



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, March 22, 2022 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
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 February 22, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2021-0011: an application for the Double L Ranch Phase 1 Preliminary Plat for a 217.97 acre tract out of the Philip A. Smith Survey located 1.5 miles north of US 290 and Ranch Road 12. Applicant: Pablo Martinez, BGE, Inc.**
- 3. Approval with Conditions of SUB2021-0058: an application to consider the final plat of Parten Ranch Phase 4 an approximately 73.81 acre tract of land situated in the Lamar Moore Survey Abstract 323 in Hays County, Texas. Applicant: Daniel Ryan, LJA Engineering**
- 4. Approval of SUB2021-0072: an application for the Caliterra, Phase 5, Section 14 Preliminary Plat for a 50.947 acre tract out of the Philip A. Smith Survey located on Premier Park Loop. Applicant: Bill E. Couch, Carlson Brigrance and Doering, Inc.**
- 5. Approval of SUB2021-0074: an application for the Driftwood Golf & Ranch Club, Phase 1, Block C, Lot 1 Final Plat for a 7.411 acre tract located on Driftwood Golf Club Drive. Applicant: Ronee Gilbert, Murfee Engineering Company**
- 6. Approval of SUB2021-0075: an application for the Driftwood Subdivision, Phase 4 Final Plat for a 5.8096 acre tract located on Thurman Roberts Way out of the Freelove Woody Survey. Applicant: Ronee Gilbert, Murfee Engineering Company**
- 7. Denial of SUB2022-0004: an application for the Headwaters commercial East Phase 1 Preliminary Plat for a 5.824 acre tract located out of the William walker survey located at Headwaters Boulevard and Flathead Drive. Applicant: Blake Rue, Oryx Land Holdings, LLC**
- 8. Denial of SUB2022-0006: an application for the CRTX Preliminary Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
- 9. Denial of SUB2022-0007: an application for the CRTX Final Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
- 10. Denial of SUB2022-0008: an application for the Wild Ridge Preliminary Plat for a 283.4 acre tract located out of the I.V. Davis Jr. and Edward W. Brown surveys. Applicant: Richard Pham, P.E., Doucet & Associates, Inc.**

- 11.** Denial of SUB2022-0009: an application for the Driftwood Subdivision Phase 3 preliminary plat for a 43.7352 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company
- 12.** Denial of SUB2022-0010: an application for the Ariza Multifamily preliminary plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers

BUSINESS

- 13.** Public hearing and consideration of a recommendation regarding ZA2021-0006 an application to consider an ordinance approving a zoning amendment from Two Family Residential - Duplex (SF-4) to Local Retail (LR) for approximately 2.04 acres being lot 2 of the C. Jones Subdivision located at 427 Creek Road. Applicant: Jon Thompson
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Zoning Amendment
- 14.** Presentation on Interlocal Agreement between the City of Dripping Springs and Hays County commonly referred to as a 1445.
- 15.** Public Hearing and possible action related to recommendations regarding a Zoning Amendment to modify requirements for accessory dwelling units under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations.
 - a. Staff Report
 - b. Public Hearing
 - c. ADU Ordinance Recommendations

PLANNING & DEVELOPMENT REPORTS

- 16.** Planning Department Report

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

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

April 28, 2022, at 6:00 p.m.
May 10, 2022, at 6:00 p.m.
May 24, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

April 5, 2022, at 6:00 p.m. (CC & BOA)
April 12, 2022, at 5:00 p.m. (Moratorium Waivers)
April 19, 2022, at 6:00 p.m. (CC)
April 26, 2022, at 5:00 p.m. (Moratorium Waivers)

ADJOURN

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 **March 18, 2022, at 1:00 p.m.***

Laura Mueller for 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, February 22, 2022 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:

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

Commission Member absent was:

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

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

PLEDGE OF ALLEGIANCE

Commissioner Bourguignon led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on

presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

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

- 1. Approval of the January 25, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2022-0002: an application for the Hays Street Subdivision final plat for a 1.855 acre tract out of the Phillip A. Smith Survey located at 102 South Bluff Street. Applicant: Joe Grasso, P.E. Doucet & Associates**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 2, with corrections to the minutes as presented. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

A motion was made by Chair James to consider Business Agenda Item 4 first and then Item 3. Vice Chair Martin seconded the motion which carried unanimously 6 to 0.

BUSINESS

- 4. Public hearing and consideration of recommendation regarding VAR2022-0001: an application for a variance to allow an encroachment into the side building setback for a property located at 767 Bunker Ranch Blvd, being Block 1, Lot 1 out of the Bunker Ranch Phase 2 Subdivision. Applicant: Trent Marino**
 - a. Applicant Presentation** – Applicant Trent Marino presented the item.
 - b. Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the variance.
 - c. Public Hearing** – No one spoke during the Public Hearing.
 - d. Variance** – A motion was made by Vice Chair Martin to recommend Board of Adjustment approval of VAR2022-0001: an application for a variance to allow an encroachment into the side building setback for a property located at 767 Bunker Ranch

Blvd, being Block 1, Lot 1 out of the Bunker Ranch Phase 2 Subdivision. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

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

a. Staff Report – Tory Carpenter presented the staff report which is on file.

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

c. ADU Recommendations – A motion was made by Commissioner Bourguignon to recommend City Council approval of a Zoning Amendment to modify requirements for accessory dwelling units under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations, with the following changes as underlined:

- (1) 5.53.2(c): An ADU may not be located in front of a primary structure and must be located behind the halfway point of the depth of the primary structure unless the ADU shares a roof with the primary structure in which case the ADU may be located level, in front of, or behind the front of the primary structure.
- (2) 5.53.4: The maximum livable area of an ADU shall not exceed the lesser of:

Vice Chair Martin seconded the motion which carried 6 to 1, with Commissioner Williamson opposed.

PLANNING & DEVELOPMENT REPORTS

5. Planning Director's Update

Howard Koontz presented the Director's Update and spoke regarding the Comprehensive Plan Scoping with the preferred vendor and active Planned Development District's currently being reviewed by the Development Agreement Work Group (DAWG).

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

March 8, 2022, at 6:00 p.m.
March 22, 2022 at 6:00 p.m.
April 12, 2022, at 6:00 p.m.
April 26, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

February 22, 2022, at 5:00 p.m. (Waivers)
March 1, 2022, at 6:00 p.m. (CC & BOA)
March 8, 2022, at 5:00 p.m. (Waivers)
March 15, 2022, at 6:00 p.m. (CC)
March 22, 2022, at 5:00 p.m. (Waivers/TBD)

ADJOURN

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

This regular meeting adjourned at 7:42 p.m.



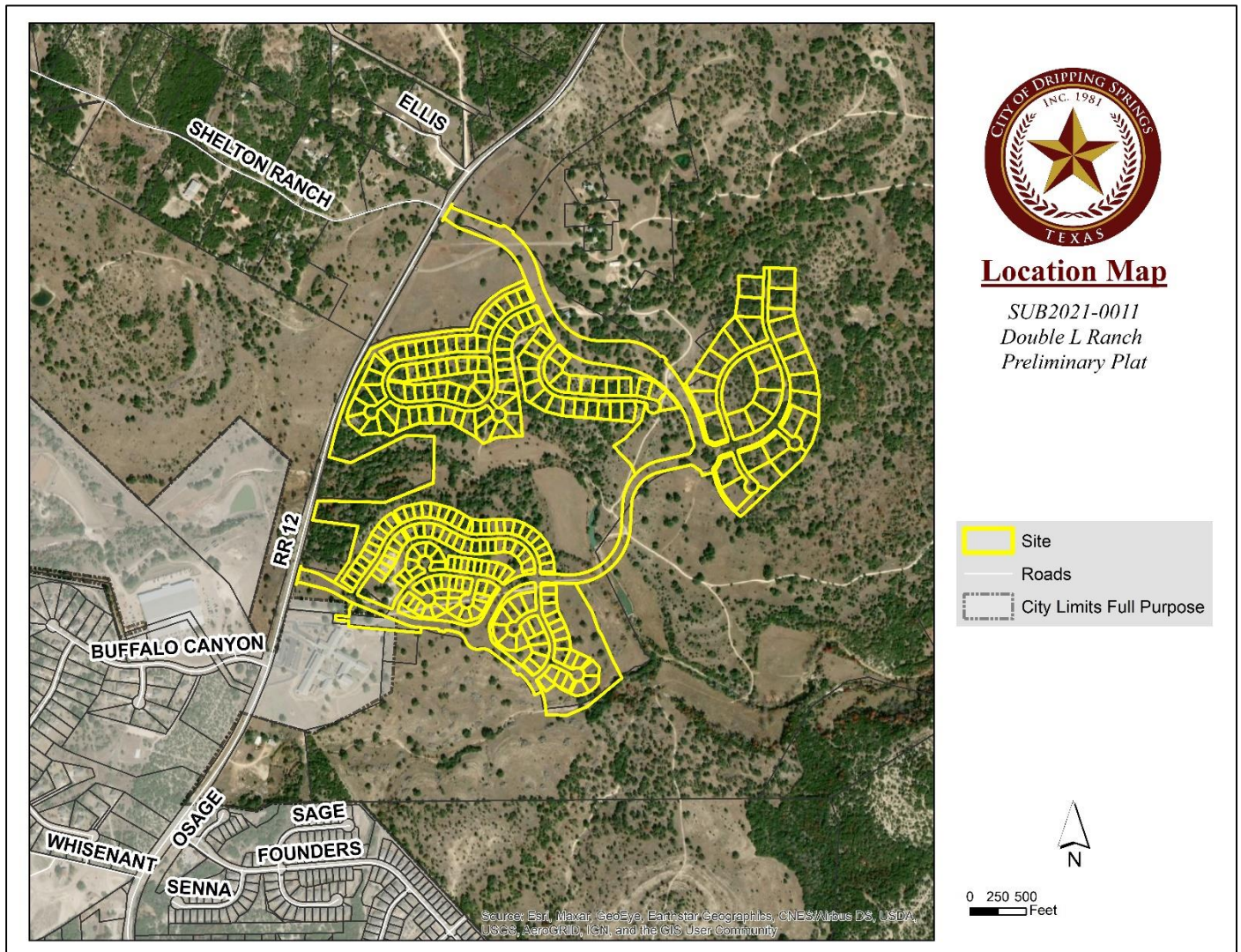
Planning and Zoning Commission Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2021-0011
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

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



Overview

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

ACCESS AND TRANSPORTATION

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

SITE DRAINAGE

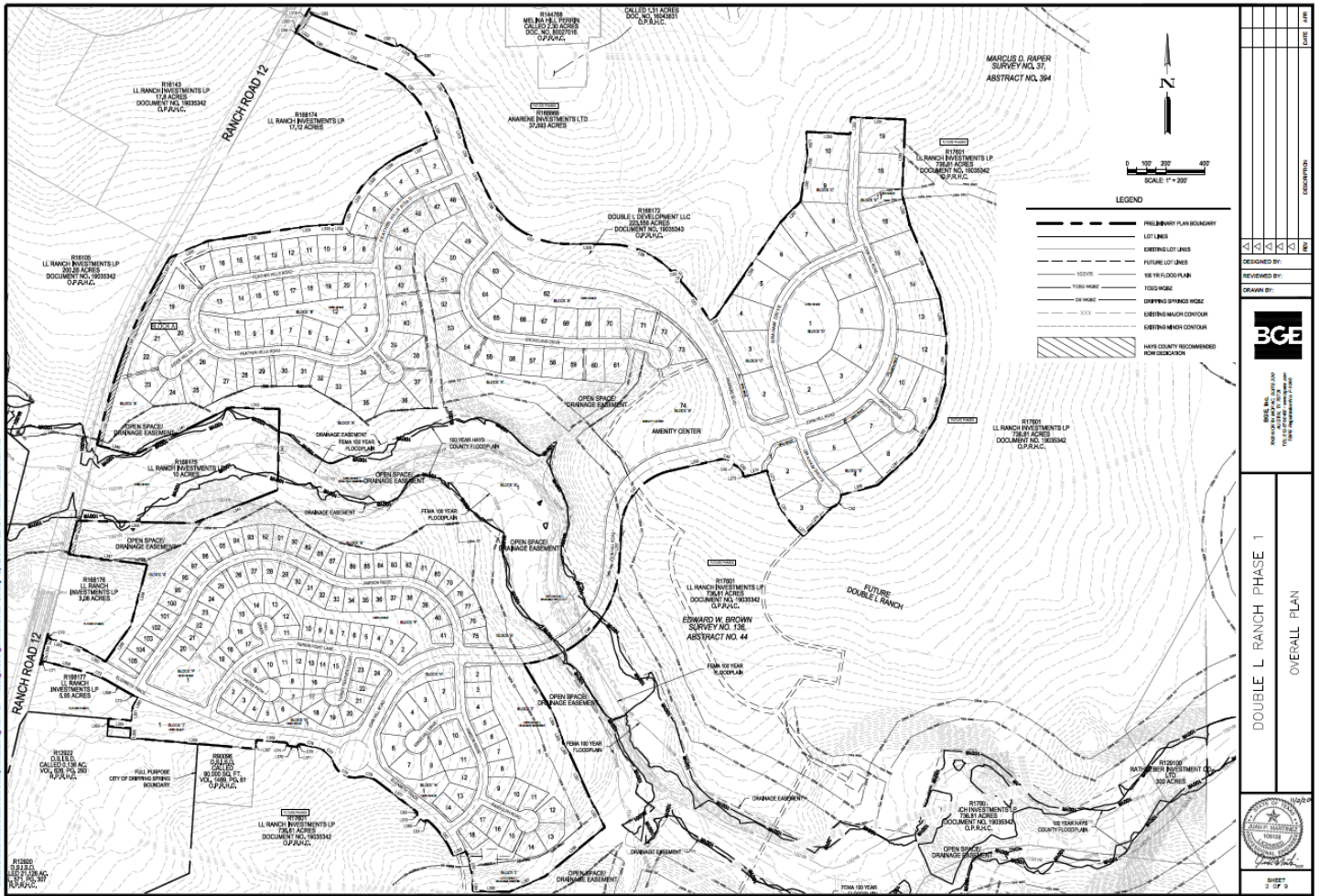
The site is located in the Barton Creek Watershed. Proposed drainage patterns will match existing drainage patterns as closely as possible. Runoff drains into the Little Barton Creek and flows West-East and discharges downstream beyond the property into Barton Creek. Please refer to the drainage section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

WATER AND WASTEWATER

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

PARKLAND

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



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

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

Recommendation:

Denial of the preliminary plat to address comments.

Attachments

- Exhibit 1 – Subdivision Application
- Exhibit 2 – Double L Ranch Phase 1 Preliminary Plat
- Exhibit 3 – Comments

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



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 2.

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Pablo Martinez

COMPANY BGE, Inc.

STREET ADDRESS 1701 Directors Blvd, Suite 1000

CITY Austin STATE Texas ZIP CODE 78744

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

OWNER NAME Double L Development, LLC

COMPANY Double L Development, LLC

STREET ADDRESS 16000 West Loop South, Suite 2600

CITY Houston STATE Texas ZIP CODE 77256

PHONE _____ EMAIL _____

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

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

PROJECT INFORMATION

PROPOSED SUBDIVISION NAME	Double L Ranch Phase 1	
TOTAL ACREAGE OF DEVELOPMENT	217.97	
TOTAL NUMBER OF LOTS	258	
AVERAGE SIZE OF LOTS	60', 70', 80', 90' 105', 1 acre	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL /OTHER: AMENITY CENTER, OPEN SPACE/DRAINAGE ROW	
# OF LOTS PER USE	RESIDENTIAL: 243 COMMERCIAL: _____ INDUSTRIAL: _____ OTHER: 14- OPEN SPACE/DRAINAGE 1 - AMENITY CENTER	
ACREAGE PER USE	RESIDENTIAL: 94.27 OTHER: OPEN SPACE/DRAINAGE - 76.35 AC COMMERCIAL: _____ AMENITY CENTER - 5.77 AC INDUSTRIAL: _____	
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: 21,759 PRIVATE: _____	
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER	
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY	

*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:

HAYS-TRINITY GCD NOTIFIED? YES NO Not applicable

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE
Pending/Development Agreement

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE
Pending/Development Agreement

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

PABLO H MARTINEZ

Applicant Name



4/20/2020

Applicant Signature

Date 4-20-2020

Notary



Date



DOUBLE L DEVELOPMENT, LLC

Property Owner Name



April 17, 2020

Property Owner Signature

Date

DAVID A. CANNON - MEMBER

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

Applicants Signature:  Date: 8/29/2020

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

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

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

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

512.858.4725 • www.cityofdrippingsprings.com

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

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

512.858.4725 • www.cityofdrippingsprings.com

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

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

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

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

NARRATIVE OF COMPLIANCE

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

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

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

SIGNATURES

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

CITY SECRETARY _____ DATE: _____

GENERAL NOTES

1. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY HAYS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
2. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO CITY OF DRIPPING SPRINGS FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THAT OF UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS & WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY HAYS COUNTY.
4. CONTOUR DATA SOURCE: ON THE GROUND SURVEY COMPLETED IN APRIL 2020 AND CAPOCO 2012 CONTOUR DATA.
5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION.
6. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED IN SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED, RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF HAYS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. HAYS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
9. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION WILL BE A PUBLIC SANITARY SEWER SYSTEM AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS PLANS AND SPECIFICATIONS.
10. PARKLAND REQUIREMENTS PER THE DEVELOPMENT AGREEMENT WITH THE CITY OF DRIPPING SPRINGS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
12. A PORTION OF THIS TRACT IS LOCATED WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48209C0105F, HAYS COUNTY, TEXAS, DATED: SEPTEMBER 02, 2005.
13. ALL STREETS WITHIN THIS PLAT SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY UNDER HAYS COUNTY JURISDICTION.
14. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
15. SIDEWALKS ARE TO BE MAINTAINED BY MUD OR HOA.
16. PUBLIC STREET NAMES AND WIDTHS: SEE SHEET 2, STREET SUMMARY TABLE.
17. ALL PROPOSED LOTS HAVE ADEQUATE FRONTAGE TO COMPLY WITH MINIMUM DRIVEWAY SPACING.
18. THIS PROPERTY IS LOCATED WITHIN THE DRIPPING SPRINGS ETJ AND HAYS COUNTY.
19. A TEN FOOT (10) PUE ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
20. ELECTRIC SERVICE FOR THIS PLAN WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
21. THIS SUBDIVISION IS LOCATED IN THE LITTLE BARTON CREEK WATERSHED.
22. THIS PROPERTY IS OUTSIDE OF THE EDWARDS AQUIFER RECHARGE ZONE.
23. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
24. THIS PROPERTY IS SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR ANARENE INVESTMENTS TRACT EFFECTIVE AS OF OCTOBER 17, 2012, RECORDED IN VOLUME 4466, PAGE 327 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND AMENDED EFFECTIVE AUGUST 13, 2015.
25. THIS PROPERTY IS SUBJECT TO A SUBDIVISION AGREEMENT WITH HAYS COUNTY RECORDED UNDER DOCUMENT NO. _____.
26. HOMEOWNER'S ASSOCIATION SHALL BE CREATED PRIOR TO ANY FINAL PLAT APPROVAL.
27. ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR ASSIGNS.
28. APPROVAL OF A TRAFFIC IMPACT ANALYSIS ASSOCIATED WITH THIS PRELIMINARY PLAN IS REQUIRED BEFORE ANY FINAL PLAT OR DEVELOPMENT PERMIT APPLICATIONS ARE APPROVED.
29. THE WATER UTILITY PROVIDER WILL BE MUNICIPAL UTILITY DISTRICT NO. 7.
30. THE WASTEWATER UTILITY PROVIDER WILL BE THE CITY OF DRIPPING SPRINGS.
31. THIS SUBDIVISION IS WITHIN THE JURISDICTIONS OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT, THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT AND THE HAYS COUNTY EMERGENCY SERVICES DISTRICT NO. 6.
32. THE PLAT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS ORDINANCES, REGARDING BUILDING SETBACKS.

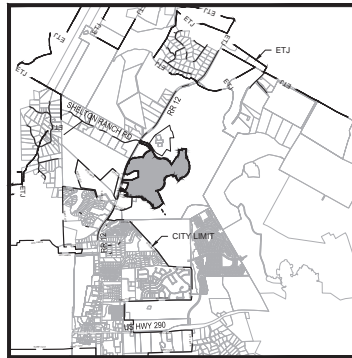
LOT TABLE	
TOTAL SITE ACREAGE	219.758 AC
TOTAL LOTS	256
SINGLE FAMILY	244
OPEN SPACE	11
AMENITY LOT	1

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

UTILITIES:

ELECTRIC - PEDERNALES ELECTRIC COOP.
TELECOM - FRONTIER
WATER - MUNICIPAL UTILITY DISTRICT NO. 7
WASTEWATER - CITY OF DRIPPING SPRINGS
GAS - ENERTEX NB, LLC

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



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

DATE OF SUBMITTAL:
FEBRUARY 4, 2021

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

PRECINCT: 4
TAX ID NO.:
R168172, R17601

DEVELOPER:

DOUBLE L DEVELOPMENT, LLC
DAVID CANNON
1600 WEST LOOP SOUTH, SUITE 2600
HOUSTON, TEXAS, 77027
(713)-823-2466

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

LEGAL DESCRIPTION

FIELD NOTES FOR A 219.758 ACRE TRACT OF LAND OUT OF THE MARCUS D. RAPER SURVEY NO. 37, ABSTRACT NO. 394 AND THE EDWARD W. BROWN SURVEY NO. 136, ABSTRACT NO. 44, ALL OF HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1,240.674 ACRE TRACT OF LAND AS CONVEYED TO LL RANCH INVESTMENTS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 19036343 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

Sheet List Table

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

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

Area	Area (Ac)	Impervious (Ac)	Impervious (%)
Total Site Area	219.758	21.54	9.8%
Impervious from Streets	27.29	27.29	12.4%
Impervious from Homes	29.38	29.38	13.4%
Impervious from Amenity Center	4.58	4.58	2.1%
Total Impervious	61.25	27.87%	



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

Juan P. Martinez

2/22/22

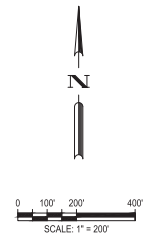
JUAN P. MARTINEZ, P.E.
BGE, INC. TBPE NO. F-1046
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
(512) 879-0400 (MAIN)

DATE

ENGINEER



Brown & Gay Engineers, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744
Tel: 512-879-0400 • www.browngay.com
TBPE Registration No. F-1046
TBPELS LICENSING SURVEY FIRM
NO. 10106502 SHEET
1 OF 10



LEGEND

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

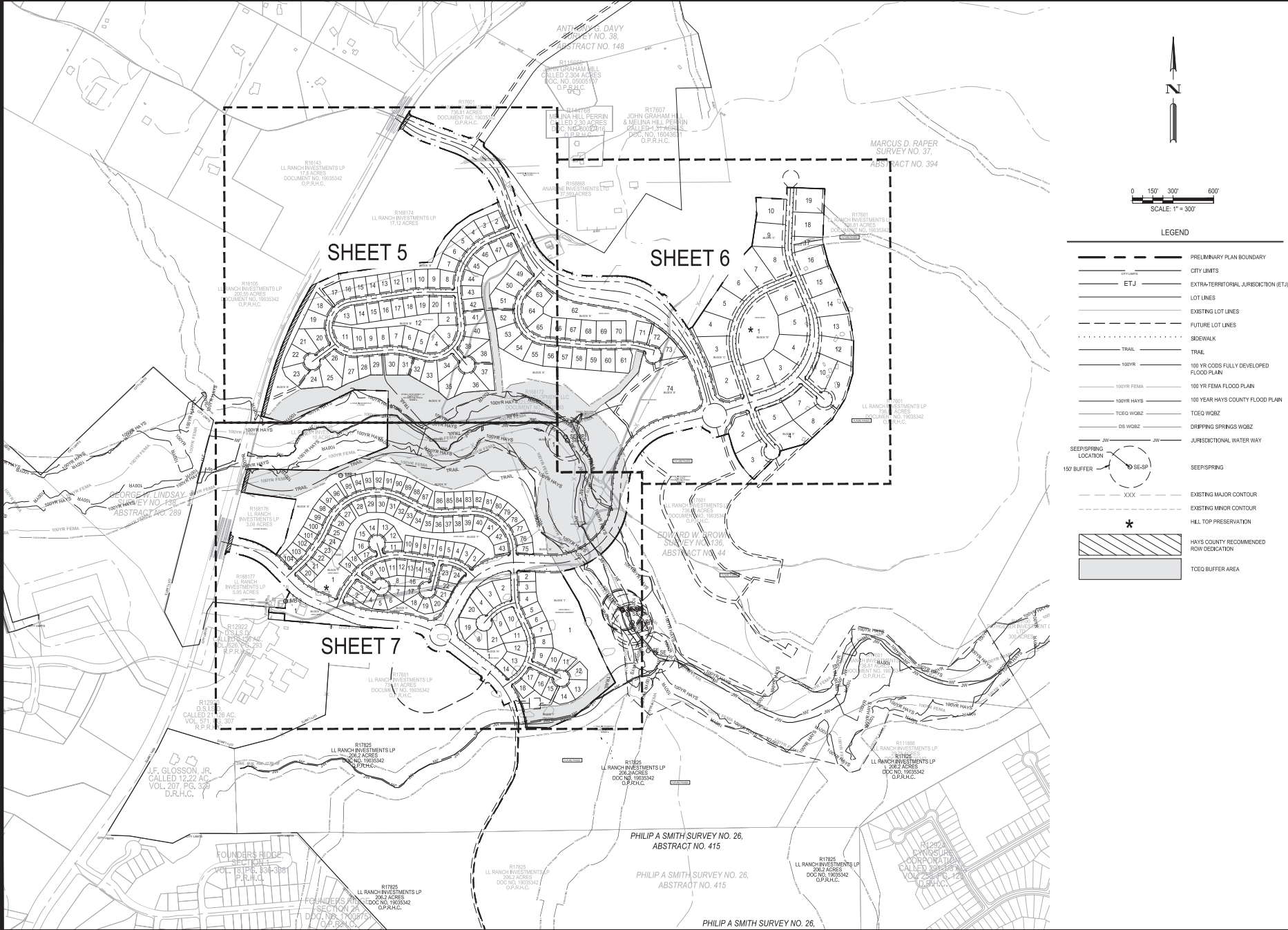
REV	DESCRIPTION	DATE	APP

DESIGNED BY:
REVIEWED BY:
DRAWN BY:



DOUBLE L RANCH PHASE 1
OVERALL PLAN





LEGEND

- PRELIMINARY PLAN BOUNDARY
- CITY LIMITS
- ETJ
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- SIDEWALK
- TRAIL
- 100YR
- 100YR FEMA
- 100YR HAYS
- TCEQ WOBZ
- DE WOBZ
- JW
- SEEPSRING LOCATION
- 150' BUFFER
- XXXX
- HILLS TOP PRESERVATION
- HAYS COUNTY RECOMMENDED ROW DEDICATION
- TCEQ BUFFER AREA

REV	DESCRIPTION	DATE	APP

DESIGNED BY:
REVIEWED BY:
DRAWN BY:



DOUBLE L RANCH PHASE 1
KEY MAP



c:\Users\wslam\OneDrive\Bentley\development\double_l\mxd\pln\ph_1\key_map_ll.mxd Layout: KEY MAP_PlotArea: 2/21/2024 4:02:23 PM



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PRELIMINARY PLAN BOUNDARY
- CITY LIMITS
- ETJ EXTRA-TERRITORIAL JURISDICTION (ETJ)
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- SIDEWALK
- TRAIL
- 100YR 100 YR ODDS FULLY DEVELOPED FLOOD PLAN
- 100YR FEMA 100 YR FEMA FLOOD PLAN
- 100YR HAYS 100 YEAR HAYS COUNTY FLOOD PLAN
- TCEQ W0BZ TCEQ W0BZ
- DS W0BZ DRIPPING SPRINGS W0BZ
- JW JURISDICTIONAL WATER WAY
- SEEPSRING LOCATION
- 15' BUFFER 15' BUFFER
- XXX EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- * HILL TOP PRESERVATION
- HAYS COUNTY RECOMMENDED ROW DEDICATION
- TCEQ BUFFER AREA

NO.	DATE	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

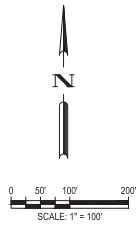
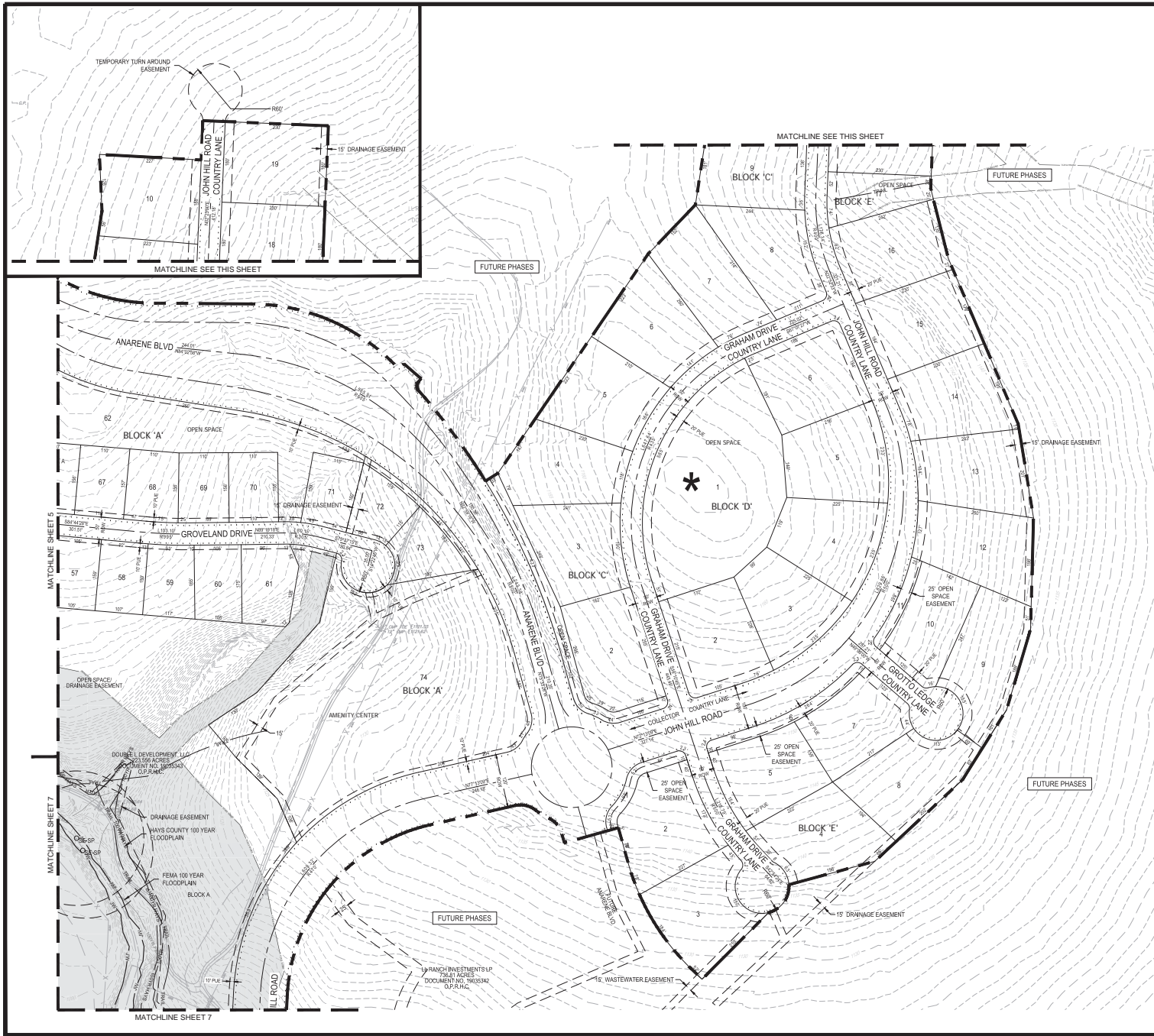


BGE INC.
7700 FORT WORTH AVENUE, SUITE 200
FORT WORTH, TEXAS 76116
TEL: 817-519-9400 • FAX: 817-519-9401
E-MAIL: REGISTRATION@BGE.COM

DOUBLE L RANCH PHASE 1
PRELIMINARY PLAN SHEET 1 OF 3



SHEET 5 OF 10



LEGEND

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

NO.	DATE	APR	DESCRIPTION

DESIGNED BY:
 REVIEWED BY:
 DRAWN BY:

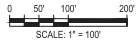
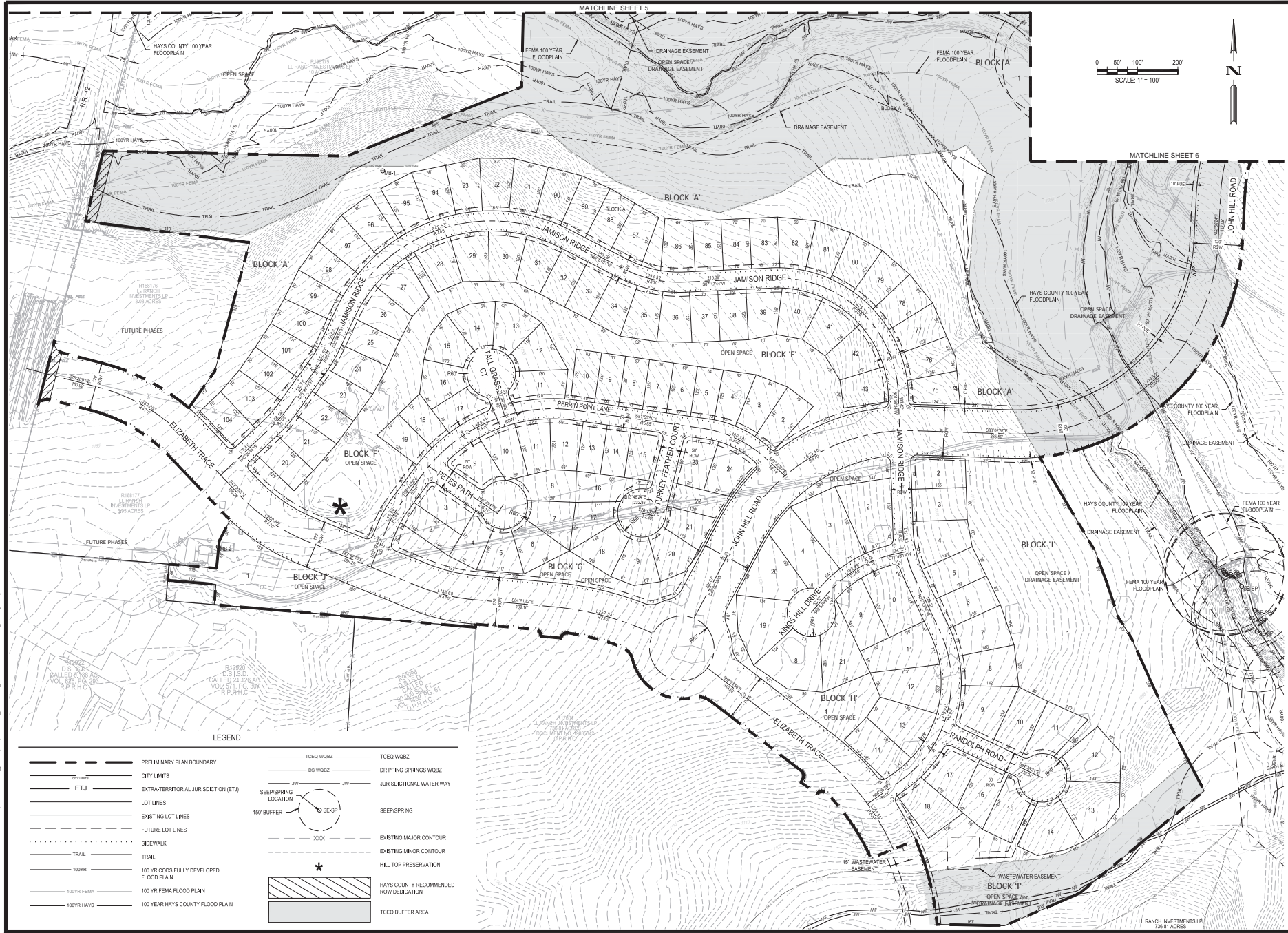
BGE

