



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

DRIPPING SPRINGS Council Chambers, 511 Mercer St, Dripping Springs, TX
Texas

Tuesday, June 28, 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

Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
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.

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 June 14, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Conditional approval of SUB2022-0006: an application for the CRTX Preliminary Plat for a 8.59 acre tract out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
- 3. Conditional approval of SUB2022-0007: an application for the CRTX Final Plat for a 8.59 acre tract out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
- 4. Denial of SUB2022-0012: an application for the Driftwood Phase 3 Section 1 Final Plat for a 9.070 acre tract out of the Freeloove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**
- 5. Denial of SUB2022-0013: an application for the Driftwood Phase 3 Section 2 Final Plat for a 34.665 acre tract out of the Freeloove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**
- 6. Conditional approval of SUB2022-0020: an application for the Caliterra Phase 4 Section 14 Final Plat for a 50.947 acre tract of land out of the Philip A. Smith Survey near the intersection of Caliterra Parkway and Crosswater Lane. Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.**
- 7. Denial of SUB2022-0028: an application for the Parten Ranch Phase 8 Preliminary Plat for a 81.03 acre tract out of the Seaborn J. Whately and Lamar Moore Surveys located in the northwest corner of the Parten Ranch development. Applicant: Lauren Crone, LJA Engineering, Inc.**
- 8. Approval of SUB2022-0032: an application for the Headwaters Commercial East Phase 1 Final Plat for a 5.824 acre tract of land out of the William Walker Survey located on Headwaters Blvd. Applicant: Blake Rue, Oryx Land Holdings, LLC**

BUSINESS

- 9. Public hearing and consideration of possible action regarding VAR2022-0004: an application for a variance to Ordinance 30, Section 14 Standards and Specification Section J (5) Lot Frontage. The property is located at 449 Twin Oaks. Applicant: Ignacio Gonzales, Jr.**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Variance

10. Public hearing and consideration of SUB2022-0014: an application for the Driftwood Golf and Ranch Club, Phase 1 Replat 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

11. Public hearing and consideration of SUB2022-0026: an application for the Blue Ridge Section 1 Replat for a 2.00 acre tract located at 101 Bob White Cove. Applicant: Jordan Russell, Keepers Land Planning.

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

12. Public hearing and consideration of SUB2022-0029: an application for the Vitolich Plaza Lot 1 Replat for a 7.26 acre tract located on Bell Springs Road north of Daisy Lane. Applicant: Jon Thompson.

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

13. Public hearing and consideration of SUB2022-0030: an application for the Burke Subdivision Lot 1A Replat for a 14.54 acre tract located at 20650 FM 150. Applicant: Jon Thompson.

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

14. Public hearing and consideration of a recommendation regarding ZA2022-0001: an application to consider a proposed zoning map amendment from Agriculture (AG) to Single Family Residential - Moderate Density (SF-2) for approximately 38.068 acres out of the Benjamin F. Hannah Survey, located at 2901 W US 290 for approximately half of the property known as the Hardy Tract. Applicant: Brian Estes, P.E., Civil and Environmental Consultants Inc.

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

15. Public Hearing and Recommendation related to an Ordinance rezoning a 36.28-acre property from Commercial Services (CS) to Planned Development District with a base

zoning of CS, with 25.38-acres of residential uses and approximately 5.8-acres of commercial uses, and approximately 5.1-acres of utility spaces, as amended by the ordinance language herein, for property located at the southwest corner of U.S. 290 and Roger Hanks Blvd., in the City of Dripping Springs, Texas, and commonly known as “New Growth”. Applicant: Isaac Karpay, New Growth Living

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

16. Discuss and consider possible action regarding the appointment of Officers to the Planning & Zoning Commission.

- a. Vice Chair
- b. Transportation Committee Representative

PLANNING & DEVELOPMENT REPORTS

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

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

July 19, 2022, at 6:00 p.m.

August 9, 2022, at 6:00 p.m.

August 23, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

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

July 12, 2022, at 5:30 p.m. (Moratorium & Workshop)

July 19, 2022, at 6:00 p.m. (CC)

July 26, 2022, at 5:30 p.m. (Moratorium & Workshop)

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 **June 24, 2022, at 1:00 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.



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, June 14, 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 6:01 p.m.

Commission Members present were:

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

Commission Member absent was:

Christian Bourguignon

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
IT Coordinator Jason Weinstock
Mayor Pro Tem Taline Manassian
Mayor Bill Foulds, Jr.

PLEDGE OF ALLEGIANCE

Vice Chair Martin led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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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 May 24, 2022, Planning & Zoning Commission regular meeting minutes.

A motion was made by Vice Chair Martin to approve the May 24, 2022, Planning & Zoning Commission regular meeting minutes. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

BUSINESS

2. Presentation and discussion of an Ordinance rezoning a 36.28-acre property from Commercial Services (CS) to Planned Development District with a base zoning of CS, with 25.38-acres of residential uses and approximately 5.8-acres of commercial uses, and approximately 5.1-acres of utility spaces, as amended by the ordinance language herein, for property located at the southwest corner of U.S. 290 and Roger Hanks Blvd., in the City of Dripping Springs, Texas, and commonly known as “New Growth”. Applicant: Isaac Karpay, New Growth Living

a. Applicant Presentation – Isaac Karpay gave a presentation which is on file.

b. Staff Report – Howard Koontz and Tory Carpenter presented the staff report which is on file.

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

d. Discussion – The Commission discussed the proposed project and provided staff with direction. No action was taken regarding this item.

3. Discuss and consider possible action regarding the appointment of Officers to the Planning & Zoning Commission.

a. Vice Chair

b. Transportation Committee Representative

The Commission discussed appointments. No action was taken regarding this item.

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**

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

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

July 26, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

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

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

July 19, 2022, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Vice Chair Martin seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 7:48 p.m.



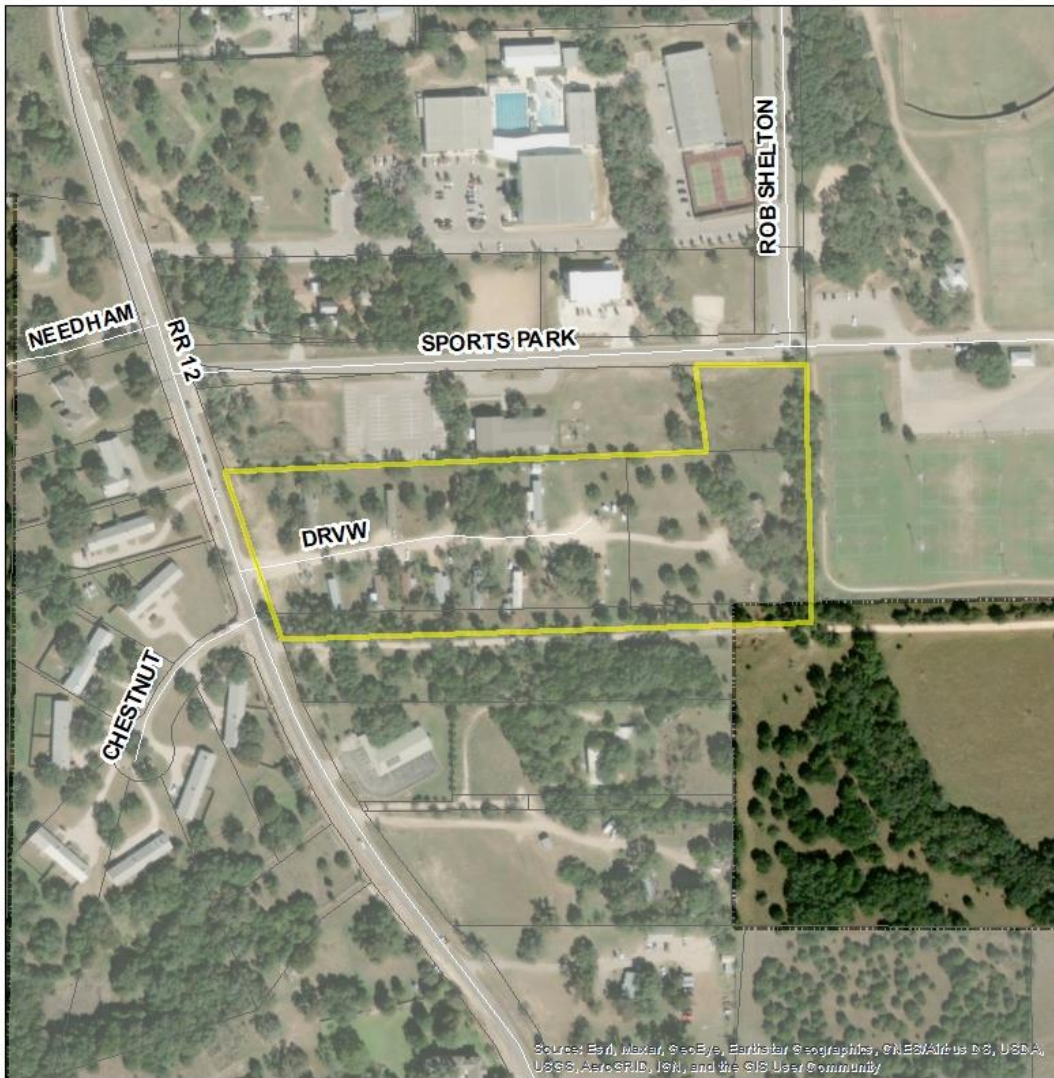
Planning and Zoning Commission Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0006
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

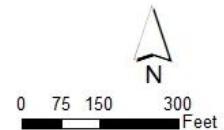
Project Name: CRTX Preliminary Plat (PDD 11)
Property Location: 27110 Ranch Road 12
Legal Description: 8.59 acres, out of the P.A. Smith Survey
Applicant: Chet Manning, Allen Harrison Company, LLC
Property Owner: DS Joint Ventures, LP
Staff recommendation: Conditional of the Preliminary Plat.



Location Map

*SUB2022-0006
 CRTX Addition
 Preliminary Plat*

- Roads
- City Limits**
- ▭ Full Purpose



Source: Esri, Maxar, 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

Approval of the preliminary plat with the following conditions:

1. Provide a copy of the OSSF permit, approval of the facility planning report, or the suitability letter.
2. Provide a copy of the TIA final memo from the City Transportation Consultant.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Conditional approval.
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 2.

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 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>	

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

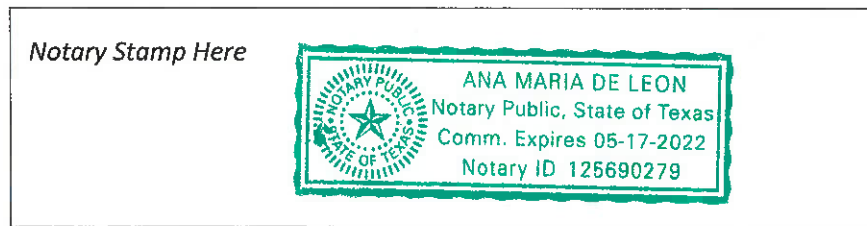
[Handwritten Signature]

Date

1.13.2022

Notary

Date



Mitchell Hanzik

Property Owner Name
DS Joint Venture LP

MCH

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

512.858.4725 • wcityofdrippingsprings.com

<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

		<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

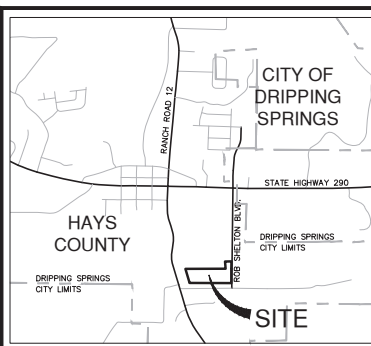
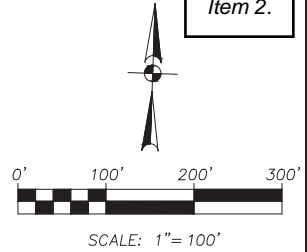
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

<p>Outdoor Lighting, Article 24.06</p>	<p>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 upright 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. \$500,000 fee-in-lieu.</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 8.59-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 (FD)

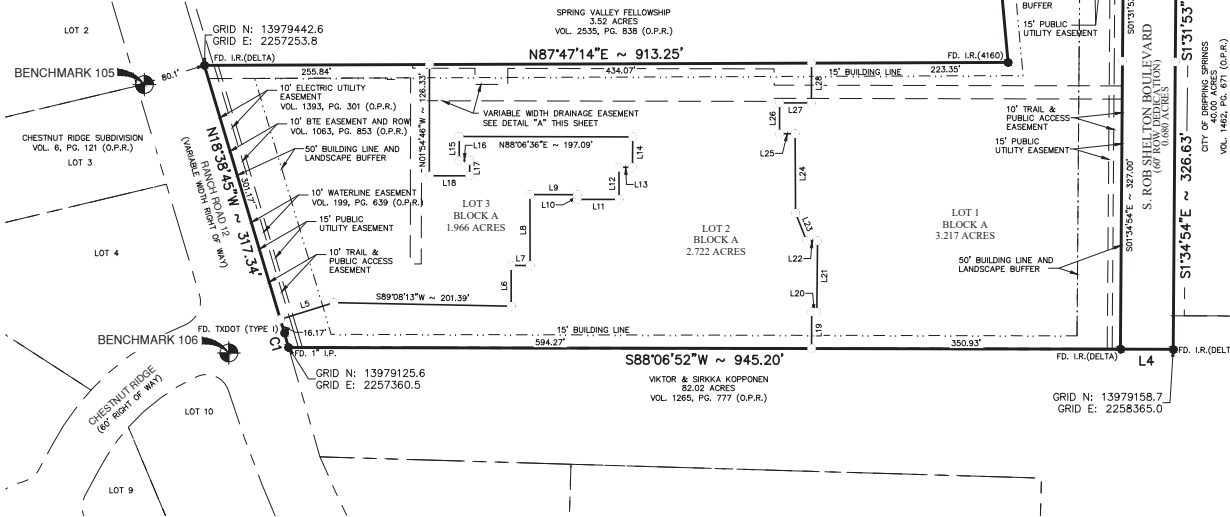
COMBINED SCALE FACTOR IS 0.999960001599936

BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK-101
SET COTTON SPINDLE IN UTILITY POLE
GRID NORTHING: 13981466.0'
GRID EASTING: 225856.3'
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 1/2" IRON ROD
GRID NORTHING: 13979117.1'
GRID EASTING: 2257292.8'
ELEVATION: 1143.47'
NAVD88 (GEOID12B)



OWNER: DS JOINT VENTURE, LP
ADDRESS: 1800 AUGUSTA DRIVE, SUITE 150
AUSTIN, TX 77057
(713) 808-1234 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

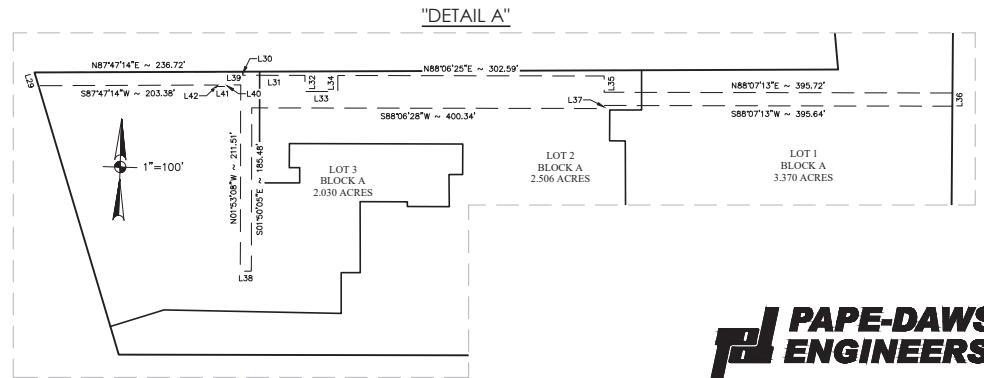
LINEAR FEET OF NEW STREETS: 491.3'
SUBMITTAL DATE: JANUARY 14, 2022

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1597.42'	0°36'55"	N16°10'12"W	17.15'	17.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°13'47"W	165.51'
L2	N87°47'44"E	146.45'
L3	N87°47'44"E	60.00'
L4	S88°06'52"W	60.00'
L5	S70°44'00"W	63.77'
L6	S01°53'10"E	46.32'
L7	S88°06'48"W	21.55'
L8	S02°07'53"E	80.56'
L9	S88°06'46"W	53.69'
L10	N01°53'08"W	5.39'
L11	S88°04'56"W	47.63'
L12	S02°16'53"E	36.49'
L13	S87°59'31"W	15.38'
L14	S01°36'55"E	34.65'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S01°53'24"E	27.27'
L16	N88°06'36"E	11.85'
L17	S01°53'09"E	17.33'
L18	S88°05'14"W	45.76'
L19	N01°53'10"W	41.74'
L20	N88°06'36"E	5.80'
L21	N01°19'02"W	80.74'
L22	S88°06'52"W	12.55'
L23	N23°43'37"W	33.79'
L24	N02°17'52"W	90.15'
L25	S88°06'36"W	17.72'
L26	N01°53'24"W	35.04'
L27	N88°06'36"E	36.20'
L28	N01°53'24"W	45.23'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N18°38'45"W	15.64'
L30	S02°12'44"E	4.00'
L31	N88°10'32"E	70.65'
L32	S01°53'08"E	18.23'
L33	N88°06'10"E	37.41'
L34	N01°53'56"W	18.24'
L35	S01°53'22"E	18.49'
L36	S01°34'54"E	15.00'
L37	S01°52'37"E	3.47'
L38	S88°02'05"W	12.49'
L39	S87°48'58"W	15.51'
L40	S01°53'08"E	1.75'
L41	S87°44'51"W	11.00'
L42	N01°53'08"W	1.75'



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

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

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.

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

Table with 4 columns: STREET NAME (CLASSIFICATION), ROW WIDTH, LENGTH (LF), PAVEMENT WIDTH (F-F) VARIES' C&G. Row: ROB SHELTON BOULEVARD (COLLECTOR), 60', 491.3', VARIES' C&G

TRAIL EASEMENT DEDICATION -- 0.216 AC.

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: PLANNING & ZONING COMMISSION, CITY OF DRIPPING SPRINGS, TEXAS ON THIS THE _____ DAY OF _____ OF 2022 A.D.

PLANNING & ZONING COMMISSION CHAIR _____ DATE _____
OR VICE CHAIR

CITY OF DRIPPING SPRINGS CERTIFICATION:

APPROVED THIS THE _____ DAY OF _____ OF 2022 A.D., AND AUTHORIZED BY THE SECRETARY OF DRIPPING SPRINGS TEXAS.

_____ 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



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION



Planning and Zoning Commission Planning Department Staff Report

Item 3.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0007
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

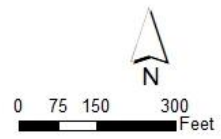
Project Name: CRTX Final Plat (PDD 11)
Property Location: 27110 Ranch Road 12
Legal Description: 8.59 acres, out of the P.A. Smith Survey
Applicant: Chet Manning, Allen Harrison Company, LLC
Property Owner: Ds Joint Ventures, LP
Staff recommendation: Conditional approval of the final plat.



Location Map

SUB2022-0007
 CRTX Addition
 Final Plat

— Roads
 City Limits
 - - - Full Purpose



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

Approval of the preliminary plat with the following conditions:

1. Provide a copy of the OSSF permit, approval of the facility planning report, or the suitability letter.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Recommended Action	Conditional approval.
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

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

<u>FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST</u>		
<u>Subdivision Ordinance, Section 5</u>		
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

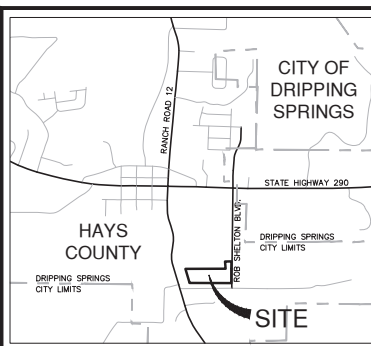
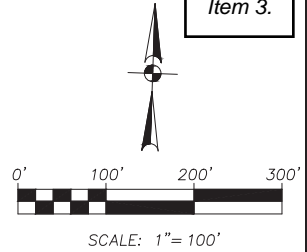
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

<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 county 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
- 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 (FD)

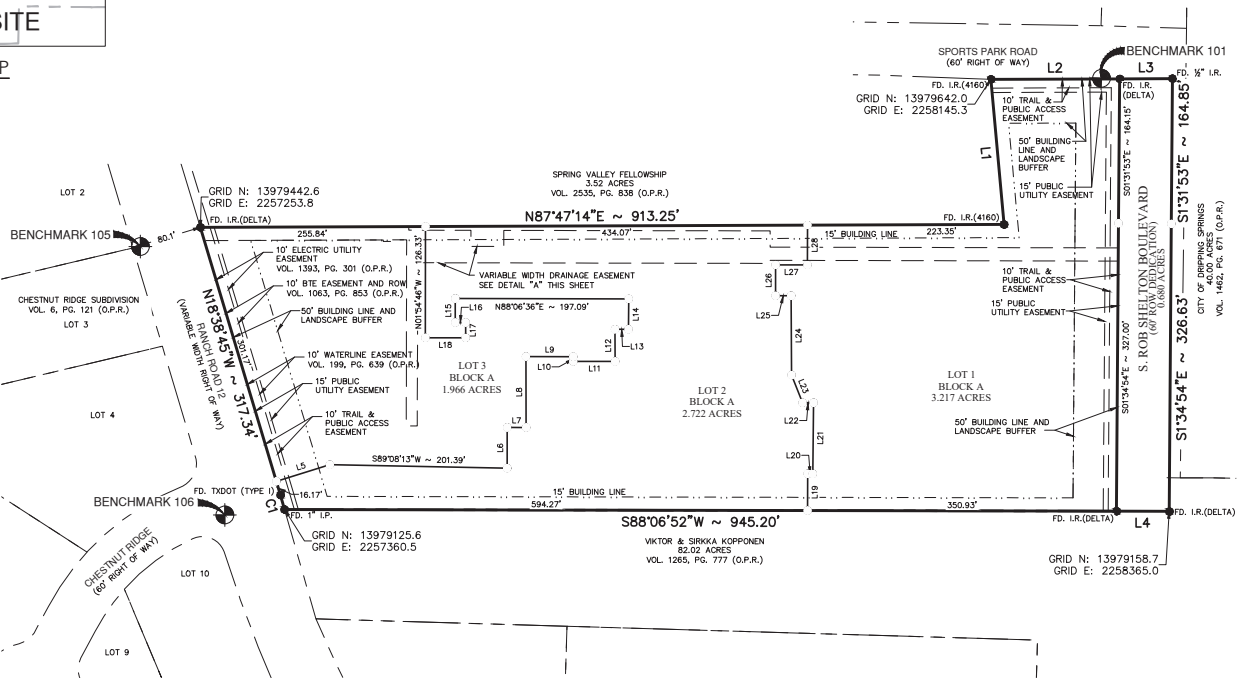
COMBINED SCALE FACTOR IS
0.999960001599936

BENCHMARK DESCRIPTION AND
ELEVATION:

BENCHMARK-101
SET COTTON SPINDLE IN
UTILITY POLE
GRID NORTHING: 13981466.0'
GRID EASTING: 225856.3'
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 1/2" IRON ROD
GRID NORTHING: 13979117.1'
GRID EASTING: 2257292.8'
ELEVATION: 1143.47'
NAVD88 (GEOID12B)



OWNER: DS JOINT VENTURE, LP
ADDRESS: 1800 AUGUSTA DRIVE, SUITE 150
AUSTIN, TX 77057
(713) 808-1234 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

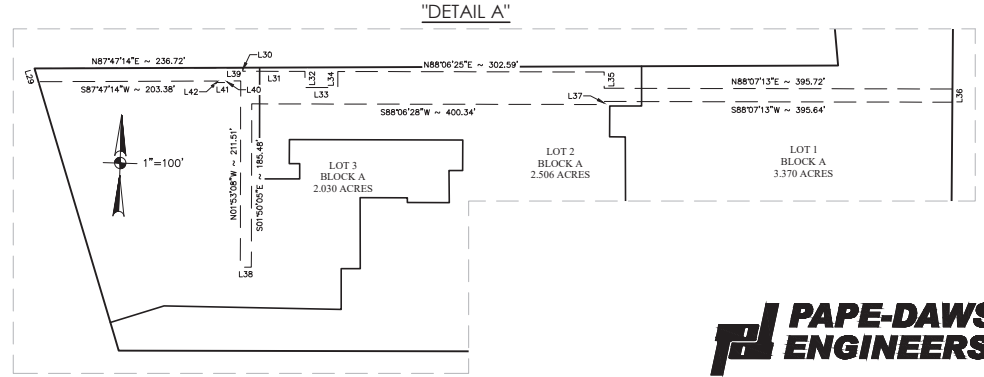
LINEAR FEET OF NEW STREETS: 491.3'
SUBMITTAL DATE: JANUARY 14, 2022

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1597.42'	0°36'55"	N16°10'12"W	17.15'	17.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°13'47"W	165.51'
L2	N87°47'44"E	146.45'
L3	N87°47'44"E	60.00'
L4	S88°06'52"W	60.00'
L5	S70°44'00"W	63.77'
L6	S01°53'10"E	46.32'
L7	S88°06'48"W	21.55'
L8	S02°07'53"E	80.56'
L9	S88°06'46"W	53.69'
L10	N01°53'08"W	5.39'
L11	S88°04'56"W	47.63'
L12	S02°16'53"E	36.49'
L13	S87°59'31"W	15.38'
L14	S01°36'55"E	34.65'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S01°53'24"E	27.27'
L16	N88°06'36"E	11.85'
L17	S01°53'09"E	17.33'
L18	S88°05'14"W	45.76'
L19	N01°53'10"W	41.74'
L20	N88°06'36"E	5.80'
L21	N01°19'02"W	80.74'
L22	S88°06'52"W	12.55'
L23	N23°43'37"W	33.79'
L24	N02°17'52"W	90.15'
L25	S88°06'36"W	17.72'
L26	N01°53'24"W	35.04'
L27	N88°06'36"E	36.20'
L28	N01°53'24"W	45.23'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N18°38'45"W	15.64'
L30	S02°12'44"E	4.00'
L31	N88°10'32"E	70.65'
L32	S01°53'08"E	18.23'
L33	N88°06'10"E	37.41'
L34	N01°53'56"W	18.24'
L35	S01°53'22"E	18.49'
L36	S01°34'54"E	15.00'
L37	S01°52'37"E	3.47'
L38	S88°02'05"W	12.49'
L39	S87°48'58"W	15.51'
L40	S01°53'08"E	1.75'
L41	S87°44'51"W	11.00'
L42	N01°53'08"W	1.75'



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

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.

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: PLANNING & ZONING COMMISSION, CITY OF DRIPPING SPRINGS, TEXAS ON THIS THE ___ DAY OF ___ OF 2022 A.D.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR DATE

CITY OF DRIPPING SPRINGS CERTIFICATION:

APPROVED THIS THE ___ DAY OF ___, OF 2022 A.D., AND AUTHORIZED BY THE SECRETARY OF DRIPPING SPRINGS TEXAS.

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
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
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



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

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.

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: 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

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.
CITY ENGINEER DATE



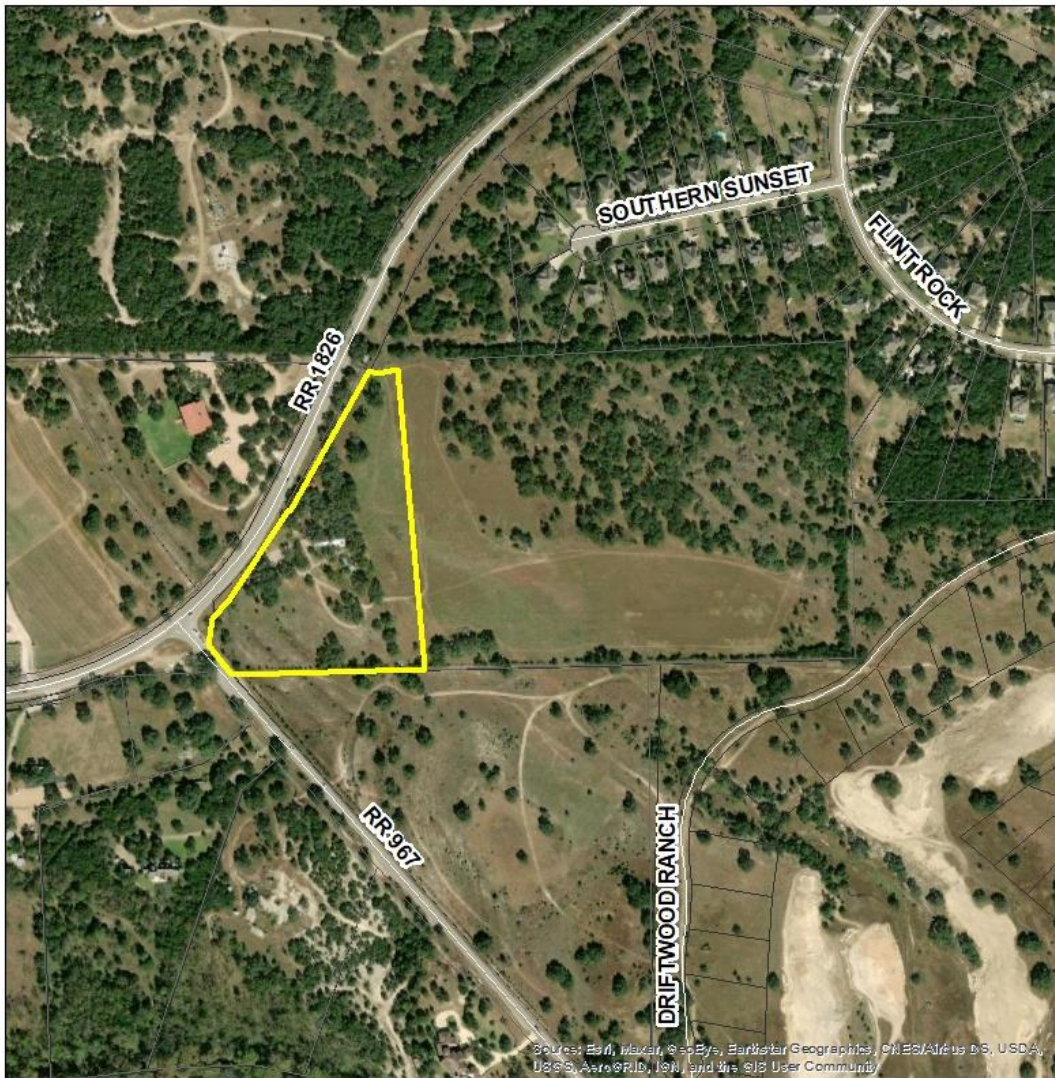
Planning and Zoning Commission Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0012
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

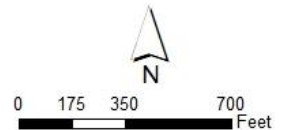
Project Name: Driftwood Subdivision, Phase 3 Section 1 Final Plat
Property Location: 17901 FM 1826, Driftwood, TX 78619
Legal Description: 9.070 acres, out of the Freelove Woody Survey
Applicant: John Blake, Murfee Engineering Company
Property Owner: Driftwood DLC Investor I LP
Staff recommendation: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

STATE OF TEXAS)(
COUNTY OF HAYS)(

DRIFTWOOD RANCH SUBDIVISION,
PHASE THREE, SECTION ONE,
FINAL PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT MASA SCOTT ROBERTS OWNER OF THE
REMAINDER OF 100 ACRES OF LAND, RECORDED IN VOLUME 301, PAGE 865 OF THE DEED
RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FRELOVE WOODY SURVEY No. 23, ABSTRACT
No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 9.070 ACRES, TO BE KNOWN AS
"DRIFTWOOD RANCH 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: MASA SCOTT ROBERTS DATE
P.O. BOX 311
DRIFTWOOD, TEXAS 78619

STATE OF TEXAS)(
COUNTY OF HAYS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MASA SCOTT
ROBERTS, 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 ___ DAY OF ___,
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 18th DAY OF May, 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 #48209C0120 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 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 UNTO 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 RANCH 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, 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. _____.

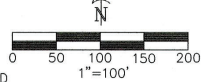
ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD RANCH 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) 327-4608
DRAWN BY: WAL SCALE: N/A F.B.
JOB NO.: 16501.10 DATE: MAY 17, 2022
DRAWING NO.: 16501P2 CRD #: 16501

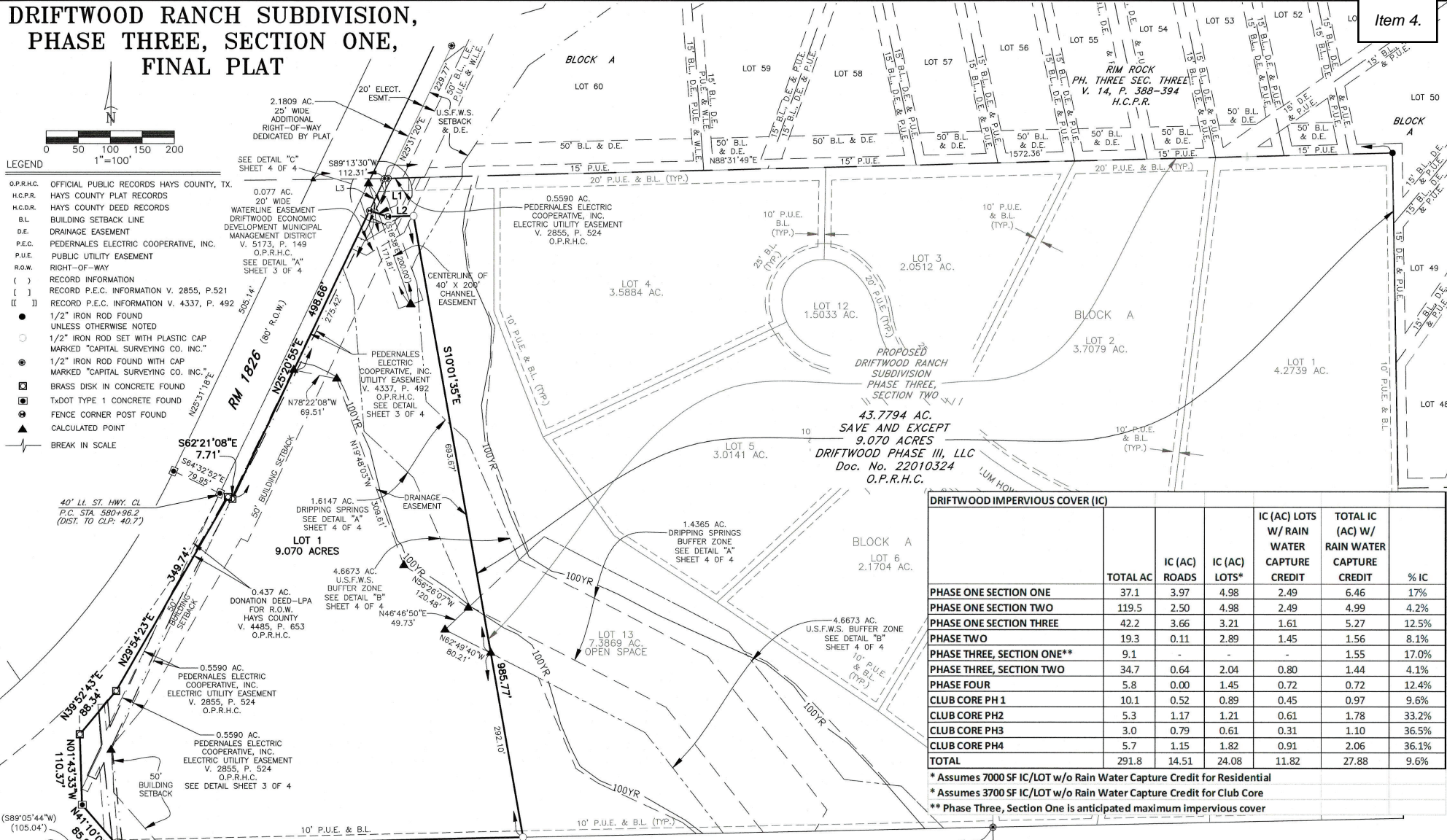
DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

Item 4.



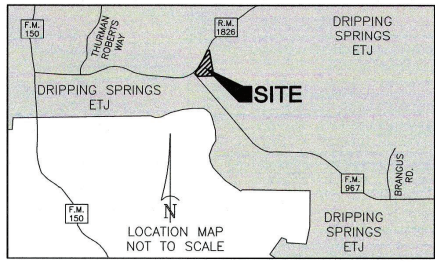
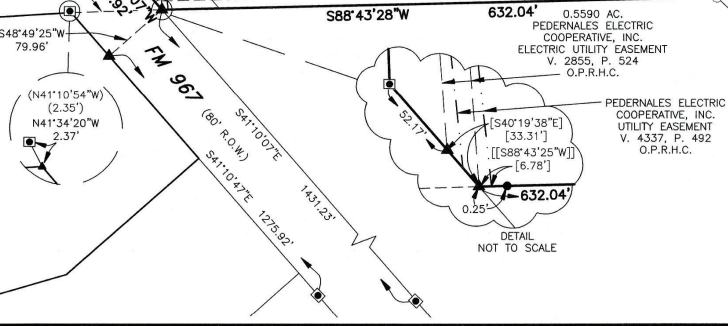
LEGEND

- 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
- BL. 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



	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	1.57	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	BEARING	LENGTH
L1	S72°11'40\"/>	
L2	N88°31'49\"/>	
L3	N25°20'55\"/>	

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 RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT



CSCI
 CAPITAL SURVEYING COMPANY INCORPORATED

825 Capital of Texas Highway South
 Building B, Suite 115
 Austin, Texas 78748
 (512) 327-4000

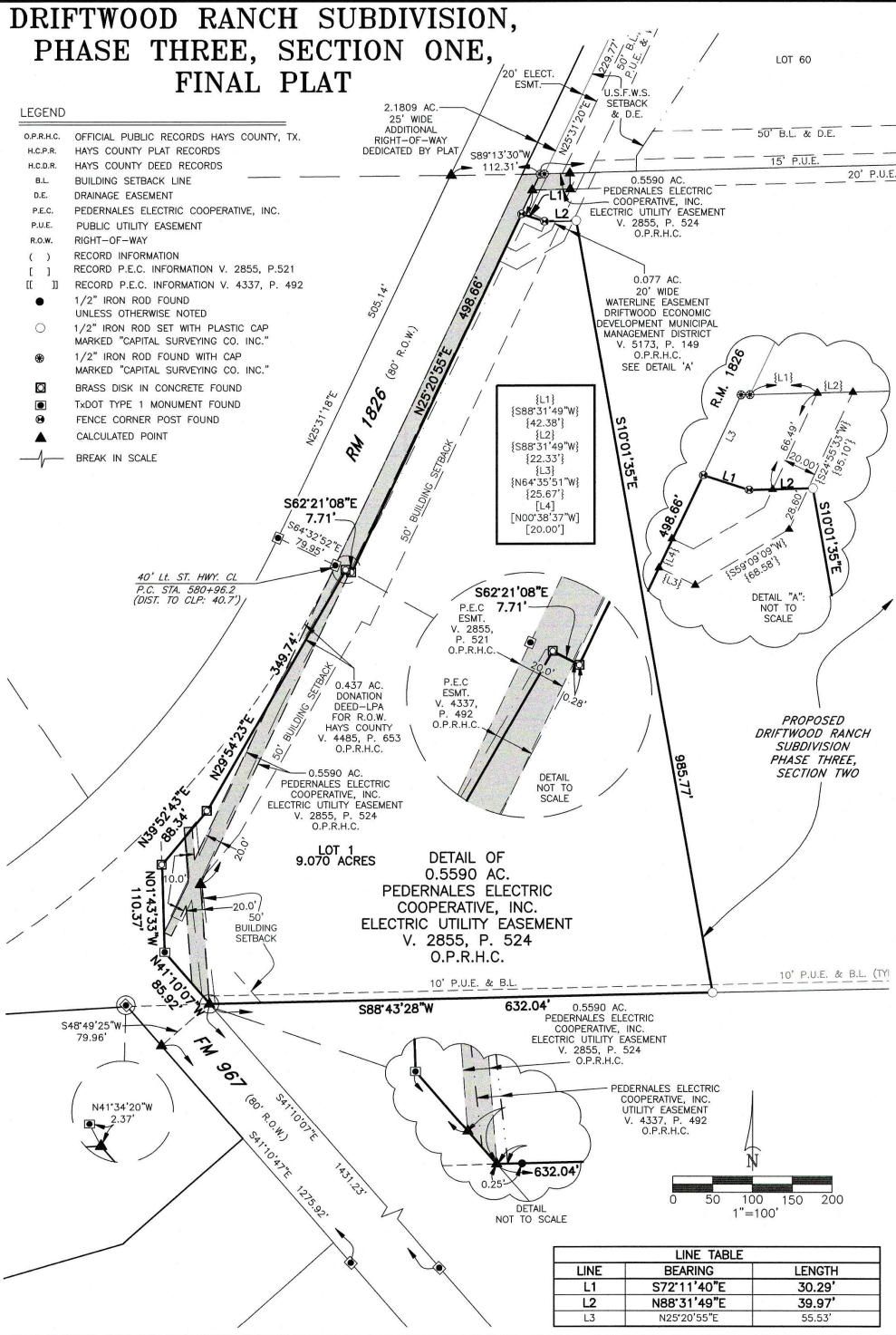
FORM REGISTRATION No. 101287-0

DRAWN BY: WAL	SCALE: 1" = 100'
JOB NO.: 1650110	DATE: MAY 17, 2022
DRAWING NO.: 16501P2	CRD #: 16501

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

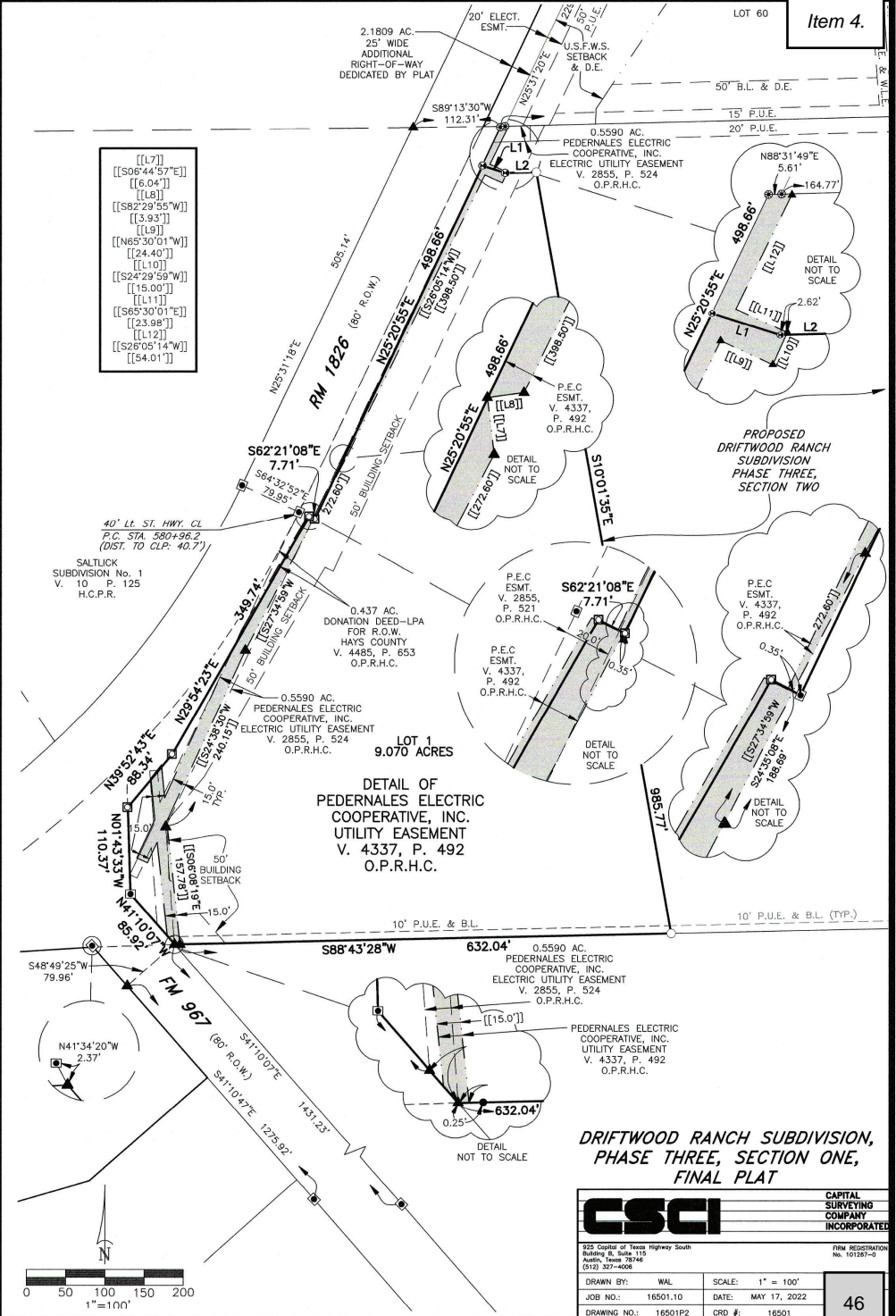
LEGEND

- 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
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- () RECORD INFORMATION
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- 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



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'

Item 4.



DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

CSCI
CAPITAL SURVEYING COMPANY INCORPORATED

1222 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FORM REGISTRATION
NO. 101287-0

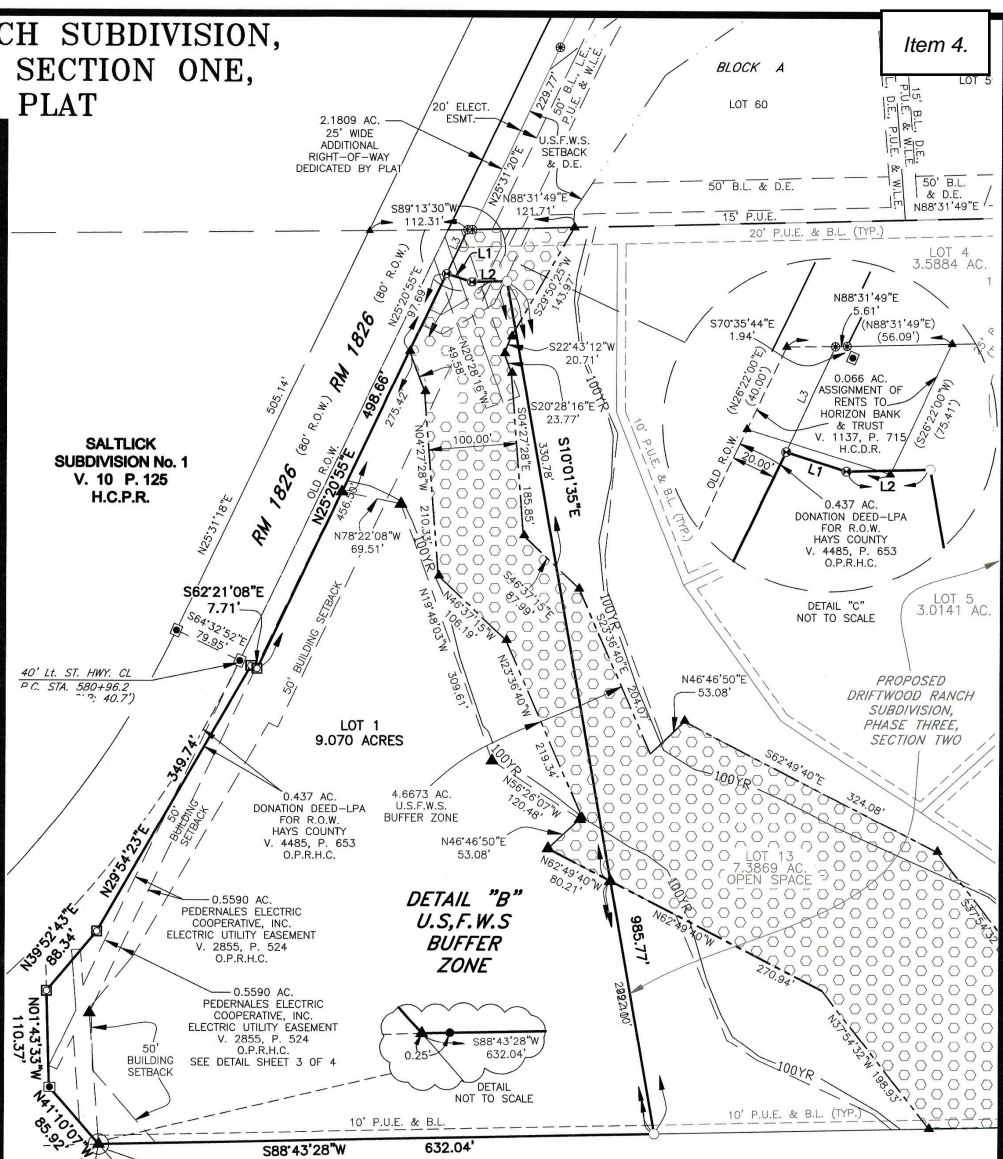
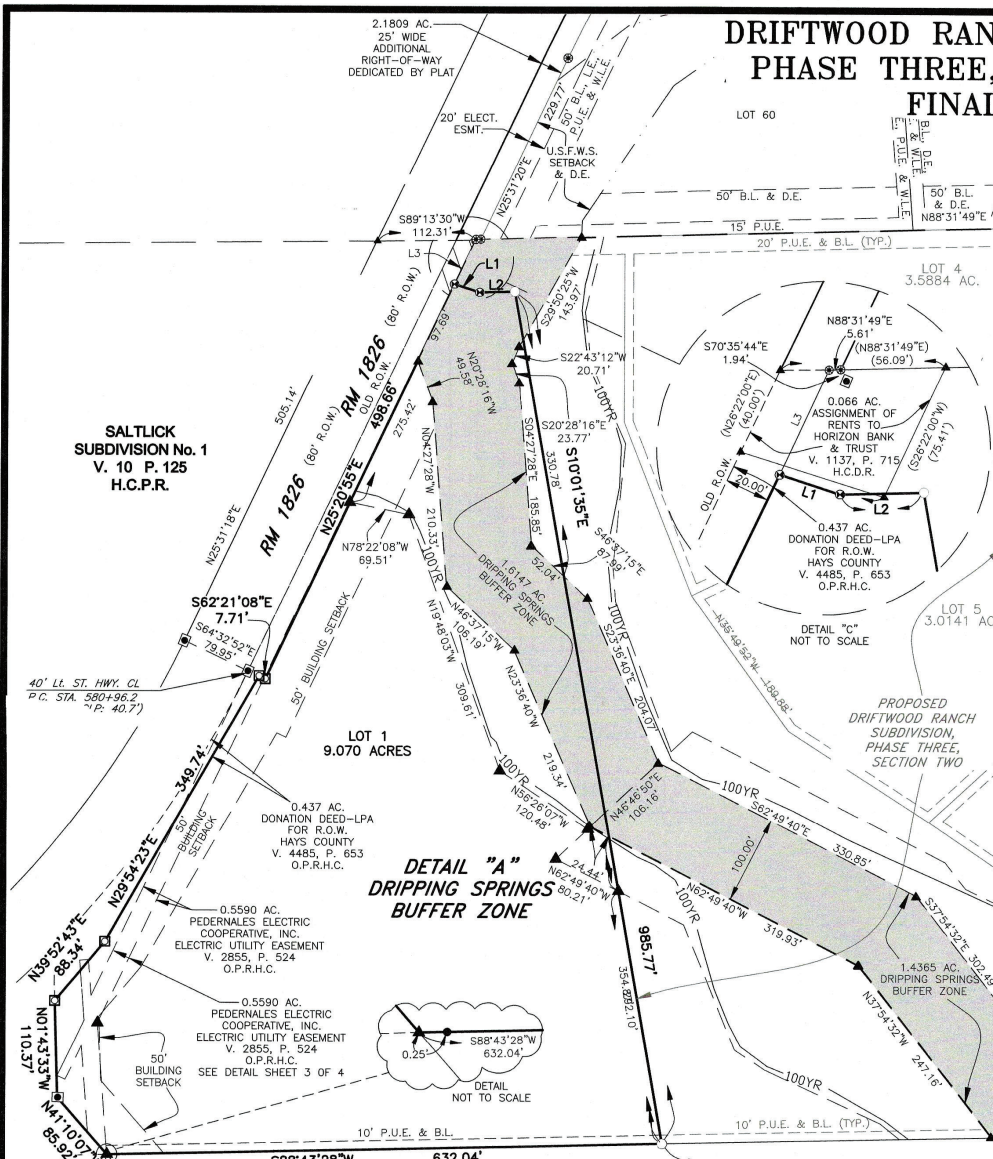
DRAWN BY: WAL SCALE: 1" = 100'

JOB NO.: 16501.10 DATE: MAY 17, 2022

DRAWING NO.: 16501P2 CRD #: 16501

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

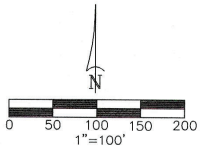
Item 4.



- 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
 - TxDOT TYPE 1 CONCRETE FOUND
 - 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
 - ▨ DRIPPING SPRINGS BUFFER ZONE (*1.4365 AC. & 1.6147 AC.)
 - ▨ U.S.F.W.S. BUFFER ZONE (*4.6673 AC.)

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'



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

- 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 RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

CSCI

325 Capital of Texas Highway South
Building B, Suite 1114
Austin, Texas 78746
(512) 327-4006

CAPITAL SURVEYING COMPANY INCORPORATED

FRM REGISTRATION No. 101287-0

DRAWN BY: WAL	SCALE: 1" = 100'	
JOB NO.: 16501.10	DATE: MAY 17, 2022	
DRAWING NO.: 16501P2	CR# #: 16501	

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

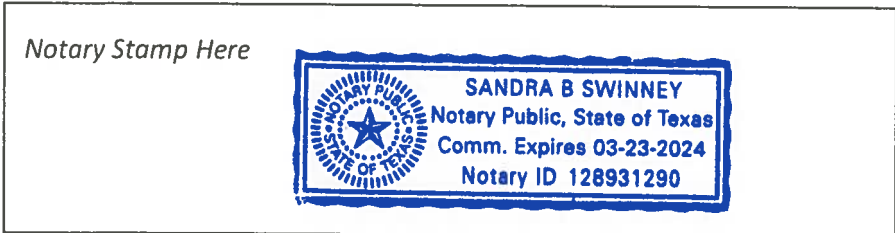
Applicant Signature

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 Kelle 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 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>



City of Dripping Springs

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Date: June 24, 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.

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. Comment 01: Show a 20 ft PUE along lot lines per note 18.

Response 01: 20' PUE has been provided along the lot lines adjacent to right of way. 10' PUE has been provided along all other lot lines.

Comment 02: I do not see the 20 ft PUE fronting RM 1826. The 20 ft easement shown appears to be exclusive to PEC. Please provide 20 ft PUE fronting RM 1826.

2. Comment 01: Label the Building Setback Lines along RM 1826 and 967 as "ROW Reserve" [City Transportation Master Plan]

Response 01: The owner does not wish to provide additional ROW reserve since there are existing improvements on the site. According to Reed Smith, TXDOT, plans have not been developed to

determine ROW needs along this section of FM 1826.

Comment 02: Comment 02: You have the option to provide the required ROW or submit a variance request per Section 1.7 of the Subdivision Ordinance.

3. **Comment 01: Provide confirmation from TxDOT & County that future ROW setback needs are satisfied.**

Response 01: According to Reed Smith, TxDOT, plans have not been developed to determine ROW needs along this section of FM 1826.

Comment 02: Please provide said correspondence from TxDOT confirming ROW needs are satisfied.



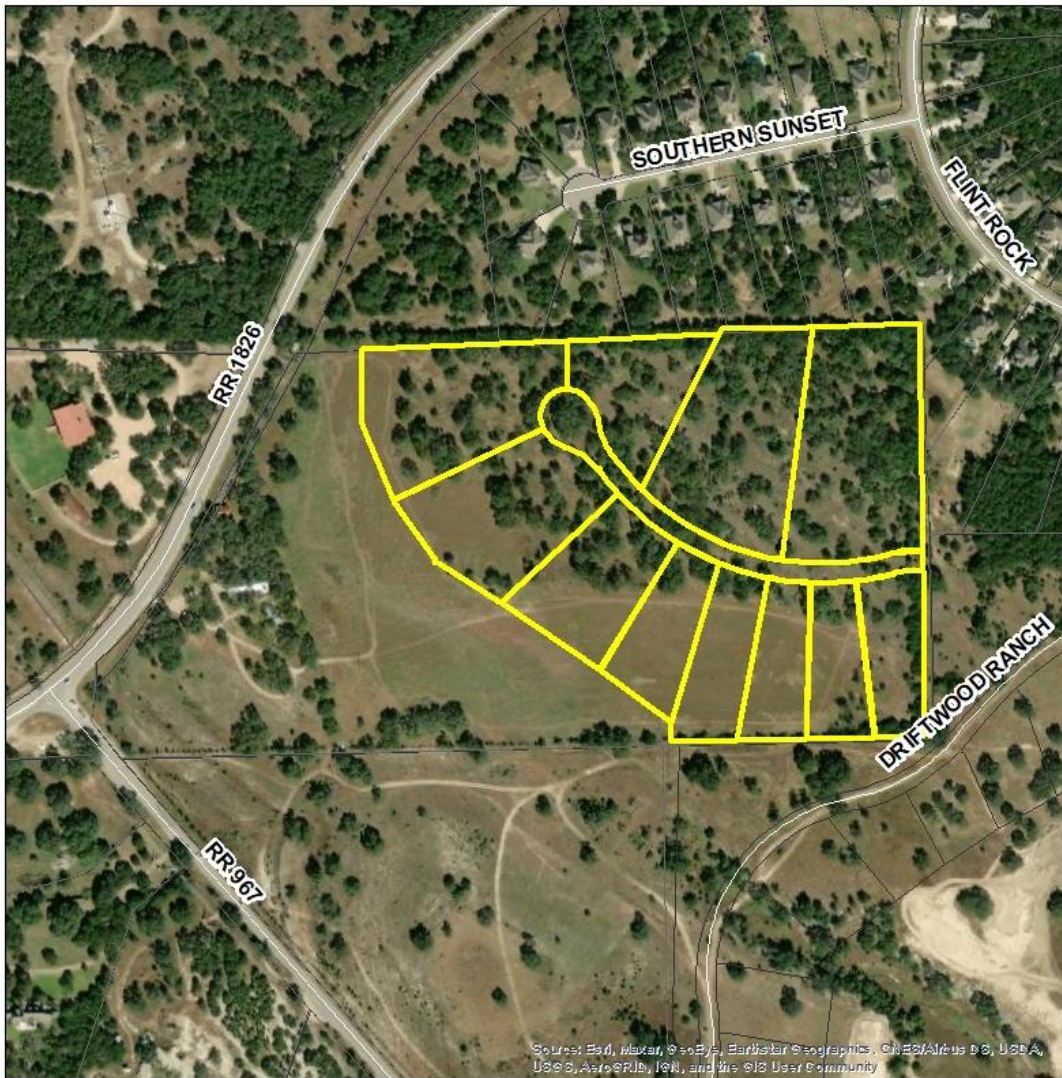
Planning and Zoning Commission Planning Department Staff Report

Item 5.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0013
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

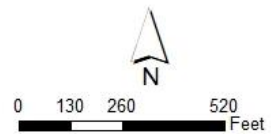
Project Name: Driftwood Subdivision, Phase 3 Section 1 Final Plat
Property Location: 17901 FM 1826, Driftwood, TX 78619
Legal Description: A0020 FREELove WOODY SURVEY, ACRES 43.7352
Applicant: John Blake, Murfee Engineering Company
Property Owner: Driftwood DLC Investor I LP
Staff recommendation: Denial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



City of Dripping Springs

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Date: June 24, 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.

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.

2. Comment 01: Label the Building Setback Lines along RM 1826 as "ROW Reserve" [City Transportation Master Plan]

Response 01: The owner does not wish to provide additional ROW reserve since there are existing improvements on the site. According to Reed Smith, TXDOT, plans have not been developed to determine ROW needs along this section of FM 1826.

Comment 02: You have the option to provide the required ROW or submit a variance request per Section 1.7 of the Subdivision Ordinance.

3. Comment 01: Provide confirmation from TxDOT & County that future ROW setback needs are satisfied.

Response 01: According to Reed Smith, TXDOT, plans have not been developed to determine ROW needs

along this section of FM 1826.

Comment 02: Please provide said correspondence from TxDOT confirming ROW needs are satisfied.

4. Comment 01: The Final Plat cannot be approved until either;
5. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
6. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Response 01: The intent is to post fiscal for approved public infrastructure.

Comment 02: Please provide fiscal posting documents for review and approval.

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?	• YES • NO No
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	• YES • NO Yes
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	• YES • 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

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

2-17-2022

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

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

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD PHASE III, LLC, ACTING HEREIN BY AND THROUGH SILVESTRE GARZA JR., MANAGER, OWNER OF THAT 43.7794 ACRES OF LAND, SAVE AND EXCEPT 9.070 ACRES, RECORDED IN DOCUMENT No. 22010324 OF THE OFFICIAL PUBLIC 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 RANCH 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: SILVESTRE GARZA JR., MANAGER DATE
DRIFTWOOD PHASE III, LLC
1801 RAVELLO RIDGE COVE
AUSTIN, TEXAS 78735

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SILVESTRE GARZA JR., 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 1 DAY OF _____, 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 18th DAY OF May, 2022.

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



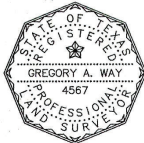
ENGINEER'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 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.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0120 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:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY FIRE ESD #6 AND NORTH HAYS COUNTY ESD #1.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 34.7085
TOTAL ACREAGE OF LOTS: 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
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- 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.
- 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.
- 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.
- 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.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS REGULATED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
- 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.
- ALL PRIVATE STREETS AND RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON.
- DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS
- 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.
- 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.
- 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.
- 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:

- 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 AVAILABLE WATER RESOURCE.
- 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.
- 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:

- WATER SERVICE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS.
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
- 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 RANCH 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)

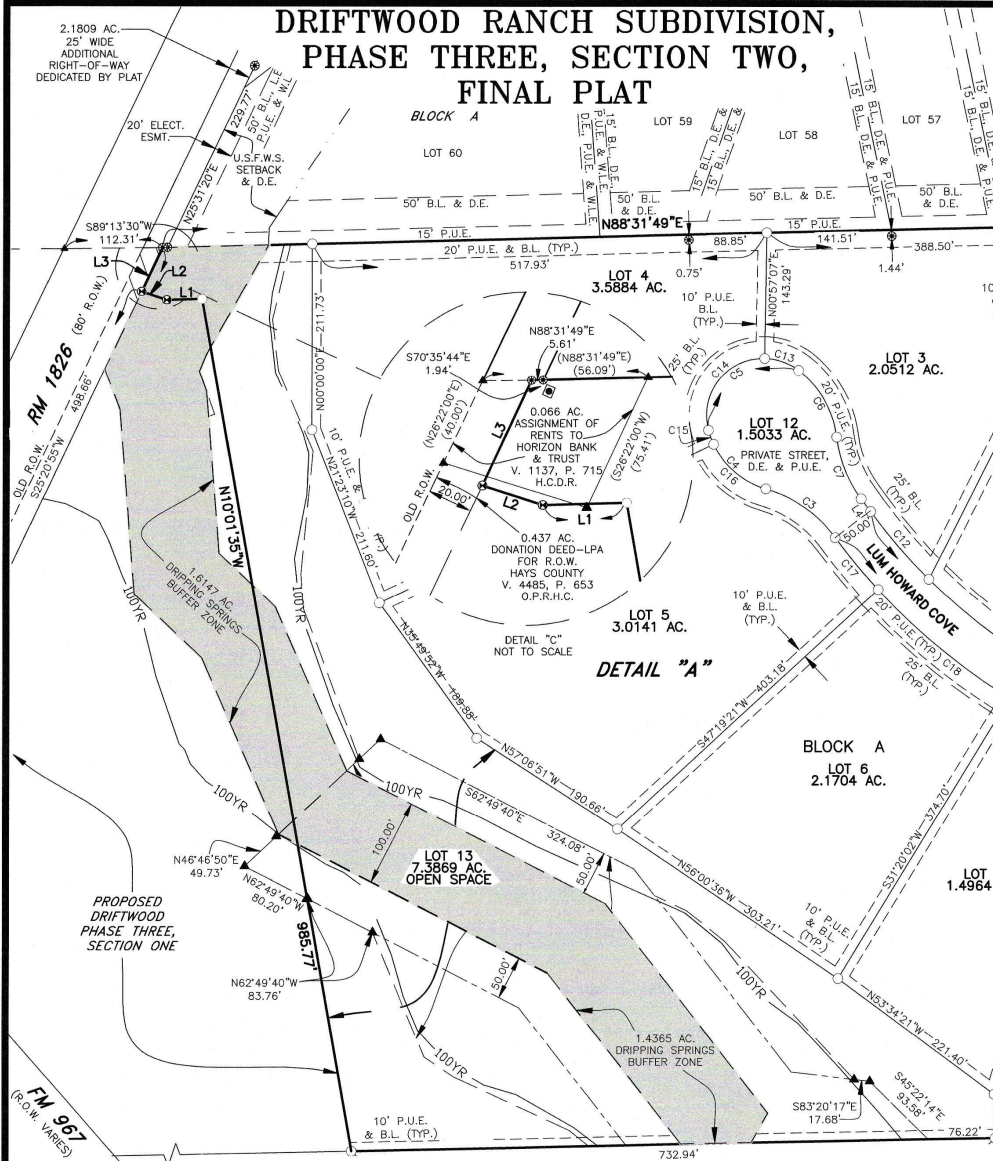
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2022, AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2022, AT _____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

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

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

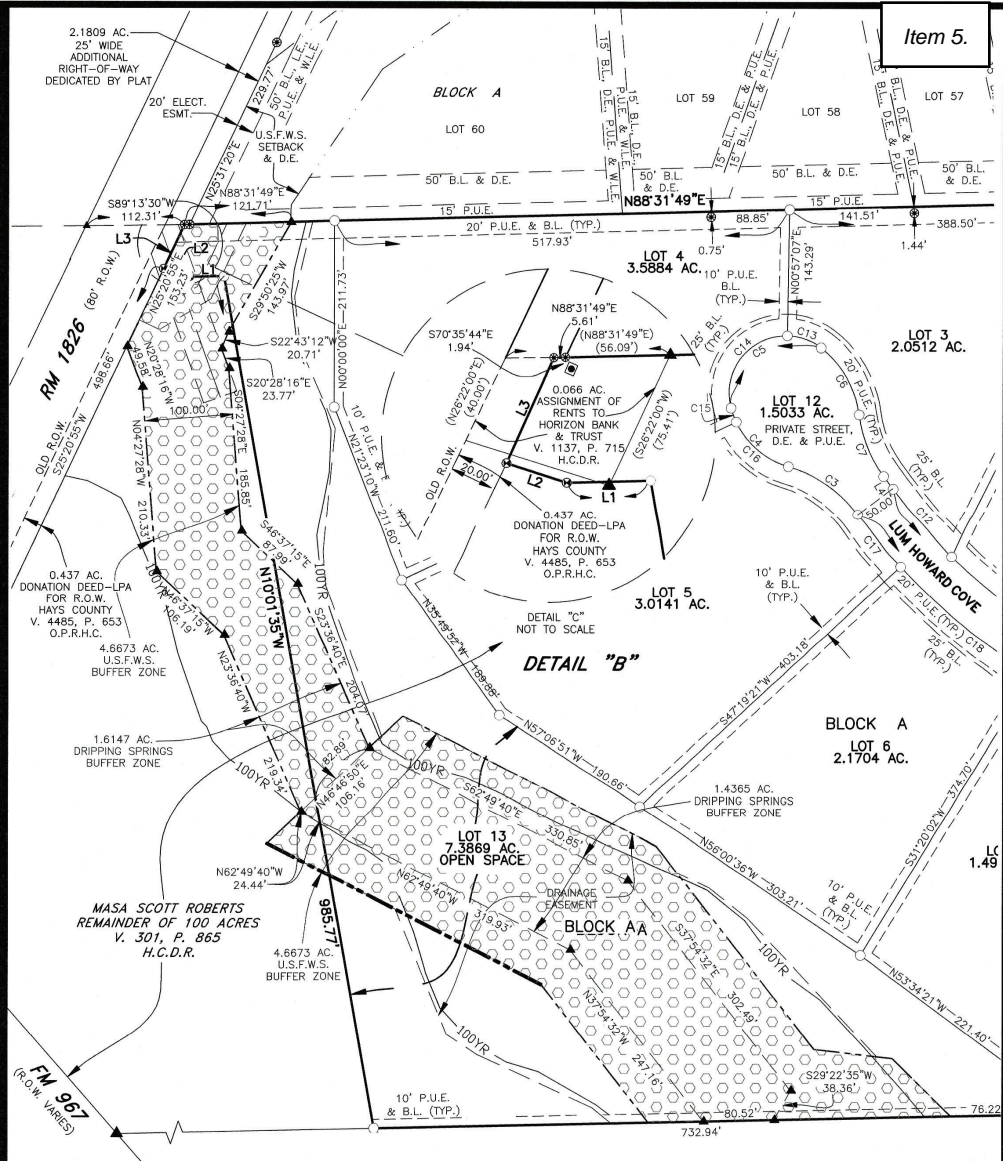
CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FORM REGISTRATION No. 107287-C	
DRAWN BY: WAL	SCALE: N/A	F.B.	
JOB NO.: 1650110	DATE: FEBRUARY 14, 2022	SH	
DRAWING NO.: 16501P1	CRD #: 16501		

DRIFTWOOD RANCH 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
 - DRIPPING SPRINGS BUFFER ZONE (*1.4365 AC. & 1.6147 AC.)
 - U.S.F.W.S. BUFFER ZONE (**4.6673 AC.)

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 RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

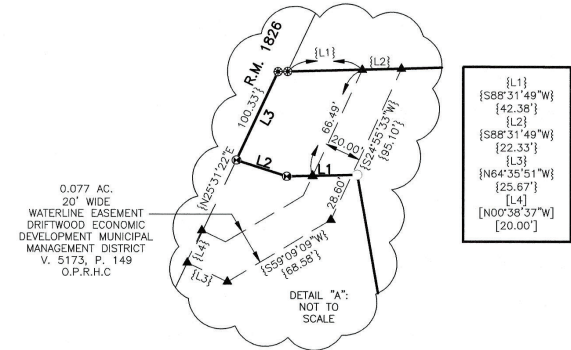
CSCI		CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building 14, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0
DRAWN BY: WAL	SCALE: 1" = 100'	80
JOB NO.: 16501.10	DATE: FEBRUARY 14, 2022	
DRAWING NO.: 16501P1	CRD #: 16501	

DRIFTWOOD RANCH 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	38°43'22"	65.00'	41.66'	40.95'	N70°41'12"W
C14	108°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

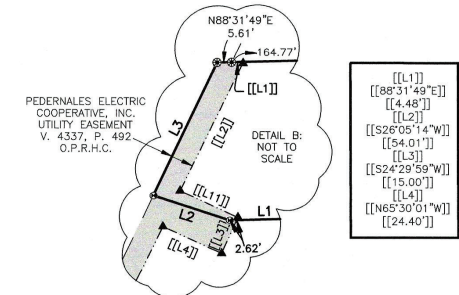
* DENOTES PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY



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:

- NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
- 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.
- MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER
- 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.
- LOT 13, BLOCK A SHALL NOT BE FURTHER DEVELOPED.
- LOTS IN THIS SUBDIVISION SHALL NOT BE RESUBDIVIDED.
- THE DRIFTWOOD MUNICIPAL MANAGEMENT DISTRICT OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS AS APPROVED.
- LOT 13, BLOCK A IS HEREBY DEDICATED AS OPEN SPACE.
- THE ROADWAYS ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY, TEXAS.

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

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
		323 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	
DRAWN BY: WAL		SCALE: N/A	
JOB NO.: 1650110		DATE: FEBRUARY 14, 2022	
DRAWING NO.: 16501P1		CRD #: 16501	



DRIPPING SPRINGS
Texas

Item 6.

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: <u>3-22-22</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 Bill E. Couch

COMPANY Carlson Brigance and Doering, Inc.

STREET ADDRESS 5501 W. Wm Cannon Dr.

CITY Austin **STATE** TX **ZIP CODE** 78749

PHONE 512 280-5160 **EMAIL** Bill@cbdeng.com

OWNER NAME Greg Rich

COMPANY Development Solutions (CAT), LLC

STREET ADDRESS 1222 Merit Dr. Suite 1050

CITY Dallas **STATE** TX **ZIP CODE** 78251

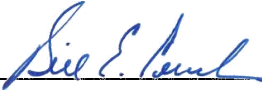
PHONE 972 960-2777 **EMAIL** grich@siepiela.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Development Solutions CAT, LLC
PROPERTY ADDRESS	Premier Park Loop at Crosswater Ln.
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, ACRES 56.59
TAX ID #	R168032
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	50.947 ac
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: <u>Premier Park Loop.</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Caliterra Development Agreement</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 type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Caliterra Section 5 Phase 14 Final Plat
TOTAL ACREAGE OF DEVELOPMENT	50.947
TOTAL NUMBER OF LOTS	28
AVERAGE SIZE OF LOTS	3600.00 sq ft.
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>25</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>169.95</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>1720</u> lf PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER Dripping Springs Water Supply Corporation <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: Agent/Sr. Project Manager SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Spectrum/Frontier

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): DSWSC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): One Gas

VERIFICATION LETTER ATTACHED NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<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 6 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.)

Bill E. Couch

Applicant Name

Bill E. Couch

3-30-22

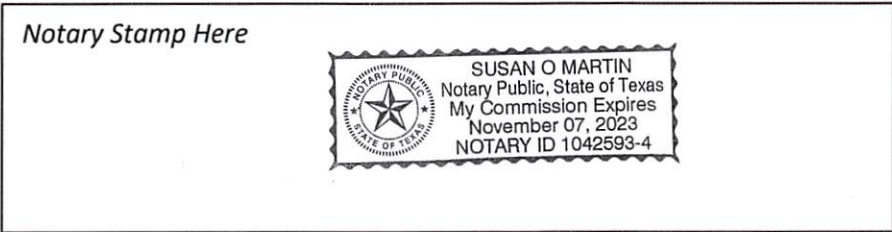
Applicant Signature

Susan O. Martin

Date
3-30-22

Notary

Date



Greg Rich
Development Solutions CAT, LLC

Property Owner Name

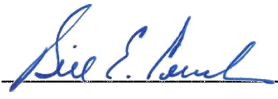
Agent Bill E. Couch

Property Owner Signature

Date

SITE DEVELOPMENT & CONSTRUCTION PLAN APPLICATION SUBMITTAL

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: _____

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 <i>(if within City or Development Agreement)</i> or Proof of Submittal to Hays County Fire Marshal <i>(if in the ETJ)</i>
<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
<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 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 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 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. Ord. 4.8(I)(4)]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff Signed copy not provided 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.

Outdoor Lighting, Article 24.06	Comply as per DA
------------------------------------	------------------

Parkland Dedication, Article 28.03	Comply as Per DA
---------------------------------------	------------------

Landscaping and Tree Preservation, Article 28.06	Comply as Per DA
--	------------------

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	NA - ETJ

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: Caliterra Phase 5 Section 14
 Project Address: Premier Park Loop At Crosswater Ln.
 Project Applicant Name: Bill E. Couch, P.G., AICP CEP

Billing Contact Information

Name: Greg Rich
 Mailing Address: 1222 Merit Dr. Suite 1050
Dallas, TX 78251
 Email: grich@siepiela.com Phone Number: (972) 960-2777

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

3-30-22

Date



Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0020
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

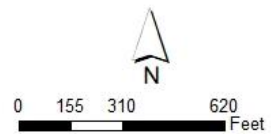
Project Name: Caliterra Phase 5 Section 14 Final Plat
Property Location: Caliterra Parkway & Crosswater Lane
Legal Description: 50.947 acres, out of the Philip A Smith Survey
Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.
Property Owner: Development Solutions CAT, LLC
Staff recommendation: Conditional approval of the final plat.



Location Map

SUB2021-0072
 Caliterra Phase 5 Section 14
 Preliminary 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

This final plat consists of 25 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

Site Information

Location: Caliterra Parkway and Crosswater Lane

Zoning Designation: ETJ / Caliterra Development Agreement

Property History

The restated Caliterra development agreement was approved in 2018.

Recommendation

Approval of the final plat with the following conditions:

1. Provide a Hays County 1445 approval letter.
2. Add a drainage easement to the plat or show a recorded drainage easement on the plat.
3. Complete construction of public infrastructure or post fiscal surety.

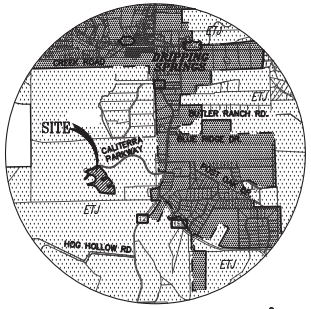
Attachments

Exhibit 1 – Subdivision Application

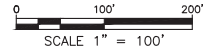
Exhibit 2 – Caliterra Phase 5 Section 14 Final Plat

Recommended Action	Conditional approval.
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

CALITERRA, PHASE 5, SECTION 14 FINAL PLAT



VICINITY MAP
(N.T.S.)

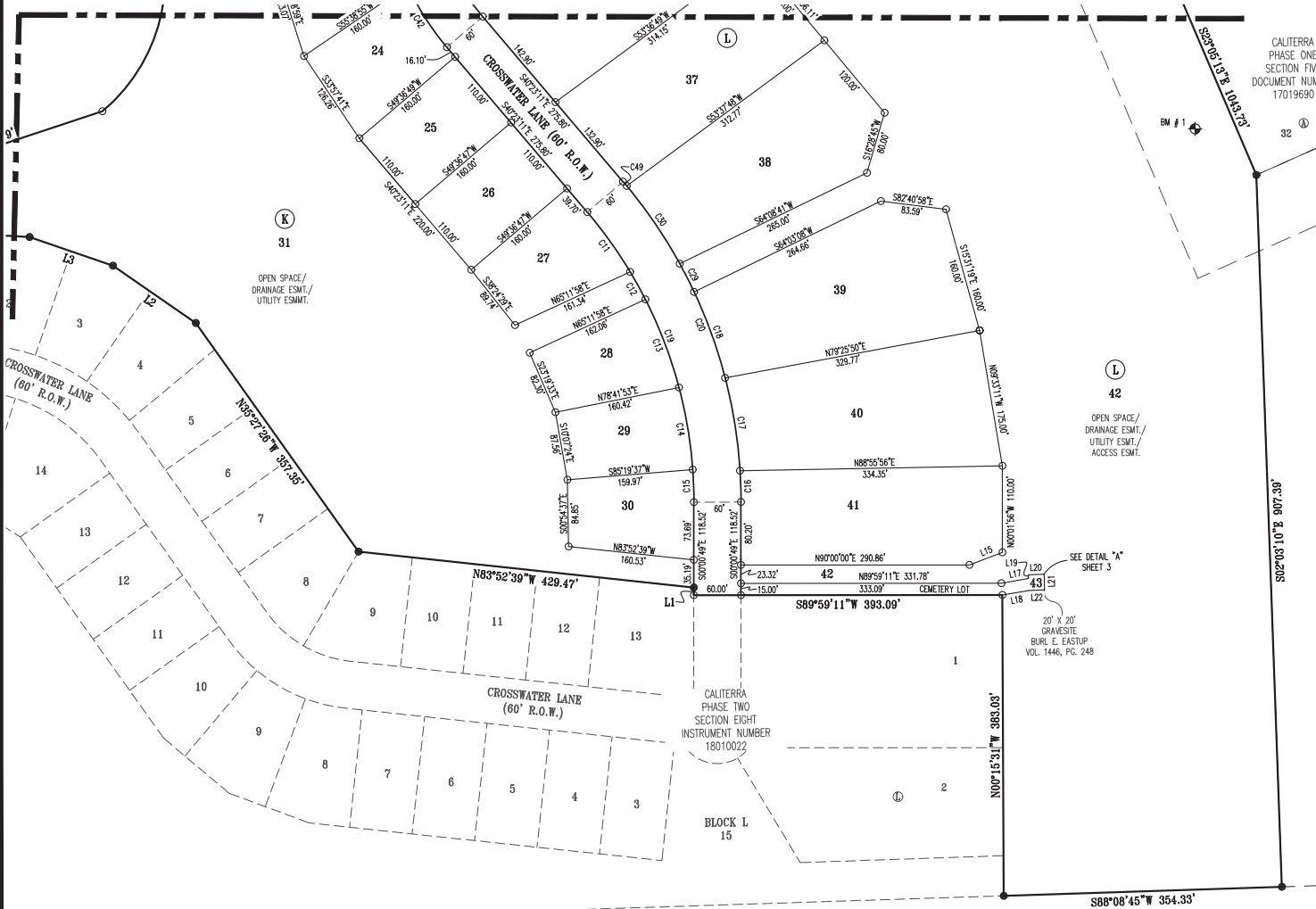


- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" CAPPED IRON ROD SET
 - ⊙ 5/8" IRON ROD FOUND
 - ⚡ FENCE POST FOUND
 - 17 LOT NUMBER
 - Ⓛ BLOCK DESIGNATION
 - SIDEWALKS
 - D.E. DRAINAGE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - W.Q.E. WATER QUALITY EASEMENT
 - R.O.W. RIGHT-OF-WAY

LINEAR FOOTAGE OF RIGHT-OF-WAY

CROSSWATER LANE (LOCAL STREET) 60' R.O.W.	1,716'
TOTAL	1,716'

MATCH LINE SHEET 2



FEMA PANEL NO. 48209C0115F
EFFECTIVE DATE: NOVEMBER 15, 2021

ACREAGE: 50.947 ACRES

SURVEY: PHILIP A. SMITH SURVEY NUMBER 26,
ABSTRACT NUMBER 415
HAYS COUNTY, TEXAS

DATE: MAY 25, 2022

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC.
901 IDS CENTER
80 SOUTH 8TH STREET
MINNEAPOLIS, MINNESOTA 55402

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165

TOTAL ACREAGE: 50.947 ACRES

SURVEY: PHILIP A. SMITH SURVEY NO. 26
ABSTRACT NUMBER 415
HAYS COUNTY, TEXAS

TOTAL NO. LOTS	28
NO. OF SINGLE FAMILY LOTS	25
NO. OF OPENSACE, D.E., & UTILITY. LOTS	2
NO. OF CEMETERY LOTS	1
NO. OF BLOCKS	2

BENCHMARK NOTES:

AMENDED PLAT OF CALITERRA
PHASE ONE
SECTION ONE
CAB. 18,
SLD. 318

BM#1 IS A CAPPED 1/2" IRON ROD IN LOT 42,
BLOCK L, CALITERRA PHASE 5 SECTION 14
ELEVATION = 1066.14
N:13974095.99
E:2254766.26

BM#2 IS A MAG NAIL IN RIBBON CURB IN THE
NORTH LINE OF CALITERRA PARKWAY
ELEVATION = 1128.76
N:13975060.35
E:2253463.87

A SUBDIVISION OF 50.947 ACRES BEING CALITERRA PHASE
5, SECTION 14, OUT OF THE PHILIP A. SMITH SURVEY
NUMBER 22, ABSTRACT NUMBER 415,
HAYS COUNTY, TEXAS

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #E3791 REG. # 10024900

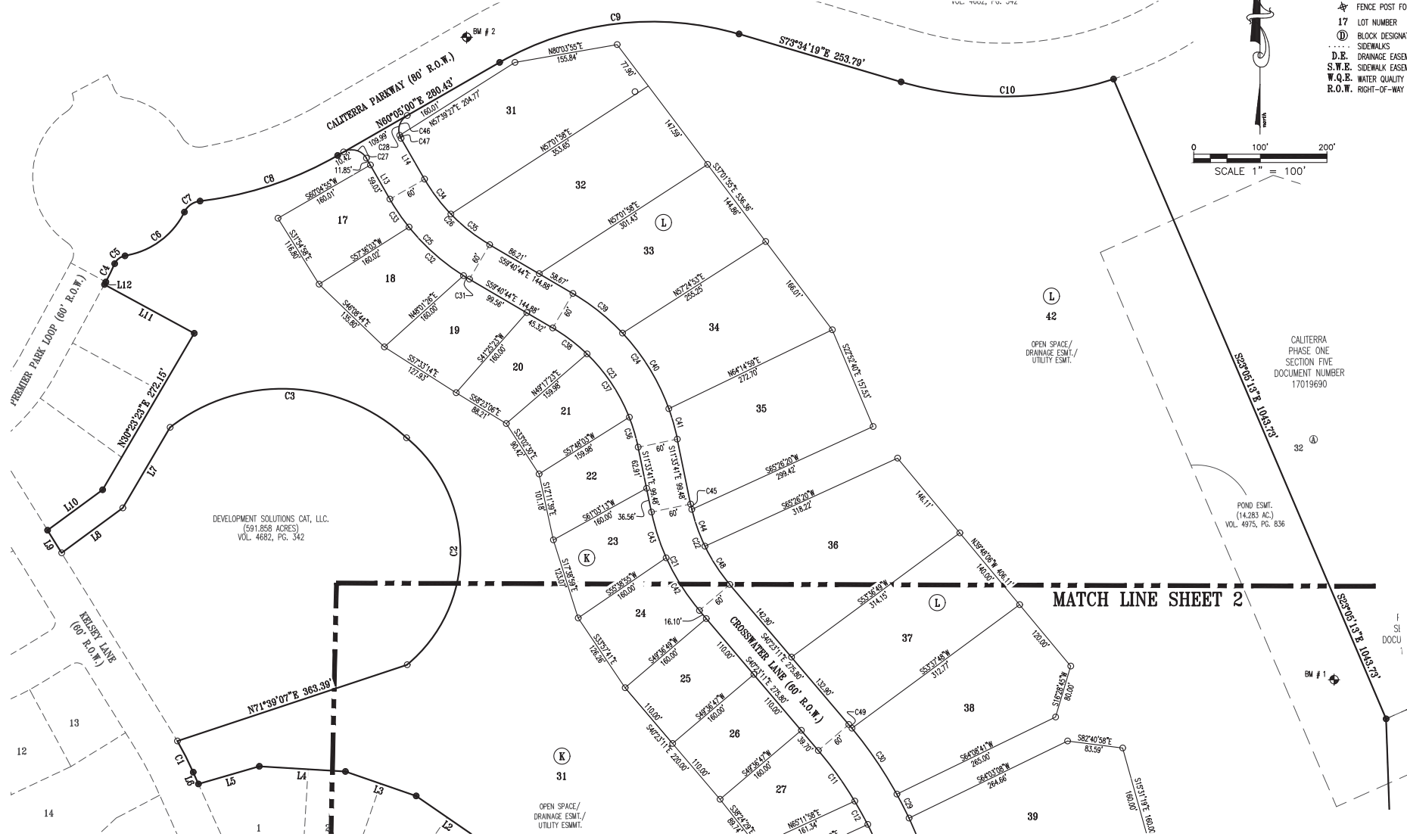
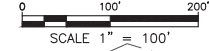
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

CAROLE J. SMITH AS TRUSTEE OF THE 1991 PENN FAMILY TRUST
(538.20 AC.)
VOL. 1140, PG. 278

PATH-J:\AC3D\5184\SURVEY\PLAT - CALITERRA PHASE 5, SECTION

CALITERRA, PHASE 5, SECTION 14 FINAL PLAT

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" CAPPED IRON ROD SET
 - ⊙ 5/8" IRON ROD FOUND
 - ⋄ FENCE POST FOUND
 - 17 LOT NUMBER
 - Ⓛ BLOCK DESIGNATION
 - ⋯ SIDEWALKS
 - D.E. DRAINAGE EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - W.Q.E. WATER QUALITY EASEMENT
 - R.O.W. RIGHT-OF-WAY



DEVELOPMENT SOLUTIONS CAT, LLC.
(591.858 ACRES)
VOL. 4682, PG. 342

CALITERRA
PHASE ONE
SECTION FIVE
DOCUMENT NUMBER
17019690

POND ESMT.
(14.283 AC.)
VOL. 4975, PG. 636

MATCH LINE SHEET 2

SHEET NO. 2 OF 4

A SUBDIVISION OF 50.947 ACRES BEING
CALITERRA PHASE 5, SECTION 14, OUT OF
THE PHILIP A. SMITH SURVEY NUMBER 22,
ABSTRACT NUMBER 415,
HAYS COUNTY, TEXAS

C B D

Carlson, Brigrance & Doering, Inc.

FIRM ID #E3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Garmon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

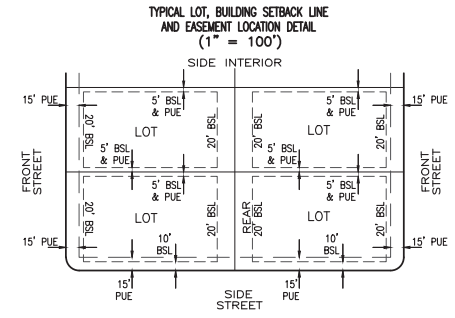
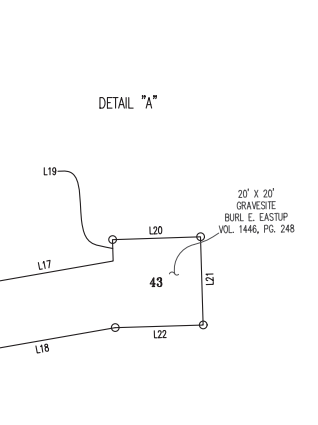
CALITERRA, PHASE 5, SECTION 14 FINAL PLAT

GENERAL NOTES:

1. THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON FIRM PANEL NO 48209C0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
11. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
12. MINIMUM FRONT SETBACK SHALL BE 20'.
13. MINIMUM REAR SETBACK SHALL BE 20'.
14. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
16. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
17. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
21. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
22. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED, IF ANY CITY RIGHT OF WAY EXISTS (B) AND THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AS THOSE REGULATIONS EXISTED ON JANUARY 14, 2014.
23. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
24. ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
25. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
26. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
27. POST-DEVELOPMENT CONDITIONS RUNOFF RATE OFF SHALL BE AS DESCRIBED AND DEFINED IN THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014, AS AMENDED.
28. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
29. THIS DEVELOPMENT IS SUBJECT TO THE CALITERRA DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014, WITHIN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC., RECORDED IN VOLUME 4978, PAGE 215, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
30. PEC EASEMENT OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PADS AND A/C UNITS SHALL BE ALLOWED TO ENCRoACH WITHIN THE PEC EASEMENT PER PREVIOUS CONSULTATION WITH PEC.
31. THIS SUBDIVISION IS LOCATED IN THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
32. 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 RE-DEVELOPMENT 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.

