOPMENT, LCC, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED NUMBER 29, 2016 AND RECORDED IN INSTRUMENT NO. 16040810 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
TAX ID #	R17595
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	5.824
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	#1 & #6
ZONING/PDD/OVERLAY	PDD-6
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Headwaters Blvd.</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>The Headwaters at Barton Creek</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION

PROPOSED SUBDIVISION NAME	Headwaters Commercial East Phase 1
TOTAL ACREAGE OF DEVELOPMENT	5.824
TOTAL NUMBER OF LOTS	4
AVERAGE SIZE OF LOTS	63,437 SF
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>DRAINAGE/WQ</u>
# OF LOTS PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>3</u> INDUSTRIAL: _____ OTHER: <u>1 - DRAINAGE/WQ</u>
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>4.997</u> INDUSTRIAL: _____ OTHER: <u>.827 - DRAINAGE/WQ</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO N/A</p>	

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COMMENTS: _____

TITLE: President SIGNATURE: [Signature]
Onyx HW mixed, Inc.

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Time Warner Cable / Spectrum
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Headwaters Municipal Utility District
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Headwaters Municipal Utility District
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____
 VERIFICATION LETTER ATTACHED NOT APPLICABLE No gas required for development

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE N/A

Parkland to be dedicated per the Development Agreement.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Blake Rue

Applicant Name

[Signature]

1-12-2022

Applicant Signature

[Signature]

Date

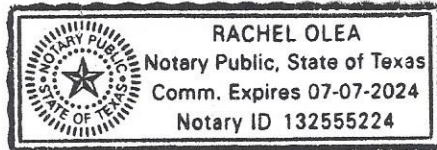
1-12-2022

Notary

Date

1-12-2022

Notary Stamp Here



Oryx Land Holdings, LLC

Property Owner Name

[Signature], managing member

Property Owner Signature

1-12-2022

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature:  Date: 1-11-2022

For projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input type="checkbox"/> N/A	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (3 copies required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider "Will Serve" Letters
<input type="checkbox"/>	<input type="checkbox"/> N/A	Documentation showing approval of driveway locations (TxDOT, County,)

See Engineer's Summary Report

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<input type="checkbox"/>	<input type="checkbox"/> N/A	Documentation showing Hays County 911 addressing approval (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Parkland Dedication Submittal (narrative, fees)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/> N/A	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input type="checkbox"/> N/A	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Hays Trinity Groundwater Conservation District approval of water well (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with

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		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency

		<p>(FEMA) information; and</p> <ul style="list-style-type: none"> - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes, caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and - Ravines; and - Bridges; and - Culverts; and - Existing structures; and - Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and - Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure</p>

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		(including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If any amount of surface water is to be used by the subject property, the

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	<p>Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).</p>
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NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

<p>Outdoor Lighting, Article 24.06</p>	<p>Will comply with City Ordinances</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Parkland to be dedicated per Development Agreement</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Will comply with City Ordinances</p>

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Water and Wastewater provided by Headwaters MUD. Water and Wastewater Easements shall be recorded by separate easement.</p> <p>Water quality, drainage, stormwater and fire will meet City ordinances.</p>
Zoning, Article 30.02, Exhibit A	PDD-6



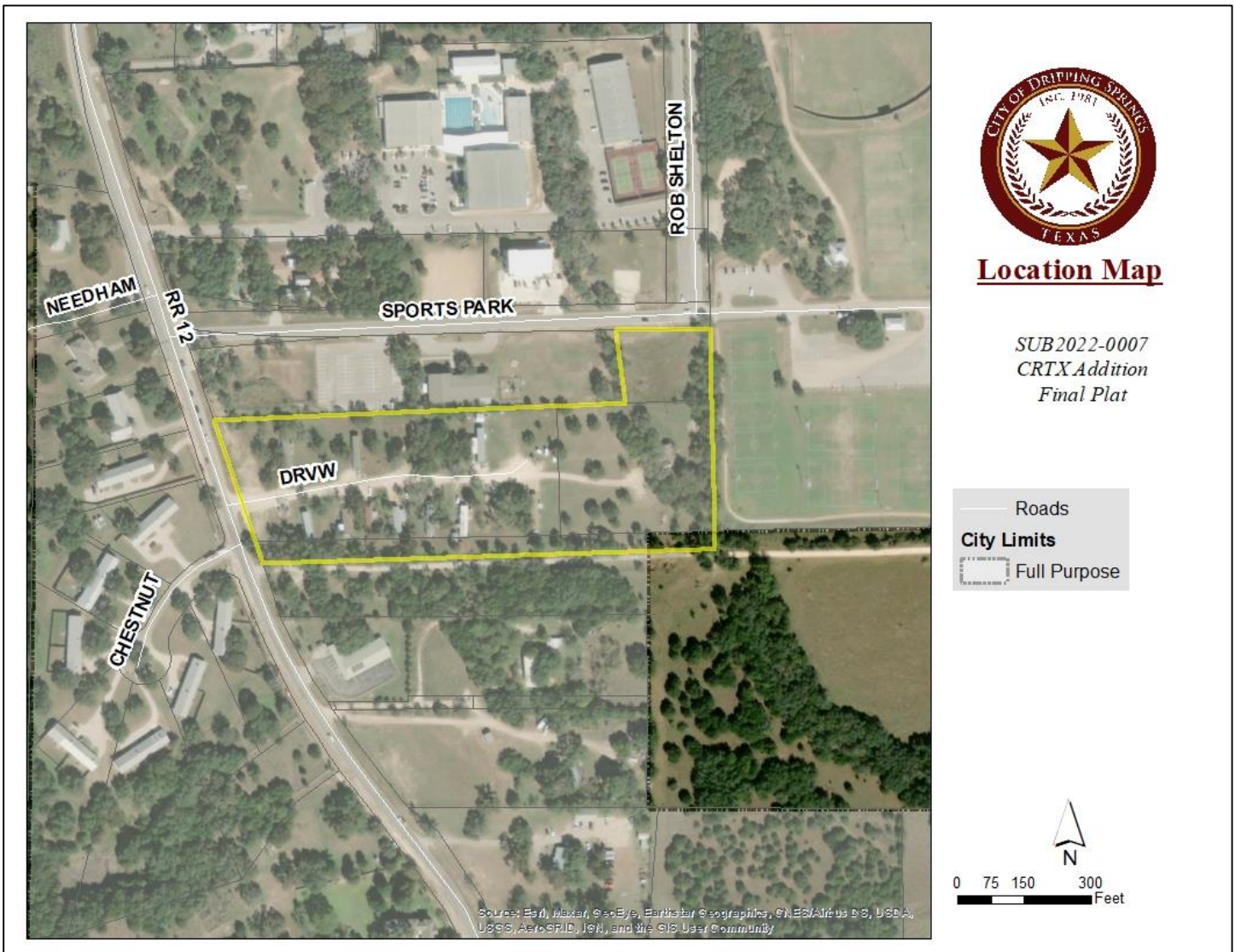
Planning and Zoning Commission Planning Department Staff Report

Item 6.

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2022-0007
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: CRTX Final Plat (PDD 11)
Property Location: 27110 Ranch Road 12
Legal Description: 8.59 acres, out of the P.A. Smith Survey
Applicant: Chet Manning, Allen Harrison Company, LLC
Property Owner: Ds Joint Ventures, LP
Staff recommendation: Denial of the Final Plat based on outstanding comments



Planning Department Staff Report

Overview

This final plat consists of three multifamily lots to be served by on-site septic.

Access and Transportation

The applicant will extend Rob Shelton through the site and access the development through this extension.

Site Information

Location: Thurman 27110 Ranch Road 12

Zoning Designation: PDD #11

Property History

The Planned Development District was approved May 2020.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Denial 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



DRIPPING SPRINGS
Texas

Item 6.

City of Dripping Springs

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Dripping Springs, TX 78620

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SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: <u>2/2/2021</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME Chet Manning
COMPANY Allen Harrison Company, LLC
STREET ADDRESS 1800 Augusta Drive, Suite 150
CITY Houston **STATE** Texas **ZIP CODE** 77057
PHONE 713-808-1234 **EMAIL** cmanning@allenharrisonco.com

OWNER NAME Mitchell Hanzik
COMPANY DS Joint Venture, LP
STREET ADDRESS 1800 Augusta Drive, Suite 150
CITY Houston **STATE** Texas **ZIP CODE** 77057
PHONE 713-808-1234 **EMAIL** mhanzik@allenharrisonco.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	DS Joint Venture, LP
PROPERTY ADDRESS	27110 Ranch Road 12
CURRENT LEGAL DESCRIPTION	7.81 acre tract of land and a 0.75 acre tract of land; Document No. 20025433
TAX ID #	R17983 & R169093
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	8.573
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	PDD 11
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>Ranch Road 12</u> <input checked="" type="checkbox"/> City/County (public) Name: <u>Sports Park Road</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>PDD 11</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	CRTX Addition
TOTAL ACREAGE OF DEVELOPMENT	8.573
TOTAL NUMBER OF LOTS	4
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>3 MF</u> COMMERCIAL: <u>1 ROW</u> INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>7.906</u> COMMERCIAL: <u>0.667 (ROW)</u> INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>491.3'</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM Temporary Septic <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Director of Preconstruction SIGNATURE: Chet W. Manning

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electrical Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Dripping Springs Water Supply Corporation

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): N/A

VERIFICATION LETTER ATTACHED NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city’s website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Chet Manning

Applicant Name

Chet W. Manning

01/13/2022

Applicant Signature

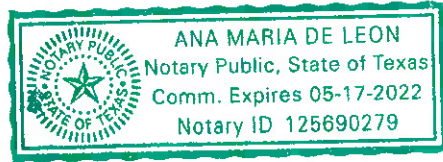
[Handwritten Signature]

Date
1.13.2022

Notary

Date

Notary Stamp Here



Property Owner Name
DS Joint Venture LP

[Handwritten Signature]

Property Owner Signature

01/13/2022

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: Chet W. Manning Date: 01/13/2022

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure. Roadway Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). Roadway Agreement *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location, widths and names of all street right-of-way and easements (it shall be the applicant’s responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

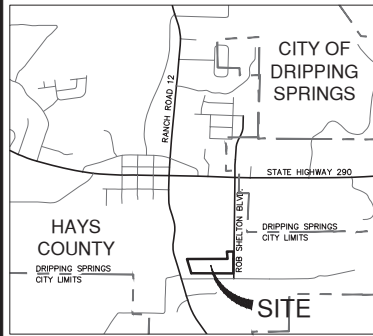
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

<p>Outdoor Lighting, Article 24.06</p>	<p>The design will include exterior pole lights with full cutoff fixtures and shielded to reduce glare. Fixtures shall also meet the below requirements:</p> <ul style="list-style-type: none"> (1) Shall be rated and installed with the maximum backlight component limited to the values in table 1 based on location of the light fixture where the property line is considered to be five (5) feet beyond the actual property line; (2) Shall be rated and installed with the uplight components of zero (U0), except for uplighting covered in this article; (3) Shall be rated and installed with the glare component no more than G0 unless four sided external shielding is provided so that the luminous elements of the fixture are not visible from any other property; and (4) Shall be shielded in accordance with this article. <p>A Photometric study of the site lighting will be provided as part of the design for building permit submission. All fixtures shall be an approved fixture per section 24.06.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Meeting the requirements of PDD-11 Section 2.11</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Attached narratives from Kudela & Weinheimer included for the Apartments site and for Rob Shelton Extension.</p>

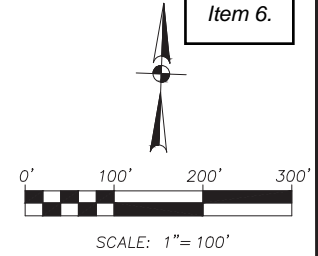
<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Allen Harrison Company, LLC is proposing the construction of a new multi-family complex and its necessary infrastructure (access, utilities, water quality/detention ponds, parking, and covered parking, etc.) and a public extension of S Rob Shelton Boulevard on 8.57-acres. The intent of this letter is to provide City staff an overview of the site and the proposed project. The site is in the Full-Purpose Jurisdiction in Dripping Springs, Texas and is located south of the intersection of Ranch Road 12 and Sports Park Road. The multifamily lots are being platted as Lot 1, 2 and 3 of the CRTX Addition.</p> <p>The property is within the limits of Planned Development District No. 11 and is subject to the City of Dripping Springs zoning regulations. The project will include affordable units (10% of units at 80% MFI). The project will have 204 units with 10 of those units being studios less than 550 square feet that count as 0.5-units each per the PDD. Phase 1 of the project will have 172 units, with 8 of those units being studios that count as 0.5 units each, and Phase 2 of the project will have 32 units, with 2 of those units being studios that count as 0.5 units each.</p> <p>No portion of this tract is within the boundaries of the 100-year flood of a waterway within the limits of study of the Federal Flood Insurance Administration FIRM No. 48453C0265K, dated January 1, 2016. The site is located within the Edwards Aquifer Contributing Zone. Water and wastewater service will be provided by the City of Dripping Springs. Detention and water quality for the area of the proposed improvement are provided by an underground detention system and Contech water quality system located at the northwest corner of the property.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>Project is located with PDD No. 11 and is subject first to requirements set forth therein. If not explicitly stated in documents governing PDD No. 11, the project would be subject to necessary requirements in the City's zoning code. To the best of our knowledge, the proposed project meets requirements as described.</p>

FINAL PLAT OF CRTX ADDITION

8.573 ACRES
OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO 415
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS.



LOCATION MAP
1" = 2000'



LEGEND

- DOC NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- FD. I.P. FOUND IRON PIPE
- VOL VOLUME
- PG PAGE(S)
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (FO)

OWNER: DS JOINT VENTURE, LP
ADDRESS: 1800 AUGUSTA DRIVE, SUITE 150
AUSTIN, TX 77057
(713) 805-1234 P

ACREAGE: 8.573 ACRES
LOTS ACREAGE: 7.906 ACRES
ROW ACREAGE: 0.667 ACRES

ENGINEER & SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
18801 N. MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SURVEY: PHILIP A SMITH SURVEY
ABSTRACT NO. 415

NUMBER OF BLOCKS: 1
MULTI-FAMILY LOTS: 3
RIGHT OF WAY LOTS: 1
TOTAL LOTS: 4

LINEAR FEET OF NEW STREETS: 491.3'
SUBMITTAL DATE: JANUARY 14, 2022

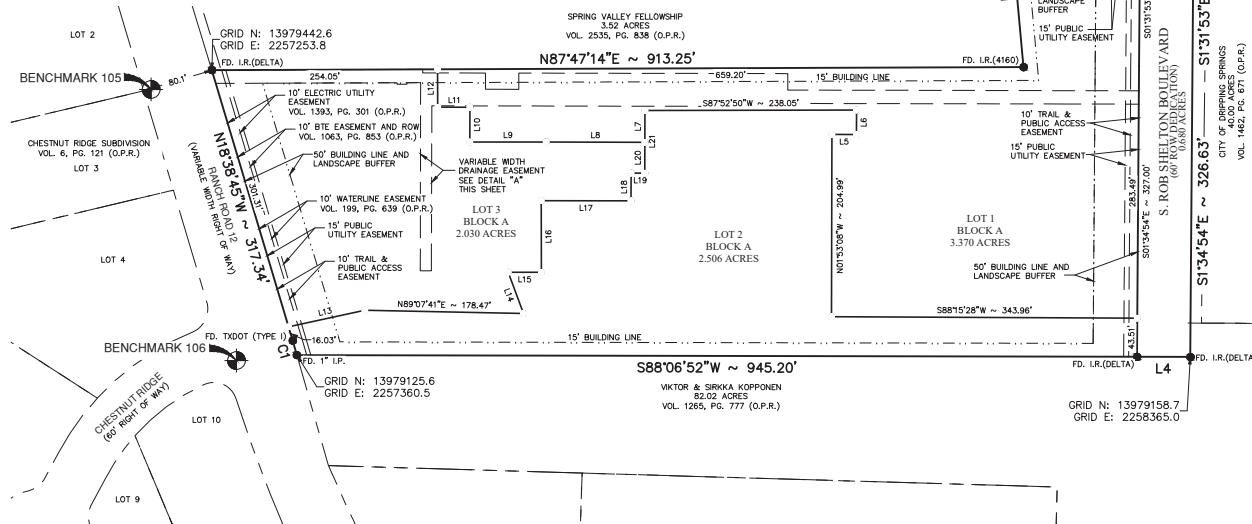
COMBINED SCALE FACTOR IS
0.999960001599936

BENCHMARK DESCRIPTION AND
ELEVATION:

BENCHMARK-101
SET COTTON SPINDLE IN
UTILITY POLE
GRID NORTHING: 13981466.0'
GRID EASTING: 2258565.3'
ELEVATION: 1163.94'
NAVD88 (GEOID12B)

BENCHMARK-105
CUT SQUARE NEXT TO GUARDRAIL
UTILITY POLE
GRID NORTHING: 13979418.4'
GRID EASTING: 2257186.2'
ELEVATION: 1140.81'
NAVD88 (GEOID12B)

BENCHMARK-106
SET 5/8" IRON ROD
GRID NORTHING: 13979117.1'
GRID EASTING: 2257292.8'
ELEVATION: 1143.47'
NAVD88 (GEOID12B)

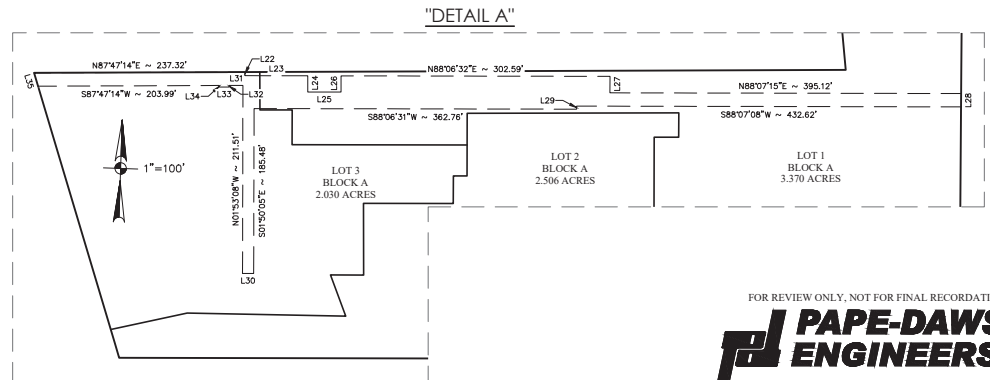


CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1597.42'	0°36'55"	N18°10'12"W	17.15'	17.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°13'47"W	165.51'
L1	N87°47'44"E	146.45'
L2	N87°47'44"E	146.45'
L3	N87°47'44"E	60.00'
L4	S88°06'52"W	60.00'
L5	N88°06'47"E	27.65'
L6	N01°43'41"W	27.48'
L7	S01°46'20"E	35.78'
L8	S88°07'36"W	110.99'
L9	S88°05'17"W	86.00'
L10	N01°48'02"W	39.07'
L11	S88°04'31"W	36.21'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N02°09'59"W	42.65'
L13	N75°48'00"E	87.88'
L14	N22°19'47"W	49.43'
L15	N88°06'48"E	37.31'
L16	N02°07'54"W	80.56'
L17	N88°07'12"E	101.09'
L18	N01°55'48"W	31.14'
L19	N87°59'30"E	15.38'
L20	S88°07'20"E	34.65'
L21	N01°46'20"W	70.43'
L22	S02°12'46"E	4.00'
L23	N88°10'32"E	70.65'

LINE TABLE		
LINE	BEARING	LENGTH
L24	S01°53'08"E	18.24'
L25	N88°06'10"E	37.41'
L26	N01°53'56"W	18.25'
L27	S01°53'22"E	18.49'
L28	S01°34'54"E	15.00'
L29	S01°52'37"E	3.47'
L30	S88°02'05"W	12.49'
L31	S87°48'58"W	15.51'
L32	S01°53'08"E	1.75'
L33	S87°44'51"W	11.00'
L34	N01°53'08"W	1.75'
L35	N18°38'45"W	15.64'



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION
PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #470

DATE OF PLAT PREPARATION: JANUARY 4, 2022
DATE OF PLAT SUBMITTAL: JANUARY 14, 2022

SURVEY JOB NO. 51221-00

FINAL PLAT OF CRTX ADDITION

8.573 ACRES OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO 415 CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C0115F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD SURVEY DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

JURISDICTION PLAT NOTE:

- 1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS.
2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #1 FOR EMS SERVICE.
4. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #6 FOR FIRE SERVICE.
5. THIS SUBDIVISION IS ENTIRELY WITHIN DISTRICT 1 OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
6. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

GENERAL NOTES:

- 1. DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS IN ACCORDANCE WITH THE ROAD AGREEMENT DATED OCTOBER 19, 2021, BETWEEN THE CITY OF DRIPPING SPRINGS AND CRTX DEVELOPMENT LLC.
2. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THE SUBDIVISION.
4. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT.
5. WASTEWATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY DRIPPING SPRINGS IN ACCORDANCE WITH THE WASTEWATER AGREEMENT DATED JANUARY 4, 2021 BETWEEN THE CITY OF DRIPPING SPRINGS AND DS JOINT VENTURE, LP.
6. ROADWAY DESIGN STANDARDS WILL BE TO CITY OF DRIPPING SPRINGS STANDARDS.
7. THIS SUBDIVISION IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT NO. 11 AGREEMENT (KNOWN AS PDD2019-0001-27100 RR12).
8. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
9. MINIMUM BUILDING SETBACK LINE SHALL BE
STREET FRONTAGE (RR12) 50'
STREET FRONTAGE (SPORTS PARK AND ROB SHELTON) 50'
SIDE LOT LINES 15'
SHARED LOT LINES 0'
10. SIDEWALKS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE DRIPPING SPRINGS CODE OF ORDINANCES. SIDEWALKS WITHIN LOTS 1, 2, AND 3 SHALL BE PRIVATELY MAINTAINED BY THE OWNER.
11. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNER. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
12. STORMWATER AND DETENTION FACILITIES LOCATED ON LOTS 1, 2 OR 3 ARE TO BE MAINTAINED BY THE OWNER. THESE INCLUDE ANY FACILITIES LOCATED ON LOTS 1, 2 OR 3 THAT TREAT RUNOFF FROM ROB SHELTON RIGHT OF WAY.

SLOPE INFORMATION

NO SLOPES WITHIN THIS PLAT EXCEED 15%

UTILITY NOTES

- 1. WATER UTILITY SERVICE WILL BE PROVIDED BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASTEWATER SERVICE AND FEE AGREEMENT DATED JANUARY 4, 2021 BETWEEN THE CITY OF DRIPPING SPRINGS AND DS JOINT VENTURE, LP.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
3. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER
4. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

SUBDIVISION ROADS

PUBLIC STREET DEDICATION-ROB SHELTON BLVD 60' ROW (0.68Ac.)

STREET SUMMARY

Table with 4 columns: STREET NAME (CLASSIFICATION), ROW WIDTH, LENGTH (LF), PAVEMENT WIDTH (F-F). Includes ROB SHELTON BOULEVARD (COLLECTOR) with 60' width and 491.3' length.

TRAIL EASEMENT DEDICATION - 0.216 AC.

STATE OF TEXAS §
COUNTY OF HAYS §
KNOW ALL THESE MEN BY PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, THAT DS JOINT VENTURE, LP, BEING THE OWNER OF A 7.82 ACRE TRACT OF LAND AND A 0.75 ACRE TRACT OF LAND OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 21052234, OF THE OFFICIAL PUBLIC RECORD S OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVISION 8.573 ACRES OF LAND, TO BE KNOWN AS "CRTX ADDITION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREOF.

DS JOINT VENTURE, LP, A DELAWARE LIMITED PARTNERSHIP
BY: AHC DS MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
BY: AHC DS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER
BY: AHI GENERAL PARTNER HOLDINGS II, LLC, A TEXAS LIMITED COMPANY, ITS MANAGER

MITCHELL HANZIK, VICE PRESIDENT DATE

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MITCHELL HANZIK, VICE PRESIDENT OF AHI GENERAL PARTNER HOLDINGS II, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF 20, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

LEINHOLDER CONSENT:
VERITEX COMMUNITY BANK
COMPANY NAME
RHONDA SANDS, EXECUTIVE VICE PRESIDENT
REPRESENTATIVE.

ADDRESS FOR NOTICES:
8214 WESTCHESTER DRIVE
DALLAS, TEXAS 75225

CITY OF DRIPPING SPRINGS CERTIFICATION:

APPROVED THIS THE DAY OF OF 2020 A.D., AND AUTHORIZED BY THE SECRETARY OF DRIPPING SPRINGS TEXAS.

DATE

SEWAGE DISPOSAL/INDIVIDUAL WATER CERTIFICATION TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY: RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.

NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWER FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS, TEXAS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GILPIN, P.E. DATE
CITY ENGINEER

THE STATE OF TEXAS §
CITY OF DRIPPING SPRINGS §
COUNTY OF HAYS §

THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

APPROVED BY THE CITY OF DRIPPING SPRINGS FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.