BGE INC.
 7700 FORTY FORT ACRES SUITE 300
 TEL: 512.919.9400 FAX: 512.919.9401
 TXBEP Registration No. 171606

DOUBLE L RANCH PHASE 1
 PRELIMINARY PLAN SHEET 2 OF 3

SHEET 6 OF 10

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NO.	DATE	APR	DESCRIPTION

DESIGNED BY:
 REVIEWED BY:
 DRAWN BY:

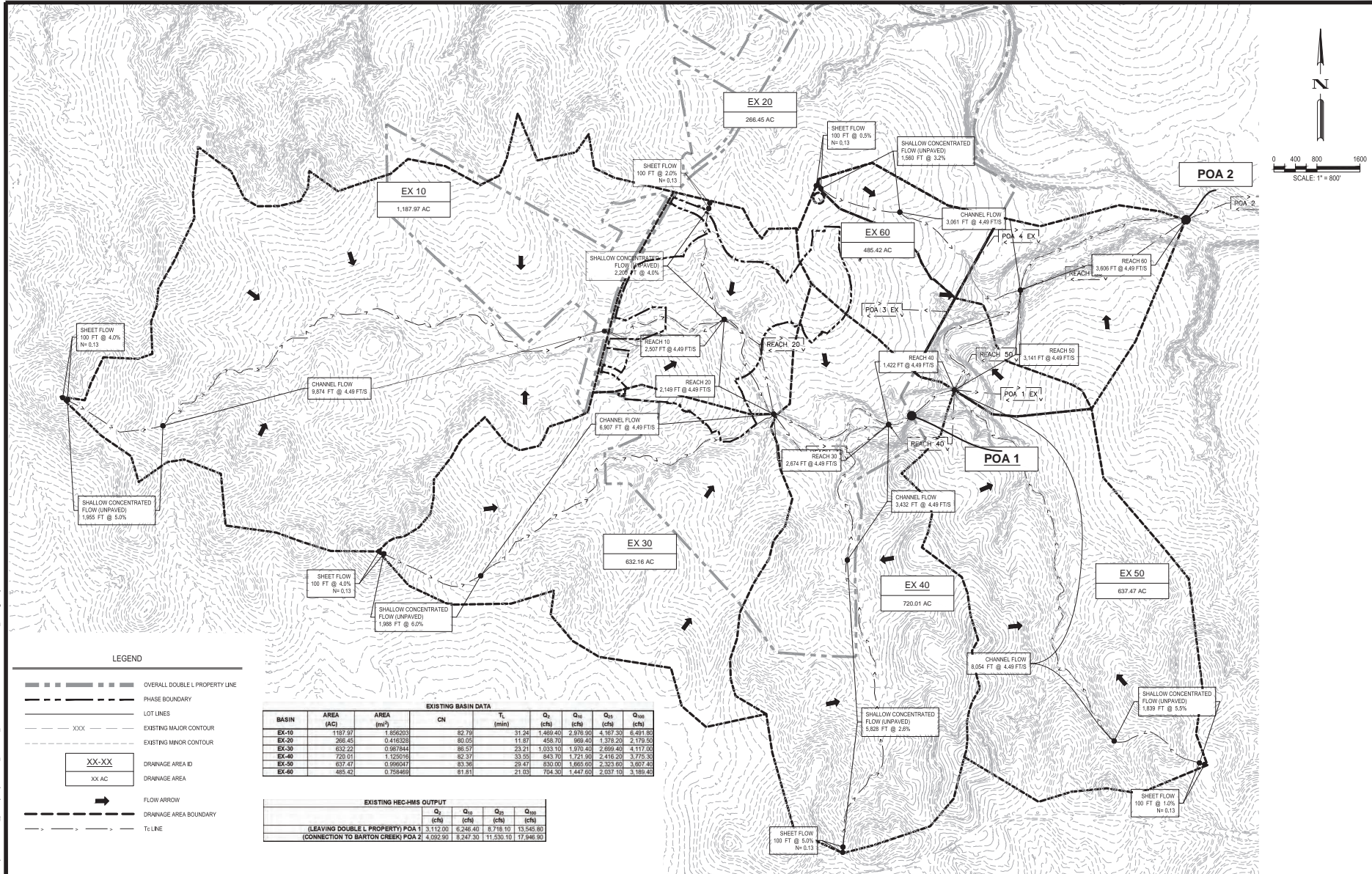
BGE

BGE INC.
 7700 FORTY FIFTH AVENUE, SUITE 200
 FORT WORTH, TEXAS 76116
 TEL: 817-337-8400 • FAX: 817-337-8401
 TXB Registration No. P1068

DOUBLE L RANCH PHASE 1
 PRELIMINARY PLAN SHEET 3 OF 3

JUAN P. JIMENEZ
 106158

SHEET 7 OF 10



LEGEND

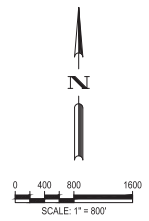
- OVERALL DOUBLE L PROPERTY LINE
- - - PHASE BOUNDARY
- LOT LINES
- XXX EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- XX-XX DRAINAGE AREA ID
- XX AC DRAINAGE AREA
- FLOW ARROW
- - - DRAINAGE AREA BOUNDARY
- - - Tc LINE

EXISTING BASIN DATA

BASIN	AREA (AC)	AREA (m ²)	CN	T _c (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)
EX-10	1,187.97	1,556,033	52.78	31.24	1,489.40	2,878.90	4,187.30	6,491.50
EX-20	266.45	0,416,526	60.05	11.67	458.70	669.40	1,373.20	2,179.50
EX-30	632.22	0,987,844	89.57	23.21	1,033.10	1,970.40	2,669.40	4,117.00
EX-40	720.01	1,120,916	82.37	33.55	843.70	1,721.90	2,416.20	3,775.30
EX-50	637.47	0,969,947	93.36	29.47	930.00	1,663.60	2,320.60	3,607.40
EX-60	485.42	0,758,468	81.81	21.03	704.30	1,447.60	2,037.10	3,189.40

EXISTING HEC-HMS OUTPUT

Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	
(LEAVING DOUBLE L PROPERTY) POA 1	3,112.00	6,246.40	8,718.10	13,543.80
(CONNECTION TO BARTON CREEK) POA 2	4,082.90	9,247.30	11,530.10	17,946.90

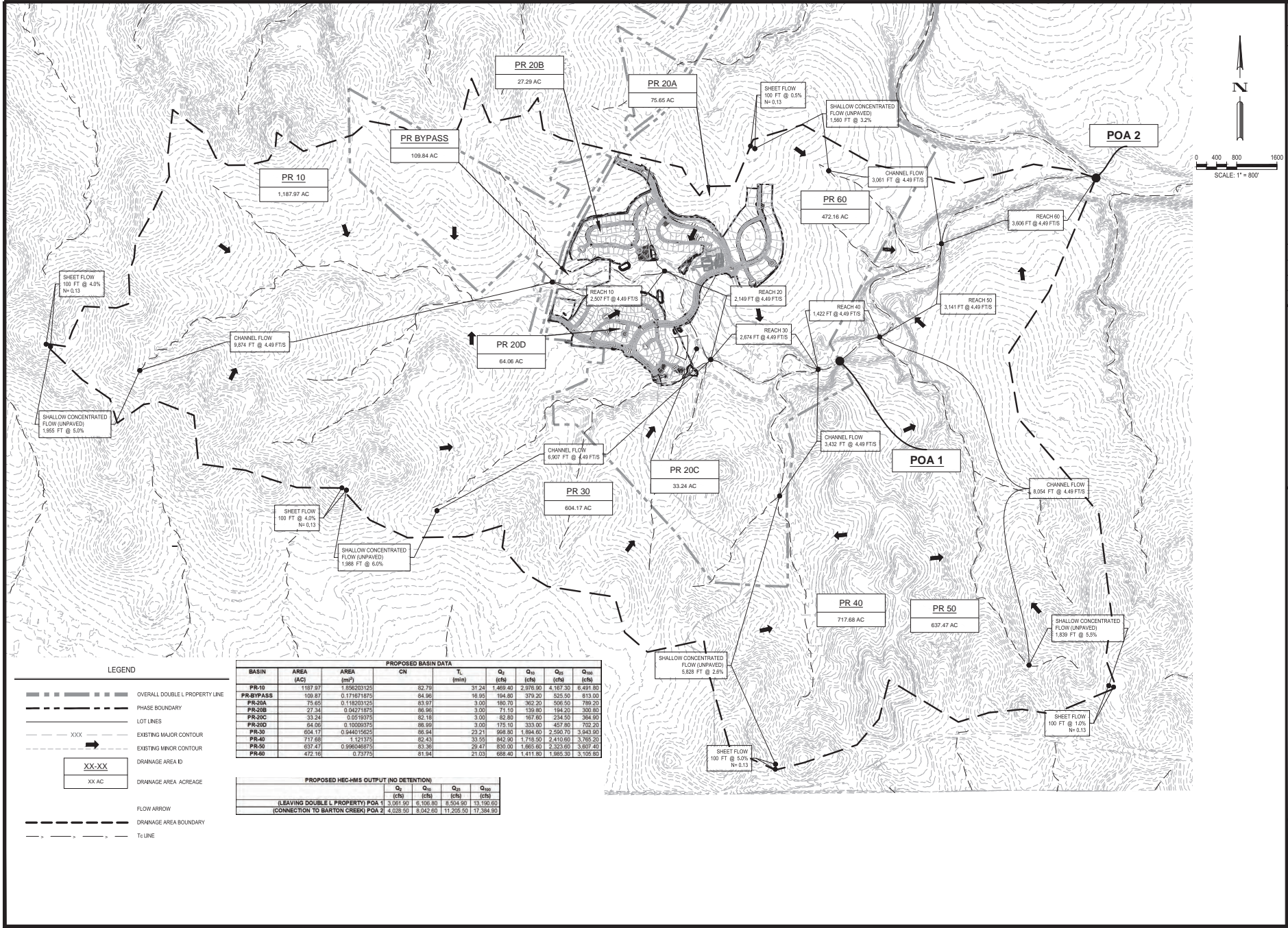


NO.	DATE	APP.	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

DOUBLE L RANCH PHASE 1
EXISTING HYDROLOGY MAP





PROPOSED BASIN DATA

BASIN	AREA (AC)	AREA (m ²)	CN	T _L (min)	Q ₁ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	Q ₁₀₀₀ (cfs)
PR-10	1187.97	1,856,203.125	82.79	31.24	1,469.40	2,976.90	4,167.30	6,491.80
PR-BYPASS	109.87	0,171,617.875	64.86	18.85	194.80	376.20	525.50	813.00
PR-20A	75.65	0,115,203.125	83.97	3.00	150.70	302.00	595.50	789.20
PR-20B	27.34	0,042,718.75	86.98	3.00	71.10	139.80	194.20	300.80
PR-20C	33.24	0,051,637.5	82.18	3.00	82.80	167.60	234.50	384.90
PR-20D	64.06	0,100,003.75	86.69	3.00	175.10	333.00	457.80	702.20
PR-30	604.17	0,944,019,25	86.94	23.21	958.80	1,884.60	2,550.70	3,943.90
PR-40	717.68	1,121,375	82.43	33.25	842.90	1,716.50	2,410.80	3,785.20
PR-50	637.47	0,996,968.75	83.36	29.47	830.00	1,665.60	2,323.60	3,607.40
PR-60	472.16	0,737,75	81.94	21.03	888.40	1,411.80	1,985.30	3,105.80

PROPOSED HEC-RMS OUTPUT (NO DETENTION)

	Q ₁ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	Q ₁₀₀₀ (cfs)
(LEAVING DOUBLE L PROPERTY) POA 1	3,081.00	6,105.80	8,554.90	13,710.00
(CONNECTION TO BARTON CREEK) POA 2	4,028.50	8,042.60	11,205.50	17,384.50

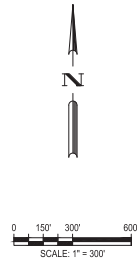
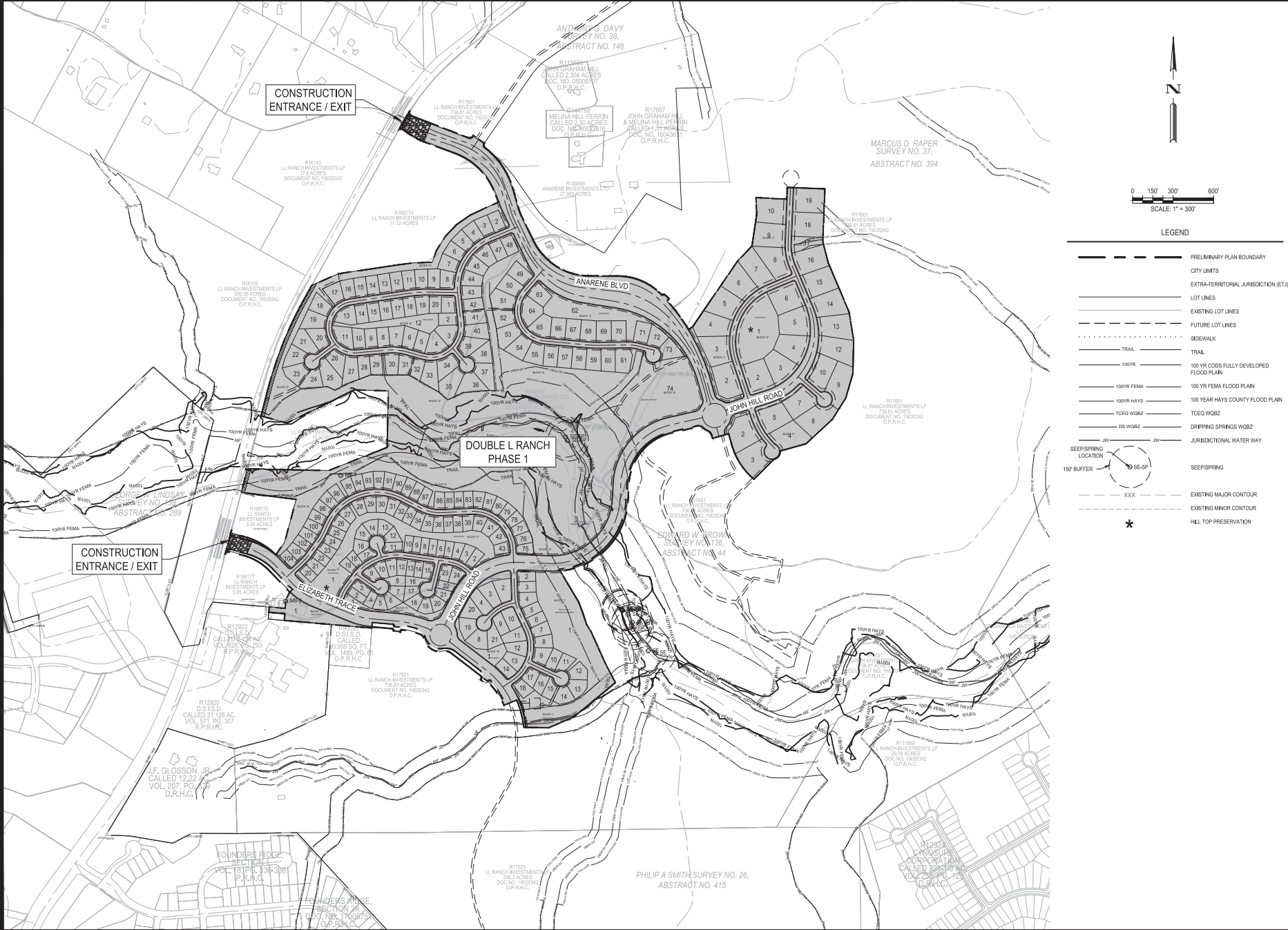
DESIGNED BY: _____
 REVIEWED BY: _____
 DRAWN BY: _____

BGE
 BGE Inc.
 7700 FORTY-NINTH AVENUE, SUITE 300
 TELLER, COLORADO 80848
 T: 303.749.9400 F: 303.749.9401
 E: bge@bge.com W: www.bge.com

DOUBLE L RANCH PHASE 1
 PROPOSED HYDROLOGY MAP

OF 2
 JUAN P. MONTES
 106158

SHEET
 9 OF 10



LEGEND

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

REV	DATE	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:



DOUBLE L RANCH PHASE 1
CONSTRUCTION TRAFFIC PLAN



c:\Users\luis\OneDrive\BCE\External_development\double_l_ranch\planph_1\planph_1.dwg Layout: 10: CONSTRUCTION TRAFFIC PLAN - Printed: 22/10/2022 4:04:59 PM



City of Dripping Springs

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

Open spaces, friendly faces.

Date: **March 18, 2022**

Name: **Pablo Martinez**
Company: **BGE, Inc.**
Email: **pmartinez@bgeinc.com**

Comments:

Tory Carpenter
tcarpenter@cityofdrippingsprings.com

1. Update note 24 to include the most recently approved amended and restated development agreement.

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

2. Comment 01: Provide copies of approved TxDOT Driveway Permits. [Preliminary Plat Application Checklist]

Response 01: This process is in progress and will be submitted upon completion.

Comment 02: Please provide requested documents when completed/approved.

Response 02: On-going coordination. Documentation to be provided upon completion.

Comment 03: Please provide requested documents when completed/approved.

3. Comment 01: Provide a phasing plan for the entire development. Include notes or a narrative addressing schedule for development of collectors and arterials. [Preliminary Plat Information Requirements]

Response 01: Please see attached.

Comment 02: Phasing plan shows half the road section as "Built by Hays County". The developer will be responsible for building the entire 4 lane section.

Response 02: This project is in discussions with the Mayor and Council Members regarding the proposed arterial connection to the south as part of the Development Agreement. We are finalizing the trigger that would enable the completion of this roadway to be constructed by the developer. We request that this comment is deferred to the resolution on this topic of the development agreement once such resolution

is reached.

Comment 03: Please resubmit an updated phasing plan with your resubmittal.

4. Comment 01: Provide a sidewalk and trails plansheet.

Response 01: Sidewalks and Trails are shown plan sheets. Trails shown with a -trails- line type and sidewalks with dotted line.

Comment 02: Sidewalk and trail line types are difficult to see. Please bolden or increase size so the sidewalk trail system us easier to see.

Response 02: Please see attached Trail and sidewalk exhibit.

Comment 03: Provide Trail and Sidewalk Exhibit in the Plan Set.

5. Comment 01: Engineering Report. Provide the Atlas 14 rainfall and intensity data used for confirmation that is specific to Dripping Springs.

Response 01: This information is provided on this update.

Comment 02: Provide your HEC models with your formal submittal.

Response 02: comment noted.

Comment 03: Provide your Hydraulic models.

6. Provide Schematic Engineering plans for water, sewer, drainage, and roadways. [Preliminary Plat Information Requirements]
7. I believe the City is the Water Provider rather than MUD 7. Please update cover sheet note 29 and Utility provider note.
8. Sheet 3 – Street Table – Label Anarene Blvd, John Hill Road and Elizabeth Trace as Minor Arterial (Divided)
9. Sheet 3 – Street Table – Graham Drive and Grotto Ledge are labeled as country lane on plan and local street on table. Please update.
10. Sheet 3 – Street Table – Jamison Ridge and Kings Hill should be labeled as Local Street.
11. Sheet 3 – DA exhibits show a 17-foot median for the Divided Minor Arterial.
12. Sheet 3 – DA shows shared use path 7 ft off FOC and sidewalk 5 ft off FOC.
13. Sheet 3 – Utility assignments are under review by Public Works department.

14. Sheet 3 – Local Roadway should have 65-ft ROW per City Transportation Master Plan.

Dillon Polk
North Hays ESD #6 dpolk@northhaysfire.com

15. Fire Approves



Planning & Zoning Commission Planning Department Staff Report

P& Z Meeting: March 22, 2022
Project Number: SUB2021-0058
Report From: Tory Carpenter, AICP – Senior Planner

Item Details

Project Name: Parten Ranch Phase 4 Final Plat
Property Location: Near the intersection of F.M. 1826 & CR 163
Legal Description: 73.81 acres out of the Lamar Moore Survey, A-323
Applicant: Daniel Ryan, P.E. LJA Engineering
Property Owner: HM Parten Ranch Development, Inc.
Request: Approval of Final Plat

Staff Recommendation

Staff recommends approval with conditions of the final plat.

Site Information

Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by the Parten Ranch Development Agreement.

Project Summary:

Parten Ranch Phase 4 is a 73.81-acres medium density residential development. This includes several drainage & open space lots as well as a water quality lot.

Previous Actions/Actions by Other Jurisdictions

- Hays County 1445 approval

Outstanding Comments

With the minor outstanding comments, staff recommends approval with the following conditions:

Add the following water quality easement notes:

1. WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF COMPLIANCE WITH CITY OF DRIPPING SPRINGS WATER QUALITY ORDINANCE AND THE APPROVED TCEQ CONTRIBUTING ZONE PLAN FOR THIS TRACT.

2. WATER QUALITY EASEMENTS SHALL BE MAINTAINED TO THE STANDARDS SET BY TCEQ RG-348 FOR VEGATATIVE FILTER STRIPS AND GRASSY SWALES. Fill in Person Responsible WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF WATER QUALITY EASEMENTS.
3. SEPTIC FIELDS, TANKS OR FACILTIES ARE PROHIBITED WITHIN THE WATER QUALITY EASEMENTS.
4. PARKING OF ANY VEHICLES, TRAILERS OR BOATS IS PROHIBITED WITHIN WATER QUALITY EASEMENTS.
5. ALL WATER QUALITY EASEMENTS ARE TO REMAIN UNDISTURBED WITH NO IMPERVIOUS COVER OR ABOVE GROUND STRUCTURES EXCEPT FOR THE FOLLOWING:
6. LOW IMPACT PARKS AND OPEN SPACE LIMITED TO SIDEWALKS, TRAILS, PICNIC FACILITIES AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION WHEN APPROVED BY THE CITY ENGINEER.
7. WATER METERS, ELECTRIC BOXES AND ANY OTHER UTILITY DESIGNED TO SERVICE RESIDENTIAL LOTS.
8. TERRACING TO REDUCE SLOPE WHEN APPROVED BY THE CITY ENGINEER.
9. LANDSCAPING IMROVEMENTS SHALL BE LIMITED TO PERVIOUS, VEGETATIVE IMPROVEMENTS WITH NO HARDSCAPE AND NO INCREASE IN SLOPES.
10. WATER QUALITY AND STORMWATER SYSTEM IMPROVEMENTS WHEN APPROVED BY THE CITY ENGINEER.

Attachments

- Exhibit 1 – Application
- Exhibit 2 – Staff Comments

Recommended Action:	Approval with the above-mentioned conditions.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • www.cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: 9/16/2021 _____
<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 Daniel Ryan, P.E.

COMPANY LJA Engineering

STREET ADDRESS 7500 Rialto Blvd, Bldg II, Ste. 100

CITY Austin **STATE** TX **ZIP CODE** 78736

PHONE 512-439-4700 **EMAIL** dryan@lja.com

OWNER NAME HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 1011 North Lamar Blvd.

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

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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	HM Parten Ranch Development, Inc.
PROPERTY ADDRESS	1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826
CURRENT LEGAL DESCRIPTION	73.81 Acres of land in the Lamar Moore Survey, A-323, Hays County, Texas
TAX ID #	R16615
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	73.81 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD 1 & ESD 6
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>Parten Ranch Parkway</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 checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Parten Ranch Phase 4
TOTAL ACREAGE OF DEVELOPMENT	73.81
TOTAL NUMBER OF LOTS	92: 87 (single family), 4 (OS/drainage/WQ), 1 (Utility)
AVERAGE SIZE OF LOTS	12,747 sq ft
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>87</u> COMMERCIAL: _____ INDUSTRIAL: <u>5</u>
ACREAGE PER USE	RESIDENTIAL: <u>25.46 ac</u> COMMERCIAL: _____ INDUSTRIAL: <u>41.65 ac</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>5124 L.F.</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Agent SIGNATURE: Drew

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.)

David Ryan

Applicant Name

David

11/6/2020

Applicant Signature

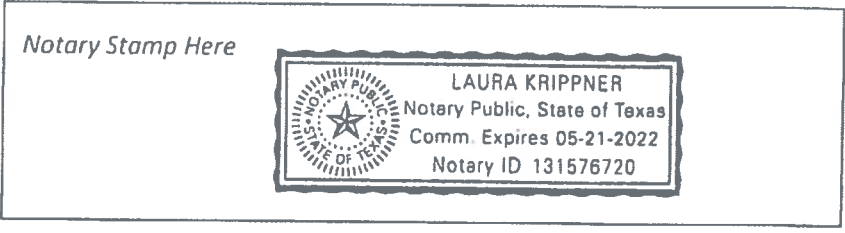
Date

Laura Kruppner

11-6-20

Notary

Date



Property Owner Name

Jay H

10-8-20

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: David Date: 4/8/21

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 – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input 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"/>	N/A	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Per 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.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>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 (Parten Ranch Phase 3, Lot 12, Block G), and conveyance of parkland to the HOA.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>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, an IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.</p>

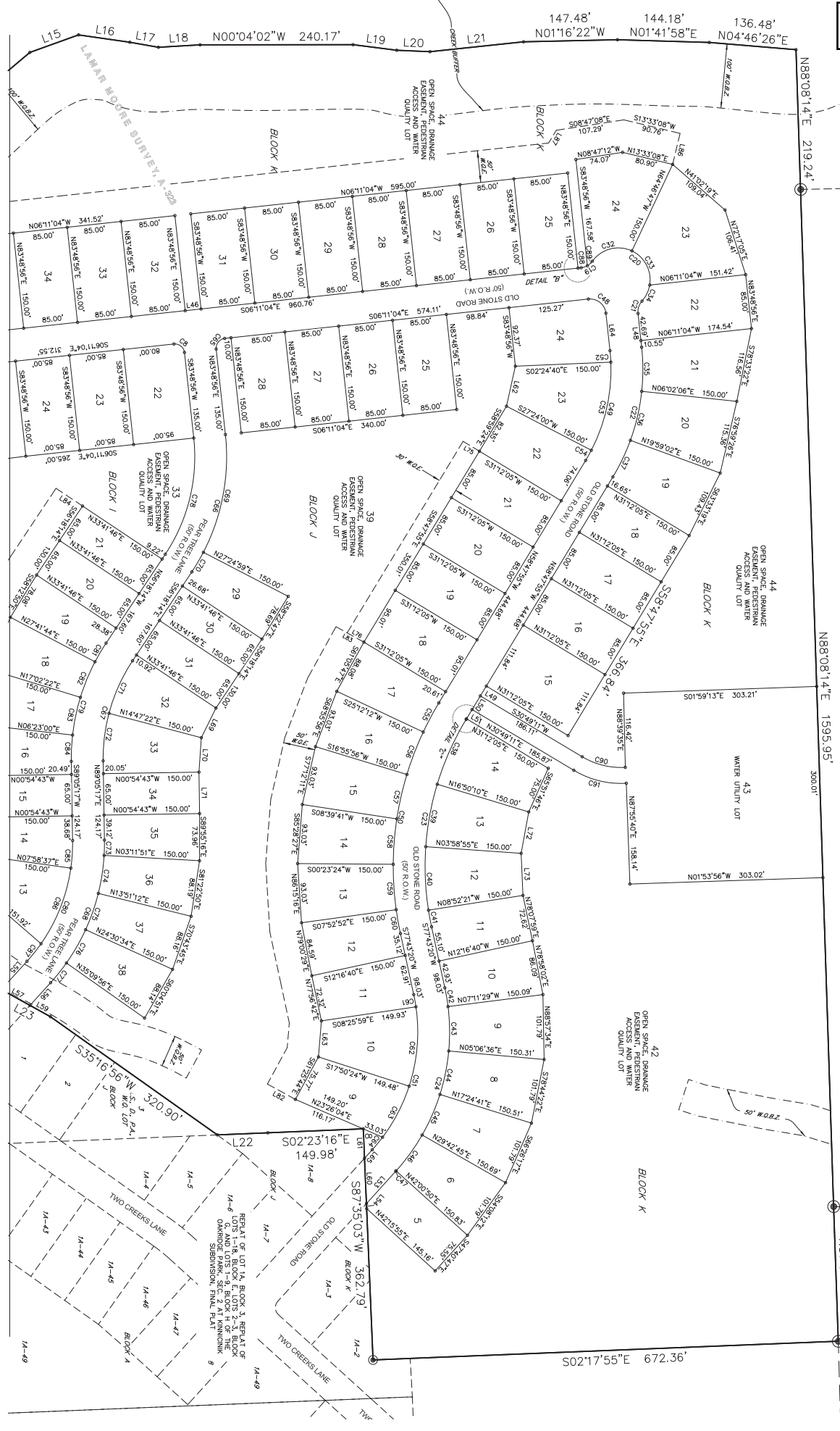
Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>All public improvements will comply with the City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

Item 3.
RELANDER PORTION
OF RANCH DEVELOPMENT, INC
SUBDIVISION
NUMBER 190047, O.P.R.H.C.

PARTEN RANCH PHASE 4

THOMAS WESSJANN
46,941 ACRES
1041/516, H.C.O.R.

LOT 18
WHISPERING OAKS SUBDIVISION
PH#7723



MATCH LINE SHEET 2

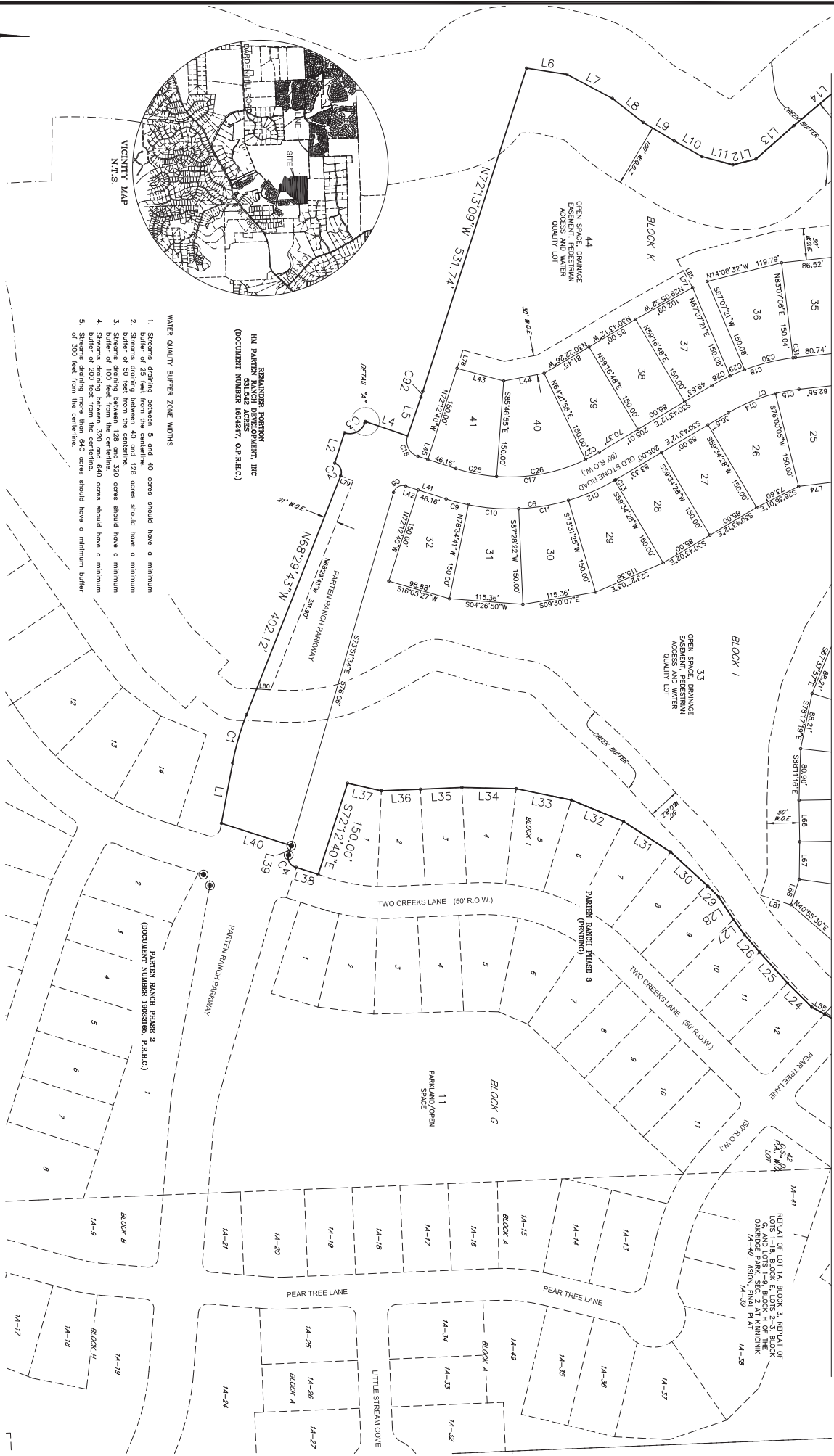


GPI PARTNERS
LAND SURVEYING CONSULTANTS
 7080 J&K BUILDING 25, STE. A W. LANSING, TX 75841
 TEL#817.439.4329 FAX#817.439.4323
 THERETS#10194150 TIRE# #11254

SHEET 1 OF 4
 SCALE 1" = 100'
 CREW CHIEF: [blank]
 JOB NO. A191004
 FIELD BOOK: [blank]
 DATE: 2-22-2022
 DWG.: 191004-PLAT

PARTTEN RANCH PHASE 4

MATCH LINE SHEET 1



- WATER QUALITY BUFFER ZONE WIDTHS
1. Stream dunning between 5 and 40 acres should have a minimum 50' water quality buffer.
 2. Stream dunning between 40 and 128 acres should have a minimum buffer of 50 feet from the centerline.
 3. Stream dunning between 128 and 320 acres should have a minimum 75' water quality buffer.
 4. Stream dunning between 320 and 640 acres should have a minimum buffer of 200 feet from the centerline.
 5. Stream dunning over 640 acres should have a minimum buffer of 300 feet from the centerline.