AREA TABLE		
AREA WITHIN SUBDIVISION	50.947 ACRES (2,219,259 sq. ft.)	
AREA OF SINGLE FAMILY LOTS	17.199 ACRES (749,189 sq. ft.)	
AREA WITHIN PRIVATE STREETS	2.370 ACRES (103,231 sq. ft.)	
BLOCK 'K'		
LOT NO.	ACREAGE	SQ. FT.
17	0.413 ACRES	17,980 SQ. FT.
18	0.434 ACRES	18,926 SQ. FT.
19	0.424 ACRES	18,487 SQ. FT.
20	0.360 ACRES	15,686 SQ. FT.
21	0.385 ACRES	16,759 SQ. FT.
22	0.373 ACRES	16,243 SQ. FT.
23	0.410 ACRES	17,869 SQ. FT.
24	0.430 ACRES	18,725 SQ. FT.
25	0.404 ACRES	17,600 SQ. FT.
26	0.404 ACRES	17,600 SQ. FT.
27	0.191 ACRES	17,952 SQ. FT.
28	0.377 ACRES	16,411 SQ. FT.
29	0.359 ACRES	15,650 SQ. FT.
30	0.367 ACRES	16,002 SQ. FT.
31	9.913 ACRES	431,796 SQ. FT.
BLOCK 'L'		
31	1.028 ACRES	44,770 SQ. FT.
32	1.120 ACRES	48,786 SQ. FT.
33	0.903 ACRES	39,329 SQ. FT.
34	0.886 ACRES	38,576 SQ. FT.
35	1.01 ACRES	43,977 SQ. FT.
36	1.167 ACRES	50,852 SQ. FT.
37	0.990 ACRES	43,118 SQ. FT.
38	1.061 ACRES	46,228 SQ. FT.
39	1.198 ACRES	52,177 SQ. FT.
40	1.277 ACRES	55,636 SQ. FT.
41	1.007 ACRES	43,852 SQ. FT.
42	21.329 ACRES	929,127 SQ. FT.
43	0.136 ACRES	5,905 SQ. FT.

LOT SIZE	NO.
< 1 ACRE	18
1-2 ACRE	8
2-5 ACRE	0
5-10 ACRE	1
> 10 ACRE	1
MINIMUM LOT SIZE: 0.359 AC (15,650 sq. ft.)	
AVERAGE LOT SIZE: 0.688 AC (29,968 sq. ft.)	



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	52.58	530.00	N26°53'43"W	52.56	26.31	5°41'03"
C2	389.04	220.71	N00°09'45"W	340.59	267.71	100°59'29"
C3	386.81	273.50	N87°27'55"W	355.37	233.73	81°02'01"
C4	30.48	330.00	N25°55'38"E	30.47	15.25	5°17'31"
C5	20.21	20.00	N52°13'24"E	19.36	11.06	57°53'38"
C6	115.18	120.00	N53°40'04"E	110.81	62.46	54°59'41"
C7	29.94	30.00	N64°45'22"E	28.71	16.35	57°10'30"
C8	219.20	540.00	N71°42'45"E	217.70	111.13	23°15'29"
C9	372.08	460.00	N83°15'20"E	362.02	196.89	46°20'42"
C10	323.69	540.00	N89°15'20"E	318.87	166.87	34°20'42"
C11	93.76	570.00	N35°40'27"W	93.65	46.98	9°25'28"
C12	40.11	570.00	N28°56'45"W	40.10	20.06	4°01'56"
C13	120.22	570.00	N20°53'15"W	120.00	60.33	12°05'04"
C14	106.21	570.00	N09°30'26"W	106.06	53.26	10°40'34"
C15	41.34	570.00	N02°05'29"W	41.33	20.68	4°09'20"
C16	39.80	630.00	S01°49'24"E	39.79	19.91	3°37'10"
C17	120.00	630.00	S09°05'23"E	119.82	60.18	10°54'49"
C18	116.58	630.00	S19°50'51"E	116.41	58.46	10°36'08"
C19	401.64	570.00	S20°12'00"E	393.39	209.57	40°22'22"
C20	443.92	630.00	S20°12'00"E	434.80	231.63	40°22'22"
C21	166.02	330.00	S25°58'26"E	164.27	84.81	28°49'30"
C22	135.83	270.00	S25°58'26"E	134.41	69.39	28°49'30"
C23	226.75	270.00	S35°37'13"E	220.14	120.54	48°07'03"
C24	271.14	330.00	S35°37'13"E	269.06	147.33	48°07'03"
C25	171.41	330.00	S44°47'55"E	169.49	87.69	29°45'39"
C26	140.24	270.00	S44°47'55"E	138.67	71.74	29°45'39"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C27	39.26	25.00	S74°54'42"E	35.35	24.99	89°59'13"
C28	39.27	25.00	S15°04'51"W	35.35	25.00	89°59'52"
C29	40.44	630.00	S26°59'16"E	40.43	20.23	3°40'41"
C30	120.00	630.00	S34°17'01"E	119.82	60.18	10°54'49"
C31	10.44	130.00	N88°46'21"W	10.44	5.22	1°48'46"
C32	109.99	330.00	N48°19'02"W	109.49	55.51	19°05'52"
C33	50.97	330.00	N34°20'36"W	50.92	25.54	8°51'01"
C34	65.83	270.00	S36°54'12"E	65.67	33.08	13°58'13"
C35	74.41	270.00	S51°47'01"E	74.18	37.44	15°47'26"
C36	47.08	270.00	N16°33'25"W	47.02	23.60	9°59'27"
C37	114.99	270.00	N33°45'13"W	114.13	58.38	24°24'09"
C38	64.67	270.00	N52°49'01"W	64.52	32.49	13°43'27"
C39	95.60	330.00	S51°22'48"E	95.26	48.14	16°35'52"
C40	134.00	330.00	S31°26'54"E	133.08	67.94	23°15'56"
C41	47.54	330.00	S15°41'18"E	47.50	23.81	8°15'14"
C42	93.80	330.00	N32°14'35"W	93.49	47.22	16°17'11"
C43	72.22	330.00	N17°49'50"W	72.07	36.25	12°32'18"
C44	58.90	270.00	S19°32'07"E	58.79	29.57	12°29'58"
C45	8.13	270.00	S12°25'25"E	8.12	4.06	1°43'27"
C46	34.58	25.00	S20°26'55"W	31.89	20.70	79°15'45"
C47	4.68	25.00	S24°33'01"E	4.68	2.35	10°44'08"
C48	68.81	270.00	S33°05'08"E	68.62	34.59	14°36'05"
C49	7.10	630.00	N40°03'48"W	7.10	3.55	0°38'46"

Line Table		
Line #	Length	Direction
L1	9.65	N00°00'49"W
L2	128.17	N65°18'33"W
L3	112.44	N70°58'48"W
L4	129.57	N68°32'30"W
L5	95.06	S73°49'11"W
L6	19.22	N24°03'12"W
L7	140.20	S30°23'23"W
L8	113.86	S53°42'16"W
L9	40.16	N31°40'42"W
L10	102.48	N53°42'17"E
L11	153.53	N61°25'40"W
L12	4.25	N28°34'20"E
L13	70.88	S29°55'05"E
L14	70.87	S29°55'05"E
L15	45.22	N69°00'00"E

A SUBDIVISION OF 50.947 ACRES BEING CALITERRA PHASE 5, SECTION 14, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 3 OF 4

Carlson, Brigrance & Doering, Inc.

FIRM ID #E3791 REG. # 10024900

Civil Engineering 5501 West William Garmon
Phone No. (512) 280-5160

Surveying Austin, Texas 78749
Fax No. (512) 280-5165

CALITERRA, PHASE 5, SECTION 14 FINAL PLAT

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT CF CSLK CALITERRA, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF A CALLED 591.858 ACRES OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 50.947 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"CALITERRA PHASE 5, SECTION 14"

SUBJECT ME TO ANY EASEMENTS AND/OR RESTRICTIONS HERETO GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATED TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____ A.D.

By: _____
GREGORY L. RICH, MANAGER
CF CSLK CALITERRA, LLC
C/O SR CAPITAL MANAGEMENT-CALITERRA
12222 MERIT DRIVE, SUITE 1020
DALLAS, TX 75251

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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME
MY COMMISSION EXPIRES: _____

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. I CERTIFY TO THE COMPLETENESS, ACCURACY AND COMPLIANCE TO THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCES.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C0115F, DATED SEPTEMBER 02, 2005.

ENGINEERING BY: _____ DATE _____
BRETT R. PASQUARELLA, P.E., No. 84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASSIONS, GREATER FOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

STATE OF TEXAS: THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____ DATE _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



THIS PLAT, CALITERRA PHASE FOUR SECTION FOURTEEN, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED THIS THE ____ DAY OF _____, 20____.

MIM JAMES, PLANNING & ZONING COMMISSION CHAIR DATE _____

ANDREA CUNNINGHAM, CITY SECRETARY DATE _____

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM

CHAD GILPIN, P.E. - CITY ENGINEER DATE: _____

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY 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 SOURCE.

NO STRUCTURE OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECHO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GASBEEK, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES, 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 PACHECHO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES DATE: _____

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS INSTRUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____ A.D.

ELAINE HANSON CARDENAS By: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

SHEET NO. 4 OF 4

A SUBDIVISION OF 50.947 ACRES BEING CALITERRA PHASE 5, SECTION 14, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

		Carlson, Brigance & Doering, Inc.	
FIRM ID #E3791	◆	REG. # 10024900	
Civil Engineering	◆	Surveying	
5501 West William Cannon	◆	Austin, Texas 78749	
Phone No. (512) 280-5160	◆	Fax No. (512) 280-5165	



Planning and Zoning Commission Planning Department Staff Report

Item 7.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0028
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

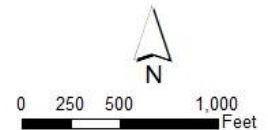
Project Name: Parten Ranch Phase 8 Preliminary Plat
Property Location: Leaning Rock Ridge & Bird Hollow
Legal Description: 81.03 acres, out of the Seaborn J Whately and Lamar Moore Surveys
Applicant: Lauren Crone, LJA Engineering
Property Owner: HM Parten Ranch Development, Inc.
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



Location Map

*SUB2022-0028
 Parten Ranch Phase 8
 Preliminary 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

This preliminary plat consists of 87 single-family lots.

Access and Transportation

Primary access to the subdivision will be through other phases of the Parten Ranch development.

Site Information

Location: Leaning Rock Ridge & Bird Hollow

Zoning Designation: ETJ / Parten Ranch Development Agreement

Property History

The Parten Ranch development agreement was approved in 2016.

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



City of Dripping Springs

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cityofdrippingsprings.com

Open spaces, friendly faces.

Date: June 24, 2022

Clayton Carnes
LJA Engineering
ccarnes@lja.com

Permit Number: SUB2022-0028
Project Name: Parten Ranch Phase 8
Project Address: 600 Two Creeks Ln, Austin, TX 78737

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. Add a place for plat approval signature of the chair of the planning and zoning commission, a place for the city secretary to attest such signature, and the approval dates by the planning and zoning commission (4.7r)
2. Provide Hays County 1445 approval letter.
3. Show location of the 6' mulch trail as shown on the Parten Ranch parks plan.

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 a drainage exhibit specifically for Phase 8 clarifying drainage areas for phase 8 and routing of flows as well as the location of the detention and water quality facilities that will serve this section. [Preliminary Plat Info Requirements]



DRIPPING SPRINGS
Texas

Item 7.

City of Dripping Springs

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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 Lauren Crone, P.E.

COMPANY LJA Engineering, Inc.

STREET ADDRESS 7500 Rialto Boulevard Building II, Suite 100

CITY Austin **STATE** Texas **ZIP CODE** 78735

PHONE (512) 439-4700 **EMAIL** lcrone@lja.com ; jreyes@lja.com

OWNER NAME HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 1011 North Lamar Blvd

CITY Austin **STATE** Texas **ZIP CODE** 78703

PHONE 512-477-2439 **EMAIL** jay@jayhanna.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	HM Parten Ranch Development, Inc.
PROPERTY ADDRESS	End of Bird Hollow near Tricking Brook Road Intersection.
CURRENT LEGAL DESCRIPTION	81.03 ACRES OF LAND IN THE SEABORN J. WHATLEY SURVEY A-18 AND THE LAMAR MOORE SURVEY A-323 AND A PORTION OF THE 521.542 ACRES RECORDED IN DOC #2016-16004247
TAX ID #	R16615
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	81.03
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6 and ESD #1
ZONING/PDD/OVERLAY	Dripping Springs ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Bird Hollow</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Parten Ranch Development Agreement</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input 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 type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Parten Ranch Phase 8
TOTAL ACREAGE OF DEVELOPMENT	81.03
TOTAL NUMBER OF LOTS	90
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>Drainage/Open Space</u>
# OF LOTS PER USE	RESIDENTIAL: <u>87</u> COMMERCIAL: _____ INDUSTRIAL: <u>3</u>
ACREAGE PER USE	RESIDENTIAL: <u>26.53</u> COMMERCIAL: _____ INDUSTRIAL: <u>54.50</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>3954</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 checked="" 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: PM SIGNATURE: Laura Crane

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Verizon or AT&T

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): West Travis County Public Utility Agency

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Springhollow MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

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.)

Lauren Crone, P.E.

Applicant Name

Lauren Crone

4/20/2022

Applicant Signature


Laura Kruppner

Date
4-20-22

Notary

Date

Notary Stamp Here



HM Parten Ranch Development, Inc.

Property Owner Name

Jay [Signature]
Property Owner Signature

5/11/22
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: Laura Cone Date: 3/24/2022

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 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 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
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)

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<input type="checkbox"/>	<input checked="" 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(I)(4)]
<input type="checkbox"/>	<input 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 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)
<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 type="checkbox"/>	If any amount of surface water is to be used by the subject property, the

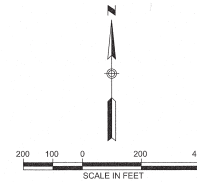
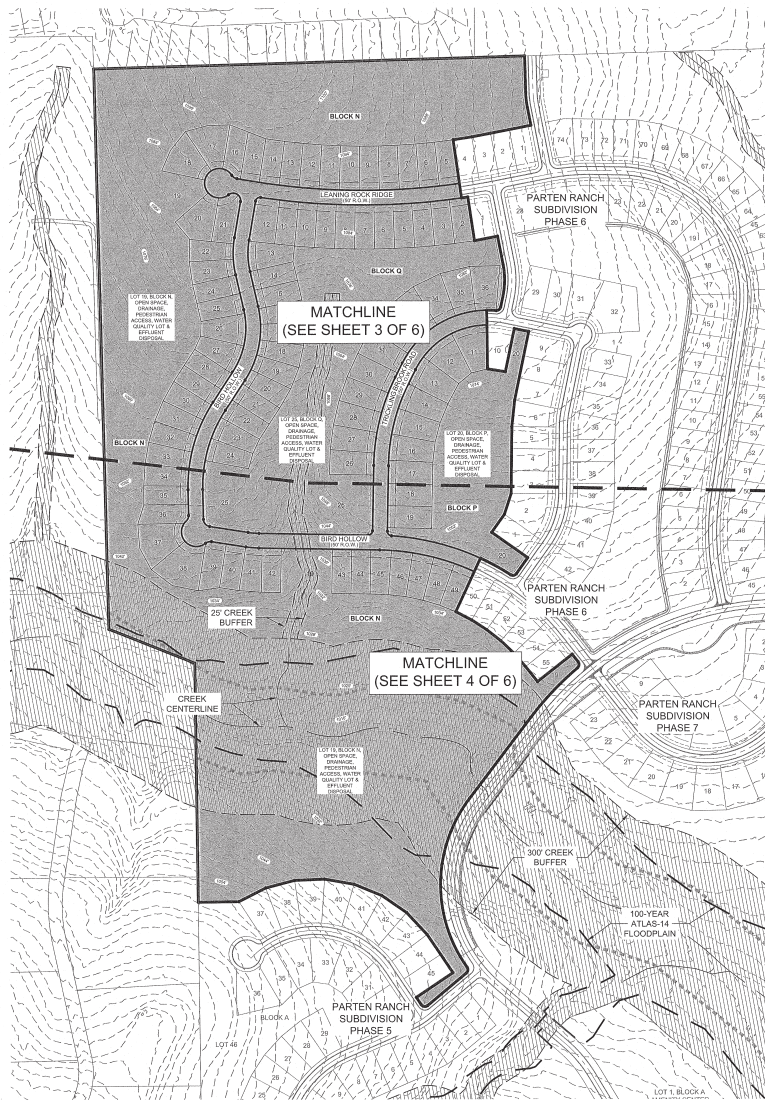
		Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
--	--	--

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	Per section 4.1 of the Development Agreement the Owner voluntarily agreed to comply with the City's lighting ordinance in effect at the time of the Agreement which was November 2015.
Parkland Dedication, Article 28.03	Per section 2.4.2 of the Development Agreement Parkland Dedication is met through a dedication of land out of the property to Springhollow MUD, provision of the private recreational facilities (Amenity Center), conveyance of parkland to City of Dripping Springs, and conveyance of parkland to the HOA.
Landscaping and Tree Preservation, Article 28.06	Per the Development Agreement, Section 2.6.6 (c) and (d), the use of native species of plant materials are encouraged throughout the project. In addition, and IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.

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>All public improvements will comply with the City of Dripping Springs and Hays County standards, as modified by the Development Agreement.</p> <p>All improvements to offsite roads have been completed or are under contract, satisfying the requirement for highway access listed under 3.13 of the Development Agreement.</p>
Zoning, Article 30.02, Exhibit A	<p>Not applicable. Per the Development Agreement Owner has agreed that all habitable buildings will be constructed in accordance with City building Code; and building permits will be obtained by the builders.</p>



- LEGEND**
- PROPOSED BOUNDARY
 - 10' P.U.E.
 - BUILDING SETBACK
 - CREEK BUFFER
 - 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)

PARTEN RANCH PHASE 8
PRELIMINARY PLAT
INDEX

NO.	REVISIONS DESCRIPTION	DATE

DATE:	REVISIONS:
DESIGNED BY:	DESCRIPTION:
DRAWN BY:	NO.
CHECKED BY:	DATE:
IN CHARGE:	FILE NAME:



LJA
Phone 512.458.4700
Fax 512.458.4716
FRI - F-1288

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78725

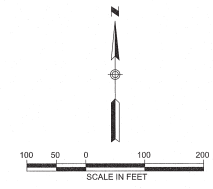
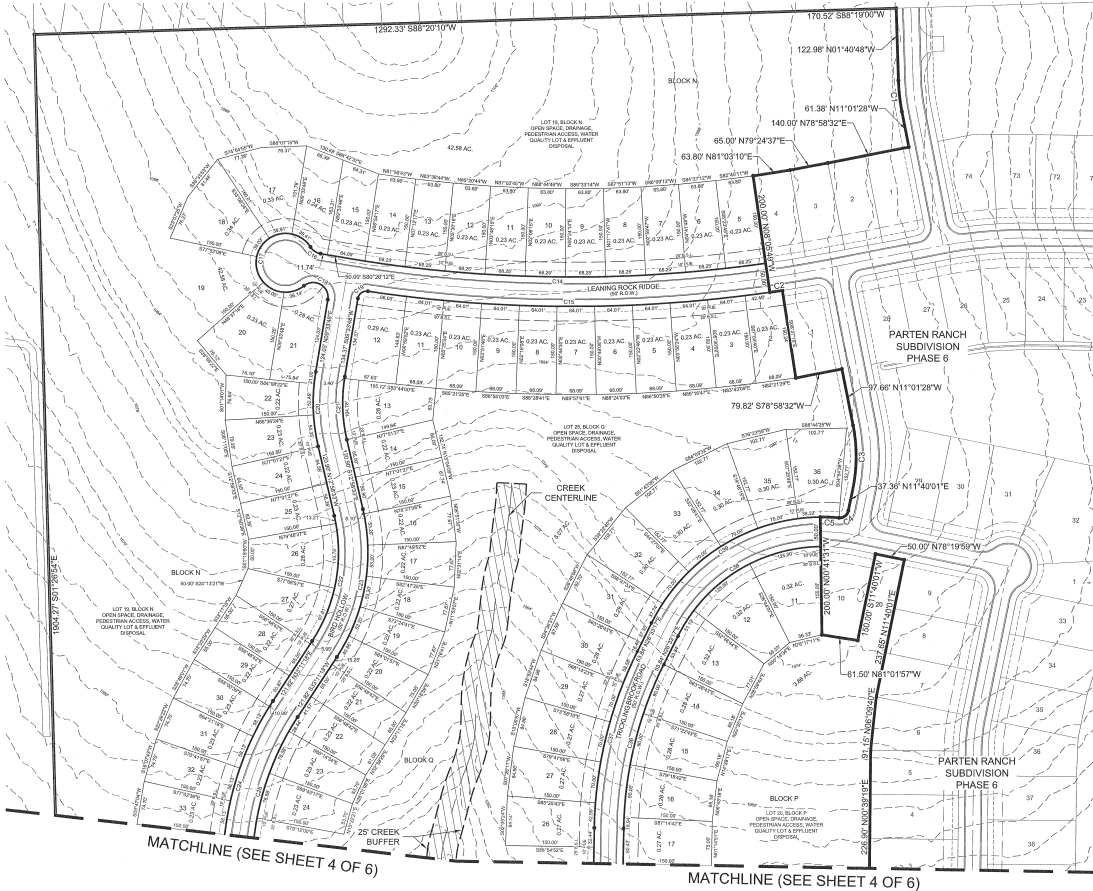
JOB NUMBER:
A311-0413

SHEET NO.

2

OF 6 SHEETS

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- LEGEND**
- PROPOSED BOUNDARY
 - 10' P.U.E.
 - BUILDING SETBACK
 - CREEK BUFFER
 - 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)

PARTEN RANCH PHASE 8
 PRELIMINARY PLAT
 (SHEET 1)

NO.	REVISIONS	DATE
	DESCRIPTION <td> </td>	

DATE: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____
 PREPARED BY: _____



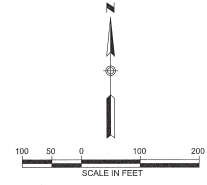
LJA Engineering, Inc.
 7300 Rialto Boulevard
 Building 11, Suite 100
 Austin, Texas 78753
 Phone: 512.458.4700
 Fax: 512.458.4716
 FPN - 171286

JOB NUMBER: A311-0413

SHEET NO. **3**

OF 6 SHEETS

C:\Users\jryan\OneDrive\Documents\2023\Parten_Ranch_Plat_04.dwg
 User: jryan Date: 03/22/24 Time: 11:36
 Plot: 03/22/24 Time: 03/22/24 Time: 11:09:05



- LEGEND**
- PROPOSED BOUNDARY
 - 10' P.U.E.
 - BUILDING SETBACK
 - CREEK BUFFER
 - 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)

PARTEN RANCH PHASE 8
PRELIMINARY PLAT
(SHEET 2)

NO.	REVISIONS	DATE
	DESCRIPTION <td> </td>	

DATE: _____
 PREPARED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 TITLE: PRELIMINARY PLAT



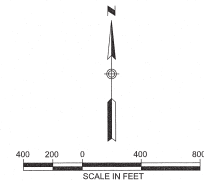
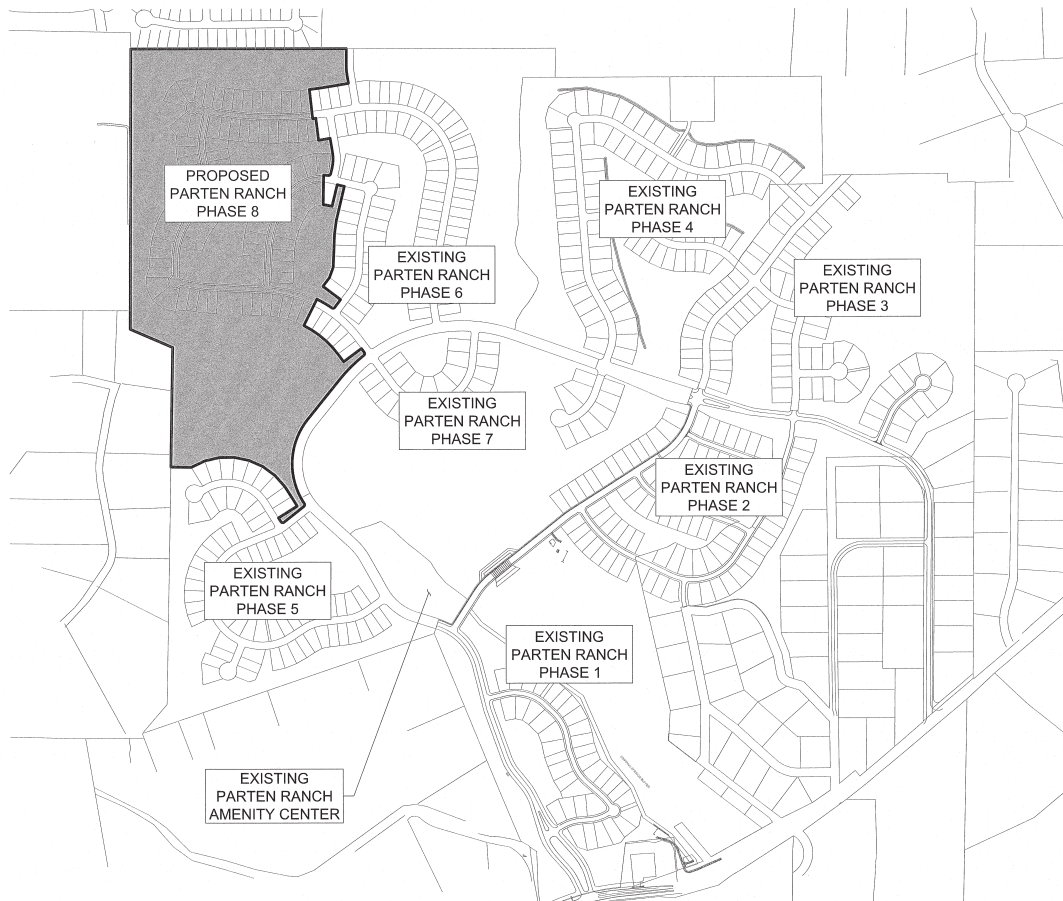
LJA Engineering, Inc.
 7300 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone: 512.459.4700
 Fax: 512.459.4716
 FPN - F1505

JOB NUMBER:
A311-0413

SHEET NO.

4
OF 6 SHEETS

C:\Users\lryan\OneDrive\Documents\2021\Parten Ranch\804.dwg
 User: lryan
 Date: 11/11/2021 10:22:12 AM
 Plot Date/Time: 11/11/2021 10:22:12 AM



PARTEN RANCH PHASE 8
PRELIMINARY PLAT
PHASING

NO.	REVISIONS	DATE
	DESCRIPTION	

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
NAME: _____



LJA Engineering, Inc.
7500 Reddy Boulevard
Building L, Suite 100
Austin, Texas 78725
Phone: 512.452.4700
Fax: 512.452.4716
FRL - F-1396

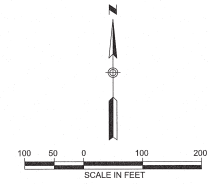
JOB NUMBER:
A311-0413

SHEET NO.

6

OF 6 SHEETS

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- LEGEND**
- PROPOSED BOUNDARY
 - - - 10' P.U.E.
 - - - BUILDING SETBACK
 - - - CREEK BUFFER
 - █ 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)

PARTEN RANCH PHASE 8
LOT LAYOUT EXHIBIT

NO.	REVISIONS	DESCRIPTION	DATE

DATE: _____
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NAME: _____
 PROJECT LAYOUT FILE: _____



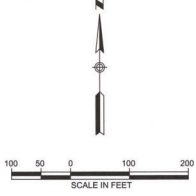
LJA Engineering, Inc.
 Phone 512.458.4700
 3500 Rialto Boulevard
 Building 1, Suite 100
 Austin, Texas 78758
 Fax 512.458.4718
 FPN - F1386

JOB NUMBER:
 A311-0413

SHEET NO.

1
 OF 1 SHEETS

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C:\Users\TSP\Documents\ATLAS-14\ATLAS-14.dwg
 Date Plotted: Wed, 22 Feb 2017 11:18:30
 Plot Size: 11.00 x 17.00

PARTEN RANCH PHASE 8
AERIAL EXHIBIT

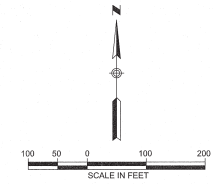
NO.	DESCRIPTION	REVISIONS	BY	DATE

DATE: _____
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DRAWING: _____
 PLOT AREA: .JPG



LJA Engineering, Inc.
 Phone: 512.458.4700
 Fax: 512.458.4716
 FREN - F-1386

JOB NUMBER: A311-0413
 SHEET NO. **1**
 OF 1 SHEETS



- LEGEND**
- PROPOSED BOUNDARY
 - 10' P.U.E.
 - BUILDING SETBACK
 - CREEK BUFFER
 - 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)
 - PROPOSED WATER LINE
 - PROPOSED WASTEWATER LINE
 - WASTEWATER FLOW ARROW
 - WASTEWATER MANHOLE

PARTEN RANCH PHASE 8
OVERALL WATER EXHIBIT

NO.	REVISIONS	DESCRIPTION	DATE	BY

DATE: _____
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

LJA Engineering, Inc.
 7500 Bell Boulevard
 Building II, Suite 100
 Austin, Texas 78725
 Phone: 512.452.4700
 Fax: 512.452.4716
 E-MAIL: info@lja.com
 FREN - F-1386

JOB NUMBER: AS11-0413
 SHEET NO. **1**
 OF 1 SHEETS

AutoCAD: 2004/02/23 Project: Parten Ranch Phase 8/Parten Ranch Overall Water Exhibit
 User: dryan
 Plot Date/Time: Wed, 22 Feb 2006 10:30:10



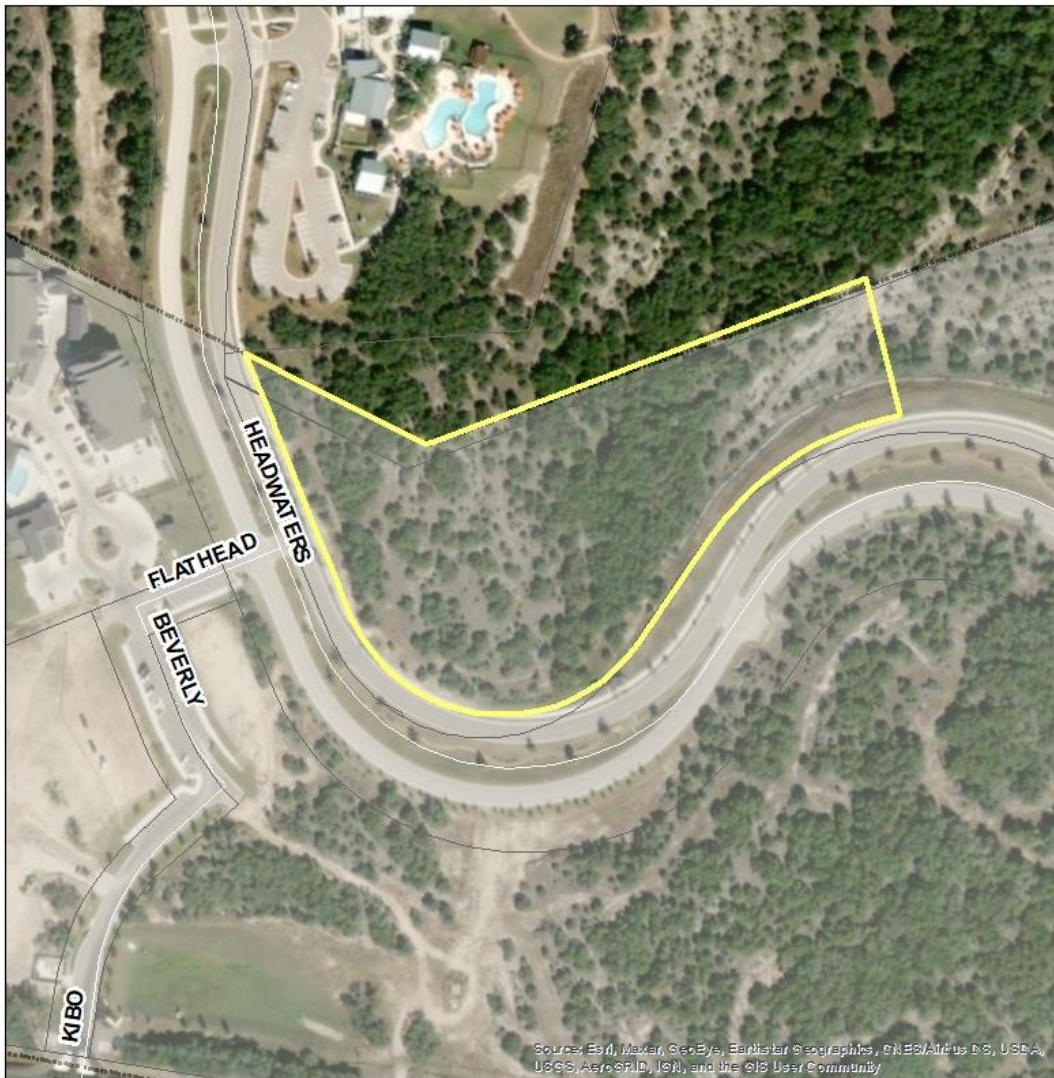
Planning and Zoning Commission Planning Department Staff Report

Item 8.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0028
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

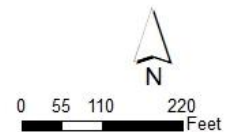
Project Name: Headwaters Commercial East Phase 1
Property Location: Headwaters Boulevard
Legal Description: 5.824 acres out of the William Walker Survey
Applicant: Blake Rue, Oryx Land Holding, LLC
Property Owner: Blake Rue, Oryx Land Holding, LLC
Staff recommendation: Approval of the Final Plat



Location Map

SUB2022-0004
 Headwaters Commercial East
 Phase 1 Preliminary Plat

- Roads
- City Limits**
- ▭ Full Purpose



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

Planning Department Staff Report

Overview

This final 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 Final Plat.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – 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



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 DATE: _____	PRE-APPLICATION CONFERENCE DATE: <u>5/19/22</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 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 - USE OF GROUNDWATER IS NOT PROPOSED</p>	

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COMMENTS: _____

TITLE: President SIGNATURE: [Signature]

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedemales 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

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

[Handwritten Signature]

5-6-2022

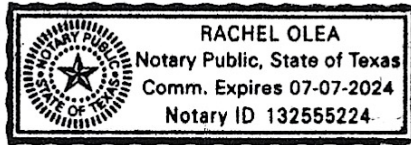
Applicant Signature

[Handwritten Signature]
Notary

Date 05-6-2022

Date 05-6-2022

Notary Stamp Here



Onyx Land Holdings, LLC

Property Owner Name

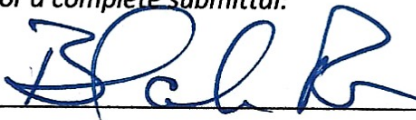
[Handwritten Signature]

Property Owner Signature

5-6-2022

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: 5-6-2022

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 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
<input checked="" type="checkbox"/>	N/A	County Application Submittal – proof of online submission (if applicable)
<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
SEE ENGINEER’S SUMMARY REPORT	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)] (if applicable)
<input checked="" type="checkbox"/>	N/A	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"/>	See submittal letter	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

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<input checked="" 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"/>	See submittal letter
<input type="checkbox"/>	N/A	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"/>	N/A	Parkland Dedication fee (if applicable) PARKLAND TO BE DEDICATED PER D.A.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	N/A	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"/>	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 checked="" 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 checked="" 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 checked="" 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.

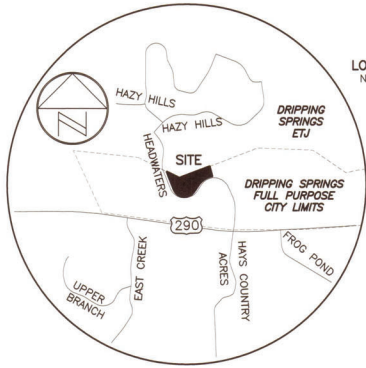
<p>Outdoor Lighting, Article 24.06</p>	<p>Will comply with City Ordinances</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Parkland to be dedicated per Development Agreement</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Will comply with City Ordinances</p>

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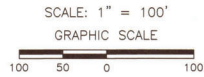
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<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).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

HEADWATERS COMMERCIAL EAST PHASE 1



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'
GRAPHIC SCALE

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 APPROX. 95' NORTH OF THE INTERSECTION OF HEADWATERS BOULEVARD AND U.S. HWY 290 WEST, AND APPROX. 189' SOUTH OF A STORM SEWER INLET LOCATED IN THE GRASS MEDIAN OF HEADWATERS BOULEVARD.

SURFACE COORDINATES:
N 13985692.06
E 2270966.62

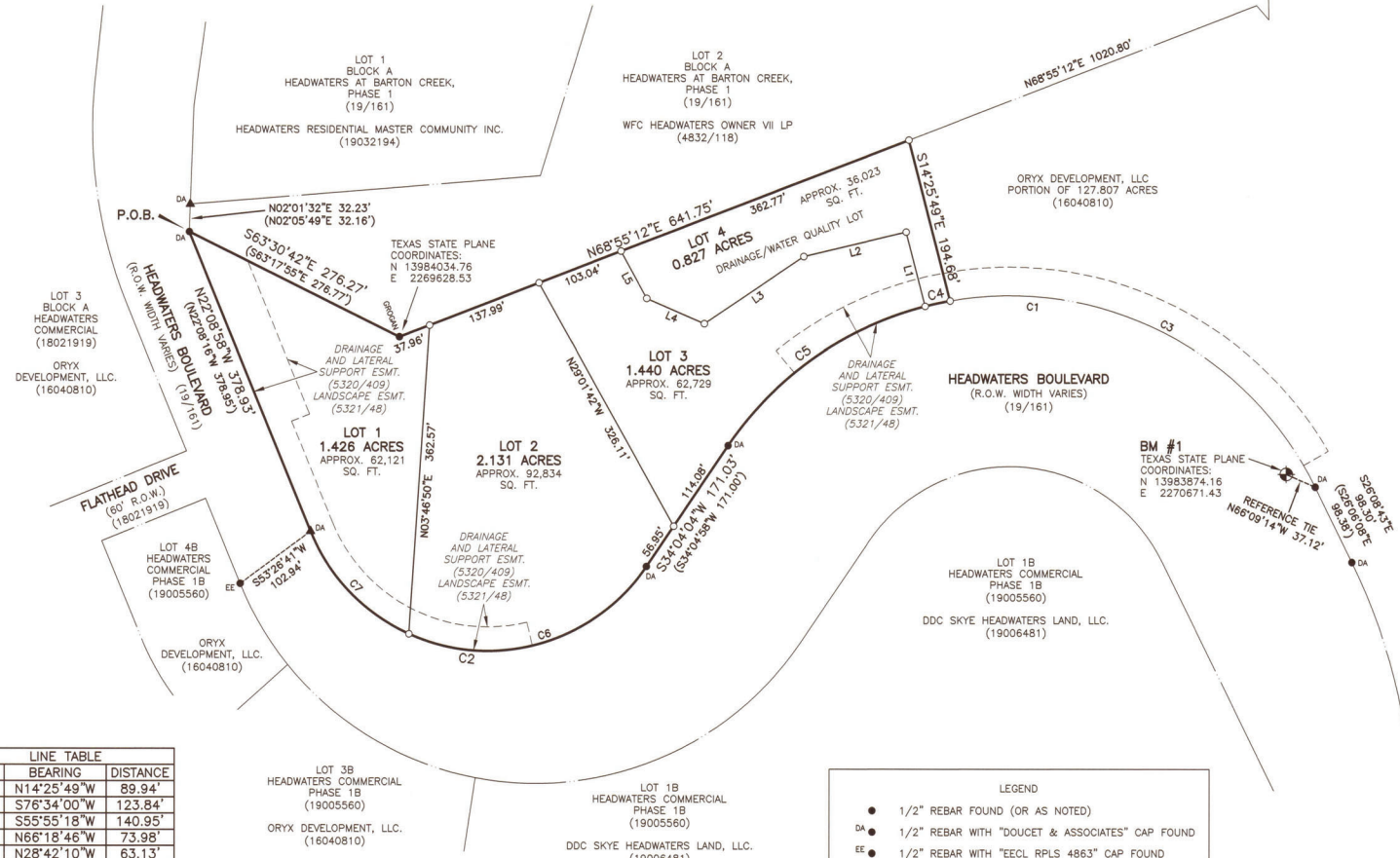
TEXAS STATE PLANE COORDINATES:
N 13983874.16
E 2270671.43

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: 0°28'06"



OWNER:
ORYX LAND HOLDING, LLC.
P.O. BOX 302663
AUSTIN, TEXAS 78703

SURVEYOR:
JOE BEN EARLY, JR. R.P.L.S. 6016
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631

ENGINEER:
JESSE B. MALONE, P.E.
MALONE WHEELER, INC.
5113 SOUTHWEST PARKWAY STE 260
AUSTIN, TX 78735
512-899-0601

SUBDIVISION DETAILS:
TOTAL SUBDIVISION ACREAGE: 5.824
TOTAL SURVEYING SQUARE FOOTAGE: 253,708
TOTAL NO. OF LOTS: 4
TOTAL NO. OF BLOCKS: 1
TOTAL NO. OF PARKLAND DEDICATIONS: NONE
TOTAL NO. OF PUBLIC RIGHT-OF-WAY DEDICATIONS: NONE

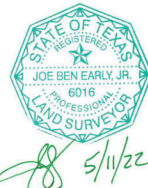
SUBDIVISION LOT DETAILS:
LOT 1, BLOCK A: 1.426 AC, 62,121 SQ. FT.
LOT 2, BLOCK A: 2.131 AC, 92,834 SQ. FT.
LOT 3, BLOCK A: 1.440 AC, 62,729 SQ. FT.
LOT 4, BLOCK A: 0.827 AC, 36,023 SQ. FT.

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	(RECORD 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°06'28"E	481.77'	
C4	400.08'	4°18'01"	30.03'	S77°43'19"W	30.02'	
C5	400.08'	4°12'19"	289.70'	S54°49'39"W	283.42'	
C6	225.04'	80°13'37"	315.11'	S74°10'26"W	289.99'	
C7	225.04'	4°35'29"	171.21'	N43°55'01"W	167.11'	

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- DA ● 1/2" REBAR WITH "DOUCET & ASSOCIATES" CAP FOUND
- EE ● 1/2" REBAR WITH "EECL RPLS 4863" CAP FOUND
- GROGAN ● 1/2" REBAR WITH "GROGAN" CAP FOUND
- ▲ MAG NAIL WITH "DOUCET & ASSOCIATES" WASHER FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
- CONTROL POINT/BENCHMARK LOCATION
- B.L. BUILDING SETBACK LINE
- () RECORD INFORMATION



EARLY LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1133-001
DRAWING NO.: 1133-001-BASE
PLOT DATE: 5/11/22
PLOT SCALE: 1" = 100'
DRAW MAW
01

143

HEADWATERS COMMERCIAL EAST PHASE 1

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAKE RUE, MANAGING MEMBER OF ORYX HOLDING, LLC., BEING THE OWNER OF 5.824 ACRES (APPROXIMATELY 253,708 SQ. FT.) IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS, BEING A PORTION OF A 127.087 ACRE TRACT CONVEYED IN TO ME IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED NOVEMBER 29, 2016 AND RECORDED IN INSTRUMENT NO. 16040810 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

HEADWATERS COMMERCIAL EAST PHASE 1

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____.

BLAKE RUE, MANAGING MEMBER
ORYX LAND HOLDING, LLC.
P.O. BOX 302663
AUSTIN, TEXAS 78703

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE RUE, 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.

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE, TEXAS REGIONAL BANK, A LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

HEADWATERS COMMERCIAL EAST PHASE 1

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____.

ERIN NEEDHAM, SENIOR VICE PRESIDENT
TEXAS REGIONAL BANK
333 US HIGHWAY 290 EAST STE 305
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIN NEEDHAM, 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.