APPROVED BY: CITY COUNCIL, CITY OF DRIPPING SPRINGS, TEXAS ON THIS THE DAY OF OF 2020 A.D.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR DATE

SURVEYORS CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

VALERIE ZURCHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200
AUSTIN, TEXAS, 78759

ENGINEER'S CERTIFICATION:

I, THOMAS MATTHEW CARTER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

THOMAS MATTHEW CARTER, P.E. NO. 79272 DATE
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200
AUSTIN, TEXAS, 78759

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, Elaine H. Cárdenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of Writing, with its Certificate of Authentication was filed for record in my office on the day of 20, A.D., at o'clock M. and duly recorded on the day of 20, A.D., at o'clock M. in the plat records of Hays County, Texas in CFN: _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF said County the day of 20, A.D.

Elaine H. Cárdenas,
County Clerk
Hays County, Texas

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



City of Dripping Springs

511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725
cityofdrippingsprings.com

Open spaces, friendly faces.

Date: April 22, 2022

Chet Manning
Allen Harrison Company
cmanning@allenharrisonco.com

Permit Number: SUB2022-0007
Project Name: AHC Dripping Springs Final Plat
Project Address: 27110 Ranch Road 12, Dripping Springs, TX 78620

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

1. Provide copy of OSSF permit, approval of Facility Planning Report or Suitability Letter when received.
2. Provide a copy of TIA final memo from City Transportation Consultant

Senior Planner Comments.

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email tcarpenter@cityofdrippingsprings.com.

3. In the City's approval statement, change "City Council" to "Planning & Zoning Commission." Also, update the year to 2022.
4. Move the City Secretary's signature line to the Planning & Zoning Commission approval statement.



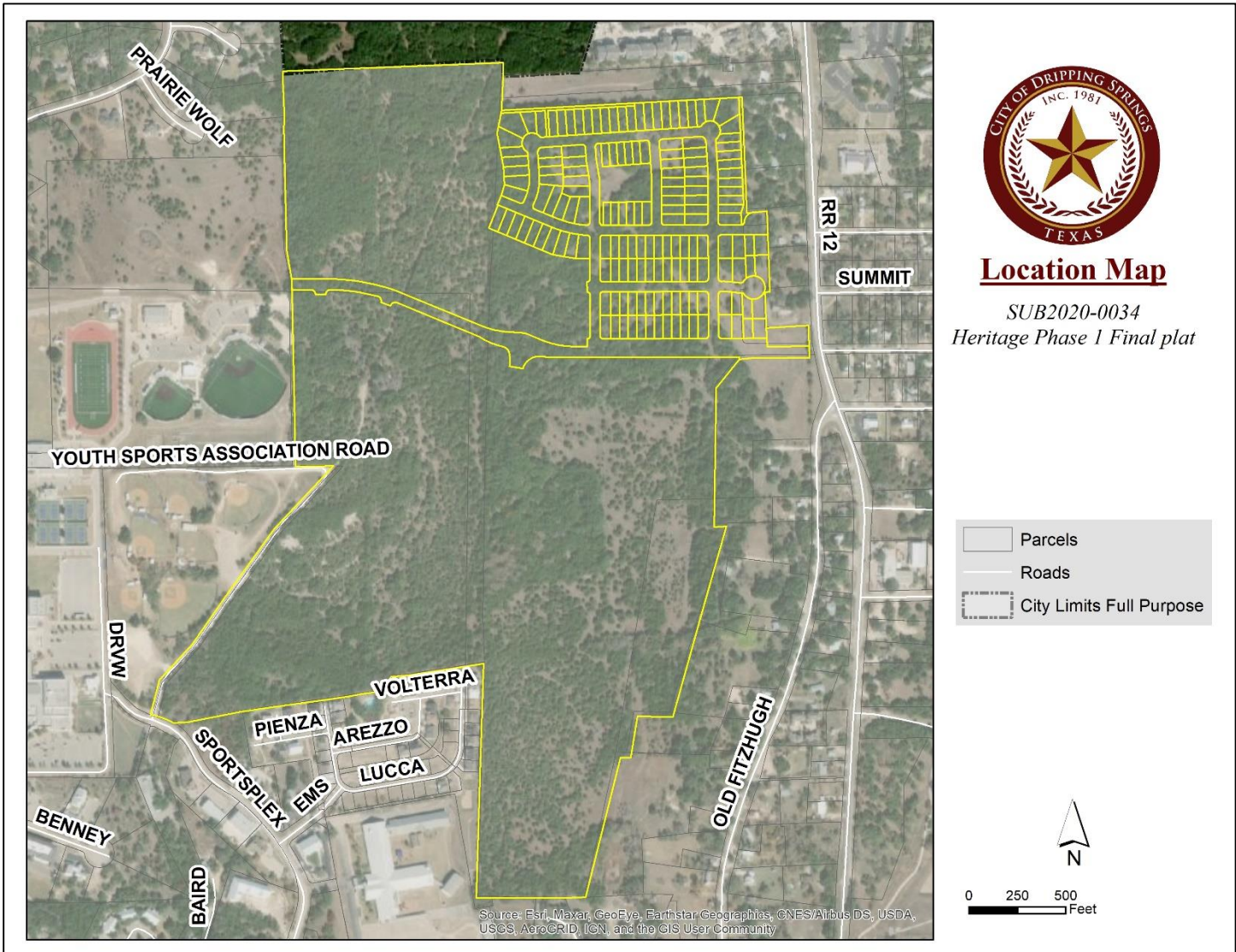
Planning and Zoning Commission Planning Department Staff Report

Item 7.

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2020-0034
Project Planner: Tory Carpenter, AICP, Senior Planner

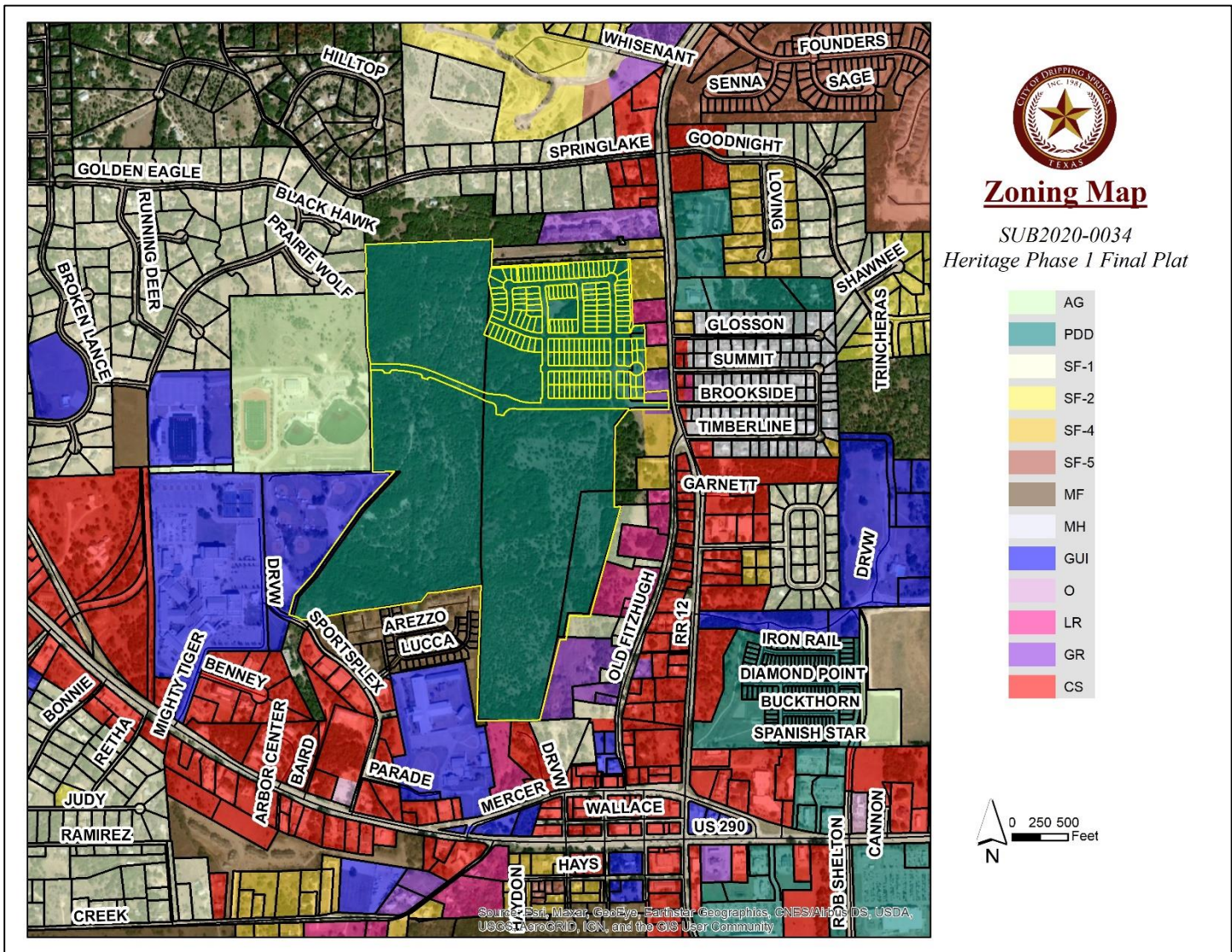
Item Details

Project Name: Heritage Phase 1 Final Plat
Property Location: Sportsplex Dr, Dripping Springs Texas
Legal Description: Being 190.317 Acres of Land out of the Philip Smith Survey, Abstract No. 415, The City of Dripping Springs, Hays County, Texas
Applicant: Alex Granados, P.E. Kimley-Horn & Associates
Property Owner: SLF IV- Dripping Springs JV, L.P. & Bob White Investments, LP
Request: Applicant is requesting to Final Plat Heritage Phase 1
Staff recommendation: Staff is recommending approval of Heritage Phase 1 Final Plat.



Overview

The applicant is requesting to Final plat Heritage Phase 1. The first phase of Heritage is approximately 37.07 acres out of a total of 190.317. The property is generally located North of US Hwy 290 and West of Ranch Road 12 within the City’s City Limits (East of the Dripping Springs High School). The property is zoned Planned Development District 5. The property is currently undeveloped. The overall Heritage subdivision plans to develop a total of 595 Single Family lots. Phase 1 would create 116 lots.



The property was annexed and entered into a Development Agreement with the City of Dripping Springs on October 17, 2017. On that same day, the property was rezoned to a Planned Development District (PDD) making the zoning PDD No 5 (See Exhibit 4, for the PDD Ordinance). On July 14, 2020, the parkland dedication was approved at the City Council Regular meeting. The Preliminary Plat was approved by the Planning and Zoning commission on September 22, 2020.

Planning Department Staff Report

Heritage Final Plat utility providers are listed below:

- Gas- SI Energy
- Wastewater- City of Dripping Springs
- Water – Dripping Springs Water Supply Corporation
- Electric- Pedernales Electric Cooperative

Recommendation:

Staff is recommending *approval of the plat.*

Attachments

- Exhibit 1 – Subdivision Application
- Exhibit 2 – Heritage Phase 1 Final Plat
- Exhibit 4 – Planned Development District No 5 Ordinance

Recommended Action	Approve Plat with the outstanding comments.
Alternatives/Options	Approve the Plat; Approve the Plat with Conditions
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL

PRE-APPLICATION

CONSULTATION

CONFERENCE

DATE:

DATE:

NOT

NOT SCHEDULED

SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Alex Granados, P.E.

COMPANY KIMLEY-HORN & ASSOCIATES

STREET ADDRESS 10814 JOLLYVILLE ROAD BLDG IV STE 200

CITY AUSTIN

STATE TEXAS

ZIP CODE 78759

PHONE 5127820602

EMAIL ALEX.GRANADOS@KIMLEY-HORN.COM

OWNER NAME _____

COMPANY BOB WHITE INVESTMENTS, LP

STREET ADDRESS 1220 WHY 290

CITY DRIPPING SPRINGS

STATE TEXAS

ZIP CODE 78620

PHONE 512 657 4628

EMAIL john@hnmwkglobal.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	BOB WHITE INVESTMENTS, LP
PROPERTY ADDRESS	SPORTSPLEX DRIVE, DRIPPING SPRINGS, TX
CURRENT LEGAL DESCRIPTION	BEING 190.317 ACRES OF LAND OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.
TAX ID #	144278,92197,17780,156414
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	190.317
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	NO. 2
ZONING/PDD/OVERLAY	PDD NO. 5
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>Ranch Road 12</u> <input checked="" type="checkbox"/> City/County (public) Name: <u>Sportsplex Drive</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>PDD NO. 5</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	HERITAGE
TOTAL ACREAGE OF DEVELOPMENT	37.07
TOTAL NUMBER OF LOTS	161
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>158</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/>YES <input type="checkbox"/>NO</p>	

COMMENTS: _____

TITLE: manager SIGNATURE: Sarah Henne for Pedernales Investments

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Corp

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): AT&T

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Dripping Springs WSC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Dripping Springs Wastewater

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city’s website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Alex Granados

Applicant Name

Alex G. Granados

10/14/2020

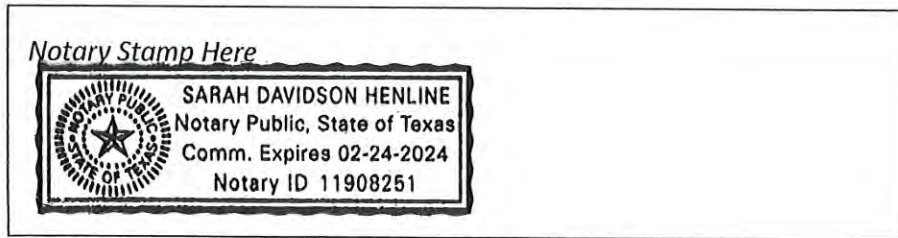
Applicant Signature

Bethel Solomon

Date
10/14/2020

Notary

Date



BobWhite Investments, LP by authorized agent

Property Owner Name

Ming Alwood

10-16-2020

Property Owner Signature

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: Alexander E. Granda River Date: 10/14/2020

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input checked="" type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

<input type="checkbox"/>	<input type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620

512.858.4725 • www.cityofdrippingsprings.com

<input type="checkbox"/>	<input type="checkbox"/>	The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
<input type="checkbox"/>	<input type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	<input type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	<input type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

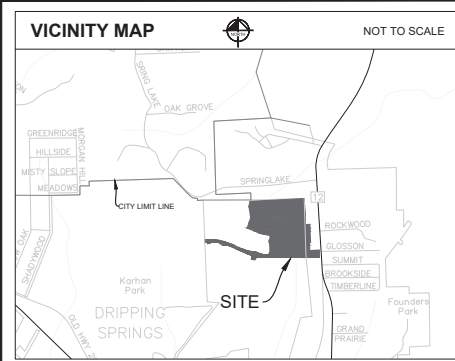
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting,
Article 24.06

Parkland Dedication,
Article 28.03

Landscaping and Tree
Preservation, Article
28.06

Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).
Zoning, Article 30.02, Exhibit A	



LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
IRSC	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
PKF	PK NAIL FOUND
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BDF	BRASS TxDOT DISK FOUND
CMF	CONCRETE MONUMENT FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE
OPRHC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
DPRHC	DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS
-E35-	EXISTING CONTOUR
⊕	RIGHT OF WAY CENTERLINE

- GENERAL NOTES**
- THIS DEVELOPMENT IS SUBJECT TO THE HERITAGE DEVELOPMENT AGREEMENT, APPROVED BY CITY COUNCIL OCTOBER 17, 2017 EXECUTED NOVEMBER 10, 2017 AND RECORDED ON MAY 7, 2021 IN COUNTY DOCUMENT NO. 2102835 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX.
 - DEVELOPMENT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.
 - ZONING OF THIS DEVELOPMENT IS GOVERNED BY THE CITY OF DRIPPING SPRINGS PDD #5.
 - THIS DEVELOPMENT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE EDWARDS AQUIFER PROTECTION PROGRAM OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
 - DEVELOPMENT DESIGN STANDARDS PER THE HERITAGE DEVELOPMENT AGREEMENT OR THE CITY OF DRIPPING SPRINGS AS APPLICABLE.
 - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER: DRIPPING SPRINGS WATER SUPPLY CORPORATION
WASTEWATER: CITY OF DRIPPING SPRINGS
ELECTRIC: FEDERALWELLS ELECTRIC COMPANY
 - (ALL) NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
 - ALL ELECTRIC, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
 - ALL PROPOSED COLLECTOR AND LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' OR 8' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
 - OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARK LANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 - ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 - THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS.
 - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
 - ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED, EXCEPT AS NOTED.
 - A 15-FT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
 - THE PROPOSED DEVELOPMENT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS ESTABLISHED IN THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
 - STREET TREES SHALL BE PLANTED IN EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER THE QUANTITY, SIZE AND LOCATION REQUIREMENTS OF (PDD NO. 5 EXHIBIT G).

FINAL PLAT OF HERITAGE- DRIPPING SPRINGS- PHASE I

BEING A 37.074 ACRE TRACT OF LAND AND BEING A PORTION OF TRACT 4 A CALLED 94.695 ACRE TRACT DESCRIBED TO SLF IV- DRIPPING SPRINGS JV, LP, RECORDED IN DOCUMENT NO. 14037231 AND DOCUMENT NO. 14037230 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY AND A PORTION OF TRACT 2 A CALLED 50.206 ACRE TRACT DESCRIBED TO SLF IV- DRIPPING SPRINGS JV, LP IN DOCUMENT NO 14037229 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS.

SURVEYOR'S NOTES

- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

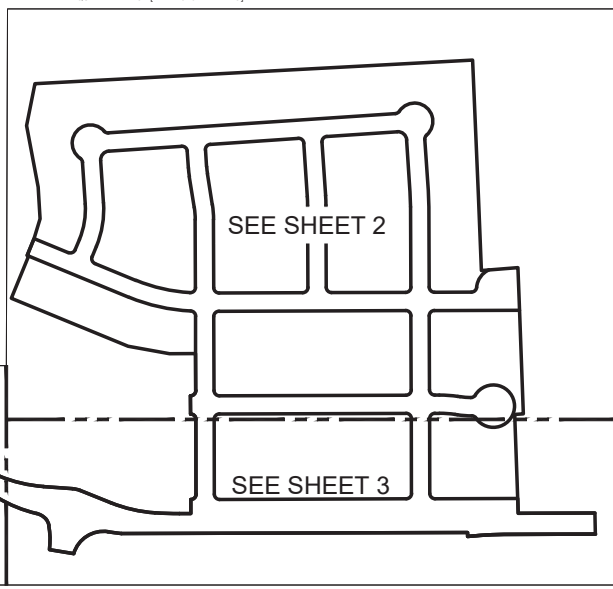
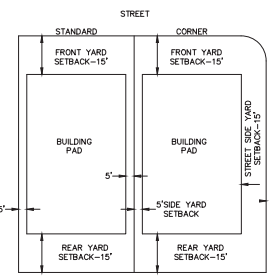
FLOODPLAIN VERIFICATION
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 482902105F, EFFECTIVE SEPTEMBER 02, 2005. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MULTIPLE PAGE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

THE STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS, THAT, OWNER ACTING BY AND THROUGH OWNER OF 37.074 ACRES OF LAND, BEING A PORTION BEING A 37.074 ACRE TRACT OF LAND AND BEING A PORTION OF TRACT 4 A CALLED 94.695 ACRE TRACT DESCRIBED TO SLF IV- DRIPPING SPRINGS JV, LP, RECORDED IN DOCUMENT NO. 14037231 AND DOCUMENT NO. 14037230 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY AND A PORTION OF TRACT 2 A CALLED 50.206 ACRE TRACT DESCRIBED TO SLF IV- DRIPPING SPRINGS JV, LP IN DOCUMENT NO 14037229 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 37.074 ACRES OF LAND TO BE KNOWN AS "HERITAGE- DRIPPING SPRINGS- PHASE I" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY SHOWN HEREON THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS _____, THEREUNTO DULY AUTHORIZED ON THIS THE _____ DAY OF _____, 2021.



OWNER _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____ IN AND FOR THE STATE OF TEXAS

CITY SIGN-OFF

STATE OF TEXAS
CITY OF DRIPPING SPRINGS, TEXAS
HAYS COUNTY, TEXAS

INDEX MAP
NOT TO SCALE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS THE _____ DAY OF _____, 2021, A.D. BY THE PLANNING AND ZONING COMMISSION.

ANDREA CUNNINGHAM, CITY SECRETARY _____ MIM JAMES
CHAIR OF PLANNING AND ZONING COMMISSION

ENGINEERING AND PUBLIC WORKS DEPARTMENT

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM, DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

STATE OF TEXAS COUNTY OF HAYS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JOHN G. MOISER REGISTERED RPLS.
TEXAS REGISTRATION NO. 6330
KIMLEY-HORN
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TX, 78216

STATE OF TEXAS COUNTY OF HAYS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE DRIPPING SPRINGS PLANNING COMMISSION.

ALEX GRANADOS, P.E.
TEXAS REGISTRATION NO. 130064
KIMLEY-HORN
10814 JOLLYVILLE RD.
CAMPUS IV, SUITE 200
AUSTIN, TX, 78798

BERT COBB, M.D.
COUNTY JUDGE
HAYS COUNTY, TEXAS

ELAINE HANSON CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 Tel. No. (512) 418-1771 FIRM # 10194624 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PTF	ZKP	05/18/2021	067783118

STATE OF TEXAS COUNTY OF HAYS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SLF IV DRIPPING SPRINGS, LP 808 WHITE INVESTMENTS, LP
2840 BERRY LANE, SUITE 400 1200 HWY 280
DALLAS, TX 75225 DALLAS, TX 75820

STATE OF TEXAS COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, HAYS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, HAYS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HAYS

THIS PLAT OF "HERITAGE, DRIPPING SPRINGS- PHASE I" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

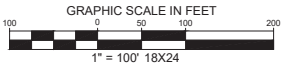
BY: _____
CHAIRMAN

BY: _____
SECRETARY

CHAD GILPIN, P.E.
CITY ENGINEER

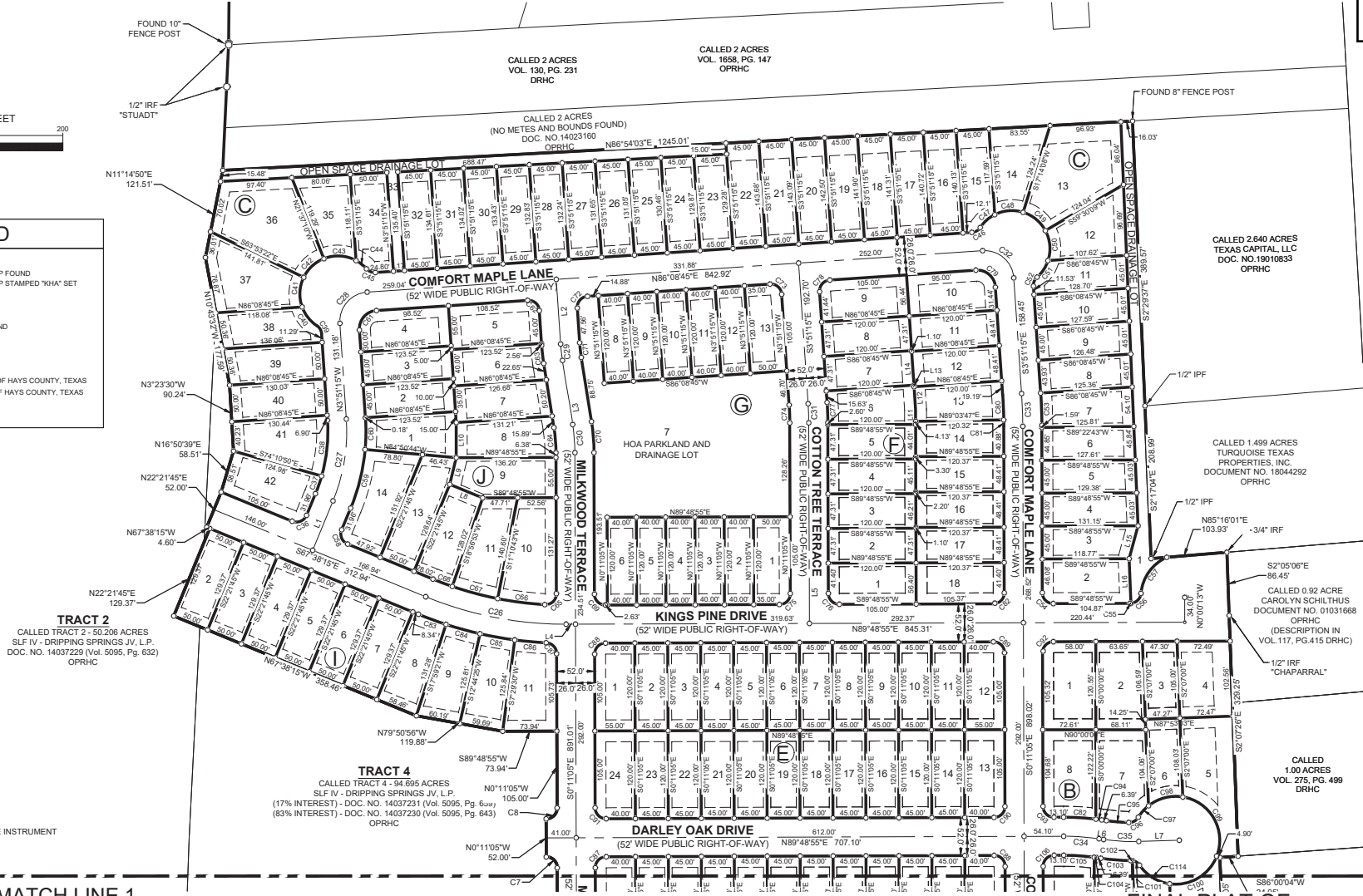
DATE _____

DRAWING NO.: 2304 SURVEY/HERITAGE DRIPPING SPRINGS/067783118/HERITAGE DRIPPING SPRINGS/PHASE I/PLAT DWG/ PLOTTED BY: DUFFY, DANIEL 5/19/2021 1:44:34 PM C:\P\PLANS\067783118\DRAWING\067783118.DWG



LEGEND

IRF	1/2" IRON ROD FOUND
IRSC	1/2" IRON ROD W/PLASTIC CAP FOUND
PKF	PK NAIL FOUND
PKS	PK NAIL SET
BDF	BRASS TXXDOT DISK FOUND
CMF	CONCRETE MONUMENT FOUND
ROW	RIGHT-OF-WAY
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VOL.	VOLUME
PG.	PAGE
OPRHC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
DPRHC	DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS
- - -	EXISTING CONTOUR
—+—	RIGHT OF WAY CENTERLINE



MATCH LINE 1

**FINAL PLAT OF
HERITAGE- DRIPPING SPRINGS-
PHASE I**

BEING A 37.074 ACRE TRACT OF LAND AND BEING A PORTION OF TRACT 4 A CALLED 94.695 ACRE TRACT DESCRIBED TO SLF IV-DRIPPING SPRINGS JV, LP, RECORDED IN DOCUMENT NO. 14037231 AND DOCUMENT NO. 140377230 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY AND A PORTION OF TRACT 2 A CALLED 50.206 ACRE TRACT DESCRIBED TO SLF IV-DRIPPING SPRINGS JV, LP IN DOCUMENT NO 14037229 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS.