REMANUOR PORTION
 HM PARTTEN RANCH DEVELOPMENT, INC
 (DOCUMENT NUMBER 1604247, O.P.R.H.C.)

VICINITY MAP
 N.T.S.



GBI PARTNERS
 LAND SURVEYING CONSULTANTS
 7880 JASON BUILDING 23, STE. A, WILMINGTON, TX 75481
 TEL: 972.424.4339 FAX: 972.424.4339
 THERESA@GBIPARTNERS.COM TERRY@GBIPARTNERS.COM

SCALE: 1" = 100'
 JOB NO. A191004
 DATE: 2-22-2022
 CREW CHIEF: FIELD BOOK: DWG: 191004-PLAT

PARTEN RANCH PHASE 4

Item 3.

STATE OF TEXAS
COUNTY OF HAYS

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 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. AT _____ O'CLOCK _____ M IN THE PLAT RECORD OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____
WITNESS MY HAND AND SEAL OF THIS THE _____ DAY OF _____, 20____ A.D.

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 73,810 ACRES OF LAND IN THE LAMAR MOORE SURVEY, A-323, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NUMBER 16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 73,810 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS "PARTEN RANCH PHASE 4" SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

JAY HANNA, PARTNER
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

- NOTES:
- THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
 - NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 - THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
 - ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. NO INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED.
 - ELECTRIC SERVICES SHALL BE SUPPLIED BY FEDERALELECTRIC COOPERATIVE.
 - TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
 - ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
 - MINIMUM FRONT SETBACK SHALL BE 25 FEET.
 - MINIMUM REAR SETBACK SHALL BE 10 FEET.
 - MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
 - MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
 - MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
 - ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
 - LINEAR FOOTAGE OF PARTEN RANCH PARKWAY (LOCAL STREET): 667 LF.
LINEAR FOOTAGE OF PEAR TREE LANE (LOCAL STREET): 1,137 LF.
LINEAR FOOTAGE OF OLD STONE ROAD (LOCAL STREET): 3,320 LF.
 - TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 5,124 LF.
 - THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
 - AREA WITHIN NEW ROAD RIGHT-OF-WAY = 6,703 ACRES.
 - DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
 - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, DRIVEWAYS SHALL BE CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721.01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.
 - IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT ALL STREETS, ROADS AND OTHER PUBLIC THROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER PUBLIC THROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
 - THIS PLAT IS SUBJECT TO THE PARTEN RANCH DEVELOPMENT AGREEMENT DATED APRIL 1, 2016 BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH, LP., RECORDED IN DOCUMENT # NUMBER 2016-16010149, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 - THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.
 - 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 #6, OR ITS SUCCESSORS.
 - ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY REGULATIONS CHAPTER 725.
 - POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
 - PURSUANT TO CHAPTER 245, SECTION 004 (EXEMPTIONS), THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRANDFATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF 5 YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE-YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR WHICH SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS-SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.
 - ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
 - MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE AN APPROVED TYPOT OR FHWQ DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).
 - SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.
 - DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
 - NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
 - THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
 - LOT 33, BLOCK I, LOT 39, BLOCK J, LOT 42, BLOCK K AND LOT 44, BLOCK K CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS, AND ARE CONTAINED WITHIN DRAINAGE EASEMENTS.
 - IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
 - DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
 - LOT 33, BLOCK I, LOT 39, BLOCK J, LOT 42, BLOCK K AND LOT 44, BLOCK K, ARE OPEN SPACE/DRAINAGE/PEDESTRIAN ACCESS/WATER QUALITY LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
 - THIS PLAT LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
 - A STORMWATER CONTROL MEASURES MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED AS DOCUMENT # _____ IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 - MAINTENANCE FOR WATER QUALITY EASEMENTS WILL BE PROVIDED HM PARTEN RANCH, INC. OR THEIR ASSIGNS.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA PARTNER OF HM PARTEN DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ DAY OF _____ A.D., 20____.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

OWNER:
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

SURVEYOR:
GBI PARTNERS L.L.P.
FIRM REGISTRATION NO.
1812 CENTRE CREEK DRIVE
AUSTIN, TX 78754

ENGINEER:
LIA ENGINEERING, INC.
FIRM REGISTRATION NO., F-1386
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TX 78735

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 THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY THAT THIS PLAT WAS 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.

ALAN J. HORTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5768

I, DANIEL RYAN, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48209C 0140F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SHALL BE CONTAINED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED MAP.

DANIEL RYAN
REGISTERED PROFESSIONAL ENGINEER NO. 89458

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, PARTEN RANCH PHASE 3, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A MINOR PLAT FOR THE ADMINISTRATIVE PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS
ENVIRONMENTAL HEALTH DEPARTMENT

NO STRUCTURE WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:
NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONNECTED 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 HAYS COUNTY TO QUESTION SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO _____ DATE _____
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEK, R.S. C.F.M. _____ DATE _____
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY 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 THE SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO _____ DATE _____
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES



GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A • LEANDER, TX 78644
PHONE: 281-499-4539 • WWW.GBISURVEY.COM
TBPES # 10194150 • TBPB # F17284

SCALE: 1"= 100' JOB NO. A191004 DATE: 2-22-2022
CREW CHIEF: _____ FIELD BOOK: _____ DWG: 191004-PLAT

SHEET 3 OF 4

54

N:\Data\191004\191004-plot.dwg



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 4.

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 Bill E. Couch

COMPANY Carlson, Brigance and Doering, Inc.

STREET ADDRESS 5501 W. William Cannon Drive

CITY Austin STATE TX ZIP CODE 78749

PHONE (512) 585-8874 EMAIL bill@cbdeng.com

OWNER NAME Greg Rich

COMPANY Development Solutions CAT, LLC

STREET ADDRESS 12222 Merit Drive, Suite 1050

CITY Dallas STATE TX ZIP CODE 78251

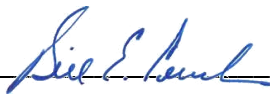
PHONE (972) 960-2777 Ext. 103 EMAIL Greg Rich (grich@siepiela.com)

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Development Solutions CAT, LLC
PROPERTY ADDRESS	Premier Park Loop
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
SCHOOL DISTRICT	Dripping Springs Independent School District
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Greg Rich</u> <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Caliterra Pkwy</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" 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 checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Caliterra Phase 5 Section 14
TOTAL ACREAGE OF DEVELOPMENT	50.947 Acres
TOTAL NUMBER OF LOTS	28
AVERAGE SIZE OF LOTS	minimum 3600 SF lots and Small corner lots a min. of 3,500 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>25</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>16.95</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>2.918 acres</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Sr. Project Manager SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

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 checked="" 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.)

Bill E. Couch

Applicant Name

Bill E. Couch

12-14-21

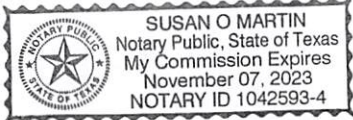
Applicant Signature

Date

Notary

Date

Notary Stamp Here



Susan O. Martin


12/14/2021

Property Owner Name

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:  Date: 12-14-21

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 No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (1 Copy required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<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,)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<p>Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Existing zoning of the subject property and all adjacent properties if within the city limits.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer</p>
<input type="checkbox"/>	<input 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"/>	<p>If any amount of surface water is to be used by the subject property, the Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the</p>

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

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 per Development Agreement
Parkland Dedication, Article 28.03	Comply per Development Agreement
Landscaping and Tree Preservation, Article 28.06	Comply per Development Agreement

<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). Comply per Development Agreement consistent with City, County, Utility standards</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>NA Development Agreement</p>

Project Number: _____ - _____

Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Caliterra Ph 5 Sec 14Project Address: Caliterra PkwyProject Applicant Name: Bill E. Couch

Billing Contact Information

Name: Greg RichMailing Address: 12222 Merit Drive, Suite 1020Dallas, Texas 75251Email: 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 checked="" type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input checked="" type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input checked="" type="checkbox"/> Zoning |
| <input checked="" 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

12-14-21

Date



Planning and Zoning Commission Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2021-0072
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

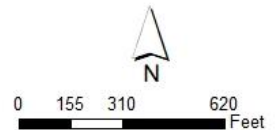
Project Name: Caliterra Phase 5 Section 14 Preliminary Plat
Property Location: Caliterra Parkway & Crosswater Lane
Legal Description: 50.947 acres, out of the Philip A Smith Survey
Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.
Property Owner: Development Solutions CAT, LLC
Staff recommendation: Approval of the Preliminary 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 preliminary 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. This preliminary plat was denied by the Planning & Zoning Commission on January 25, 2022 so the applicant could address comments.

Recommendation

Approval

Attachments

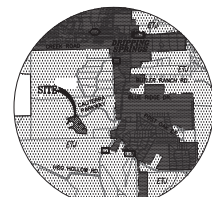
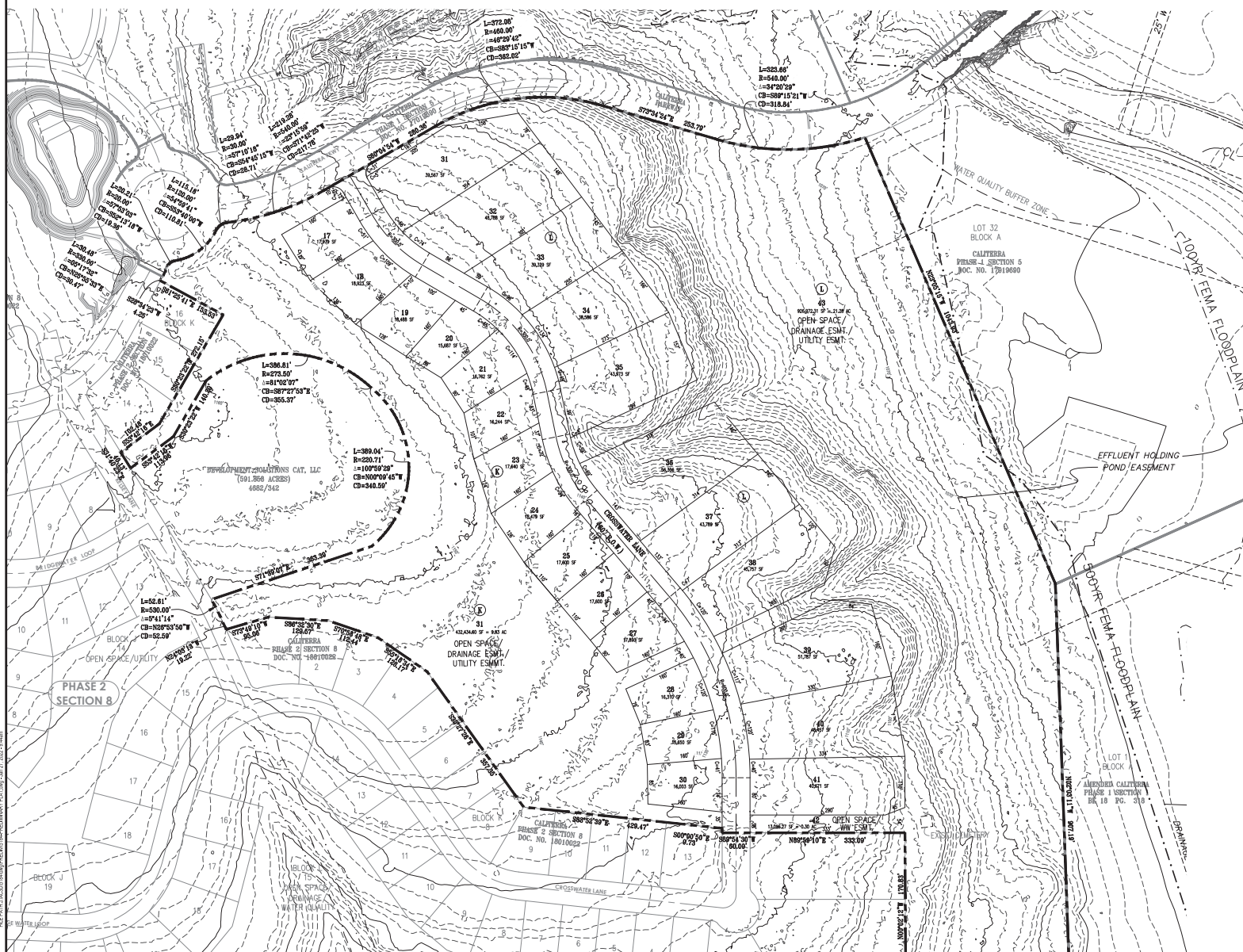
Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 5 Section 14 Preliminary Plat

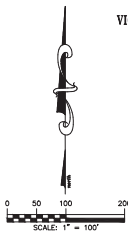
Exhibit 3 – Outstanding Comments Letter

Recommended Action	Approval of the preliminary plat
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

CALITERRA PHASE 5 SECTION 14 PRELIMINARY PLAT



VICINITY MAP
(N.T.S.)



LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	PHASE LINE
---	STREAM CENTERLINE
---	STREAM BUFFER

ORIGINAL SUBMITAL DATE: APRIL 27, 2021
 TOTAL ACRES: 50.947 ACRES
 FEMA MAP NO: 48209C-0115F,
 DATED SEPTEMBER 2, 2005
 TOTAL NO. OF LOTS: 28
 NO. OF BLOCKS: 2
 NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 25
 NO. OF OPEN SPACE/DRAINAGE & UTILITY LOTS: 2
 NO. OF OPEN SPACE/WW EASEMENT LOTS: 1

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC
 1222 BERT DRIVE, SUITE 1050
 DALLAS, TX 75251
 ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5201 WEST WILLIAM GANNON DRIVE
 AUSTIN, TX 78749
 PHONE: 512-280-5160
 FAX: 512-280-5165

DESIGNED BY	DRAFTED BY
DATE	
REVISION	

Carlson, Brigance & Doering, Inc.
 CERT. ENGINEERS & SURVEYORS
 5201 West William Gannon Dr., Suite 1050
 Austin, Texas 78749
 Phone No. 512.280.5160
 www.cbdri.com

PRELIMINARY PLAT 100 SCALE
 CALITERRA PHASE 5 SECTION 14
 STREET, DRAINAGE, WATER, &
 WASTEWATER IMPROVEMENTS

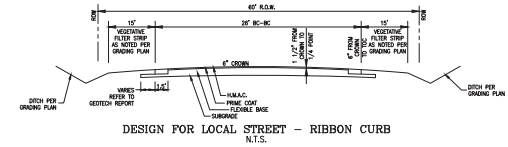
SHEET NAME:
 JOB NAME:
 PROJECT:

CARLSON, BRIGANCE & DOERING, INC.
 01/27/2022

DATE	JANUARY 2022
JOB NUMBER	5184
SHEET	1 OF 3

CALITERRA PHASE 5 SECTION 14

PRELIMINARY PLAT

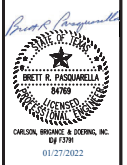


DESIGNED BY:	DRAWN BY:
DATE:	DATE:
REVISION:	

Carlson, Brigrance & Doering, Inc.
Chart Incorporated
 5501 West William Cannon Dr., Suite 600
 Austin, Texas 78749
 Phone No. 512.280.5160
 www.cbden.com

C.B.D.

SHEET NAME: PRELIMINARY PLAT NOTES AND DETAILS (1 OF 2)
 JOB NAME: CALITERRA PHASE 5 SECTION 14
 PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS



DATE:	JANUARY 2022
JOB NUMBER:	5184
SHEET:	2 OF 3

50.947 ACRES
 P.A. SMITH LEAGUE SURVEY NUMBER 16
 ABSTRACT NUMBER 415
 HAYS COUNTY, TEXAS

FIELD NOTES

BEING ALL OF THAT CERTAIN 50.947 ACRE TRACT OR PARCEL OF LAND OUT OF THE P.A. SMITH LEAGUE SURVEY NUMBER 26, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 591.858 ACRE TRACT OF LAND CONVEYED TO DEVELOPMENT SOLUTIONS CAL, LLC, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.X.), SAID 50.947 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 3/4" iron rod found, being a southern corner of Lot 1, Block A of the Amended Plat of Caliterra, Phase One, a subdivision recorded in Book 18, Page 318-322 of the Plat Records of Hays County, Texas (P.R.H.C.T.X.), and being also a northern corner of a called 538.20 acre tract of land conveyed to Carole J. Smith as Trustee of The 1991 Penn Family Trust in Volume 1160, Page 278 of the Official Public Records of Hays County, Texas (O.P.R.H.C.T.X.), for the POINT OF COMMENCEMENT of the herein described tract.

THENCE, with the common boundary line of said 591.858 acre tract and said 538.20 acre tract, S88°08'45"W, a distance of 308.01 feet to a calculated point, being a point on a southern boundary line of said 591.858 acre tract and being also a point on a northern boundary line of said 538.20 acre tract, for the POINT OF BEGINNING of the herein described tract.

THENCE, continuing with the common boundary line of said 591.858 acre tract and said 538.20 acre tract, S88°08'45"W, a distance of 354.33 feet to a calculated point, being a point on a southern boundary line of said 591.858 acre tract, same being a point on a northern boundary line of said 538.20 acre tract, and being also a southeastern corner of Lot 15, Block L of Caliterra Phase Two, Section Eight, a subdivision recorded in Document Number 18030022 (O.P.R.H.C.T.X.), from which a 1/2" iron rod found, being a southern corner of said Lot 15 and being also a point on a northern boundary line of said 538.20 acre tract bears S88°08'45"W, a distance of 696.06 feet.

THENCE, with the common boundary line of said 591.858 acre tract and said Caliterra Phase Two, Section Eight, the following eleven (11) courses and distances, numbered 1 through 11,

1. N00°15'31"W, a distance of 383.03 feet to a calculated point,
2. S89°59'11"W, a distance of 393.09 feet to a calculated point,
3. N00°00'40"W, a distance of 94.95 feet to a calculated point,
4. N83°52'39"W, a distance of 429.47 feet to a calculated point,
5. N35°27'26"W, a distance of 357.35 feet to a calculated point,
6. N55°18'33"W, a distance of 128.37 feet to a calculated point,
7. N70°58'48"W, a distance of 112.44 feet to a calculated point,
8. N86°32'30"W, a distance of 129.57 feet to a calculated point,
9. S73°49'11"W, a distance of 95.06 feet to a calculated point, being a point on the eastern right-of-way line of Kelsey Lane (60' R.O.W.), as depicted in said Caliterra Phase Two, Section Eight,
10. N24°03'12"W, a distance of 19.22 feet to a calculated point, at a point of curvature, for a curve to the left,
11. with said curve to the left, having a radius of 530.00 feet, an arc length of 52.58 feet, and whose chord bears N26°53'43"W, a distance of 52.56 feet to a calculated point, being a point on an eastern right-of-way line of said Kelsey Lane.

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50.947 ACRES
 P.A. SMITH LEAGUE SURVEY NUMBER 16
 ABSTRACT NUMBER 415
 HAYS COUNTY, TEXAS

THENCE, crossing said 591.858 acre tract, the following five (5) courses and distances, numbered 1 through 5,

1. N71°39'07"E, a distance of 363.39 feet to a calculated point, at a point of curvature, for a curve to the left,
2. with said curve to the left, having a radius of 220.71 feet, an arc length of 389.04 feet, and whose chord bears N00°09'45"W, a distance of 340.59 feet to a calculated point, at a point of curvature, for a curve to the left,
3. with said curve to the left, having a radius of 273.30 feet, an arc length of 386.81 feet, and whose chord bears N87°27'55"W, a distance of 353.37 feet to a calculated point,
4. S30°22'23"W, a distance of 140.20 feet to a calculated point, and
5. S53°42'16"W, a distance of 113.96 feet to a calculated point, being a point on an eastern right-of-way line of said Kelsey Lane.

THENCE, with the common boundary line of said 591.858 acre tract and said Caliterra Phase Two Section Eight, the following four (4) courses and distances, numbered 1 through 4,

1. N31°40'42"W, a distance of 40.16 feet to a calculated point,
2. N53°42'17"E, a distance of 102.48 feet to a calculated point,
3. N40°21'23"E, a distance of 114.19 feet to a calculated point, and
4. N61°25'40"W, a distance of 153.53 feet to a calculated point, being a point on a southeastern right-of-way line of Premier Park Loop (60' R.O.W.), same being the northernmost corner of Lot 16, Block K of said Caliterra Phase Two, Section Eight, from which a capped 3/4" iron rod found stamped "CMA", being the westernmost corner of said Lot 16, same being the northernmost corner of Lot 15, Block K of said Caliterra Phase Two, Section Eight, and being also a point on a southeastern right-of-way line of said Premier Park Loop, bears S28°34'20"W, a distance of 100.00 feet.

THENCE, with the common boundary line of said 591.858 acre tract, said Premier Park Loop, and Caliterra Parkway (80' R.O.W.), the following ten (10) courses and distances, numbered 1 through 10,

1. N28°34'20"W, a distance of 4.25 feet to a calculated point, at a point of curvature, for a curve to the left,
2. with said curve to the left, having a radius of 330.00 feet, an arc length of 30.48 feet, and whose chord bears N25°55'38"E, a distance of 30.47 feet to a calculated point, at a point of curvature, for a curve to the right,
3. with said curve to the right, having a radius of 20.00 feet, an arc length of 20.21 feet, and whose chord bears N52°13'24"E, a distance of 19.36 feet to a calculated point, at a point of curvature, for a curve to the left,
4. with said curve to the left, having a radius of 120.00 feet, an arc length of 115.18 feet, and whose chord bears N63°40'04"E, a distance of 110.81 feet to a calculated point, at a point of curvature, for a curve to the right,
5. with said curve to the right, having a radius of 30.00 feet, an arc length of 29.94 feet, and whose chord bears N54°45'22"E, a distance of 28.71 feet to a calculated point, at a point of curvature, for a curve to the left,
6. with said curve to the left, having a radius of 540.00 feet, an arc length of 219.20 feet, and whose chord bears N71°42'45"E, a distance of 217.70 feet to a calculated point,

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50.947 ACRES
 P.A. SMITH LEAGUE SURVEY NUMBER 16
 ABSTRACT NUMBER 415
 HAYS COUNTY, TEXAS

7. N60°05'00"E, a distance of 280.43 feet to a calculated point, at a point of curvature, for a curve to the right,
8. with said curve to the right, having a radius of 460.00 feet, an arc length of 372.08 feet, and whose chord bears N83°15'20"E, a distance of 362.02 feet to a calculated point,
9. S73°34'19"E, a distance of 253.79 feet to a calculated point, at a point of curvature, for a curve to the left, and
10. with said curve to the left, having a radius of 540.00 feet, an arc length of 323.69 feet, and whose chord bears N89°15'20"E, a distance of 318.87 feet to a calculated point, being a point on a southern right-of-way line of said Caliterra Parkway and being also the westernmost corner of Lot 32, Block A of Caliterra Phase One, Section Five, a subdivision recorded in Document Number 17019590 (O.P.R.H.C.T.X.).

THENCE, with the common boundary line of said 591.858 acre tract and said Lot 32, S23°09'13"E, a distance of 1043.73 feet to a calculated point, being the southernmost corner of said Lot 32 and being also a northernmost corner of said Lot 1, Block A.

THENCE, with the common boundary line of said 591.858 acre tract and said Lot 1, S02°03'10"E, a distance of 907.39 feet to the POINT OF BEGINNING and containing 50.947 acres of land.

Surveyed by: 270x1020

AARON V. THOMASON, R.P.L.S. NO. 6214
 Carlson, Brigrance and Doering, Inc.
 5501 West William Cannon
 Austin, TX 78749
 Ph: 512-280-5160 Fax: 512-280-5165
 aaron@cbden.com

BEARING BRAND: TEXAS LOCUMMUNITE SYSTEMS, SOUTH CENTRAL CO. (648)

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FILED IN HAYS COUNTY, TEXAS, JANUARY 27, 2022, 1:44PM

CALITERRA PHASE 5 SECTION 14

PRELIMINARY 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 LIES WITHIN THE BOUNDARIES OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
5. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
6. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
7. NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
9. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
10. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERNALES ELECTRIC COOPERATIVE.
11. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
12. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
13. MINIMUM FRONT SETBACK SHALL BE 20'.
14. MINIMUM REAR SETBACK SHALL BE 20'.
15. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
16. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 15'.
17. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
18. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
19. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
21. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
22. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
23. 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 AND (B) 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.
24. 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.
25. 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 ISD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
26. 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. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE 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 DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, RECORDED IN VOLUME 4978, PAGE 215 (DOCUMENT NUMBER 14021130 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).
30. HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER UTILITIES AND PIPES.
31. THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE AS IT MAY BE MODIFIED BY THE DEVELOPMENT AGREEMENT.
32. PEC EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PASES AND A/C UNITS SHALL BE ALLOWED TO ENCRUCH WITHIN THE PEC EASEMENT PER PREVIOUS CONSULTATION WITH PEC.
33. 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.

BLOCK	LOT	SQ.FT.	ACRES
L	31	39,567	0.91
L	32	48,788	1.12
L	33	39,329	0.90
L	34	38,596	0.89
L	35	43,973	1.01
L	36	56,306	1.29
L	37	43,789	1.01
L	38	45,757	1.05
L	39	51,787	1.19
L	40	48,457	1.11
L	41	40,671	0.93
K	17	17,979	0.41
K	18	18,923	0.43
K	19	18,488	0.42
K	20	15,687	0.36
K	21	16,762	0.38
K	22	16,244	0.37
K	23	17,660	0.40
K	24	18,479	0.42
K	25	17,600	0.40
K	26	17,600	0.40
K	27	17,893	0.41
K	28	16,310	0.37
K	29	16,650	0.36
K	30	16,003	0.37
TOTALS	25	738,268	16.95

LOTS LARGER THAN 1 ACRE 7
 LOTS SMALLER THAN 1 ACRE 18

TOTAL	25
<1 AC	18
1-2 AC	7
2-4 AC	6
5-10 AC	1
>10 AC	1

LAND USE	SQ.FT.	ACRES
SINGLE FAMILY LOTS =25	738,268	16.948
OPEN SPACE, D.E. & U.E. LOTS =1	1,359,407	31.208
WWP & OPEN SPACE LOTS =1	13,096	0.300
TOTAL LAND USE	2,110,772	48.457
STREET RIGHT OF WAY	SQ.FT.	ACRES
CROSSWATER LANE 60' ROW 1716'	102,960	2.364

Phase	Section	No. of Single-Family Units	Lot L.U.E. Use	Lot Impermeous Cover (H ²)	Street and Sidewalk Impermeous Cover (H ²)	Water Quality Wet Ponds and Access	Parks and Trails	Lift Station and Access	Amenity Centers (H ²)	Amenity Other (H ²)	Total Impermeous Cover (H ²)	Total Impermeous Cover (acre)	Total Area (acre)	Average Lot Size (sq)	Open Space Parkland (acre)
1	1	61	SF	204,000	206,656	24,051	0	0	0	0	515,904	11.9	64.1	13,990	45.67
1	2	23	SF	98,500	44,961	0	0	0	0	0	143,461	3.3	14.2	15,500	3.36
1	3	23	SF	101,500	42,511	0	0	0	0	0	144,011	3.3	14.1	16,700	1.44
1	4	18	SF	90,000	107,532	0	0	0	0	0	197,532	4.5	62.5	18,500	45.82
1	5	NA	ROW	0	75,934	0	0	0	0	0	75,934	1.7	5.1	0	38.70
1	WC	1	Comm	42,553	0	0	4,373	0	0	0	46,926	1.1	6.6	0	12.80
1	AMENITY	1	Comm	61,798	0	0	0	0	0	0	61,798	1.4	7.2	0	6.70
2	7	116	SF	379,000	274,577	0	0	0	0	0	653,577	15.0	56.7	11,500	15.73
2	8	89	SF	359,000	217,855	0	0	0	0	0	576,855	13.2	61.7	14,000	45.04
3	9	82	SF	228,960	165,844	0	0	0	0	0	394,804	9.1	31.8	9,105	7.21
4	11	103	SF	286,500	205,255	103,588	0	0	0	0	491,755	11.3	37.9	9,394	8.17
4	12	42	SF	178,596	63,350	0	0	0	0	0	241,946	5.6	65.0	11,000	45.04
5	14	25	SF	141,000	44,616	0	0	0	0	0	185,616	4.3	50.9	29,540	28.41
Future Residential	16	SF	103,740	354,241	359,759	513,883	0	11,871	36,480	0	1,020,314	23.4	160.7	15,000	39
Future Commercial	unknown	Comm	713,513	0	0	0	0	0	0	0	713,513	16.4	23.5	0	0
Total	600			2,988,660	1,803,552	487,398	518,256	16,678	136,921	0	5,464,067	125.4	662.0	13,500	297
											Total Projected Impermeous Cover Percentage		18.9%		

STATE OF TEXAS
 COUNTY OF HAYS
 CITY OF DRIPPING SPRINGS)

THIS PLAT, CALITERRA PRELIMINARY PLAN PHASE 5 SECTION 14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____ 2022.

BY _____

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST _____

ANDREA CUNNINGHAM, CITY SECRETARY

DESIGNED BY	DRAWN BY	DATE

Carlson, Brigrance & Doering, Inc.
 Civil Engineers • Surveyors
 5501 West Williams Canyon Dr.
 13212 RR 620 Box 566, 010
 Dripping Springs, TX 78620
 Phone No. 512.222.2803 Fax 512.222.2803
 www.cbdripping.com



SHEET NAME: PRELIMINARY PLAT NOTES AND DETAILS (2 OF 2)
 JOB NAME: CALITERRA PHASE 5 SECTION 14
 PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS



DATE	SHEET	OF
JANUARY 2022	5184	3



Planning and Zoning Commission

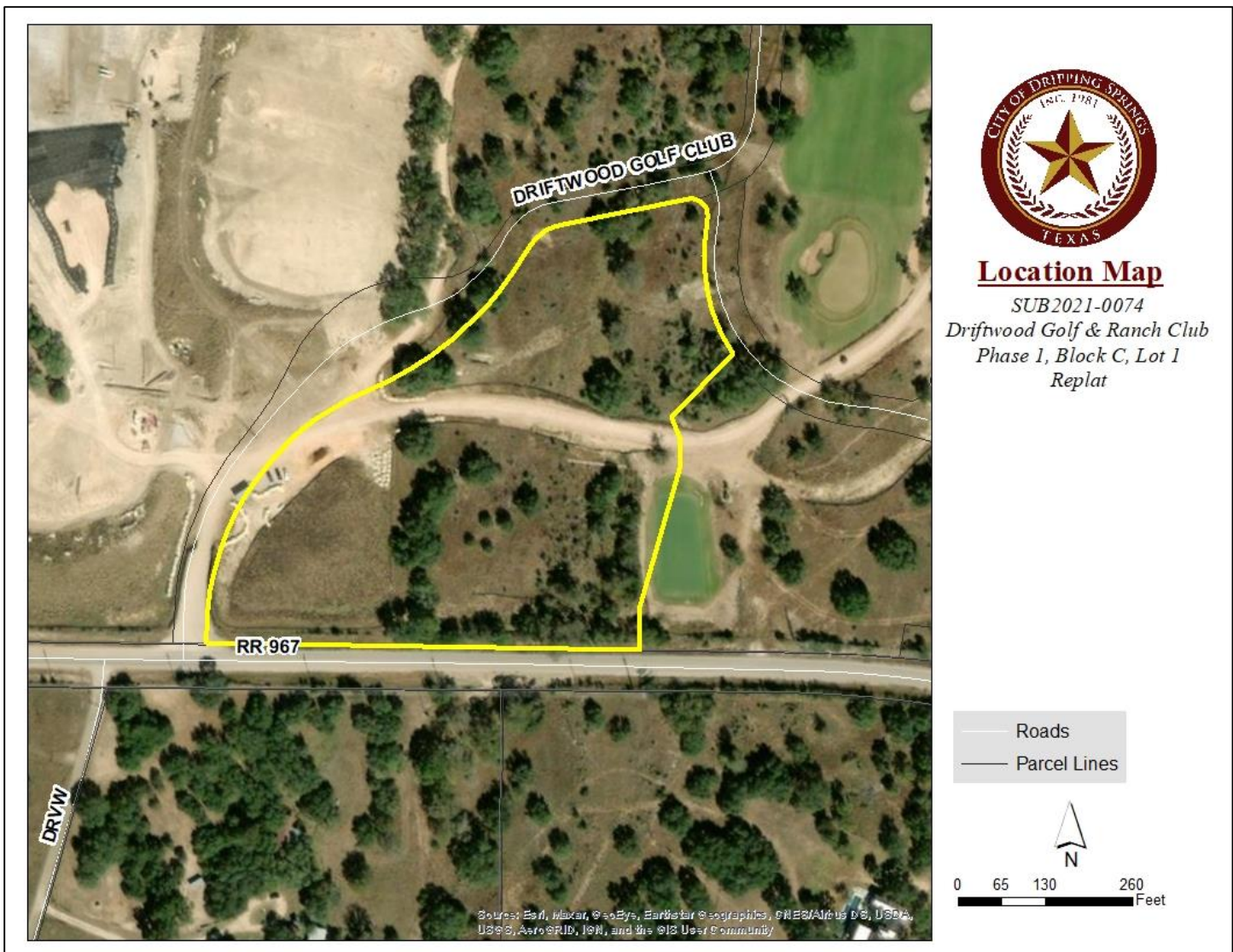
Planning Department Staff Report

Item 5.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2021-0074
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Driftwood Golf and Ranch Club Phase 1, Block C, Lot 1 Replat, 7.411 acres
Property Location: Driftwood Golf Club at Ranch Road 967
Legal Description: Driftwood Golf and Ranch Club Phase 1, Block C, Lot 1
Applicant: Ronee Gilbert, Murfee Engineering Company
Property Owner: Driftwood Golf Club Development, Inc.
Staff recommendation: Approval of the final plat based on outstanding comments



Planning Department Staff Report

Overview

The purpose of this replat is to subdivide one existing platted lot into three lots. Since this plat is considered a final plat, a public hearing is required for this item.