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)

PRINTED NAME OF NOTARY / EXPIRES

PLAT NOTES:

1. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY.
2. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD NO. 1 FOR EMS SERVICE.
4. THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD NO. 6 FOR FIRE SERVICE.
5. THIS SUBDIVISION LIES WITHIN THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
6. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
7. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
8. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.
9. WATER UTILITY SERVICE WILL BE PROVIDED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT.
10. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT OR AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.
11. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
12. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF DRIPPING SPRINGS SUBDIVISION AND ZONING ORDINANCES. THE SUBDIVISION IS CURRENTLY ZONED (P00-6).
13. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF DRIPPING SPRINGS PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
14. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM.
16. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE INTO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER AND/OR THE OWNER.
17. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO: BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
18. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT UNDER THE STRUCTURE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
19. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
20. BY APPROVING THIS PLAT, THE CITY OF DRIPPING SPRINGS ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
21. 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. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
22. 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.
23. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF DRIPPING SPRINGS PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION.
24. ALL UTILITIES ARE TO BE UNDERGROUND, TO THE FULLEST EXTENT PRACTICAL.
25. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/ OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
26. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF DRIPPING SPRINGS. SIDEWALK LOCATED ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNERS. SIDEWALK THAT FALLS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF DRIPPING SPRINGS.
27. THIS TRACT SHOWN HEREON LIES WITHIN THE ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, FIRM PANEL NO. 48209C0108F, DATED SEPTEMBER 2, 2005.
28. ALL SIGNS SHALL COMPLY WITH CITY OF DRIPPING SPRINGS SIGN ORDINANCE AND/OR HEADWATERS MASTER SIGN PLAN, AS APPLICABLE.
29. HEADWATERS MUD SHALL BE GRANTEE ON ALL WATER, WASTEWATER AND DRAINAGE EASEMENTS.
30. WATER QUALITY PROTECTION MEASURES OR ALTERNATIVES, SUCH AS BUFFER ZONES AND IMPERVIOUS COVER, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS MAY NOT BE ALTERED WITHOUT REVIEW AND APPROVAL FROM THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF THE CITY OF DRIPPING SPRINGS, TEXAS.
31. OWNERS OF THE HEADWATERS MUD SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING STORMWATER FACILITIES, NOT THE CITY OF DRIPPING SPRINGS.

ENGINEER CERTIFICATION
STATE OF TEXAS

I, JESSE B. MALONE, A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE LOT(S) IN THIS SUBDIVISION ARE NOT LOCATED WITHIN ANY DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48209C0108F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATE: _____
JESSE B. MALONE, P.E.
PROFESSIONAL ENGINEER No. _____

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, JOE BEN EARLY, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND.

DATE: 5/14/22
JOE BEN EARLY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6016



METES AND BOUNDS LEGAL DESCRIPTION:

A DESCRIPTION OF 5.824 ACRES (APPROXIMATELY 253,708 SQ. FT.) IN THE WILLIAM WALKER ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS, BEING A PORTION OF A 127.087 ACRE TRACT CONVEYED TO ORYX DEVELOPMENT, LLC, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED NOVEMBER 29, 2016 AND RECORDED IN INSTRUMENT NO. 16040810 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 5.824 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2" rebar with "Doucet & Associates" cap found in the east right-of-way line of Headwaters Boulevard (right-of-way width varies) as shown on the plat of Headwaters at Barton Creek, Phase 1, a subdivision of record in Volume 19, Page 161 of the Plat Records of Hays County, Texas, being the northwest corner of the said 127.087 acre tract, being also a southeast corner of Lot 2, Block A, of said Headwaters at Barton Creek, Phase 1, from which a mag nail with "Doucet & Associates" washer found in the east right-of-way line of Headwaters Boulevard, being a northwest corner of said Lot 2, being also the southwest corner of Lot 1, Block A, of said Headwaters at Barton Creek, Phase 1, bears North 02°01'32" East, a distance of 32.23 feet; THENCE with the common line of the said 127.087 acre tract and said Lot 2, the following two (2) courses and distances:

1. South 63°30'42" East, a distance of 276.27 feet to a 1/2" rebar with "Grogan" cap found;
2. North 68°55'12" East, a distance of 641.75 feet to a calculated point, from which a 1/2" rebar with "Grogan" cap found for an angle point in the north line of the said 127.087 acre tract and the south line of said Lot 2, bears North 68°55'12" East, a distance of 1020.80 feet; THENCE South 14°25'49" East, crossing the said 127.087 acre tract, a distance of 194.68 feet to a calculated point in the north right-of-way line of Headwaters Boulevard and the south line of the said 127.087 acre tract, from which a 1/2" rebar with "Doucet & Associates" cap found in the northeast right-of-way line of Headwaters Boulevard and the southwest line of the said 127.087 acre tract, bears with a curve to the right, having a radius of 400.08 feet, a delta angle of 74°02'25", an arc length of 517.00 feet, and a chord which bears South 63°06'28" East, a distance of 481.77 feet; THENCE with the common right-of-way line of Headwaters Boulevard and the said 127.087 acre tract, the following four (4) courses and distances:

1. With a curve to the left, having a radius of 400.08 feet, a delta angle of 45°47'21", an arc length of 319.73 feet, and a chord which bears South 56°58'39" West, a distance of 311.29 feet to a 1/2" rebar with "Doucet & Associates" cap found;
2. South 34°04'04" West, a distance of 171.03 feet to a 1/2" rebar with "Doucet & Associates" cap found;
3. With a curve to the right, having a radius of 225.04 feet, a delta angle of 123°49'06", an arc length of 486.32 feet, and a chord which bears North 84°01'50" West, a distance of 397.06 feet to a mag nail with "Doucet & Associates" washer found, from which a 1/2" rebar with "ECEL RPLS 4663" found in the west right-of-way line of Headwaters Boulevard, bears South 53°28'41" West, a distance of 102.94 feet;
4. North 22°08'58" West, a distance of 378.93 feet to the POINT OF BEGINNING, containing 5.824 acres of land, more or less.

STATE OF TEXAS
COUNTY OF HAYS

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

1. 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. 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 A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.
3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GILPIN, P.E.
DRIPPING SPRINGS CITY ENGINEER

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, HEADWATERS COMMERCIAL EAST PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AND IS HEREBY APPROVED.

APPROVED ON THIS ____ DAY OF _____, 20____.

By: _____

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____.

AT _____ O'CLOCK _____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, UNDER

CABINET FILE No. _____

FILED FOR RECORD ON THE ____ DAY OF _____, 20____.

By: _____
DEPUTY

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



PROJECT NO.: 1133-001
DRAWING NO.: 1133-001-BASE
PLOT DATE: 5/11/22
PLOT SCALE: 1" = 100'
DRAWN BY: MAW

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TPELS FIRM NO. 10194487



Planning and Zoning Commission

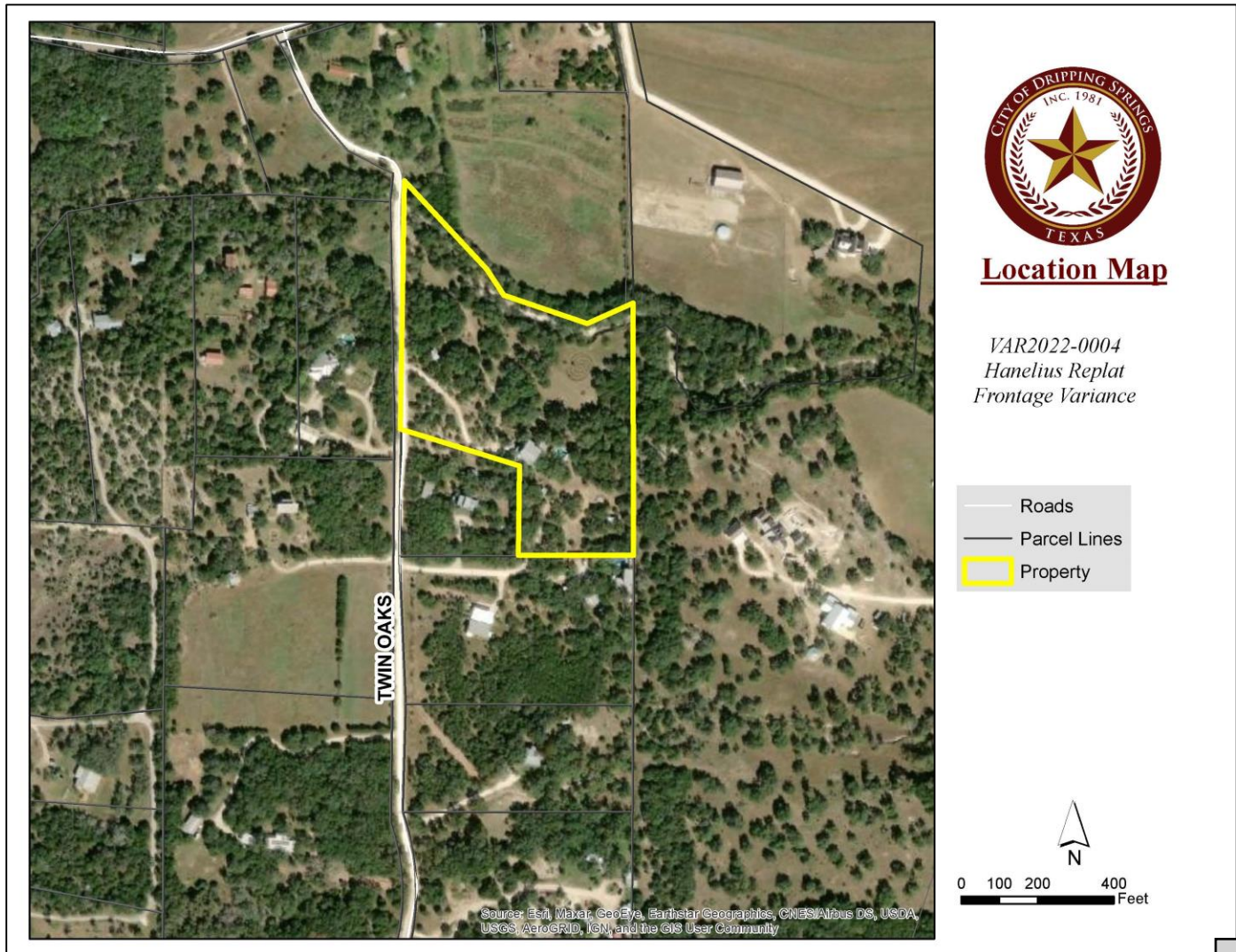
Planning Department Staff Report

Item 9.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: VAR2021-0008
Project Planner: Tory Carpenter, AICP, Senior Planner

Item Details

Project Name: Hanelius Frontage Variance
Property Location: 449 Twin Oaks Trail
Legal Description: Hanelius & Peterson Subdivision Lot 11 A
Applicant: Ignacio Gonzales, Jr.
Property Owner: William and Elizabeth Hanelius
Request: Applicant is requesting a variance to Ordinance 30, Section 14 Standards and Specification Section J (5) Lot Frontage



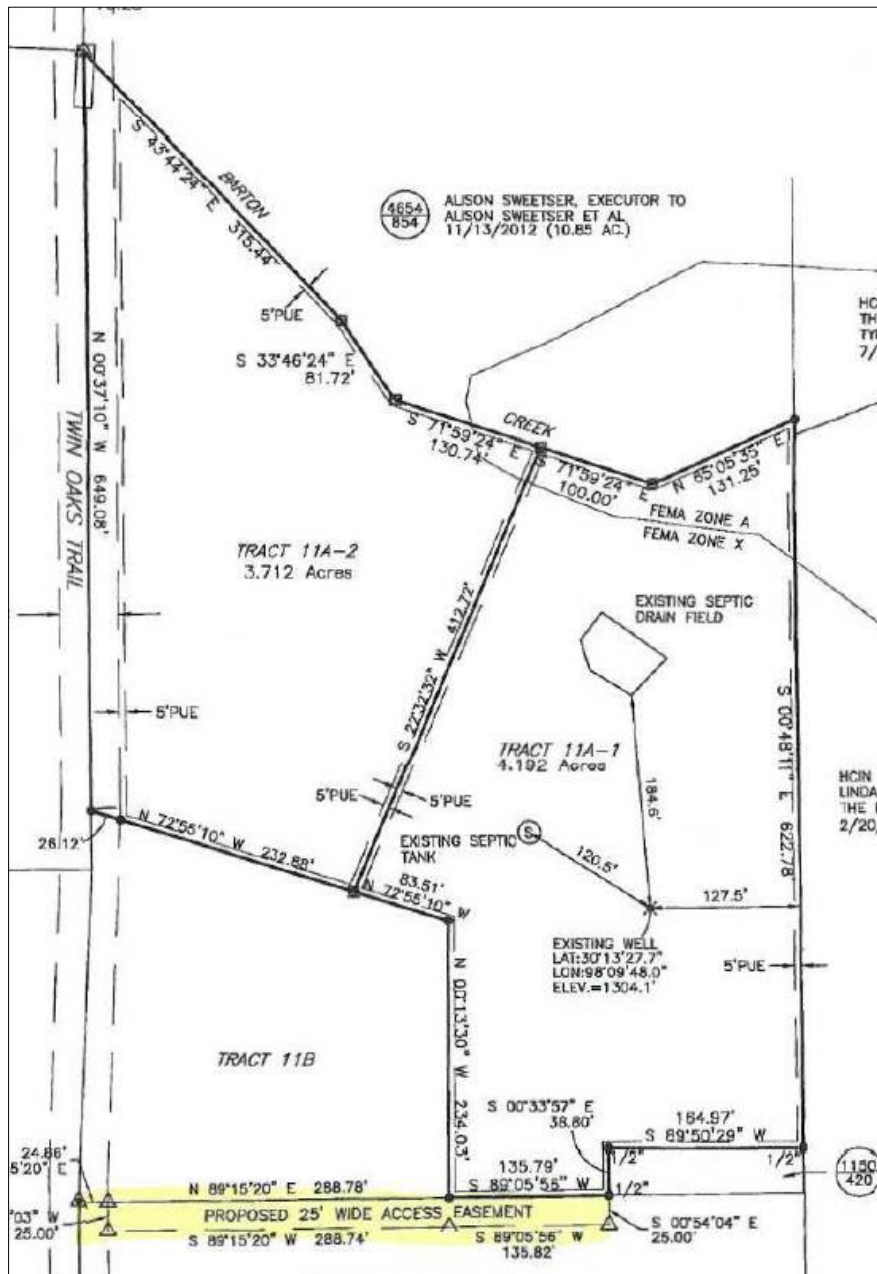
Overview

The applicant is requesting a variance to Ordinance 30, Section 14.J.5 Frontage. The applicant currently has a replat under review to subdivide this lot into two lots. While the existing platted lot has frontage along Twin Oaks Trail, this replat shows that one of the newly created lots would not have public street frontage. Below is the section of the code of ordinances that the applicant is requesting a Variance to:

14.J.5 Frontage

Each lot shall front upon a public street. Lots of irregular shape shall be discouraged, and shall be prohibited unless they have a street frontage of at least one hundred (100) feet. Lots on a standard street shall have a minimum street frontage of one hundred (100) feet, and that lots on a cul-de-sac street shall have a minimum street frontage of sixty (60) feet.

The applicant is requesting to meet the intent of the code for lot frontage by allowing Lot 11A-1 to have frontage on to an access easement.



Approval Criteria for Special Exceptions (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, and are not applicable generally to other property; and	Though the request is not unique the applicant is meeting the intent of the code with a shared access easement.
2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and	The interpretation of the code will not deprive the applicant of the reasonable use of the land, this is a special circumstance where the intent of the code is being met by the applicant with a shared access easement, that will provide the applicant with proper ingress and egress.
3. The variance will not in any manner vary the provisions of the Zoning Ordinance, Planned Development District Ordinance, or Comprehensive Plan, or any other adopted plan(s) or ordinance(s) of the City; and	Not applicable at this time. The property is currently in the Extra-Territorial Jurisdiction. This variance does not allow the applicant any other deviations from City codes.
4. An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and	The applicant is meeting the intent of the code by the provided shared access easement that will provide adequate ingress and egress for the lot.
5. The variance will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of this Chapter.	The variance will not affect any open space or trees.
6. Granting the variance will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the variance will not prevent the orderly subdivision of other property in the vicinity	The Variance will not be detrimental to the public health, safety, or welfare.

Summary and Recommendation

Based on the above findings staff believes that the intent of the code is being met, that the variance will not cause any undue harm to the properties within the vicinity and recommends approval of the variance with the following conditions:

1. The property shall comply with the City’s Lighting Ordinance.

In September 2019, the City updated our Subdivision Ordinance process for Variances. Previously Variances would go to the Planning and Zoning Commission for recommendation and the Board of Adjustments for final action, the update now allows the Planning and Zoning Commission authorization to approve Subdivision Variances.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, and notice was placed on the City Website.

Attachments

Exhibit 1 – Variance Application

Exhibit 2 – Proposed Subdivision

Recommended Action	Approve the requested Variance with staff and any additional conditions deemed necessary by the Commission
Alternatives/Options	Deny the Variance; Approve the Variance with no or alternate 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 • cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME William S. and Elizabeth B. Hanelius
STREET ADDRESS 449 Twin Oaks Tr.
CITY Dripping Springs STATE Tx ZIP CODE 78620
PHONE (512) 294-0884 EMAIL bloomdesignbuild@gmail.com

APPLICANT NAME IGNACIO GONZALES, SR
COMPANY LENWORTH CONSULTING LLC
STREET ADDRESS P.O. Box 3098
CITY CEDAR PARK STATE TX ZIP CODE 78630
PHONE (512) 658-8896 EMAIL LENWORTHCONSUL@gmail.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Replat of Lot 11A, Hamelius & Peterson Subd
PROPERTY ADDRESS	449 Twin Oaks Trail, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	Hamelius, & Peterson Subd. Lot PT of 11A (7.906 AC)
TAX ID#	R 29696
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- o Description of request & reference to section of the Code of Ordinances applicable to request:

3.7 (j)

- o Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

Plat does not meet frontage requirement to Twin Oaks Tr
 for lot 11A-1, therefore it will access to an existing access easement
 on the south side of lot.

- o Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

Propose lot 11A-1 is requesting for a variance to be
 allowed to access to 25' wide access easement in place
 on south side of lot with lot frontage of 135.79' wide.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that IGNACIO GONZALEZ, JR ^{AGENT} is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. 719, Pg. 278.)

IGNACIO GONZALEZ, JR
Name [Signature]
AGENT
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 21 day of April, 2022 by Ignacio Gonzalez.

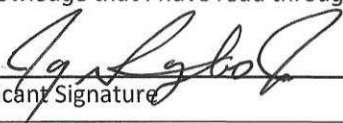
[Signature]
Notary Public, State of Texas

My Commission Expires: Jul 9, 2024

Ignacio Gonzalez
Name of Applicant



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


4-20-22
 Applicant Signature Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Cut/Fill Data Sheet (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Item 9.

titled Map



a description for your map.

Access to existing access easement

Two Oaks Trail

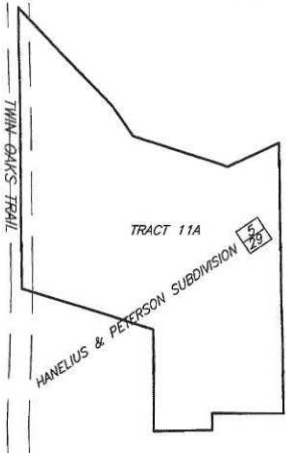
Tract
11A-1

Google Earth

- Legend**
-  BOUND
 -  DEED

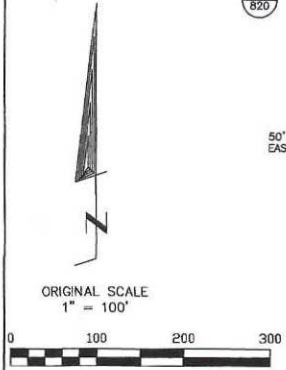
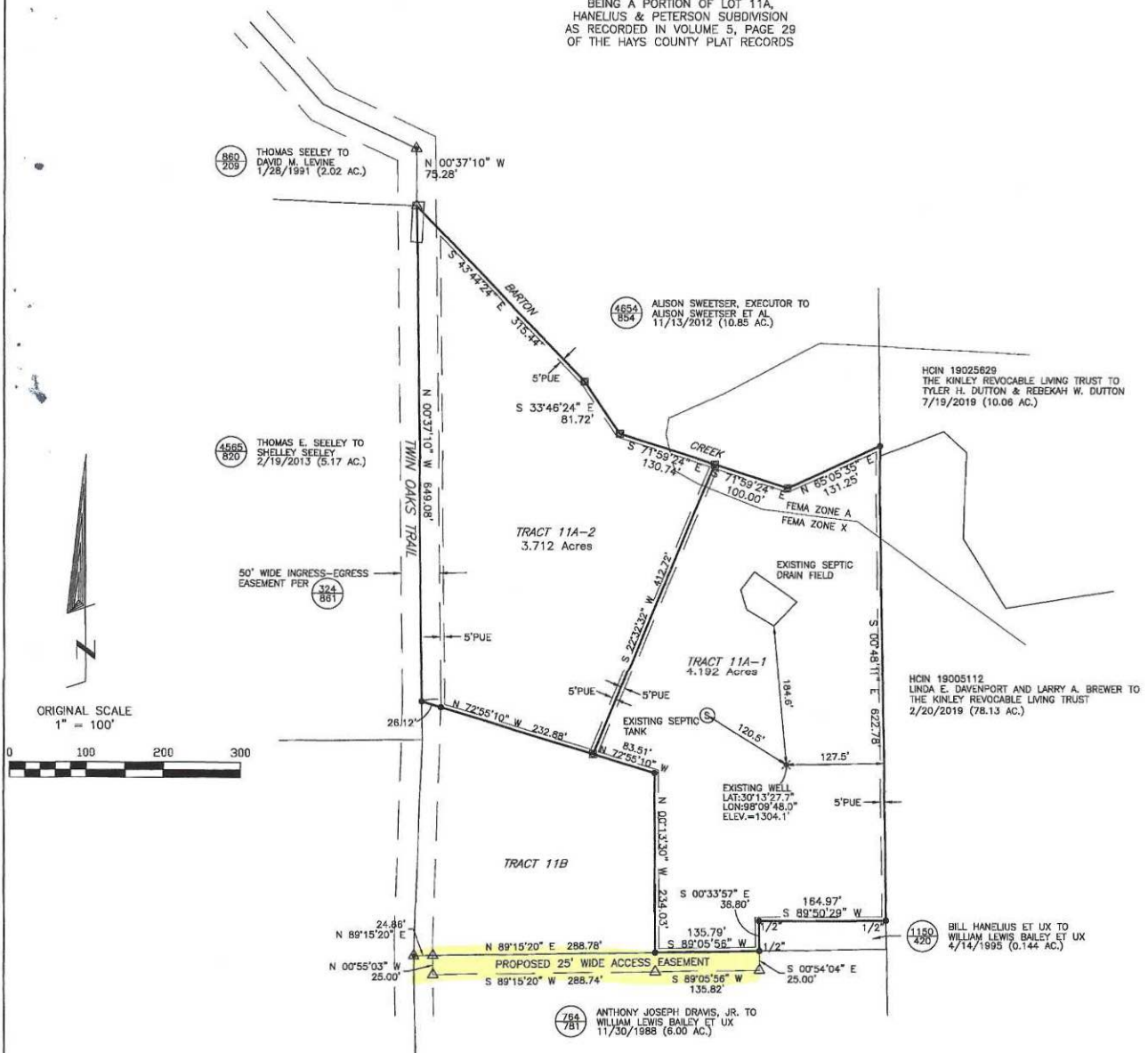
500 ft





- LEGEND**
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - HAYS COUNTY PLAT RECORDS
 - HCIN HAYS COUNTY INSTRUMENT NUMBER
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 5/8" IRON ROD FOUND OR DIAMETER NOTED
 - CONCRETE NAIL SET
 - 60D NAIL FOUND
 - WIRE FENCE
 - UTILITY LINE, POLE AND GUY

EXISTING LOT CONFIGURATION BEING A PORTION OF LOT 11A, HANELIUS & PETERSON SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 29 OF THE HAYS COUNTY PLAT RECORDS



REPLAT

BYRN & ASSOCIATES, INC.
SURVEYING
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-398-2270 FAX 512-392-2945
FIRM NO. 10070500

CLIENT: PHILLIPS, JOSEPH
DATE: 7/7/2021
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 782/88
PLAT NO. 27951-21-c



DRIPPING SPRINGS
Texas

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	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

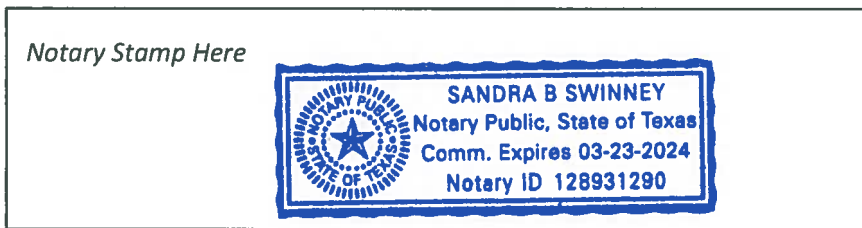
Applicant Signature

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

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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>



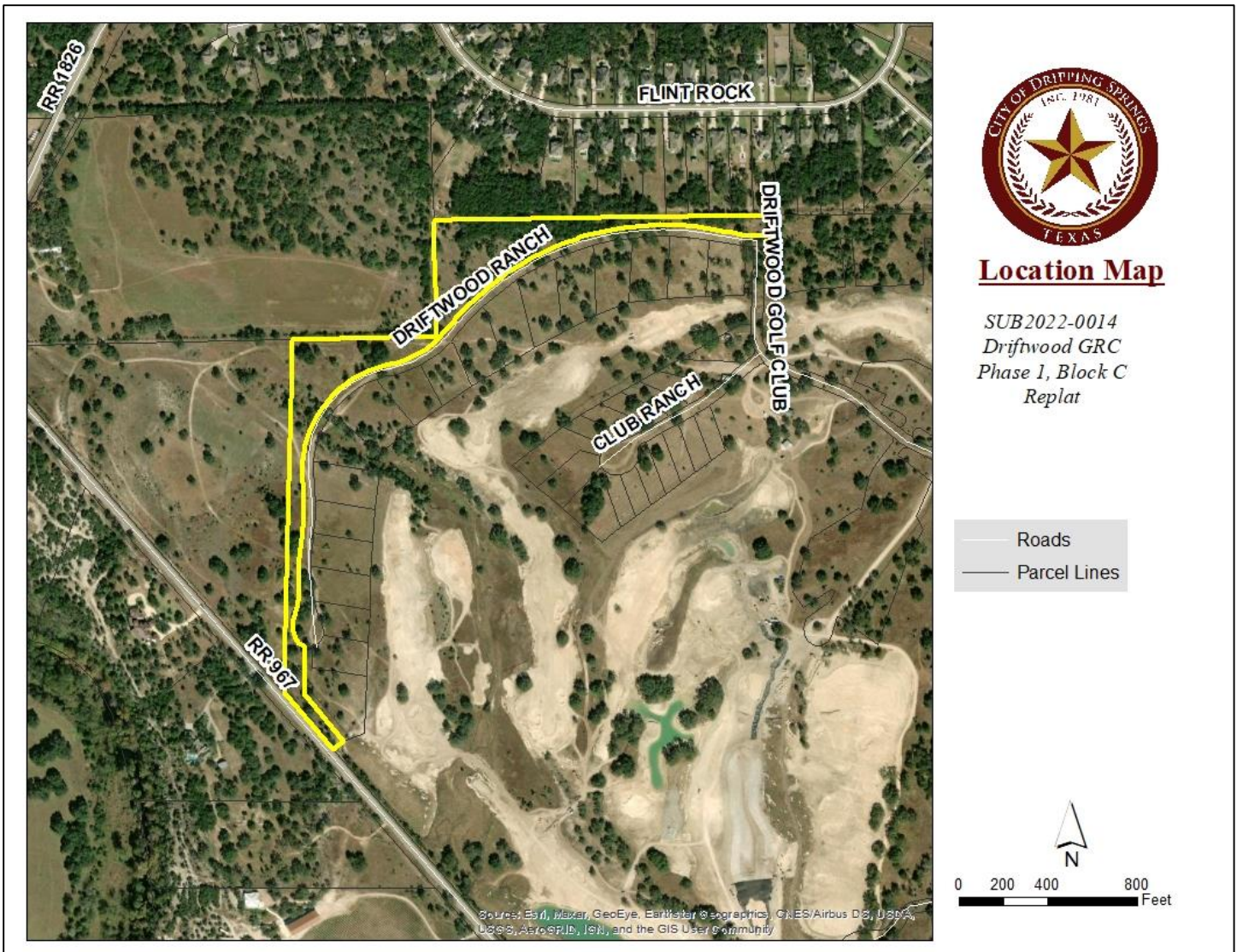
Planning and Zoning Commission Planning Department Staff Report

Item 10.

Planning and Zoning Commission Meeting: June 28, 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: Approval of the replat.



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

Approval of the replat.

Attachments

Exhibit 1 – Subdivision Application

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

Recommended Action	Approval of the 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



Planning and Zoning Commission

Planning Department Staff Report

Item 11.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0026
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Blue Ridge Section 1 Replat
Property Location: 101 Bob White Cove
Legal Description: Blue Ridge Section 1 Lot 14
Applicant: Jordan Russell, Keepers Land Planning
Property Owner: ATX Live Oak LLC
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 two lots. Each lot will be 1 acre.

Access and Transportation

The properties will both have frontage on Blue Ridge Drive.

Site Information

Location: 101 Bob White Cove

Zoning Designation: SF-1

Property History

The original Blue Ridge subdivision was recorded in 1978.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – 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

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SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL	PRE-APPLICATION
CONSULTATION	CONFERENCE
DATE:	DATE:
_____	<u>3/24/22</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 Jorden Russell

COMPANY Keepers Land Planning

STREET ADDRESS 3712 Apple Vista Circle

CITY Pflugerville **STATE** TX **ZIP CODE** 78660

PHONE 5125205388 **EMAIL** jorden@keeperslandplanning.com

OWNER NAME ATX LIVE OAK LLC

COMPANY _____

STREET ADDRESS 12309 Carlsbad

CITY Austin **STATE** TX **ZIP CODE** 78738

PHONE 512-619-6888 **EMAIL** danutt@austin.rr.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	ATX LIVE OAK LLC
PROPERTY ADDRESS	101 Bob White Cove, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	BLUE RIDGE SEC 1, Lot 14, ACRES 2
TAX ID #	R21683
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	2.000 Acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	HAYS CO FIRE ESD #6
ZONING/PDD/OVERLAY	A1-Residential
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: 644 LF - Bob White and Blue Ridge
DEVELOPMENT AGREEMENT? (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 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	Blue Ridge Section 1 - Resubdivision of Lot 14
TOTAL ACREAGE OF DEVELOPMENT	2.000 Acres
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	1.000 Acres
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>2</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>2.000</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>N/A</u> PRIVATE: <u>N/A</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input 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: Applicant SIGNATURE: Jordan Russell

PUBLIC UTILITY CHECKLIST

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

COMMUNICATIONS PROVIDER NAME (if applicable): Spectrum
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Dripping Springs WSC
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Septic
 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 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.)

Jorden Russell

Applicant Name

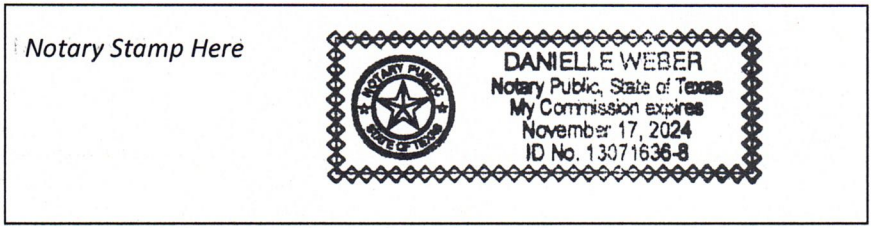
Jorden Russell

4/13/22

Applicant Signature

Date

Notary State of Texas County of Harris Date April 14th, 2022 by Daryl Nett
Sworn to and subscribed before me on _____ day of _____, 2022 by _____.



Daryl Nett

Property Owner Name

Daryl Nett

4-13-22

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: Jordan Russell Date: 4/13/22

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 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 type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input 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 type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input 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
<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 checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input 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 type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input 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

N/A

N/A

N/A

N/A

N/A

N/A	<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (if applicable)
N/A	<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).
N/A	<input type="checkbox"/>	<input type="checkbox"/>	* A Final Plat application will not be accepted if staff has not already approved this.
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (if applicable)
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
	<input 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
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(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.

<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"/> N/A	<input 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"/> N/A	<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 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	
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	

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: _____

Project Address: _____

Project Applicant Name: _____

Billing Contact Information

Name: _____

Mailing Address: _____

Email: _____ Phone Number: _____

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 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

Date



City of Dripping Springs

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

Open spaces, friendly faces.

Date: June 24, 2022

Ricca Keepers
Keepers Land Planning
permits@keeperslandplanning.com

Permit Number: SUB2022-0026
Project Name: 101 Bob White Cove Replat
Project Address: 101 Bob White Cove, Dripping Springs, TX 78620

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.

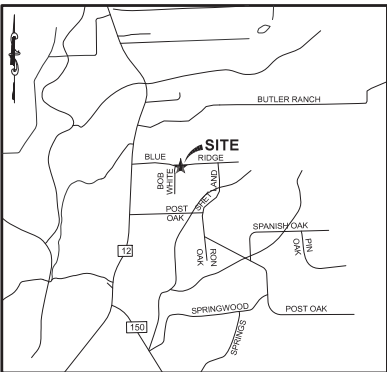
1. In the vicinity map include the city limits and ETJ boundaries of Dripping Springs[4.7.a]
2. Under note 1 of General Notes include the current zoning of the property. [4.7.p]
3. Replace the City Signature block to only be approved by the Planning and Zoning Commission of the City of Dripping Springs. Include a signature for P&Z chair and City secretary. [4.7.r.4]
4. Show original lot configuration. [7.3]
5. Provide a note stating the purpose of the replat [7.3]
6. Remove building setback lines from the plat.

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 a copy of the currently recorded plat.
2. Update General Note 2. This plat lies within the Edwards Aquifer Contributing Zone.
3. Sewage Disposal/Water Supply Certification - This project is within the City Limits. Change all references to Hays County to read "City of Dripping Springs".
4. It appears the proposed lot line crosses a wood framed shed. This shed will have to be moved or demoed to comply with building setback lines. Please clarify the applicant's intention.

Item 11.



VICINITY MAP
(NOT TO SCALE)

OWNER'S DEDICATION:

COUNTY OF HAYS
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael R. Mitchell, owner of the lot shown hereon and described as Lot 14 of Blue Ridge Section 1, a subdivision in Hays County, Texas as recorded in Volume 2, Page 41, Plat Records, Hays County, Texas and conveyed unto me by a Warranty Deed with Vendor's Lien as recorded in Volume. 3083, Page 861, of the Official Public Records of Hays County, Texas.

said lot having been approved for resubdivision pursuant to the public notification, do hereby resubdivide said Lot 14, comprising a total of 2.000 acres of land in accordance with the attached map or plat shown hereon to be known as:

BLUE RIDGE SECTION 1, RESUBDIVISION OF LOT 14

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions herebefore granted, and not released.

WITNESS MY HAND this the ___ day of _____, A.D. 20__.

Michael R. Mitchell

COUNTY OF HAYS
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, on this the ___ day of _____, A.D. 20__ did personally appear Michael R. Mitchell, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION:

I, SETH REICHENAU, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

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

Seth Reichenau, R.P.L.S. No 6735
Dillo Development Services LLC
967 Broadway
New Braunfels, TX 78130

CITY OF DRIPPING SPRINGS APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ___ DAY OF _____, 20__ BY THE PLANNING ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS.

HOWARD KOONTZ, PLANNING DIRECTOR DATE

MICHELLE FISCHER, CITY ADMINISTRATOR DATE

MIM JAMES, PLANNING & ZONING COMMISSION DATE

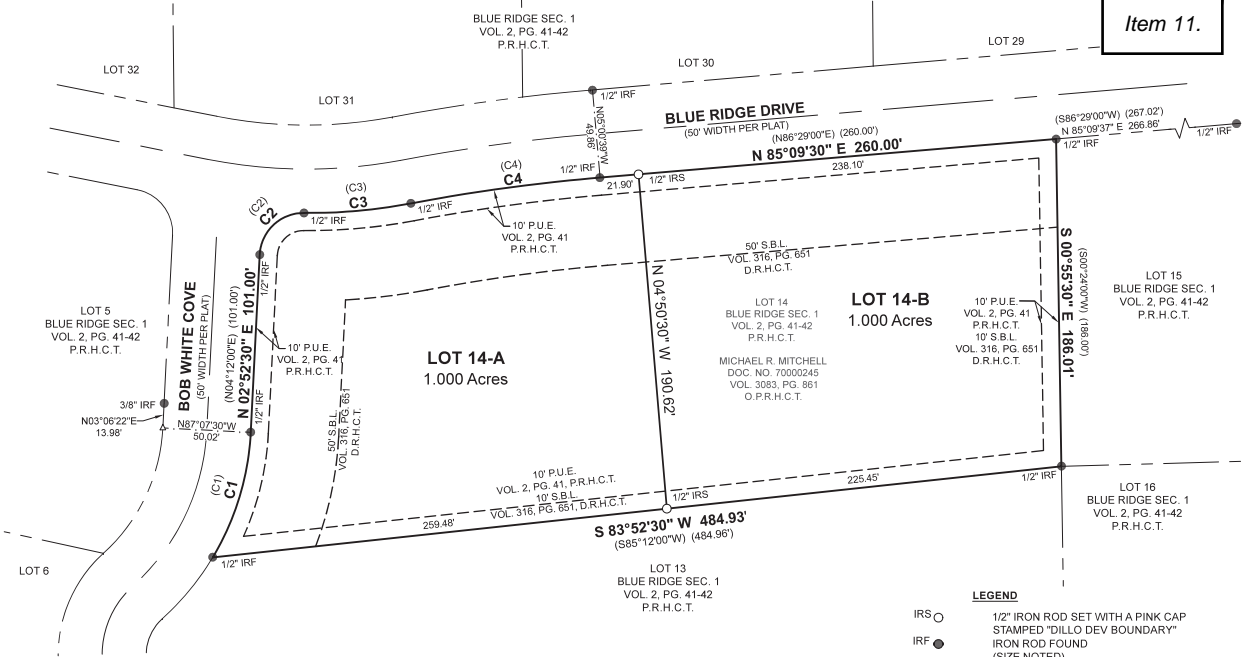
GENERAL NOTES:

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE OR RECHARGE ZONE.
- PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48209C0115F, DATED 9/2/2005.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- DRIPPING SPRINGS WATER SUPPLY CORPORATION WILL PROVIDE WATER SERVICE.
- THE OWNER/DEVELOPER OF THE SUBDIVISION/LOT SHALL BE RESPONSIBLE FOR FOLLOWING ALL STATE/CITY RULES AND REGULATIONS REGARDING ON SITE SEWAGE FACILITIES.
- PEDENALES ELECTRIC COOPERATIVE WILL PROVIDE ELECTRIC SERVICE.
- NO STRUCTURE IN THIS PLAT SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE - APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS PLAT SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE - APPROVED WASTE WATER SYSTEM.
- PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT - OF - WAY HAS BEEN ISSUED.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY 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 GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFF THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR ON - SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED OR PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GILPIN, CITY ENGINEER
CITY OF DRIPPING SPRINGS DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (C1)	153.03' (153.03)	75.00' (75.00)	74.25' (74.25)	N 16°55'30" E (N18°15'00" E)	28°04'48" (28°04'48")
C2 (C2)	25.00' (25.00)	38.24' (38.24)	34.62' (34.62)	N 43°36'30" E (N47°56'00" E)	87°38'27" (87°38'27")
C3 (C3)	312.44' (312.44)	61.11' (61.11)	61.01' (61.01)	N 84°54'30" E (N86°14'00" E)	11°12'21" (11°12'21")
C4 (C4)	1,062.19' (1,062.19)	108.53' (108.45)	108.48' (108.40)	N 82°13'30" E (N83°33'00" E)	5°51'15" (5°51'00")

- LEGEND**
- IRS ○ 1/2" IRON ROD SET WITH A PINK CAP STAMPED "DILLO DEV BOUNDARY" IRON ROD FOUND (SIZE NOTED)
 - IRF ● IRON ROD FOUND (SIZE NOTED)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.B.L. SETBACK LINE
 - VOL. PG. VOLUME AND PAGE
 - DOC. NO. DOCUMENT NUMBER
 - P.R.H.C.T. PLAT RECORDS
 - O.P.R.H.C.T. HAYS COUNTY PLAT RECORDS
 - D.R.H.C.T. HAYS COUNTY PLAT RECORDS
 - R.O.W. HAYS COUNTY RIGHT OF WAY
 - () RECORD PLAT CALLS

STATE OF TEXAS
COUNTY OF TRAVIS

I, Elaine H. Cardenas, Clerk of Hays County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of

Authentication was filed for record in my office on the ___ day of _____, 20__ A.D. at ___ o'clock and duly recorded

on the ___ day of _____, 20__ A.D. at ___ o'clock in the Plat Records of said County and State in

Book _____ Page _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY

this ___ day of _____, 20__.

ELAINE H. CARDENAS, MBA, PhD
COUNTY CLERK
HAYS COUNTY, TEXAS

**BLUE RIDGE SECTION 1
RESUBDIVISION OF LOT 14
BEING 2.000 ACRES AND ALL OF
LOT 14 OF BLUE RIDGE SECTION 1, VOLUME 2, PAGE 41
PLAT RECORDS, HAYS COUNTY, TEXAS**

OWNER
Michael R. Mitchell
1007 Blue Ridge Drive
Dripping Springs, TX 78620

ENGINEER & SURVEYOR
DILLO DEV
Engineering|Surveying|Planning

Contact: Seth Reichenau, RPLS
Tel: (210)-383-3764 Email: Seth@
Address: 967 Broadway, New Br
TX Engineering Firm No. F-2283
TX Surveying Firm No. 1019471



Planning and Zoning Commission Planning Department Staff Report

Item 12.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0029
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

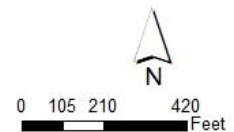
Project Name: Vitolich Plaza Lot 1 Replat
Property Location: Bell Springs Road
Legal Description: Vitolich Plaza Lot 1
Applicant: Jon Thompson
Property Owner: Steven Kwee, Bell Springs Flex, LLC
Staff recommendation: Denial of the Replat based on outstanding comments



Location Map

*SUB2022-0029
 Vitolich Plaza Replat*

- Roads
- Parcel Lines
- City Limits**
- ▭ Full Purpose



Planning Department Staff Report

Overview

The purpose of this replat is to subdivide one existing platted lot into two lots ranging from 1.71 acres to 5.55 acres.

Access and Transportation

The properties will both have frontage on Bell Springs Road.

Site Information

Location: Bell Springs Road

Zoning Designation: ETJ

Property History

The original Vitolich Plaza subdivision was recorded in 2017.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – 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

Item 12.

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: <u>January 18, 2022</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE
<input type="checkbox"/> Amending Plat
<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Replat
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Plat Vacation
<input type="checkbox"/> Other: _____

CONTACT INFORMATION

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

CITY Dripping Springs **STATE** Texas **ZIP CODE** 78620

PHONE (512) 568-2184 **EMAIL** jthompsonconsultingds@gmail.com

OWNER NAME: Steven Kwee

COMPANY Bell Springs Flex, LLC

STREET ADDRESS PO Box 162431

CITY Austin **STATE** Texas **ZIP CODE** 78716-2431

PHONE (512) 705-5578 **EMAIL** helenakwee@gmail.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Steven Kwee, Bell Springs Flex LLC
PROPERTY ADDRESS	Unaddressed Bell Springs Road
CURRENT LEGAL DESCRIPTION	Vitolich Plaza, Lot 1
TAX ID #	R155032
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	7.263
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	# 1 & # 6
ZONING/PDD/OVERLAY	Zoning - N/A (ETJ)
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Bell Springs Road</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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	Vitolich Plaza, Lot 1 Replat
TOTAL ACREAGE OF DEVELOPMENT	7.263
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	3.6315
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>2</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>7.263</u> INDUSTRIAL: <u>0</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 checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

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): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

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.)

Jon Thompson

Applicant Name

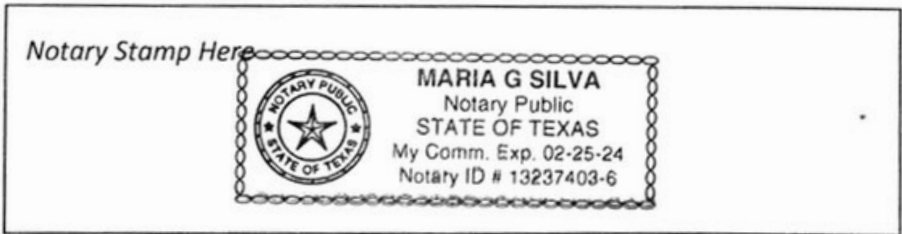
Jon Thompson

Applicant Signature

Date

Notary

Date



Steven Kwee, Bell Springs Flex, LLC

Property Owner Name

[Signature]

Property Owner Signature

4/21/2022

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: Jon Thompson Date: January 14, 2022

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
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input checked="" 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
<input type="checkbox"/>	<input type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input 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

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<input type="checkbox"/>	<input 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 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(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.