SURVEYOR'S NOTES

- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

PRELIMINARY

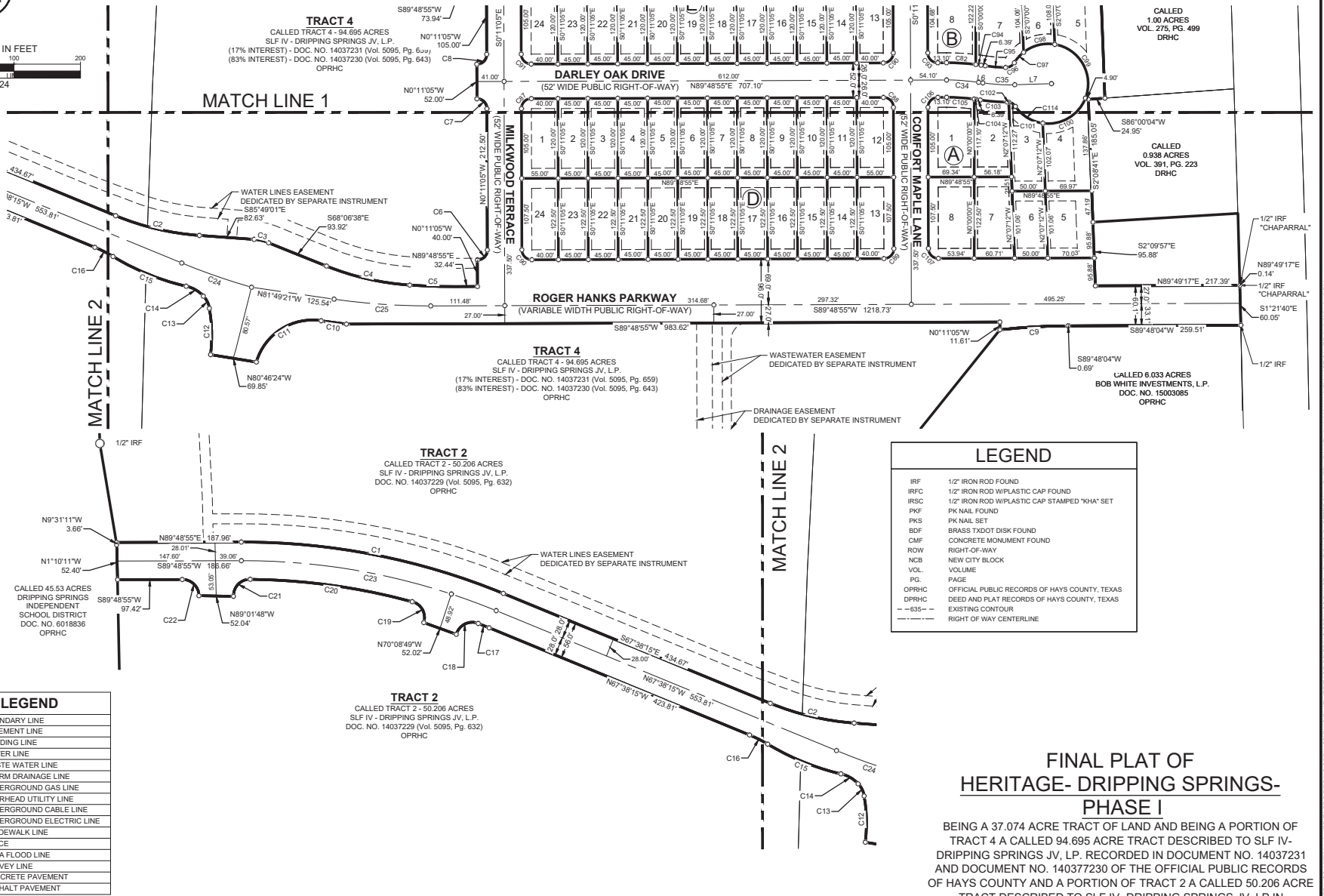
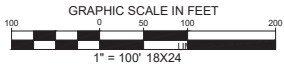
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10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.
1" = 100'	PTF	ZKP	09-14-2021	067783118

\\s01\survey\heritagE DRIPPING SPRINGS\OPRHC\HERITAGE DRIPPING SPRINGS\OPRHC\HERITAGE DRIPPING SPRINGS PHASE I PLAT.DWG PLOTTED BY: DUFFY, DANIEL 6/19/2021 1:10 PM LAST SAVED: 6/10/2021 5:17 PM



LEGEND	
IRF	1/2" IRON ROD FOUND
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- - - 635 - - -	EXISTING CONTOUR
- - - - -	RIGHT OF WAY CENTERLINE

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	WASTE WATER LINE
	STORM DRAINAGE LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND CABLE LINE
	UNDERGROUND ELECTRIC LINE
	6' SIDEWALK LINE
	FENCE
	FEMA FLOOD LINE
	SURVEY LINE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

FINAL PLAT OF HERITAGE- DRIPPING SPRINGS- PHASE I

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PRELIMINARY
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Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 Tel. No. (512) 418-1771
FIRM # 10194624 www.kimley-horn.com

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\PLAT\SURVEY\HERITAGE DRIPPING SPRINGS\067783118-HERITAGE DRIPPING SPRINGS\DWG\PLAT-HERITAGE-DRIPPING SPRINGS PHASE I.dwg PLOTTED BY: CUREY, DANIEL 6/19/2021 1:10 PM LAST SAVED: 6/16/2021 5:17 PM

Item 7.

Table with 2 columns: CURVE TABLE and CURVE TABLE. Each column contains 10 sub-tables with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD.

Table with 3 columns: NO., BEARING, LENGTH. Contains 17 rows of line data.

Table with 10 columns: LOT TABLE. Each column contains a sub-table with columns: LOT NO., ACRES, SQ. FT. and lists of lot numbers and areas.

Table with 3 columns: TYPE, QUANTITY, ACREAGE. Rows include SINGLE FAMILY LOTS, PARKLAND LOTS, DRAINAGE LOTS, ROW.

FINAL PLAT OF HERITAGE- DRIPPING SPRINGS- PHASE I

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SURVEYOR'S NOTES

- 1. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 Tel. No. (512) 418-1771 www.kimley-horn.com

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Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No. Values: NA, PTF, ZKP, 09-14-2021, 067783118

FILED: SURVEYOR HERITAGE DRIPPING SPRINGS DRAINAGE PHASE I HERITAGE DRIPPING SPRINGS DRAINAGE PHASE I SURVEYOR: DANIEL FROST 3:40 PM LAST SAVED: 8/19/2021 1:48 PM



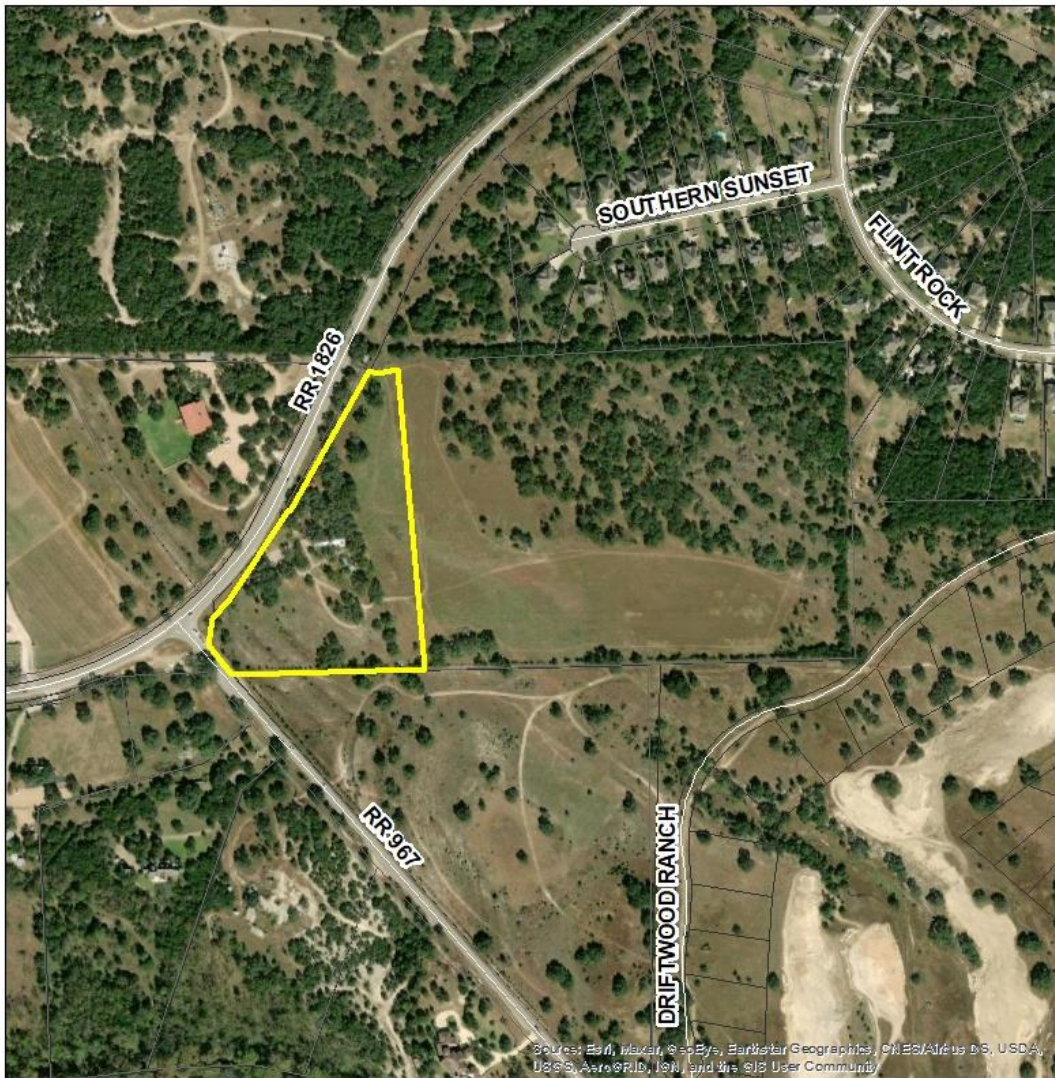
Planning and Zoning Commission Planning Department Staff Report

Item 8.

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2022-0012
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

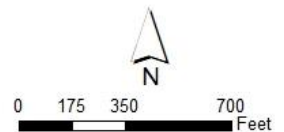
Project Name: Driftwood Subdivision, Phase 3 Section 1 Final Plat
Property Location: 17901 FM 1826, Driftwood, TX 78619
Legal Description: 9.070 acres, out of the Freeloove Woody Survey
Applicant: John Blake, Murfee Engineering Company
Property Owner: Driftwood DLC Investor I LP
Staff recommendation: Denial of the Final Plat based on the comments



Location Map

*SUB2022-0012
 Driftwood Phase 3
 Section 1 Final Plat*

— Roads
 — Parcel Lines



Planning Department Staff Report

Overview

The site currently is comprised of a single-family residence including various ancillary buildings. The site is proposed as one commercial lot.

Access and Transportation

Primary access to the subdivision will be through FM 1826.

Site Information

Location: Intersection of FM 967 and FM 1826

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015.

Recommendation

Denial based on outstanding comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Subdivision Phase 3 Section 1 Final Plat

Exhibit 3 – Outstanding Comments

Recommended Action	Denial based on 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



DRIPPING SPRINGS
Texas

PH 3 Sec 1

Item 8.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: Feb 15, 2022, 2pm _____
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME John Blake, PE

COMPANY Murfee Engineering Company, Inc

STREET ADDRESS 1101 S Capital of Texas Hwy Bldg D

CITY Austin **STATE** TX **ZIP CODE** 78746

PHONE 512-327-9204 **EMAIL** jblake@murfee.com

OWNER NAME M Scott Roberts c/o Silver Garza, Authorized Agent

COMPANY _____

STREET ADDRESS PO Box 311

CITY Driftwood **STATE** Texas **ZIP CODE** 78619

PHONE 512-917-8899 **EMAIL** silvergarza@sbcglobal.net

PROPERTY INFORMATION	
PROPERTY OWNER NAME	M Scott Roberts c/o Silver Garza, Authorized Agent
PROPERTY ADDRESS	17901 FM 1826
CURRENT LEGAL DESCRIPTION	9.070 ac out of Freelove Woody Sur 23, Abst 20, Hays Co., TX
TAX ID #	R131141
LOCATED IN ETJ	<input type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	9.070
SCHOOL DISTRICT	Hays CISD
ESD DISTRICT(S)	ESD #1 and ESD #6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE 1,047lf, 86lf	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: <u>FM 1826, FM 967</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? Yes (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: _____

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input type="checkbox"/> NO No
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input type="checkbox"/> YES <input type="checkbox"/> NO Yes
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input type="checkbox"/> NO No

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Slubdivision,Phase Three, Section One
TOTAL ACREAGE OF DEVELOPMENT	9.070
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	9.070
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: <u>Commercial</u>
# OF LOTS PER USE 1	RESIDENTIAL: _____ COMMERCIAL: <u>1</u> INDUSTRIAL: _____
ACREAGE PER USE 9.070	RESIDENTIAL: _____ COMMERCIAL: <u>9.070</u> INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ NA PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM Public Sewer	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER City of Dripping Springs <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative Inc

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Charter Spectrum

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): TX Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

John Blake, P.E.

Applicant Name

John Blake

2-17-22

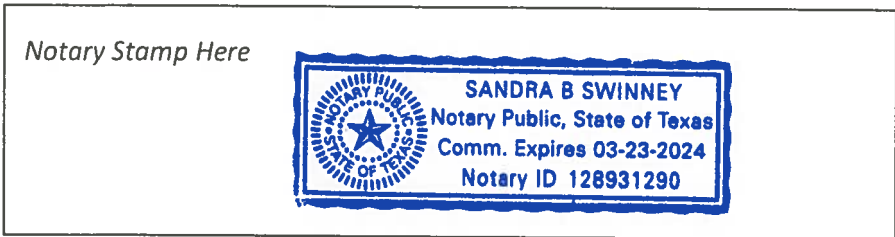
Applicant Signature

Sandra B. Swinney

Date
2-17-2022

Notary

Date



Silver Garza, Authorized Agent

Property Owner Name

[Signature]

2/17/2022

Property Owner Signature

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: John Kehle Date: 2/19/22

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

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<input type="checkbox"/>	x	<input type="checkbox"/>	The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
<input type="checkbox"/>	x	<input type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	x	<input type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	x	<input type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>		<input type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	x	<input type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	x	<input type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

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		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting, Article 24.06	In accordance with Development Agreement and City regulations.
------------------------------------	--

Parkland Dedication, Article 28.03	Not applicable - In accordance with Development Agreement
---------------------------------------	---

Landscaping and Tree Preservation, Article 28.06	In accordance with Development Agreement
--	--

<p>Subdivision, 28.02, Exhibit A In accordance with Development Agreement and City regulations</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>NA</p>

STATE OF TEXAS)(
COUNTY OF HAYS)(

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT MASA SCOTT ROBERTS, ACTING HEREIN BY AND THROUGH SILVER GARZA, MANAGER, OWNER OF THE REMAINDER OF 100.00 ACRES OF LAND, RECORDED IN VOLUME 301, PAGE 865 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 9.070 ACRES, TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

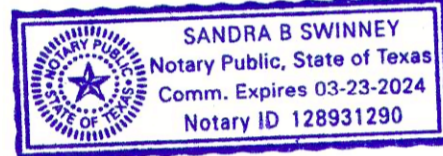
BY: SILVER GARZA, MANAGER
P.O. BOX 311
DRIFTWOOD, TEXAS 78619

2-17-2022
DATE

STATE OF TEXAS)(
COUNTY OF HAYS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SILVER GARZA, MANAGER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF February, 2022. A.D.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS: THAT I PREPARED THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 17th DAY OF February, 2022.

JOHN K. BLAKE, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



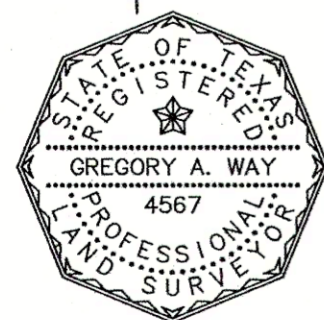
ENGINEER'S NOTES:

- 1. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
2. THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209CO120 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

I GREGORY A. WAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 14th DAY OF February, 2022.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HWY. SO.
BLDG. B, STE. 115
AUSTIN, TEXAS 78746



GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY FIRE ESD #6 AND NORTH HAYS COUNTY ESD #1.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. TOTAL ACREAGE OF DEVELOPMENT: 9.070
TOTAL ACREAGE OF LOT: 9.070
INTENDED USE OF LOTS: RESIDENTIAL AND AGRICULTURE
TOTAL NUMBER OF LOTS: 1 AVERAGE SIZE OF LOTS: 9.070
NUMBER OF LOTS: Greater than 10 acres: 0
Larger than 5, less than 10: 1
Between 2 & 5 acres: 0
Between 1 & 2 acres: 0
Less than an acre: 0
6. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
7. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
8. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 3381, PAGE 708 AND THE AMENDED AND THE RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME. SITE DEVELOPMENT AND BUILDING PERMITS ARE REQUIRED FOR COMMERCIAL DEVELOPMENT. BUILDING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION ON RESIDENTIAL LOTS.
9. THE IMPERVIOUS COVER FOR THIS SUBDIVISION SHALL COMPLY WITH THE OVERALL IMPERVIOUS COVER OF 17% IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
10. THE OPEN SPACE PROVIDED MEETS THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
11. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
12. DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS REGULATED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
13. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
14. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT No. 6 OR ITS SUCCESSORS.
15. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS: A PERMIT FOR USE OF THE STATE ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED.
16. THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON.
17. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS
18. A P.U.E. IS DEDICATED ALONG SIDE AND REAR LOT LINES. AND ALONG THE RIGHT-OF-WAY AS SHOWN ON THE PLAT.
19. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
20. U.S. FISH AND WILDLIFE SERVICE BUFFER ZONES: THE USFWS BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS. THE NUMBER OF ROADWAYS CROSSING THROUGH THE BUFFER ZONES SHOULD BE MINIMIZED AND CONSTRUCTED ONLY WHEN NECESSARY TO SAFELY ACCESS PROPERTY THAT CANNOT OTHERWISE BE ACCESSED. OTHER ALTERATIONS WITHIN BUFFER ZONES COULD INCLUDE UTILITY CROSSINGS, BUT ONLY WHEN NECESSARY, FENCES, LOW IMPACT PARKS, AND OPEN SPACE. LOW IMPACT PARK DEVELOPMENT WITHIN THE BUFFER ZONE SHOULD BE LIMITED TO TRAILS, PICNIC FACILITIES, AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION. PARKING LOTS AND ROADS ARE NOT CONSIDERED LOW IMPACT. NEITHER GOLF COURSE DEVELOPMENT NOR WASTEWATER EFFLUENT IRRIGATION SHOULD TAKE PLACE IN THE BUFFER ZONE. STORMWATER FROM DEVELOPMENT SHOULD BE DISPERSED INTO OVERLAND FLOW PATTERNS BEFORE REACHING THE BUFFER ZONES.
21. THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

GENERAL NOTES CONTINUED ON SHEET 4 OF 4.

SUBDIVISION PLAT NOTES:

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.
3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M. DATE
MARCUS PACHECO, DIRECTOR DATE
"HAYS COUNTY FLOODPLAIN ADMINISTRATOR" HAYS COUNTY DEVELOPMENT SERVICES

UTILITY NOTES:

- 1. WATER SERVICE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
3. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
4. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.

STATE OF TEXAS)(
COUNTY OF HAYS)(
CITY OF DRIPPING SPRINGS)(

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ___ DAY OF ___, 2022.

BY: MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON
ATTEST: ANDREA CUNNINGHAM, CITY SECRETARY

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)(
COUNTY OF HAYS)(

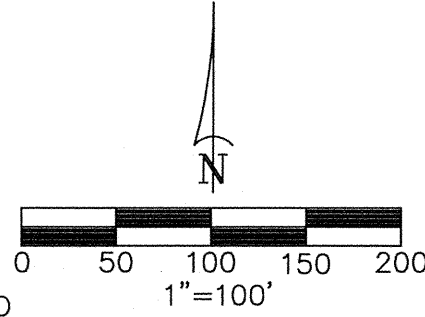
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 2022, AT ___ O'CLOCK ___M., AND DULY RECORDED ON THE ___ DAY OF ___, 2022, AT ___ O'CLOCK ___M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No. _____.

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

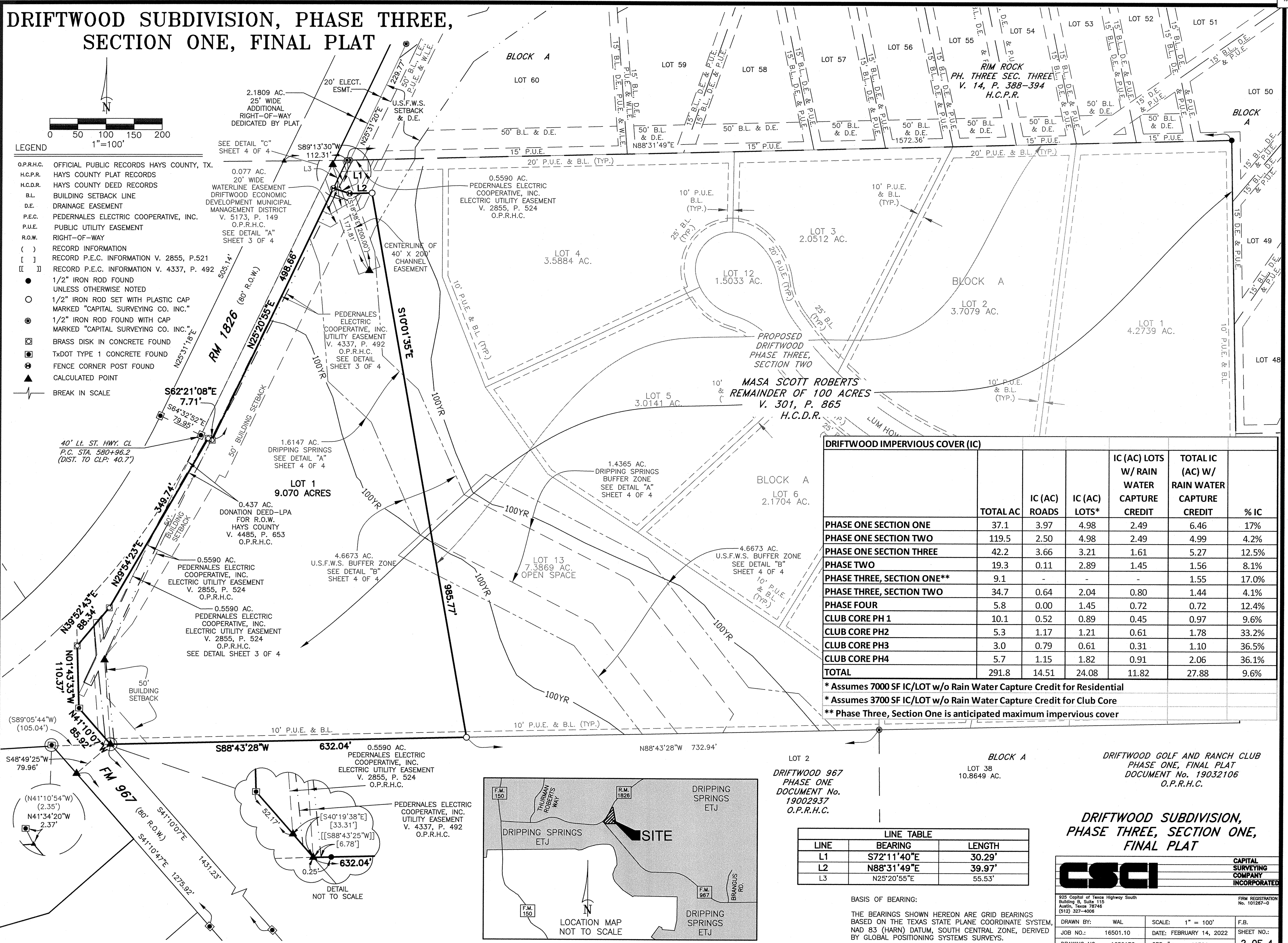
Table with project details including CSCI logo, firm registration information, drawing scale (N/A), date (February 14, 2022), and sheet number (1 OF 4).