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

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Plat

Recommended Action	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

City of Dripping Springs

Item 5.

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:
_____ Oct 14, 2021

NOT NOT SCHEDULED
SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Ronee Gilbert
COMPANY Murfee Engineering Company
STREET ADDRESS 1101 South Capital of Texas Highway, Bldg D-110
CITY Austin **STATE** TX **ZIP CODE** 78746
PHONE 512-327-9204 **EMAIL** rgilbert@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 Golf Club Dr
CURRENT LEGAL DESCRIPTION	Driftwood Golf & Ranch Club, Phase One, Block C, Lot 1
TAX ID #	R168247
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	7.411
SCHOOL DISTRICT	Hays CISD
ESD DISTRICT(S)	ESD 6 and ESD 1
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Driftwood Golf Club Dr</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood 522, Driftwood DLC Austin and City of Dripping Springs</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 Yes

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Golf & Ranch Club, Ph One, Block C, Lot 1 Replat
TOTAL ACREAGE OF DEVELOPMENT	7.411
TOTAL NUMBER OF LOTS	3
AVERAGE SIZE OF LOTS	2.4703
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ 1 - Greeter House Lot COMMERCIAL: _____ 1 - Private Street Lot INDUSTRIAL: _____ 1 - Drainage Esmt/PUE Lot
ACREAGE PER USE	RESIDENTIAL: _____ 0.1735 - Greeter House Lot COMMERCIAL: _____ 0.7313 - Private Street Lot INDUSTRIAL: _____ 6.5062 - Drainage Esmt/PUE
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: 470
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM Public Sewer <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER Public Water Supply <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 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): Texas Gas

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.)

Ken Martin, P.E.

Applicant Name

Ken Martin

11/11/21

Applicant Signature


Sandra B. Swinney

Date
11-11-21

Notary

Date

Notary Stamp Here



J. David Rhoades

Property Owner Name

[Signature]

11/15/2021

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: Ken Marks Date: 11/18/2021

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<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 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(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 checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	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 type="checkbox"/>	Tax Certificates – verifying that property taxes are current TAXES DUE BY 12/31 FEB 2021
<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

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

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> <i>NA</i>	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"/> <i>NA</i>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> <i>NA</i>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/> <i>NA</i>	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"/> <i>NA</i>	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.

<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,

		<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>NA</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 standards.
Parkland Dedication, Article 28.03	NA
Landscaping and Tree Preservation, Article 28.06	NA

<p>Subdivision, 28.02, Exhibit A In accordance with the Development Agreement and City standards.</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>

**DRIFTWOOD GOLF AND RANCH CLUB,
PHASE ONE, BLOCK C, LOT 1 REPLAT**

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. A DELAWARE CORPORATION, HAS HEREBY CAUSED AND CAUSED TO BE RECORDED IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK C, DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 19032106 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY REPLAT SAID LOT 1, BLOCK C, TO REMOVE NOTE 23 AND TO PROVIDE A LOT FOR THE GREATER HOUSE, TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, BLOCK C, LOT 1 REPLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR INTERESTS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE EASEMENTS SHOWN HEREON.

DRIFTWOOD GOLF CLUB DEVELOPMENT, INC.
A DELAWARE CORPORATION

BY: 
DAVID SWINNEY, AUTHORIZED AGENT
1524 HINDMARSH CIRCLE, SUITE 200
DRIFTWOOD, TEXAS 78619

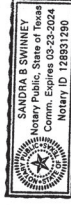
DATE: 11.15.2021

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHODES, 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.

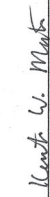
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF NOVEMBER 2021, A.D.


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 10th DAY OF NOVEMBER 2021.


KENNETH W. MARTIN, 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.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAPS #48209C0120 F, #48209C0140 F, #48209C0235 F, AND #48209C0255 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 5th DAY OF NOVEMBER 2021.


GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4587 - STATE OF TEXAS
1905 CAPITAL OF TEXAS TRKY,
AUSTIN, TEXAS 78746



SUBDIVISION PLAT NOTES:

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY IN DRIPPING SPRINGS, THE CITY OF DRIPPING SPRINGS HAS REQUESTED THAT THE DEVELOPER OF THIS SUBDIVISION PROVIDE AN ALTERNATE SOURCE OF WATER. THE DEVELOPER'S CONCERN FOR THE AVAILABILITY OF 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.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

DATE: _____
ERIC VAN GASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

UTILITY NOTES:

- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY 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.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

GENERAL NOTES:

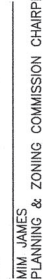
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS LOCATED IN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 7.4110. TOTAL ACREAGE OF LOTS: 7.4110. TOTAL NUMBER OF LOTS: 3. AVERAGE SIZE OF LOTS: 2.4703. INTENDED USE OF LOTS: COMMERCIAL. NUMBER OF LOTS: 3. Greater than 10 acres 0. Between 2 & 5 acres 0. Larger than 5, less than 10 1. Less than one acre 2.
- 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.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- A TWENTY FOOT (20') P.U.E. IS HEREBY DEDICATED ALONG ALL STREET RIGHT-OF-WAY AND A TEN FOOT (10') P.U.E. ALONG ALL LOT LINES, EXCEPT LOT 1-C.
- THIS DEVELOPMENT IS LIMITED TO THE RIGHT-OF-WAY OF 66.7' IS RESERVED FOR FUTURE RIGHT-OF-WAY. THE AREA IDENTIFIED AS "RESERVED FOR FUTURE RIGHT-OF-WAY" IS LOCATED WITHIN A PROPOSED FUTURE RIGHT-OF-WAY PER THE TRANSPORTATION PLAN OF HAYS COUNTY. ADDITIONAL INFORMATION REGARDING THE AREA MAY BE OBTAINED FROM THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 6.3.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD D/LC AUSTIN, LLC AS RECORDED IN DOCUMENT NO. 19013585 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THIS AGREEMENT SHALL BE A CONDITION OF ANY DEVELOPMENT PERMITS THAT CAN BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
- NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION 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.
- THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION OF THE STORMWATER TREATMENT FACILITY. STORMWATER TREATMENT FACILITIES SHALL BE SATISFIED WITH EACH FINAL PLAT. FEE-IN-LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.

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

THIS PLAT, DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, BLOCK C, LOT 1, REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 20__.

BY:


ANDREW CUNNINGHAM, CITY SECRETARY
PLANNING & ZONING COMMISSION CHAIRPERSON
ATTEST:

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____ 20__ AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE DAY OF _____ 20__ AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, INSTRUMENT NO. _____.

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE ONE, BLOCK C, LOT 1 REPLAT

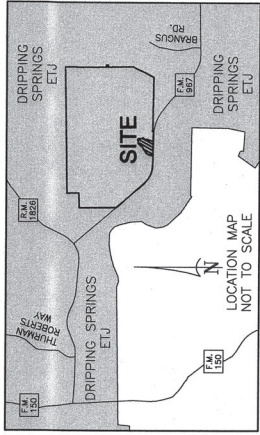
CSPI
CAPITAL SURVEYING

Item 5.

CSPI Capital Surveying, Inc.
1905 Capital of Texas Trkwy, Suite 110
Austin, Texas 78746
Phone: 737.455.2274
Fax: 737.455.2275

DRAWN BY: WAL SCALE: 1/4" = 1'-0"
JOB NO.: 18542.10 DATE: NOVEMBER 8, 2021
DRAWING NO.: 1854276 JOB # 18542

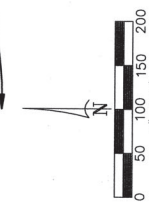
**DRIFTWOOD GOLF AND RANCH CLUB,
PHASE ONE, BLOCK C, LOT 1 REPLAT**



CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	37°41'22"	488.00'	321.01'	315.25'	N49°04'12"E
C2	48°45'48"	75.00'	63.83'	61.92'	N54°36'25"E
C3	108°25'30"	25.00'	47.31'	40.56'	S46°47'56"E
C4	41°24'19"	249.00'	179.94'	176.05'	S13°17'20"E
C5	50°19'50"	249.00'	220.25'	213.14'	S59°19'55"E
C6	79°09'42"	235.00'	324.68'	298.47'	N40°02'33"E
C7	65°07'16"	275.00'	315.80'	286.73'	N46°41'17"E
C8	65°11'56"	130.00'	147.93'	140.08'	N46°23'21"E
C9	34°42'01"	384.00'	232.56'	229.03'	N18°03'23"E
C10	26°21'16"	274.00'	126.03'	124.92'	N66°24'35"E
C11	07°45'15"	236.00'	31.94'	31.92'	N75°42'32"E
C12	93°33'56"	16.50'	16.50'	26.95'	N25°02'57"E
C13	21°01'24"	16.50'	6.05'	6.02'	N32°14'43"W
C14	00°46'36"	384.00'	5.20'	5.20'	N67°31'35"E
C15	31°43'54"	384.00'	212.67'	209.96'	N51°16'20"E
(C16)	(30°41'39")	(125.00')	(66.96')	(66.17')	(N63°38'30"E)

DRIFTWOOD GOLF AND RANCH CLUB IMPERVIOUS COVER (IC)			
TOTAL AC	IC (AC)	Number of Lots	Avg. Lot Size (AC)
DGRC PHASE ONE	59.1	35	1.7%
PLANTED TOTAL	59.1	4.52	17%
SITE TOTAL	490.6	5.75	0.82
		35	2%

*Impervious Cover per lot assumptions based on City of Austin Criteria

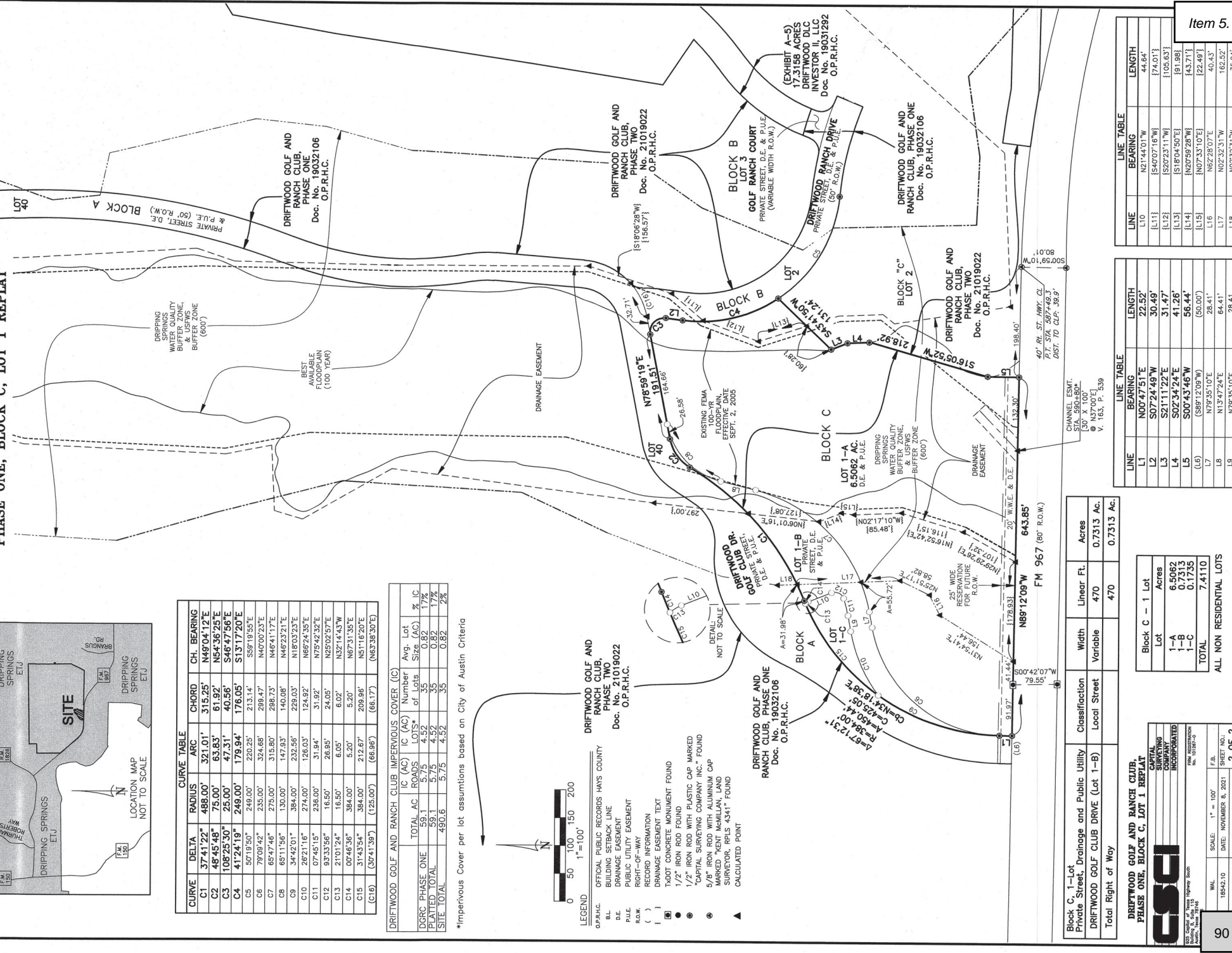


LEGEND

- OP.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- BL BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- () DRAINAGE EASEMENT TEXT
- () TADOT CONCRETE MONUMENT FOUND
- () 1/2" IRON ROD FOUND
- () 5/8" IRON ROD WITH PLASTIC CAP MARKED CAPITAL SURVEYING COMPANY INC. FOUND
- () SURVEYOR, PRLS 4541 FOUND
- () CALCULATED POINT

DRIFTWOOD GOLF AND RANCH CLUB, PHASE TWO, 21019022 Doc. No. O.P.R.H.C.

DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, 190332106 Doc. No. O.P.R.H.C.



Block C, 1-Lot	Classification	Width	Linear Ft.	Acres
Private Street, Drainage and Public Utility	Local Street	Variable	470	0.7313 Ac.
DRIFTWOOD GOLF CLUB DRIVE (Lot 1-B)	Local Street	470	470	0.7313 Ac.
Total Right of Way				

DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, BLOCK C, LOT 1 REPLAT	
Line	Length
L1	22.52'
L2	30.49'
L3	31.47'
L4	41.26'
L5	56.44'
(L6)	(50.00')
L7	28.41'
L8	28.41'
L9	28.41'

Block C - 1 Lot	
Lot	Acres
1-A	6.5062
1-B	0.7313
1-C	0.1735
TOTAL	7.4110

ALL NON RESIDENTIAL LOTS

Item 5.

Line	Bearing	Length
L10	N21°44'01"W	44.84'
(L11)	(S40°07'16"W)	(74.01')
(L12)	(S12°23'11"W)	(105.63')
(L13)	(S16°04'50"E)	(91.98')
(L14)	(N20°59'28"W)	(43.71')
(L15)	(N07°33'10"E)	(22.49')
L16	N62°28'07"E	40.43'
L17	N02°32'31"W	162.52'
L18	N02°32'31"W	35.24'



Planning and Zoning Commission

Planning Department Staff Report

Item 6.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2021-0075
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

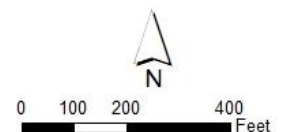
Project Name: Driftwood Subdivision, Phase 4 Final Plat
Property Location: Thurman Roberts Way
Legal Description: 5.8096 acres, out of the Freeloove Woody Survey
Applicant: Ronnee Gilbert, Murfee Engineering Company
Property Owner: Driftwood DLC Investor I LP
Staff recommendation: Approval of the Final Plat



Location Map

SUB2021-0075
Driftwood Phase 4
Final Plat

— 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

This final plat consists of 9 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Thurman Roberts Way

Site Information

Location: Thurman Roberts Way near FM 1826

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015.

Recommendation

Approval

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Phase 4 Final Plat

Recommended Action	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

City of Dripping Springs

Item 6.

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: September 7, 2021
<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 Ronee Gilbert

COMPANY Murfee Engineering Company

STREET ADDRESS 1101 Capital of TX Hwy S., Bldg D-110, Austin, TX 78746

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

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

OWNER NAME Driftwood DLC Investor I LP, C/O Don Bosse, VP of Development, Driftwood Golf and Ranch Club

COMPANY Driftwood Subdivision, Phase Four

STREET ADDRESS 582 Thurman Roberts Way

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

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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Driftwood DLC Investor I LP
PROPERTY ADDRESS	Thurman Roberts Way, Driftwood, TX
CURRENT LEGAL DESCRIPTION	5.8096 ac out of Freelove Woody Sur 23, Abs 20
TAX ID #	R12537
LOCATED IN ETJ	<input type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	5.8096
SCHOOL DISTRICT	Hays Consolidated ISD
ESD DISTRICT(S)	#1 and #6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE 1225 lf	<input type="checkbox"/> Private Name: <u>Thurman Roberts Way</u> <input type="checkbox"/> State Name: _____ <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: <small>Amended and Restated Dev Agr between Dripping Springs & M Scott Roberts & Driftwood Equiti</small> _____

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 Subdivision, Phase Four
TOTAL ACREAGE OF DEVELOPMENT	5.8096
TOTAL NUMBER OF LOTS	9
AVERAGE SIZE OF LOTS	0.6455
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: <u>residential</u>
# OF LOTS PER USE	RESIDENTIAL: <u>9</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>9</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM Public Sewer	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER Public Water Supply - Surface <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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

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

512.858.4725 • cityofdrippingsprings.com

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): Texas Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Tory D. Miller, PE

Applicant Name

Tory Miller

12-9-21

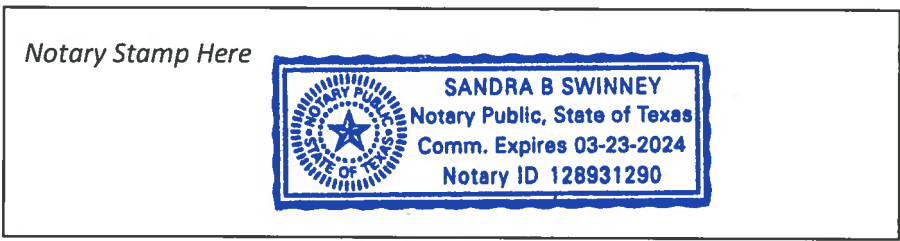
Applicant Signature

Sandra B Swinney

Date
12-9-2021

Notary

Date



J. David Rhoades, Authorized Agent

Property Owner Name

J. David Rhoades
Property Owner Signature

11-7-2021
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: Tony MB Date: 12-9-21

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 checked="" type="checkbox"/> NA	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	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 TAXES DUE FOR 2021
<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

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

512.858.4725 • cityofdrippingsprings.com

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	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"/> NA	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"/> NA	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input checked="" type="checkbox"/>	<input checked="" 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"/> 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.

<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"/> NA	<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"/> NK	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input type="checkbox"/> NA	<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 DS regulations and Development Agreement
Parkland Dedication, Article 28.03	NA
Landscaping and Tree Preservation, Article 28.06	NA

<p>Subdivision, 28.02, Exhibit A In accordance with DS regulations and Development Agreement</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>

DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR I, LP, ACTING BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THAT 65.3766 ACRE TRACT (TRACT 1) RECORDED IN DOCUMENT No. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE FREELove WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.8096 ACRES OF LAND TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE FOUR 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.

DRIFTWOOD GOLF CLUB DEVELOPMENT, INC.
A DELAWARE COMPANY

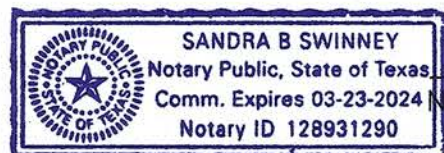
J. DAVID RHOADES, AUTHORIZED AGENT
582 THURMAN ROBERTS WAY.
DRIFTWOOD, TEXAS 78619

12-7-2021
DATE

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, 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 7th DAY OF December, 2021. A.D.



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

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

WITNESS MY HAND THIS THE 8th DAY OF December, 2021.

Tory Duane Miller
TORY DUANE MILLER, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



SURVEYOR'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 THE 100 YEAR FLOOD PLAIN IN ZONE "AE" AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0120F 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 3rd DAY OF DECEMBER, 2021.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 S. CAPITAL OF TEXAS HWY.
BLDG. B, SUITE 115
AUSTIN, TEXAS 78746
(512) 327-4006



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.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

UTILITY NOTES:

1. WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
3. TELEPHONE SERVICES WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
4. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

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 AND THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINIITY GROUNDWATER CONSERVATION DISTRICT.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. AS RECORDED IN VOLUME 5163, PAGE 441, VOLUME 5163, PAGE 455, VOLUME 5163, PAGE 471, VOLUME 5163, PAGE 485, VOLUME 5163, PAGE 500 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY. NOTE: NONE OF THE ABOVE EASEMENTS LIE WITHIN OR IMMEDIATELY ADJACENT TO THE HEREIN DESCRIBED PLAT.
6. TOTAL ACREAGE OF DEVELOPMENT: 5.8096
TOTAL ACREAGE OF LOTS: 5.8096
INTENDED USE OF LOTS: SINGLE FAMILY
TOTAL NUMBER OF LOTS: 9 AVERAGE SIZE OF LOTS: 0.6455
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 0
Between 2 & 5 acres 0 Between 1 & 2 acres 1
Less than an acre 8
7. HOMEOWNERS ASSOCIATION MAINTAINED STREETS:
DRIFTWOOD GOLF CLUB DEVELOPMENT, INC., BY FILING OF THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT HAYS COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION: THURMAN ROBERTS WAY, UNTIL AND UNLESS DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. AND/OR THE DRIFTWOOD PROPERTY ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. AND ALL FUTURE OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN IN THIS SUBDIVISION.
8. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
9. 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.
10. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED FROM DRILLING INDIVIDUAL WATER WELLS.
11. THIS SUBDIVISION IS SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS AND DRIFTWOOD EQUITIES, LTD., RECORDED IN VOLUME 5150, PAGE 594 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS.
12. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
13. NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
15. THIS SUBDIVISION IS SUBJECT TO DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AS REFERRED TO IN DOCUMENT No. 15007648 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
16. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN 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.
17. 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.

GENERAL NOTES CONTINUED ON SHEET 3 OF 3.

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

THIS FINAL PLAT OF DRIFTWOOD SUBDIVISION, PHASE FOUR, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 20____.

BY:
MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY

I, THE UNDERSIGNED, DIRECTOR OF THE 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
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS)
COUNTY OF HAYS)

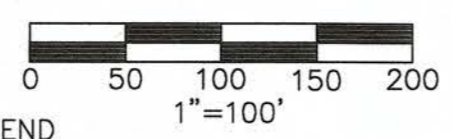
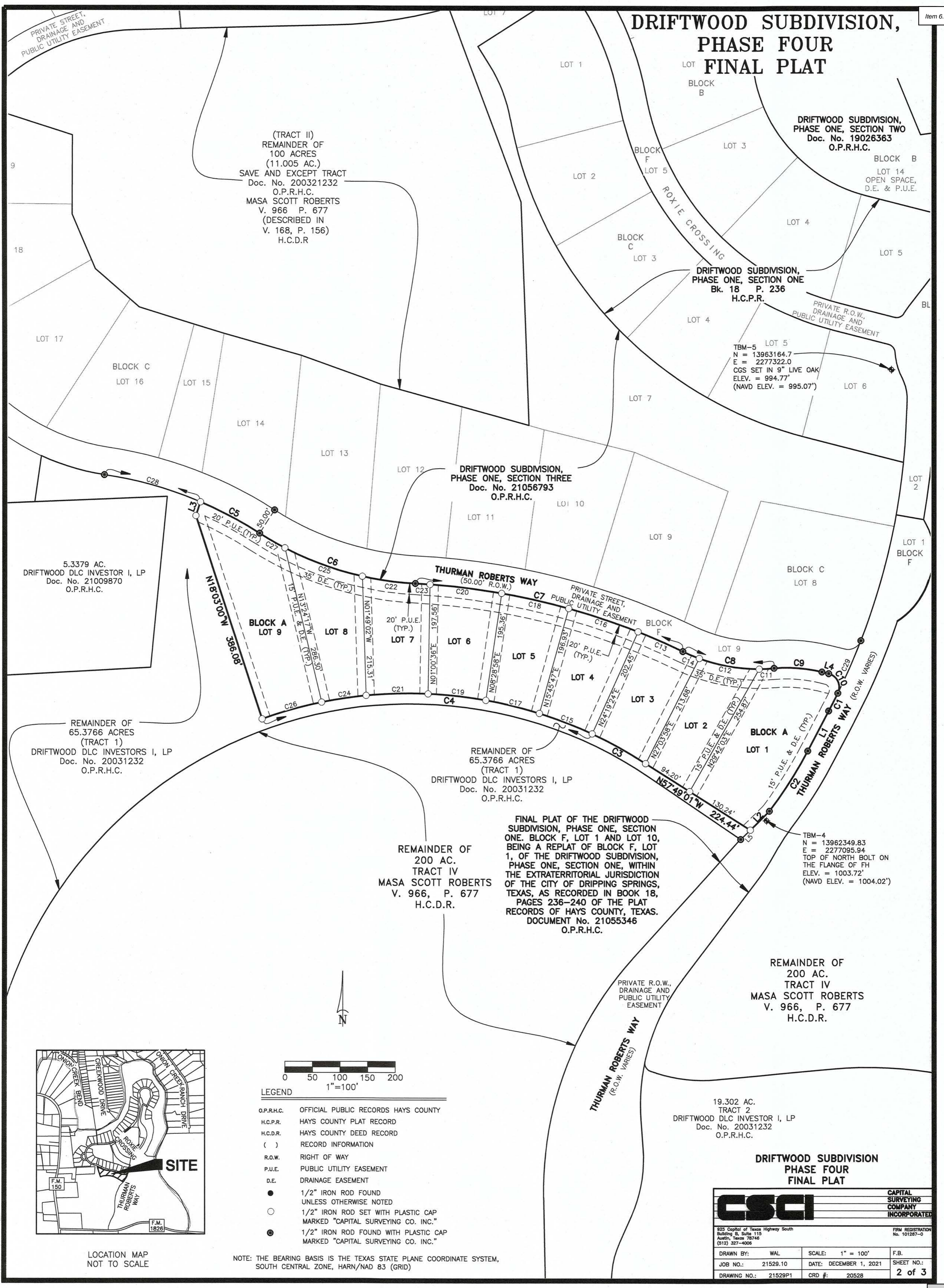
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, AT ____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

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD SUBDIVISION PHASE FOUR FINAL PLAT

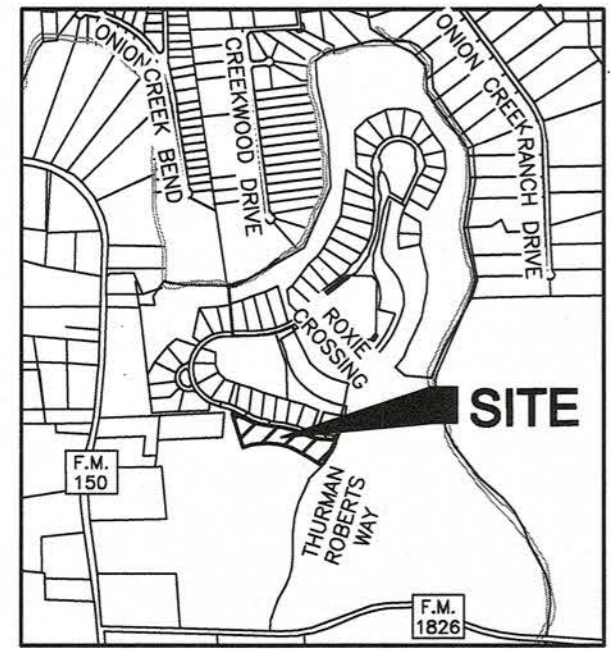
CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0	
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	21529.10	DATE:	DECEMBER 1, 2021
DRAWING NO.:	21529P1	CRD #:	20528
			SHEET NO.:
			1 of 3

DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - H.C.P.R. HAYS COUNTY PLAT RECORD
 - H.C.D.R. HAYS COUNTY DEED RECORD
 - () RECORD INFORMATION
 - R.O.W. RIGHT OF WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - 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 PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."

NOTE: THE BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, HARN/NAD 83 (GRID)



LOCATION MAP NOT TO SCALE

19.302 AC.
TRACT 2
DRIFTWOOD DLC INVESTOR I, LP
Doc. No. 20031232
O.P.R.H.C.

DRIFTWOOD SUBDIVISION PHASE FOUR FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
825 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101287-0	
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.	
JOB NO.: 21529.10	DATE: DECEMBER 1, 2021	SHEET NO.:	
DRAWING NO.: 21529P1	CRD #: 20528	2 of 3	

DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	1°41'53"	1225.00'	36.30'	36.30'	S26°56'36"W
C2	9°33'11"	775.00'	129.22'	129.07'	S32°34'08"W
C3	7°50'46"	808.83'	110.76'	110.67'	N61°12'47"W
C4	44°35'22"	790.00'	614.80'	599.40'	N87°29'54"W
C5	9°40'08"	717.00'	121.00'	120.85'	S62°09'34"E
C6	29°53'33"	575.00'	299.99'	296.60'	S72°16'17"E
C7	22°37'47"	1275.00'	503.58'	500.31'	S75°54'10"E
C8	30°05'42"	325.00'	170.71'	168.75'	S79°38'08"E
C9	18°10'47"	275.00'	87.26'	86.89'	S85°35'35"E
C10	102°35'51"	25.00'	44.77'	39.02'	S25°12'16"E
C11	4°50'16"	325.00'	27.44'	27.43'	N87°44'09"E
C12	19°33'57"	325.00'	110.98'	110.44'	S80°03'45"E
C13	3°58'10"	1275.00'	88.33'	88.32'	S66°34'22"E
C14	5°41'30"	325.00'	32.28'	32.27'	S67°26'01"E
C15	7°28'17"	790.00'	103.02'	102.95'	N68°56'21"W
C16	5°58'02"	1275.00'	132.79'	132.73'	S71°32'28"E
C17	7°15'50"	790.00'	100.16'	100.09'	N76°18'25"W
C18	5°37'13"	1275.00'	125.07'	125.02'	S77°20'06"E
C19	7°37'17"	790.00'	105.08'	105.01'	N83°44'59"W
C20	5°52'28"	1275.00'	130.73'	130.67'	S83°04'57"E
C21	8°10'00"	790.00'	112.60'	112.51'	S88°21'23"W
C22	9°40'45"	575.00'	97.14'	97.02'	S82°22'41"E
C23	1°11'52"	1275.00'	26.66'	26.66'	S86°37'07"E
C24	5°56'24"	790.00'	81.90'	81.87'	S81°18'10"W
C25	14°55'50"	575.00'	149.84'	149.41'	S70°04'23"E
C26	8°07'33"	790.00'	112.04'	111.94'	S74°16'12"W
C27	5°16'58"	575.00'	53.02'	53.00'	S59°57'59"E
C28	14°30'22"	717.00'	181.53'	181.04'	N74°14'49"W
C29	4°51'08"	1225.00'	103.74'	103.71'	N23°40'05"E

GENERAL NOTES CONTINUED:

19. 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.
20. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.1.
21. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, EXCEPT WHERE APPROVED BY THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 5150, PAGE 598 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
22. 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.
23. IMPERVIOUS COVER SHALL COMPLY WITH THE DEVELOPMENT AGREEMENT APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
24. THIS SUBDIVISION IS WITHIN ESD No. 1 AND ESD No. 6.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°47'32"W	81.49'
L2	S46°06'03"W	48.60'
L3	N18°27'43"E	26.08'
L4	S76°30'11"E	12.57'
L5	S46°06'03"W	24.54'

Block A - 9 Lots	
Lot	Acres
1	0.9907
2	0.5262
3	0.5486
4	0.5394
5	0.5062
6	0.5306
7	0.5484
8	0.5986
9	1.0209
TOTAL	5.8096

BLOCK "A"	9 Single Family Lots	5.8096 Ac.
Total Single Family Lots 9		5.8096 Ac.
Total Acreage of Subdivision		5.8096 Ac.