<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 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,

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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"/>	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>This site is located outside the City limits of Dripping Springs. As such, this site's future improvements are not required to comply with the City's Dark Sky Lighting Ordinance. The future owner(s) may decide to voluntarily comply at the time of future permitting and construction.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Since the City revised its Parkland Dedication Ordinance, commercial projects no longer are required to contribute parkland dedication.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>This site is located outside the City limits of Dripping Springs. As such, this site's future improvements are not required to comply with the City's Landscape and Tree Preservation Ordinance. The future owner (s) may decide to voluntarily comply at the time of future permitting and construction.</p>

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<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>This replat will comply with all applicable ordinances' requirements.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>This site is located outside the City limits of Dripping Springs. As such, this site's future improvements are not required to comply with the City's Dark Zoning Ordinance.</p>

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Vitolich Plaza, Lot 1 Replat

Project Address: Unaddressed Bell Springs Road

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting

Billing Contact Information

Name: Helena Kwee, Bell Springs Flex, LLC

Mailing Address: PO Box 162431

Austin, Texas 78716-2431

Email: helenakwee@gmail.com Phone Number: (512) 705-5578

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.*

Jon Thompson
Signature of Applicant

January 13, 2022
Date



City of Dripping Springs

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cityofdrippingsprings.com

Open spaces, friendly faces.

Date: June 23, 2022

Jon Thompson
J Thompson Professional Consulting, LLC
jthompsonconsultingds@gmail.com

Permit Number: SUB2022-0029
Project Name: Vitolich Plaza, Lot 1 Replat
Project Address: Bell Springs Road, Dripping Springs, TX 78620

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. In the Location Map show the boundaries of the ETJ and City Limits of Dripping Springs[4.7.a]
Show the recording information of the property to the east. [4.7.c]
2. Remove Minor Plat from the title block since this is only a replat. [4.7.g]
3. Add a graphic scale[4.7.i]
4. Change the City of Dripping Springs approval statement to read "...Has been approved by the City of Dripping Springs Planning & Zoning Commission" [4.7.r.4]
5. Remove Ginger Faught's signature and replace it Planning and Zoning Commission Chair and City Secretary signatures. [4.7.r.4]
6. Provide Hays County 1445 approval letter.
7. Remove building lines.

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 a copy of the currently recorded plat.

Item 12.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT I, BELL SPRINGS FLEX LLC, A LIMITED COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH IT'S HOME ADDRESS AT 6801 S. INTERSTATE 35, STE. G, AUSTIN, TEXAS , OWNER OF 7.26 ACRES OF LAND (RECORD) 7.263 ACRES, ROUNDED TO TWO DECIMALS, OUT OF THE B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED AUGUST 30, 2021, AND RECORDED IN DOCUMENT NUMBER 21047124, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF LOT 1, VITOLICH PLAZA, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 17030283, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS A, DO HEREBY SUBDIVIDE 7.26 ACRES TO BE KNOWN AS:

" REPLAT OF LOT 1, VITOLICH PLAZA"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF: BELL SPRINGS FLEX L.L.C. HAS CAUSED AND ACKNOWLEDGED THESE PRESENTS TO BE EXECUTED BY IT'S REGISTERED AGENT IGNACIO DeHARO AND MANAGER STEVEN KEWEE THEREUNTO DULY AUTHORIZED.

IGNACIO DeHARO
REGISTERED AGENT
6801 S. INTERSTATE 35, STE. G
AUSTIN, TEXAS 78744

STEVEN KEWEE
MANAGER
P.O. BOX 162431
AUSTIN, TEXAS 78716

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IGNACIO DeHARO AND STEVEN KEWEE, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS REGISTERED AGENT AND MANAGER OF BELL SPRINGS FLEX L.L.C., AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID BELL SPRINGS L.L.C. AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

NOTARY PUBLIC IN AND FOR _____
COUNTY, TEXAS
COMMISSION EXPIRES _____
PRINT NAME _____

CITY OF DRIPPING SPRINGS APPROVAL

THIS PLAT " REPLAT OF LOT 1, VITOLICH PLAZA" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A "MINOR SUBDIVISION PLAT"

APPROVED THIS THE _____ DAY OF _____, A.D., 2022.

GINGER FAUGHT, CITY ADMINISTRATOR

WATER/ WASTEWATER NOTE:

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 WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE COUNTY 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 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 HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S. , C.F.M.
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

" I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMFORMS 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
HAYS COUNTY DEVELOPMENT SERVICES

DATE

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 2022 A.D. AT _____ O'CLOCK

____.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER _____
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D., 2022 A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

DRIVEWAY PERMIT NOTE

" IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS a) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS."

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AND THAT AN ACTUAL SURVEY OF THE PROPERTY WAS MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

(THIS IS A PRELIMINARY REVIEW SKETCH NOT TO BE RECORDED)

SOUTHWEST LAND CONSULTANTS
GARY F. PENNINGTON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 - STATE OF TEXAS
P.O. BOX 1244
DRIPPING SPRINGS, TEXAS 78620
(512) 888-4460 FIRM NO. 10194161

DATE

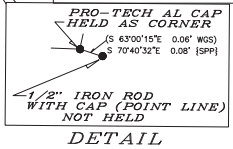
IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS. HAYS COUNTY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF THE CONSTRUCTION OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

*MINOR PLAT OF THE
REPLAT OF LOT 1, VITOLICH PLAZA
A SUBDIVISION IN HAYS COUNTY, TEXAS
PRELIMINARY REVIEW COPY*

Item 12.

- GENERAL NOTES**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE COMMUNITY PANEL NO.48209C0105F, DATED SEPT. 02, 20 THIS PROPERTY IS LOCATED IN ZONE "X", AND IS NOT IN THE 100 YEAR FLOODPLAIN.
 - 2) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES LIE WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 - 3) THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND MATTERS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAT.
 - 4) THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
 - 5) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
 - 6) THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.
 - 7) THIS PROPERTY IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - 8) THIS PROPERTY IS LOCATED WITHIN THE NORTH HAYS COUNTY ES DISTRICT # 1 AND THE HAYS COUNTY ES DISTRICT #6.
 - 9) THE FOLLOWING BUILDING SETBACK LINES ARE HEREBY DEDICATED: 30' FRONT YARD SETBACK ADJACENT TO ALL ROADWAYS 15' SIDE YARD SETBACK ALONG EACH SIDE OF INTERIOR LOT LINES 10' REAR YARD SETBACK
 - 10) THIS PROPERTY IS SUBJECT TO THE SITE DEVELOPMENT REGULATIONS BY THE CITY OF DRIPPING SPRINGS.
 - 11) THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NO. 17030283 AND DOCUMENT NO. 21047124 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 - 12) THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: 10' P.U.E. ON EACH SIDE OF INTERIOR LOT LINES 10' P.U.E. ON ALL OTHER PERMITTER LINES OF SUBDIVISION 20' P.U.E. EASEMENT CENTERED ON ALL EXISTING AND PROPOSED UTILITY LINES AND GUYING ANCHORS. 30' P.U.E. ALONG BELL SPRINGS ROAD. 13) ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03. 14) MAIL BOXES PLOTTED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.

ELECTRICITY SERVICE	PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE SERVICE	FRONTIER COMMUNICATIONS.
WATER	DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER	INDIVIDUAL ON-SITE SEWAGE FACILITIES
OWNER AND DEVELOPER	BELL SPRINGS FLEX, LLC DOC NO. 21047124 (LOT 1)
SURVEYOR	SOUTHWEST LAND CONSULTANTS GARY F. PENNINGTON, R.P.L.S. NO. 4404 - STATE OF TEXAS P.O. BOX 1244 DRIPPING SPRINGS, TEXAS 78620 (512) 888-4460 FIRM NO. 10194161
SCALE	1"=60'
ORIGINAL SURVEY:	B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, HAYS COUNTY, TEXAS.



**MINOR PLAT OF THE
REPLAT OF LOT 1,
VITOLICH PLAZA**

OUT OF THE ORIGINAL SUBDIVISION OF VITOLICH PLAZA, A SUBDIVISION RECORDED IN DOCUMENT NO. 17030283, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (THIS IS A PRELIMINARY REVIEW SKETCH NOT TO BE RECORDED)

FEBRUARY 2022
SCALE 1" = 60'

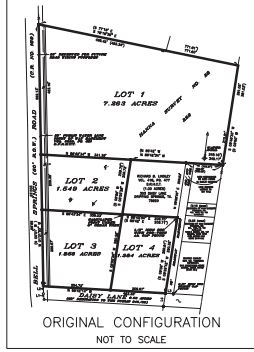
WATER SUPPLY NOTE
DRIPPING SPRINGS WATER SUPPLY CORPORATION, AN APPROVED PUBLIC WATER SUPPLY SYSTEM (TCEQ CCN # 1050013) HAS ADEQUATE QUANTITY TO SUPPLY THIS SUBDIVISION AND PROVISIONS HAVE BEEN MADE TO PROVIDE SERVICE TO EACH LOT IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY CORPORATION.

GREG PERRIN, GENERAL MANAGER DATE

JOHN P. LYLE
5255 BELL SPRINGS ROAD
DRIPPING SPRINGS, TEXAS 78620
VOL. 274, PG. 353, D.R.H.C.T.
(20.41 AC.)

LOT 1-A
5.55 Acres

JOHN P. LYLE AND CHERYL LYLE
5255 BELL SPRINGS ROAD
DRIPPING SPRINGS, TEXAS 78620
VOL. 3007, PG. 168, O.P.R.H.C.T.
(5.5433 AC.)



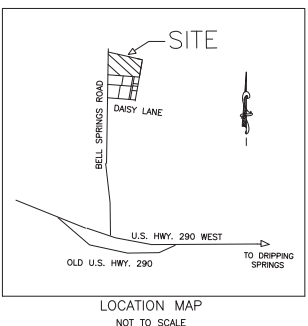
PHILIP AND MICHELL HOGGATT
5300 BELL SPRINGS ROAD
DRIPPING SPRINGS, TEXAS 78620
1137/650 O.P.R.H.C.T.
(9.41 AC.)

CAUTION
BURIED WATER LINE
APPROX. LOCATION
ALONG BELL SPRINGS
EAST SIDE

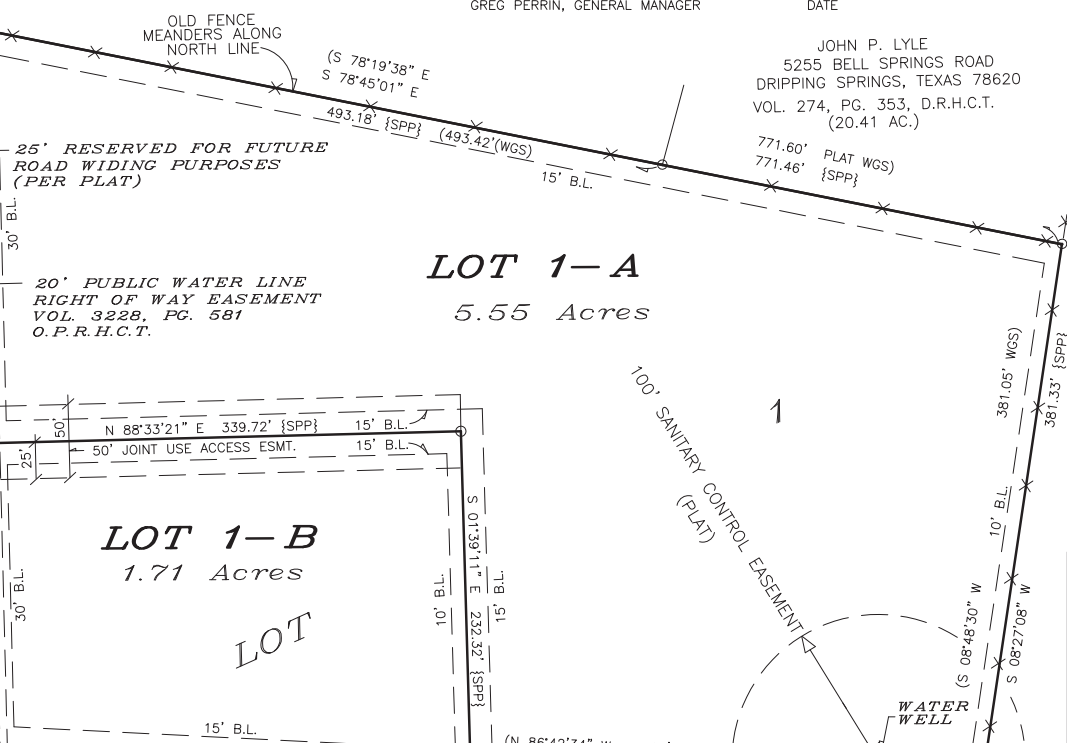
RUSSELL LANE LLC
8758 AVATOR CIRCLE
BOERNE, TEXAS 78015
DOC. 19007356 O.P.R.H.C.T.
(1.94 AC.)

RUSSELL LANE
50' R.O.W. ESMT.
998/763 O.P.R.H.C.T. (0.920 AC.)

SAN LUIS SPIRITS, INC.
P.O. BOX 310
DRIPPING SPRINGS, TX. 78620
5126/753, O.P.R.H.C.T.
(2.50 AC. & 0.172 AC.)



BELL SPRINGS ROAD (50' R.O.W.) (C.R. NO. 169)



DOOLIN & LAIRD INTERIOR DESIGN CENTER, LLC
3606 RIP FORD DR,
AUSTIN, TEXAS 78732 (1.549 AC.)

RICHARD B. LINDLEY
VOL. 418, PG. 477
D.R.H.C.T.
(1.00 ACRES)
303 DAISY LANE
DRIPPING SPRINGS, TX.
78620

TOTAL NO. OF LOTS	2
TOTAL ACREAGE OF LOTS	7.26 ACRES
AVERAGE LOT ACREAGE	3.63 ACRES
NO. OF LOTS LARGER THAN 1 AC. AND SMALLER THAN 2 AC.	1
NO. OF LOTS LARGER THAN 2 AC. AND SMALLER THAN 5 AC.	0
NO. OF LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC.	1
NO. OF LOTS LARGER THAN 10 AC.	0
LAND USE: COMMERCIAL	

- LEGEND**
- RECORD INFORMATION
 - 1/2" IRON ROD WITH CAP SET (NO. 4404)
 - 1/2" IRON ROD FOUND CAP 4404 (UNLESS NOTED)
 - 1/2" IRON PIPE FOUND
 - UTILITY POLE
 - GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - D.R.A.C.T. DEED RECORDS OF HAYS COUNTY, TEXAS.
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 - (SPP) STATE PLANE PROJECTION
 - (WGS) WORLD GEOGRAPHIC SYSTEM OF 1984.

BEARING BASIS AND BENCH MARK NOTE
BEARINGS SHOWN HEREON ARE ON STATE PLANE NAD 83 SPC (4204) TEXAS SOUTH CENTRAL ZONE. (GRID NORTH)
THIS DATA WILL VARY SLIGHTLY FROM THE RECORDED PLAT DUE TO NEW FENCE CONSTRUCTION, GROUND DISTURBANCE AND HEAVY EQUIPMENT CLEARING. THE ORIGINAL RECORDED PLAT WAS BASED ON W.G.S. 84 DATUM ON AN ASSUMED COORDINATE BASE. BENCH MARK IS THE TOP OF AN IRON ROD FOUND (CAP NO. 4404), WHICH IS THE SOUTHWEST CORNER OF LOT 1-B AS SHOWN HEREON.



Planning and Zoning Commission

Planning Department Staff Report

Item 13.

Planning and Zoning Commission Meeting: June 28, 2022
Project No: SUB2022-0030
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

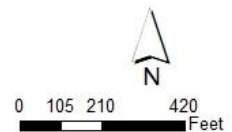
Project Name: Burke Subdivision Lot 1 Replat
Property Location: 20650 FM 150
Legal Description: Burke Subdivision Lot 1A
Applicant: Jon Thompson
Property Owner: L&L Shelton Land Investments, LLC
Staff recommendation: Denial of the Replat based on outstanding comments



Location Map

*SUB2022-0030
Burke Replat*

— Roads
— Parcel Lines



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

Planning Department Staff Report

Overview

The purpose of this replat is to subdivide one existing platted lot into two lots. Each of the lots will be 7.27 acres.

Access and Transportation

The properties will both have frontage on FM 150

Site Information

Location: 20650 FM 150

Zoning Designation: ETJ

Property History

The original Burke Subdivision was recorded in 2008.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – 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

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SUBDIVISION APPLICATION

Case Number (staff use only): _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

CITY Dripping Springs **STATE** Texas **ZIP CODE** 78620

PHONE (512) 568-2184 **EMAIL** jthompsonconsultingds@gmail.com

OWNER NAME Linwood "Denman" Shelton

COMPANY L&L Shelton Land Investments, LLC

STREET ADDRESS 520 Holder Lane

CITY Dripping Springs **STATE** Texas **ZIP CODE** 78620

PHONE _____ **EMAIL** ldshelton@mac.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	L&L Shelton Land Investments, LLC
PROPERTY ADDRESS	20650 FM 150, Driftwood, Texas 78619
CURRENT LEGAL DESCRIPTION	Burke Subdivision, Lot 1A
TAX ID #	R129262
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	14.54
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	ESD # 1 & ESD # 6
ZONING/PDD/OVERLAY	N/A - ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>FM 150</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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	Burke Subdivision, Lot 1A Replat
TOTAL ACREAGE OF DEVELOPMENT	14.54
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	7.27
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>2</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>14.54</u> INDUSTRIAL: <u>0</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 checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input type="checkbox"/> PUBLIC WATER SUPPLY <input checked="" type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input checked="" 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: _____

<u>PUBLIC UTILITY CHECKLIST</u>	
ELECTRIC PROVIDER NAME (if applicable):	<u>PEC</u>
<input checked="" type="checkbox"/> VERIFICATION LETTER ATTACHED	<input type="checkbox"/> NOT APPLICABLE
COMMUNICATIONS PROVIDER NAME (if applicable):	_____
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE
WATER PROVIDER NAME (if applicable):	_____
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE
WASTEWATER PROVIDER NAME (if applicable):	_____
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE
GAS PROVIDER NAME (if applicable):	_____
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<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.)

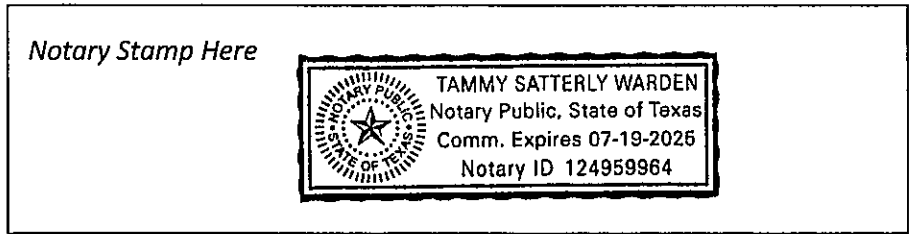
Applicant Name

Applicant Signature

Date

Notary *Say Sweet*

Date *2/14/2022*



Linwood Denman Shelton, L&L Land Investments, LLC

Property Owner Name

John De...

Property Owner Signature

2/14/2022

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: Jon Thompson Date: February 14, 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 checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input 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 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
<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input 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

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<input type="checkbox"/>	<input 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 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(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"/>	<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 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

This property is in the City's ETJ and is not subject to this ordinance. The property owner and the future buyers will be encouraged to voluntarily comply with the Outdoor Lighting Ordinance.

Parkland Dedication,
Article 28.03

Since this is a commercial subdivision, the Parkland Dedication Ordinance is not applicable.

Landscaping and Tree
Preservation, Article
28.06

Since this project is in the ETJ, the Landscape and Tree Preservation Ordinance is not applicable.

<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>This project being in the City's ETJ will comply with all applicable sections of the Subdivision Ordinance as applicable to projects in the ETJ.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>This project is in the ETJ and is therefore not subject to the City's Zoning Ordinance.</p>

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Burke Subdivision, Lot 1A Replat

Project Address: 20650 RR 12, Driftwood, Texas 78619

Project Applicant Name: Jon Thompson

Billing Contact Information

Name: Linwood Denman Shelton, L&L Land Investments, LLC

Mailing Address: 520 Holder Lane

Dripping Springs, Texas 78620

Email: ldshelton@mac.com Phone Number: _____

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.

Jon Thompson
Signature of Applicant

February 14, 2022
Date



City of Dripping Springs

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

Open spaces, friendly faces.

Date: June 24, 2022

Jon Thompson
 J Thompson Professional Consulting, LLC
jthompsonconsultingds@gmail.com

Permit Number: SUB2022-0030
 Project Name: Burke Subdivision, Lot 1A Replat
 Project Address: 20650 FM 150 W, Driftwood, 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. Show ETJ and city limit boundaries in the location map. [4.7.a]
2. Include recording information of lot 1-B[4.7.c]
3. 1445 Approval from Hays County [4.7.o]
4. Provide a note stating the purpose for this replat. [7.3]

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.

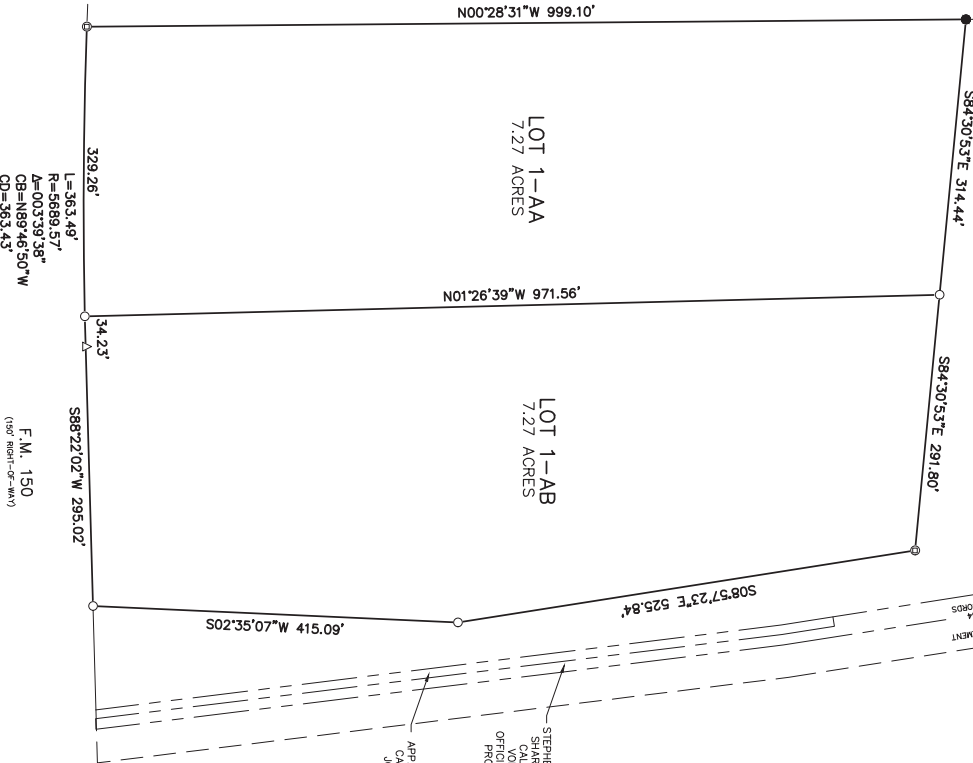
1. Provide 20 ft PUE fronting FM 150. [Sub Ord 12.2.4]
2. Provide documentation of approval of TxDOT driveway locations. [Subdivision Ord. 4.8.3]
3. Provide confirmation from TxDOT/County that future ROW setback needs are satisfied.
 [Sub Ord 11.5.1] [Zoning Ord. 5.27.5]

**RE-PLAT ESTABLISHING LOTS 1-AR-1, 1-AR-2,
1-AR-3 AND 1-BR, BURKE SUBDIVISION
BEING ALL OF LOTS 1-A AND 1-B, BURKE SUBDIVISION RECORDED IN
VOLUME 14, PAGES 264-265, PLAT RECORDS, HAYS COUNTY, TEXAS**

STEPHEN BROOKE COX AND
SHARON ELAINE DARLEY
CALLED 30.00 ACRES
VOL. 1344, PG. 595
OFFICIAL PUBLIC RECORDS
PROPERTY ID: 85320
H.C.C.A.D.

LOT 1-B
10.72 ACRES
PROPERTY ID: 44433
H.C.C.A.D.

THE BURKE FOUNDATION
CALLED 31.02 ACRES
VOL. 1112, PG. 611
OFFICIAL PUBLIC RECORDS
PROPERTY ID: 11143
H.C.C.A.D.

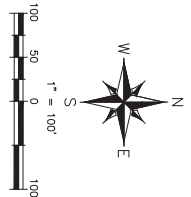
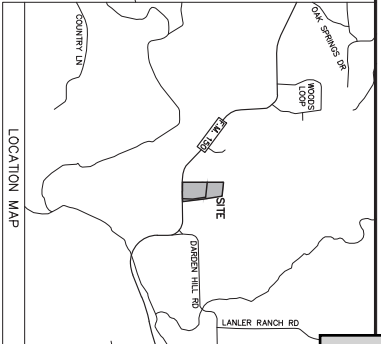


ALGERDABERT, LLC
CALLED 64.64 ACRES
VOL. 4398, PG. 724
DESCRIBED IN
VOL. 1112, PG. 611
OFFICIAL PUBLIC RECORDS
PROPERTY ID: 11130
H.C.C.A.D.

CLIFTON LAVENNE ODELL
CALLED 174.25 ACRES
VOL. 1112, PG. 611
OFFICIAL PUBLIC RECORDS
PROPERTY ID: 11159
H.C.C.A.D.

STEPHEN BROOKE COX AND
SHARON ELAINE DARLEY
CALLED 30.00 ACRES
VOL. 1344, PG. 595
OFFICIAL PUBLIC RECORDS
PROPERTY ID: 85320
H.C.C.A.D.

APPARENT REMAINDER OF
CALLED 7.27 ACRES
VOL. 216, PG. 13
DEED RECORDS



- LEGEND**
- SET 1/2" IRON ROD W/ A YELLOW "W" PLASTIC CAP
 - ⊙ SET COTTON SPINDLE W/ A YELLOW PLASTIC CAP
 - FOUND TASSLE (UNLESS OTHERWISE NOTED)
 - FOUND IRON ROD W/ A YELLOW PLASTIC CAP
 - ▲ STAINLESS STEEL PLASTIC CAP
 - H.C.C.A.D. HAYS COUNTY CENTRAL APPRAISAL DISTRICT

W&G P
LAND SURVEYING
1000 E. 401st BLVD. SUITE 200
MCKINNEY, TEXAS 75069
800.833.7273
TYPICALS FILED 10/14/15

JOB NO.: 1687-21
DRAWN BY: JMT
CHECKED BY: CUI
SHEET: 1 OF 2



DRIPPING SPRINGS
Texas

City of Dripping Springs

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

512.858.4725 • cityofdrippingsprings.com

ANNEXATION APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Hardy T Land LLC
STREET ADDRESS 317 Grace Lane #240
CITY Austin **STATE** TX **ZIP CODE** 78746
PHONE 512-970-7271 **EMAIL** Steveharren@aol.com

APPLICANT NAME Brian Estes, P.E.
COMPANY Civil and Environmental Consultants Inc.
STREET ADDRESS 3711 S. Mo Pac Expy Bldg 1 Suite 550
CITY Austin **STATE** TX **ZIP CODE** 78746
PHONE 512-439-0400 **EMAIL** bestes@cecinc.com

TYPE OF ANNEXATION APPLICATION

PROPERTY OWNER(S) WITH ANNEXATION AGREEMENT (TEXAS LOCAL GOVERNMENT CODE 43.0671).

VOTERS-LESS THAN 200 POPULATION-AT LEAST 50% APPROVAL (TEXAS LOCAL GOVERNMENT CODE 43.0681)

DEVELOPMENT AGREEMENT (TEXAS LOCAL GOVERNMENT CODE 212.172)

PROPERTY INFORMATION

PROPERTY OWNER NAME	Steve Harren
PROPERTY ADDRESS	2901 W US 290, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	A0222 BENJAMIN F HANNA SURVEY, ACRES 77
TAX ID#	R15103
CURRENT LAND USE	AG
REQUESTED ZONING	SF-2
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Annex and concurrently rezone a 38.68 Acre portion of a the 78.021 ac. tract P&H Family Limited Partnership No. 1 Tract conveyed to Hardy T Land, LLC redevelop into a single family lot subdivision.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	The proposed use will be single family lots.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Brian Estes, P.E. is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. 1733, Pg. 755.)

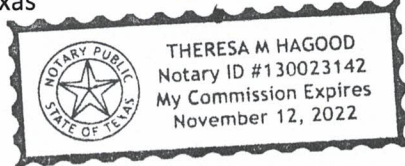
[Signature]
Name STEVE HARRIS
Title mayor

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 18 day of January,
2022 by Steve Harris.

[Signature]
Notary Public, State of Texas

My Commission Expires: 11/12/22



Name of Applicant

ANNEXATION APPLICATION SUBMITTAL

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

Applicant Signature

1/18/22

Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/> N/A	Agreement of All Owners with Signatures or Registered Voters (at least 50%) <u>PDF/Digital Copies of all submitted Documents</u>
<input type="checkbox"/>	<input type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zoning Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	GIS Data
<input type="checkbox"/>	<input type="checkbox"/> N/A	List of requested utilities or services (if any)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	List of Current Uses
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign - (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/> N/A	Copy of any Agreements with City including Utility or Development (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Information related to property's presence in a special district

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Hardy T Land North

Project Address: 2901 W US 290, Dripping Springs, TX 78620

Project Applicant Name: Brian Estes, PE (Applicant's Authorized Agent)

Billing Contact Information

Name: Steve Harren

Mailing Address: 317 Grace Lane #240
Austin, Texas 78746

Email: steveharren@aol.com Phone Number: (512)644-6800

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 Annexation

*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

1/18/22
Date



January 13, 2022

Robyn Miga
City of Dripping Springs
511 Mercer St.
Dripping Springs, Texas 78620

Dear Ms. Miga:

Subject: Hardy T Land 38.680 Acre Annexation Request
CEC Project 304-065

The property owners of the proposed Hardy T Land development tract request annexation of a 39.341 acre portion of the tract into the full purpose city limits of Dripping Springs for the property below:

A0222 BENJAMIN F HANNA SURVEY, ACRES 79.61, (1.00 AC HS) (R15103)

- Current Parcel Owner: Hardy T Land LLC

If there are any questions, please contact us directly at (512) 439-0400 or via email at bestes@cecinc.com.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Brian Estes, PE
Principal

Enclosures: Survey metes and bounds sketch of the annexation area

Location Map

Hardy Tract

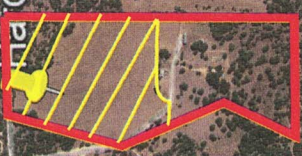
Legend

- 2901 US-290
- Camp Lucy
- Dripping Springs
- Dripping Springs Middle School
- Feature 1
- Sacred Oaks at Camp Lucy

ings Rd

Dreamland Dripping Spr

Hardy Tract Approximate Location



Camp Lucy

Sacred Oaks at Camp Lucy

220

190

189

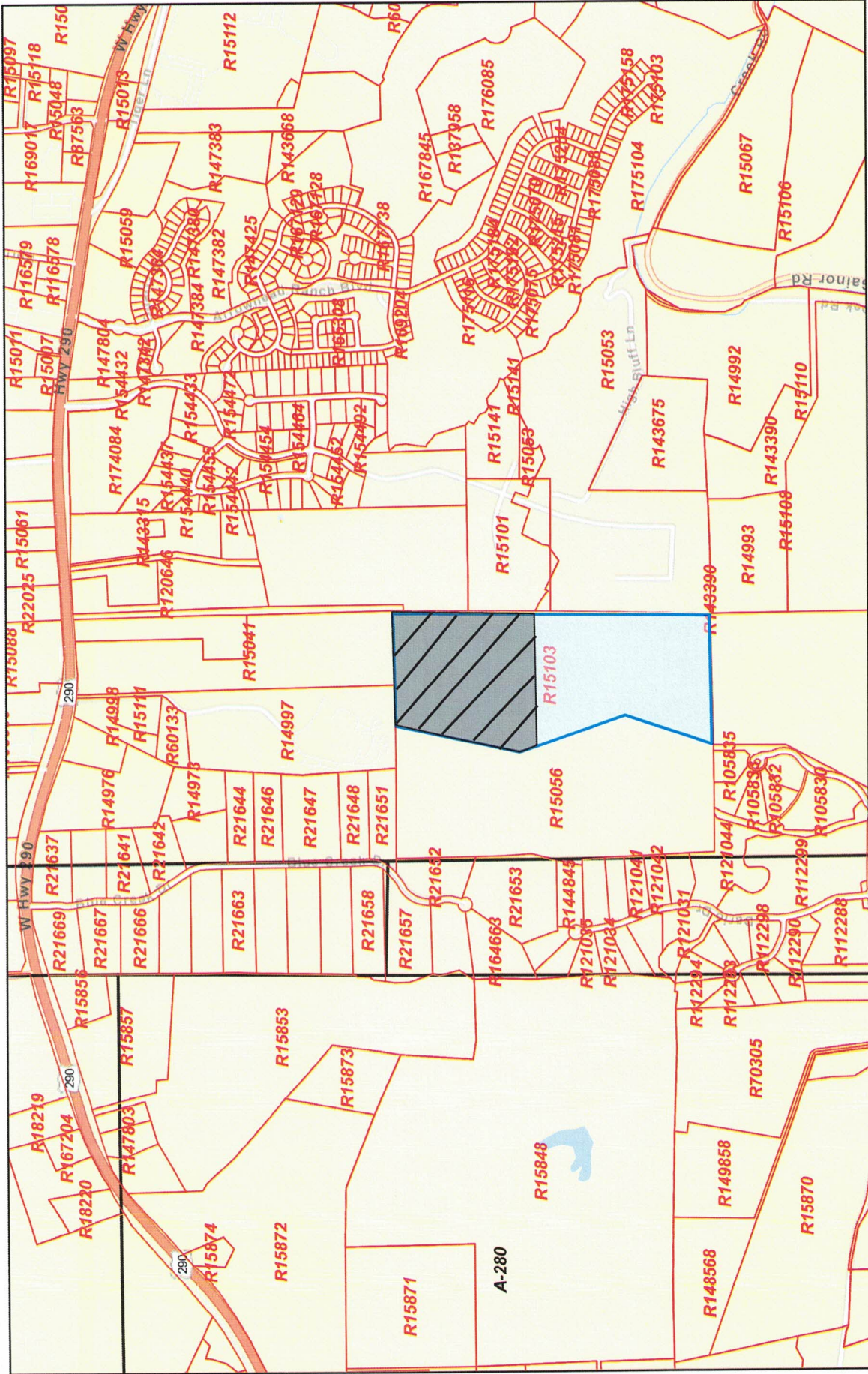
Item 14.

1 mi

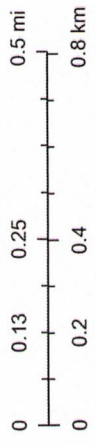
GB&D CONSTRUCTION

Google Earth

Hays CAD Web Map



1:18,056



38.68 Acres to be Annexed into Full Purpose City Limits and Rezoned to SF-2



Abstracts

Parcels

1/13/2022, 2:17:47 PM

Item 14.

Esri Community Maps Contributors, Texas Parks & Wildlife, CONANP, Esri
 Hays County Appraisal District, BIS Consulting - www.bisconsulting.co
 Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

1/24
PW

Item 14.

SPECIAL WARRANTY DEED

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

THAT the undersigned, Hardy E. Thompson, Jr., and Patty King Thompson, husband and wife (hereinafter referred to as "Grantors"), have GRANTED and CONVEYED, and by these presents do hereby GRANT and CONVEY unto the P & H Family Limited Partnership No. 1, a Texas Limited Partnership, whose mailing address is 1034 Liberty Park Drive, Apt. G2, Austin, Texas 78746 (hereinafter referred to as "Grantee"), the following:

1. The real property described in Exhibit A, which is attached hereto and incorporated herein for all pertinent purposes (hereinafter referred to as "Tract A");

2. A one-half (1/2) undivided interest in the real property described in Exhibit C, which is attached hereto and incorporated herein for all pertinent purposes, (hereinafter referred to as the "Road"), subject to a non-exclusive easement of ingress and egress in the entire Road in the event of a subsequent partition;

3. A one-half (1/2) undivided interest in any other easements of ingress and egress appurtenant to either Tract A or to the real property described in Exhibit B, which is attached hereto and incorporated herein for all pertinent purposes (hereinafter referred to as "Tract B"); and

4. A nonexclusive easement of ingress and egress sixty (60) feet in width lying south of and adjacent to the northern boundary of Tract B and running from the eastern boundary of Tract B to a point where the northern boundary of Tract B intersects with the western boundary of any easement of ingress and egress to and from Tract B to U.S. Highway 290.

Said real property interests are hereinafter referred to collectively as the "Property."

This conveyance is expressly made and accepted subject to all valid and subsisting liens, leases of surface acreage, oil, gas, and mineral leases, all prior mineral conveyances of any nature, easements, restrictions, reservations, covenants, conditions and other matters relating to the Property to the extent that the same are valid and enforceable against said Property, as same are shown by instruments filed for record in the office of the County Clerk of Hays County, Texas, or as same are evident upon inspection of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the foregoing terms and provisions, unto the said Grantee, its successors and/or assigns forever; and Grantors do hereby bind Grantors' heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject, however, as aforesaid, unto the said Grantee, its successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantors, but not otherwise.

EXECUTED this 23rd day of October, 2000.

Hardy Evans Thompson Jr.
Hardy E. Thompson, Jr.

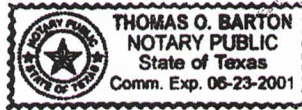
Patty King Thompson
Patty King Thompson

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 23rd day of October, 2000, by **Hardy E. Thompson, Jr.**

Thomas O. Barton
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §



The foregoing instrument was acknowledged before me on the 23rd day of October, 2000, by **Patty King Thompson.**

Thomas O. Barton
Notary Public, State of Texas

After Recording Return To:

Thomas O. Barton
McGinnis, Lochridge & Kilgore, L.L.P.
919 Congress Ave., Suite 1300
Austin, Texas 78701

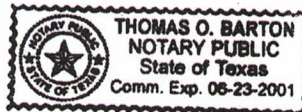


EXHIBIT A

79.61 acres of land out of and a part of quarter section No. 15 of the B. F. Hanna League, situated in Hays County, Texas, said 79.61 acre tract being more particularly described as being a portion of that certain 159.0 acre tract of land conveyed from Katherine Roberts, a widow, to Hardy E. Thompson, and wife Patty Thompson by deed of record in Volume 239, Pages 521-524 of the Deed Records of Hays County, Texas, said 79.61 acre tract being more fully described by metes and bounds as follows

Beginning at a steel pin found at a fence corner at the northeast corner of said quarter section No. 15, same being the common corner of quarter sections No. 14, 15, 16, and 17 of said Hanna League, for the northeast corner of the tract herein described, said point also being the northeast corner of said 159.0 acre tract;

THENCE with the fence along the common line of said quarter sections No. 14 and 15, same being the east line of said 159.0 acre tract, S 00°06'E 2983.98 feet to a steel pin set at a fence corner post for the southeast corner of the tract herein described;

THENCE with a new fence along the south line of this Survey S 88°12'W 1243.27 feet to a steel pin set a fence corner for the southwest corner of the tract herein described:

THENCE with the west line of this survey the following three (3) courses;

1. N 17°46'E, with a fence, 882.44 feet to a steel pin set at a fence corner;
2. N 20°12'W, leaving said fence, 1048.31 feet to a steel pin set at a fence corner;
3. N 11°45'E, with a fence, 1190.68 feet to a steel pin set at a fence corner in the north line of said 159.0 acre tract for the northwest corner of the tract herein described;

THENCE with the fence along the north line of said 159.0 acre tract N 88°15'E 1087.93 feet to the place of BEGINNING containing 79.61 acres of land.

EXHIBIT A

EXHIBIT B

79.39 acres of land out of and a part of quarter section No. 15 of the B. F. Hanna League, and a portion of the A. J. Holford Survey, situated in Hays County, Texas, said 79.39 acre tract being more particularly described as being a portion of that certain 159.0 acre tract of land conveyed from Katherine Roberts, a widow, to Hardy E. Thompson, and wife Patty Thompson by deed of record in Volume 239, Pages 521-524 of the Deed Records of Hays County, Texas, said 79.39 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a steel pin found at a fence corner at the northwest corner of said 159.0 acre tract for the northwest corner of the tract herein described;

THENCE with the fence along the north line of said 159.0 acre tract the following two (2) courses;

- 1. N 89°44'E 832.80 feet to an iron stake found at a bend in said fence at a fence corner on the east side of a gate;
- 2. S 88°52'E 426.95 feet to a steel pin set at a fence corner for the northeast corner of the tract herein described;

THENCE with the east line of this survey the following three (3) courses;

- 1. S 11°45'W, with a fence, 1190.68 feet to a steel pin set at a fence corner;
- 2. S 20°12'E, leaving said fence, 1048.31 feet to a steel pin set at a fence corner;
- 3. S 17°46'W, with a fence, 882.44 feet to a steel pin set at a fence corner for the southeast corner of the tract herein described;

THENCE with a new fence along the south line of this survey N 89°59'W 571.9 feet to a steel pin found at the top of a bluff;

THENCE continue with the fence along the south line of said 159.0 acre tract N 83°00'W 233.9 feet to a steel pin at a fence corner for the southwest corner of the tract herein described, same being the southwest corner of said 159.0 acre tract;

THENCE with the fence along the west line of said 159.0 acre tract the following twelve (12) courses;

- 1. N 01°12'W 71.2 feet;
- 2. N 37°07'W 383.7 feet;
- 3. N 15°10'W 92.6 feet;
- 4. N 53°25'E 44.2 feet;
- 5. N 18°26'W 157.4 feet;
- 6. N 01°23'W 32.74 feet;
- 7. N 12°00'W 230.6 feet;
- 8. N 02°15'W 263.5 feet;
- 9. N 10°36'E 131.8 feet
- 10. N 01°54'E 406.5 feet;
- 11. N 02°44'W 214.3 feet;
- 12. N 00°11'W 1052.3 feet to the place of BEGINNING Containing 79.39 acres of land.

EXHIBIT B

EXHIBIT C

Doc	Bk	Vol	Pg
00025538	DPR	1733	760

A 4.25 acre tract of land out of and a part of Quarter Section, Numbers 14 and 17 of the B. F. Hanna League, situated in Hays County, Texas, being more particularly described as being part of those certain two tracts of land that were conveyed to Clayton S. Brown and wife, Henry Louise Brown, by deeds of record in Volume 166, Page 264-266 and Volume 268, Page 594-596 of the Hays County, Texas Deed Records, said 4.25 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a steel pin set at a corner fence post at the southwest corner of the above said Quarter Section No. 17, it being also the southwest corner of that certain 160.0 acre tract conveyed to Clayton S. Brown by the above said deed of record in Volume 166, Pages 264-266 of the Hays County, Texas Deed Records;

THENCE with the fence along the west line of the Clayton S. Brown 160.0 acre tract, North 2993.2 feet to a corner fence post set in concrete in the south line of Highway No. 290 for the northwest corner of the 4.25 acre tract herein described;

THENCE with the south line of Highway No. 290, S 89°33'E, 60.0 feet to a steel pin set for the northeast corner of this 4.25 acre tract;

THENCE South 2990.0 feet to a steel pin set in the common line between said Quarter Sections 14 and 17, said steel pin being also in the north line of that certain 23.0 acre tract of land that was conveyed to Clayton S. Brown by the above said deed found of record in Volume 268, Pages 594-596 of the Hayes County, Texas Deed Records;

THENCE S 0°06'E, 100.00 feet to a steel pin set for the southeast corner of this 4.25 acre tract;

THENCE S 88°15'W, 56.0 feet to a steel pin in the fence on the east line of that certain 159.0 acre tract of land that was conveyed to Hardy E. Thompson and wife, Patty Thompson by deed of record in Volume 239, pages 521-524 of the Hays County, Texas Deed Records;

THENCE with the fence between the said Clayton S. Brown 23.0 acre tract and the said Hardy E. Thompson 159.0 acre tract, N 0°06'E, 100.0 feet to a steel pin found at a fence corner at the northeast corner of said Thompson 159.0 acre tract, said point being also the northwest corner of the above said Clayton S. Brown 23.0 acre tract;

THENCE S 88°15'W, 4.0 feet to the place of beginning; and containing 4.25 acres of land.