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT



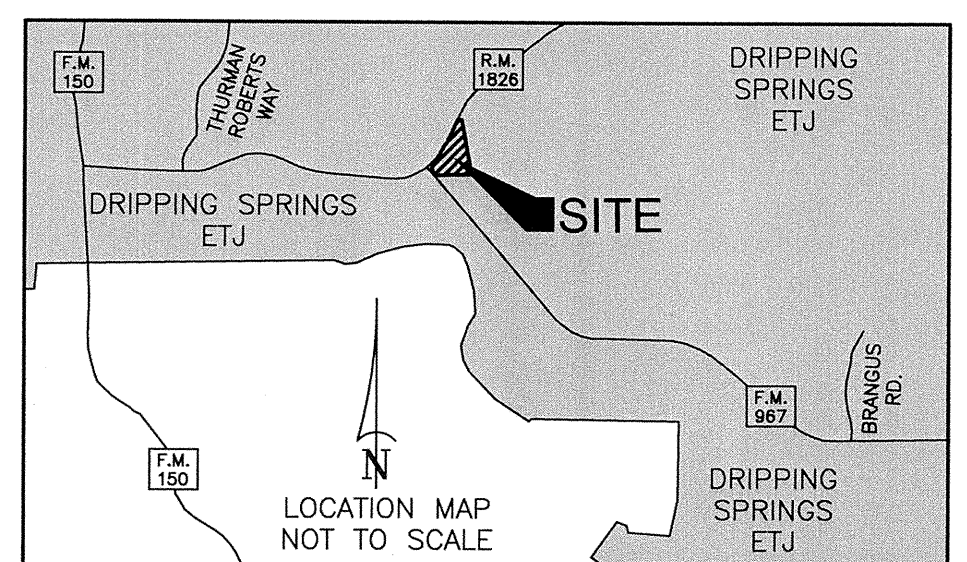
LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
- H.C.P.R. HAYS COUNTY PLAT RECORDS
- H.C.D.R. HAYS COUNTY DEED RECORDS
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- [] RECORD P.E.C. INFORMATION V. 2855, P.521
- [] RECORD P.E.C. INFORMATION V. 4337, P. 492
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊙ 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊠ BRASS DISK IN CONCRETE FOUND
- ⊡ TxDOT TYPE 1 CONCRETE FOUND
- ⊙ FENCE CORNER POST FOUND
- ▲ CALCULATED POINT
- BREAK IN SCALE



DRIFTWOOD IMPERVIOUS COVER (IC)						
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	IC (AC) LOTS W/ RAIN WATER CAPTURE CREDIT	TOTAL IC (AC) W/ RAIN WATER CAPTURE CREDIT	% IC
PHASE ONE SECTION ONE	37.1	3.97	4.98	2.49	6.46	17%
PHASE ONE SECTION TWO	119.5	2.50	4.98	2.49	4.99	4.2%
PHASE ONE SECTION THREE	42.2	3.66	3.21	1.61	5.27	12.5%
PHASE TWO	19.3	0.11	2.89	1.45	1.56	8.1%
PHASE THREE, SECTION ONE**	9.1	-	-	-	1.55	17.0%
PHASE THREE, SECTION TWO	34.7	0.64	2.04	0.80	1.44	4.1%
PHASE FOUR	5.8	0.00	1.45	0.72	0.72	12.4%
CLUB CORE PH 1	10.1	0.52	0.89	0.45	0.97	9.6%
CLUB CORE PH 2	5.3	1.17	1.21	0.61	1.78	33.2%
CLUB CORE PH 3	3.0	0.79	0.61	0.31	1.10	36.5%
CLUB CORE PH 4	5.7	1.15	1.82	0.91	2.06	36.1%
TOTAL	291.8	14.51	24.08	11.82	27.88	9.6%

* Assumes 7000 SF IC/LOT w/o Rain Water Capture Credit for Residential
 * Assumes 3700 SF IC/LOT w/o Rain Water Capture Credit for Club Core
 ** Phase Three, Section One is anticipated maximum impervious cover



LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°11'40"E	30.29'
L2	N88°31'49"E	39.97'
L3	N25°20'55"E	55.53'

BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (HARN) DATUM, SOUTH CENTRAL ZONE, DERIVED BY GLOBAL POSITIONING SYSTEMS SURVEYS.

DRIFTWOOD GOLF AND RANCH CLUB
 PHASE ONE, FINAL PLAT
 DOCUMENT No. 19032106
 O.P.R.H.C.

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

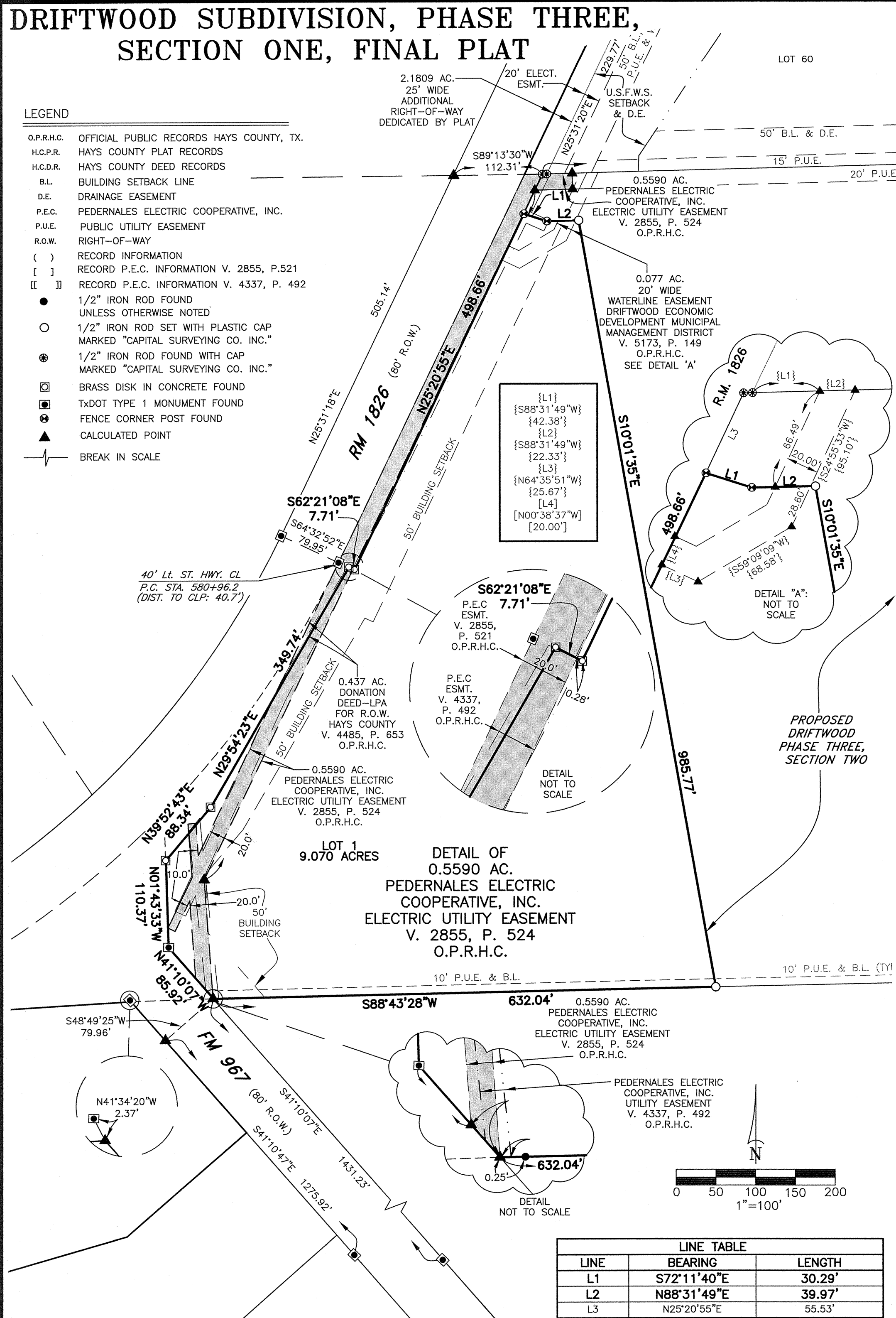
925 Capital of Texas Highway South
 Building B, Suite 115
 Austin, Texas 78746
 (512) 327-4006

FIRM REGISTRATION No. 101287-0

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 16501.10	DATE: FEBRUARY 14, 2022	SHEET NO.:
DRAWING NO.: 16501P2	CRD #: 16501	2 OF 4

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

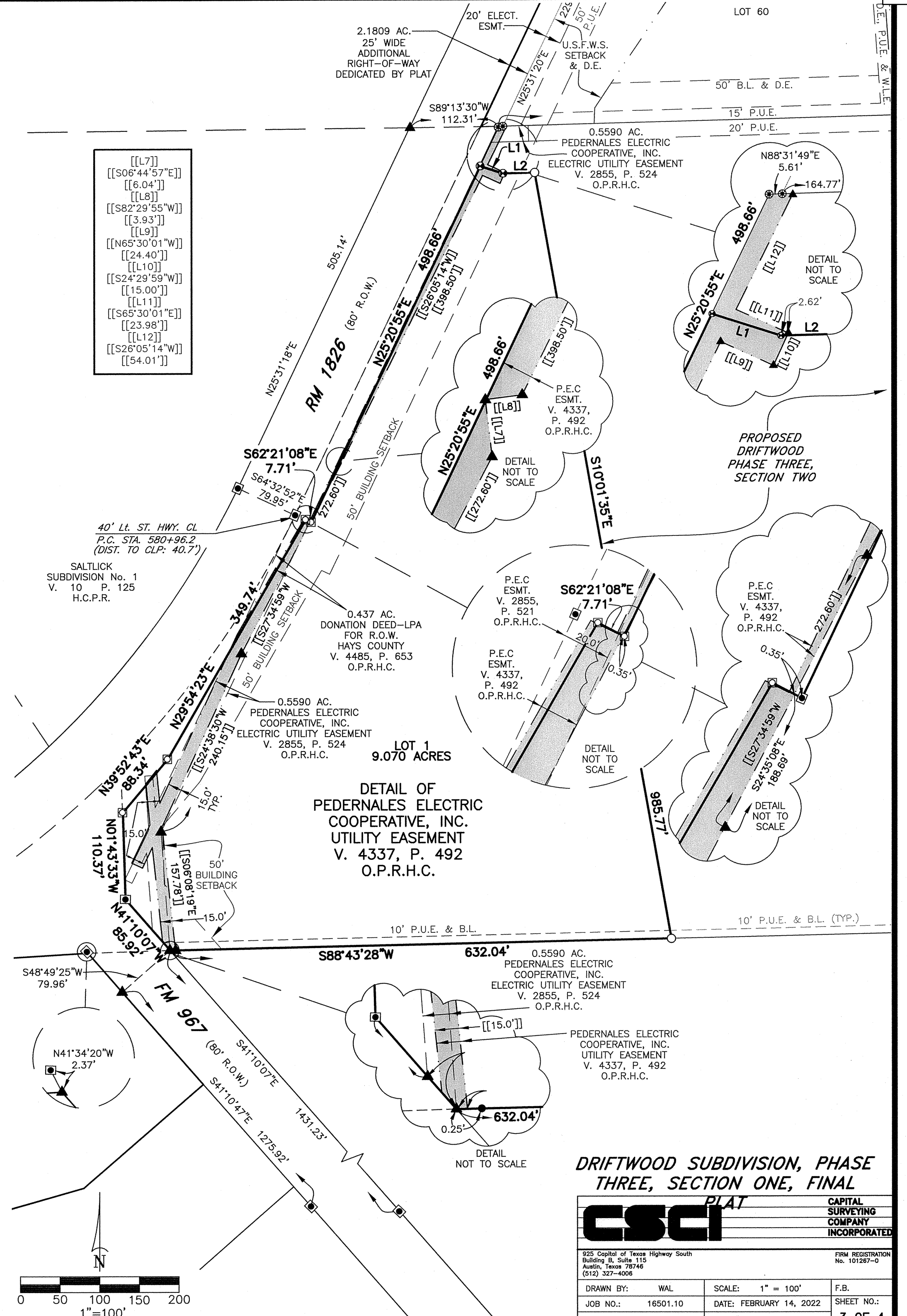
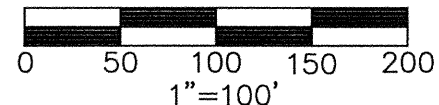
- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
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 - P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION
 - [] RECORD P.E.C. INFORMATION V. 2855, P.521
 - [[]] RECORD P.E.C. INFORMATION V. 4337, P. 492
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
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 - ⊗ 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - ⊠ BRASS DISK IN CONCRETE FOUND
 - ⊡ TXDOT TYPE 1 MONUMENT FOUND
 - ⊢ FENCE CORNER POST FOUND
 - ▲ CALCULATED POINT
 - BREAK IN SCALE



[[L1]]
 {S88°31'49"W}
 {42.38'}
 [[L2]]
 {S88°31'49"W}
 {22.33'}
 [[L3]]
 {N64°35'51"W}
 {25.67'}
 [[L4]]
 {N00°38'37"W}
 {20.00'}

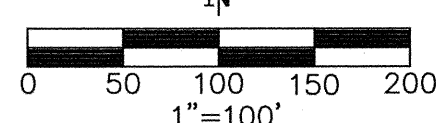
DETAIL OF
 0.5590 AC.
 PEDERNALES ELECTRIC
 COOPERATIVE, INC.
 ELECTRIC UTILITY EASEMENT
 V. 2855, P. 524
 O.P.R.H.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°11'40"E	30.29'
L2	N88°31'49"E	39.97'
L3	N25°20'55"E	55.53'



[[L7]]
 [[S06°44'57"E]]
 [[6.04']]
 [[L8]]
 [[S82°29'55"W]]
 [[3.93']]
 [[L9]]
 [[N65°30'01"W]]
 [[24.40']]
 [[L10]]
 [[S24°29'59"W]]
 [[15.00']]
 [[L11]]
 [[S65°30'01"E]]
 [[23.98']]
 [[L12]]
 [[S26°05'14"W]]
 [[54.01']]

DETAIL OF
 PEDERNALES ELECTRIC
 COOPERATIVE, INC.
 UTILITY EASEMENT
 V. 4337, P. 492
 O.P.R.H.C.



DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

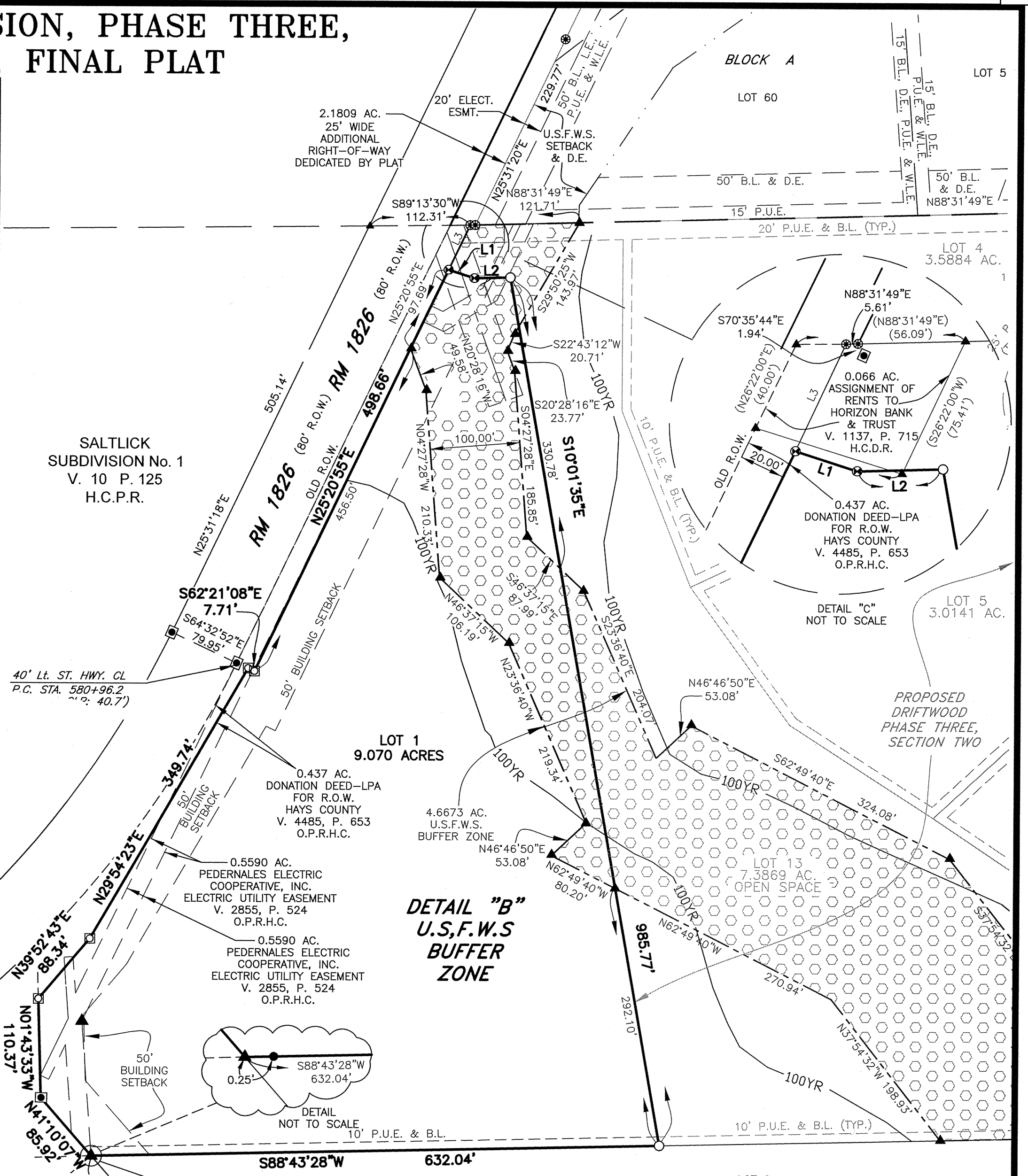
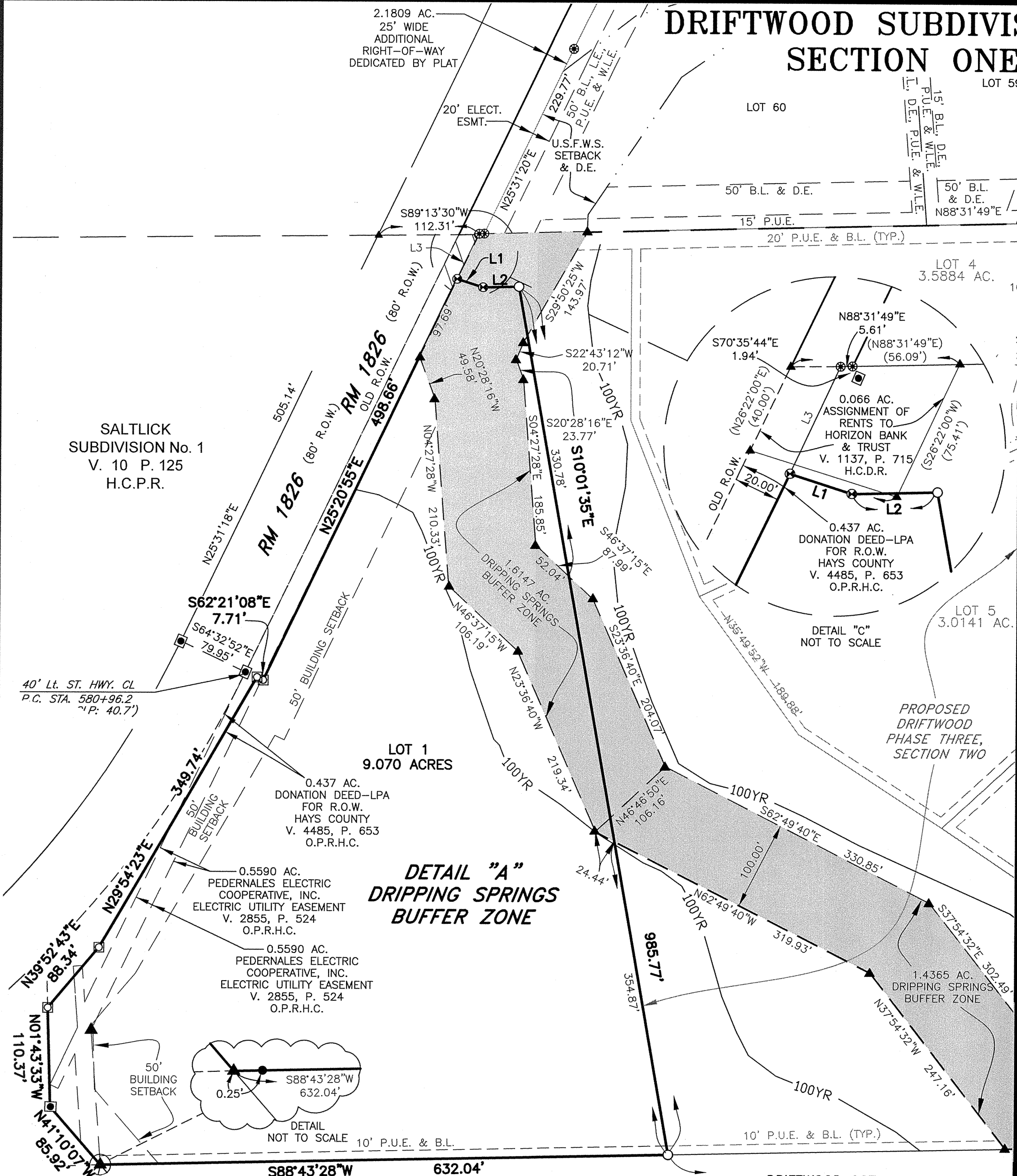
CSCI CAPITAL SURVEYING COMPANY INCORPORATED

925 Capitol of Texas Highway South
 Building B, Suite 115
 Austin, Texas 78746
 (512) 327-4006

FIRM REGISTRATION No. 101267-0

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 16501.10	DATE: FEBRUARY 14, 2022	SHEET NO.:
DRAWING NO.: 16501P2	CRD #: 16501	3 OF 4

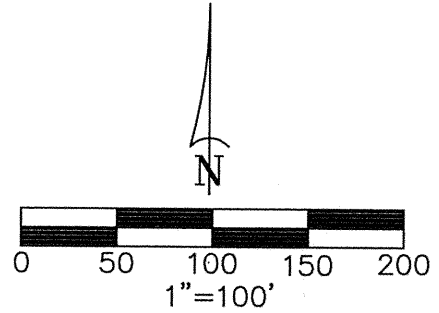
DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
 - H.C.D.R. HAYS COUNTY DEED RECORDS
 - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 - B.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
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 - ⊙ 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - ⊠ BRASS DISK IN CONCRETE FOUND
 - ⊙ FENCE CORNER POST FOUND
 - ▲ CALCULATED POINT
 - BREAK IN SCALE
 - DRIPPING SPRINGS BUFFER ZONE (*1.4365 AC. & 1.6147 AC.)
 - U.S.F.W.S. BUFFER ZONE (*4.6673 AC.)

DRIFTWOOD 967
PHASE ONE
DOCUMENT No. 19002937
O.P.R.H.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°11'40"E	30.29'
L2	N88°31'49"E	39.97'
L3	N25°20'55"E	55.53'



- GENERAL NOTES CONTINUED:**
23. NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
 24. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN PRE-DEVELOPED CONDITIONS FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
 25. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER
 26. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78748
(512) 372-4009

FIRM REGISTRATION No. 101287-0

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 16501.10	DATE: FEBRUARY 14, 2022	SHEET NO.:
DRAWING NO.: 16501P2	CRD #: 16501	4 OF 4



City of Dripping Springs

511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725
cityofdrippingsprings.com

Open spaces, friendly faces.

Date: April 22, 2022

Ronee Gilbert
Murfee Engineering, Inc.
rgilbert@murfee.com

Permit Number: SUB2022-0012
Project Name: DW Sub Ph 3 Sec 1 FP
Project Address: 17901 FM 1826, Driftwood, TX, TX 78619

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

1. Provide 1445 approval letter from Hays County.
2. Final plat cannot be approved until approval of the preliminary plat (5.1).
3. Provide documentation show that Silver Garza can sign this plat on behalf of Scott Roberts. Otherwise, change the owner signature to Scott Roberts. (3.1)

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

1. The final plat cannot be approved until the Preliminary Plat is approved.
2. Provide a drainage easement to contain the spread of the 100-year floodplain per note 16.
3. Show a 20 ft PUE along lot lines per note 18.
4. Label the Building Setback Lines along RM 1826 and 967 as "ROW Reserve" [City Transportation Master Plan]

5. Provide confirmation from TxDOT & County that future ROW setback needs are satisfied.

Fire Marshal Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com.