DRIFTWOOD IMPERVIOUS COVER (IC)						
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	IC (AC) LOTS W/ RAINWATER CAPTURE CREDIT	TOTAL IC (AC) W/ RAINWATER CAPTURE CREDIT	% IC
PHASE ONE, SECTION ONE	37.07	3.97	4.98	2.49	6.46	17%
PHASE ONE, SECTION TWO	119.51	2.50	4.98	2.49	4.99	4.2%
PHASE ONE, SECTION THREE	42.17	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 FOUR	5.81	0.00	1.45	0.72	0.72	12.4%
CLUB CORE, PHASE 1	10.1	0.52	0.89	0.45	0.97	9.6%
CLUB CORE, PHASE 2	5.34	1.17	1.21	0.61	1.78	33.2%
CLUB CORE, PHASE 3	3.00	0.79	0.61	0.31	1.10	36.5%
CLUB CORE, PHASE 4	5.70	1.15	1.82	0.91	2.06	36.1%
TOTAL	248.00	13.87	22.04	11.02	24.89	10.0%

*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

DRIFTWOOD SUBDIVISION PHASE FOUR FINAL PLAT

CSCI
CAPITAL SURVEYING COMPANY INCORPORATED

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

FIRM REGISTRATION No. 101267-0

DRAWN BY: WAL SCALE: 1" = 100' F.B.
 JOB NO.: 21529.10 DATE: DECEMBER 1, 2021 SHEET NO.:
 DRAWING NO.: 21529P1 CRD #: 20528 **3 of 3**



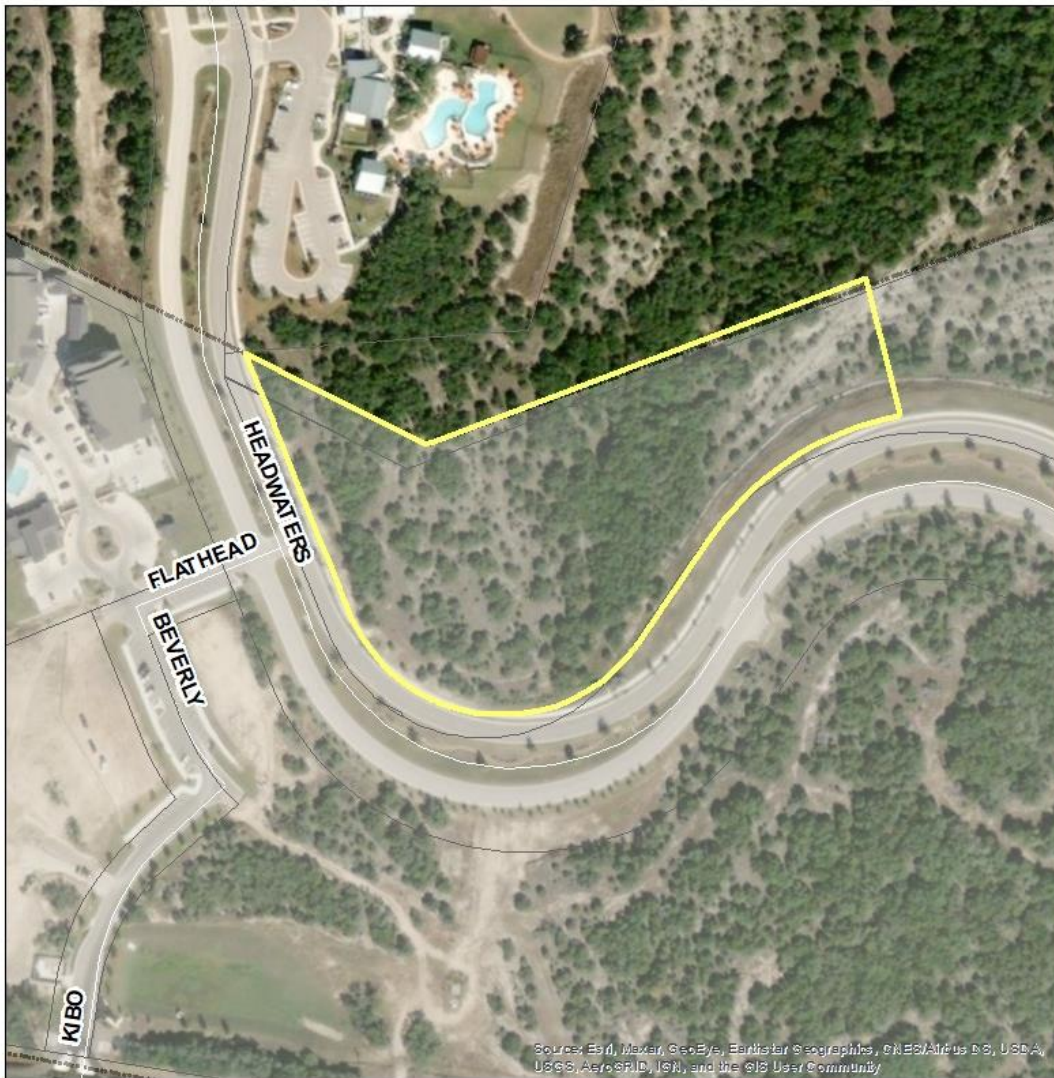
Planning and Zoning Commission Planning Department Staff Report

Item 7.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0004
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

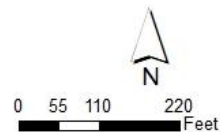
Project Name: Headwaters Commercial East Phase 1
Property Location: Headwaters Boulevard
Legal Description: 5.824 acres out o the William Walker Survey
Applicant: Blake Rue, Oryx Land Holding, LLC
Property Owner: Blake Rue, Oryx Land Holding, LLC
Staff recommendation: Denial of the Preliminary Plat based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



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 preliminary plat consists of four commercial lots within the Headwaters development

Access and Transportation

All lots will take access via the existing Headwaters Boulevard

Site Information

Location: Headwaters Boulevard near Flathead Drive

Zoning Designation: PDD # 6

Property History

The Planned Development District was approved November 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



DRIPPING SPRINGS
Texas

City of Dripping Springs

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PRE-DEVELOPMENT/APPLICATION MEETING REQUEST FORM

Meeting Date: 08/16/2021

Meeting #: CITY TO PROVIDE

CONTACT INFORMATION

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

PROPERTY INFORMATION

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

Tax ID: R 17595

Zoning: PDD-6

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

Existing Use: Agricultural

Proposed Use: Commercial

DESCRIPTION OF REQUEST

Project Name: Headwaters Commercial East Phase 1

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

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

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

AUTHORIZATION

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

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

Print Name: Blake Rue

Signature:

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Headwaters Commercial East Phase 1

Project Address: Headwaters Blvd.

Project Applicant Name: Blake Rue

Billing Contact Information

Name: Blake Rue

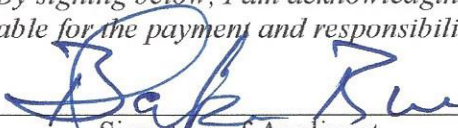
Mailing Address: P.O. Box 302663
Austin, TX, 78703

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

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

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

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


Signature of Applicant

1-11-2022
Date



DRIPPING SPRINGS
Texas

Item 7.

City of Dripping Springs

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PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Blake Rue

COMPANY Oryx Land Holding, LLC

STREET ADDRESS P.O. Box 302663

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

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

OWNER NAME Blake Rue

COMPANY Oryx Land Holding, LLC

STREET ADDRESS P.O. Box 302663

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

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

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

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

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

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COMMENTS: _____

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

PUBLIC UTILITY CHECKLIST

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

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

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

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

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

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

Parkland to be dedicated per the Development Agreement.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Blake Rue

Applicant Name

[Signature]

1-12-2022

Applicant Signature

[Signature]

Date

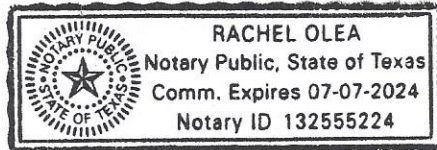
1-12-2022

Notary

Date

1-12-2022

Notary Stamp Here



Oryx Land Holdings, LLC

Property Owner Name

[Signature], managing member

Property Owner Signature

1-12-2022

Date

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

Applicants Signature:  Date: 1-11-2022

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

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

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

See Engineer's Summary Report

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

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

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

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

		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	Will comply with City Ordinances
Parkland Dedication, Article 28.03	Parkland to be dedicated per Development Agreement
Landscaping and Tree Preservation, Article 28.06	Will comply with City Ordinances

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



CITY OF DRIPPING SPRINGS

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Permit Number: SUB2022-0004
Project Name: Headwaters Commercial East Phase 1
Project Address: Headwaters Boulevard, DRIPPING SPRINGS,
TX 78620

Comments

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. Update title to read, "Headwaters Commercial East Phase 1 Preliminary Plat." This title should be updated throughout the plat. (4.7g)
2. Remove the Hays County Clerk recording block sections since preliminary plats are not recorded.

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.

3. Designate Lot 4 as a drainage/water quality lot.
4. Provide Site Layout in Preliminary Plat set that demonstrates proposed driveway locations for preliminary approval of driveway locations by the City. [Preliminary Plat Checklist].
5. Provide copy of Geologic Assessment [Preliminary Plat Checklist].
6. Provide an overall concept and phasing plan for Headwaters Commercial East [Preliminary Plat Information Requirements]
7. Provide a 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. [Preliminary Plat Information Requirements]
8. Provide Schematic Engineering plans for water, sewer, roadways, drives, and drainage infrastructure. Proposed

connections to public mains shall be indicated. [Preliminary Plat Information Requirements]

9. Note 23 can be deleted as this tract is within the City Limits.

Fire Marshal Comments

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

10. Fire approves



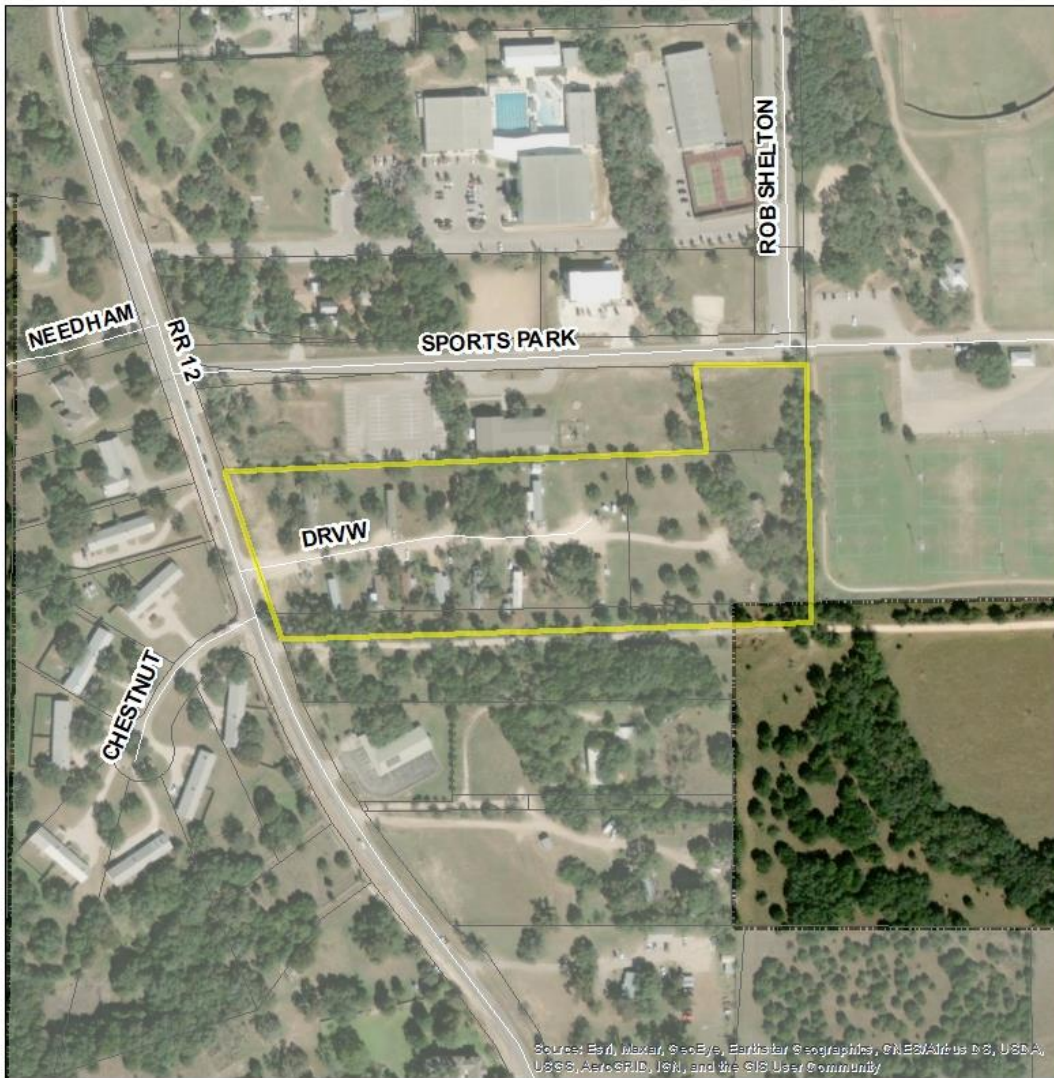
Planning and Zoning Commission Planning Department Staff Report

Item 8.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0006
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

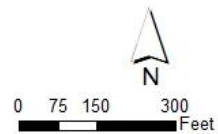
Project Name: CRTX Preliminary Plat (PDD 11)
Property Location: 27110 Ranch Road 12
Legal Description: 8.59 acres, out of the P.A. Smith Survey
Applicant: Chet Manning, Allen Harrison Company, LLC
Property Owner: DS Joint Ventures, LP
Staff recommendation: Denial of the Preliminary Plat based on outstanding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



Location Map

*SUB2022-0006
 CRTX Addition
 Preliminary Plat*

- Roads
- City Limits**
- ▭ Full Purpose



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

Planning Department Staff Report

Overview

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

Access and Transportation

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

Site Information

Location: Thurman 27110 Ranch Road 12

Zoning Designation: PDD #11

Property History

The Planned Development District was approved May 2020.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

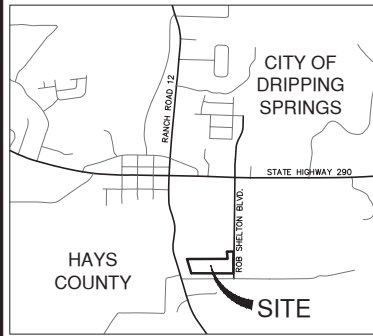
Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

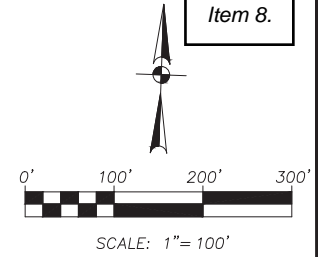
Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

PRELIMINARY PLAT OF CRTX ADDITION

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



LOCATION MAP
1" = 2000'



LEGEND

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

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

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

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

SURVEY: PHILIP A SMITH SURVEY
ABSTRACT NO. 415

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

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

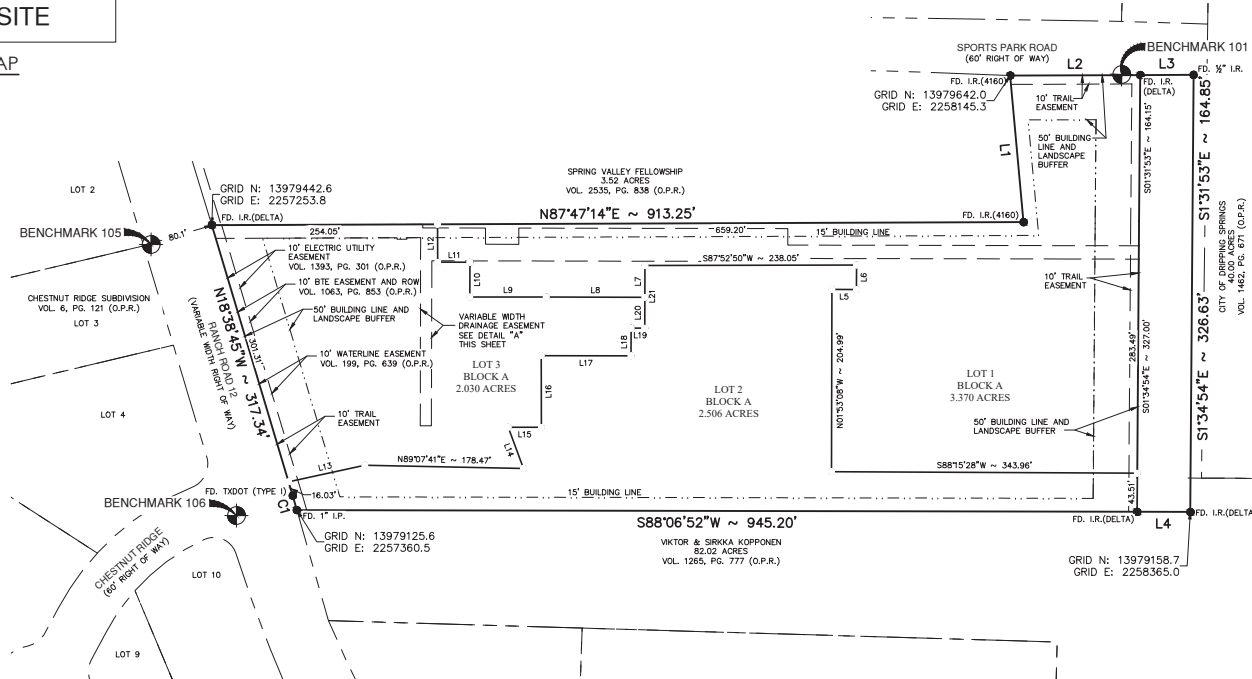
COMBINED SCALE FACTOR IS
0.999960001599936

BENCHMARK DESCRIPTION AND
ELEVATION:

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

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

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

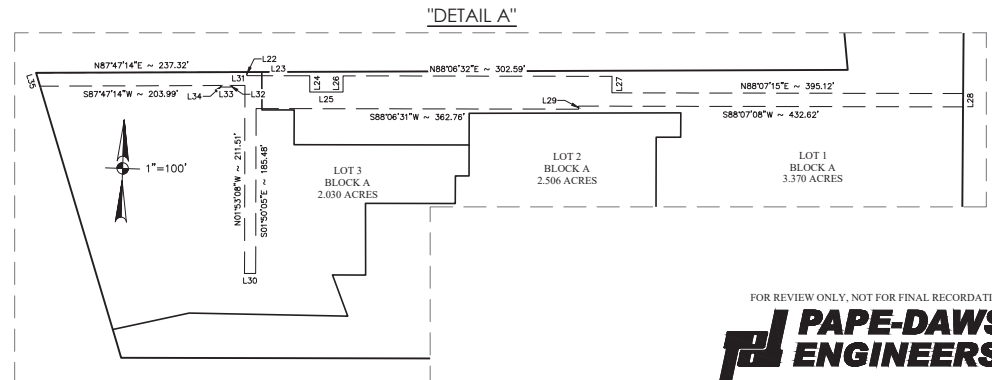


CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1597.42'	0°36'55"	N18°10'12"W	17.15'

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

LINE TABLE		
LINE	BEARING	LENGTH
L12	N02°09'59"W	42.65'
L13	N75°48'00"E	87.88'
L14	N22°19'47"W	49.43'
L15	N88°06'48"E	37.31'
L16	N02°07'54"W	80.56'
L17	N88°07'12"E	101.09'
L18	N01°55'48"W	31.14'
L19	N87°59'30"E	15.38'
L20	S88°07'36"W	34.65'
L21	N01°46'20"W	70.43'
L22	S02°12'46"E	4.00'
L23	N88°10'32"E	70.65'

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



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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #470

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

SURVEY JOB NO. 51221-00

PRELIMINARY PLAT OF
CRTX ADDITION

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

Item 8.

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.

SLOPE INFORMATION

NO SLOPES WITHIN THIS PLAT EXCEED 15%

UTILITY NOTES

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

SUBDIVISION ROADS

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

STREET SUMMARY

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

TRAIL EASEMENT DEDICATION - 0.216 AC.

SURVEYORS CERTIFICATION:

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

	DATE
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.

	DATE
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	

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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

SHEET 2 OF 2

132

CRTX ADDITION

SURVEY JOB NO. 51221-100

FILED BY: VALERIE ZURCHER, LICENSE NO. 6222, REGISTERED PROFESSIONAL LAND SURVEYOR, DRIPPING SPRINGS, TEXAS
FILED IN: HAYS COUNTY, TEXAS, 51221-100
DATE: JANUARY 14, 2022
FILED AT: DRIPPING SPRINGS, TEXAS
FILED BY: VALERIE ZURCHER, LICENSE NO. 6222, REGISTERED PROFESSIONAL LAND SURVEYOR, DRIPPING SPRINGS, TEXAS



DRIPPING SPRINGS
Texas

Item 8.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Chet Manning

COMPANY Allen Harrison Company, LLC

STREET ADDRESS 1800 Augusta Drive, Suite 150

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

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

OWNER NAME Mitchell Hanzik

COMPANY DS Joint Venture, LP

STREET ADDRESS 1800 Augusta Drive, Suite 150

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

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

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

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

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

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

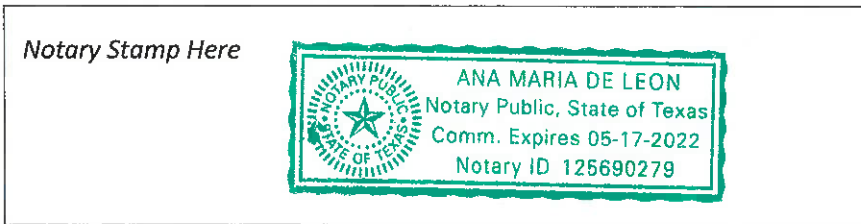
[Handwritten Signature]

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,)

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

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

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

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

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

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

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

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



CITY OF DRIPPING SPRINGS

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

Comments.

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. Include the City Limits boundary on the vicinity map. (4.7a)
2. Add a City of Dripping Springs approval statement and signature line for the "Planning & Zoning Commission Chair or Vice Chair." This statement should include the Planning & Zoning Commission approval date.
3. Identify the Rob Shelton Extension as "ROW hereby dedicated by this plat" and label as "Rob Shelton."
4. Update note 7 to include the PDD ordinance number.
5. Rename "10' Trail easement" to "10' Trail and public access easement."

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.

6. Provide copy of OSSF permit, approval of Facility Planning Report or Suitability Letter when received.
7. Identify the Rob Shelton ROW dedication.
8. Place 15 ft PUE back on the plat fronting all ROW as shown on previous versions of the plat. [Sub Ord 12.2.4]
9. Add the following note as shown on previous version of the Plat
"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."

Fire Marshal Comments

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

10. Fire Approves



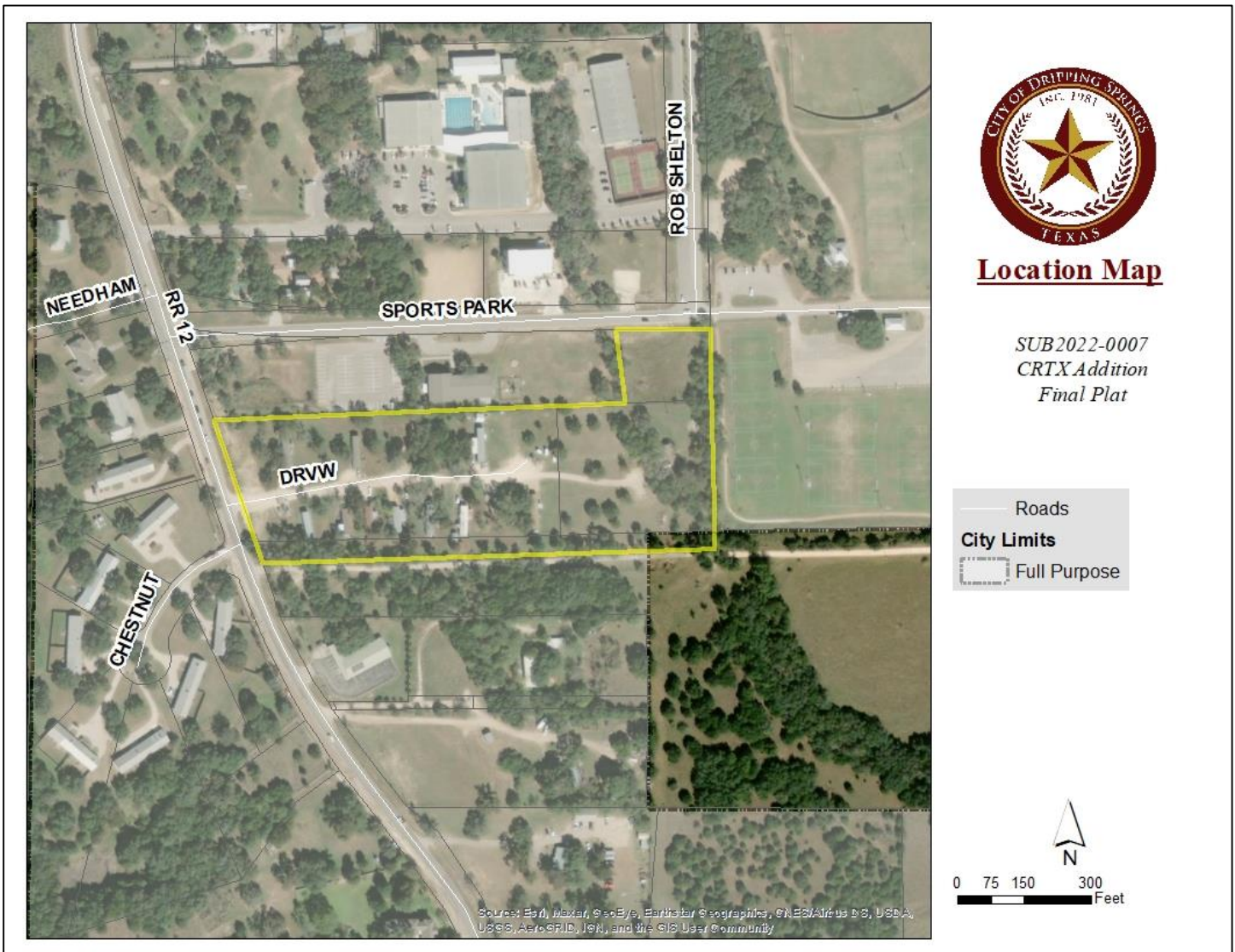
Planning and Zoning Commission Planning Department Staff Report

Item 9.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0007
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

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



Planning Department Staff Report

Overview

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

Access and Transportation

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

Site Information

Location: Thurman 27110 Ranch Road 12

Zoning Designation: PDD #11

Property History

The Planned Development District was approved May 2020.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

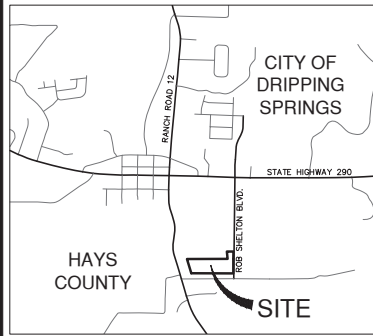
Exhibit 2 – Final Plat

Exhibit 3 – Outstanding Comments Letter

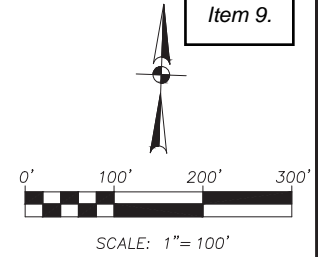
Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

FINAL PLAT OF CRTX ADDITION

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



LOCATION MAP
1" = 2000'



LEGEND

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

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

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

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

SURVEY: PHILIP A SMITH SURVEY
ABSTRACT NO. 415

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

LINEAR FEET OF NEW STREETS: 491.3'

SUBMITTAL DATE: JANUARY 14, 2022

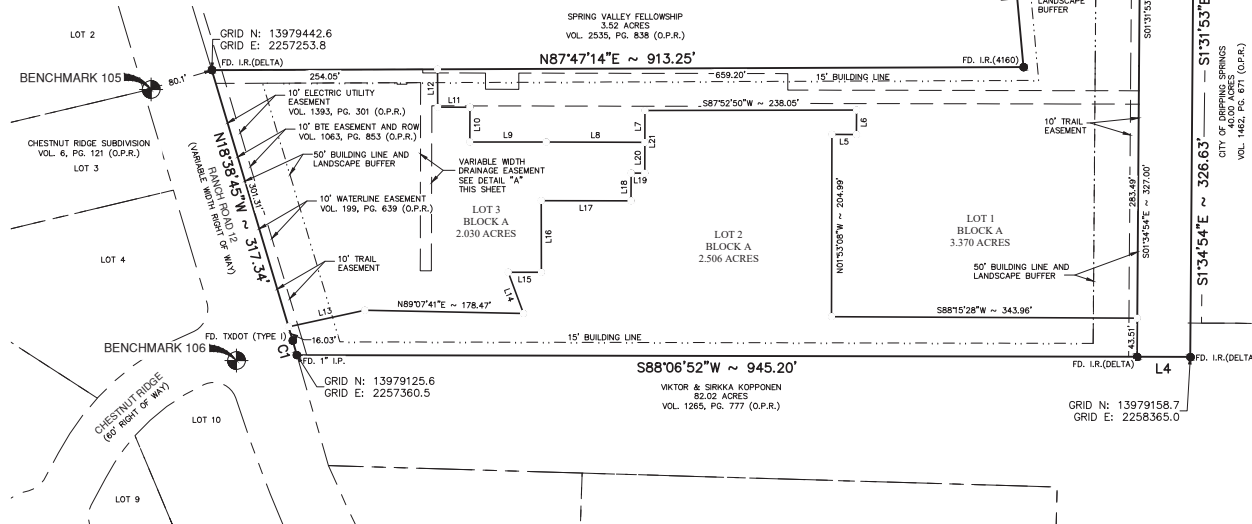
COMBINED SCALE FACTOR IS
0.999960001599936

BENCHMARK DESCRIPTION AND
ELEVATION:

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

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

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

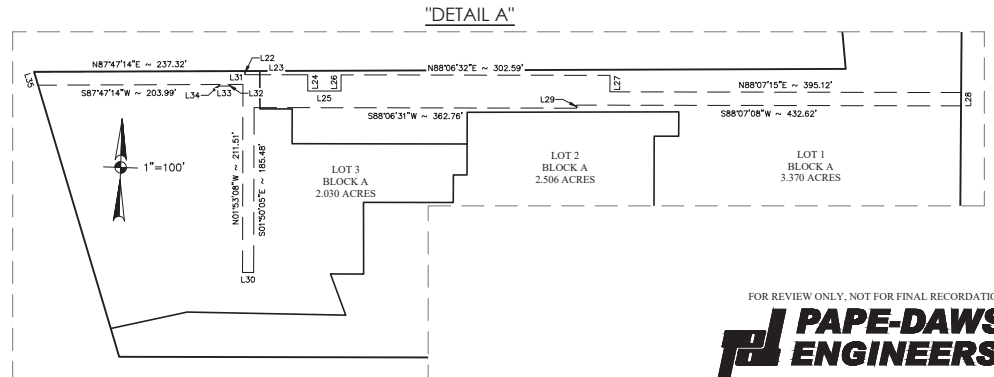


CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1597.42'	0°36'55"	N18°10'12"W	17.15'

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

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

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



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

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

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

SHEET 1 OF 2

SURVEY JOB NO. S1221-00

FINAL PLAT OF CRTX ADDITION

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

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C0115F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD 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.

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). Row: ROB SHELTON BOULEVARD (COLLECTOR), 60', 491.3', VARIES' C&G

TRAIL EASEMENT DEDICATION - 0.216 AC.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, THE UNDERSIGNED, DIRECTOR OF THE 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 DRIPPING SPRINGS.

CAITLYN STRICKLAND
HAYS COUNTY DEVELOPMENT SERVICES

DATE

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

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

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

MITCHELL HANZIK, VICE PRESIDENT DATE

STATE OF TEXAS §
COUNTY OF §

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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

ADDRESS FOR NOTICES:
8214 WESTCHESTER DRIVE
DALLAS, TEXAS 75225

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.

TOM POPE, R.S. C.F.M.
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

DATE

CAITLYN STRICKLAND
DIRECTOR
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

DATE

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

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

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

APPROVED BY: CITY COUNCIL, CITY OF DRIPPING SPRINGS, TEXAS.

BILL FOULDS DATE
MAYOR

SURVEYORS CERTIFICATION:

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

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

ENGINEER'S CERTIFICATION:

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

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

THE STATE OF TEXAS §
COUNTY OF HAYS §

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

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

Elaine H. Cárdenas,
County Clerk
Hays County, Texas

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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

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

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

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

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

COMMENTS: _____

TITLE: Director of Preconstruction SIGNATURE: Chet W. Manning

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electrical Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): N/A

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Chet Manning

Applicant Name

Chet W. Manning

01/13/2022

Applicant Signature

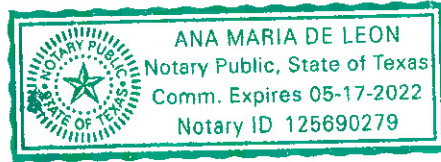
[Handwritten Signature]

Date
1.13.2022

Notary

Date

Notary Stamp Here



Property Owner Name
DS Joint Venture LP

[Handwritten Signature]

Property Owner Signature

01/13/2022

Date

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

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

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

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

FINAL PLAT INFORMATION REQUIREMENTS

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 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"/>	<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>
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<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>



CITY OF DRIPPING SPRINGS

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

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

Comments

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. Include the City Limits boundary on the vicinity map. (4.7a)
2. Update note 7 to include the PDD ordinance number.
3. Rename "10' Trail easement" to "10' Trail and public access easement."
4. Remove all approval statements and signatures for Caitlyn Strickland and Tom Pope.
5. Update the City of Dripping Springs approval statement to include Planning & Zoning Commission approval date.
6. Replace the signature for Bill Foulds with "Planning & Zoning Commission Chair or Vice Chair." This statement should include the Planning & Zoning Commission approval date.
7. Include a signature for the City Secretary.

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.

8. Provide copy of OSSF permit, approval of Facility Planning Report or Suitability Letter when received.
9. Identify the Rob Shelton ROW dedication.
10. Place 15 ft PUE back on the plat fronting all ROW as shown on previous versions of the plat. [Sub Ord 12.2.4]

11. Add the following note as shown on previous version of the Plat
“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.
12. Provide a copy of TIA final memo from City Transportation Consultant.
13. Update the signature block for the Sewage Disposal statements. Delete County signature blocks add signature block for Chad Gilpin, PE – City Engineer.

Fire Marshal Comments

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

14. Fire Approves



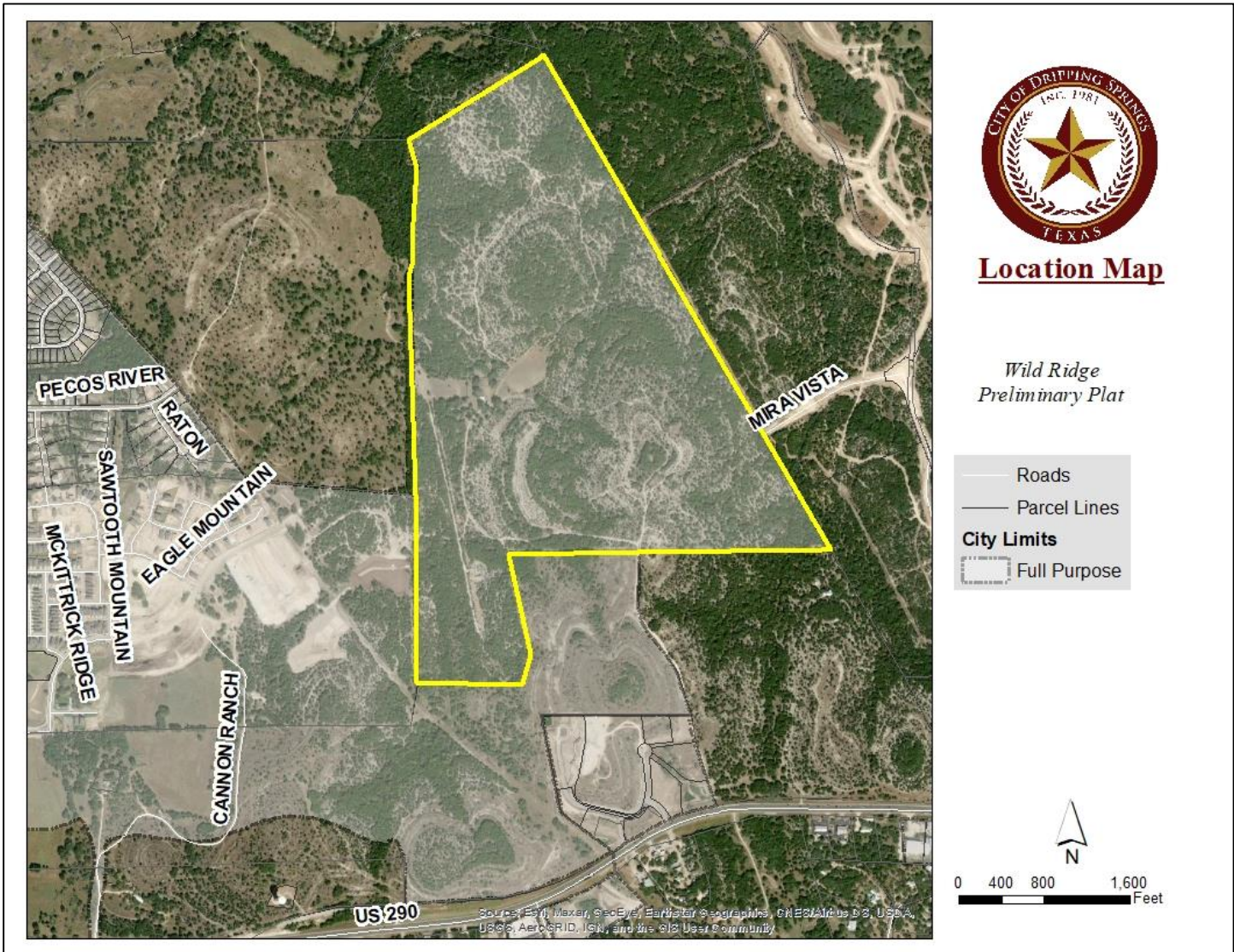
Planning and Zoning Commission Planning Department Staff Report

Item 10.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0008
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Wild Ridge Preliminary Plat (PDD #13)
Property Location: E US 290
Legal Description: 283.4 acres, out of the I.V. Davis Jr. and Edward W. Brown surveys
Applicant: Richard Pham, P.E., Doucet & Associate, Inc.
Property Owner: Rob Archer, Meritage Homes of Texas, LLC
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



Planning Department Staff Report

Overview

This preliminary plat consists of 863 single-family lots and one commercial lot.