EXHIBIT C

Doc Bk Vol Pg
00025538 DPR 1733 761

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Oct 26, 2000 at 03:09P

Document Number: 00025538

Amount 21.00

By
Lynn Curry
Lee Carlisle, County Clerk
Hays County

LEGAL DESCRIPTION

BEING A 38.680 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 79.61 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1, AS TRACT A, BY DEED OF RECORD IN VOLUME 1733, PAGE 755, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 38.680 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½-inch iron rod with “CEC” cap set at the northeast corner of said called 79.61 acre tract, said point being on the westerly line of a called 4.25 acre tract described in Exhibit C of said deed recorded in Volume 1733, Page 755, O.P.R.H.C.T.;

THENCE, along the common line of said called 79.61 acre tract and of said called 4.25 acre tract, S00°25’57”W, a distance of 60.03 feet to a ½ inch iron rod with “CEC” cap set for the northeast corner and the **POINT OF BEGINNING**, hereof;

THENCE, along the common line of said called 79.61 acre tract and partially of said 4.25 acre tract and then partially of a called 44.123 acre tract conveyed to the Elry and Barbara Hudson Living Trust by deed of record in Volume 2851, Page 80, O.P.R.H.C.T., S00°25’57”W, passing at a distance of 39.91 feet, a ½-inch iron rod found at the westerly common corner of said called 4.25 acre tract and of said called 44.123 acre tract, for a total distance of 652.82 feet to a ½-inch iron rod found at the westerly common corner of said 44.123 acre tract and of Bunker Ranch Phase 2, a subdivision of record in Document No. 20017197, O.P.R.H.C.T.;

THENCE, along the common line of said called 79.61 tract and partially of said Bunker Ranch Phase 2 and then partially of Bunker Ranch Phase 3, a subdivision of record in Document No. 21009701, O.P.R.H.C.T., S00°21’25”W, passing at a distance of 629.14 feet, a ½-inch iron rod with “CEC” cap set at the westerly common corner of said Bunker Ranch Phase 2 and said Bunker Ranch Phase 3, for a total distance of 722.37 feet to a ½-inch iron rod with “CEC” cap set at the northerly corner of Lot 1, Block 3, of said Bunker Ranch Phase 3, said point being on a 480.00 foot radius non-tangent curve concave southwesterly;

THENCE, over and across said called 79.61 acre tract, the following seven (7) courses and distances:

1. Westerly along the arc of said 480.00 foot radius curve a distance of 210.24 feet through a central angle of 25°05’43”, and having a chord bearing N77°27’08”W and distance of 208.56 feet to a set ½-inch iron rod with “CEC” cap;
2. N90°00’00”W, a distance of 545.30 feet to a ½-inch iron rod with “CEC” cap set at the beginning of a 25.00 foot radius curve concave southeasterly;
3. Southwesterly along the arc of said 25.00 foot radius curve a distance of 39.27 feet through a central angle of 90°00’00”, and having a chord bearing S45°00’00”W and distance of 35.36 feet to a set ½-inch iron rod with “CEC” cap;
4. S00°00’00”E, a distance of 60.99 feet to a set ½-inch iron rod with “CEC” cap;

38.680 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

Item 14.

PROJECT NO.: 304-065
APRIL 28, 2020

5. N89°46'31"W, a distance of 292.40 feet to a set ½-inch iron rod with "CEC" cap;
6. S00°01'40"W, a distance of 214.73 feet to a set ½-inch iron rod with "CEC" cap;
7. N90°00'00"W, a distance of 82.95 feet to a ½-inch iron rod with "CEC" cap set in a common line of said called 79.61 acre tract and of a called 79.39 acre tract conveyed to P & H Family Limited Partnership No. 2 by deed of record in Volume 1733, Page 748, O.P.R.H.C.T.;

THENCE, along the common line of said called 79.61 acre tract and of said called 79.39 acre tract, the following two (2) courses and distances:

1. N19°44'58"W, a distance of 533.26 feet to a found 8 inch cedar fence post;
2. N12°13'46"E, a distance of 1,128.80 feet to a set ½ inch iron rod with "CEC" cap;

THENCE, over and across said called 79.61 acre tract, N88°43'55"E, a distance of 1,100.12 feet to the **POINT OF BEGINNING**, and containing 38.680 acres (1,684,900 square feet) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

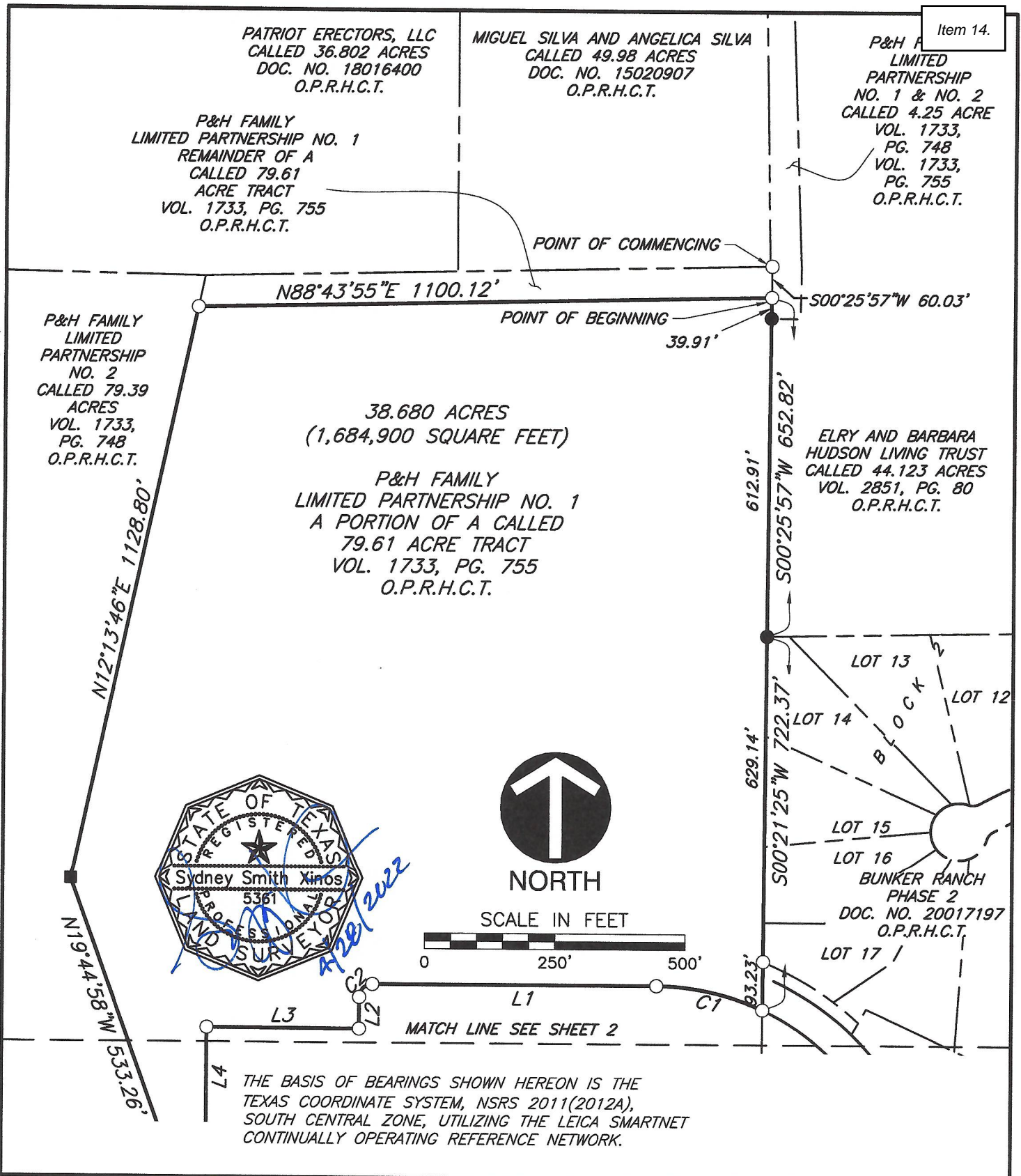
Witness my hand and seal this 28th day of April, 2022.



Sydney Smith Xinos, R.P.L.S. 5361
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419



P:\300-0001\304-065\Survey\Draw\304-065-SV01 P AND H EXHIBIT NORTH HALF ANNEXATION.dwg\EXHIBIT SHEET 1 OF 2\LS:(04/28/2022 - ehopkin) - LP: 4/28/2022 3:40 PM



Item 14.



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Texas Registered Surveying Firm 10194419 Ph: 512.439.0400 · Fax: 512.329.0096 www.cecinc.com Texas Registered Engineering Firm F-38

STEVE HARREN

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

**P & H TRACT
ZONING EXHIBIT (SF-2)**

DRAWN BY: ESH	CHECKED BY: SSX	APPROVED BY: SSX	SHEET NO.: 1 OF 2
DATE: APRIL, 2022	DWG SCALE: 1"=250'	PROJECT NO: 304-065	

P:\300-000\304-065\Survey\Draw\304-065-SV01 P AND H EXHIBIT NORTH HALF ANNEXATION.dwg\EXHIBIT SHEET 2 OF 2\LS:(04/28/2022 - ehoklin) -- LP: 5/11/2022 7:37 PM

TRACT 1
P&H FAMILY
LIMITED PARTNERSHIP NO. 1
A PORTION OF A CALLED
79.61 ACRE TRACT
VOL. 1733, PG. 755
O.P.R.H.C.T.

38.680 ACRES
(1,684,900 SQUARE FEET)

LOT 15
LOT 16
BUNKER RANCH
PHASE 2
DOC. NO. 20017197
O.P.R.H.C.T.
LOT 17

P&H FAMILY
LIMITED PARTNERSHIP
NO. 2
CALLED 79.39 ACRES
VOL. 1733, PG. 748
O.P.R.H.C.T.

P&H FAMILY
LIMITED PARTNERSHIP NO. 1
27.242 ACRE PORTION OF A
CALLED 79.61 ACRE TRACT
VOL. 1733, PG. 755
O.P.R.H.C.T.

LOT 1
LOT 2
LOT 3
BUNKER RANCH
PHASE 3
DOC. NO. 21009701
O.P.R.H.C.T.
LOT 4
LOT 5
LOT 6
BLOCK

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	480.00'	25°05'43"	210.24'	N77°27'08"W	208.56'
C2	25.00'	90°00'00"	39.27'	S45°00'00"W	35.36'

THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS COORDINATE
SYSTEM, NSRS 2011(2012A), SOUTH
CENTRAL ZONE, UTILIZING THE LEICA
SMARTNET CONTINUALLY OPERATING
REFERENCE NETWORK.

LEGEND:

- 1/2" IRON ROD FOUND
- 8-INCH CEDAR FENCE POST FOUND
- 1/2" IRON ROD SET W/ "CEC" CAP
- SUBJECT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"W	545.30'
L2	S00°00'00"E	60.99'
L3	N89°46'31"W	292.40'
L4	S00°01'40"W	214.73'
L5	N90°00'00"W	82.95'



Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
Texas Registered Surveying Firm 10194419 www.cecinc.com Texas Registered Engineering Firm F-38

STEVE HARREN
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS
P & H TRACT
ZONING EXHIBIT (SF-2)

DRAWN BY: ESH	CHECKED BY: SSX	APPROVED BY: SSX	SHEET NO.:
DATE: MAY, 2022	DWG SCALE: 1"=250'	PROJECT NO: 304-065	2 OF 2



Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission meeting: June 28, 2022

Project No: ZA2022-0001

Project Planner: Tory Carpenter, AICP, Senior Planner

Item Details

Project Name: Hardy North

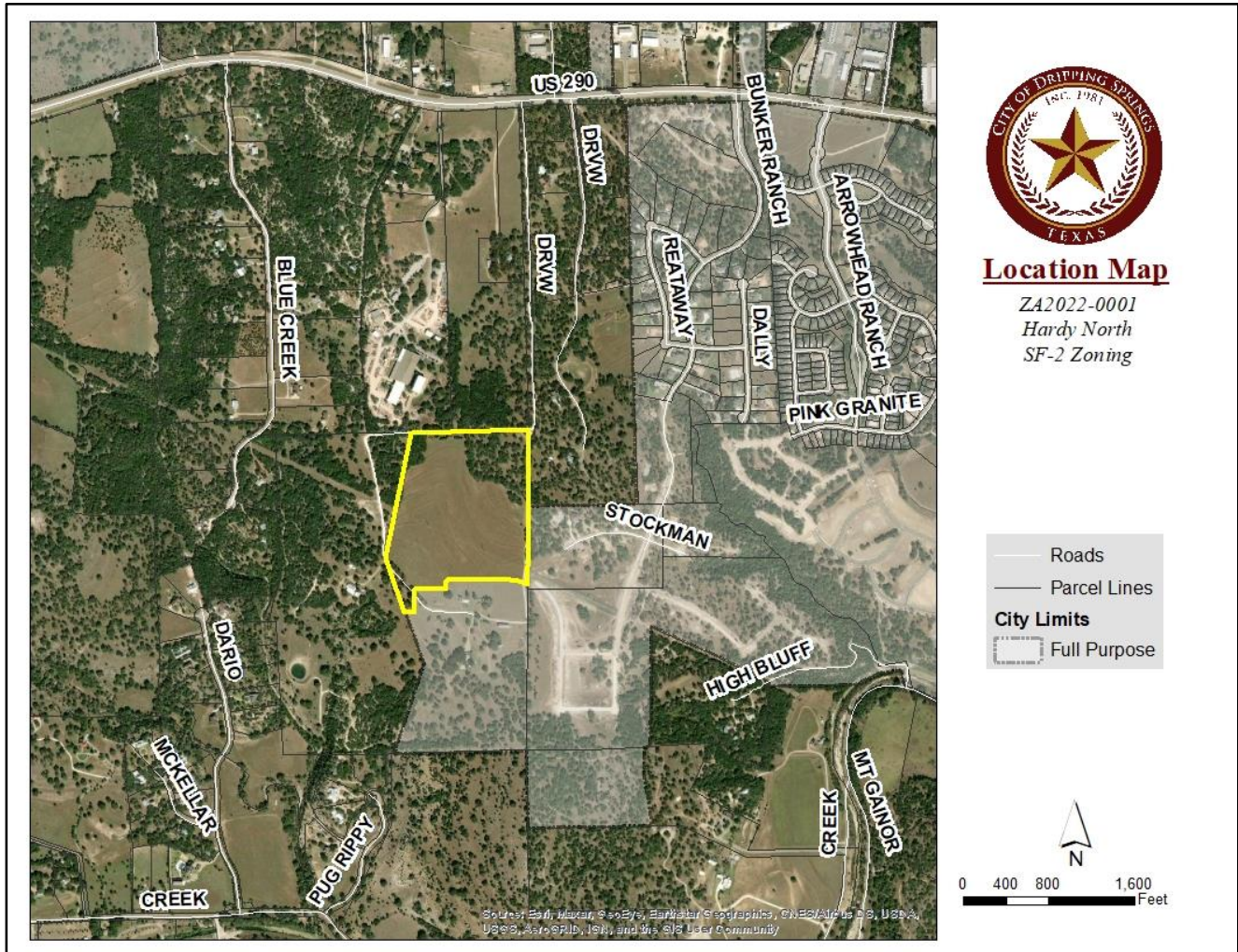
Property Location: Bunker Ranch Boulevard

Legal Description: 38.680 acres out of the Benjamin F. Hannah Survey

Applicant: Brian Estes Civil and Environmental Consultants, Inc.

Property Owner: P & H Family Limited Partnership No. 1

Request: Zoning amendment from Agriculture “AG” to Single-Family Residential — Moderate Density “SF-2”



Background

While the property is currently in the ETJ, the default zoning district if it is annexed is Agriculture “AG”

Per Ch. 30 Exhibit A, §3.5-3.6

- **AG – Agriculture:** *The AG, agriculture district is designed to permit the use of land for the ranching, propagation and cultivation of crops, small-scale horticultural enterprises, and similar uses. Single-family uses on large lots are also appropriate for this district. Territory that has been newly annexed into the city is initially zoned agriculture. It is anticipated that some portion of agriculturally zoned land may eventually be rezoned to another zoning classification in the future.*

The applicant is requesting a zoning amendment to Single-Family Residential Moderate Density “SF-2”

- **SF-2 – Single-Family Residential Moderate Density:** *The SF-2, single-family residential district is intended to provide for development of primarily moderate-density detached, single-family residences on lots of at least ½ acre in size.*

This request is being heard concurrently with an annexation request for the same property. At their meeting on April 19, 2022, the City Council gave direction to staff to proceed with the annexation request for the property. This zoning amendment and the annexation are scheduled to be voted on by the City Council on July 5, 2022

Analysis

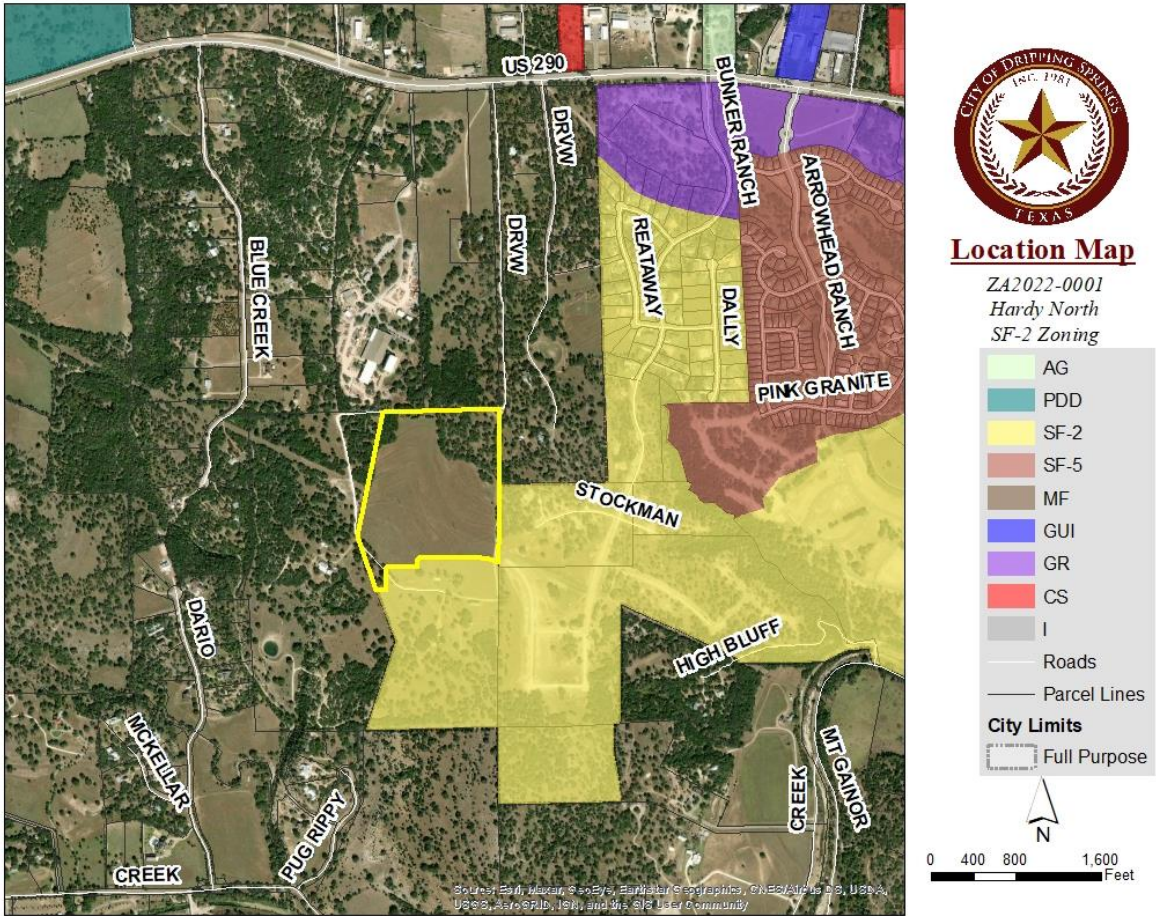
Based on the adjacent zoning category and land uses, staff finds that the proposed zoning is generally compatible within the area.

Since the property is currently in the ETJ, staff finds it appropriate to compare ETJ standards with the requested zoning district.

	ETJ	SF-2	Differences between ETJ & SF-2
Max Height	Not regulated	1.5 stories / 40 feet	Restricted 1.5 stories / 40 feet
Min. Lot Size	.75 acres*	1/2 acre*	0.25 acres less
Min. Lot Width	30 feet	30 feet	None
Min. Lot Depth	unregulated	150 feet	50 feet
Min. Front/Side/Rear Yard Setbacks	10 feet / 5 feet / 5 feet	25 feet / 15 feet / 25 feet*	15 feet / 10feet / 20 feet more
Impervious Cover	35%	40%	5% more

*In either instance, these lots will be limited to a 0.75-acre minimum assuming they are served by private septic systems.

Surrounding Properties



The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Future Land Use
North	ETJ	Proposed residential	Not Shown on the Future Land Use Map
East	SF-2	Bunker Ranch Subdivision	
South	SF-2	Bunker Ranch Subdivision	
West	ETJ	Homestead / Agricultural	

Approval Criteria for Zoning Amendment (Chapter 30 Zoning, Exhibit A, Sec 2.28.1 and 2.28.2)

2.28.2 The Planning & Zoning Commission and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	This zoning change is consistent with recent development in the area.
2. their relationship to the general area and the City as a whole;	This zoning change would allow for additional single-family residences.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The property is not within any existing or proposed City Plans.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This request would not make other land unavailable for development.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	Land with the same zoning classification has been developing rapidly.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	No areas designated for similar development will be affected by this proposed amendment.
7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	Approval of this zoning amendment would not be significantly different from decisions made involving other similar parcels.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The rezoning does not negatively affect the public health, safety, morals, or general welfare.

Staff Recommendation

Staff recommends **approval** of the zoning amendment as presented.

Planning and Zoning action:

2.34.1 *The P&Z shall hold a public hearing on a zoning an amendment to the Zoning Ordinance. After all public input has been received and the public hearing closed, the P&Z shall make its recommendations on the proposed zoning request and concept plan, if submitted, stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the City's Comprehensive Plan. The P&Z may, on its own motion or at the applicant's request, defer its decision recommendations until it has had an opportunity to consider other information or proposed modifications to the request which may have a direct bearing thereon. If the P&Z elects to postpone or defer its hearing on the request, such action shall specifically state the time period of the postponement by citing the meeting date whereon the request will reappear on the P&Z's agenda.*

2.34.2 *When the P&Z is ready to act upon the zoning request, it may recommend:*

- (a) *approval of the request as it was submitted by the applicant;*
- (b) *approval of the request subject to certain conditions as in the case of a Planned Development District (PDD) or a Conditional Use Permit (CUP); or*
- (c) *disapproval of the request.*

2.34.3 *The P&Z's recommendation will be automatically forwarded to the City Council for a second public hearing thereon.*

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the zoning map amendment. To date, no letters for or against the request have been received.

Attachments

Exhibit 1 – Zoning Amendment Application

Exhibit 2 – Proposed Ordinance & Survey

Recommended Action:	Recommend approval of the requested Zoning Amendment
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



City of Dripping Springs

511 Mercer Street
Dripping Springs, Texas 78620

Agenda Item Report from: Howard Koontz, Planning Director; Laura Mueller, City Attorney; Leslie Pollack, Transportation Engineer.

Meeting Date:	June 28, 2022
Agenda Item Wording:	Public Hearing and recommendation related to an Ordinance rezoning a 36.28-acre property from Commercial Services (CS) to Planned Development District with a base zoning of CS, with 25.38-acres of residential uses and approximately 5.8-acres of commercial uses, and approximately 5.1-acres of utility spaces, as amended by the ordinance language herein, for property located at the southwest corner of U.S. 290 and Roger Hanks Blvd., in the City of Dripping Springs, Texas, and commonly known as “New Growth”.
Agenda Item Requestor:	Isaac Karpay, New Growth Living
Applicant:	Isaac Karpay, New Growth Living
Owner:	Hays County Completion, LLC
Date of Application:	June 4, 2021
Staff Recommendation	Staff recommends a recommendation of approval for this project.



Summary/Background:

The subject property is in the city limits, is already platted, and is currently zoned CS – Commercial Services, a high-intensity district “...intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding and contractors shops, plumbing shops, automotive repair or painting services, upholstery shops, and other similar commercial uses.” Last autumn, the City entered into a “Memorandum of Understanding” with the applicant, intended to serve as the approved outline of the project as it relates to the essential elements. That document memorialized the applicant’s intentions to construct “...a mix of up to 240 attached and detached single family residential dwellings, dedicated trails, parkland, an amenity center, and other amenities benefitting the residents of the project.” Additionally, there is a commercial portion of no less than 5.8 acres. The applicant now requests the creation of a Planned Development District for the approximately 36 acres, generally located at a point at the southwest corner of US 290 and Roger Hanks Parkway. The applicant seeks to establish a residential community commensurate with the terms of the MOU.



This project also involves an Offsite Road Agreement for the surrounding roadway network, including intersection improvements to US 290 & Roger Hanks Parkway, Roger Hanks south of US 290 to the site’s southern boundary, and Creek Road at- and east of Roger Hanks. This application for PDD approval was submitted in November 2021 and the City has had multiple meetings with the developer’s design team, including three meetings with the Development

Agreement Working Group, and meetings in front of the Transportation Committee and Parks & Recreation Commission.

Location:

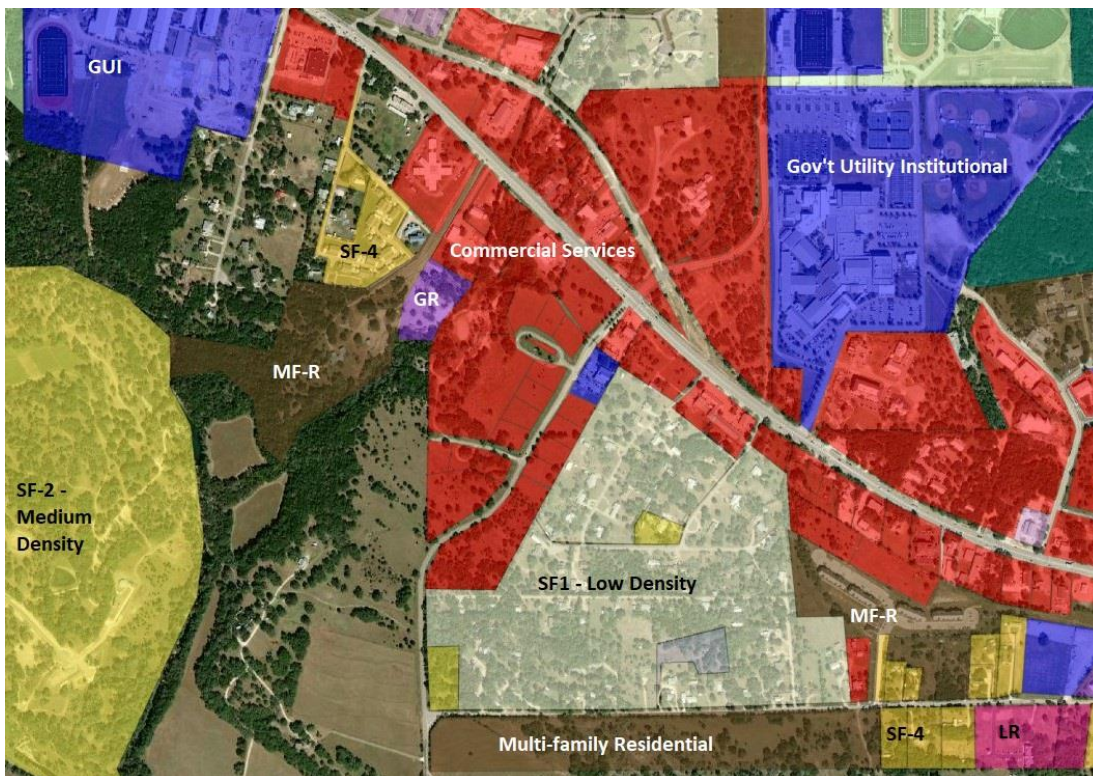
The subject property is generally located at the southwest corner of US 290 and Roger Hanks Parkway. The development site also extends to the east side of Roger Hanks Parkway once south of the Hays County Precinct 4 offices, and stops along Roger Hanks, at a point west of the western terminus of Ramirez Lane.

Physical and Natural Features:

The property is primarily flat, with modest stands of oak trees located primarily along the western property line and also clustered throughout the southern portion of the site. The land slopes mostly to the south and slightly to the west, moderately falling off at a point in the northwest, adjacent to the water feature at the western terminus of Lake Lucy Loop. Otherwise the open areas of the lot are covered with natural-height grasses and some wild flowers.

Surrounding Properties:

The property is located in a high activity area of the 290 corridor, about a mile west of the Dripping Springs downtown. Less than a mile to the west are Dripping Springs Middle School and Walnut Springs Elementary School, and Dripping Springs High School is roughly ¼-mile to the east-northeast (across US 290). US 290 is a highway commercial corridor with usual and customary industry, restaurants, service providers, and office uses, and just off that frontage are

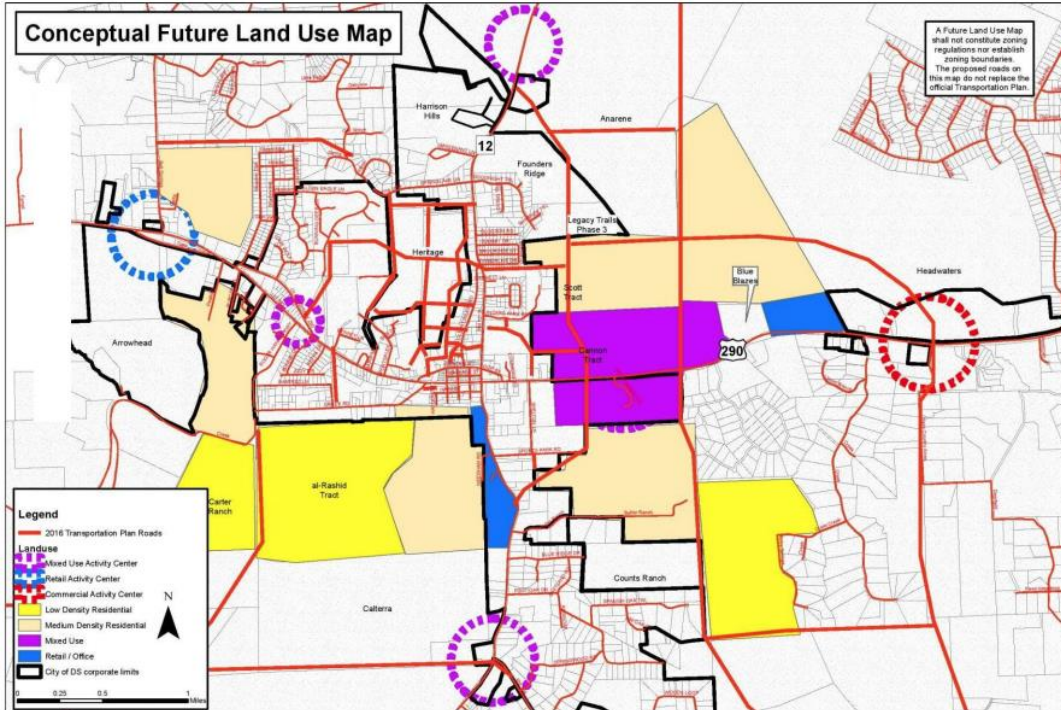


plentiful home sites, most often low-density detached homes, with limited but emergent medium-density and multi-family sites as well. The current zoning, future land use designation, and existing uses on the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan / Future Land Use Plan
North	Commercial Services	Highway Commercial /Institutional	N/A
East	Commercial Services/SF-1	Highway Commercial/SFR	N/A
South	SF-1 Low Density Single Family Residential	Low density SFR	N/A
West	ETJ	Estate Residential / Ranchland	Medium-Density Residential

Future Land use Map and Zoning Designation:

The subject property is not designated on the Future Land Use Map; however, the intersection of US 290 and Roger Hanks Parkway is designated for ‘Mixed Use Activity Center’. The acreage of land to the west of the development site is designated for medium-density residential. This category includes small lot, single-family homes used for residential uses. The residents of this PDD would benefit from adjacent, convenience retail that would defer trips by automobile onto 290 for immediate goods and services.



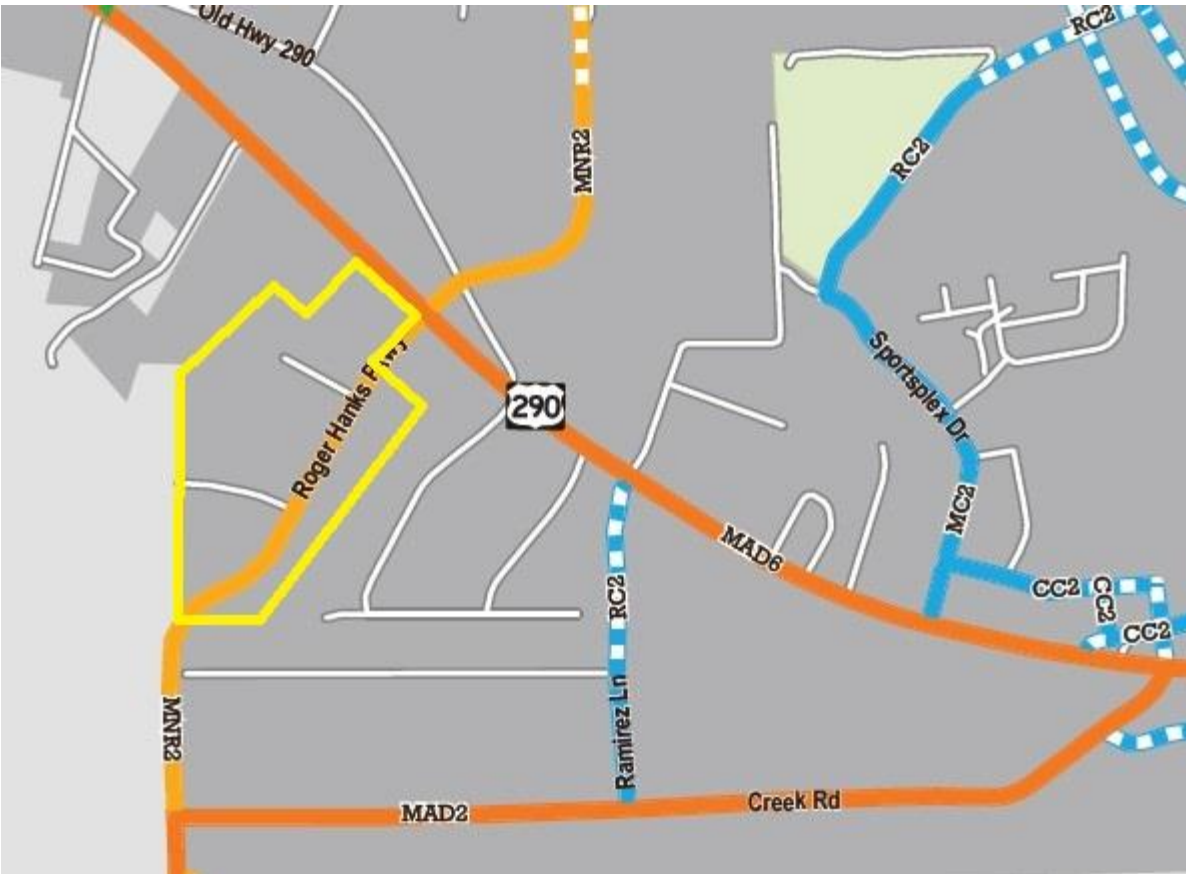
The base zoning of Commercial Services will be retained, but further amended by the terms of the PDD Ordinance text. The Planned Development district places regulations that are compatible with the adjacent tracts and allows for an appropriate transition for higher activity commercial (at the US 290/Roger Hanks intersection) to lesser activity residential (away from 290 & Roger Hanks). This land plan scales development down toward the medium-density residential that’s designated for properties to the west, serving as a buffer between the US 290 commercial and that residential.

Other Master Plans:

The New Growth Development Team has had on-going conversations with City staff, Development Agreement Working Group, and City Transportation Committee to discuss transportation improvements for the development.

The 2021 Future Transportation Plan shows this section of Roger Hanks Parkway to be built as a two-lane minor divided arterial roadway, and Creek Road as a two-lane major divided arterial roadway. This project will rebuild the roadway adjacent to the tract as a divided arterial roadway with a landscaped median and dedicated turn lane facilities, and further will contribute to the reconstruction of Creek Road east of Roger Hanks into a major divided arterial.

The TIA is close to being approved by the City. Outstanding comments focus on the final recommendation for Creek Road as well as the cost of transportation improvements and New Growth’s proportionate share.



Offsite Road Transportation/ Road Improvements:

The transportation improvements proposed to be constructed by New Growth align with the City's approved Transportation Master Plan.

- Reconstruct Roger Hanks Parkway between US 290 and southern site boundary as a two-lane divided minor arterial with medians and left-turn lanes at driveways. The development team worked with City staff to improve existing and proposed driveway spacing along Roger Hanks Parkway. A 10' shared-use path will be constructed along the property on the west side of Roger Hanks Parkway to US 290 with a pedestrian crossing at the traffic signal. A 5' sidewalk will be constructed on the east side of Roger Hanks Parkway along the property.
- Relocate Hays County Driveway to align with Lake Lucy Loop provided final approval is obtained from Hays County. Hays County was receptive to the relocation based on initial conversation between City staff and Hays County.
- Construct Hamilton Crossing with a 24' section and additional 16' for on-street inset parking.
- Construct Lake Lucy Loop with a 20' section and additional 16' for on-street inset parking.
- Construct an additional northbound left-turn lane on Roger Hanks Parkway at US 290 within the existing median to provide flexibility for single or dual northbound left-turn

lanes.

- Pay fiscal for their proportionate share of improvements required to Creek Road. Creek Road was assumed to be used as an east/west connection between the site and US 290. Recommended improvements include widening of Creek Road to provide a 24' wide section with 2' shoulders. Costs will include mill and overlay and restriping. These improvements will improve safety on Creek Road. Staff recommends additional study of Creek Road be completed outside the scope of the TIA and NewGrowth project.

Wastewater Agreement:

The Wastewater Utility Agreement for this project is currently under negotiation and will be presented to City Council for approval with PDD. The project will connect to West Interceptor which will be built once all necessary easements are acquired, the TPDES permit is no longer being legally challenged and the South Regional Water Reclamation System has been expanded. Funding for the West Interceptor and the plant expansion has been secured through the Texas Water Development Board. If the developer elects to start the project prior to WW service being available from the city, the current draft of the WWUA allows the developer to apply for a temporary TLAP permit from TCEQ. Pump and Haul will not be permitted. Further information is contained within the packet for the Wastewater Agreement item.

Proposed Zoning District and PDD Development Regulations:

The Planned Development District requests to maintain its base zoning district of Commercial Services (CS), with additional restrictions and modifications contained within this PDD's ordinance text. The applicant's intention is to construct at most 240 attached and detached single family dwellings, and approximately 5.8 acres of retail adjacent. The project has been conceived and planned as a 'Built for Rent' operation, meaning the units will be leased to occupants under a single management plan operated by an on-site management company, much like a traditional multi-family establishment. The design and site planning should provide a step down transition district between lower density residential areas (to the south and west) and multiple-family or nonresidential areas along the major thoroughfares (to the north).

Impervious Cover is proposed at a maximum of 70%, which is the impervious cover of the base zoning district of Commercial Services. The City Engineer has added language regarding the tracking of impervious cover to the PDD.

The Planned Development Districts permitted uses are as follows:

The uses permitted as described in zoning classification CS as adopted in 2004 are further restricted in this PDD –to only allow the following:

Residential Areas – +/- 25.38 acres:

- Rental Single-Family Dwelling, Detached;
- Rental Garden Home/Townhome, Attached;

- Rental Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Community Center, Private; and
- Those uses listed in the City’s zoning ordinance for the MF District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).

Commercial Area – +/- 5.80 acres, being Lot 2, 3, 4, 5:

Permitted Uses:

- Those uses listed in the City’s zoning ordinance for the GR District or any less intense commercial district uses are hereby permitted by right within the commercial portion of the Project
- Financial institution
- Others uses are designated as requiring a Conditional Use Permit (CUP).

Excluded Uses:

- Permanent residential use, but hotel/overnight accommodations are permitted
- Psychic Reading Services
- Fire station
- Orphanage
- Amusement Services (Outdoor)
- Bingo Hall
- Bowling Center
- Automotive/vehicle related uses (sales, rental, servicing, repair)
- Mini-warehouse/self storage facilities
- Radio or television studio
- Upholstery shop

Other development regulations:

Minimum Lot Area: 1,815 square feet per dwelling unit, not to exceed 24 dwelling units per acre, calculated on gross residential acreage.

Buildings shall not exceed 2 ½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

Parking.

- a. Residential Parking. Development of the Property shall include parking at a minimum of –
 - One bedroom - one and a half (1.5) spaces.
 - Two bedrooms - two (2) spaces.
 - Two + bedrooms - two and a half (2.5) spaces.

Plus an added five percent (5%) of the total number of required spaces for the development.

A minimum of 50% of residential units shall include an attached garage stall. Tandem spaces shall count toward required parking.

- b. **Commercial.** If it is determined by City staff that the development of the private amenity center requires parking to be provided, the quantity of spaces shall be determined under section 5.6.2 (12) Commercial amusement (outdoor) of the City's Zoning Ordinance. On-street parallel parking spaces shall be permitted to count toward the determined required parking spaces to service the amenity center.

Design of Residences: The following requirements shall apply to Primary Elevations. These elevations are those facing public streets. For this development, facades facing Roger Hanks Parkway, Lake Lucy Loop, and Hamilton Crossing are considered Primary Elevations.

- a. **Building forms and materials.** Primary building forms and massing shall be consistent with the Hill Country Farmhouse Style with clean simple forms. Primary Elevations shall consist of 50% stone masonry and glazing with the remainder to be cementitious siding, wood or stucco. The 50% stone masonry and glass requirement shall be calculated across the length of a block or building. All other facades not determined to be Primary Elevations shall consist of stone, stucco, wood or cementitious siding.

- b. **Articulation.** All Primary Elevations that exceed 55' in length shall contain wall plane articulation with a minimum offset of 18".

- c. **Roof forms.** All primary roofs shall be sloped with a pitch of no less than 4:12. The sloped roof shall cover the entirety of the building footprint. Roof designs shall be a mixture of simple gable and shed forms, with shed roofs primarily covering porch spaces.

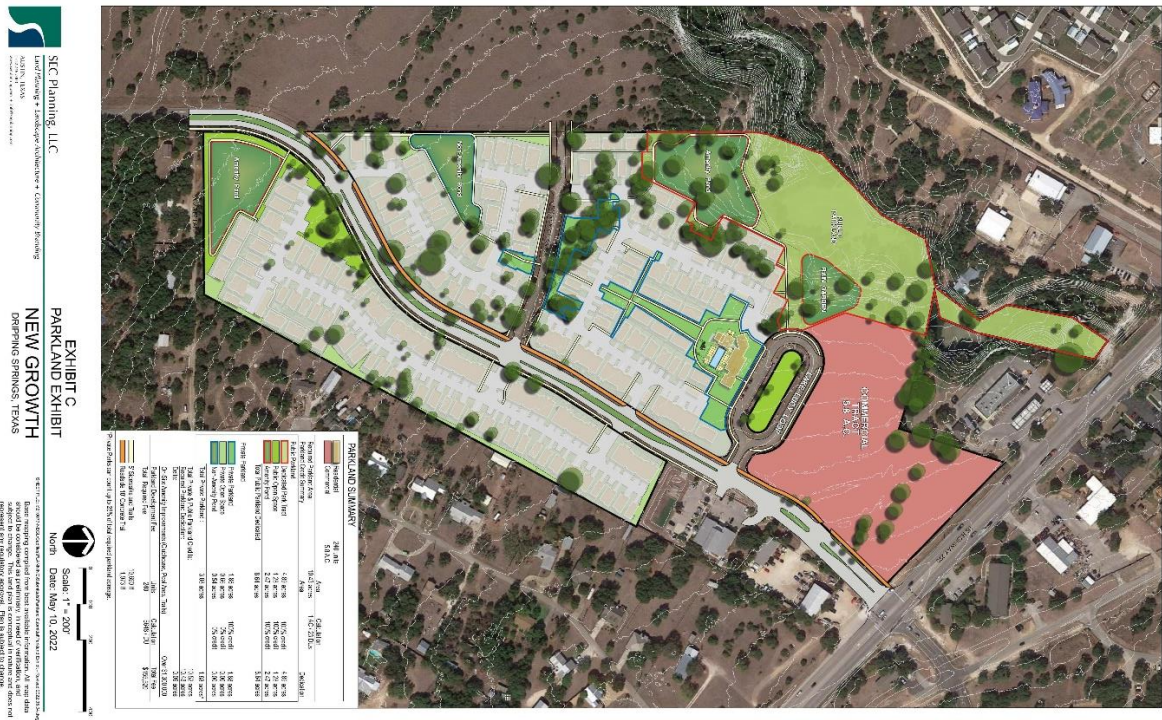
- d. **Colors.** Building color schemes shall be predominately of neutral hues and subdued tones, consistent with the Hill Country Farmhouse Style. Elevations may contain an off-white color.

- e. **Porches.** Porch elements shall be provided on every dwelling's Primary Elevation. These elements shall be a minimum of 72 square feet and shall include a minimum usable depth of 6'. To accommodate residential porches, eaves and roof extensions or a porch with associated posts or columns may project into the required front yard setback or public utility easement for a distance not to exceed four feet.

Additional requirements for Leasing Building facing Lake Lucy Loop. In addition to the items noted above, the Leasing Building Primary Elevation facing Lake Lucy Loop shall consist of 80% stone masonry and glazing with the remainder accent materials to be cementitious siding, wood or stucco.