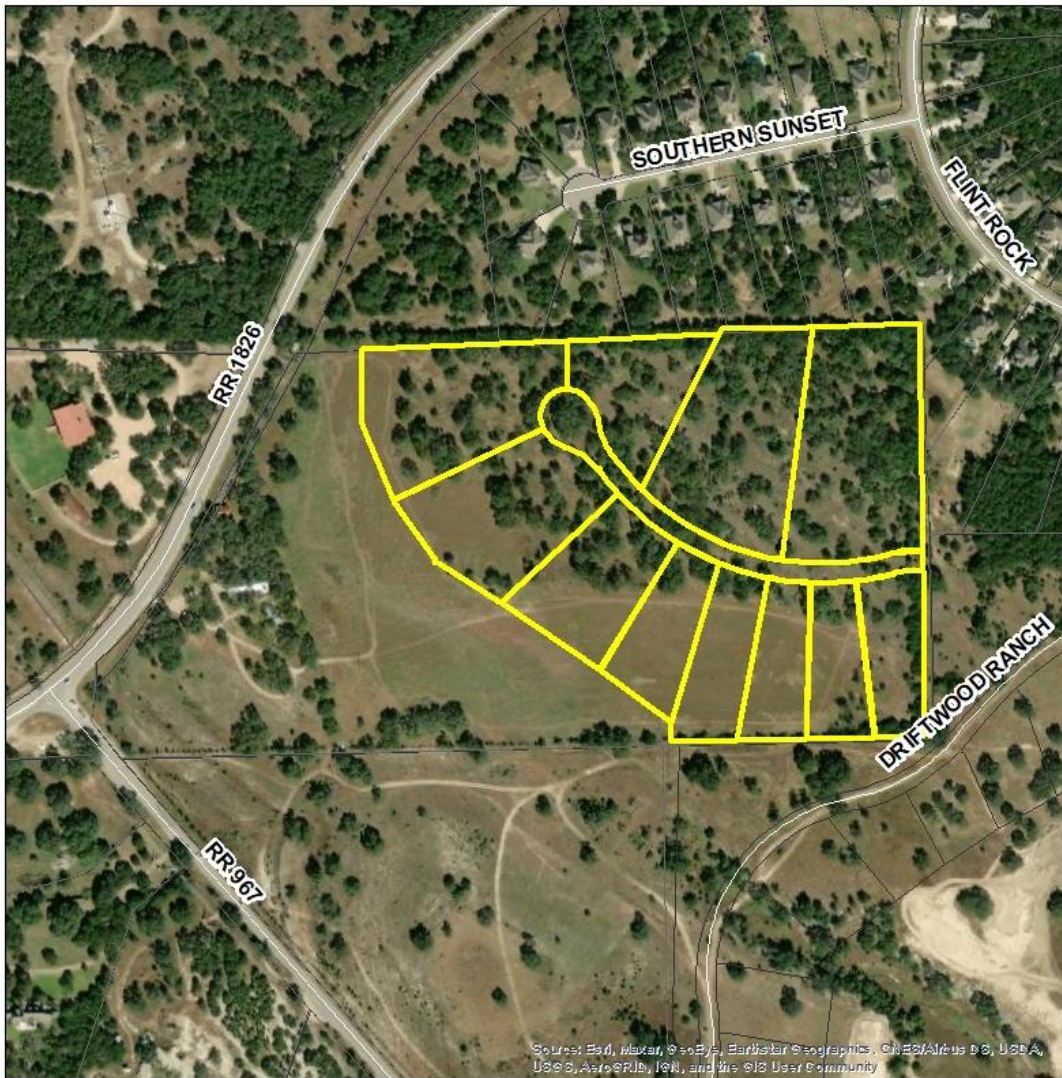
Planning and Zoning Commission Planning Department Staff Report

Item 9.

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2022-0013
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

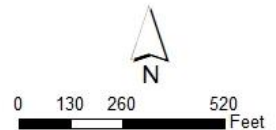
Project Name: Driftwood Subdivision, Phase 3 Section 1 Final Plat
Property Location: 17901 FM 1826, Driftwood, TX 78619
Legal Description: A0020 FREELove WOODY SURVEY, ACRES 43.7352
Applicant: John Blake, Murfee Engineering Company
Property Owner: Driftwood DLC Investor I LP
Staff recommendation: Denial of the Final Plat based on the comments



Location Map

SUB2022-0013
 Driftwood Phase 3
 Section 2 Final Plat

— Roads
 — Parcel Lines



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Planning Department Staff Report

Overview

The site currently is comprised of a single-family residence including various ancillary buildings. The site is proposed to become a 13-lot subdivision, 11 lots of which are residential, 1 open space, and 1 private street.

Access and Transportation

Primary access to the subdivision will be through FM 1826.

Site Information

Location: 17901 FM 1826, Driftwood, TX 78619

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015.

Recommendation

Denial based on outstanding comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Subdivision Phase 3 Section 2 Final Plat

Exhibit 3 – Outstanding Comments

Recommended Action	Denial based on 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



DRIPPING SPRINGS
Texas

PH 3 sec 2

Item 9.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: Feb 15, 2022, 2pm
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME John Blake, P.E.

COMPANY Murfee Engineering Company, Inc.

STREET ADDRESS 1101 S Capital of TX Hwy., Bldg D-110

CITY Austin **STATE** TX **ZIP CODE** 78746

PHONE 512-327-9204 **EMAIL** jblake@murfee.com

OWNER NAME M Scott Roberts, C/O Silver Garza, Authorized Agent

COMPANY NA

STREET ADDRESS P.O. Box 311

CITY Driftwood **STATE** Texas **ZIP CODE** 78619

PHONE 512-917-8899 **EMAIL** silvergarza@sbcglobal.net

PROPERTY INFORMATION	
PROPERTY OWNER NAME	M Scott Roberts c/o Silver Garza, Authorized Agent
PROPERTY ADDRESS	17901 FM 1826, Driftwood, TX 78619
CURRENT LEGAL DESCRIPTION	A0020 FREELove WOODY SURVEY, ACRES 43.7352 (1.00 AC @ MKT) (ACROSS FROM SALT LICK)
TAX ID #	R131141
LOCATED IN	<ul style="list-style-type: none"> • <input checked="" type="checkbox"/> City Limits • <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	34.7085
SCHOOL DISTRICT	Hays CISD
ESD DISTRICT(S)	North Hays Co ESD #1, Hays Co Fire ESD #6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE 55lf	<ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Private Name: _____ • <input checked="" type="checkbox"/> State Name: <u>FM 1826</u> • <input checked="" type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? Yes (If so, please attach agreement)	<ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Yes (see attached) • <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood Amended Development Agreement</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	• <input checked="" type="checkbox"/> YES • <input checked="" type="checkbox"/> NO No
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	• <input checked="" type="checkbox"/> YES • <input checked="" type="checkbox"/> NO Yes
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	• <input checked="" type="checkbox"/> YES • <input checked="" type="checkbox"/> NO No

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Subdivision, Phase Three, Section Two
TOTAL ACREAGE OF DEVELOPMENT	34.665ac
TOTAL NUMBER OF LOTS	13
AVERAGE SIZE OF LOTS	2.667
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: <u>OS, PVT ST</u>
# OF LOTS PER USE	RESIDENTIAL: <u>11</u> 1 open space COMMERCIAL: _____ 1 private street INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>25.7613</u> pvt st - 1.5033 ac COMMERCIAL: _____ open space - 7.3869 INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>1150</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER City of Dripping Springs <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative, Inc

- VERIFICATION LETTER ATTACHED
- NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Charter Business - Spectrum

- VERIFICATION LETTER ATTACHED
- NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs

- VERIFICATION LETTER ATTACHED
- NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

- VERIFICATION LETTER ATTACHED
- NOT APPLICABLE

GAS PROVIDER NAME (if applicable): TX Gas Service

- VERIFICATION LETTER ATTACHED
- NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
• <input checked="" type="checkbox"/> YES • <input type="checkbox"/> NOT APPLICABLE	• <input checked="" type="checkbox"/> YES • <input type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

• YES (REQUIRED) • YES (VOLUNTARY*) • NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

John Blake, P.E.

Applicant Name

John Blake

2-17-2022

Applicant Signature

Sandra B. Swinney

Date
2-17-2022

Notary

Date

Notary Stamp Here



Silver Garza, Authorized Agent

Property Owner Name

[Signature]

2/17/2022

Property Owner Signature

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: John R. White Date: 2/17/22

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/> NA	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/> NA	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

•	• ✓	Development Agreement/PDD (If applicable)
•	• ✓	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
•	• 1	Documentation showing approval of driveway locations (TxDOT, County)
•	•	Documentation showing Hays County 911 Addressing approval (If applicable)
•	• NA	Parkland Dedication fee (if applicable)
•	• ✓	\$25 Public Notice Sign Fee
•	• ✓	Ag Facility Fees - \$35 per residential LUE (if applicable) $35 \times 11 = \$385.00$
•	• ✓	Proof of Utility Service (Water & Wastewater) or permit to serve
•	•	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
•	• ✓	Pre-Application Meeting Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS		
•	• ✓	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
•	• ✓	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
•	• ✓	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

•	• ✓	The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
•	• ✓	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
•	• ✓	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
•	• ✓	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
•	• NA	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
•	• ✓	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
•	• ✓	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
•	• NA	Existing zoning of the subject property and all adjacent properties if within the city limits.
•	• /	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> •• Owner responsible for operation and maintenance of stormwater facilities. •• Owner/operator of water and wastewater utilities. •• Owner/operator of roadway facilities
•	• /	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

<p>Outdoor Lighting, Article 24.06</p>	<p>In accordance with DA and City of Dripping Springs regulations.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Accordance with DA and City of Dripping Springs regulations. Is not required.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>In accordance with DA.</p>

Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).
Zoning, Article 30.02, Exhibit A	N/A



City of Dripping Springs

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cityofdrippingsprings.com

Open spaces, friendly faces.

Date: April 22, 2022

Ronee Gilbert
Murfee Engineering Co Inc
rgilbert@murfee.com

Permit Number: SUB2022-0013
Project Name: Driftwood Subdivision, Phase Three, Section Two Final Plat
Project Address: 17901 FM 1826, Driftwood, TX, TX 78619

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

1. Provide 1445 approval letter from Hays County.
2. Final plat cannot be approved until approval of the preliminary plat (5.1).
3. Provide documentation show that Silver Garza can sign this plat on behalf of Scott Roberts. Otherwise, change the owner signature to Scott Roberts. (3.12.1)
4. Provide street name approval letter from Hays County. (4.7d)

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

1. The final plat cannot be approved until the Preliminary Plat is approved.
2. Designate Lot 13 as a drainage/water quality/open space lot.
3. Label ROW dimensions [Plat Information Requirements]
4. Update Note 16 to refer to County Driveway Permit.
5. Provide a drainage easement to contain the spread of the 100-year floodplain per note 17
6. Show a 20 ft PUE along lot lines per note 19.

7. Label the Building Setback Lines along RM 1826 as "ROW Reserve" [City Transportation Master Plan]
8. Provide confirmation from TxDOT & County that future ROW setback needs are satisfied.
9. The Final Plat cannot be approved until either;
 - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Fire Marshal Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com.

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

STATE OF TEXAS)(
COUNTY OF HAYS)(

KNOW ALL MEN BY THESE PRESENTS, THAT MASA SCOTT ROBERTS, ACTING HEREIN BY AND THROUGH SILVER GARZA, MANAGER, LLC, OWNER OF THE REMAINDER OF THAT 100.00 ACRES OF LAND, RECORDED IN VOLUME 301, PAGE 865 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 34.7085 ACRES, TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION TWO FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

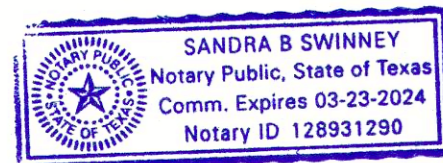
BY: SILVER GARZA, MANAGER
P.O. BOX 311
DRIFTWOOD, TEXAS 78619

2-17-2022
DATE

STATE OF TEXAS)(
COUNTY OF HAYS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SILVER GARZA, MANAGER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF February, 2022. A.D.



Sandra B. Swinney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS: THAT I PREPARED THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 17th DAY OF February, 2022.

JOHN K. BLAKE, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



ENGINEER'S NOTES:

- 1. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
2. THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209CO120 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

I GREGORY A. WAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 17th DAY OF February, 2022.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HWY. SO.
BLDG. B, STE. 115
AUSTIN, TEXAS 78746



GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY FIRE ESD #6 AND NORTH HAYS COUNTY ESD #1.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. TOTAL ACREAGE OF DEVELOPMENT: 34.7085
TOTAL ACREAGE OF LOT: 34.7085
INTENDED USE OF LOTS: RESIDENTIAL AND AGRICULTURE
TOTAL NUMBER OF LOTS: 13 AVERAGE SIZE OF LOTS: 2.6699
NUMBER OF LOTS: Greater than 10 acres: 0
Larger than 5, less than 10: 1
Between 2 & 5 acres: 6
Between 1 & 2 acres: 6
Less than an acre: 0
6. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
7. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
8. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 3381, PAGE 708 AND THE AMENDED AND THE RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME. SITE DEVELOPMENT AND BUILDING PERMITS ARE REQUIRED FOR COMMERCIAL DEVELOPMENT. BUILDING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION ON RESIDENTIAL LOTS.
9. THE IMPERVIOUS COVER FOR THIS SUBDIVISION SHALL COMPLY WITH THE OVERALL IMPERVIOUS COVER OF 17% IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
10. THE OPEN SPACE PROVIDED MEETS THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
11. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
12. DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS REGULATED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
13. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
14. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT No. 6 OR ITS SUCCESSORS.
15. ALL PRIVATE STREETS AND RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
16. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS: A PERMIT FOR USE OF THE STATE ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED.
17. THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON.
18. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS
19. A P.U.E. IS DEDICATED ALONG SIDE AND REAR LOT LINES. A P.U.E. AND ALONG THE R.O.W. AS SHOWN ON THE PLAT.
20. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
21. U.S. FISH AND WILDLIFE SERVICE BUFFER ZONES: THE USFWS BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS. THE NUMBER OF ROADWAYS CROSSING THROUGH THE BUFFER ZONES SHOULD BE MINIMIZED AND CONSTRUCTED ONLY WHEN NECESSARY TO SAFELY ACCESS PROPERTY THAT CANNOT OTHERWISE BE ACCESSED. OTHER ALTERATIONS WITHIN BUFFER ZONES COULD INCLUDE UTILITY CROSSINGS, BUT ONLY WHEN NECESSARY, FENCES, LOW IMPACT PARKS, AND OPEN SPACE. LOW IMPACT PARK DEVELOPMENT WITHIN THE BUFFER ZONE SHOULD BE LIMITED TO TRAILS, PICNIC FACILITIES, AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION. PARKING LOTS AND ROADS ARE NOT CONSIDERED LOW IMPACT. NEITHER GOLF COURSE DEVELOPMENT NOR WASTEWATER EFFLUENT IRRIGATION SHOULD TAKE PLACE IN THE BUFFER ZONE. STORMWATER FROM DEVELOPMENT SHOULD BE DISPERSED INTO OVERLAND FLOW PATTERNS BEFORE REACHING THE BUFFER ZONES.
22. THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
GENERAL NOTES CONTINUED ON SHEET 4 OF 4.

SUBDIVISION PLAT NOTES:

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.
3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M. DATE
MARCUS PACHECO, DIRECTOR DATE
"HAYS COUNTY FLOODPLAIN ADMINISTRATOR" HAYS COUNTY DEVELOPMENT SERVICES

UTILITY NOTES:

- 1. WATER SERVICE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
3. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
4. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.

STATE OF TEXAS)(
COUNTY OF HAYS)(
CITY OF DRIPPING SPRINGS)(

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION TWO, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE DAY OF 2022.

BY:

MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)(
COUNTY OF HAYS)(

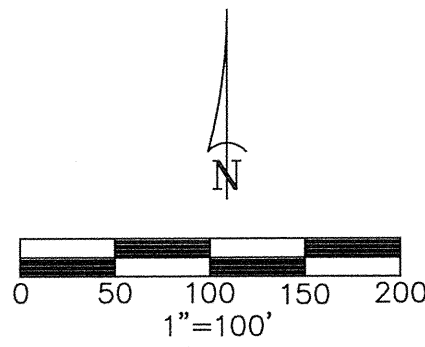
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2022, AT O'CLOCK .M., AND DULY RECORDED ON THE DAY OF 2022, AT O'CLOCK .M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No.

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

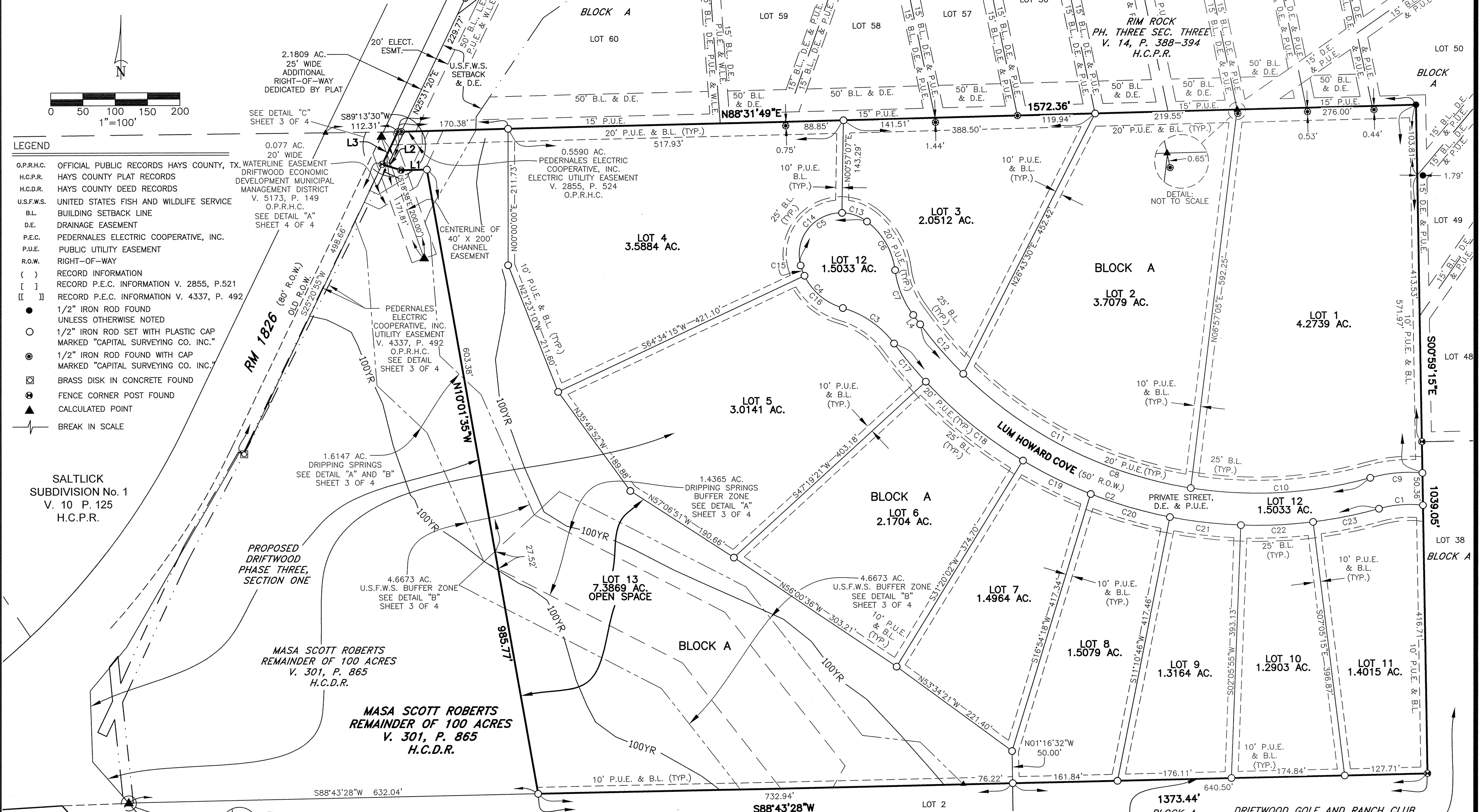
Table with 4 columns: DRAWN BY, JOB NO., DRAWING NO., and SCALE. Includes CSCI logo and registration information.

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
 - H.C.D.R. HAYS COUNTY DEED RECORDS
 - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 - B.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION
 - [] RECORD P.E.C. INFORMATION V. 2855, P.521
 - [] RECORD P.E.C. INFORMATION V. 4337, P. 492
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
 - ⊗ 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - ⊠ BRASS DISK IN CONCRETE FOUND
 - ⊙ FENCE CORNER POST FOUND
 - ▲ CALCULATED POINT
 - BREAK IN SCALE

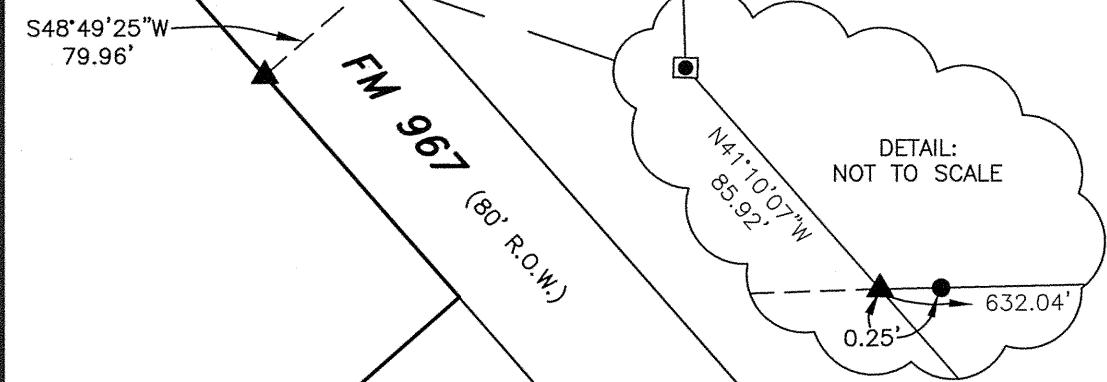
SALTICK SUBDIVISION No. 1
V. 10 P. 125
H.C.P.R.



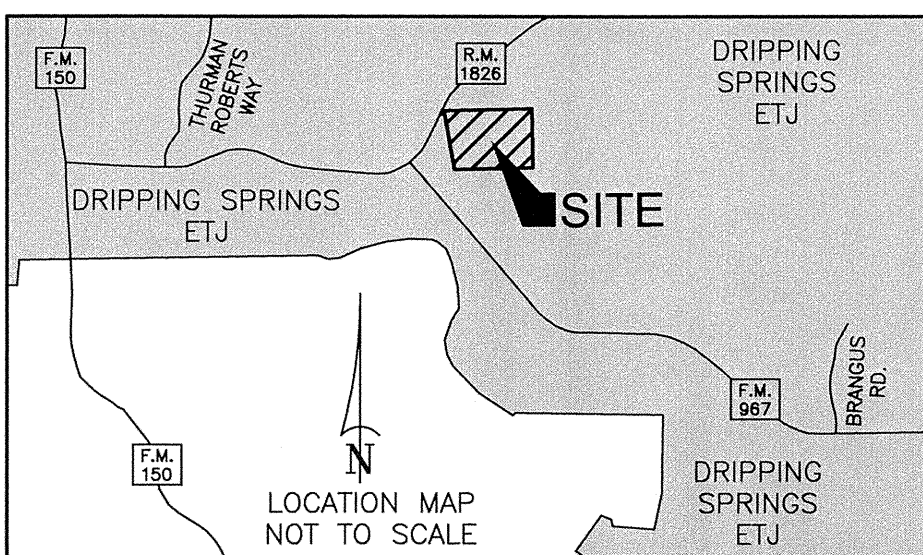
PROPOSED DRIFTWOOD PHASE THREE, SECTION ONE

MASA SCOTT ROBERTS REMAINDER OF 100 ACRES
V. 301, P. 865
H.C.D.R.

MASA SCOTT ROBERTS REMAINDER OF 100 ACRES
V. 301, P. 865
H.C.D.R.



LINE	BEARING	LENGTH
L1	S88°31'49"W	39.97'
L2	N72°11'40"W	30.29'
L3	N25°20'55"E	55.53'
L4	S36°20'45"E	18.12'



LOT 2
DRIFTWOOD 967
PHASE ONE
DOCUMENT No.
19002937
O.P.R.H.C.

LOT 38
10.8649 AC.
1373.44'
BLOCK A
DRIFTWOOD GOLF AND RANCH CLUB
PHASE ONE, FINAL PLAT
DOCUMENT No. 19032106
O.P.R.H.C.