Access and Transportation

This preliminary plat includes the extension of an arterial from US 290 through the development.

Site Information

Location: US 290 1.25 miles east of Ranch Road 12

Zoning Designation: PDD #13

Property History

The Planned Development District was approved August 2021.

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

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: 5/19/2021

DATE: 1/27/2022

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Richard Pham, P.E.

COMPANY Doucet & Associates, Inc.

STREET ADDRESS 10800 Pecan Park Blvd., Suite 140

CITY Austin STATE TX ZIP CODE 78750

PHONE 512-806-0307 EMAIL rpham@doucetengineers.com

OWNER NAME Rob Archer

COMPANY Meritage Homes of Texas, LLC

STREET ADDRESS 8920 Business Park Drive, Suite 350

CITY Austin STATE TX ZIP CODE 78759

PHONE 512-615-6432 EMAIL rob.archer@meritagehomes.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	E US 290, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	Being a portion of 291-1/3 acre tract, described to Cynosure Corporation, recorded in Vol. 258, Page 123 of the deed records.
TAX ID #	R19906, R19907, R12923, R12924
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	283.4 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	#1 and #6
ZONING/PDD/OVERLAY	PDD #13
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>N/A</u> <input type="checkbox"/> State Name: _____ <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	Wild Ridge
TOTAL ACREAGE OF DEVELOPMENT	283.4 acres
TOTAL NUMBER OF LOTS	895
AVERAGE SIZE OF LOTS	255 - 40' lots, 84 - 45' lots, 321 - 50' lots, 203 - 60' lots
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>863</u> COMMERCIAL: <u>1</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>139.1 ac</u> COMMERCIAL: <u>3.4 ac</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>39,764</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 type="checkbox"/> NO <input checked="" type="checkbox"/> N/A</p>	

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COMMENTS: _____

TITLE: Richard Pham, P.E. SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): WTCPUA

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

See Wastewater Agreement.

GAS PROVIDER NAME (if applicable): Texas Gas Service

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.)

Christopher A. Reid, P.E., Doucet & Associates, Inc.

Applicant Name

CR

8/05/2020

Applicant Signature

Meranda S. Perkins

Date
8/05/2020

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

R. H. ... FOR MERITAGE

Property Owner Signature


HOUSES OF TEXAS, LLC

8-10-2020
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: Richard Pham, P.E.  Date: 2/18/2022

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

N/A

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

N/A

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	<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)]
N/A	<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (<i>if applicable</i>)
N/A	<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)

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

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

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

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

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 PDD, outdoor lighting will be constructed in accordance to the City's Outdoor Lighting Ordinance.
Parkland Dedication, Article 28.03	Per PDD, the development is required to provide 41.74 acres of parkland. Provided parkland exceeds the minimum requirement. See Preliminary Plat and Master Parks and Trails Plan for Site Data Table and Parkland Summary.
Landscaping and Tree Preservation, Article 28.06	Per PDD, cash-in-lieu fee required for disturbed trees is \$1,410,000. With 860 lots consisting of two 3-inch caliper size trees at \$685 per tree, the total lot credit is \$1,178,200. With 237 4-inch caliper size trees located along the boulevards and amenity center at \$1,000 per tree for a total credit of \$237,000. The combined total credit is \$1,415,200 which exceeds the minimum total cost per acre of disturbance.

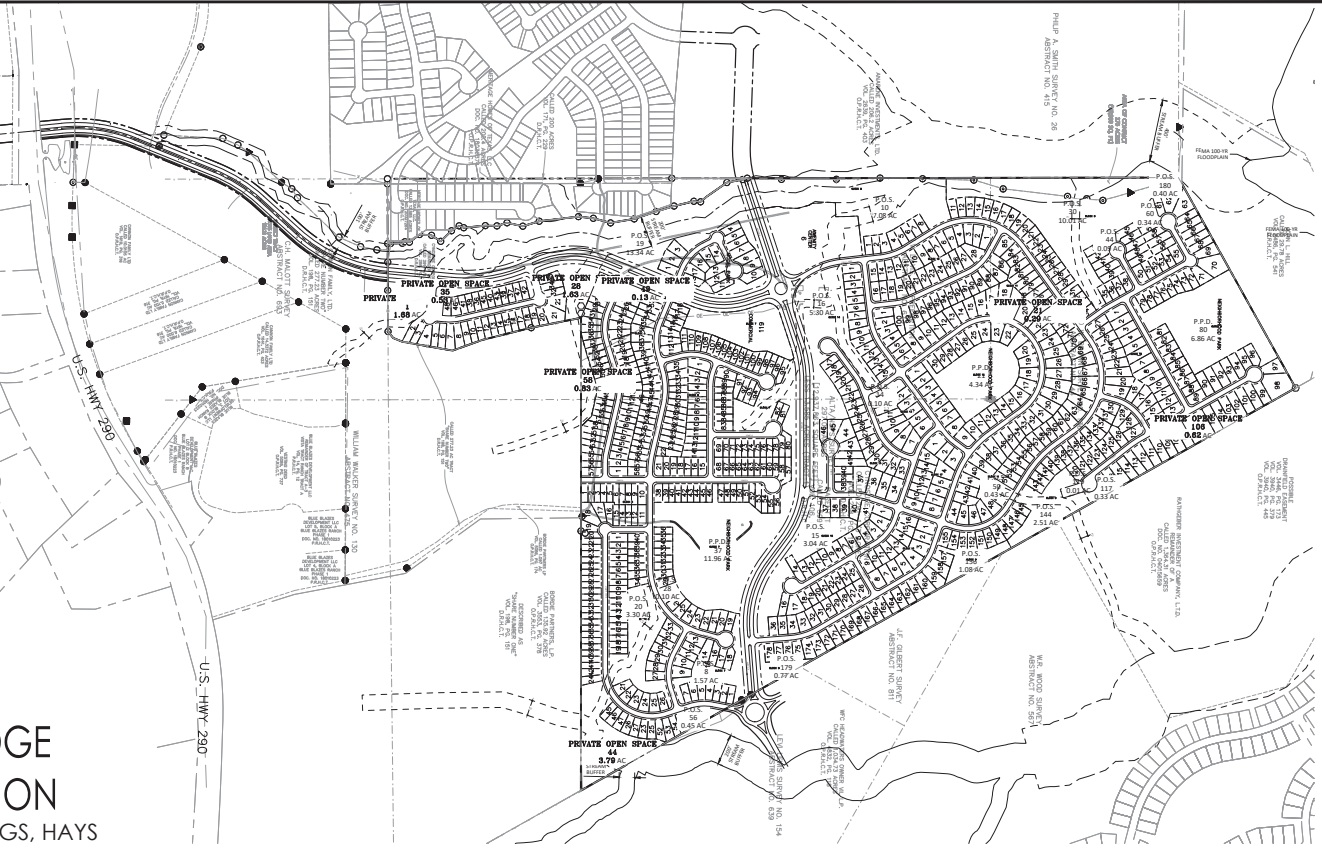
<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Public and private improvements are in conformance with the approved PDD. Additionally, a Contributing Zone Plan Application will be submitted to TCEQ for review of water quality treatment for proposed development.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>Proposed use is in conformance with the approved PDD.</p>


PARKLAND SUMMARY				
CATEGORY	DESCRIPTION	LOTR Area (AC)		
<1.0 AC	PRIVATE OPEN SPACE	1.35		
	PRIVATE OPEN SPACE	2.58		
	PRIVATE OPEN SPACE	4.49		
	PUBLIC OPEN SPACE	5.56		
	PUBLIC OPEN SPACE	7.28		
	PUBLIC OPEN SPACE	9.44		
	PUBLIC OPEN SPACE	9.60		
	PRIVATE OPEN SPACE	9-106		
	PUBLIC OPEN SPACE	9-117		
	PUBLIC OPEN SPACE	9-119		
1.0 - 2.0 AC	PRIVATE OPEN SPACE	2-1		
	PRIVATE OPEN SPACE	2-28		
	PUBLIC OPEN SPACE	7-8		
	PUBLIC OPEN SPACE	9-156		
	2.0 - 5.0 AC	PRIVATE OPEN SPACE	5-44	
		PUBLIC OPEN SPACE	6-20	
		PUBLIC OPEN SPACE	9-144	
		PUBLIC PARKLAND	12-21	
		PUBLIC OPEN SPACE	15-15	
		5.0 - 10.0 AC	PUBLIC OPEN SPACE	9-10
PUBLIC PARKLAND			9-80	
PUBLIC OPEN SPACE			14-16	
>10.0 AC			PUBLIC OPEN SPACE	3-19
			PUBLIC PARKLAND	7-37
	PUBLIC OPEN SPACE		9-30	
	TOTAL		83.41	

LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

WILD RIDGE SUBDIVISION

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

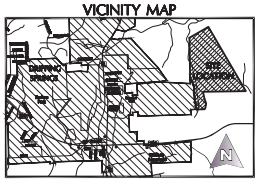




GRAPHIC SCALE 1"=400'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



SITE DATA TABLE	
TOTAL SITE AREA	283.4 AC
RESIDENTIAL LOTS A (40' X 120')	255
RESIDENTIAL LOTS B (45' X 120')	84
RESIDENTIAL LOTS C (50' X 120')	321
RESIDENTIAL LOTS D (60' X 120')	203
TOTAL RESIDENTIAL LOTS	863
PUBLIC PARKLAND	3
PUBLIC OPEN SPACE	19
PRIVATE OPEN SPACE	8
STREET R.O.W.	39,764 LF
NUMBER OF BLOCKS	18

TOTAL PHASE ONE AREA	130.3 AC
RESIDENTIAL LOTS A (40' X 120')	108
RESIDENTIAL LOTS B (45' X 120')	45
RESIDENTIAL LOTS C (50' X 120')	120
RESIDENTIAL LOTS D (60' X 120')	73
PUBLIC PARKLAND	0
PUBLIC OPEN SPACE	7
PRIVATE OPEN SPACE	5
TOTAL PHASE TWO AREA	88.8 AC
RESIDENTIAL LOTS A (40' X 120')	95
RESIDENTIAL LOTS B (45' X 120')	0
RESIDENTIAL LOTS C (50' X 120')	125
RESIDENTIAL LOTS D (60' X 120')	74
PUBLIC PARKLAND	2
PUBLIC OPEN SPACE	3
PRIVATE OPEN SPACE	1
TOTAL PHASE THREE AREA	29.8 AC
RESIDENTIAL LOTS A (40' X 120')	52
RESIDENTIAL LOTS B (45' X 120')	39
RESIDENTIAL LOTS C (50' X 120')	25
RESIDENTIAL LOTS D (60' X 120')	0
PUBLIC PARKLAND	0
PUBLIC OPEN SPACE	4
PRIVATE OPEN SPACE	1
TOTAL PHASE FOUR AREA	34.5 AC
RESIDENTIAL LOTS A (40' X 120')	0
RESIDENTIAL LOTS B (45' X 120')	0
RESIDENTIAL LOTS C (50' X 120')	51
RESIDENTIAL LOTS D (60' X 120')	56
PUBLIC PARKLAND	1
PUBLIC OPEN SPACE	5
PRIVATE OPEN SPACE	1

OWNER/DEVELOPER: MERITAGE HOMES
6920 BUSINESS PARK DRIVE, SUITE 300
AUSTIN, TEXAS 78759
(512) 858-6474

CONTACT: SLOTT JONES, DIVISION VICE PRESIDENT

ENGINEER: DOUCET & ASSOCIATES
7401 B HWY 71 WEST, SUITE 160
AUSTIN, TEXAS 78728
(512) 583-2600

CONTACT: RICHARD PHAM, P.E.

LAND SURVEY: DOUCET & ASSOCIATES, INC.
7401 B HWY 71 WEST, SUITE 160
AUSTIN, TEXAS 78728
(512) 583-2600

CONTACT: DILLON FUGATE, R.P.L.S.

UTILITY PROVIDERS: WATER: WEST TRAVIS COUNTY P.U.A.
WASTEWATER: CITY OF DRIPPING SPRINGS
ELECTRIC: FEDERALNUCLEAR COOPERATIVE
TELEPHONE: FRONTIER COMMUNICATIONS
GAS: TEXAS GAS SERVICE

JURISDICTION: CITY OF DRIPPING SPRINGS

LEGAL DESCRIPTION: BEING A 283.427 ACRES [12,346,088 SQUARE FEET] TRACT OF LAND OUT OF THE LV. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE EDWARD W. BROWN SURVEY NUMBER 126, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, SAID 283.427 ACRES BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.B.A.C.T.], AND BEING OUT OF A CALLED 999 ACRE TRACT DESCRIBED IN VOLUME 106, PAGE 31 [D.B.A.C.T.].

SITE AREA: 283.4 ACRES

WATERSHED: THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBERS 4802090106F AND 4802090106E, DATED SEPTEMBER 2, 2003. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

SUBMITTED BY: RICHARD PHAM, P.E.

ORIGINAL SUBMITTAL DATE: FEBRUARY 18, 2022

PUBLIC ROADWAY TABLE						
STREET NAME	R.O.W.	PAVEMENT	C&G	CL LENGTH	SIDEWALK	
ARTERIAL A	114'	28' EACH DIRECTION	Y	5,159 LF	5' WIDE SIDEWALK & 10' TRAIL	
ARTERIAL B	114'	28' EACH DIRECTION	Y	3,468 LF	5' WIDE SIDEWALK & 10' TRAIL	
STREET A	50'	30'	Y	1,224 LF	BOTH SIDES 5' WIDE	
STREET B	50'	30'	Y	1,403 LF	BOTH SIDES 5' WIDE	
STREET C EAST	50'	30'	Y	2,565 LF	BOTH SIDES 5' WIDE	
STREET C WEST	50'	30'	Y	687 LF	BOTH SIDES 5' WIDE	
STREET D	50'	30'	Y	1,269 LF	BOTH SIDES 5' WIDE	
STREET E	50'	30'	Y	825 LF	BOTH SIDES 5' WIDE	
STREET F	50'	30'	Y	771 LF	BOTH SIDES 5' WIDE	
STREET G	50'	30'	Y	439 LF	BOTH SIDES 5' WIDE	
STREET H SOUTH	50'	30'	Y	2,343 LF	BOTH SIDES 5' WIDE	
STREET I	50'	30'	Y	567 LF	BOTH SIDES 5' WIDE	
STREET J EAST	50'	30'	Y	2,818 LF	BOTH SIDES 5' WIDE	
STREET J WEST	50'	30'	Y	2,344 LF	BOTH SIDES 5' WIDE	
STREET K	50'	30'	Y	1,477 LF	BOTH SIDES 5' WIDE	
STREET L	50'	30'	Y	1,044 LF	BOTH SIDES 5' WIDE	
STREET M EAST	50'	30'	Y	1,548 LF	BOTH SIDES 5' WIDE	
STREET M WEST	50'	30'	Y	2,704 LF	BOTH SIDES 5' WIDE	
STREET N	50'	30'	Y	1,527 LF	BOTH SIDES 5' WIDE	
STREET O	50'	30'	Y	991 LF	BOTH SIDES 5' WIDE	
STREET P	50'	30'	Y	307 LF	BOTH SIDES 5' WIDE	
STREET Q	50'	30'	Y	1,116 LF	BOTH SIDES 5' WIDE	
STREET R	50'	30'	Y	290 LF	BOTH SIDES 5' WIDE	
STREET S	50'	30'	Y	431 LF	BOTH SIDES 5' WIDE	
STREET T	50'	30'	Y	841 LF	BOTH SIDES 5' WIDE	
STREET U	50'	30'	Y	1,316 LF	BOTH SIDES 5' WIDE	
STREET V	50'	30'	Y	290 LF	BOTH SIDES 5' WIDE	

- NOTES:**
- ALL PROPOSED MINOR ARTERIAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET, AND A 10' WIDE SHARED USE PATH ON THE OTHER.
 - ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
 - OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER: WEST TRAVIS COUNTY P.U.A.
WASTEWATER: CITY OF DRIPPING SPRINGS
ELECTRICITY: P.E.C.
GAS: TEXAS GAS SERVICE
 - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
 - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND PUD #13 (ORDINANCE NO. 2021-31).
 - A 10% PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 - ALL NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
 - ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PIG MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
 - A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
 - STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE (ORDA 3.11).
 - CONSTRUCTION ACCESS SHALL BE VIA US HWY 290.

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PRELIMINARY PLAT, WILD RIDGE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS DAY OF _____, 2022.

BY: _____

MAYOR OR MAYOR PRO TEM,

ATTEST: ANDREA CUNNINGHAM, CITY SECRETARY

DOUCET
City Engineers / Estimators / Geographers
4401 B Highway 71 W, Ste. 160
Austin, TX 78728, Tel: (512) 583-2600
www.doucet.com
LSE Firm Number: 1837
TPELS Firm Number: 1010800

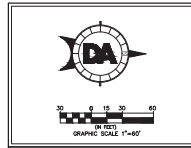
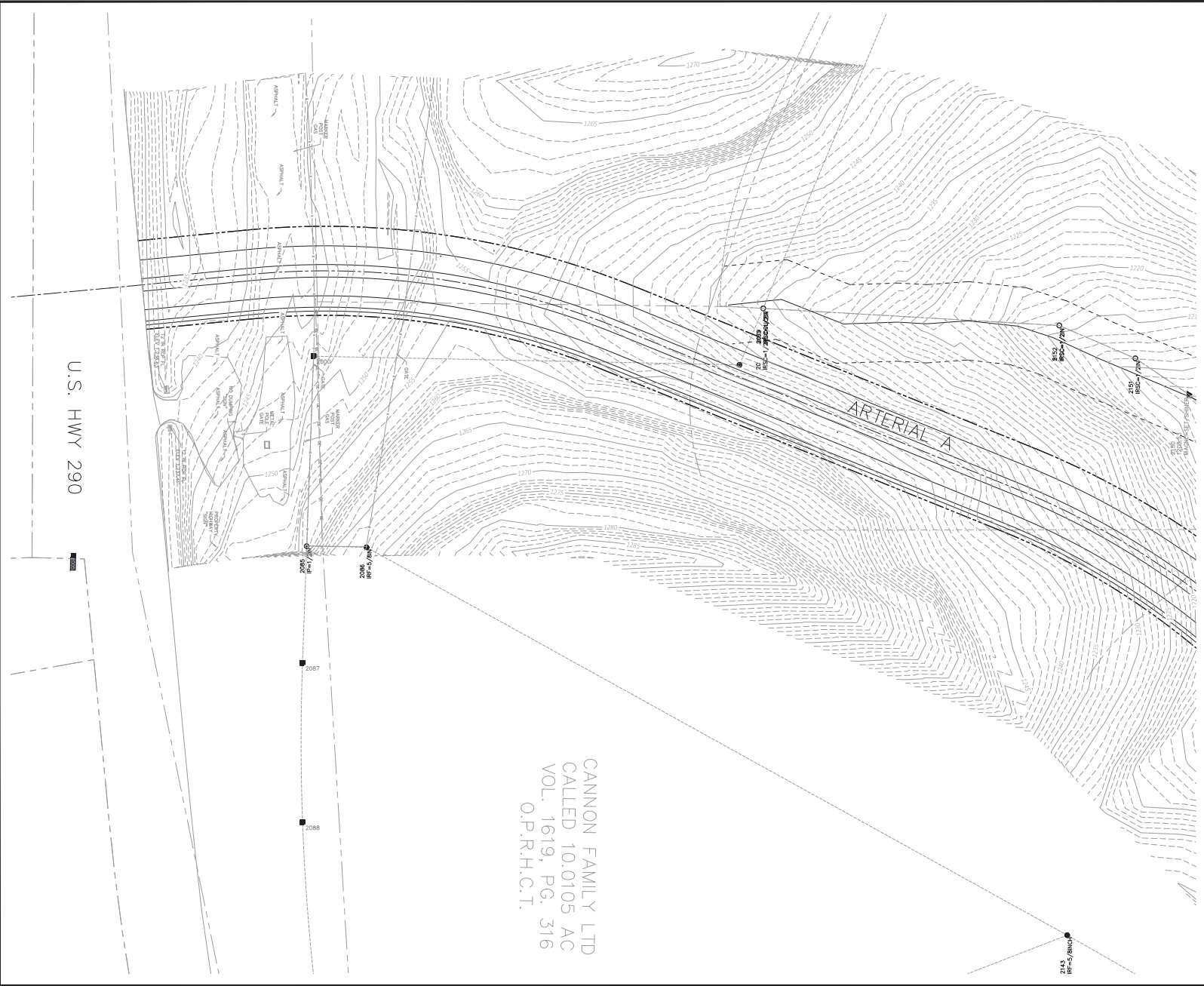
OVERALL PRELIMINARY PLAT

MERITAGE HOMES, LLC.
WILD RIDGE SUBDIVISION
PRELIMINARY PLAT
DRIPPING SPRINGS, HAYS COUNTY, TX 78620



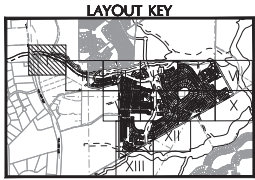
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Drawn by:	EGJW/AD
Reviewed by:	CG
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 Plot Date: 08/18/22 09:13
 Plot Scale: 1"=400'
 Plotter: HP DesignJet 2450



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL MINOR ARTERIAL	50'
LOCAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

CANNON FAMILY LTD
 CALLED 10.0105 AC
 VOL. 1619, PG. 316
 O.P.R.H.C.T.

U.S. HWY 290

ARTERIAL A

DOUCET
 Civil Engineers / Architects / Geospatial
 7403 B. Highway 71 W. Ste. 110
 Austin, TX 78732, Tel: (512) 283-2400
 Email: doucet@dooucet.com
 TRS Form Number: 7837
 TP&ES Form Number: 1010800

PRELIMINARY PLAT I

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

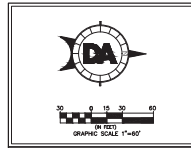
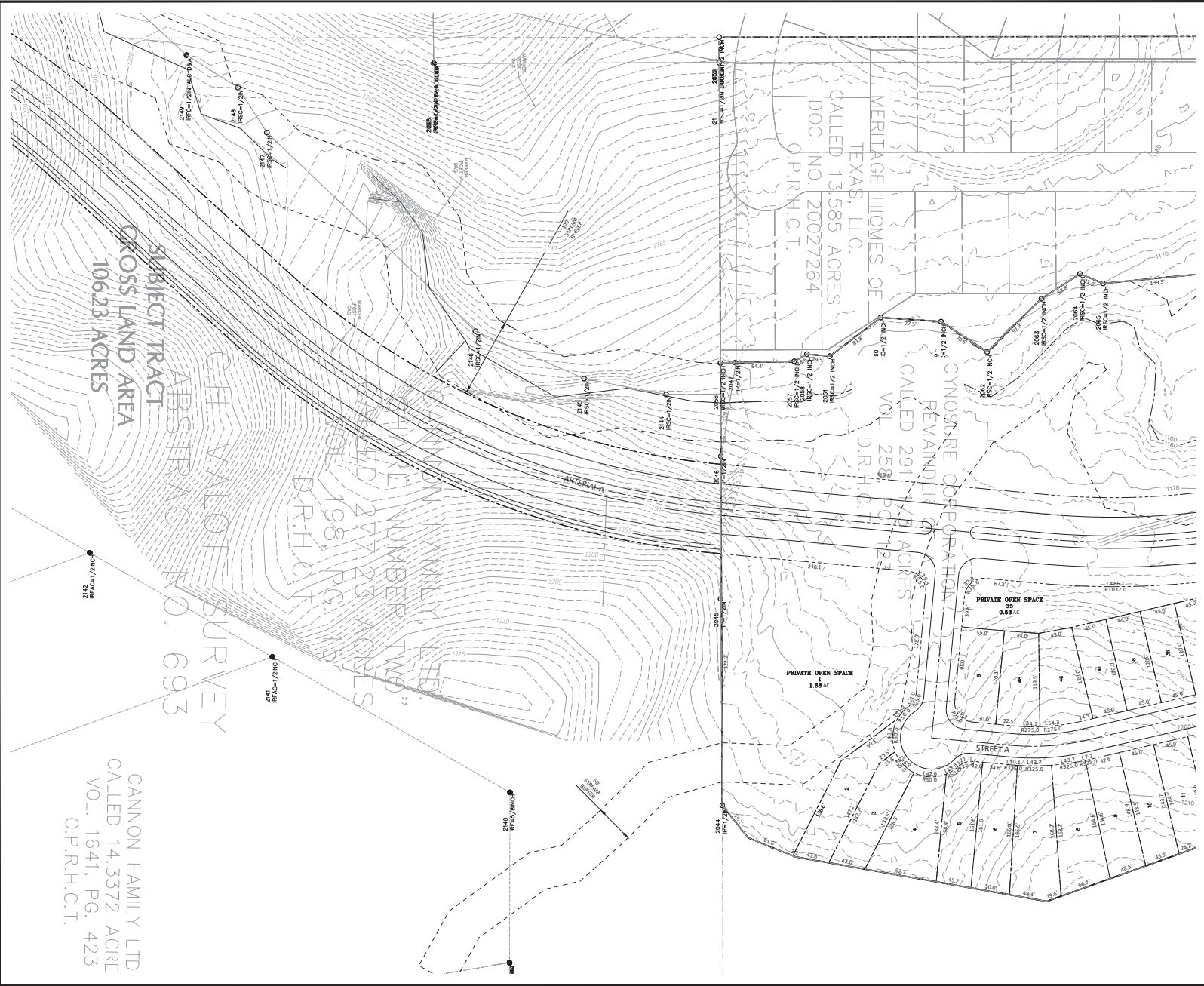


Designed: RP
 Drawn: EG/JRW/AD
 Reviewed: CG
 Date:

SHEET
2

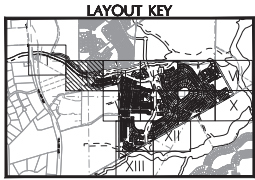
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 PLOTSCALE: 1.00
 PLOTSCALE: 1.00



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊕ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Landmark / Geospatial
 7403 B. Highway 71 W. Ste. 110
 Austin, TX 78732, Tel: (512) 283-2400
 Email: doucet@geospatial.com
 1845 Firm Number: 7337
 TP&LS Firm Number: 1010800

PRELIMINARY PLAT II

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP
 Drawn: EGJW/AD
 Reviewed: CG
 Date:

SHEET
3

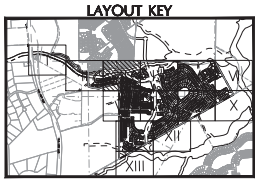
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LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⊥ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING UTILITIES
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

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DOUCET
 Civil Engineers / Architects / Geospatial
 1403 S. Highway 71 W. Ste. 110
 Austin, TX 78725, Tel: (512) 583-2400
 Email: info@doucet.com
 TX Reg. Firm Number: 00393
 TP&ES Firm Number: 1010800

PRELIMINARY PLAT III

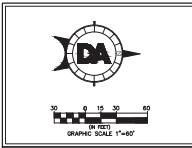
MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



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 Reviewed: CR
 Date:

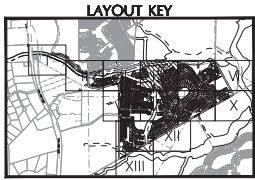
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Project No.: 1691-005



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.D.S. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Estimators / Geographers
 1403 S. Highway 71 W. Ste. 110
 Austin, TX 78725, Tel: (512) 283-2400
 Email: doucet@dooucet.com
 TPELS Firm Number: 7357

PRELIMINARY PLAT IV

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

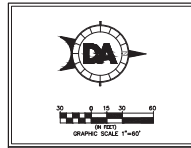
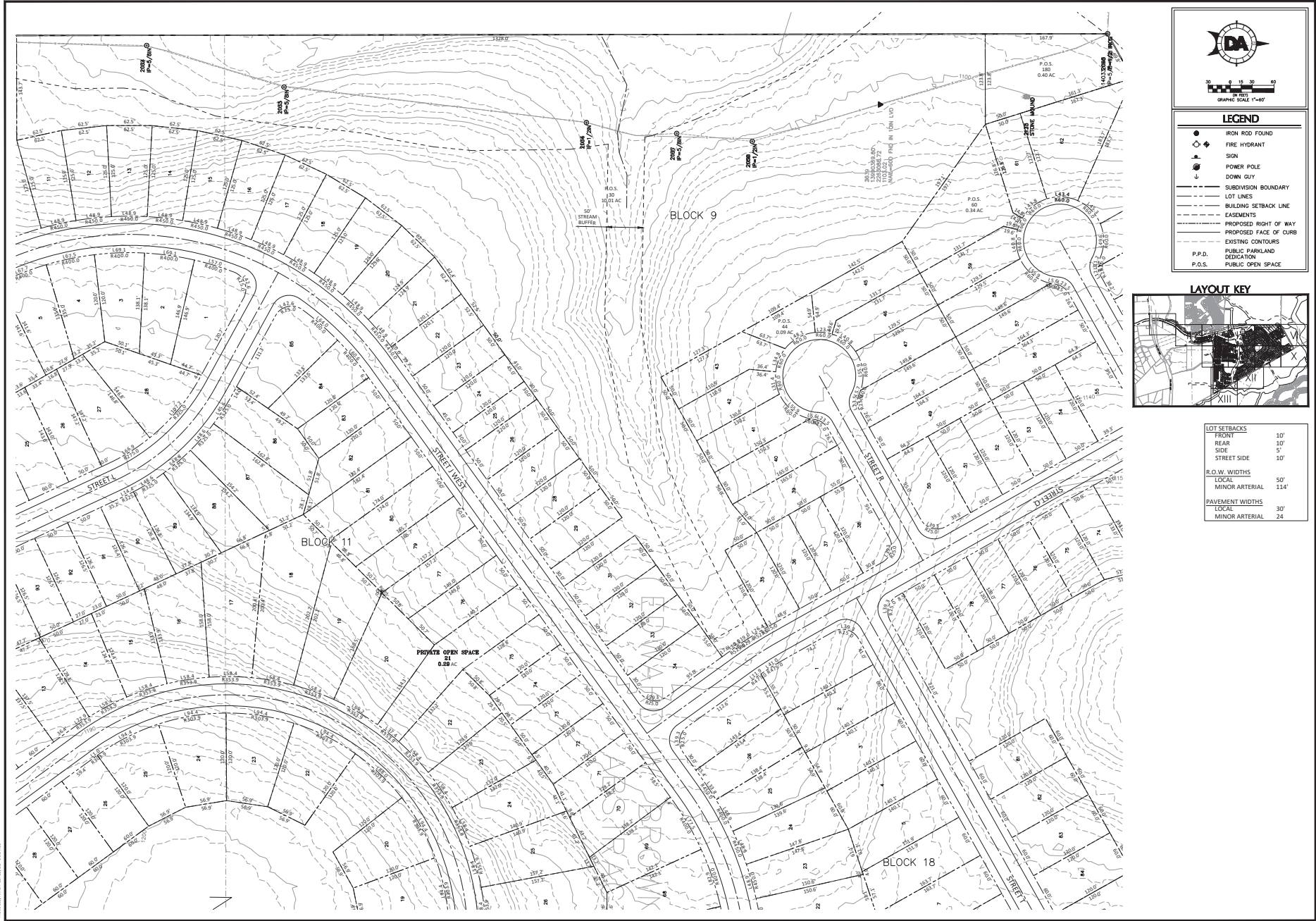


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 Reviewed: CR
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SHEET 5

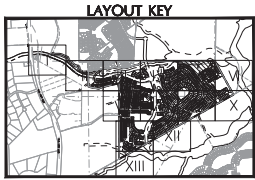
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LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - EXISTING CONTOURS
- - - EXISTING PAVEMENT
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Landmarks / Geospatial
 7403 S. Highway 71 W. Ste. 110
 Austin, TX 78735, Tel: (512) 283-2400
 Email: doucet@doCKET.com
 1845 Firm Number: 7937
 TP&ES Firm Number: 1010800

PRELIMINARY PLAT V

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed by:	RP
Drawn by:	EQJ/AD
Reviewed by:	CG
Date:	2/18/2022
SHEET	
6	
Project No.:	1691-005

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JOHN L. HILL
 CALLED 29.78 ACRES
 VOL. 2486, PG. 541
 D.R.H.C.T.