Parkland:

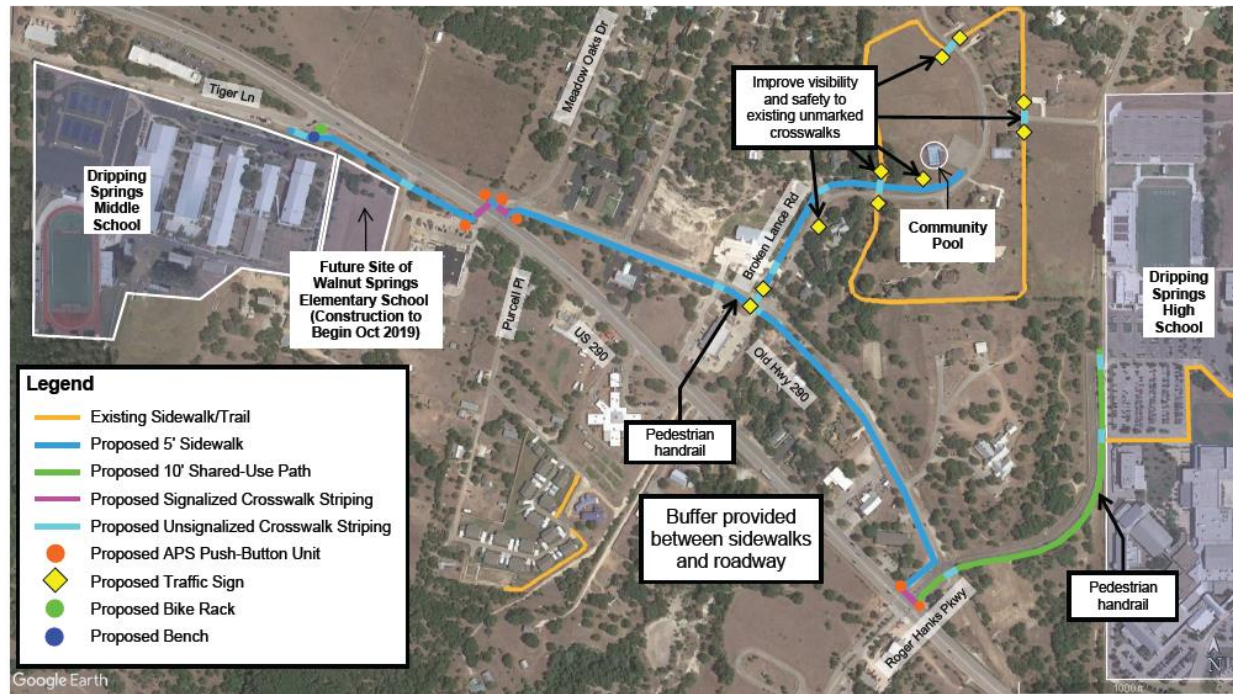
The Project will include approximately 10.43 acres that will be dedicated for Public and Private Parkland, the area being shown more fully on *Exhibit “C”* within the PDD ordinance language. The applicant has prepared a Parks, Trails and Open Space Plan which has been approved by City’s Parks & Recreation Commission on June 6.



Adjacent Sidewalks

Adjacent to this project is a sidewalk project designed to take students to schools. This includes sidewalks from Roger Hanks Parkway on the north side of the US 290, along Old Hwy 290 westward to Walnut Springs Elementary School and Dripping Springs Middle School. A shared use path from the intersection of Roger Hanks Parkway and US 290 to the high school is also planned. This project is through a Safe Routes to School project through the State of Texas.

**City of Dripping Springs
DSMS to DSHS SRTS Shared-Use Path/Sidewalk Project
Project Layout Map**



Dripping Spr Middle School SRTS SUP/Sidewalk Project along US Hwy 290 from DSpr High School to DSpr Middle School Project # 0_AUS_Dripping Springs03_SRTS-TA_Dripping Springs MS SUP & Sidewalk

Highlights:

1. The intersection of US 290 and Roger Hanks Parkway will be improved to provide more dedicated lane channels for turning movements, which should decrease vehicle stacking in many instances.
2. The roadway section of Roger Hanks, from US 290 south to the project’s southern border will be rebuilt to include sidewalks on both sides, crosswalks, landscaping along the curbs and a landscaped median for passive traffic calming through the residential area.
3. New Growth will provide funding towards the completion of the Creek Road widening and reconstruction project.
4. The project will feature over 10 acres of public and private amenity parkland, programmed for both passive and active recreational opportunities.
5. The project will furnish over 2 miles of sidewalks and trails around and through the project.
6. This PDD will provide over \$155,000 in parkland dedication funds.

Evaluation:

PDD #15
New Growth

According to Article 30.03.007 (c)(3), the PDD shall be evaluated with respect to the following:

Article 30.03.007 (c)(3)	
a) The plan's compliance with all provisions of the zoning ordinance and other ordinances of the city.	The PDD is in compliance with all provisions of the city's code of ordinances, with the exceptions of the variance amendments requested herein.
b) The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.	The development of the property will repurpose 36 acres of partially developed and unfinished land, which today primarily serves as either overflow parking for voting at the adjacent precinct office, or parking for bicyclists who utilize the regions roadway network for recreation. As described in the application materials, "The current Property is characterized as a mix of open ranchland pasture with a natural dry creek bed, ponds and varying topography on the western side of the tract. The developer will compensate for the installation of 240 dwelling units and 5.8-acres of commercial with landscaping, a combination of private and public parkland, and an open space lot for public recreation of 4.82 acres. The development team has been able to reduce and/or minimize mass grading to the greatest extent possible, so that the natural, pre-development condition of the site can remain as close to intact after construction activities are complete. The city's expectation that grading alterations remain minimal is being monumented in the PDD ordinance language and table of variances as directed by the city's engineer.
c) The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.	The proposed development is a closely related use to the residential uses adjacent to the west, is mutually beneficial to the institutional (school) uses to the west and east/northeast, and furthers the goals of the future land use map by providing those exact uses called for in the existing comprehensive plan. The development is proposing design standards for the homes consistent with existing city guidelines and projects that have been approved in the city's immediate past. The standards would require 50% stone masonry and glazing with the remainder to be cementitious siding, wood or stucco. The development will also provide variation in depth on the front façade of all residences to ensure an articulated streetscape.
d) The provision of a safe and efficient vehicular and pedestrian circulation system.	The applicant has worked with staff to ensure safe and efficient vehicular and pedestrian circulation. The development team has had several conversations with City Staff, DAWG (3), Transportation Committee, and Parks Commission to discuss transportation improvements associated with the development. As stated above, the applicant will improve the intersection of US 290 and Roger Hanks Parkway, the street section and streetscaping of Roger Hanks, and contribute to the improvements

	necessary on Creek Road east of Roger Hanks. These system improvements are substantially in compliance with the published terms of the city’s Transportation Master Plan, adopted by the Mayor & City Council in October 2021.
e)	The general design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
	The parking for residential uses is compatible with the city’s current parking requirements for dwellings. If any of the amenities in the project are to change, parking will be reevaluated by the Development Review Committee (City Planner, City Engineer, City Administrator, Building Official.) Parking metrics, including number of parking spaces, locations, and assigned uses will be finally determined at the site planning stage.
f)	The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
	The applicant is repurposing existing main corridors for through traffic, and proposing efficient traffic circulation to provide adequate access to the new structures. The transportation plan meets the satisfaction of the city’s transportation committee and furthers the goals and minimum standards of the city’s Transportation Master Plan.
g)	The coordination of streets to arrange a convenient system consistent with the transportation plan of the city.
	The applicant has worked with staff to ensure that roadway network system within the development is compatible with the city’s recently adopted Transportation Master Plan. There are proposed improvements to the intersection of US 290 and Roger Hanks Parkway, the street section and streetscaping of Roger Hanks, and financial contributions to the improvements necessary on Creek Road east of Roger Hanks. These upgraded thoroughfares will ensure that there is proper safety and adequate circulation for vehicles and pedestrian traffic despite being added to an existing regional system that is intermittently at- or over capacity.
h)	The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
	The applicant is proposing landscape buffer screens for the homes which face onto Roger Hanks. Elsewhere, the residential development the applicant proposes is closely analogous to existing adjacent uses (or in some cases vacant land) and doesn’t require buffers from any dissimilar districts.
i)	Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
	The development will comply with the city’s lighting ordinance.
j)	The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses
	The applicant presented their Parkland Dedication to the Parks Commission on June 6, 2022. The Parks Commission voted to recommend approval of the Parkland dedication. Once created, site development plans for the construction of the parks in the project will need review and approval by the Parks Commission.
k)	Protection and conservation of soils from erosion by wind or water or from excavation

or grading.
The applicant will be required to conform to all ordinances as well as State regulations regarding erosion & sediment control during the time of development.
l) Protection and conservation of watercourses and areas subject to flooding.
There is only a minor water course known, traversing the western property line, and it isn't known to be a flood hazard. The applicant will re-design the previous stormwater facility, and create a new water quality detention pond that will capture their stormwater runoff.
m) The adequacy of water, drainage, sewerage facilities, solid waste disposal, and other utilities necessary for essential services to residents and occupants.
The applicant is in the process of negotiating a wastewater agreement with the City in order to secure LUEs for the site. Furthermore, the applicant will provide all utilities and facilities required of the development and they will be constructed in accordance with the public improvement plans. The development will also manage drainage, providing stormwater detention and water quality facilities per City and TCEQ regulations.
n) Consistency with the comprehensive plan.
The comprehensive plan and future land use plan does not address this specific parcel' however, the intersection of US 290 and Roger Hanks Parkway is called out as a mixed use activity center, and the as-yet undeveloped property to the west is designated for medium density residential. The project proposed for this PDD would have higher-activity uses located at the hard corner of 290 and Roger Hanks, and elsewhere residential uses that are harmonious with existing/proposed adjacent uses.

Commission Recommendations:	<p>The DAWG's primary concern was density (in this region of the city), parkland, wastewater, and vehicle parking metrics.</p> <p>The Transportation Committee recommended approval at the May 2022 meeting;</p> <p>The Parks & Recreation Commission recommended approval at their June 6, 2022 meeting.</p> <p>At the Planning & Zoning Commission's Workshop on June 14, 2022 the Commission had various questions related to this project including impervious cover, transportation issues, and how to keep this a rental community.</p>
Actions by Other Jurisdictions/Entities:	
Previous Action:	The City approved an MOU (Memorandum of Understanding) in October 2021, which was implemented to serve as the approved outline of the project as it relates to the essential elements. That document memorialized the

	applicant's intentions to construct "...a mix of up to 240 attached and detached single family residential dwellings, dedicated trails, parkland, an amenity center, and other amenities benefitting the residents of the project." Additionally, there is a commercial portion of no less than 5.8 acres.
Recommended Action:	Staff recommends a recommendation of approval of the ordinance.
Alternatives/Options:	Recommendation of approval with conditions; recommendation of denial.
Budget/Financial Impact:	The City will gain additional property tax, roads, trails, utility infrastructure, park development fees, and various development fees.
Attachments:	<ul style="list-style-type: none"> - Proposed Planned Development District - Exhibits - Staff Report - Public comments
Related Documents at City Hall:	Zoning Application
Public Notice Process:	Notice for the June 28, 2022 and July 19, 2022 public hearings were published in the newspaper and on the City's Website.
Public Comments:	None to date.
Enforcement Issues:	N/A
Comprehensive Plan Element:	This property is not specifically listed on the Future Land Use Map, but is located between a node reserved for mixed use activity center to the north-northeast and Medium Density Residential proposed to the west-southwest.

9600 Escarpment Blvd., Suite 745-4
Austin, Texas 78789

Date: 06.03.22
Project: New Growth at
Roger Hanks Park
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Howard Koontz, City of Dripping Springs City Planner
Laura Mueller, City of Dripping Springs City Attorney

Cc: N/A

This memo serves as follow-up correspondence to the review by LUCK Design Team, LLC of the New Growth at Roger Hanks Park Parkland Dedication Plan submitted May 31, 2022. Please see attached Parkland Dedication Plan Narrative and site plans.

*** **

After review we have the following observations and recommendations:

1. At 240 proposed residential units, the amount of parkland required per ordinance is 10.43 acres.
2. A total of 10.52 acres of physical land is being dedicated to the City as public parkland, itemized as shown below:
 - a. Public Parks = 4.89 acres
 - b. Public Open Space = 1.28
 - c. Amenity Pond =2.47 acres
 - d. Private Parkland = 1.88
3. The amount of parkland dedication acreage exceeds ordinance requirements by 0.09 acres.
4. The parkland development fee required by ordinance for the 240 units is \$155,520. The developer has indicated that the full amount of that parkland development fee will be paid.
5. Public parkland will have a 5' wide concrete trail with benches and picnic tables and will be left in a primarily natural state.
6. Park amenities on private parkland include the following:
 - 3,000 square foot Class A clubhouse amenity facility
 - 1,500 square foot resort-style pool
 - Community high-speed Wi-Fi
 - Yoga/fitness rooms
 - Barbecue grills/outdoor kitchen with ramada shade structure
 - Indoor and outdoor lounge areas
 - Central linear park for passive recreation connected to club amenity
 - Pocket parks and walking paths

- Bike racks
- Benches and seating
- Electric car charging stations

7. A 10' trail connection along the west side of Roger Hanks Parkway is proposed by the developer to be in compliance with the City of Dripping Springs Official City-Wide Trails Plan dated August 26, 2020. This trail surface is concrete.

We recommend Parks and Recreation Commission approval of the New Growth at Roger Hanks Park Parkland Dedication Plan.

Prepared By: Brent Luck

City Draft “Planning and Zoning Commission”

**PLANNED DEVELOPMENT DISTRICT No. 15
New Growth – Roger Hanks Parkway**

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2022.
Approved by the City Council on:
_____, 2022

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (“Ordinance”) is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.3.

WHEREAS, the Owner is the owner of certain real property consisting of substantially all of the lots in Roger Hanks Park, a subdivision in Hays County, Texas located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, and as more particularly identified and described in *Exhibit “A”* (the “Property”) to *Attachment “A”*; and

WHEREAS, the Property is currently platted and it will be re-platted and developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, the Owner, its affiliates or their successors and assigns intends to develop a master-planned residential rental community that will include a mix of land uses, together with parkland and roadway connections described herein;

WHEREAS, the Property was zoned C-4 in 2004, which zoning classification was renamed to CS in 2006. Owner has submitted an application to the City to create a Planned Development District (“PDD”) covering the Property, designating it “PDD – 15; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on _____, 2022; and

WHEREAS, pursuant to the City’s Planned Development Districts Ordinance, Article 30.03 of the City’s Code of Ordinances (the “PD Ordinance”), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this Ordinance as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, this Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has reviewed this proposed Ordinance, the PD Master Plan, for Roger Hanks Park and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code § 30.03.004: provides for a superior design of lots or buildings; provides for increased recreation and/or open space opportunities for public use; provides

amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, views, and wildlife habitats; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and approved by the City’s Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

- A. Zoning District Created.** PDD – is hereby established consistent with *Attachment “A,”* which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to add the zoning district identified as PDD – 15.
- B. Zoning Map Amended.** The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – 15 consistently with the boundaries of the Property delineated in the Property Legal Description, *Exhibit “A” to Attachment “A”*.
- C. PD Master Plan Approved.** The PD Master Plan attached as *Exhibit “B” to Attachment “A”* is hereby approved. The PD Master Plan, together with *Attachment “A”*, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, *Attachment “A”* and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval. If this Ordinance and the PD Master Plan conflict, this Ordinance controls. This approval shall not be interpreted as approval of a variance, utility sources, or other site plan or plat requirements without specific reference in the ordinance or variance chart, or in future approvals.

D. Administrative Approval of Minor Modifications. In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include the slight adjustments to the internal street and drive alignments in accordance in Section 2.5.2 Roadway Alignments; orientation of buildings within the residential sections of the development; and adjustments that do not result in overall increases to traffic, density, or impervious cover or a decrease in parkland, trails, or open space in excess of two acres, and that otherwise comply with the Applicable Rules. The City Administrator may approve minor modifications in writing following consultation with the Development Review Committee. City Administrator may refer a dispute concerning a Minor Change to the Planning and Zoning Commission for recommendation and the City Council for final approval including the question of whether a change is a minor modification.

E. Code of Ordinances. The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment “A”*, or the PD Master Plan.

F. Resolution of Conflicts. The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

G. Attachments and Exhibits Listed. The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment “A” – Planned Development District No. 15 and Zoning Map

Exhibit A	Property Legal Description
Exhibit B	PD Master Plan
Exhibit C	Parks, Trails and Open Space Plan
Exhibit D	PD Code Modifications Chart
Exhibit E	PD Street Standards
Exhibit F	Water Quality Buffer Zones
Exhibit G	PD Uses Chart
Exhibit H	Transportation Plan
Exhibit I	CSP Grading

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. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. 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.

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 Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED & APPROVED this, the ____day of _____, 2022 by a vote of ___ (ayes) to (nays) to ___(abstentions) of the City Council of Dripping Springs.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment “A”

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. 15:

ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD –15 Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property.
- 1.3. **PD Master Plan.** The PD Master Plan has been approved by the City and shall guide permitting, development, and use of the Property, as more particularly described in Exhibit “A”.
- 1.4. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

City: The City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term also includes the Deputy City Administrator and City Administrator’s designee.

City Architect: The licensed professional Architect, or firm of licensed professional consulting Architects, that have been specifically employed by the City to assist in architectural and exterior design-related matters. This term shall also apply if the City retains a person to perform the functions of City Architect as an official City employee.

City Council: The governing body of the City of Dripping Springs, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the

City of Dripping Springs, Texas.

Code, City’s Code of Ordinances or City of Dripping Springs Code of Ordinances:

The entirety of the City’s ordinances, regulations and official policies in effect at the time of the Effective Date except as modified by the Project Approvals and variances granted under this Ordinance. This term does not include Building Codes, Sign Ordinance, the Water Quality Protection Ordinance, Lighting Ordinance, Base Zoning District and Zoning Regulations, Subdivision Ordinance, Site Development Ordinance, or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Exterior Design and Architectural Standards Ordinance: Article 24.03, Exterior Design and Architectural Standards, of Chapter 24, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

Dripping Springs Technical Criteria: The criteria adopted in Article 28.07 of the City of Dripping Springs Code of Ordinances that includes technical criteria standard specifications and adopted in Ordinance 2019-39 and as modified.

Dwellings and Dwelling Site: The Project will be composed of up to 240 single family rental Dwellings. Some Dwellings will be detached, some will be attached. Each Dwelling Site shall be composed of either (i) a single Dwelling in the case of a detached Dwelling or (ii) multiple Dwellings in the case of attached Dwellings. A Dwelling Site shall have no more than 6 attached Dwellings.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property.

Landscaping Ordinance: Landscaping and Tree Preservation ordinance provisions in the Subdivisions and Site Development Codes of the City of Dripping Springs Code of Ordinances at the time of the Effective Date.

Outdoor Lighting Ordinance: Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances at the time of applicable permit application submitted.

Owner: **DS Propco Owner LP, a Delaware Limited Partnership**, and its successors and assigns as subsequent owners of any portion of the Property.

Parks, Trails and Open Space Plan: As incorporated herein as *Exhibit C*.

Project: A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on the PD Master Plan on *Exhibit B*.

Project Approvals: The approvals, waivers, and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on *Exhibit D*”.

Property: The land as more particularly described in *Exhibit “A”*.

TCEQ: The Texas Commission on Environmental Quality, or its successor agency.

TIA: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

TxDOT: The Texas Department of Transportation or its successor agency.

Water Quality Protection Ordinance: Article 22.05 of Chapter 22, General Regulations of the Code.

ARTICLE II. DEVELOPMENT STANDARDS

2.1. General Regulations. Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.

2.2. Permitted Uses.

2.2.1 Base Zoning: The base zoning district for the Property shall be CS that was in effect in 2006, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan. The base zoning district uses have been modified by this PDD.

2.2.2 Allowed Uses: Those uses listed in the PD Uses Chart attached as *Exhibit G* are hereby permitted by right within the Project.

2.3. Design Specifications:

2.3.1 Minimum Lot Area: 1,815 square feet per dwelling unit, not to exceed 24 dwelling units per acre, calculated on gross residential acreage/Commercial portion shall comply with CS zoning.

2.3.2 Building Height. Buildings shall not exceed 2 ½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of

Dripping Springs Code of Ordinances.

2.3.3 Minimum Dwelling Site Width:

- a. Detached Dwelling Site:** 20 feet measured across the front building facade.
- b. Attached Dwelling Site:** 20 feet measured across the front building façade and multiplied by the number of dwellings within the attached Dwelling Site.

2.3.4 Residential Setbacks. Building setbacks shall be as follows:

- a. Minimum Front Yard:** Building setbacks shall be fifteen (15) feet from the street right of way.
- b. Minimum Side Yard:** Building setbacks shall be fifteen (15) feet from perimeter lot lines.
- c. Minimum Rear Yard:** Building setbacks shall be ten (10) feet from perimeter lot lines.
- d. Maximum Height of Fence within front Street Yard:** Four (4) feet along Roger Hanks Parkway, Lake Lucy Loop, and Hamilton Crossing consisting of decorative metal or comparable material with transparency.
- f. Maximum Height of Fence Outside Street Yard:** Six (6) feet; provided, however, Dwelling Sites that are contiguous to the boundaries of the Property may have an six (6) foot maximum height of fence outside street yard. In addition, fences are permitted within side and rear yards.

2.3.5 Building Separation. Minimum building separations front to rear and rear to rear shall be fifteen (15) feet within which residential patios, flatwork, and fences may be placed. Minimum building separations side to side shall be ten (10) feet within which residential patios, flatwork, and fences may be placed. Roof eaves may extend into minimum building separations two (2) feet.

2.3.6 Cut & Fill. Cut and fill in excess of six (6) feet and up to twelve (12) shall be permitted in general conformance with the conceptual grading plan attached as Exhibit I. Cut and fill for building foundations and SWM / WQ ponds may exceed twelve (12) where required. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth.

2.3.7 Parking.

- a. Residential Parking.** Development of the Property shall include parking at a minimum of –

One bedroom - one and a half (1.5) spaces.

Two bedrooms - two (2) spaces.

Two + bedrooms - two and a half (2.5) spaces.

Plus an added five percent (5%) of the total number of required spaces for the development.

A minimum of 50% of residential units shall include an attached garage stall. Tandem spaces shall count toward required parking.

- b. Commercial.** If it is determined by City staff that the development of the private amenity center requires parking to be provided, the quantity of spaces shall be determined under section 5.6.2 (12) Commercial amusement (outdoor) of the City's Zoning Ordinance. On-street parallel parking spaces shall be permitted to count toward the determined required parking spaces to service the amenity center.

2.3.8 Exterior Design & Architectural Standards: Design of all buildings shall follow the design review and approval process as outlined in the City Exterior Design and Architectural Standards Ordinance Sec. 24.03 of the City Code of Ordinances. Residential buildings and elevations internal to the development are not subject to Division 2 Standards from Sec. 24.03, except as specifically provided in the subsections below. Design review and approval process shall be as defined in Sec. 24.03.012.

- a. Design of Residences:** The following requirements shall apply to Primary Elevations. These elevations are those facing public streets. For this development, facades facing Roger Hanks Parkway, Lake Lucy Loop, and Hamilton Crossing are considered Primary Elevations.
- i. Building forms and materials.** Primary building forms and massing shall be consistent with the Hill Country Farmhouse Style with clean simple forms. Primary Elevations shall consist of 50% stone masonry and glazing with the remainder to be cementitious siding, wood or stucco. The 50% stone masonry and glass requirement shall be calculated across the length of a block or building. All other facades not determined to be Primary Elevations shall consist of stone, stucco, wood or cementitious siding.
 - ii. Articulation.** All Primary Elevations that exceed 55' in length shall contain wall plane articulation with a minimum offset of 18".
 - iii. Roof forms.** All primary roofs shall be sloped with a pitch of no less than 4:12. The sloped roof shall cover the entirety of the building footprint. Roof

designs shall be a mixture of simple gable and shed forms, with shed roofs primarily covering porch spaces.

- iv. **Colors.** Building color schemes shall be predominately of neutral hues and subdued tones, consistent with the Hill Country Farmhouse Style. Elevations may contain an off-white color.
 - v. **Porches.** Porch elements shall be provided on every dwelling's Primary Elevation. These elements shall be a minimum of 72 square feet and shall include a minimum usable depth of 6'. To accommodate residential porches, eaves and roof extensions or a porch with associated posts or columns may project into the required front yard setback or public utility easement for a distance not to exceed four feet.
- b. **Commercial, Leasing & Amenity Center Buildings:** Design of all buildings for commercial uses, including the Leasing and Amenity Center Buildings, shall meet the requirements of the City Exterior Design and Architectural Standards Ordinance Sec. 24.03 of the City Code of Ordinances.
- i. Alternative Design Standards for any building type may be developed in order to create unique or enhanced design standards with equivalent or increased aesthetic effect. The considerations and findings for approval and the approval and appeal process for an Alternative Design Standard shall be as provided in Sec. 24.03.007. Such Alternative Design Standards shall incorporate the building material preferences and incentives as defined in Sec. 24.03.053(c)
 - ii. Additional requirements for Leasing Building facing Lake Lucy Loop. In addition to the items noted above, the Leasing Building Primary Elevation facing Lake Lucy Loop shall consist of 80% stone masonry and glazing with the remainder accent materials to be cementitious siding, wood or stucco.

2.3.9 Density of Development: With respect to the density of the Project, Owner will have the right to develop the Land at a density not to exceed 240 Dwellings.

2.3.10 Parkland: The Project will include approximately 10.43 acres that will be dedicated for Public and Private Parkland, the area being shown more fully on *Exhibit "C"* attached hereto and incorporated herein for all purposes (the "Parkland"). Owner has prepared a Parks, Trails and Open Space Plan which has been approved by City.

2.3.11 Landscape and Site Design.

- a. **Pedestrian Amenities.** Pedestrian amenities will be incorporated into the community to serve residents on-site. Amenities will include a central linear park for passive recreation connected to club amenity, barbecue grills, pocket parks, walking paths, bike racks, trash receptables, benches and seating.
- b. **Signage.** Any architectural signage elements or treatments, whether integral to the

building or freestanding, shall be designed to be consistent with the building architecture and the Hill Country environment, and shall be communicative, appropriately scaled, and not garish. All signage shall comply with the City Code of Ordinances unless otherwise approved through variance approvals or a Master Sign Plan.

- c. **Parking Lot & Street Trees.** The number of required residential street trees shall be 1 ~~3~~ inch caliper size tree per dwelling unit. Parking lot trees may count toward the number of required trees per residential unit on-site.
- d. **Landscape Buffer.** The project's landscape buffer shall be located on both sides of Roger Hanks Parkway only. The landscape buffer width shall be twenty-five (25) feet and measured from the edge of pavement.
- e. **Building Equipment.** Ground floor HVAC equipment shall be reasonably screened from public ROW using privacy fences or vegetative living screens as effective methods.

Commented [IK1]: Should discuss w/ Planning Director if 2" or 3" caliper size is preferred

2.3.12 Impervious Cover. The Property may be developed with an Impervious Cover Percentage that does not exceed 70% over the entire Project as allowed by the base zoning of Commercial Services. An impervious cover and LUE tracking chart shall be submitted as an exhibit with each plat filed indicating the amount of impervious cover proposed for the entire Land, the amount associated with prior platted areas, and the amount associated with the area subject to such plat.

2.4 Parks, Trails and Open Space. Parkland and open space and associated improvements shall be in accordance the standards shown on *Exhibit "C"* attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the re-plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance.

2.5 Access.

2.5.1 Traffic Impact Analysis. Owner has provided to the City, and the City has approved a Traffic Impact Analysis.

2.5.2 Roadway Alignments: The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.

2.5.3 Street Standards: The standards for the various street widths and related landscaping and walkways are depicted on **Exhibit E**.

2.6 Utilities. All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities) . All-other issues related to utilities

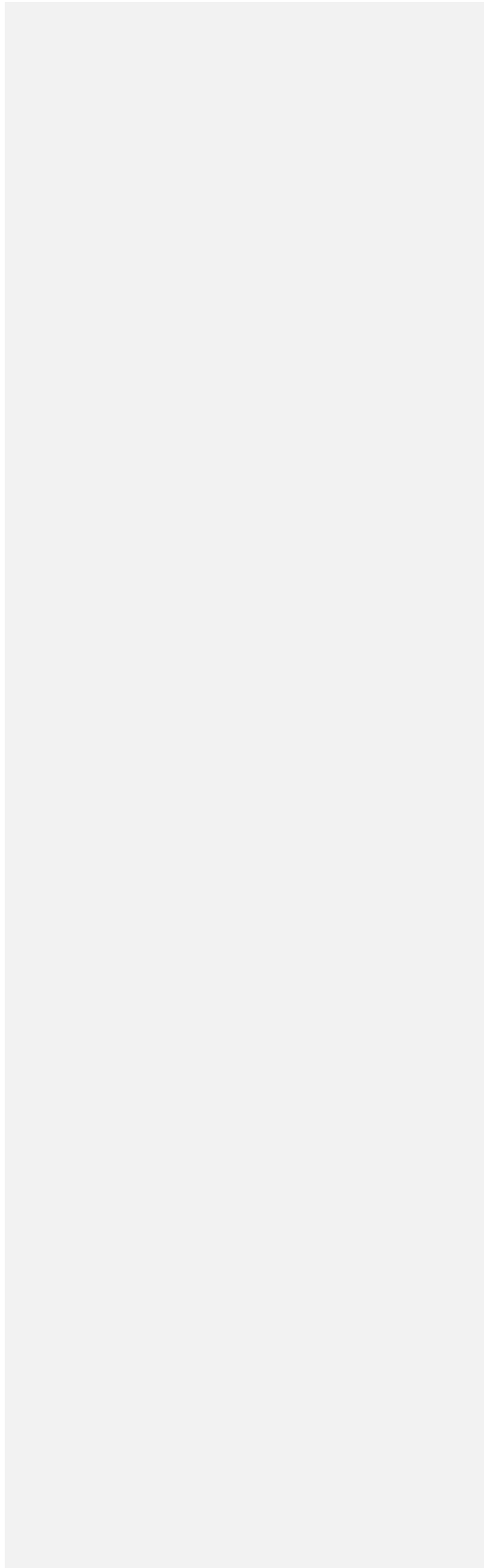
shall be finalized by separate agreement.

2.7 Lighting and Signage. All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of this Ordinance conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control without variance approval. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. A Master Sign Plan or variance application shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City's Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as **Exhibit D**.

2.8 Tree Preservation: Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project except as modified by this Agreement. Full tree survey to be submitted with each plat application.

2.8.1 Tree Replacement Plan: The Tree Replacement Plan shall be in accordance to the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

2.9 Water Quality: Owner agrees to implement and comply with the City's Water Quality Protection Ordinance in place on the Effective Date except as modified by this Agreement in Exhibit D and elsewhere.



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	133.12	630.05	12'06"21"	S84°38'42"E	132.87
C2	40.38	830.07	2'47"14"	S77°11'54"E	40.38
C3	173.49	830.07	11°58'31"	S69°48'30"E	173.17
C4	39.27	25.00	90°00'01"	N71°08'55"E	35.36
C5	75.26	690.05	6'14'57"	N29°19'37"E	75.23
C6	39.40	25.00	90°18'18"	N16°29'32"W	35.45
C7	26.81	25.00	61°26'03"	S87°29'11"W	25.54
C8	96.51	90.00	61°26'34"	S88°37'12"W	91.96
C9	282.83	90.03	180°00'00"	N29°03'29"E	180.08
C10	92.95	90.00	59°10'31"	S30°11'19"E	88.88
C11	26.81	25.00	61°26'03"	S30°11'19"E	25.54
C12	41.23	25.00	94°29'44"	N78°44'30"E	36.71
C13	169.65	645.47	15°03'32"	N36°30'36"E	169.16
C14	94.34	30.03	180°01'07"	N28°59'41"E	60.06
C15	95.50	29.98	182°32'50"	S28°15'38"W	59.94
C16	90.73	565.47	9°11'35"	S39°33'43"W	90.63
C17	120.44	570.05	12°06'21"	S84°39'54"E	120.22
C18	198.85	770.06	14°47'42"	S71°12'52"E	198.30
C19	39.28	25.00	90°01'16"	S18°51'26"E	35.36
C20	251.95	396.03	36°27'01"	S44°23'36"W	247.72
C21	206.63	439.61	26°55'51"	S49°09'35"W	204.74
C22	348.23	360.03	55°25'04"	N34°56'46"E	334.81
C23	263.17	476.04	31°40'28"	N46°49'04"E	259.83
C24	66.54	610.05	61°45'57"	N29°18'15"E	66.51
C25	39.68	476.04	4°46'33"	N28°35'33"E	39.67
C26	280.08	439.79	36°29'20"	S17°27'13"W	275.37

LINE	BEARING	DISTANCE
L1	N78°11'17"E	76.86
L2	N28°58'51"E	66.58
L3	S6°05'41"E	13.80
L4	N61°04'06"W	14.09
L5	S63°51'05"E	14.88
L6	S54°57'07"E	40.05
L7	S63°48'12"E	14.81

GROSS LAND AREA:
ACREAGE: 36.28 ACRES

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. NO. 20-3663-CH, EFFECTIVE DATE OF OCTOBER 6, 2021, AND ISSUED ON OCTOBER 26, 2021.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES SHOWN IN BRACKETS []

ITEM 10E. THE FOLLOWING MATTERS AS SHOWN ON THE PLAT RECORDED IN VOLUME 11, PAGE 324, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS SHOWN ON SURVEY DATED JANUARY 22, 2021, LAST REVISED [] PREPARED BY GARRETT CAVALLO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6714, (ALL TRACTS)

20' PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]

10' PUBLIC UTILITY EASEMENT ALONG THE REAR AND SIDE PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]

20' DRAINAGE EASEMENT ALONG THE SOUTHEAST PROPERTY LINE(S). (TRACT 1 - LOT 20) [AS SHOWN ON EXHIBIT]

20' DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE(S). (TRACT 1 - LOT 22) [AS SHOWN ON EXHIBIT]

50' DRAINAGE AND ACCESS EASEMENT ALONG THE NORTHERN MOST PROPERTY LINE. (TRACT 1 - LOT 6) [AS SHOWN ON EXHIBIT]

30' BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]

CORNER LOTS SHALL HAVE 30' BUILDING SETBACK LINE REQUIRED ON ONE SIDE FRONTING A STREET AND 20' BUILDING SETBACK LINE ON THE OTHER SIDE FRONTING A STREET. [AS SHOWN ON EXHIBIT]

30' BUILDING SETBACK LINE ALONG THE REAR PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]

10' BUILDING SETBACK LINE ALONG EACH SIDE OF INTERIOR LOTS AND ON THE INTERIOR SIDE OF CORNER LOTS [AS SHOWN ON EXHIBIT]

ITEM 10J. EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 2511, PAGE 361, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [AFFECTED - AS SHOWN HEREON]

ITEM 10K. EASEMENT RIGHTS RESERVED IN VOLUME 2452, PAGE 870, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [AFFECTED AS SHOWN HEREON]

ITEM 10L. COVENANTS PROVIDING FOR ASSESSMENTS AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 2452, PAGE 870, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, FOR INFORMATIONAL PURPOSE SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING: SAID LIEN FOR ASSESSMENTS IS SUBORDINATE TO TAX LIENS AND MORTGAGE LIENS SECURED UNPAID FUNDS BORROWED FOR ACQUISITION OR IMPROVEMENT OF THE LOT. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS [NOT SURVEY RELATED]

ITEM 10M. UNDIVIDED ROYALTY INTEREST IN ALL OIL GAS AND OTHER MINERALS IN, ON OR UNDER OR THAT MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, CONTAINED IN DEED DATED JUNE 30, 1942, FROM J.A. MARGALL, ET AL TO J.L. SMITH AND RECORDED IN VOLUME 125, PAGE 61, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID MINERAL INTEREST NOT TRADED SUBSEQUENT TO THE DATE OF THE ABOVE CITED INSTRUMENT. [NOT SURVEY RELATED]

ITEM 10N. THE FOLLOWING MATTER AS SHOWN ON THE PLAT AS RECORDED IN VOLUME 15, PAGE 25, PLAT RECORDS OF HAYS COUNTY, TEXAS. (TRACT 3)

DRAINAGE EASEMENT(S) TRAVERSING SUBJECT PROPERTY. [AS SHOWN ON EXHIBIT]

20' PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]

10' PUBLIC UTILITY EASEMENT ALONG THE REAR AND SIDE PROPERTY LINE(S). [AS SHOWN ON EXHIBIT]

ITEM 10O. EASEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION, RECORDED IN VOLUME 199, PAGE 619, DEED RECORDS OF HAYS COUNTY, TEXAS. (TRACT 3) [AS SHOWN ON EXHIBIT]

ITEM 10P. ACCESS EASEMENT GRANTED TO TURKEY TRACK INVESTMENTS, LLC, RECORDED IN VOLUME 2453, PAGE 8, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (TRACT 2 - COMMON AREA LOT BEING 0.112 ACRES) [AS SHOWN ON EXHIBIT]

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 DISTANCES SHOWN ARE GRID VALUES
UNITS: US SURVEY FEET.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.M. PANEL NO. 4829C0105F, 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ALTA/NSPS CERTIFICATION:
TO: DS PROPCO OWNER LP, A DELAWARE LIMITED PARTNERSHIP, FIDELITY NATIONAL TITLE INSURANCE COMPANY; HAYS COUNTY COMPLETION, LLC; NEWGROWTH ENTERPRISES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7A, 8, 9, 13, AND 14 OF TABLE A THEREOF.

CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES, INC.
CTERRY@DOUCETENGINEERS.COM

10/27/2021
DATE



LEGAL DESCRIPTION:
TRACT 1: LOTS 2-10 AND LOTS 13-22, ROGER HANKS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 324, PLAT RECORDS, HAYS COUNTY, TEXAS.

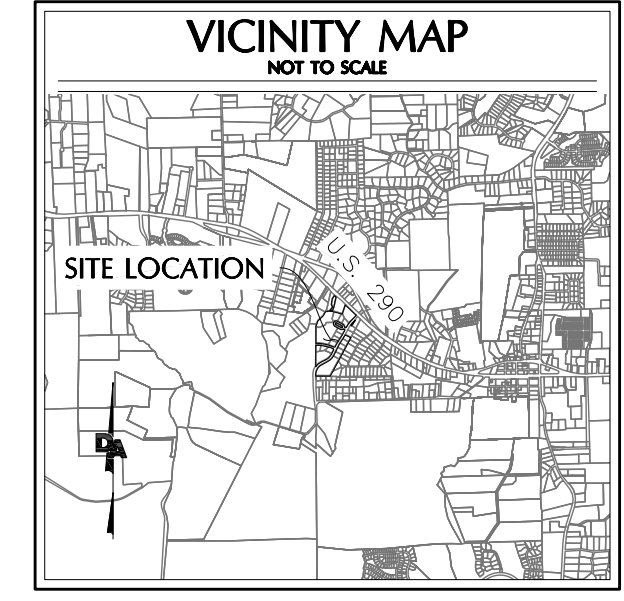
TRACT 2: COMMON AREA LOT BEING 0.330 ACRES, AND COMMON AREA LOT BEING 0.112 ACRES, ROGER HANKS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 324, PLAT RECORDS, HAYS COUNTY, TEXAS.

TRACT 3: LOT PARK-A, AMENDED PLAT OF LOT 1 AND PARK, ROGER HANKS PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 25, PLAT RECORDS, HAYS COUNTY, TEXAS.

**ALTA/NSPS TITLE SURVEY OF LOTS 2-10 & 13-22,
PARK-A, AND COMMON AREAS
ROGER HANKS PARK
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS**

SURVEYOR'S OBJECTION LETTER ITEM B NOTES:

- PURCHASER REQUIRES SURVEYOR TO INCLUDE THE AREAS LABELED "COMMON AREA" AND "PARK" AS PART OF THE SURVEYED LAND LEGALLY DESCRIBED AND SHOWN ON THE SURVEY. [AS SHOWN ON EXHIBIT]
- PURCHASER OBJECTS TO THE WIRE FENCES LOCATED ALONG THE SOUTHERN BOUNDARY LINE OF LOT 18, THE WESTERN BOUNDARY LINE OF LOTS 6, 21 AND 22, THE EASTERN BOUNDARY LINE OF LOTS 13-18, AND THE NORTHERN BOUNDARY LINE OF LOTS 4 AND 5, AND REQUESTS THAT SELLER PROVIDE INFORMATION ABOUT THE OWNERSHIP AND USE OF THE FENCES. [DISTANCES OF WIRE FENCES SHOWN ON EXHIBIT]
- PURCHASER OBJECTS TO THE ENCROACHMENT OF THE STONE WALL ALONG THE WESTERN BOUNDARY LINE OF LOT 2, AND REQUESTS THAT SELLER PROVIDE INFORMATION ABOUT THE OWNERSHIP AND USE OF THE FENCE. [DISTANCE OF WALL AS SHOWN ON EXHIBIT - ON HAYS COUNTY CORPORATION ADJONER SIDE]
- PURCHASER OBJECTS TO THE LOCATION OF THE POWER POLES, SIGNS, REFLECTOR POSTS, ELECTRIC PULL BOXES, FIRE HYDRANTS, WATER METERS, ELECTRIC METERS, TELEPHONE PEDESTALS, AND WATER VALVES ALONG THE NORTHERN BOUNDARY LINE OF LOT 2, 3, 7-10, 19, AND 22, THE WESTERN BOUNDARY LINE OF LOTS 13-18, AND THE SOUTHERN BOUNDARY LINE OF LOTS 6 AND 10. [NOT SURVEY RELATED]
- UPON ASSIGNMENT OF THE AGREEMENT, PURCHASER RESERVES THE RIGHT TO REQUEST THAT ADDITIONAL PARTIES BE ADDED TO THE CERTIFICATION. [NOT SURVEY RELATED]
- PURCHASER REQUESTS THAT SURVEYOR ADD AN AFFIRMATIVE STATEMENT AS TO ENCROACHMENTS, IF ANY. [SAME POSSIBLE ENCROACHMENTS WERE OBSERVED, SHOWN HEREON]
- PURCHASER REQUESTS THAT SURVEYOR ADD A STATEMENT CONFIRMING THAT THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT. [AS SHOWN IN EXHIBIT UNDER LEGAL DESCRIPTION ON EXHIBIT]
- PURCHASER REQUESTS THAT SURVEYOR ADD A STATEMENT CONFIRMING THAT THE PROPERTY HAS ACCESS TO ROGER HANKS PARKWAY, HAMILTON CROSSING, U.S. HIGHWAY 290, LAKE LUCY LOOP, AND RAMIREZ LANE, AND THAT EACH RIGHT OF WAY IS A PUBLIC RIGHT OF WAY. [SURVEYOR IS NOT AWARE OF ANY RESTRICTIONS TO ACCESS, PER THE RECORDED PLAT, THE STREETS WERE DEDICATED TO THE PUBLIC.]
- AFTER TITLE COMPANY ADDRESSES THE PURCHASER'S OBJECTION IN THIS LETTER AND ISSUES AN UPDATED COMMITMENT IN RESPONSE TO PURCHASER'S OBJECTION, PURCHASER REQUESTS THAT SURVEYOR DISTRIBUTE A REVISED SURVEY REFLECTING THE REVISIONS TO SURVEY-RELATED ITEMS CORRESPONDING TO SCHEDULE B OF THE COMMITMENT. [THIS SURVEY REFLECTS REVISIONS TO SURVEY RELATED ITEMS ON SCHEDULE B OF THE TITLE COMMITMENT]
- UPON APPROVAL OF A FINAL SURVEY BY PURCHASER, PURCHASER REQUESTS THAT A SIGNED, SEALED SURVEY BE DELIVERED PRIOR TO CLOSING.



LEGEND

- PROPERTY LINE/SUBJECT EASEMENT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- ADJONER SURVEY LINE
- B.S.L. BUILDING SETBACK LINE
- OVERHEAD ELECTRIC
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EDGE OF PAVEMENT
- APPROXIMATE SURVEY LINE
- 5/8" IRON ROD W/ "STAUDT" CAP [UNLESS NOTED]
- IRON PIPE FOUND [AS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- CLEAN OUT
- ELECTRIC PULL BOX
- FIRE HYDRANT
- GAS METER
- TRAFFIC SIGNAL
- REFLECTOR POST
- VALVE
- WATER VALVE
- WATER METER
- TELEPHONE PEDESTAL
- SIGN [AS NOTED]
- POWER POLE
- DOWN GUY
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- GAS VALVE
- IRRIGATION CONTROL VALVE
- BUILDING SETBACK LINE
- CORRUGATED METAL PIPE
- DOCUMENT NUMBER
- VOLUME
- PAGE
- R.O.W.
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- HAYS COUNTY, TEXAS
- O.P.R.H.C.T.
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- DEED RECORDS, HAYS COUNTY, TEXAS
- (...)
- REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
- R.P.R.H.C.T.