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

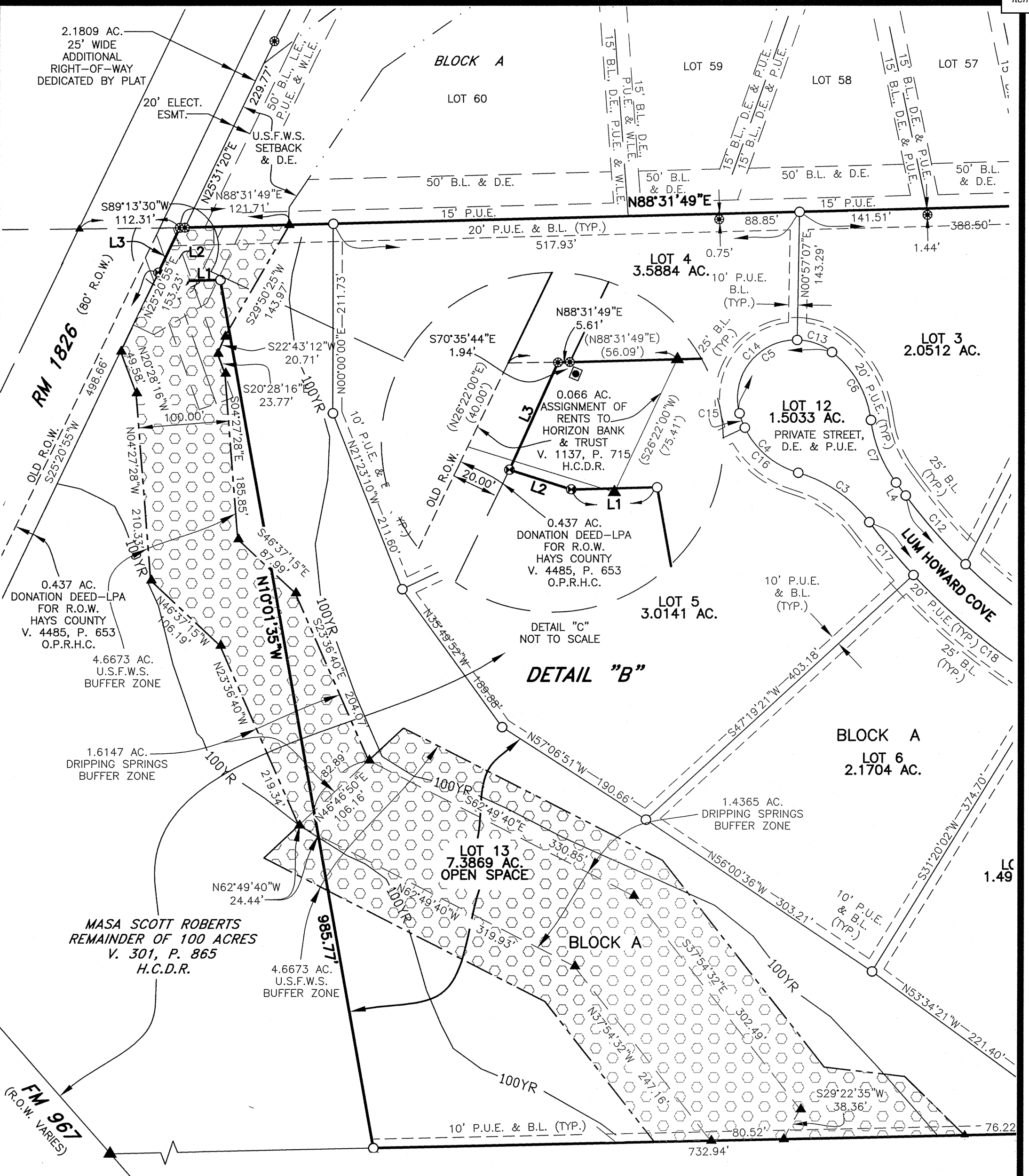
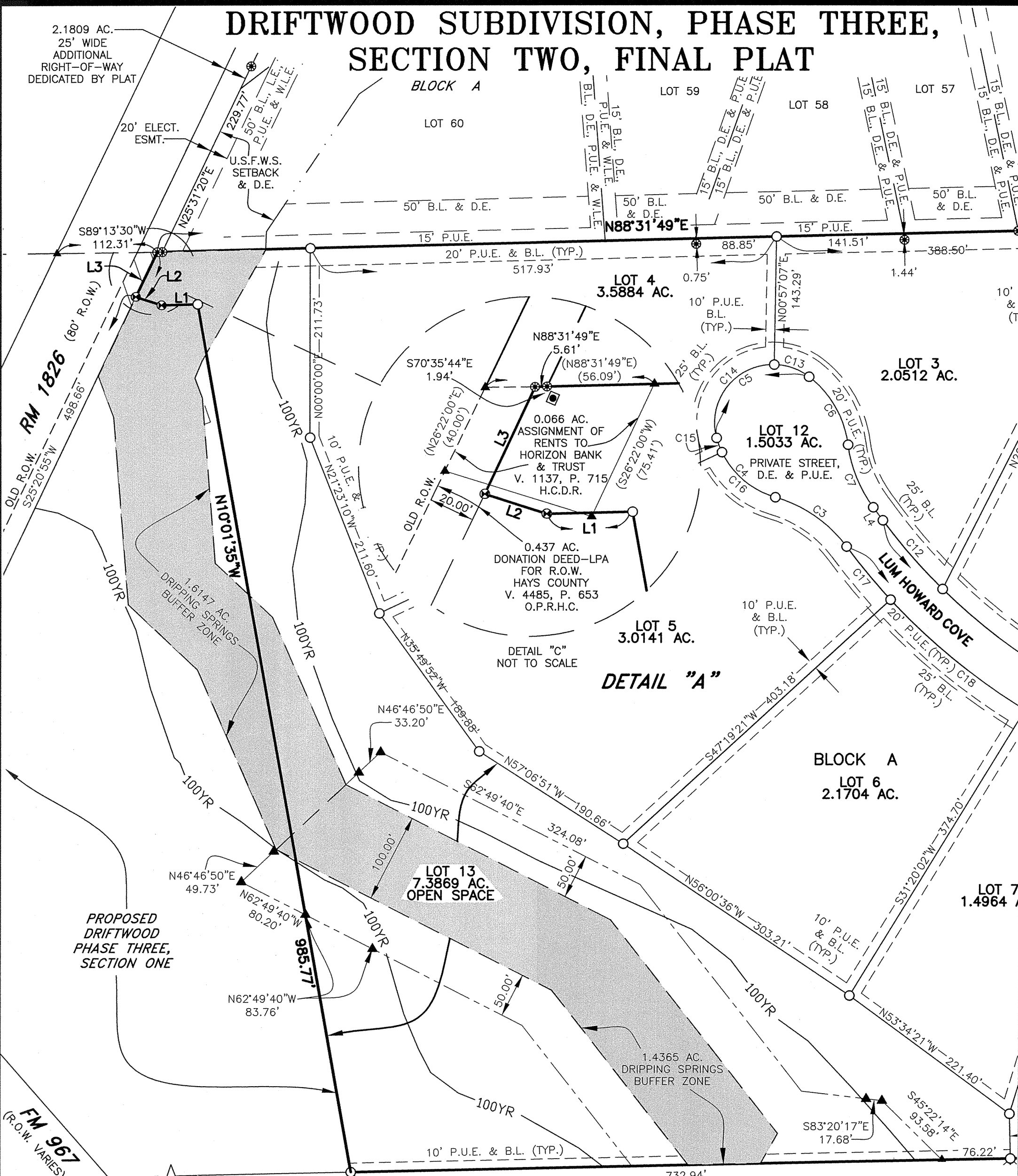
925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4008

FIRM REGISTRATION No. 101267-0

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 16501.10	DATE: FEBRUARY 14, 2022	SHEET NO.:
DRAWING NO.: 16501P1	CRD #: 16501	2 of 4

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (HARN) DATUM, SOUTH CENTRAL ZONE, DERIVED BY GLOBAL POSITIONING SYSTEMS SURVEYS.

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT



LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.	○	1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
H.C.P.R.	HAYS COUNTY PLAT RECORDS	⊗	1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
H.C.D.R.	HAYS COUNTY DEED RECORDS	⊠	BRASS DISK IN CONCRETE FOUND
U.S.F.W.S.	UNITED STATES FISH AND WILDLIFE SERVICE	⊙	FENCE CORNER POST FOUND
B.L.	BUILDING SETBACK LINE	▲	CALCULATED POINT
D.E.	DRAINAGE EASEMENT	— —	BREAK IN SCALE
P.E.C.	PEDERNALES ELECTRIC COOPERATIVE, INC.	▨	DRIPPING SPRINGS BUFFER ZONE (*1.4365 AC. & 1.6147 AC.)
P.U.E.	PUBLIC UTILITY EASEMENT	▨	U.S.F.W.S. BUFFER ZONE (*4.6673 AC.)
R.O.W.	RIGHT-OF-WAY		
()	RECORD INFORMATION		
[]	RECORD P.E.C. INFORMATION V. 2855, P.521		
[[]]	RECORD P.E.C. INFORMATION V. 4337, P. 492		
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED		

NOTE: THE ACREAGE SHOWN ABOVE WITH (*) ARE TOTALS FOR BOTH PHASE THREE, SECTIONS ONE AND TWO.

LOT 2
DRIFTWOOD 967
PHASE ONE
DOCUMENT No.
19002957
O.P.R.H.C.

**DRIFTWOOD SUBDIVISION,
PHASE THREE, SECTION TWO,
FINAL PLAT**

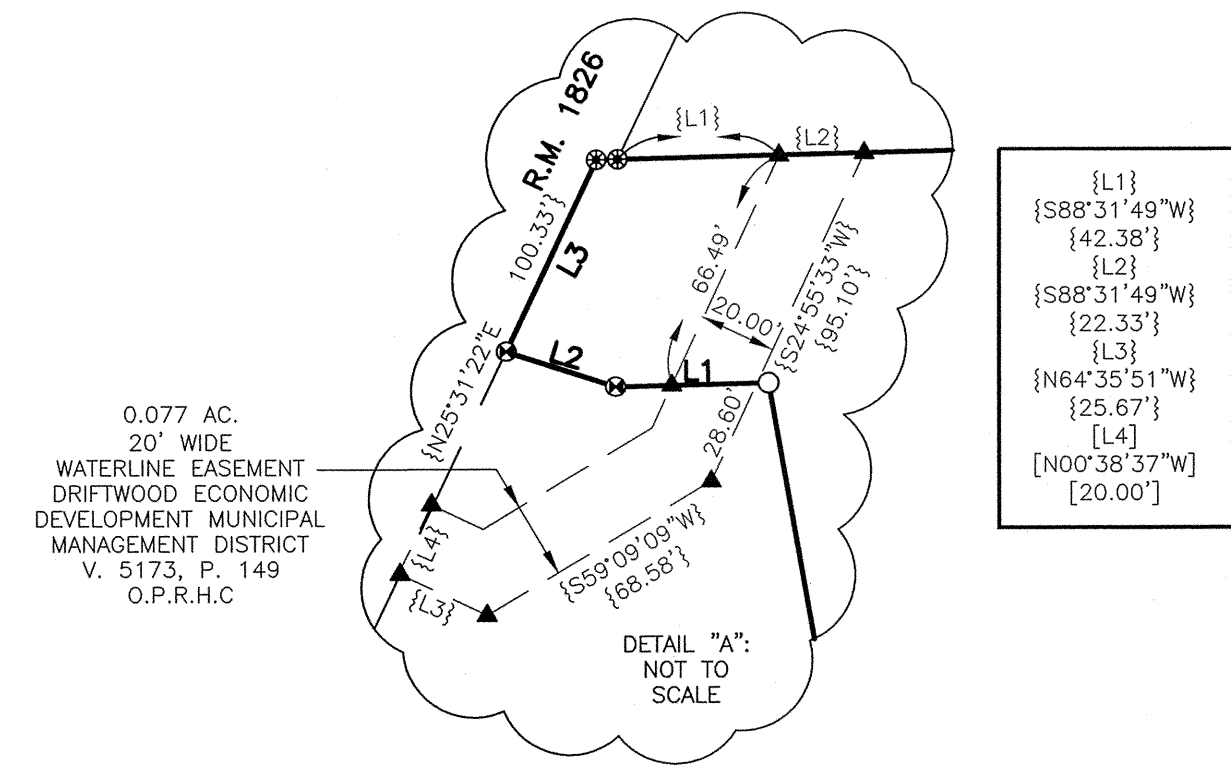
CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
825 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006			
DRAWN BY: WAL		SCALE: 1" = 100'	F.B.
JOB NO.: 16501.10		DATE: FEBRUARY 14, 2022	SHEET NO.:
DRAWING NO.: 16501P1		CRD #: 16501	3 of 4

DRIFTWOOD SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	22°22'13"	175.48'	68.51'	68.08'	S85°33'56"W
C2	69°16'26"	696.45'	842.05'	791.69'	N70°58'57"W
C3	37°29'38"	150.00'	98.16'	96.42'	N55°05'33"W
C4	58°42'47"	95.00'	97.35'	93.15'	N44°28'59"W
C5	142°48'04"	65.00'	162.00'	123.21'	N56°16'27"E
C6	45°04'32"	114.00'	89.69'	87.39'	S29°47'16"E
C7	29°05'44"	150.00'	76.17'	75.36'	S21°47'52"E
C8	69°16'26"	646.45'	781.60'	734.86'	S70°58'57"E
C9	20°38'49"	225.48'	81.25'	80.81'	N84°42'14"E
C10	24°46'49"	646.45'	279.59'	277.42'	S86°46'14"W
C11	35°28'20"	646.45'	400.22'	393.86'	N63°06'12"W
C12	9°01'17"	646.45'	101.79'	101.68'	N40°51'23"W
C13	36°43'22"	65.00'	41.66'	40.95'	N70°41'12"W
C14	106°04'42"	65.00'	120.34'	103.88'	S37°54'45"W
C15	10°18'09"	95.00'	17.08'	17.06'	S20°16'40"E
C16	48°24'38"	95.00'	80.27'	77.90'	S49°38'04"E
C17	6°19'55"	696.45'	76.97'	76.93'	S39°30'42"E
C18	15°59'19"	696.45'	194.35'	193.72'	S50°40'18"E
C19	9°37'57"	696.45'	117.09'	116.95'	S63°28'56"E
C20	10°31'19"	696.45'	127.90'	127.72'	S73°33'34"E
C21	9°04'51"	696.45'	110.38'	110.27'	S83°21'39"E
C22	9°11'10"	696.45'	111.66'	111.54'	N87°30'20"E
C23	8°31'55"	696.45'	103.71'	103.62'	N78°38'47"E

Block A - 13 Lots	
Lot	Acres
1	4.2738
2	3.7079
3	2.0512
4	3.5884
5	3.0141
6	2.1704
7	1.4964
8	1.5079
9	1.3164
10	1.2903
11	1.4015
12*	1.5033
13	7.3869
TOTAL	34.7085

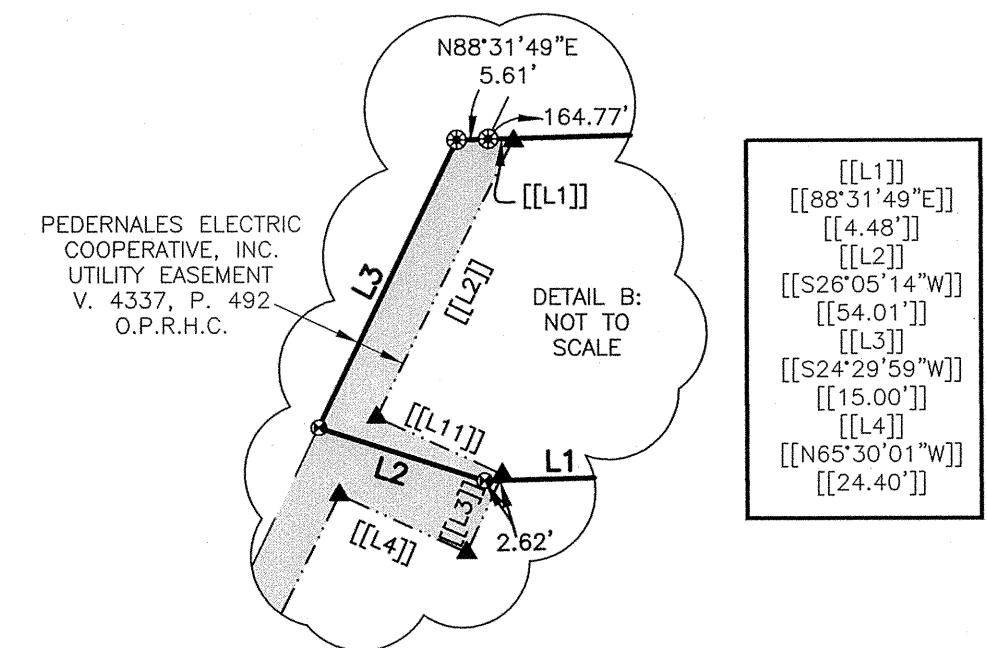
* DENOTES PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°31'49"W	39.97'
L2	N72°11'40"W	30.29'
L3	N25°20'55"E	55.53'
L4	S36°20'45"E	18.12'

Block A - 1 Lot Private Street, Drainage and Public Utility	Classification	Width	Linear Ft.	Acres
LUM HOWARD COVE (Lot 12)	Local Street/ Minor Collector	50.00'	1150	1.5033 Ac.
Total Right of Way			1150	1.5033 Ac.

BLOCK "A"	11 Single Family Lots	25.8183 Ac.
BLOCK "A"	1 Private Street, Drainage and Public Utility	1.5033 Ac.
BLOCK "A"	1 Open Space Lot, Drainage	7.3869 Ac.
Total Acreage of Subdivision		34.7085 Ac.



DRIFTWOOD IMPERVIOUS COVER (IC)						
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	IC (AC) LOTS W/RAIN WATER CAPTURE CREDIT	TOTAL IC (AC) W/RAIN WATER CAPTURE CREDIT	% IC
PHASE ONE SECTION ONE	37.1	3.97	4.98	2.49	6.46	17%
PHASE ONE SECTION TWO	119.5	2.50	4.98	2.49	4.99	4.2%
PHASE ONE SECTION THREE	42.2	3.66	3.21	1.61	5.27	12.5%
PHASE TWO	19.3	0.11	2.89	1.45	1.56	8.1%
PHASE THREE SECTION TWO	43.8	0.64	2.49	1.02	2.11	4.8%
PHASE FOUR	5.8	0.00	1.45	0.72	0.72	12.4%
CLUB CORE PH 1	10.1	0.52	0.89	0.45	0.97	9.6%
CLUB CORE PH 2	5.3	1.17	1.21	0.61	1.78	33.2%
CLUB CORE PH 3	3.0	0.79	0.61	0.31	1.10	36.5%
CLUB CORE PH 4	5.7	1.15	1.82	0.91	2.06	36.1%
TOTAL	291.8	14.51	24.53	12.04	27.00	9.3%

*Assumes 7000 SF IC/LOT w/o Rain Water Capture Credit for Residential
*Assumes 3700 SF IC/LOT w/o Rain Water Capture Credit for Club Core

GENERAL NOTES CONTINUED:

23. NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
24. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN PRE-DEVELOPED CONDITIONS FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
25. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER
26. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
27. LOT 13, BLOCK A SHALL NOT BE FURTHER DEVELOPED.
28. LOTS IN THIS SUBDIVISION SHALL NOT BE RESUBDIVIDED.
29. THE DRIFTWOOD MUNICIPAL MANAGEMENT DISTRICT OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
30. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS AS APPROVED.
31. LOT 13, BLOCK A IS HEREBY DEDICATED AS OPEN SPACE.
32. THE ROADWAYS ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY, TEXAS.

**DRIFTWOOD SUBDIVISION,
PHASE THREE, SECTION TWO,
FINAL PLAT**

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101287-D	
DRAWN BY: WAL	SCALE: N/A	F.B.	
JOB NO.: 16501-10	DATE: FEBRUARY 14, 2022	SHEET NO.:	
DRAWING NO.: 16501P1	CRD #: 16501	4 of 4	



Planning and Zoning Commission Planning Department Staff Report

Item 10.

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2022-0006
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

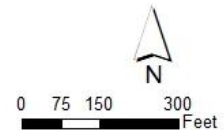
Project Name: CRTX Preliminary Plat (PDD 11)
Property Location: 27110 Ranch Road 12
Legal Description: 8.59 acres, out of the P.A. Smith Survey
Applicant: Chet Manning, Allen Harrison Company, LLC
Property Owner: DS Joint Ventures, LP
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



Location Map

*SUB2022-0006
 CRTX Addition
 Preliminary Plat*

- Roads
- City Limits**
- ▭ Full Purpose



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Planning Department Staff Report

Overview

This preliminary plat consists of three multifamily lots to be served by on-site septic.

Access and Transportation

The applicant will extend Rob Shelton through the site and access the development through this extension.

Site Information

Location: Thurman 27110 Ranch Road 12

Zoning Designation: PDD #11

Property History

The Planned Development District was approved May 2020.

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



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Chet Manning

COMPANY Allen Harrison Company, LLC

STREET ADDRESS 1800 Augusta Drive, Suite 150

CITY Houston **STATE** Texas **ZIP CODE** 77057

PHONE 713-808-1234 **EMAIL** cmanning@allenharrisonco.com

OWNER NAME Mitchell Hanzik

COMPANY DS Joint Venture, LP

STREET ADDRESS 1800 Augusta Drive, Suite 150

CITY Houston **STATE** Texas **ZIP CODE** 77057

PHONE 713-808-1234 **EMAIL** mhanzik@allenharrisonco.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	DS Joint Venture, LP
PROPERTY ADDRESS	27110 Ranch Road 12
CURRENT LEGAL DESCRIPTION	7.81 acre tract of land and a 0.75 acre tract of land; Document No. 20025433
TAX ID #	R17983 & R169093
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	8.59
SCHOOL DISTRICT	Dripping Springs Independent School District
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	PDD 11
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>Ranch Road 12</u> <input checked="" type="checkbox"/> City/County (public) Name: <u>Sports Park Road</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>PDD 11</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	CRTX Addition
TOTAL ACREAGE OF DEVELOPMENT	8.59
TOTAL NUMBER OF LOTS	4
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>3 MF</u> COMMERCIAL: <u>1 ROW</u> INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>7.906</u> COMMERCIAL: <u>0.667 ROW</u> INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>491.3'</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM (Temporary) <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620

512.858.4725 • wcityofdrippingsprings.com

COMMENTS: _____

TITLE: Director of Preconstruction SIGNATURE: Chet W. Manning

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electrical Cooperative
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): AT&T, Spectrum
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Dripping Springs Water Supply Corporation
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): N/A
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Chet Manning

Applicant Name

Chet W. Manning

01/13/2022

Applicant Signature

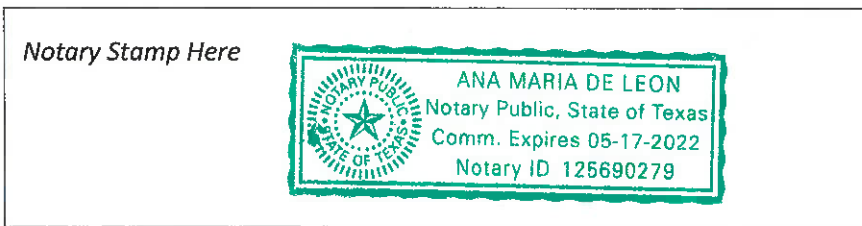
[Handwritten Signature]

Date

1.13.2022

Notary

Date



Mitchell Hanzik

Property Owner Name
DS Joint Venture LP

[Handwritten Signature]

1/13/2022

Property Owner Signature

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: Chet W. Manning Date: 01/13/2022

For projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.

PRELIMINARY PLAT CHECKLIST

Subdivision Ordinance, Section 4

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (3 copies required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider “Will Serve” Letters WW Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620

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<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with

		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency

		<p>(FEMA) information; and</p> <ul style="list-style-type: none"> - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes, caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and - Ravines; and - Bridges; and - Culverts; and - Existing structures; and - Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and - Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure</p>

		(including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If any amount of surface water is to be used by the subject property, the

		Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
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NARRATIVE OF COMPLIANCE

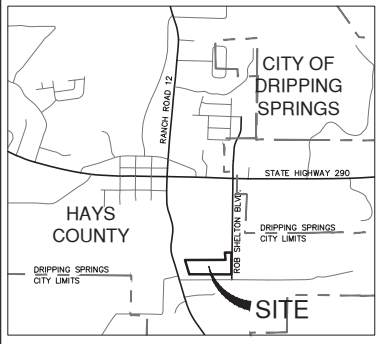
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting, Article 24.06	<p>The design will include exterior pole lights with full cutoff fixtures and shielded to reduce glare. Fixtures shall also meet the below requirements:</p> <p>(1) Shall be rated and installed with the maximum backlight component limited to the values in table 1 based on location of the light fixture where the property line is considered to be five (5) feet beyond the actual property line;</p> <p>(2) Shall be rated and installed with the upright components of zero (U0), except for uplighting covered in this article;</p> <p>(3) Shall be rated and installed with the glare component no more than G0 unless four sided external shielding is provided so that the luminous elements of the fixture are not visible from any other property; and</p> <p>(4) Shall be shielded in accordance with this article.</p> <p>A photometric study of the site lighting will be provided as part of the design for building permit submission. All fixtures shall be an approved fixture per section 24.06.</p>
Parkland Dedication, Article 28.03	Meeting the requirements of PDD-11 Section 2.11. \$500,000 fee-in-lieu.
Landscaping and Tree Preservation, Article 28.06	Attached narratives from Kudela & Weinheimer included for the apartments site and for Rob Shelton Extension.