FEMA 100-YR
 FLOODPLAIN

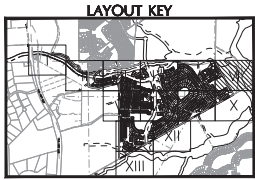
NEIGHBORHOOD
 BLOCK 3

DA

Graphic Scale: 1"=40'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

DOUCET

City Engineers / Estimators / Geographers
 740 S. Highway 71 W. Ste. 110
 Austin, TX 78735, Tel: (512) 283-2400
 Email: doucet@earthlink.net
 1847 Firm Number: 9357
 TP&ES Firm Number: 1010800

PRELIMINARY PLAT VI

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

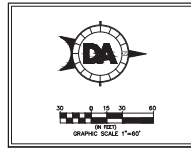
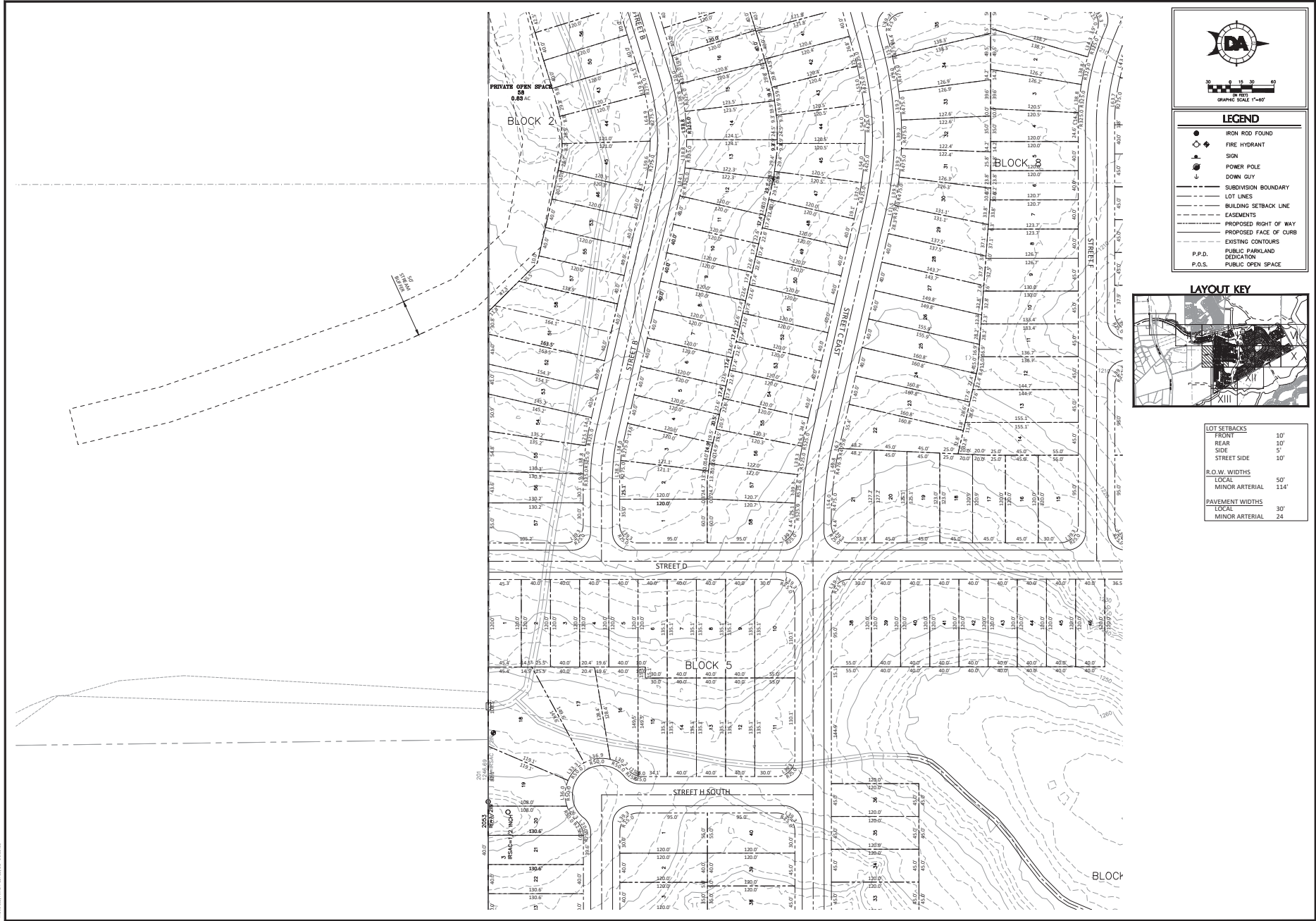


2/7/18/2022
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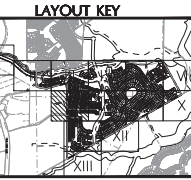
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LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Estimators / Geographers
 7403 S. Highway 71 W. Ste. 140
 Austin, TX 78725, Tel: (512) 583-2400
 Email: doucet@doCKET.com
 TXPE Firm Number: 7937
 TP&LS Firm Number: 1010800

PRELIMINARY PLAT VII

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

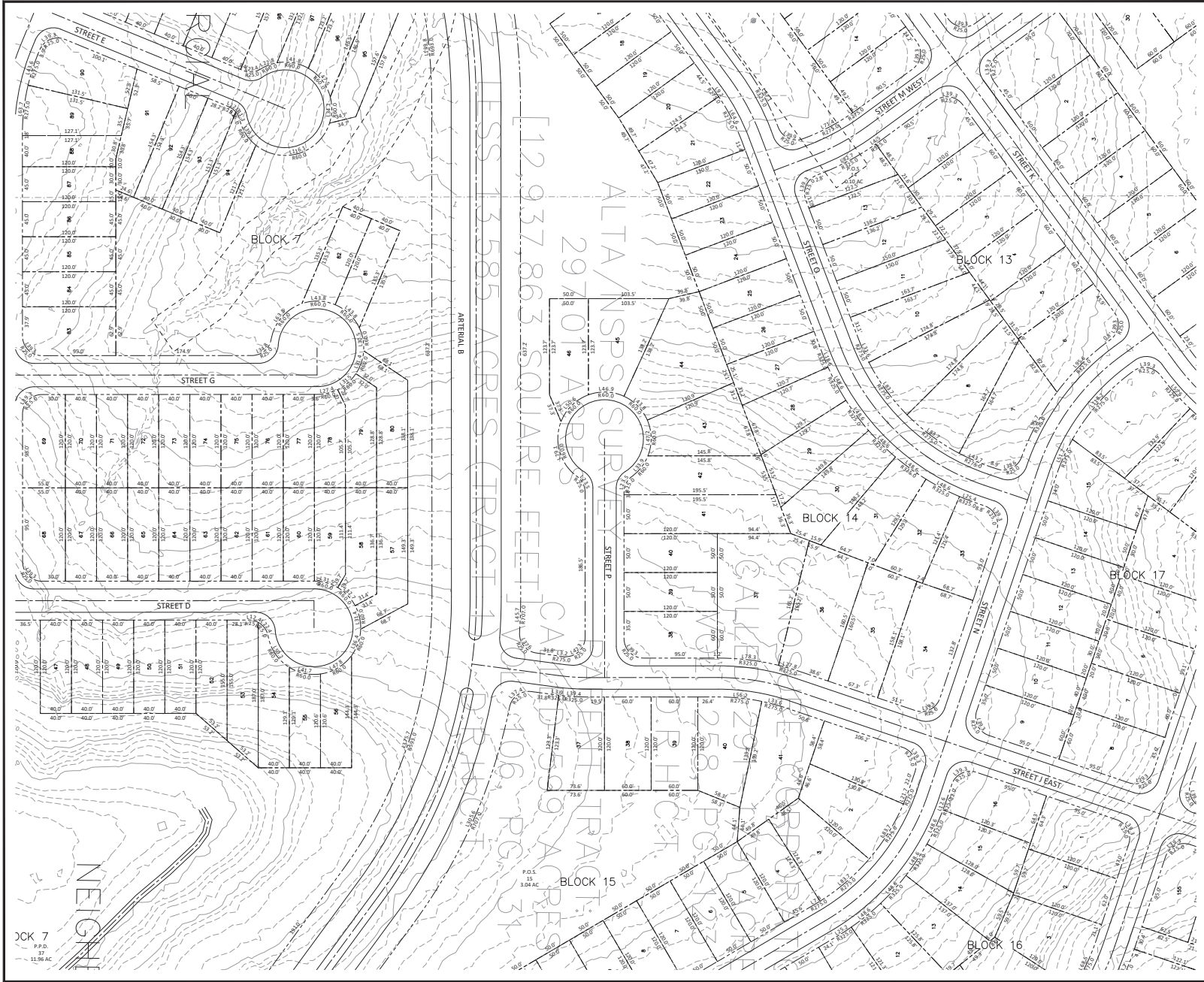


Designed by	RP
Drawn by	EGJW/AD
Reviewed by	CG
Date	

SHEET
8

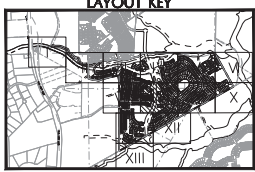
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LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊕ POWER POLE
- ⊕ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING PARKLAND DEDICATION
- P.P.D. PUBLIC OPEN SPACE
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

CK 7
P.P.D.
31
13.90 AC

Drawn: EQJ/AD
Reviewed: CQ
Date:

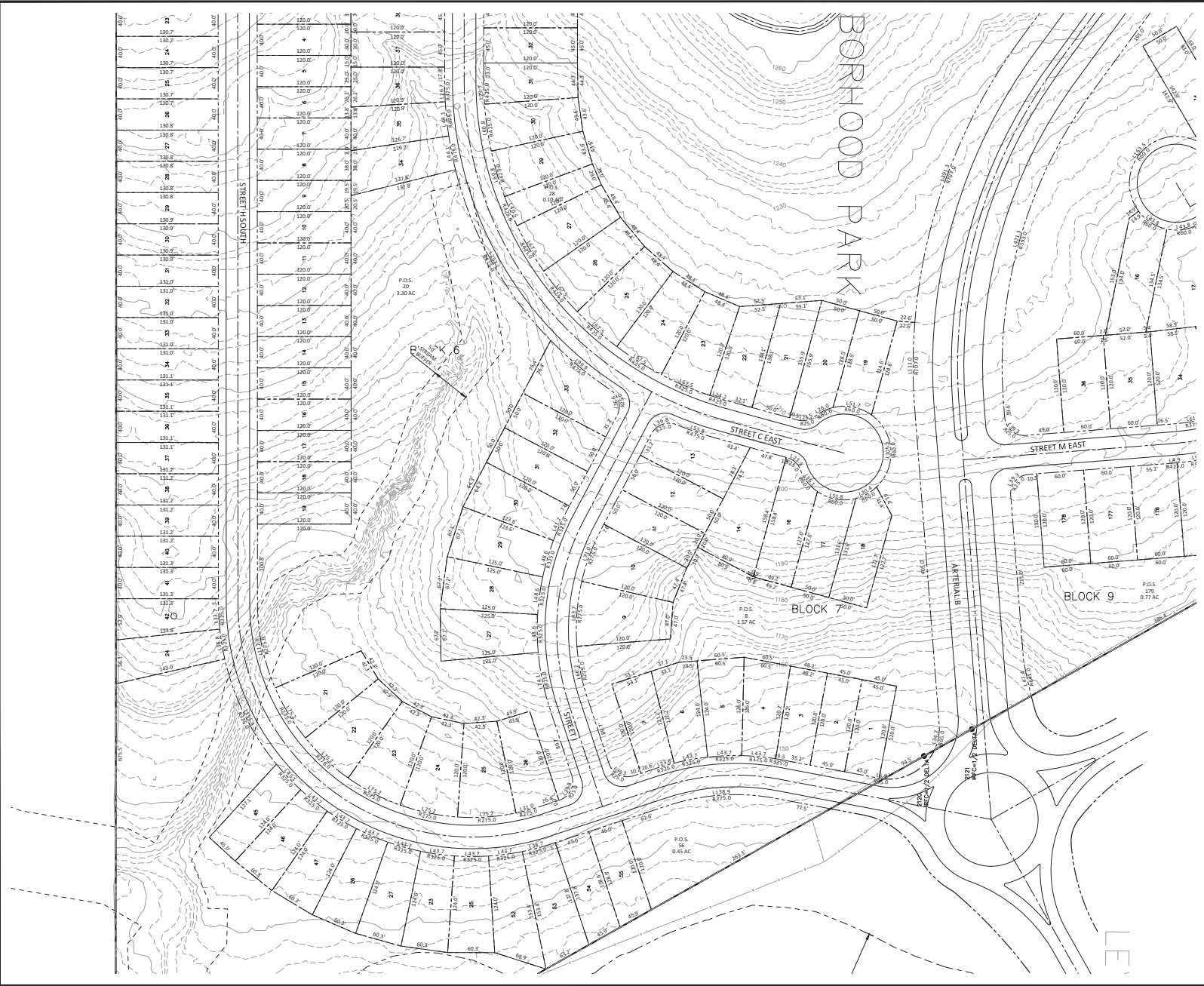

DOUCET
Civil Engineers / Estimators / Geospatial
403 S. Highway 71 W. Ste. 110
Austin, TX 78735, Tel: (512) 283-2400
www.doucet-engineers.com
TXEIS Firm Number: 7937
EPELS Firm Number: 1010800

PRELIMINARY PLAT VIII

MERITAGE HOMES, LLC.
WILD RIDGE SUBDIVISION
PRELIMINARY PLAT
DRIPPING SPRINGS, HAYS COUNTY, TX 78620



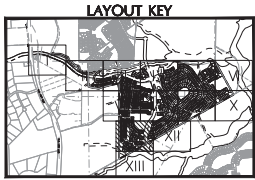
2/18/2022
Designed: RP
Drawn: EQJ/AD
Reviewed: CQ
Date:
SHEET
9
Project No.:
1691-005

GRAPHIC SCALE 1"=40'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- ⊙
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING LOT LINES
- PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

DOUCET

Civil Engineers / Architects / Geospatial

1403 S. Highway 71 W. Ste. 140
Austin, TX 78725, Tel: (512) 283-2400
www.doucet.com
1845 Firm Number: 73937
TP&LS Firm Number: 1010890

PRELIMINARY PLAT XI

MERITAGE HOMES, LLC.
WILD RIDGE SUBDIVISION
PRELIMINARY PLAT
DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP
Drawn: EGJW/AD
Reviewed: CG
Date:

SHEET
12

Project No.:
1691-005

Drawing: c:\pwworking\erikad\p1691005\1691005.dwg
User: erikad
Date: 06/22/2011 10:13:00 AM
Plot: 1691005.dwg, 11.00, 11.00, 11.00, 11.00

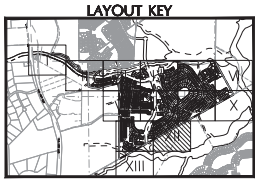


J.F. GILBERT SURVEY
ABSTRACT NO. 811

WFC HEADW
CALLET
VOL.

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
Civil Engineers / Architects / Geospatial
400 S. Highway 71 W. Ste. 140
Austin, TX 78725, Tel: (512) 283-2400
www.doucet-engineers.com
TXPELS Firm Number: 73937
TXPELS Firm Number: 1010800

PRELIMINARY PLAT XII

MERITAGE HOMES, LLC.
WILD RIDGE SUBDIVISION
PRELIMINARY PLAT
DRIPPING SPRINGS, HAYS COUNTY, TX 78620

2/7/2022

Designed: RP
Drawn: EG/JW/AD
Reviewed: CB
Date:

SHEET
13

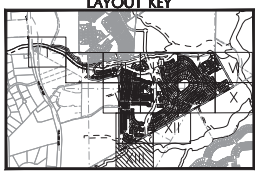
Project No.:
1691-005

Drawing: c:\pwworking\mch\mch\dwg\1691-005.dwg
 Date: 02/07/2022 10:22:00 AM
 User: rpham
 Plot Date: 02/07/2022 10:22:00 AM



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⌵ DOWN GUY
- - - SUBDIVISION BOUNDARY
- - - LOT LINES
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - EXISTING CONTOURS
- - - P.P.D. PUBLIC PARKLAND DEDICATION
- - - P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Architects / Geospatial
 740 S. Highway 71 W. Ste. 110
 Austin, TX 78735, Tel: (512) 583-2400
 Email: doucet@doacet.com
 TBP&S Firm Number: 7932
 TBP&S Firm Number: 1010800

PRELIMINARY PLAT XIII

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP
 Drawn: EGJ/R/AD
 Reviewed: CR
 Date:

SHEET
14

Project No.: 1691-005

Drawing: c:\pwworking\cham\p1691005\1691005.dwg
 Date Plotted: 06/22/2023
 Plot Device: HP DesignJet 5000 Series



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
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Permit Number: SUB2022-0008
Project Name: Wild Ridge Preliminary Plat
Project Address: E US 290, Dripping Springs, TX 78620

Comments

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. Change "Mayor or Mayor Pro Tem" to "P&Z Chair or Vice Char" oon the City approval block. (4.7r40)
2. Show street names and provide documentation that street names have been approved. (4.7d)
3. Parkland:
 - a. The parkland plan shows a narrow open space connecting "Street A" to a greenbelt behind the properties on block 2. Include the connection and greenbelt. (PDD Exhibit C).
 - b. Submit a master parks plan. Note that this plan must be approved before approval of this preliminary plat. (PDD 2.5)

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.

4. Show the Jurisdictional Waters identified by the ACI report on the Preliminary Plat. [Preliminary Plat Information Requirements]
5. Schematically show and note the improvements proposed at the intersection of Wild Ridge and US290. Provide documentation that TxDOT has approved the intersection location and scope of improvements at US290. [Preliminary Plat Application Checklist]
6. Provide a sidewalk and trails plansheet.
7. Preliminary Utility Plan – Turn of topo so utilities are easier to see. Provide larger scale drawings so utilities are

easier to see. [Preliminary Plat Information Requirements]

8. Provide Roadway typical sections for each roadway classification. [Preliminary Plat Information Requirements]
9. Provide schematic roundabout design layouts to determine adequacy of ROW dedication. [Preliminary Plat Information Requirements]
10. Show utility assignments on the roadway sections. [Preliminary Plat Information Requirements]
11. Preliminary Plat – Label ROW widths and Cul-de Sac Radii. [Preliminary Plat Information Requirements]
12. Preliminary Plat – Dimension all pavement widths and cul-de-sac [Preliminary Plat Information Requirements]
13. Preliminary Plat – Dimension pavement widths and cul-de-sac pavement radii [Preliminary Plat Information Requirements]
14. Preliminary Plat – Schematically show left turn lane bays at all median cuts. [Preliminary Plat Information Requirements]
15. Delineate all local floodplains [Hays County Development Regulations 3.07(B)]
16. Preliminary Plat Sheet 2 & 3 – It appears that Wildridge Blvd encroaches on a WQBZ. Please realign or apply for a variance. [WQO 22.05.017]
17. Preliminary Plat Sheet 5 – It appears that the east/west arterial encroaches on a WQBZ. Please realign or apply for a variance. [WQO 22.05.017]

Fire Marshal Comments

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

Please note the following:

18. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
19. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.



Planning and Zoning Commission

Planning Department Staff Report

Item 11.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0009
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

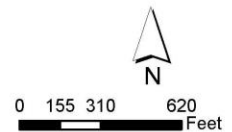
Project Name: Driftwood Subdivision, Phase 3 Preliminary Plat
Property Location: 17901 FM 1826
Legal Description: 43.7352 acres, out of the Frelove Woody Survey
Applicant: John Blake, P.E., Murfee Engineering Compnay
Property Owner: Driftwood DLC Investor I LP
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



Location Map

Driftwood Phase 3 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 12 single-family lots, one commercial lot, and one lot intended to be used as a vineyard.

Access and Transportation

Primary access to the subdivision will be through Ranch Road 1826 and through the existing Driftwood Ranch development.

Site Information

Location: Thurman Roberts Way near FM 1826

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Phase 3 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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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: 2/15/2022; 2pm

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME John Blake, PE

COMPANY Murfee Engineering Company, Inc

STREET ADDRESS 1101 S Capital of Texas Hwy Bldg D

CITY Austin STATE Texas ZIP CODE 78746

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

OWNER NAME Silver Garza, AUTHORIZED AGENT FOR M. SCOTT ROBERTS

COMPANY _____

STREET ADDRESS PO Box 311

CITY Driftwood STATE Texas ZIP CODE 78619

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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	M Scott Roberts c/o Silver Garza, Authorized Agent
PROPERTY ADDRESS	17901 FM 1826, 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	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	43.7352
SCHOOL DISTRICT	Hays CISD
ESD DISTRICT(S)	North Hays Co ESD #1, Hays Co Fire ESD #6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>FM 967, FM 1826</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood Amended 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 checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Subdivision Phase Three
TOTAL ACREAGE OF DEVELOPMENT	43.7352
TOTAL NUMBER OF LOTS	14
AVERAGE SIZE OF LOTS	3.1239
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>OS, Private Road</u>
# OF LOTS PER USE	RESIDENTIAL: <u>12</u> COMMERCIAL: <u>1</u> INDUSTRIAL: <u>1</u>
ACREAGE PER USE	RESIDENTIAL: <u>25.7613</u> COMMERCIAL: <u>9.0700</u> INDUSTRIAL: <u>8.9039</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>1315</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 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 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): Texas Gas Service

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.)

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:  Date: 2/18/22

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 type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (if applicable)
<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

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

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

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		(including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated
<input type="checkbox"/>	<input 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 type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input 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 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

	<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>
--	---

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	<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>Improvements in accordance with DA and City and County regulations.</p>
Zoning, Article 30.02, Exhibit A	N/A

DRIFTWOOD SUBDIVISION, PHASE THREE, PRELIMINARY PLAT

DRIFTWOOD SUBDIVISION PHASE THREE
PRELIMINARY PLAT
DRIFTWOOD, TEXAS
COVER SHEET

SHEET: 1 OF 8

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: 43.732
- TOTAL ACREAGE OF LOT: 43.732
- INTENDED USE OF LOTS: RESIDENTIAL, AGRICULTURE, AND COMMERCIAL.
- TOTAL NUMBER OF LOTS: 14. AVERAGE SIZE OF LOTS: 3.124
- NUMBER OF LOTS: Greater than 10 acres: 0
Larger than 5, less than 10: 2
Between 2 & 5 acres: 0
Between 1 & 2 acres: 0
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 RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5193, 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 FOR 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 5193, 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 5193, 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 PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS A PERMIT FOR USE OF THE STATE ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED.
- THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON.
- DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS SUCCESSORS.
- IF 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.
- US FRESH AND WILDLIFE SERVICE BUFFER ZONES: THE USFS 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, PHONIC 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.
- NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TARRANT 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 8.03. 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 1.
- 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.

UTILITY NOTES:

- WATER SERVICE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS.
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY FERRIS/LES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
- WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.

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 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 #48200C120 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

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 RENEWABLE 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.

STREET AND ROW INFORMATION

HOMEOWNER ASSOCIATION MAINTAINED PRIVATE STREETS

MASA SCOTT ROBERTS, BY FILING OF THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT HAYS COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION:

LUM HOWARD COVE - LOCAL STREET

UNTIL AND UNLESS MASA SCOTT ROBERTS OR THE DRIFTWOOD CONSERVATION DISTRICT HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. MASA SCOTT ROBERTS AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT OR SUCCESSORS FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

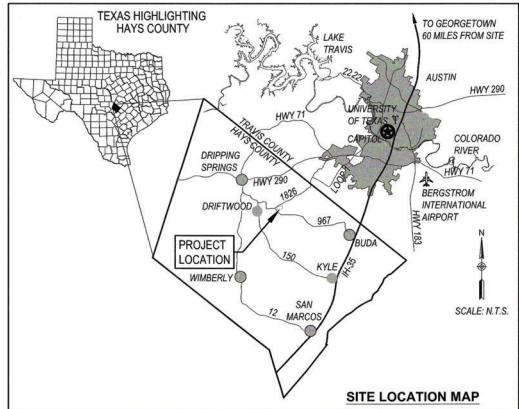
ENGINEER'S CERTIFICATE

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. 1200-B, 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 OF HAYS COUNTY.

WITNESS MY HAND THIS 10 DAY OF Feb, 2022.

John K. Blake
(SIGNATURE)

(SITE ADDRESS: 17901 FM 1626, DRIFTWOOD, TEXAS 78619)



OWNER
MASA SCOTT ROBERTS
ACTING HEREIN BY AND THROUGH SILVER GARZA, MANAGER
PO BOX 311
DRIFTWOOD, TX 78619

SURVEYOR
CAPITAL SURVEYING CO. INC.
805 CAPITAL OF TX, HWY. 5
BUILDING B, SUITE 110
AUSTIN, TX 78746
PH: (512) 327-4066

PROPERTY OWNER NOTIFICATION LIST
SEE SHEET 2

OWNER: *Silver Garza* DATE: 2/17/22

PRINT NAME: Silver Garza, Manager

SURVEYOR: *Gregory A. Hays* DATE: 2/18/22

PRINT NAME: Gregory A. Hays

ENGINEER: *John K. Blake* DATE: 2/18/22

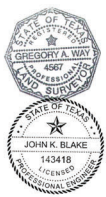
PRINT NAME: John Blake

PLANNING & ZONING COMMISSION DATE: _____

PRINT NAME: _____

CITY SECRETARY DATE: _____

PRINT NAME: _____



Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	OWNER'S MAP
3	PRELIMINARY PLAT
4	SLOPE MAP
5	OVERALL DRAINAGE AREA MAP
6	DRAINAGE PLAN
7	WATER PLAN
8	WASTEWATER PLAN

LEGAL DESCRIPTION

A0020 FREELOVE WOODWAY SURVEY, ACRES 43.732 (1.00 AC @ MKT) (ACROSS FROM SALT LICK)

STREET DESIGN TABLE

STREET NAME	ROW	ROAD WIDTH	LENGTH
LUM HOWARD COVE	50'	21' w/ 1.5' RIBBON CURB	1315'

ROAD MAINTENANCE STATEMENT

ALL ROADS IN THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED.

LAND USE SUMMARY

BLOCK	SECTION	AC	OPEN	ROW	PVT ST. DE & PUE	COMMERCIAL
1	1	0	0	0	0	0
1	2	11	1	0	1	0
TOTAL						
		11	1	0	1	1

RESIDENTIAL	AREA IN ACRES	% OF PROJECT	NUMBER OF LOTS	ROAD USAGE (PVT)	AREA IN ACRES	% OF PROJECT	NUMBER OF LOTS
AREA IN ACRES	-	25.77	-	AREA IN ACRES	-	1.50	-
% OF PROJECT	-	58.92%	-	% OF PROJECT	-	3.43%	-
NUMBER OF LOTS	-	11	-	NUMBER OF LOTS	-	1	-

OPEN SPACE	AREA IN ACRES	% OF PROJECT	NUMBER OF LOTS	COMMERCIAL	AREA IN ACRES	% OF PROJECT	NUMBER OF LOTS
AREA IN ACRES	-	7.40	-	AREA IN ACRES	-	9.07	-
% OF PROJECT	-	16.92%	-	% OF PROJECT	-	20.73%	-
NUMBER OF LOTS	-	1	-	NUMBER OF LOTS	-	1	-

TOTAL	14 LOTS
43.732 ACRES	

DRIFTWOOD IMPERVIOUS COVER (IC)

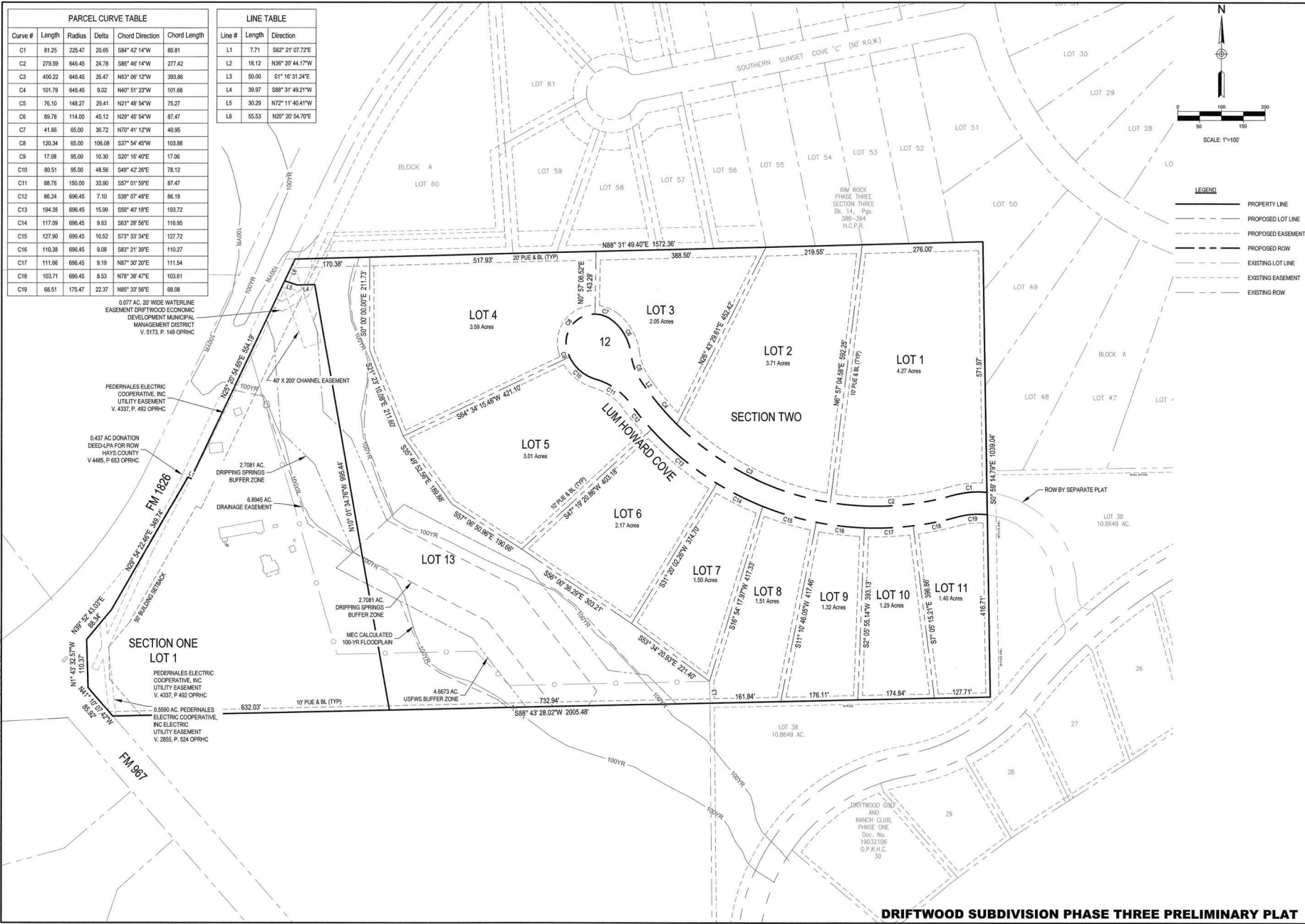
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	IC (AC) W/ WATER CAPTURE CREDIT	IC (AC) W/ RAIN WATER CAPTURE CREDIT	TOTAL IC	% IC
PHASE ONE SECTION ONE	37.1	3.97	4.98	2.49	6.46	17%	
PHASE ONE SECTION TWO	119.5	2.50	4.98	2.49	4.99	4.2%	
PHASE ONE SECTION THREE	42.2	3.66	3.21	1.61	5.27	12.5%	
PHASE TWO	19.3	0.11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

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

SUBMITTAL DATE: FEBRUARY 18, 2022

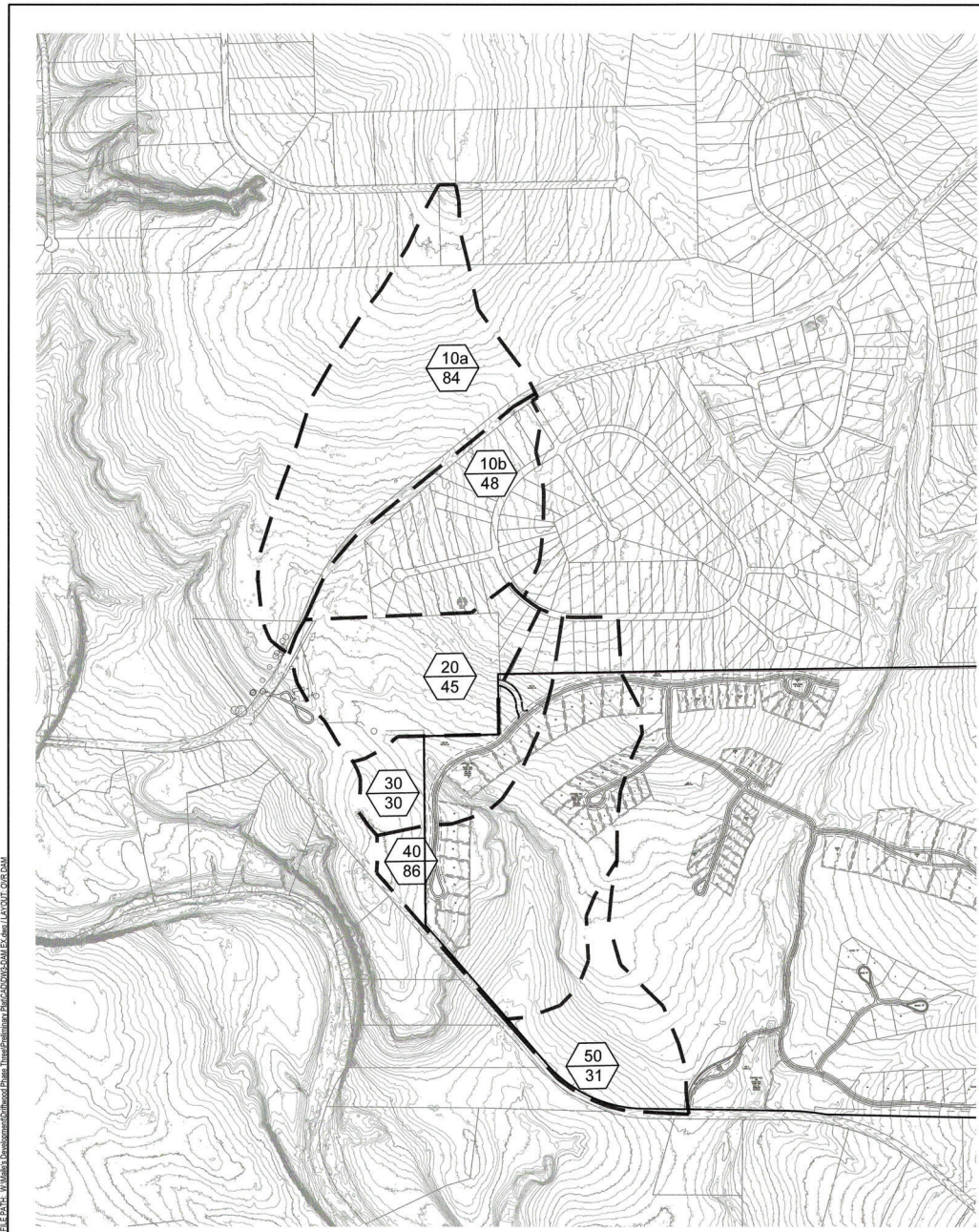
PARCEL CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Direction
C1	81.25	225.47	20.85	S84° 42' 14"W
C2	279.59	846.45	24.78	S86° 49' 14"W
C3	400.32	846.45	35.47	N63° 09' 12"W
C4	101.79	846.45	9.02	N40° 51' 23"W
C5	76.10	148.27	29.41	N21° 49' 54"W
C6	89.78	114.00	45.12	N29° 49' 54"W
C7	41.86	65.00	36.72	N70° 41' 12"W
C8	120.34	65.00	106.08	S37° 54' 45"W
C9	17.08	95.00	19.30	S30° 16' 40"E
C10	80.51	95.00	48.56	S49° 42' 29"E
C11	88.76	150.00	33.90	S57° 01' 59"E
C12	88.24	696.45	7.10	S39° 07' 48"E
C13	194.35	696.45	15.99	S50° 47' 18"E
C14	117.09	696.45	9.63	S63° 28' 56"E
C15	127.90	696.45	19.52	S73° 33' 34"E
C16	110.38	696.45	9.08	S83° 21' 39"E
C17	111.66	696.45	9.19	N87° 30' 20"E
C18	103.71	696.45	8.53	N78° 38' 47"E
C19	68.51	175.47	22.37	N85° 32' 56"E

LINE TABLE		
Line #	Length	Direction
L1	7.71	S82° 21' 07.72"E
L2	18.12	N36° 20' 44.17"W
L3	50.00	S11° 19' 31.24"E
L4	39.97	S88° 31' 49.21"W
L5	30.29	N72° 11' 40.41"W
L6	55.53	N25° 20' 54.70"E



<p>DRIFTWOOD SUBDIVISION PHASE THREE PRELIMINARY PLAT DRIFTWOOD, TEXAS</p>	<p>PRELIMINARY PLAT</p>
<p>1101 CAPITAL OF TEXAS HIGHWAY SOUTH BUILDING SUITE 110 AUSTIN, TEXAS 78746 JBL@MURFEEENGINEERS.COM Texas Registered Engineering Firm F-533</p>	
<p>DESIGNED BY: N/A DRAWN BY: SJA CHECKED BY: JB APPROVED BY: JB DATE: 2/17/2022</p>	<p>FILE NO.: JOB NO.: SHEET NO.: 3 OF 8</p>

PLOT DATE: 2022-01-17
 PLEASE PRINT WITHIN DOCUMENT CHECKED DATE: Thursday, 1/19/2023 10:58:45 AM (L:\AUTOCAD\DRIFTWOOD)



WEST BASIN: CALCULATION OF IMPERVIOUS COVER FOR HEC-HMS, ONSITE ASSUMING 10%

AREA	ACRES	Lot Category						I.F. of Roofs (Impr. with curb in.)						40' R. Curb-Impr. (sq)	Other Impr. (sq)	Impr. Coef.
		1	2	3	4	5	6	24	N/A	N/A	N/A	N/A				
EXISTING/EXISTING																
10a	84.0	0	0	0	0	1	1,320	0	0	0	0	0	0	0	0	1.2%
10b	48.0	0	0	0	0	1	1,320	0	0	0	0	0	0	0	0	1.2%
20	45.0	0	0	0	0	33	2,055	0	0	0	0	0	0	0	0	15.9%
30	30.0	0	0	0	0	33	2,055	0	0	0	0	0	0	0	0	10.7%
40	86.0	0	0	0	0	33	2,055	0	0	0	0	0	0	0	0	10.7%
TOTAL	289.0	0	0	0	0	110	7,035	0	0	0	0	0	0	0	0	10.9%

WEST BASIN: TIME OF CONCENTRATION

Reference: Urban Hydrology for Small Watersheds, TR55, USDA-SCS, June 1986
 Note: SCF-I = Shallow concentrated flow - improved, SCF-P = paved.