600 NAIL IN STUMP BEARS S27°58'49"W 10.43'

FENCE OUT 8.61'

FENCE IN 26.6'

FENCE OUT 8.4'



2" IRON PIPE BEARS N01°10'43"W 9.38'

GRAPHIC SCALE: 1" = 100'

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TPE Firm No. 10168800
TPE Firm No. F-9397

Date: 10/27/2021
Scale: 1" = 100'
Drawn by: PD
Reviewer: CT
Project: 2256-001
Sheet: 1 OF 1
Field Book: 534
Party Chief: ADM
Survey Date: 01/15/2021

LEGEND

-  1-STORY RESIDENTIAL
-  2-STORY RESIDENTIAL

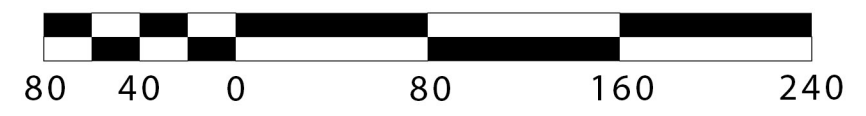
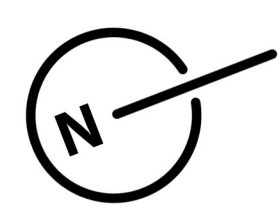
CONCEPTUAL PROJECT INFORMATION*

TOTAL RESIDENTIAL AREA - 25.38 ACRES

RESIDENTIAL - 240 UNITS AT ± 9.50 DU/AC GROSS

1 BD DUET HOME - 1-STORY DUPLEX - 56 UNITS
 2 BD COTTAGE HOME - 1-STORY ATTACHED GARAGE - 34 UNITS
 2 BD COTTAGE HOME - 2-STORY ATTACHED GARAGE - 47 UNITS
 3 BD COTTAGE HOME - 1-STORY ATTACHED GARAGE - 5 UNITS
 3 BD COTTAGE HOME - 2-STORY ATTACHED GARAGE - 37 UNITS
 TOWNHOMES - 2-STORY ATTACHED GARAGE - 61 UNITS

*PROJECT DETAILS ARE REPRESENTATIVE AND MAY CHANGE BASED ON FURTHER ANALYSIS DURING THE DESIGN PROCESS



SCALE 1" = 80'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

NEW GROWTH - ROGER HANKS PARK
 DRIPPING SPRINGS, TEXAS
 Illustrative Site Plan

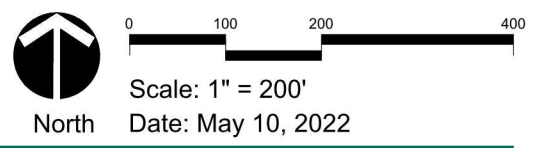




PARKLAND SUMMARY			
Residential	240 units		
Commercial	5.8 A.C.		
Required Parkland Area:	10.43 acres	Calculation	
Parkland Credit Summary	Area		Dedication
Public Parkland			
Dedicated Park Tract	4.89 acres	100% credit	4.89 acres
Public Open Space	1.28 acres	100% credit	1.28 acres
Amenity Pond	2.47 acres	100% credit	2.47 acres
Total Public Parkland Dedicated:	8.64 acres		8.64 acres
Private Parkland			
Private Parkland	1.88 acres	100% credit	1.88 acres
Private Open Space	0.66 acres	0% credit	0.00 acres
Non-Amenity Pond	0.54 acres	0% credit	0.00 acres
Total Private Parkland :	3.08 acres		1.88 acres*
Total Private & Public Parkland Credits:			10.52 acres
Required Parkland Dedication:			10.43 acres
Delta:			0.09 acres
On-Site Amenity Improvements (Clubhouse, Pool Area, Trails)			Over \$1,300,000
Parkland Development Fee	Units	Calculation	Total Fee
Total Required Fee	240	\$648 / DU	\$155,520
5' Sidewalks and Trails	10,690 lf		
Roadside 10' Concrete Trail	1,973 lf		

*Private Parks can count up to 25% of total required parkland acreage.

EXHIBIT C
PARKLAND EXHIBIT
NEW GROWTH
DRIPPING SPRINGS, TEXAS





New Growth at Roger Hanks Park– Dripping Springs, Texas
February 11, 2022

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

New Growth at Roger Hanks Park is a planned mixed-use community located south of US 290 on Roger Hanks Parkway within the City of Dripping Springs. This property is known as the Roger Hanks Park subdivision, approved by all appropriate governmental authorities and utility providers and recorded on April 29, 2004. This project will be adopted under a PDD with all residential units being developed and leased as rental units. The Property is approximately 36.28 acres, and the Applicant is seeking City of Dripping Springs approval for the development of up to 240 residential rental units and a +/- 5.8 acre commercial tract.

New Growth provides parkland program elements for the benefit of its residents and the surrounding Dripping Springs community. The current Property is characterized as a mix of open ranchland pasture with a natural dry creek bed, ponds and varying topography on the western side of the tract. This drainage system ultimately feeds into Onion Creek to the south. The Property is covered with a mix of cedar (Ashe Juniper), live oak and cedar elm hardwoods.

The New Growth Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the public parkland component will be a 4.82 acre undisturbed open space lot dedicated to the City of Dripping Springs as public parkland. The Park meanders along the northwest portion of the property. It begins adjacent to US 290, follows a dry stream and a series of existing ponds that eventually flows offsite into Onion Creek. Five foot 5' wide concrete trails will be constructed for residents and visitors, allowing broad views of the native, undisturbed vegetation and wildlife attracted to the seasonal ponds.

Program elements to be constructed by the Applicant within the community include a private Clubhouse with exclusive amenities to be enjoyed by the residents. Additional Park elements will include open space areas with looped walking trails and preserved groves of shade trees. Benches and picnic tables will reside beneath the canopy for shaded seating. The Clubhouse and trail elements will help to reduce any potential burden the future residents of New Growth at Roger Hanks would otherwise place on existing City of Dripping Springs public amenity and trail facilities.

Parkland Calculations

Following is a summary of parkland improvements provided by New Growth:

I. Parkland required by City of Dripping Springs' Code of Ordinances

1. Required

- a. One (1) acre of parkland per 23 living unit equivalents (DU's), satisfied by cash or land dedication. Based on the maximum 240 residential units within the New Growth, a maximum of 10.43 acres of parkland credit shall be required.
- b. A Park Development Fee is required to be paid by the developer to meet the need for the active recreation parks. The fee is calculated by multiplying the number of dwelling units by \$648. The total required Parkland Development Fee for this project will be \$155,520 as shown on the submitted Parkland Exhibit.



II. Proposed Parkland Program

1. Public Parks

A total of 4.82 acres is being dedicated to the City as a contiguous park lot on the northwest side of the property. Within this park lot is an existing 0.6 acres seasonal wet pond which will remain undisturbed. An additional 1.67 acres of amenity ponds will be constructed in this quadrant, creating a combined 6.49 acres of contiguous open space for parkland credit on the northwest side of the site.

In addition to the parkland in the northwest portion of the property, The Parkland and Open Space Plan public open space corridors will include:

- **Roadside Trails**
A ten foot (10') wide concrete roadside trail constructed within the public ROW along the west side of Roger Hanks Parkway which traverses the property north to south. The concrete trail will extend to the south of Highway 290 along the western edge of Roger Hanks Parkway and strengthen the connectivity of the City of Dripping Springs' public trails system.
- **Off-road Trails**
Within the public parks and open spaces, five foot (5') wide concrete sidewalks and trails will be constructed to create connectivity between the open spaces and the parks system.
- **Amenity Ponds**
A part of the public open spaces includes ponds, which will be constructed with earthen berms and trail connections with seating areas maximizing views of the open spaces and wildlife. These amenity ponds receiving parkland credit are additionally surrounded by public open space and/or parkland with trails.

2. Private Parks and Open Spaces

The New Growth Parkland and Open Space Plan includes a clubhouse amenity facility which will provide private improvements including, but not limited to the following:

Exclusive Amenities:

- 3,000 square foot Class A clubhouse amenity facility
- 1,500 square foot resort-style pool
- Community high-speed Wi-Fi
- Yoga/fitness rooms
- Barbecue grills/outdoor kitchen with ramada shade structure
- Indoor and outdoor lounge areas
- Central linear park for passive recreation connected to club amenity
- Pocket parks and walking paths
- Bike racks
- Benches and seating
- Electric car charging stations



In addition to private parkland, private open spaces will be distributed throughout the Community. Some portions of the open space will provide stormwater detention. Due to poor access and visibility from the public right-of-way and public park system, these ponds are not considered as amenity ponds and are not being counted toward the parkland dedication acreage.

III. Parkland Calculation Summary

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, New Growth is required to provide 10.43 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 10.48 acres of public and private parkland credit shall be provided.

Total Residential Units: 240 units
Parkland Requirement: 10.43 acres (1 AC / 23 DUs)

Parkland Credit Summary	Total Area	Credit	Dedication
Dedicated Park Tract	4.82 acres	100% Credit	4.82 acres
Public Open Space	1.20 acres	100% Credit	1.20 acres
Amenity Pond	2.61 acres	100% Credit	2.61 acres
Public Parkland Credit	8.63 acres		8.63 acres
Private Parkland	1.85 acres	100% Credit	1.85 acres
Private Open Space	0.83 acres	0% Credit	0.00 acres
Non-Amenity Pond	0.54 acres	0% Credit	0.00 acres
Private Parkland Credit	3.13 acres		1.85 acres
Total Private and Public Parkland Credit			10.48 acres
Required Parkland Dedication			10.43 acres
Delta:			0.05 acres

IV. Maintenance

All public and private open space and public and private parkland, including all constructed water quality ponds shall be maintained by the professional on-site property management staff. The public park tract on the northwest corner shall also be maintained by management staff through an access easement overlay (to be coordinated with the City). The management staff will be on site prior to any rental units being occupied. The costs required to maintain parks, open space trails, entry feature monuments, walls and public areas within the access easements will be covered and part of the on-site property management operating budget.

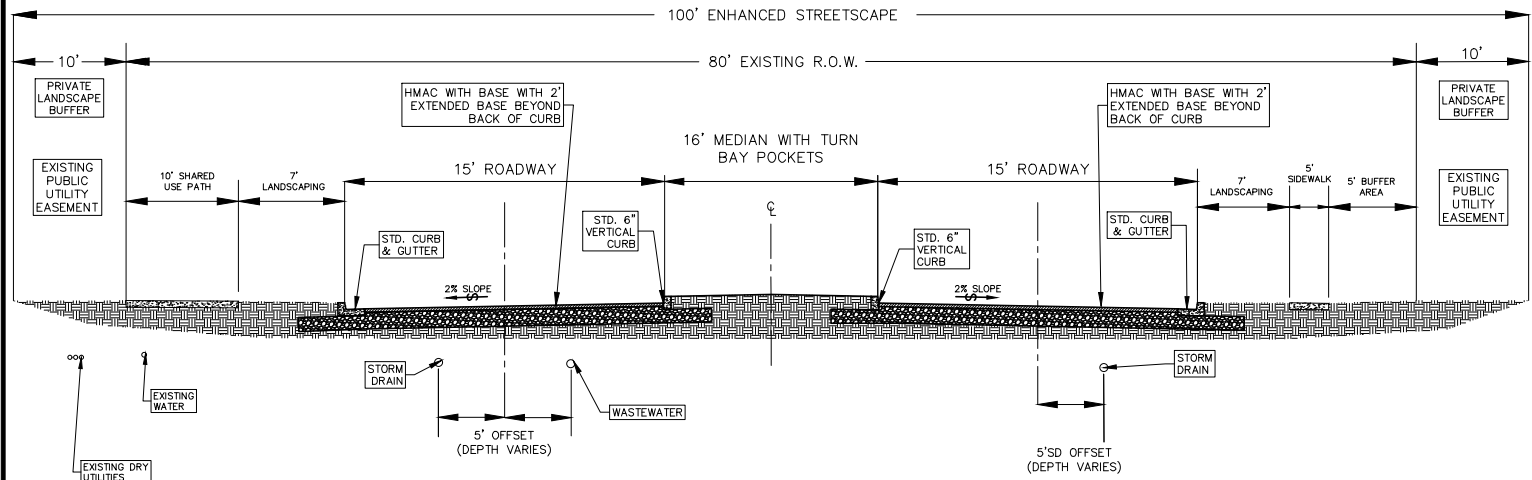


V. Phasing

The residential portion of New Growth at Roger Hanks will be constructed without phasing, unless on-site wastewater treatment is required. The Clubhouse Amenity shall be constructed in conjunction with the first residential units which will relieve the use of the City's public facilities for the first families that move into the community.

NEWGROWTH ROGER HANKS – LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance	Justification
<i>Chapter 22, Water Quality Protection</i>					
1	22.05.015(c)(3)	Performance standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements.	Providing stream buffers per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements. Including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards.
<i>Chapter 28, Subdivisions and Site Development</i>					
2	(Exhibit A), 30.2	Performance Guarantees	Required for public improvements	The City of Dripping Springs will not require bonds to be issued to the City for public infrastructure owned and maintained by other jurisdictions. Owner will provide the City proof of performance bonds for infrastructure owned and maintained by other jurisdictions. Or the owner will provide the City with documentation that performance bonds are not required for infrastructure owned and maintained by other jurisdictions.	Performance standards will be provided to owner / user of public improvements if needed.
3	Section 22.05.016 (d)(1)	Impervious Cover	Items not considered impervious cover: Existing roads adjacent to the development and not constructed as part of the development at an earlier phase;	Items not considered impervious cover: Existing road sections adjacent to and within the development as it exists before acceptance of this PDD. Any additional impervious cover that is required outside of the existing road section will be counted as new impervious cover only.	Allow for more enhanced green spaces by minimizing the footprint of water quality controls.
<i>Roadway Standards</i>					
4	CODS TCSS Section 2.2.1	Design Criteria for Transportation Facilities	Hays County Subdivision and Development Regulations, latest version	City of Austin Transportation Criteria Manual (TCM), as currently amended, or as otherwise specified by the City TMP.	Hays County criteria based on large rural subdivisions with higher design speeds. City of Austin TCM is better suited for urban subdivisions with slower design speeds.
5	Section 9.2.2(a)(1)	Side slopes on swales	No steeper than 1 vertical to 6 horizontal	No steeper than 1 vertical to 3 horizontal	Complies with City of Austin, Drainage Criteria Manual 6.4.1.D

Item 15.



80' R.O.W. ROGER HANKS PARKWAY
TYPICAL SECTION
2 LANE MINOR ARTERIAL
N.T.S.

Scale:	NTS
Designed:	JH
Drawn:	JBB
Reviewed:	JG
Date:	5/5/2022

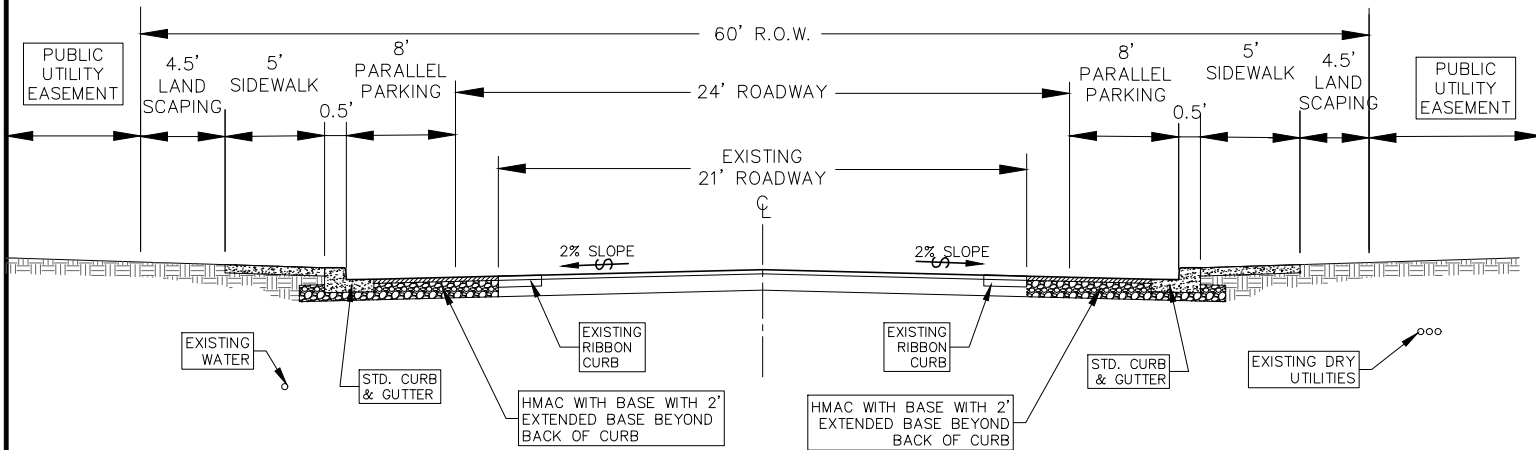
SHEET
1
 OF 4
 Project No:
 2256-001

NewGrowth
 DRIPPING SPRINGS, TEXAS

TYPICAL ROAD
 CROSS SECTION - 80' ROW
 ROGER HANKS PARKWAY

DA DOUCET & ASSOCIATES
 Civil Engineering - Entitlements - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 Firm Registration Number: 3937

Item 15.



60' R.O.W. HAMILTON CROSSING
TYPICAL SECTION
2 LANE RESIDENTIAL COLLECTOR
N.T.S.

Scale:	NTS
Designed:	JH
Drawn:	JBB
Reviewed:	RWP
Date:	5/5/2022

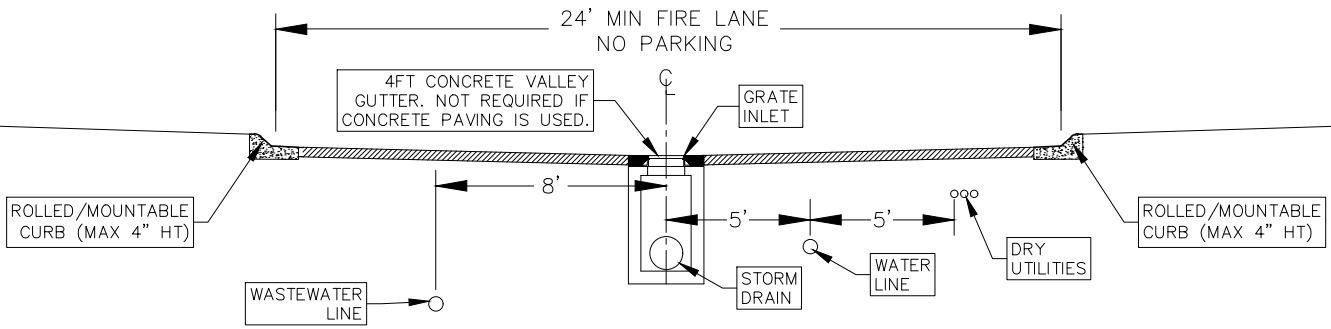
SHEET
2
 OF 4
 Project No:
 2256-001

NewGrowth
 DRIPPING SPRINGS, TEXAS

TYPICAL ROAD
 CROSS SECTION - 60' ROW
 HAMILTON CROSSING

DA DOUCET & ASSOCIATES
 Civil Engineering - Entitlements - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 Firm Registration Number: 3937

Item 15.



24' PRIVATE DRIVE
TYPICAL SECTION
N.T.S.

Scale:	NTS
Designed:	JH
Drawn:	JBB
Reviewed:	RWP
Date:	5/5/2022

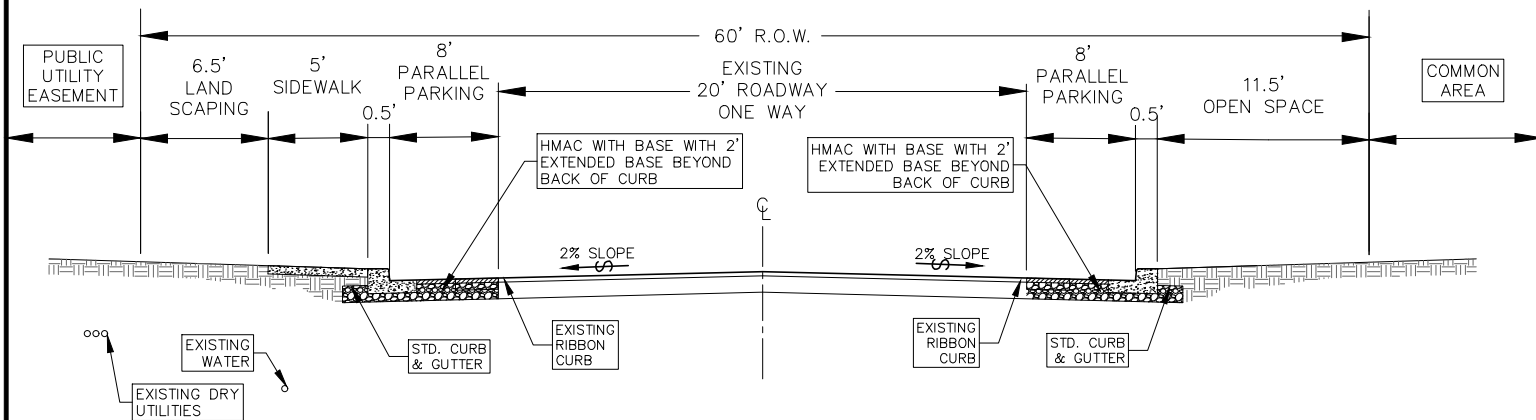
SHEET
4
OF 4
Project No:
2256-001

NewGrowth
DRIPPING SPRINGS, TEXAS

TYPICAL ROAD
CROSS SECTION - 24' PRIVATE
DRIVE

DA DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

Item 15.



60' R.O.W. LAKE LUCY LOOP
TYPICAL SECTION
 N.T.S.

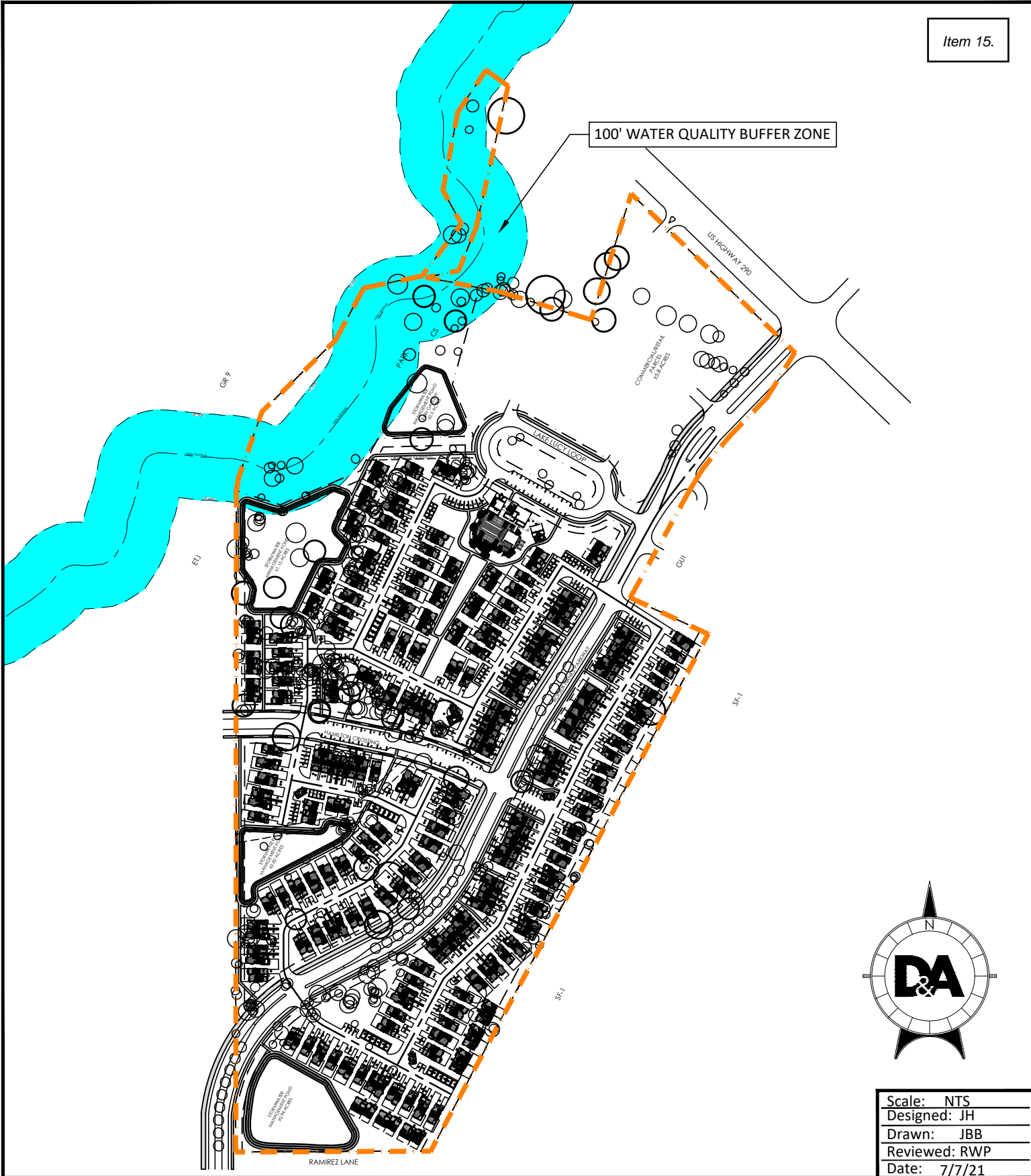
Scale:	NTS
Designed:	JH
Drawn:	JBB
Reviewed:	RWP
Date:	5/5/2022

SHEET
3
 OF 4
 Project No:
 2256-001

NewGrowth
 DRIPPING SPRINGS, TEXAS

TYPICAL ROAD
 CROSS SECTION - 60' ROW
 LAKE LUCY LOOP

DA DOUCET & ASSOCIATES
 Civil Engineering - Entitlements - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 Firm Registration Number: 3937



Scale:	NTS
Designed:	JH
Drawn:	JBB
Reviewed:	RWP
Date:	7/7/21

SHEET
1
OF 1
Project No.:
2256-001

New Growth
DRIPPING SPRINGS, TEXAS

PLANNED DEVELOPMENT
DISTRICT
EXHIBIT F - WATER QUALITY
BUFFER ZONES

DA DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

EXHIBIT G

PD Uses Chart:

The uses permitted in described in zoning classification CS as adopted in 2004 are restricted in PDD –to only allow the following:

Residential Areas – +/- 25.38 acres:

- Rental Single-Family Dwelling, Detached;
- Rental Garden Home/Townhome, Attached;
- Rental Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Community Center, Private; and
- Those uses listed in the City’s zoning ordinance for the MF District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).

Commercial Area – +/- 5.80 acres, being Lot 2, 3, 4, 5:

Permitted Uses:

- Those uses listed in the City’s zoning ordinance for the GR District or any less intense commercial district uses are hereby permitted by right within the commercial portion of the Project
- Financial institution
- Others uses are designated as requiring a Conditional Use Permit (CUP).

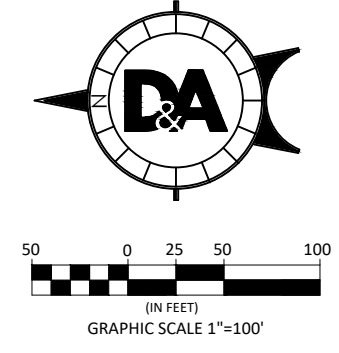
Excluded Uses:

- Permanent residential use, but hotel/overnight accommodations are permitted
- Psychic Reading Services
- Fire station
- Orphanage
- Amusement Services (Outdoor)
- Bingo Hall
- Bowling Center
- Automotive/vehicle related uses (sales, rental, servicing, repair)
- Mini-warehouse/self storage facilities
- Radio or television studio
- Upholstery shop

EXHIBIT H

Transportation Plan

[Traffic Impact Analysis delivered to City of Dripping Springs and TxDot for agency review]



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-8.00	-4.00	35757.16	Red
2	-4.00	0.00	262595.71	Grey
3	0.00	4.00	1044439.48	Light Green
4	4.00	8.00	62706.24	Medium Green
5	8.00	12.00	4736.07	Dark Green

Drawing: C:\pwworking\jonathan.hamilton\dms157912256-001 PRELIM GRADING EXHIBIT.dwg
 User: JHAMLTON
 Plot Date/Time: Apr 28, 22, 11:38:01

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 B Highway 71 W, Suite 160
 Austin, TX 78735 Tel: (512) 583-2400
 www.doucetengineers.com
 TBPE Firm Number: 3937
 TBPLS Firm Number: 10105800

PRELIM GRADING EXHIBIT

NewGrowth
 Multi-Family Development
 Rodger Hanks Parkway, DRIPPING SPRINGS, TX

Scale: As Noted
 Designed: JH
 Drawn: JBB
 Reviewed: JG
 Date: 8-31-2021

SHEET
1
 OF 1

Project No.:
 2322-001

MEMORANDUM OF UNDERSTANDING

NewGrowth Enterprises, LLC, a Texas limited liability company and DS Propco Owner LP, a Delaware Limited Partnership jointly referred to herein as (“NG”) and the City of Dripping Springs, Texas, a general laws municipality (“City”) enter into this Memorandum of Understanding (“MOU”) effective as of October 26, 2021.

Recitals

- A. NG has submitted a draft Planned Development District No. 14 (“PDD”) to the City for review and approval.
- B. The land within the PDD is substantially all of the lots in Roger Hanks Park, a subdivision in Hays County, Texas located within the City Limits of the City, and as more particularly identified and described in Exhibit “A” (the “Property”).
- C. The Land will be a residential development consisting solely of rental residential units and related amenities (the “Project”). There is a commercial portion that borders US 290.
- D. The Project is within the area specifically designated by the City’s Comprehensive Plan – Emerging Mixed Use Activity Center (Development and Building Ordinances – Section 2.1), which states, “In specific areas of town identified as activity nodes [in which the Project is located], more flexible form-based zoning will be used. This type of zoning focuses more on building appearance, size, and relationship to other buildings and the street rather than strictly controlling uses in that building. In targeted nodes, the goal is to provide opportunity for a mix of uses that can meet community needs of lower cost housing along with additional retail, office and commercial uses”.
- E. As a residential rental community, it will provide attainable, attractive rental homes for those desiring to live in Dripping Springs, but choose not to own, or cannot afford to purchase a house, or for those desiring to downsize and not have the burden of home ownership.
- F. In order to proceed with the Project, the City and NG desire to reach an accord regarding the Project’s density, provisions for wastewater treatment, parkland dedication, and transportation improvements to Roger Hanks Parkway (the “Essential Elements”).
- G. NG has a limited time frame within which to obtain the City’s consent to the Essential Elements and therefore is seeking its approval.

NOW THEREFORE, the City and NG agree to the following Essential Elements:

1. The Project will consist of a mix of up to 240 attached and detached single family residential dwellings, dedicated trails, parkland, an amenity center, and other amenities benefitting the residents of the project. Additionally, there is a minimum of a 5.8 acre commercial portion. The Project will be constructed consistent with future zoning and related land use approvals. The proposed project plan is attached as Exhibit “B”. Approval of this Memorandum of Understanding is not an approval of the project plan attached as Exhibit “B”.
2. The Project’s dedicated public and private parkland shall contain 10.55 acres. The City of Dripping Springs Parkland Ordinance would require 10.43 acres. NG shall pursue a credit

for its on-site amenity improvements (community use of pool, clubhouse, trails) which will relieve the use of the City's public facilities. The proposed pool, parks, trails and open space plan is attached hereto as Exhibit "C". The project will pay all required Park Development Fees.

- 3. The Project is planning to construct and fund a wastewater line extension from the City's West Interceptor sewer line to the Property and US Hwy 290. The extension will service the Project and be available for property north of US Hwy 290. It is anticipated that the City's West Interceptor sewer line will be completed and operational for transporting the Project's wastewater to the City's sewer plant prior to the Project's completion; however, as a safety measure, until the West Interceptor line is available to the Project, NG will either (i) apply for a TLAP permit for treatment of the Project's wastewater or (ii) apply for on-site septic permits. The Project will not discharge any wastewater until (i) the TLAP or septic system apparatuses are permitted and operational or (ii) the Western Intercept sewer line is operational and available to transport the Project's wastewater to the City's sewer plant.
- 4. The City is reviewing the proposed improvements to Roger Hanks Parkway that have been submitted by NG. One plan creates a center turn lane and the other creates a center median. NG will accept the decision of the City as to which best serves the community.

This MOU shall serve as the approved outline of the Project as it relates to the Essential Elements addressed herein.

CITY OF DRIPPING SPRINGS, TEXAS:

By: *Bill Foulds, Jr.*
 Name: Bill Foulds, Jr.
 Title: Mayor

NEWGROWTH ENTERPRISES, LLC:

By: *F. Cappello*
 Name: Francis Cappello
 Title: Authorized Signatory

DS PROPCO OWNER LP; by DS Propco GP LLC, its general partner

By: *F. Cappello*
 Name: Francis Cappello
 Title: President

EXHIBIT "A" Property Description

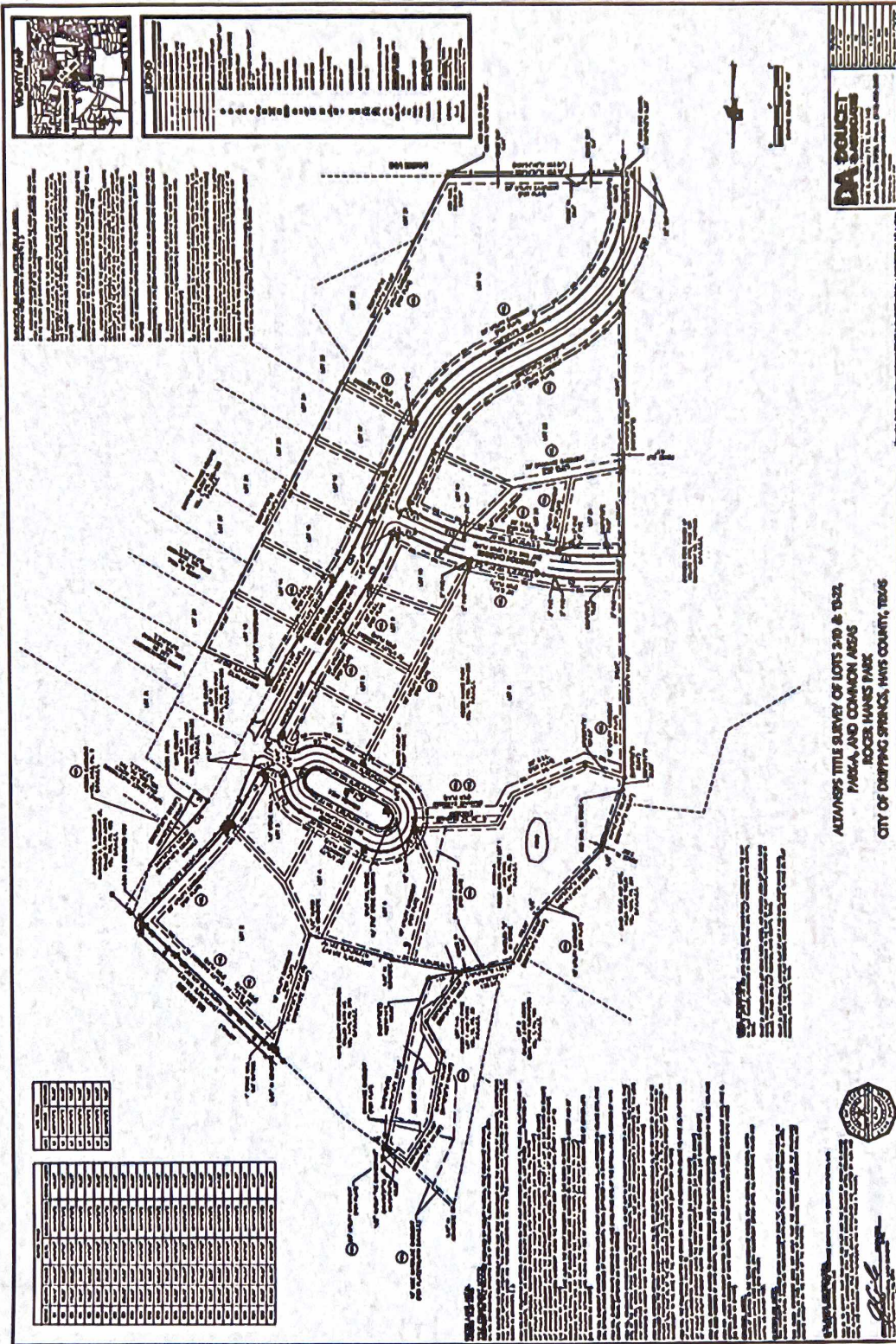


EXHIBIT "B" The Concept Plan



LEGEND

- 1-STORY RESIDENTIAL
- 2-STORY RESIDENTIAL

CONCEPTUAL PROJECT INFORMATION*

TOTAL RESIDENTIAL AREA - 24.79 ACRES
 RESIDENTIAL - 273 UNITS AT 9.56 DUPLIC CROSS
 1 80 DULT HOME - 1-STORY DUPLEX - 66 UNITS
 2 80 COTTAGE HOME - 1-STORY ATTACHED GARAGE - 24 UNITS
 3 80 COTTAGE HOME - 1-STORY ATTACHED GARAGE - 24 UNITS
 3 80 COTTAGE HOME - 2-STORY ATTACHED GARAGE - 40 UNITS
 TOWNHOMES - 2-STORY ATTACHED GARAGE - 76 UNITS
 *PROJECT DETAILS ARE REPRESENTATIVE AND MAY CHANGE
 BASED ON FURTHER ANALYSIS DURING THE DESIGN PROCESS

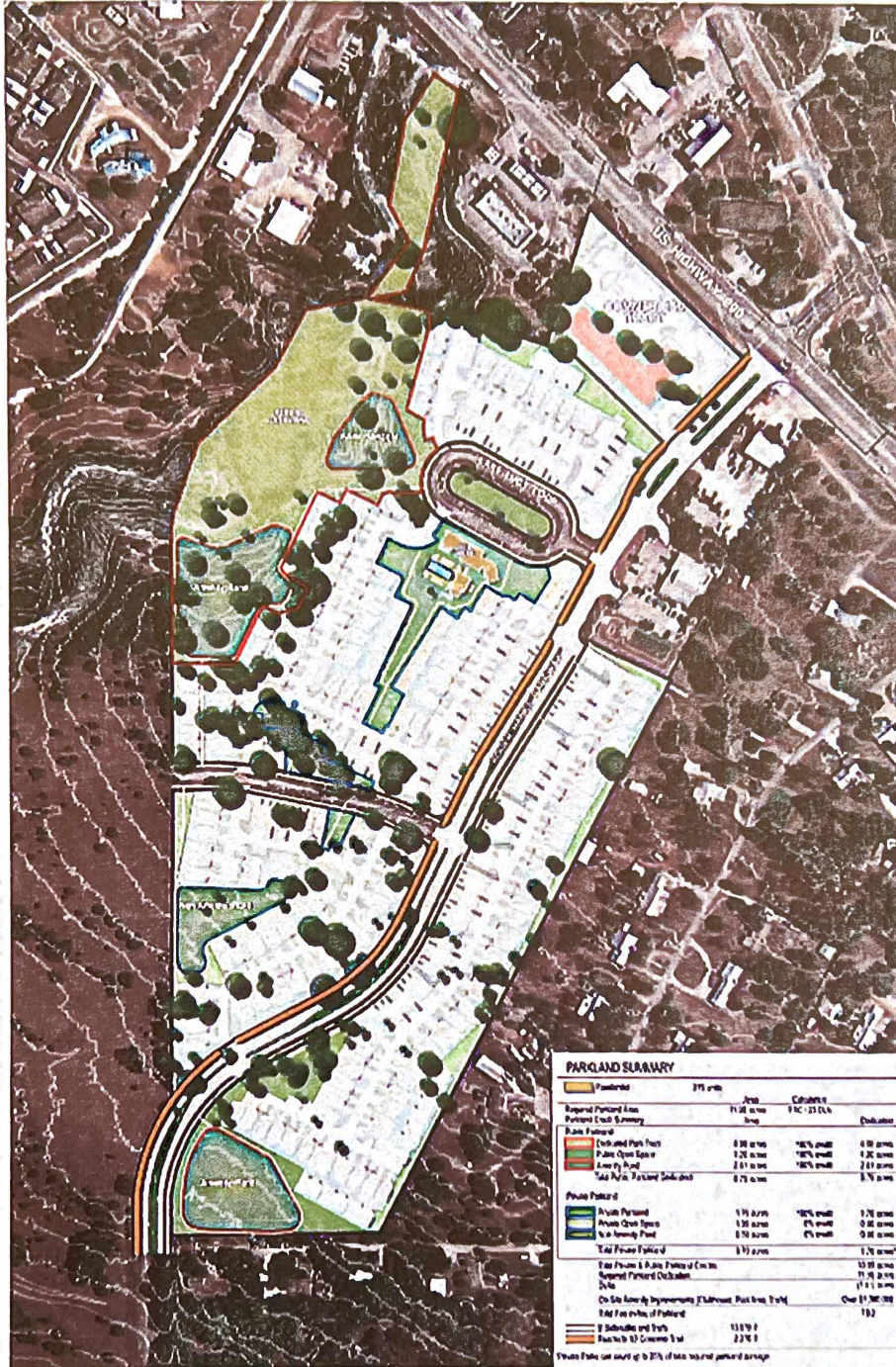


NEW GROWTH LIVING
 CERTAINABLE LIFESTYLE COMMUNITIES

NEW GROWTH - DRIPPING SPRINGS
 DRIPPING SPRINGS, TEXAS
 Illustrative Site Plan

SCALE 1" = 80'-0"
 FOR ILLUSTRATIVE PURPOSES ONLY

EXHIBIT "C"
Parkland Area



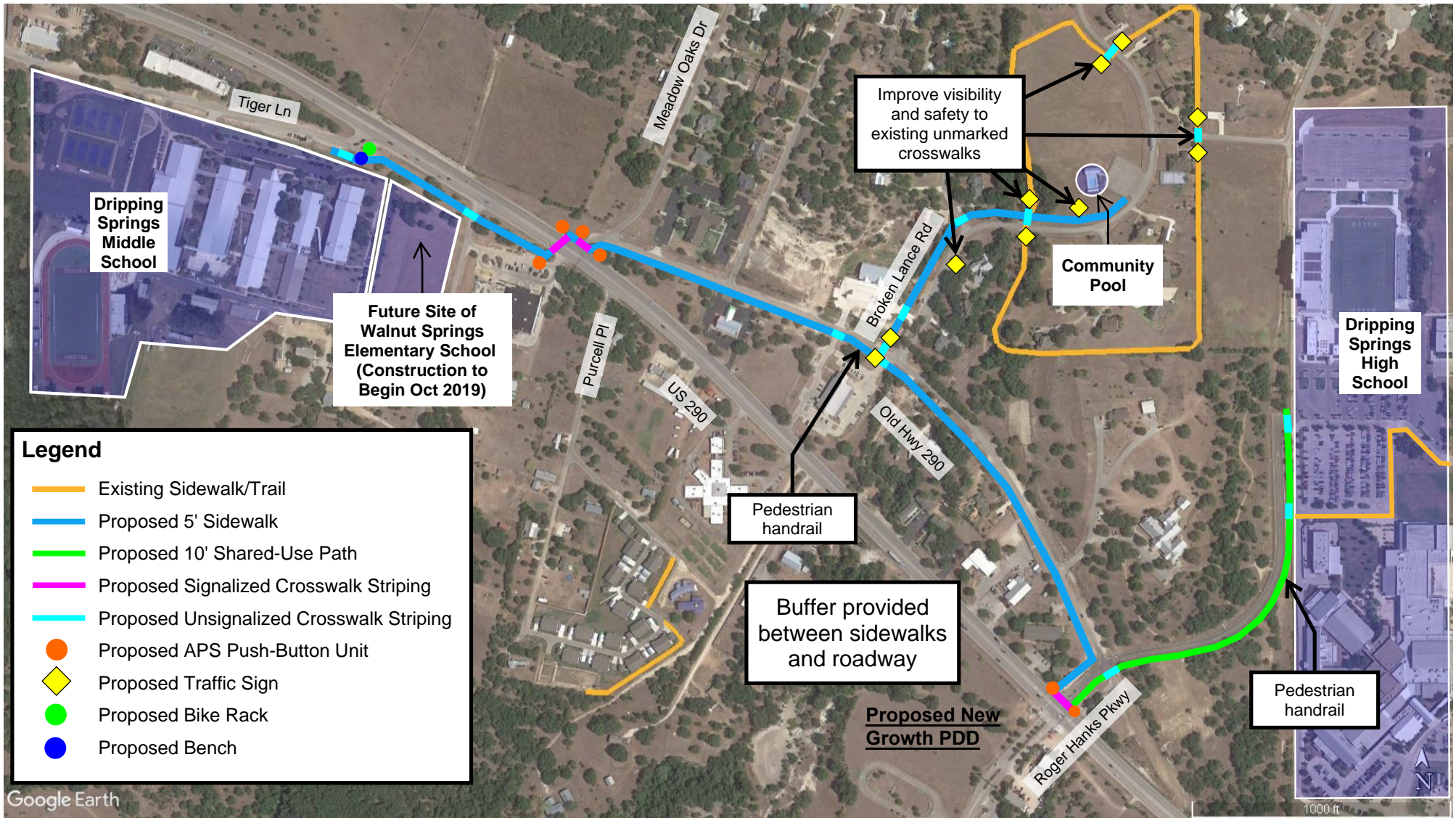
SEC Planning, LLC
Land Planning • Landscape Architecture • Community Design
LEWISTON, MASS
www.secplanning.com

EXHIBIT C
PARKLAND EXHIBIT
NEW GROWTH
ORRIPING SPRINGS, TEXAS

Scale: 1" = 200'
North
Date: October 13, 2021

This drawing is a preliminary design and is not intended to be used for construction. It is subject to change without notice. The user of this drawing assumes all liability for any errors or omissions. This drawing is not to be used for any other purpose without the written consent of SEC Planning, LLC.

City of Dripping Springs DSMS to DSHS SRTS Shared-Use Path/Sidewalk Project Project Layout Map



Dripping Spr Middle School SRTS SUP/Sidewalk Project along US Hwy 290 from DSpr High School to DSpr Middle School Project # 0_AUS_Dripping Springs03_SRTS-TA_Dripping Springs MS SUP & Sidewalk