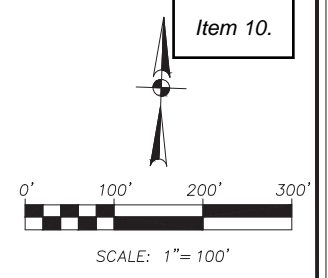
<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Allen Harrison Company, LLC, is proposing the construction of a new multi-family complex and its necessary infrastructure (access, utilities, water quality/detention ponds, parking, and covered parking, etc.) and a public extension of S Rob Shelton Boulevard on 8.59-acres. The intent of this letter is to provide City staff an overview of the site and the proposed project. The site is in the Full-Purpose Jurisdiction in Dripping Springs, Texas and is located south of the intersection of Ranch Road 12 and Sports Park Road. The multifamily lots are being platted as Lot 1, 2, and 3 of the CRTX Addition.</p> <p>The property is within the limits of Planned Development District No. 11 and is subject to the City of Dripping Springs zoning regulations. The project will include affordable units (10% of units at 80% MFI). The project will have 204 units with 10 of those units being studios less than 550 square feet that count as 0.5 units each per the PDD. Phase I of the project will have 172 units, with 8 of those units being studios that count as 0.5 units each, and Phase II of the project will have 32 units, with 2 of those units being studios that count as 0.5 units each.</p> <p>No portion of this tract is within the boundaries of the 100-year flood of a waterway within the limits of study of the Federal Flood Insurance Administration FIRM No. 48453C0265K, dated January 1, 2016. The site is located within the Edwards Aquifer Contributing Zone. Water and wastewater service will be provided by the City of Dripping Springs. Detention and water quality for the area of the proposed improvement are provided by a batch detention basin located at the northwest corner of the property.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>Project is located with PDD No. 11 and is subject first to requirements set forth therein. If not explicitly stated in documents governing PDD No. 11, the project would be subject to necessary requirements in the City's zoning code. To the best of our knowledge, the proposed project meets requirements as described.</p>

PRELIMINARY PLAT OF CRTX ADDITION

8.573 ACRES
OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO 415
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS.



LOCATION MAP
1" = 2000'



LEGEND

- DOC NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- FD. I.P. FOUND IRON PIPE
- VOL VOLUME
- PG PAGE(S)
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (FO)

OWNER: DS JOINT VENTURE, LP
ADDRESS: 1800 AUGUSTA DRIVE, SUITE 150
AUSTIN, TX 77057
(713) 805-1234 P

ACREAGE: 8.573 ACRES
LOTS ACREAGE: 7.906 ACRES
ROW ACREAGE: 0.667 ACRES

ENGINEER & SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SURVEY: PHILIP A SMITH SURVEY
ABSTRACT NO. 415

NUMBER OF BLOCKS: 1
MULTI-FAMILY LOTS: 3
RIGHT OF WAY LOTS: 1
TOTAL LOTS: 4

LINEAR FEET OF NEW STREETS: 491.3'

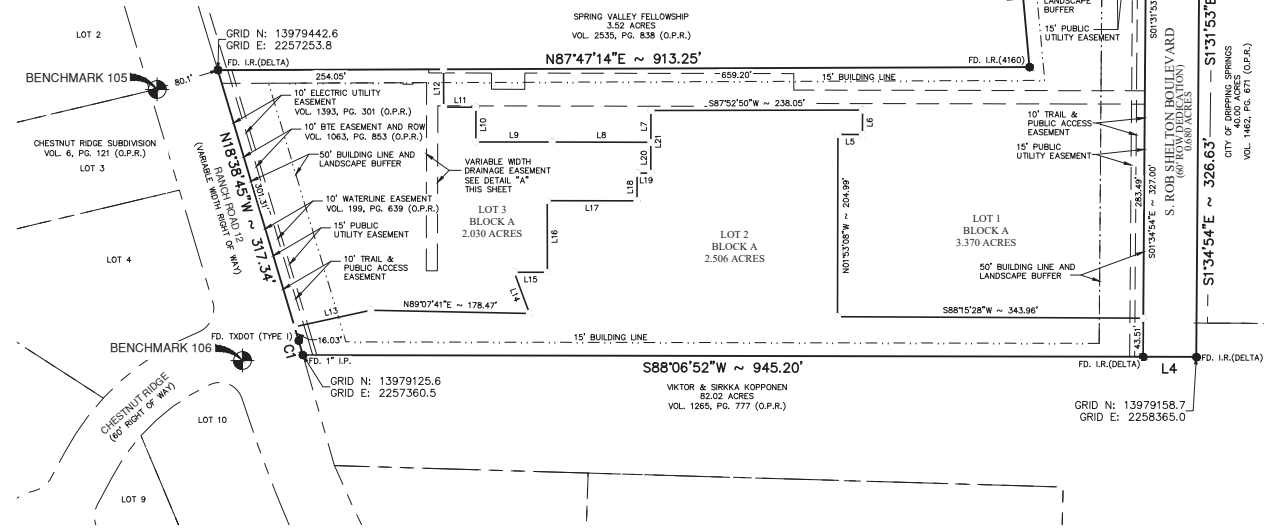
SUBMITTAL DATE: JANUARY 14, 2022

COMBINED SCALE FACTOR IS
0.999960001599936

BENCHMARK DESCRIPTION AND ELEVATION:
BENCHMARK-101
SET COTTON SPINDLE IN UTILITY POLE
GRID NORTHING: 13981466.0'
GRID EASTING: 2255855.3'
ELEVATION: 1163.94'
NAVD88 (GEOID12B)

BENCHMARK-105
CUT SQUARE NEXT TO GUARDRAIL
GRID NORTHING: 13979418.4'
GRID EASTING: 2257186.2'
ELEVATION: 1140.81'
NAVD88 (GEOID12B)

BENCHMARK-106
SET 5/8" IRON ROD
GRID NORTHING: 13979117.1'
GRID EASTING: 2257292.8'
ELEVATION: 1143.47'
NAVD88 (GEOID12B)

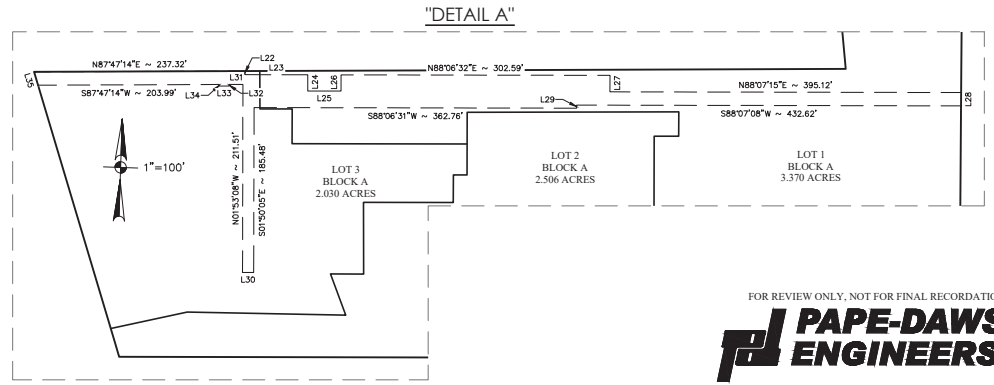


CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	1597.42'	0°36'55"	N18°10'12"W	17.15'	17.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°13'47"W	165.51'
L1	N87°47'44"E	146.45'
L2	N87°47'44"E	146.45'
L3	N87°47'44"E	60.00'
L4	S88°06'52"W	60.00'
L5	N88°06'47"E	27.65'
L6	N01°43'41"W	27.48'
L7	S01°46'20"E	35.78'
L8	S88°07'36"W	110.99'
L9	S88°05'17"W	86.00'
L10	N01°48'02"W	39.07'
L11	S88°04'31"W	36.21'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N02°09'59"W	42.65'
L13	N75°48'00"E	87.88'
L14	N22°19'47"W	49.43'
L15	N88°06'48"E	37.31'
L16	N02°07'54"W	80.56'
L17	N88°07'12"E	101.09'
L18	N01°55'48"W	31.14'
L19	N87°59'30"E	15.38'
L20	S88°07'36"W	110.99'
L21	N01°46'20"W	70.43'
L22	S02°12'46"E	4.00'
L23	N88°10'32"E	70.65'

LINE TABLE		
LINE	BEARING	LENGTH
L24	S01°53'08"E	18.24'
L25	N88°06'10"E	37.41'
L26	N01°53'56"W	18.25'
L27	S01°53'22"E	18.49'
L28	S01°34'54"E	15.00'
L29	S01°52'37"E	3.47'
L30	S88°02'05"W	12.49'
L31	S87°48'58"W	15.51'
L32	S01°53'08"E	1.75'
L33	S87°44'51"W	11.00'
L34	N01°53'08"W	1.75'
L35	N18°38'45"W	15.64'



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #1221-00

DATE OF PLAT PREPARATION: JANUARY 4, 2022
DATE OF PLAT SUBMITTAL: JANUARY 14, 2022

CITY OF DRIPPING SPRINGS PRELIMINARY PLAT OF CRTX ADDITION Dripping Springs M151221-00 SURVEY JOB NO. 51221-00

PRELIMINARY PLAT OF
CRTX ADDITION

8.573 ACRES
OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO 415
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS.

Item 10.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C0115F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

JURISDICTION PLAT NOTE:

1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS.
2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #1 FOR EMS SERVICE.
4. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #6 FOR FIRE SERVICE.
5. THIS SUBDIVISION IS ENTIRELY WITHIN DISTRICT 1 OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
6. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

GENERAL NOTES:

1. DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS IN ACCORDANCE WITH THE ROAD AGREEMENT DATED OCTOBER 19, 2021, BETWEEN THE CITY OF DRIPPING SPRINGS AND CRTX DEVELOPMENT LLC.
2. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THE SUBDIVISION.
4. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT.
5. WASTEWATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY DRIPPING SPRINGS IN ACCORDANCE WITH THE WASTEWATER AGREEMENT DATED JANUARY 4, 2021 BETWEEN THE CITY OF DRIPPING SPRINGS AND DS JOINT VENTURE, LP.
6. ROADWAY DESIGN STANDARDS WILL BE TO CITY OF DRIPPING SPRINGS STANDARDS.
7. THIS SUBDIVISION IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT NO. 11 AGREEMENT (KNOWN AS PDD2019-0001-27100 RR12).
8. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
9. MINIMUM BUILDING SETBACK LINE SHALL BE

STREET FRONTAGE (RR12)	50'
STREET FRONTAGE (SPORTS PARK AND ROB SHELTON)	50'
SIDE LOT LINES	15'
SHARED LOT LINES	0'
10. SIDEWALKS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE DRIPPING SPRINGS CODE OF ORDINANCES. SIDEWALKS WITHIN LOTS 1, 2, AND 3 SHALL BE PRIVATELY MAINTAINED BY THE OWNER.
11. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNER. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
12. STORMWATER AND DETENTION FACILITIES LOCATED ON LOTS 1, 2 OR 3 ARE TO BE MAINTAINED BY THE OWNER. THESE INCLUDE ANY FACILITIES LOCATED ON LOTS 1, 2 OR 3 THAT TREAT RUNOFF FROM ROB SHELTON RIGHT OF WAY.

SLOPE INFORMATION

NO SLOPES WITHIN THIS PLAT EXCEED 15%

UTILITY NOTES

1. WATER UTILITY SERVICE WILL BE PROVIDED BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASTEWATER SERVICE AND FEE AGREEMENT DATED JANUARY 4, 2021 BETWEEN THE CITY OF DRIPPING SPRINGS AND DS JOINT VENTURE, LP.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
3. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER
4. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

SUBDIVISION ROADS

PUBLIC STREET DEDICATION-ROB SHELTON BLVD 60' ROW (0.68Ac.)

STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
ROB SHELTON BOULEVARD (COLLECTOR)	60'	491.3'	VARIES' C&G

TRAIL EASEMENT DEDICATION - 0.216 AC.

SURVEYORS CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

 VALERIE ZURCHER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
 STATE OF TEXAS
 PAPE-DAWSON ENGINEERS, INC.
 TBPE, FIRM REGISTRATION NO. 470
 TBPLS, FIRM REGISTRATION NO. 10028801
 10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200
 AUSTIN, TEXAS, 78759

DATE

ENGINEER'S CERTIFICATION:

I, THOMAS MATTHEW CARTER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

 THOMAS MATTHEW CARTER, P.E. NO. 79272
 STATE OF TEXAS
 PAPE-DAWSON ENGINEERS, INC.
 TBPE, FIRM REGISTRATION NO. 470
 TBPLS, FIRM REGISTRATION NO. 10028801
 10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200
 AUSTIN, TEXAS, 78759

DATE

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JANUARY 4, 2022
DATE OF PLAT SUBMITTAL: JANUARY 14, 2022

SHEET 2 OF 2

170

CRTX ADDITION

SURVEY JOB NO. 51221-100

File # 51221-100.dwg
Plot # 51221-100.dwg
Title: Preliminary Plat of CRTX Addition
Drawing: Spring/WP51221-00.dwg



City of Dripping Springs

511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725
cityofdrippingsprings.com

Open spaces, friendly faces.

Date: April 22, 2022

Chet Manning
Allen Harrison Company
cmanning@allenharrisonco.com

Permit Number: SUB2022-0006
Project Name: AHC Preliminary Plat
Project Address: 27110 Ranch Road 12, Dripping Springs, TX 78620

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

1. Provide copy of OSSF permit, approval of Facility Planning Report or Suitability Letter when received.

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

Add a City of Dripping Springs approval statement and signature line for the "Planning & Zoning Commission Chair or Vice Chair." This statement should include the Planning & Zoning Commission approval date (4.7r)



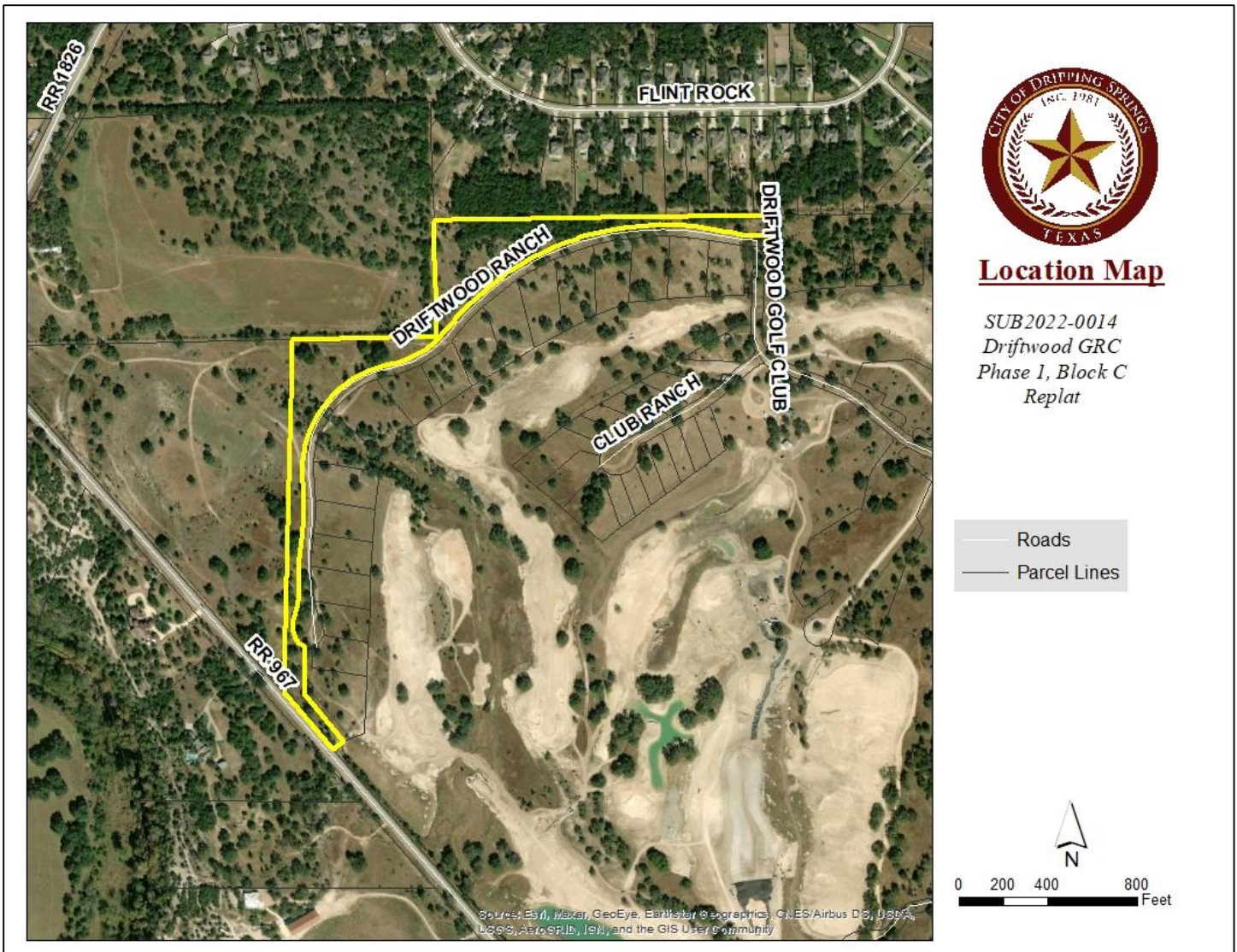
Planning and Zoning Commission Planning Department Staff Report

Item 11.

Planning and Zoning Commission Meeting: April 26, 2022
Project No: SUB2022-0014
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Driftwood Golf and Ranch Club Phase 1, Block A, Lot 38 Replat, 10.8649 acres
Property Location: Driftwood Golf Club at Ranch Road 967
Legal Description: Driftwood Golf and Ranch Club Phase 1, Block A, Lot 38
Applicant: Ronee Gilbert, Murfee Engineering Company
Property Owner: Driftwood Golf Club Development, Inc.
Staff recommendation: Denial of the Replat based on outstanding comments



Planning Department Staff Report

Overview

The purpose of this replat is to subdivide one existing platted lot into three lots. The private street lot will provide access to Driftwood Subdivision, Phase Three.

Access and Transportation

Primary access to the subdivision will be through Ranch Road 967.

Site Information

Location: Driftwood Golf Club at Ranch road 967

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015 and the subject plat was recorded in 2019.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Golf and Ranch Club Phase 1, Block A, Lot 38 Replat

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



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384
Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: Feb 15, 2022
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME John Blake, P.E.

COMPANY Murfee Engineering Company, Inc.

STREET ADDRESS 1101 S Capital of TX Hwy, Bldg D-110

CITY Austin **STATE** TX **ZIP CODE** 78746

PHONE 512-327-9204 **EMAIL** jblake@murfee.com

OWNER NAME J David Rhoades, Authorized Agent

COMPANY Driftwood Golf Club Development, Inc

STREET ADDRESS 582 Thurman Roberts Way

CITY Driftwood **STATE** TX **ZIP CODE** 78619

PHONE 737-241-3517 **EMAIL** dbosse@driftwoodgolfclub.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Driftwood Golf Club Development, Inc
PROPERTY ADDRESS	Driftwood Ranch Dr
CURRENT LEGAL DESCRIPTION	Lot 38, Blk A, Driftwood Golf and Ranch Club, Phase One
TAX ID #	R168243
LOCATED IN ETJ	<input type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	10.8649 acres
SCHOOL DISTRICT	HCISD
ESD DISTRICT(S)	ESD #1 and ESD #6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Driftwood Ranch Dr</u> <input type="checkbox"/> State Name: <u>FM 967</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? Yes (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>CODS & Driftwood 552 LLC and Driftwood Golf Club Development In.</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input type="checkbox"/> NO No
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input type="checkbox"/> YES <input type="checkbox"/> NO Yes
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input type="checkbox"/> NO No

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Golf and Ranch Club, Phase One, Block A, Lot 38 Replat
TOTAL ACREAGE OF DEVELOPMENT	10.8649
TOTAL NUMBER OF LOTS	3
AVERAGE SIZE OF LOTS	3.62
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: <u>Pvt St, Open Space</u>
# OF LOTS PER USE	RESIDENTIAL: _____ 1 Private Street lot COMMERCIAL: _____ 2 Open space lots INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ Private Street -0.4378 COMMERCIAL: _____ Open Space lots - 10.4271 INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>400</u>
ANTICIPATED WASTEWATER SYSTEM Public Sewer	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES Public water supply-surface	SURFACE WATER City of Dripping Springs <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

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COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative Inc.

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Charter Spectrum

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): TX Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

John Blake, P. E.

Applicant Name

John Blake

2/18/22

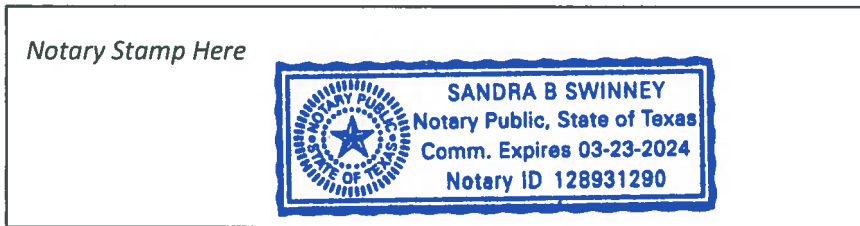
Applicant Signature

Sandra B. Swinney

Date
2/18/2022

Notary

Date



J David Rhoades, Authorized Agent

Property Owner Name

[Signature]

2/18/2022

Date

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All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature:  Date: 2/18/22

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST
Subdivision Ordinance, Section 5

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/> NA	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/> NA	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement <i>CANT LOCATE DOCUMENT ONLINE</i>

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/> NONE proposed	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (if applicable) SUBMITTED TO 911
<input type="checkbox"/>	<input type="checkbox"/> NA	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/> NA	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve WAITING ON THE SIGNED HAYS CO APPLICATION.
<input type="checkbox"/>	<input type="checkbox"/> NA	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input type="checkbox"/> NA	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

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		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input type="checkbox"/> <i>NK</i>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

<p>Outdoor Lighting, Article 24.06</p>	<p>In accordance with development agreement and city regulations</p>
<p>Parkland Dedication, Article 28.03</p>	<p>In accordance with development agreement and city regulations</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>In accordance with development agreement and city regulations</p>

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<p>Subdivision, 28.02, Exhibit A In accordance with development agreement and city regulations</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>NA</p>



City of Dripping Springs

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Open spaces, friendly faces.

Date: April 22, 2022

Ronee Gilbert
Murfee Engineering Co Inc
rgilbert@murfee.com

Permit Number: SUB2022-0014
Project Name: Driftwood Golf and Ranch Club Phase One,
Block A, Lot 38 Replat
Project Address: Driftwood Ranch Drive, Buda, TX, TX 78610

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

1. Provide 1445 approval letter from Hays County.
2. This replat creates two distinct lots from the existing lot 1. Rename each lot to "Lot 1A" and "Lot 1B." (4.7c).

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

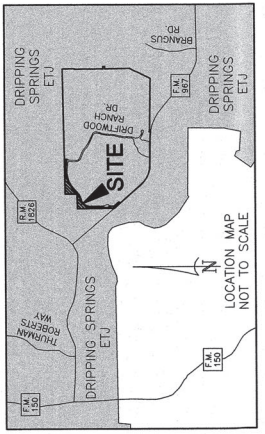
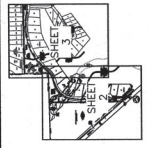
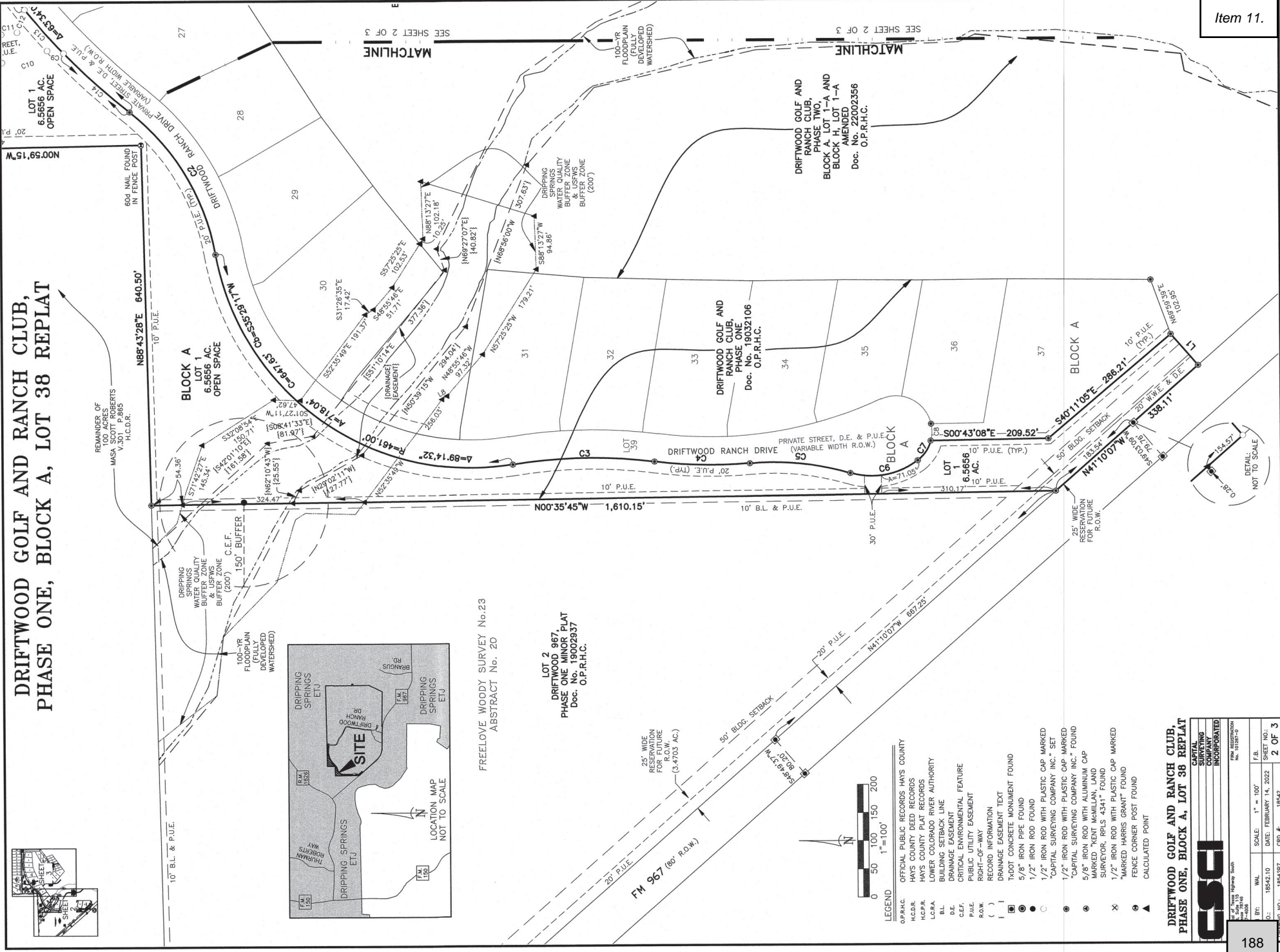
Engineering Approves

Fire Marshal Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com.

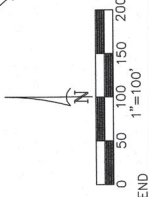
DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, BLOCK A, LOT 38 REPLAT

Item 11.



FREELOVE WOODY SURVEY No.23
ABSTRACT No. 20

LOT 2
DRIFTWOOD 967,
PHASE ONE MINOR PLAT
Doc. No. 19002837
O.P.R.H.C.



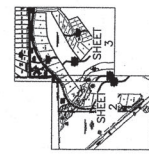
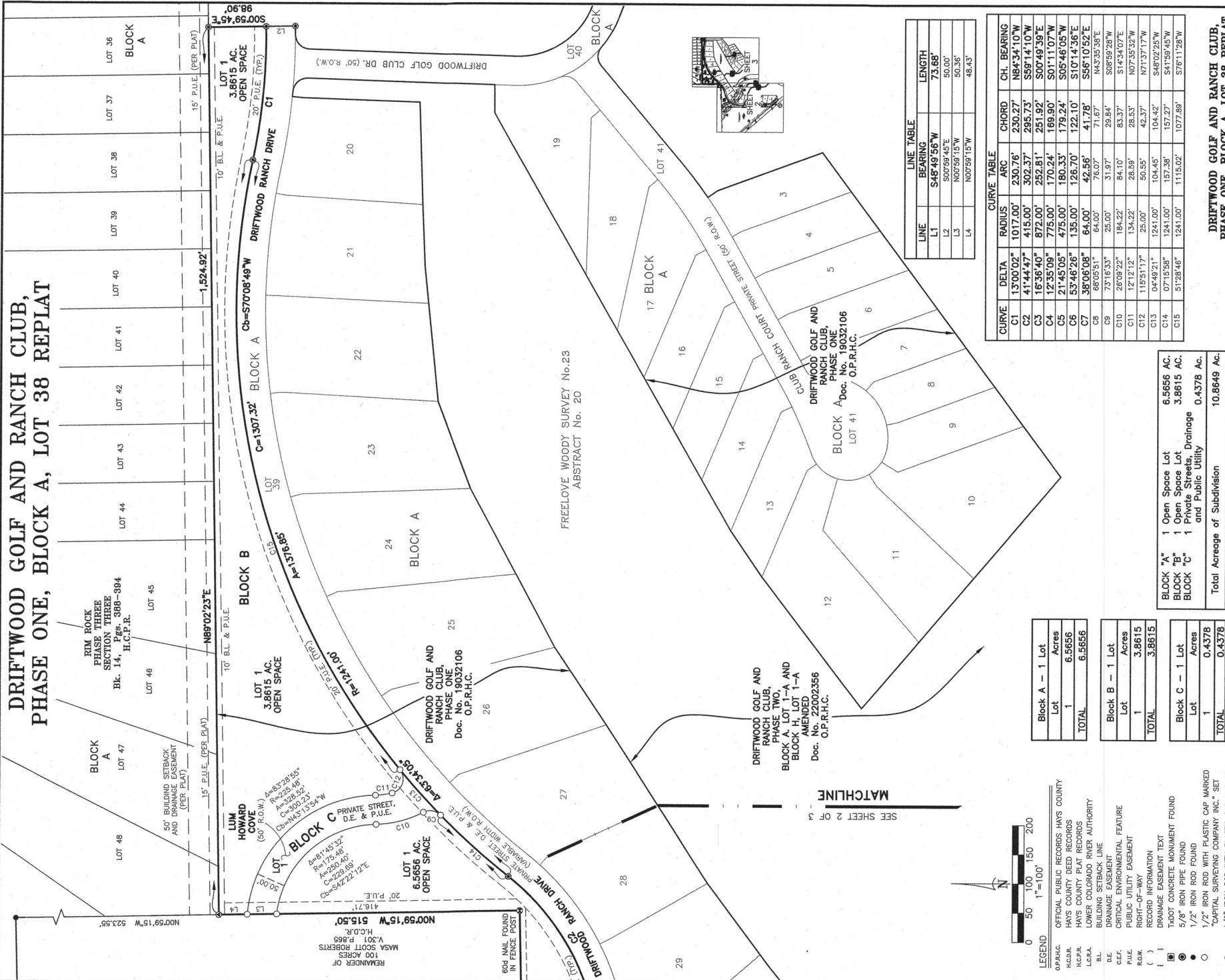
- LEGEND**
1" = 100'
- OPARC. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - MCDB. HAYS COUNTY DEED RECORDS
 - MCPR. HAYS COUNTY PLAT RECORDS
 - LCBA. LOWER COLORADO RIVER AUTHORITY
 - BL. BUILDING SETBACK LINE
 - DE. DRAINAGE EASEMENT
 - CEP. CRITICAL ENVIRONMENTAL FEATURE
 - PUE. PUBLIC UTILITY EASEMENT
 - ROW. RECORD INFORMATION
 - () DRAINAGE EASEMENT TEXT
 - { } TIGHT CONCRETE MONUMENT FOUND
 - 5/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED
 - CAPITAL SURVEYING COMPANY INC. SET
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED
 - 5/8" IRON ROD WITH ALUMINUM CAP MARKED
 - SURVEYOR PRLS 4341* FOUND
 - × 1/2" IRON ROD WITH PLASTIC CAP MARKED
 - "MARKED HARRIS GRANT" FOUND
 - FENCE CORNER POST FOUND
 - ▲ CALCULATED POINT

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE ONE, BLOCK A, LOT 38 REPLAT



BY:	WAL	SCALE:	1" = 100'	F.B.:	
DT:	18542.10	DATE:	FEBRUARY 14, 2022	SHEET NO.:	2 OF 3
ISSUING NO.:	1854997	CSD #:	18542		

DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, BLOCK A, LOT 38 REPLAT



LINE	BEARING	LENGTH
L1	S48°49'56"W	73.68'
L2	S00°59'45"E	50.00'
L3	N00°59'15"W	50.36'
L4	N00°59'15"W	48.43'

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	13°00'02"	1017.00'	250.76'	230.27'	N84°34'10"W
C2	41°44'47"	415.00'	302.37'	295.73'	S59°14'10"W
C3	16°36'40"	872.00'	252.81'	251.92'	S00°49'39"E
C4	12°35'09"	775.00'	170.24'	169.90'	S01°11'07"W
C5	21°45'05"	475.00'	180.33'	179.24'	S05°46'05"W
C6	53°46'26"	135.00'	126.70'	122.10'	S10°14'36"E
C7	38°06'08"	64.00'	42.56'	41.78'	S56°10'52"E
C8	68°05'51"	64.00'	76.07'	71.67'	N43°35'38"E
C9	73°16'33"	25.00'	31.97'	29.84'	S08°59'29"W
C10	26°09'22"	184.22'	84.10'	83.37'	S14°34'07"E
C11	12°12'19"	134.22'	28.69'	28.53'	N07°35'32"W
C12	115°51'17"	25.00'	50.55'	42.37'	N71°37'17"W
C13	04°49'21"	124.10'	104.45'	104.42'	S46°02'25"W
C14	07°15'58"	124.10'	157.38'	157.27'	S41°59'45"W
C15	51°28'46"	124.10'	1115.02'	1077.89'	S76°11'28"W

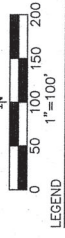
Block A - 1 Lot	Acres
1	6.5656
TOTAL	6.5656

Block B - 1 Lot	Acres
1	3.8615
TOTAL	3.8615

Block C - 1 Lot	Acres
1	0.4378
TOTAL	0.4378

Block "A"	1 Open Space Lot	6.5656 AC.
Block "B"	1 Open Space Lot	3.8615 AC.
Block "C"	1 Private Streets, Drainage and Public Utility	0.4378 AC.
Total Acreage of Subdivision		10.8649 AC.

Block C - Lot 1	Private Street, Drainage and Public Utility	Classification	Width	Linear Ft.	Acres
LUM HOWARD COVE	Local Street/Minor Collector		50.00'	400	0.4378 Ac.
Total Right of Way				400	0.4378 Ac.



- LEGEND**
- OFFICIAL PUBLIC RECORDS-HAYS COUNTY
 - HAYS COUNTY DEED RECORDS
 - HAYS COUNTY PLAT RECORDS
 - LOWER COLORADO RIVER AUTHORITY
 - DRAINAGE EASEMENT
 - CRITICAL ENVIRONMENTAL FEATURE
 - PUBLIC UTILITY EASEMENT
 - RIGHT-OF-WAY
 - RECORD INFORMATION
 - DRAINAGE EASEMENT TEXT
 - TARGET CONCRETE MONUMENT FOUND
 - 5/8" IRON PIPE FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED
 - "CAPITAL SURVEYING COMPANY INC." FOUND
 - "CAPITAL SURVEYING COMPANY INC." FOUND
 - 5/8" IRON ROD WITH ALUMINUM CAP MARKED
 - "KENT MULLAN" LAND SURVEYOR, RPLS 4341 FOUND
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED
 - "MARKED HARRIS GRANT" FOUND
 - FENCE CORNER POST FOUND
 - CALCULATED POINT

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE ONE, BLOCK A, LOT 38 REPLAT



Item 11.
200 Survey of Area, Hays County, Nebraska
Drawing By: MAL
Date: FEBRUARY 14, 2022
Job No.: 18542.10
Drawing No.: 1854297
CSG #.: 18542



To: Planning & Zoning Commission Members
From: Tory Carpenter, AICP – Senior Planner
Date: April 26, 2022
RE: Special Event Facility

I. Overview

Staff has been approached by prospective applicants interested in operating wedding venues within the Dripping Springs City Limits. After exploring the land use chart and definitions in the zoning ordinance, staff found that this use is not listed. Per section E.1.1(c) of the zoning ordinance, if a use is not listed then it is not allowed in any zoning district. The purpose of this text amendment is to allow wedding venues and other similar uses in commercial districts after approval of a Conditional Use Permit.

II. Summary of Zoning Ordinance Update

1. Use Title & Definition

***Special Event Facility** - An establishment and/or premises which is reserved by individuals or groups via appointment for limited engagement(s) to accommodate gatherings and functions, both private and public, including, but not limited to, banquets, weddings, anniversaries, receptions, and other similar celebrations. Such a use may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events and not open to the general public; and 3) outdoor gardens or reception facilities.*

2. Land Use Chart Update

	AG	SF-1	SF-2	SF-4	SF-5	MR-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Special Event Facility									C	C	C				

CITY OF DRIPPING SPRINGS

ORDINANCE NO. [REDACTED].

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING THE CODE OF ORDINANCES, CHAPTER 30: ZONING: EXHIBIT A: ZONING ORDINANCE AND APPENDIX E: ZONING USE REGULATIONS (CHARTS) FOR SPECIAL EVENT FACILITIES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE & MEETING.

WHEREAS, the City desires to regulate the development of special event facilities as to location and use; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, a city may establish zoning regulations for the purpose of promoting the public health, safety, morals, or general welfare; and

WHEREAS, the City has found the regulation of the location of special event facilities to be in the best interest of promoting comfortable enjoyment of residential neighborhoods; and

WHEREAS, the City seeks to amend the Zoning Ordinance as it relates to special event facilities as to the location of the facilities in the City; and

WHEREAS, the proposed zoning amendment has been reviewed by City staff, including the City’s Land Planner, with the consensus being that the proposed changes are consistent with best planning practices and consistent with the Comprehensive Plan; and

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on April 26, 2022 to consider the proposed amendment and the Planning and Zoning Commission recommended _____ of the proposed change; and

WHEREAS, after public hearing held by the City Council on May 3, 2022 the City Council voted to _____ the recommendation of the Planning and Zoning Commission; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or policy regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds that it is necessary and proper for the protection of the welfare, health, peace, temperance, and safety of the City of Dripping Springs to adopt an ordinance amending regulations of accessory dwelling units.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, THAT:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Chapter 30, Exhibit “A” Zoning Ordinance and Appendix “E” Zoning Use Regulations of the Dripping Springs Code of Ordinances are hereby amended to read in accordance with *Attachment “A”* and which are attached hereto and incorporated into this Ordinance and the City Code for all intents and purposes. Additions to the Ordinance text are underlined and highlighted and deletions are struck-through.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the ____ day of _____, 2022, by a vote of __ (ayes) to (nays) to (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

ATTACHMENT “A”

CHAPTER 30: ZONING

EXHIBIT A: ZONING ORDINANCE

Section 1: General Provisions

* * *

1.6 Definitions

* * *

Special Event Facility - An establishment and/or premises which is reserved by individuals or groups via appointment for limited engagement(s) to accommodate gatherings and functions, both private and public, including, but not limited to, banquets, weddings, anniversaries, receptions, conferences, markets, and other similar celebrations. Such a use may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events and not open to the general public; and 3) outdoor gardens or reception facilities.

* * *

APPENDIX E. - ZONING USE REGULATIONS (CHARTS)

	Residential Uses						Nonresidential Uses								
PERSONAL AND BUSINESS SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP
<u>Special Event Facilities</u>									<u>C</u>	<u>C</u>	<u>C</u>				



DRIPPING SPRINGS
Texas

Subdivision and Plats

Practical Application and Hot
Topics

Laura Mueller, City Attorney
City of Dripping Springs

Outline

- **Shot Clock**
- **Plat Vacations**
- **Plat Notes and Deed Restrictions**
- **Condominium regimes**
- **Moratorium**

Approving Plats: Shot Clock – House Bill 3167

Approve, Approve with Conditions, or Disapprove

- 30 day original review after filing
- 15 day for staff to respond to comments after disapproval by planning and zoning
- No Waivers.



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Disapprovals must include specific references to the City Code or state law.

“The municipal authority . . . must approve a plat or replat . . . that satisfies all applicable regulations.” LGC §212.005

Shot Clock

After Disapproval:

- Developer has unlimited amount of time to respond to disapproval;
- City only has 15 days to respond to the response.



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If a plat or plan is not approved or disapproved within the deadlines it is **Deemed Approved.**

Tools for Timely Approvals



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- Complete Application equals inclusion of proof that all approvals occur before the plat or plan can even be filed, including Utility Evaluations (City and third party), TxDOT or County Road Approvals (curb cuts/driveways), Traffic Impact Analysis completed (if required), and Any Variance Approvals happen prior to filing.
- Uniform Submittal Schedules
- Multiple P&Z Meetings a month (alternates to P&Z)

Example Schedule

- Prior to Filing:** Utility Evaluations, Road Approvals, and Variances Approved.
- Day 1:** Submission is sent (review for completeness is done before filing is accepted).
- Day 10:** Administrative completeness check completed and filing of application.
- Day 40:** Disapproval with Specific Conditions by P&Z Commission (Commission cannot postpone but must act.)
(Administrative approval in some instances can occur).
- Day 40-?:** Applicant drafts responses.
- Day 1a:** Applicant responds to conditions (submitted on Uniform Submittal Schedule).
- Day 15a:** P&Z Commission has another meeting and either approves the plat or plan or disapproves listing noncompliance with prior conditions.



Plats/Permits Approved in Error

General rule – City is not estopped from revoking permits issued in error.



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Unless:

Garza v. City of Austin - city is estopped to deny the validity of a plat, even if improperly approved if city accepts benefit of plat.

Validation Statute- LGC 51.003 applies after 3 yrs.

How to Replat: Vacations

Replat– Plat of previously platted area.

Replat with Vacation:

- Lots are sold; and
- Restrictions on the Plat itself are being changed or removed

exs: Easements, Setbacks, Plat Notes that include restrictions

Not: Deed Restrictions (for most cities)

Replat without Vacation:

- Lots are not sold; or
- No restriction is being changed or removed



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Consequences of Vacation



- If Vacation is determined to be needed:
 - Vacation requires signatures of all property owners on the plat
 - Plat will require signatures of all property owners
 - Issues with utility easements could arise if the utility providers don't want the easements to change



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Cities greatly differ on what requires a vacation.

Removal of Dedicated Streets



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IF NOT ACCEPTED, BY REPLAT.

LGC §212.011(a) – Plat approval is not acceptance

LGC §212.014 – Replat is controlling over prior plat

IF ACCEPTED, BY ABANDONMENT and then RePlat if Platted.

Ensure that other utility easements in the area are handled appropriately. (Removal, new dedication, license to encroach).

Plat Notes and Deed Restrictions

Plat Note -- Any notation on the face of the plat outside of the dedicatory certificate or city regulatory limitations.

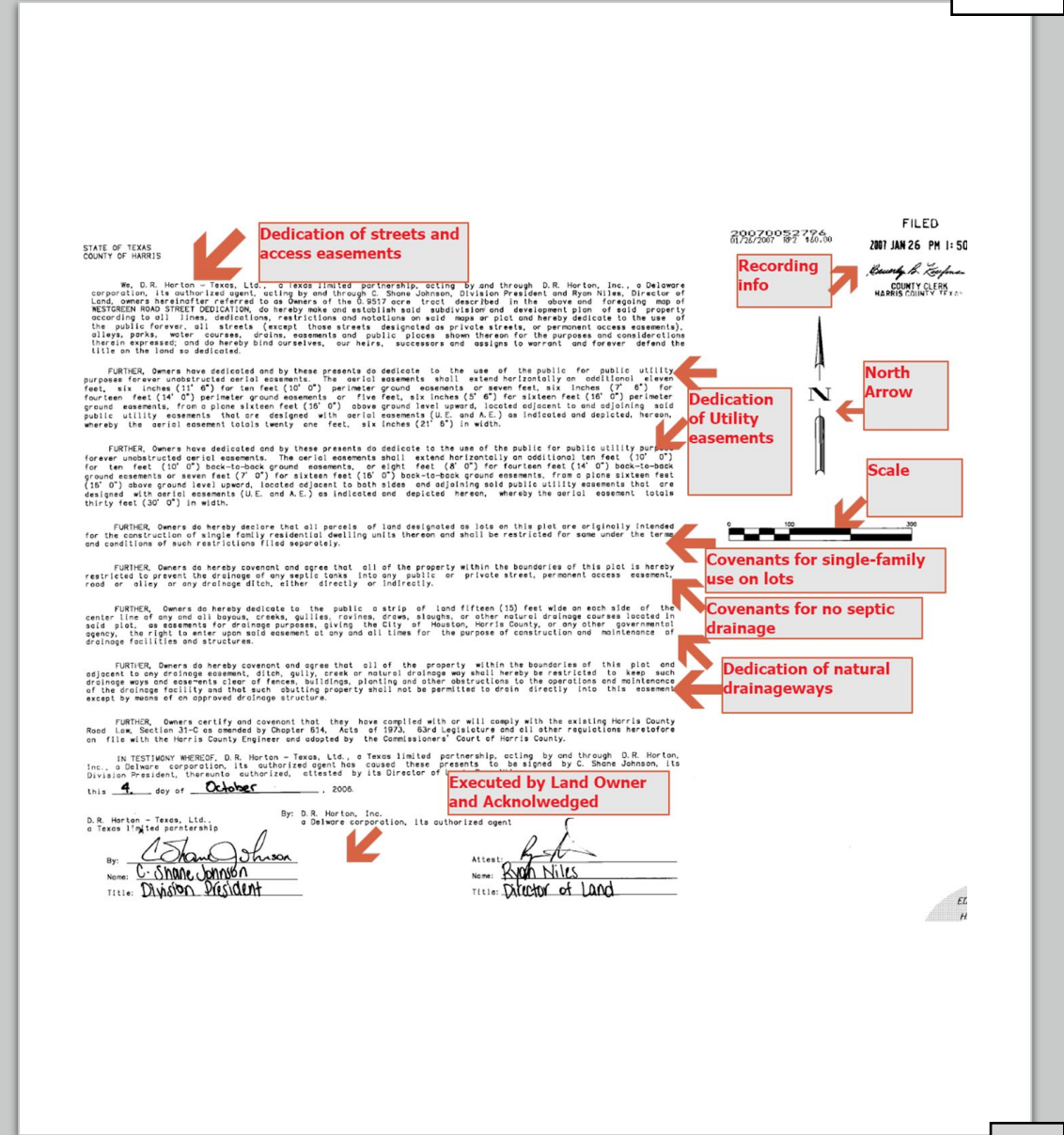
Not statutorily defined, but referenced in LGC Chap. 245:

“Notwithstanding any provision of this chapter to the contrary, a permit holder may take advantage of recorded subdivision plat notes,”

Enforced against the City in *City of Austin v. Garza*:

“This subdivision shall be developed, constructed and maintained in accordance with the terms and conditions of Chapter 13–2, Article V, and chapter 13–7, Article V, dated June 1, 1988.”

- Typically, can amend by replat.
- Should not be private restriction enforceable by neighbors



Plat Notes and Deed Restrictions

Deed Restrictions: Deed restrictions are restrictions on land use on particular parcels created by contract within deeds – owner has to agree to the restrictions, but are often mandatory in order to purchase the property.

- Deed restrictions are not limited by the Local Government Code or other limitations on counties or cities' land use authority-but must meet any state or federal law applied to property, ex. civil rights law.
- Enforceable privately by neighbors and homeowner associations.
- Not enforceable my most municipalities or counties.
- State law allows the City of Houston to enforce deed restrictions. LGC §§ 203.001 et seq.

Tex. Prop. Code § 202.003. CONSTRUCTION OF RESTRICTIVE COVENANTS. (a) A restrictive covenant shall be liberally construed to give effect to its purposes and intent.

Condominiums – Chapter 82 (Property Code)

Property Code Section 82.051 – Creation of Condos

Condominiums are created by recording a Condo Declaration in the Deed Records at the County:

LGC 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality *who divides the tract in two or more parts to lay out a subdivision of the tract, . . .* A division of a tract under this subsection includes a division *regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.*

Property Code Section 82.006 – A zoning, subdivision, building code, or other real property use law, ordinance, or regulation *may not prohibit the condominium form of ownership or impose any requirement on a condominium that it would not impose on a physically identical development* under a different form of ownership. Otherwise, this chapter *does not invalidate or modify any provision of any zoning, subdivision, building code, or other real property use law, ordinance, or regulation.*

CONDOMINIUMS MEET SUBDIVISION REGULATIONS

Condominium regimes are treated the same as other types of ownership. If the condominium regime breaks a parcel up into different parts where property rights rest in different individuals then the property is treated the same other types of ownership when it comes to platting.

Practical Effects:

1. If a plat is divided into parts where ownership rests in multiple individuals, it may have to be replatted.
2. If an unplatted parcel is being broken up through any ownerships document, including condominium regime or deed or any other contract and the project doesn't fit an exemption under order, ordinance, or statute, the regime may need to plat.
3. *Development Agreements or Planned Development Districts can be used to handle these situations where strict application of subdivision regulations may not be a viable option for the governmental entities.*
4. ***An entity has to treat property under a condominium regime like any other project, the entity cannot have Condo specific regulations or treat a piece of property more or less favorably because it is a condominium regime.***

Recommended Reading: Regulating Condominium Projects-Skye Masson and Tad Cleaves – 2019 TCAA Summer Conference

Temporary Development Moratorium – City

Delays new development based on needs which can include an update land use regulations or lack of critical infrastructure, such as water, wastewater, or similar. The moratorium can apply to city limits and the extraterritorial jurisdiction.

Requires two public hearings, 2 readings, and an ordinance

- P&Z Hearing
- 2 City Council meetings (1`public hearing and 2 readings)
- Newspaper Notice
- Maximum of 180 days (in 90 day intervals) for land use; or
- 120 day intervals for public infrastructure.

Temporary Moratorium begins 5 business days after the notice is published, moratorium is extended by ordinance after the public hearings and readings.

Practical Effect of Temporary Development Moratorium

- No development applications will be accepted by the Building and Planning Departments without a waiver
- Waivers may be granted by the city council for projects that are recognized to not detrimentally affect the City.

For Example:

Projects within Approved Development Agreements would continue

Projects that do not require public infrastructure could continue

Projects where infrastructure connections have been approved by agreement

Projects with vested rights due to previous approvals

New Plats or Replats that do not fall within the waiver requirements are delayed until the moratorium is over.



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QUESTIONS?