Drng Area	Elev I	Elev II	L (ft)	S (ft/ft)	Flow Type	n	Vel (ft/s)	t (s)	t (min)
10a	1120	1117	100	0.003	Sheet	0.20	-	0.20	10.1
10b	1078	1078	100	0.005	Sheet	0.20	-	0.20	20.7
20	1060	1018	1200	0.003	SCF-I	-	2.4	270	4.5
30	1066	1062	100	0.040	Sheet	0.2	-	0.2	9.0
40	1062	1008	1680	0.002	SCF-I	-	2.9	74	8.0
50	1006	992.5	100	0.035	Sheet	0.2	-	0.2	9.5
					SCF-I	-	2.8	64	6.4
					SS	-	8	60	8.0
					Stream	-	6	60	6.0
									Total (min)
									31.1
									t (hr)
									0.52

IMPERVIOUS SUMMARY (EE - Ex. Other, Et. Other, E.P. - Ex. Other, Future Other, E.P. - Future Other and roads)

AREA	EE	EP	ET	EO	EP	ET	EO
10a	1.2%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%
10b	1.2%	15.7%	15.7%	15.7%	15.7%	15.7%	15.7%
20	15.9%	10.7%	10.7%	10.7%	10.7%	10.7%	10.7%
30	10.7%	10.7%	10.7%	10.7%	10.7%	10.7%	10.7%
40	10.7%	10.7%	10.7%	10.7%	10.7%	10.7%	10.7%
50	10.9%	13.7%	13.7%	13.7%	13.7%	13.7%	13.7%

WEST BASIN HEC-HMS INPUT/OUTPUT SUMMARY

Existing/Existing				Future/Future							
AREA	ACRES	SQ.M.	IMPRV. (Hr)	AREA	ACRES	SQ.M.	IMPRV. (Hr)				
10a	84	0.1313	80	1.2%	22.3	10a	84	0.1313	80	16.4%	22.3
10b	48	0.0750	78	15.7%	23.5	10b	48	0.0750	78	16.4%	23.5
20	45	0.0703	74	1.5%	9.8	20	45	0.0703	74	10.0%	9.8
30	30	0.0469	76	1.9%	9.5	30	30	0.0469	76	10.7%	9.5
40	86	0.1344	74	1.3%	19.9	40	86	0.1344	74	10.7%	19.9
50	31	0.0483	73	0.0%	9.5	50	31	0.0359	73	13.5%	9.5

PEAK DISCHARGE (CFS)

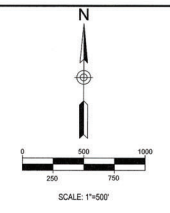
AREA	FREQUENCY			
	2-YR	10-YR	25-YR	100-YR
10a	84	204	276	397
10b	48	115	154	221
JCT 10	132	318	431	618
20	46	130	182	271
JCT 20	160	392	533	769
30	35	93	128	188
JCT 30	179	444	604	875
40	69	186	262	391
JCT 40	241	621	856	1,255
50	30	86	123	184
JCT 50	258	672	920	1,369

EXISTING/FUTURE

AREA	ACRES	SQ.M.	CN	IMPRV. (Hr)	
10a	84	0.1313	80	1.2%	22.3
10b	48	0.0750	78	15.7%	23.5
20	45	0.0703	74	1.5%	9.8
30	30	0.0469	76	10.7%	9.5
40	86	0.1344	74	10.7%	19.9
50	31	0.0359	73	13.5%	9.5

PEAK DISCHARGE (CFS)

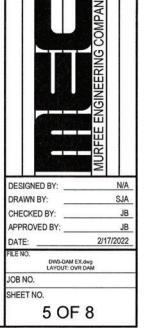
AREA	FREQUENCY			
	2-YR	10-YR	25-YR	100-YR
10a	84	204	276	397
10b	48	115	154	221
JCT 10	132	318	431	618
20	46	130	182	271
JCT 20	160	392	533	769
30	35	93	128	188
JCT 30	179	444	604	875
40	69	186	262	391
JCT 40	241	621	856	1,255
50	30	86	123	184
JCT 50	266	679	925	1,353

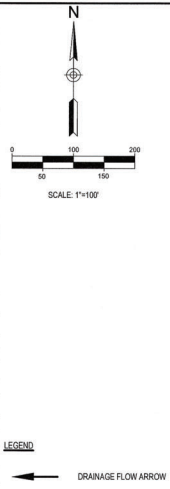
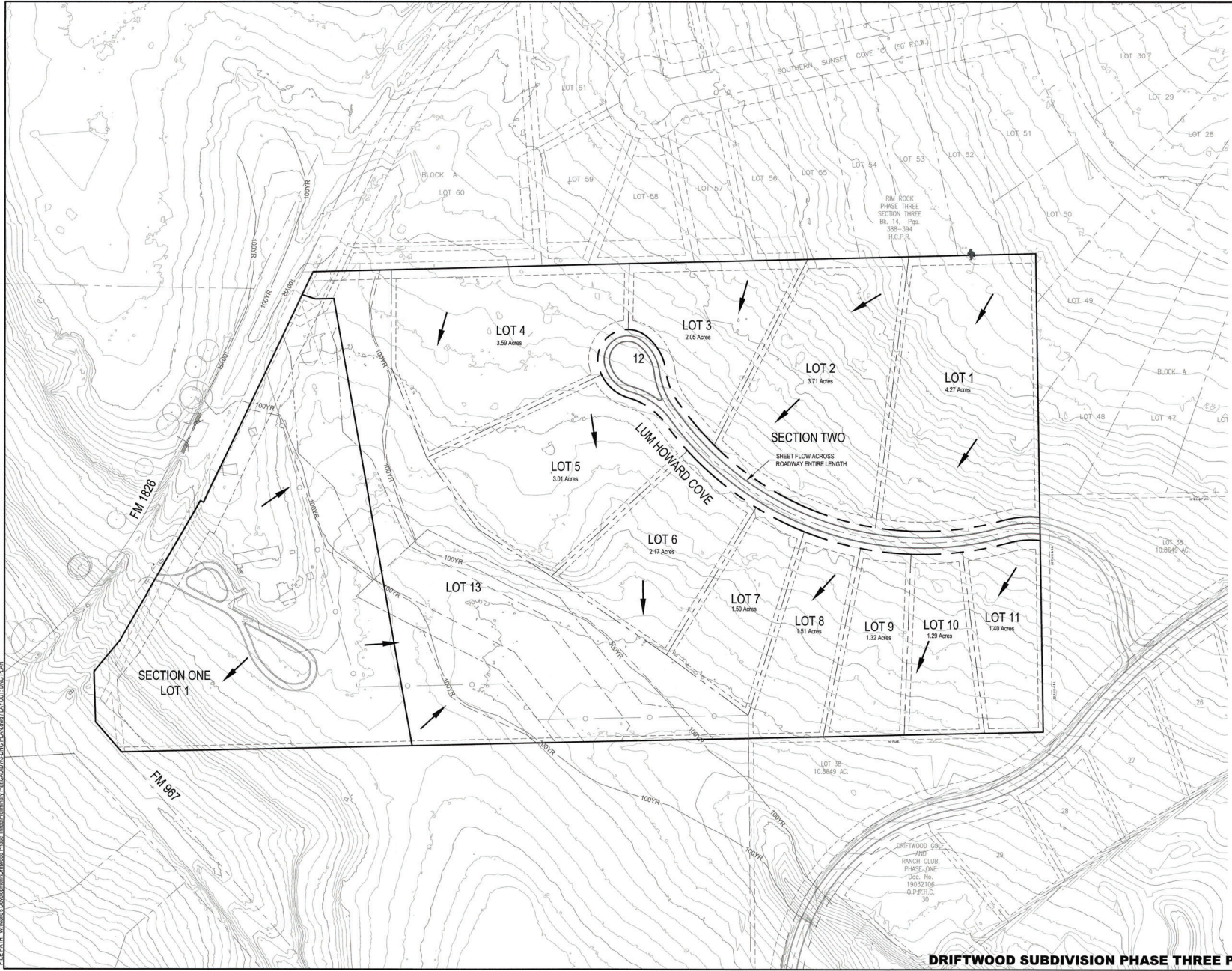


DATE	2/17/2022
BY	SA
DESCRIPTION	DRIFTWOOD SUBDIVISION PHASE THREE PRELIMINARY PLAT
SCALE	AS SHOWN
PROJECT	DRIFTWOOD SUBDIVISION PHASE THREE PRELIMINARY PLAT
LOCATION	DRIFTWOOD, TEXAS
OWNER	OVERALL DRAINAGE AREA MAP
DESIGNED BY	N/A
DRAWN BY	SJA
CHECKED BY	JB
APPROVED BY	JB
DATE	2/17/2022
FILE NO.	143418
JOB NO.	143418
SHEET NO.	5 OF 8



1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 BUILDING D, SUITE 110
 AUSTIN, TEXAS 78746
 TEL: 512.328.2222
 FAX: 512.328.2222
 Texas Registered Engineering Firm E-353





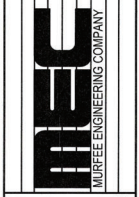
LEGEND
 ← DRAINAGE FLOW ARROW

NO.	DESCRIPTION	BY	DATE	APPROVED	DATE

DRIFTWOOD SUBDIVISION PHASE THREE
 PRELIMINARY PLAT
 DRIFTWOOD, TEXAS
 DRAINAGE PLAN



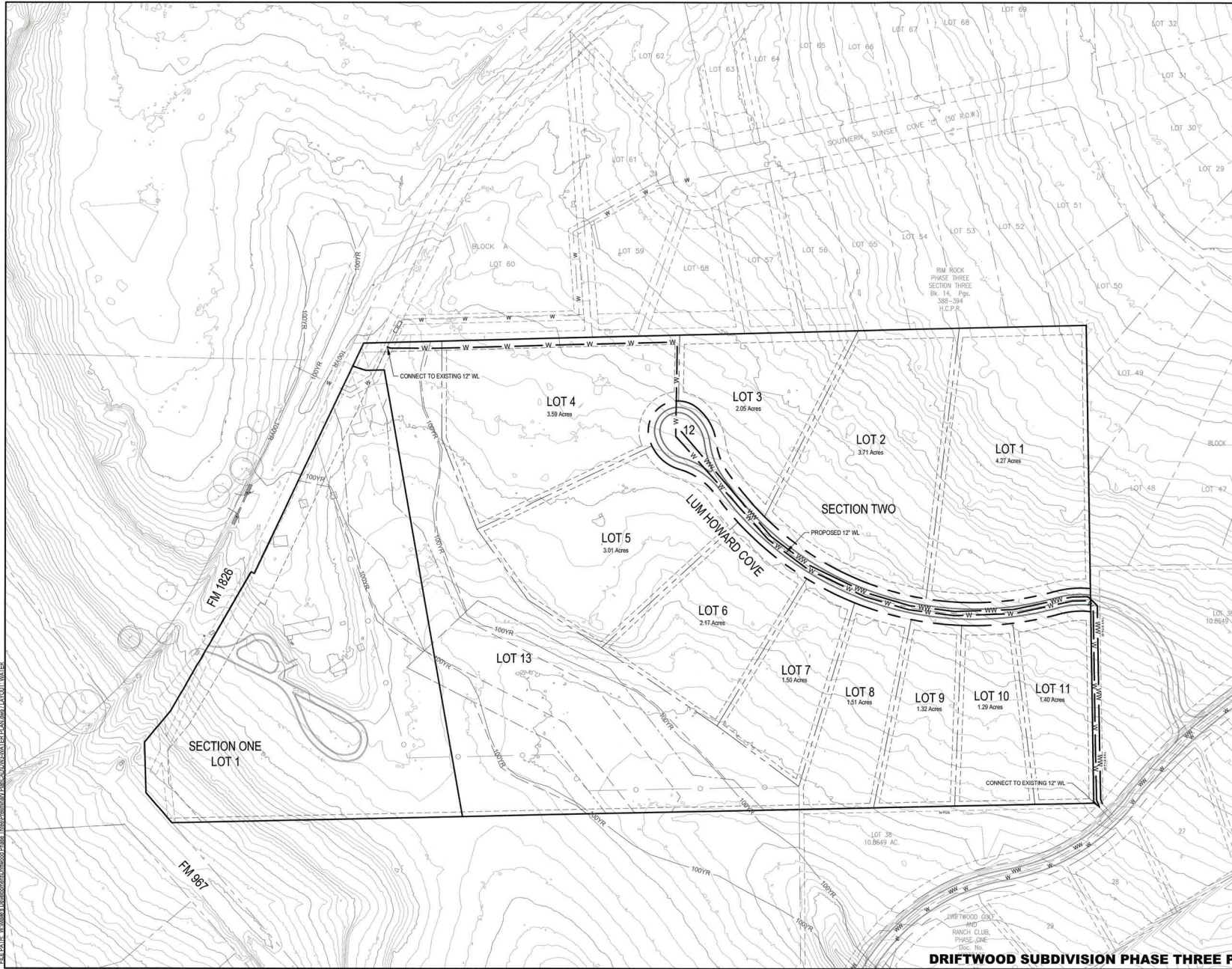
1901 CAPITAL OF TEXAS HIGHWAY SOUTH
 BUILDING SUITE 170
 AUSTIN, TEXAS 78746
 (512) 372-6200
 Texas Registered Engineering Firm F-553





DESIGNED BY: NIA
 DRAWN BY: SJA
 CHECKED BY: JS
 APPROVED BY: JS
 DATE: 2/17/2022
 FILE NO.: 20200201-01
 JOB NO.: DRIFTWOOD PHASE THREE PRELIMINARY PLAT
 SHEET NO.: 6 OF 8

PLOT DATE: 2022-01-17
 FILE PATH: \\mcc\projects\driftwood\phase three\driftwood_phase_three\driftwood_phase_three.dwg

DRIFTWOOD SUBDIVISION PHASE THREE PRELIMINARY PLAT



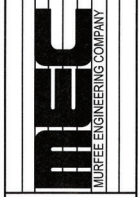


SCALE: 1"=100'
LEGEND
 — W — PROPOSED WATERLINE
 - - - - - W - - - - - PROPOSED WASTEWATER LINE
 — W — EXISTING WATERLINE
 - - - - - W - - - - - EXISTING WASTEWATER LINE

NO.	DESCRIPTION	BY	DATE	APPROVED

DRIFTWOOD SUBDIVISION PHASE THREE
 PRELIMINARY PLAT
 DRIFTWOOD, TEXAS
 WATER PLAN



1901 CAPITAL OF TEXAS HIGHWAY SOUTH
 BUILDING SUITE 110
 AUSTIN, TEXAS 78746
 JOHN K. BLAKE
 LICENSED PROFESSIONAL ENGINEER
 Texas Registered Engineering Firm F-533



DESIGNED BY: N/A
 DRAWN BY: SJA
 CHECKED BY: JB
 APPROVED BY: JB
 DATE: 2/17/2022
 FILE NO.: DRIFTWOOD PHASE 3 PRELIMINARY WATER PLAN
 JOB NO.:
 SHEET NO.:

PLOT DATE: 2022-01-17
 FILE PATH: \\work\1\Projects\Driftwood\Phase 3\Driftwood Phase 3 Preliminary Plat.dwg (LAST) - WATER



CITY OF DRIPPING SPRINGS

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Permit Number: SUB2022-0009
Project Name: Driftwood Subdivision Ph 3 Prelim
Project Address: 17901 FM 1826, Driftwood, TX 78619

Comments

City Planner Comments

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

1. Provide 1445 approval letter from Hays County.
2. Submit a waiver requesting that lot 13 be approved as a flag lot (1.6.6m).

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.

3. Designate Lot 13 as a drainage/water quality/open space lot.
4. Label ROW dimensions [Preliminary Plat Information Requirements]
5. Provide Schematic Engineering plan showing roadway width and cul-de-sac paving dimensions as well as drainage infrastructure layout. [Preliminary Plat Information Requirements]

Fire Marshal Comments

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

6. Fire Approves



Planning and Zoning Commission

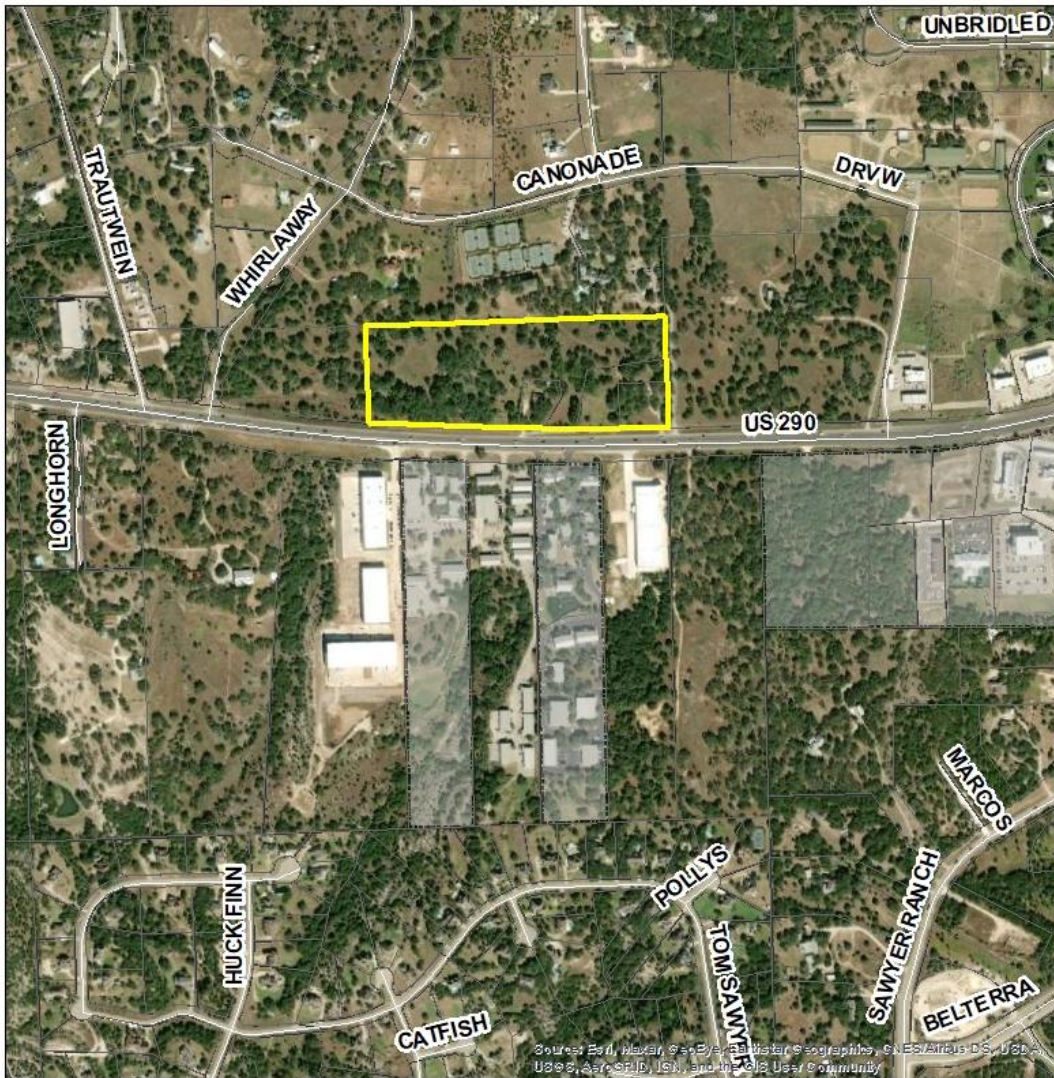
Planning Department Staff Report

Item 12.

Planning and Zoning Commission Meeting: March 22, 2022
Project No: SUB2022-0010
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

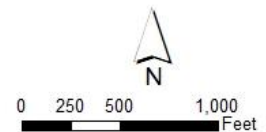
Project Name: Ariza Multifamily Preliminary Plat
Property Location: 13900 W US 290
Legal Description: 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys
Applicant: Katie Steward, P.E. Pape Dawson Engineers
Property Owner: Dustin Lindig, Henna Investments, LLC
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



Location Map

Ariza Multifamily Preliminary Plat

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



Planning Department Staff Report

Overview

This preliminary plat consists of one multifamily lot served by a private wastewater treatment plant.

Access and Transportation

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

Site Information

Location: Thurman 13900 W US 290

Zoning Designation: ETJ

Property History

A moratorium waiver was approved for this project on March 8, 2022.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



DRIPPING SPRINGS
Texas

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: 11/2/2021

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Katie Stewart, P.E.

COMPANY Pape-Dawson Engineers

STREET ADDRESS 10801 N. Mopac Expressway, Bldg 3, Suite 200

CITY Austin **STATE** Texas **ZIP CODE** 78759

PHONE 512-454-8711 **EMAIL** kstewart@pape-dawson.com

OWNER NAME Dustin Lindig

COMPANY Henna Investments, LLC

STREET ADDRESS 8805 N INTERSTATE 35

CITY AUSTIN **STATE** TEXAS **ZIP CODE** 78753-4875

PHONE 512-517-4650 **EMAIL** dustin.lindig@henna.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Henna Investments, LLC
PROPERTY ADDRESS	(Approximately) 13900 W. US Highway 290, Dripping Springs, TX
CURRENT LEGAL DESCRIPTION	A0240 E B HARGRAVES SURVEY, ACRES 14.875 A0040 HERMON BENSON SURVEY, ACRES 1.00 A0240 E B HARGRAVES SURVEY, ACRES 1.905 AC A0240 E B HARGRAVES SURVEY ACRES 1.38
TAX ID #	10-0240-0002-00010-4, 10-0040-0005-00000-4, 10-0240-0002-00001-4, 10-0240-0003-00000-4
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	19.16 Acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	North Hays County ESD #1, Hays County Fire ESD #6
ZONING/PDD/OVERLAY	N/A - site is in ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>US Highway 290</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? (CZP submittal to TCEQ will be required)	<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	Ariza Multifamily
TOTAL ACREAGE OF DEVELOPMENT	19.16 Acres
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	19.16 Acres
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> <small>(multifamily residential)</small> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>1</u> INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>19.16 Acres</u> INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>N/A</u> PRIVATE: <u>N/A</u>
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input 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* N/A <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 N/A	

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COMMENTS: _____

TITLE: Project Manager SIGNATURE: Kraticie Stewart

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): TBD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): West Travis County PUA

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): (septic)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

Will add if required for property in ETJ

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.)

Katie Stewart - Applicant ONLY, not Property Owner

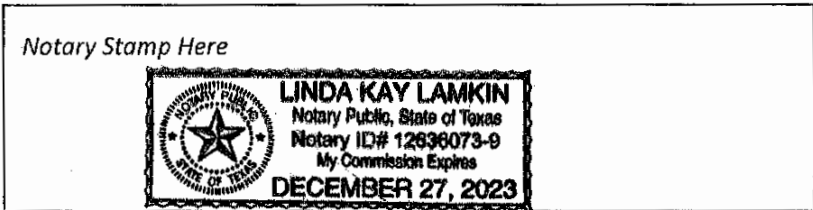
Applicant Name

Katie Stewart
Applicant Signature

2/15/2022
Date

Linda K Lamkin
Notary

2/16/2022
Date



**Notary is for Property Owner attesting that they are property owner

DUSTIN LINDIG
Property Owner Name

[Signature]
Property Owner Signature

2/16/2022
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: Kraticie Stewart Date: 2/18/2022

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	
2	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
1	<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.
3	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
4	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
5	<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"/>	\$240 Fee for ESD #6 Application (if applicable)
6	<input checked="" type="checkbox"/>	Billing Contract Form
7	<input checked="" type="checkbox"/>	Engineer’s Summary Report
8	<input checked="" type="checkbox"/>	Preliminary Drainage Study
9	<input checked="" type="checkbox"/>	Preliminary Plats (3 copies required – 11 x 17)
10	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current <small>Note - new tax certificates will be provided after current taxing period</small>
11	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
12	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
	<input type="checkbox"/> N/A	Development Agreement/PDD (If applicable)
	<input type="checkbox"/> N/A	Utility Service Provider “Will Serve” Letters
13	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)

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	<input type="checkbox"/>	<input type="checkbox"/> N/A	Documentation showing Hays County 911 addressing approval (if applicable)
	<input type="checkbox"/>	<input type="checkbox"/> N/A	Parkland Dedication Submittal (narrative, fees)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
	<input type="checkbox"/>	<input type="checkbox"/> N/A	ITE Trip Generation Report, or if required; a Traffic Impact Analysis TIA is in process
14	<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"/> N/A	OSSF Facility Planning Report or approved OSSF permit (if applicable) (in process)
	<input type="checkbox"/>	<input type="checkbox"/> N/A	Hays Trinity Groundwater Conservation District approval of water well (if applicable)
15	<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 type="checkbox"/> N/A	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 type="checkbox"/> N/A	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If any amount of surface water is to be used by the subject property, the

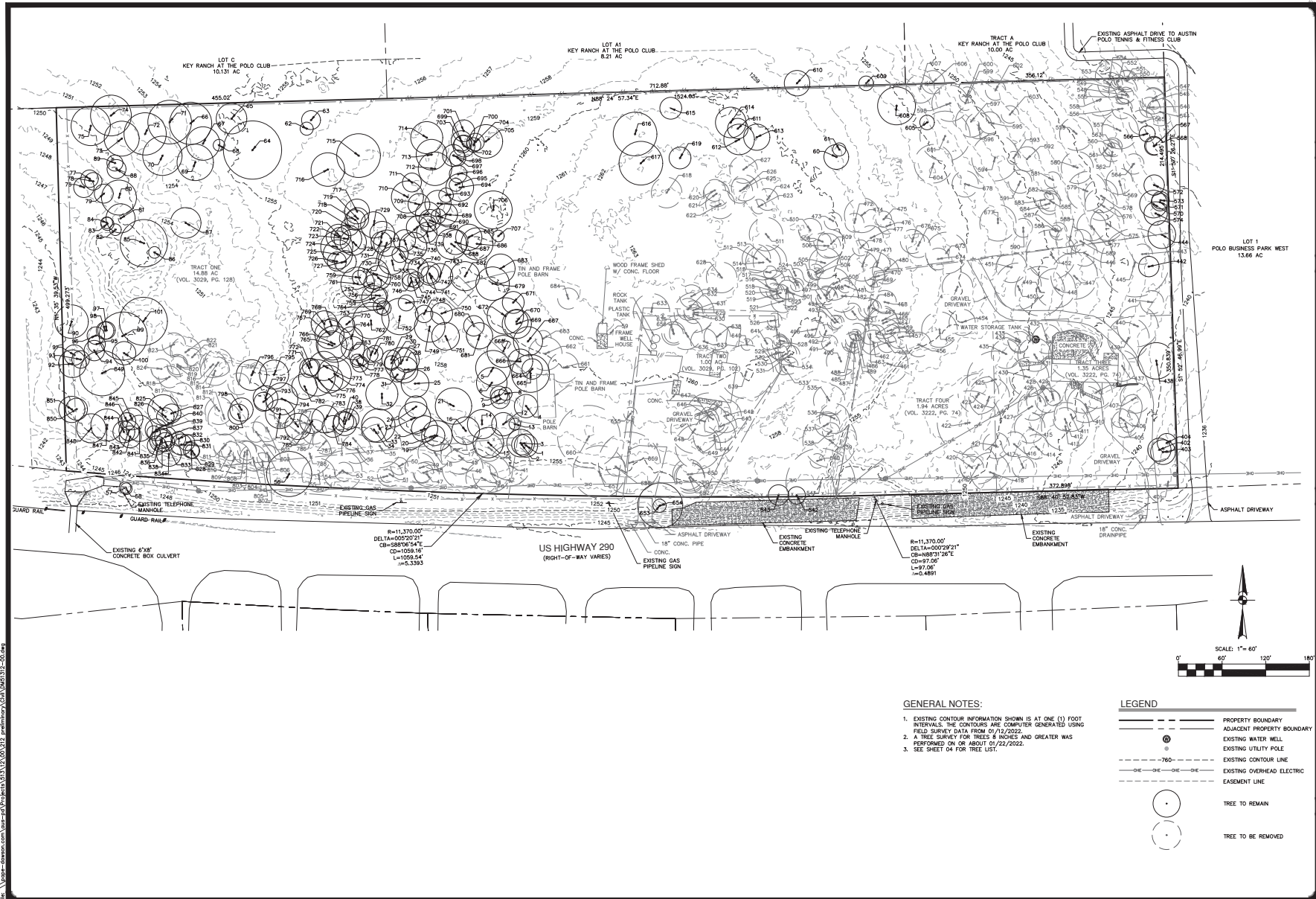
		Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
--	--	--

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	The project intends to comply with the Lighting Ordinance though it is not technically required. This will be detailed in the Site Development phase.
Parkland Dedication, Article 28.03	The project is located in the ETJ of Dripping Springs and intends to comply with Parkland dedication if required.
Landscaping and Tree Preservation, Article 28.06	The project is located in the ETJ of Dripping Springs, so landscape plans and tree preservation are not formally required. However, landscaping will be proposed on-site with the Site Development phase.

<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>Public improvements will include a driveway coordinated with TxDOT to connect to US-290 and a public waterline extension with West Travis County PUA. Both improvements intend to meet City, County, and TxDOT requirements as applicable.</p> <p>Private improvements will include a stacked detention and water quality pond (CZP required with TCEQ), an underground storm drain system that will collect runoff from the site and route to the pond, and private fire lanes/waterlines/hydrants to be coordinated with Hays County Fire.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>The project is located in the ETJ of Dripping Springs so no zoning is applicable. The project will respect the required building setbacks of 10' front setback and 5' for rear and side setbacks.</p>



DATE	
NO. REVISION	
02/18/2022 <i>Shelly Mitchell</i>	
PAPE-DAWSON ENGINEERS AUSTIN SAN ANTONIO HOUSTON FORT WORTH DALLAS 1007 N. MOORE BLVD., SUITE 200 AUSTIN, TX 78701 512.842.4171 *TOP OF PAPER OR INDICATION AND 1" BELOW FROM REVISION TABLE (IF APPLICABLE)	
ARIZA DRIPPING SPRINGS MULTIFAMILY 13900 W. US-290, DRIPPING SPRINGS, TEXAS	
EXISTING CONDITIONS PLAN	
JOB NO.	51312-00
DATE	FEBRUARY 2022
DESIGNER	LSJ
CHECKED	KS, DRAWN: CM
SHEET	03 OF 09

- GENERAL NOTES:**
- EXISTING CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD SURVEY DATA FROM 01/12/2022.
 - A TREE SURVEY FOR TREES 8 INCHES AND GREATER WAS PERFORMED ON OR ABOUT 01/22/2022.
 - SEE SHEET 04 FOR TREE LIST.

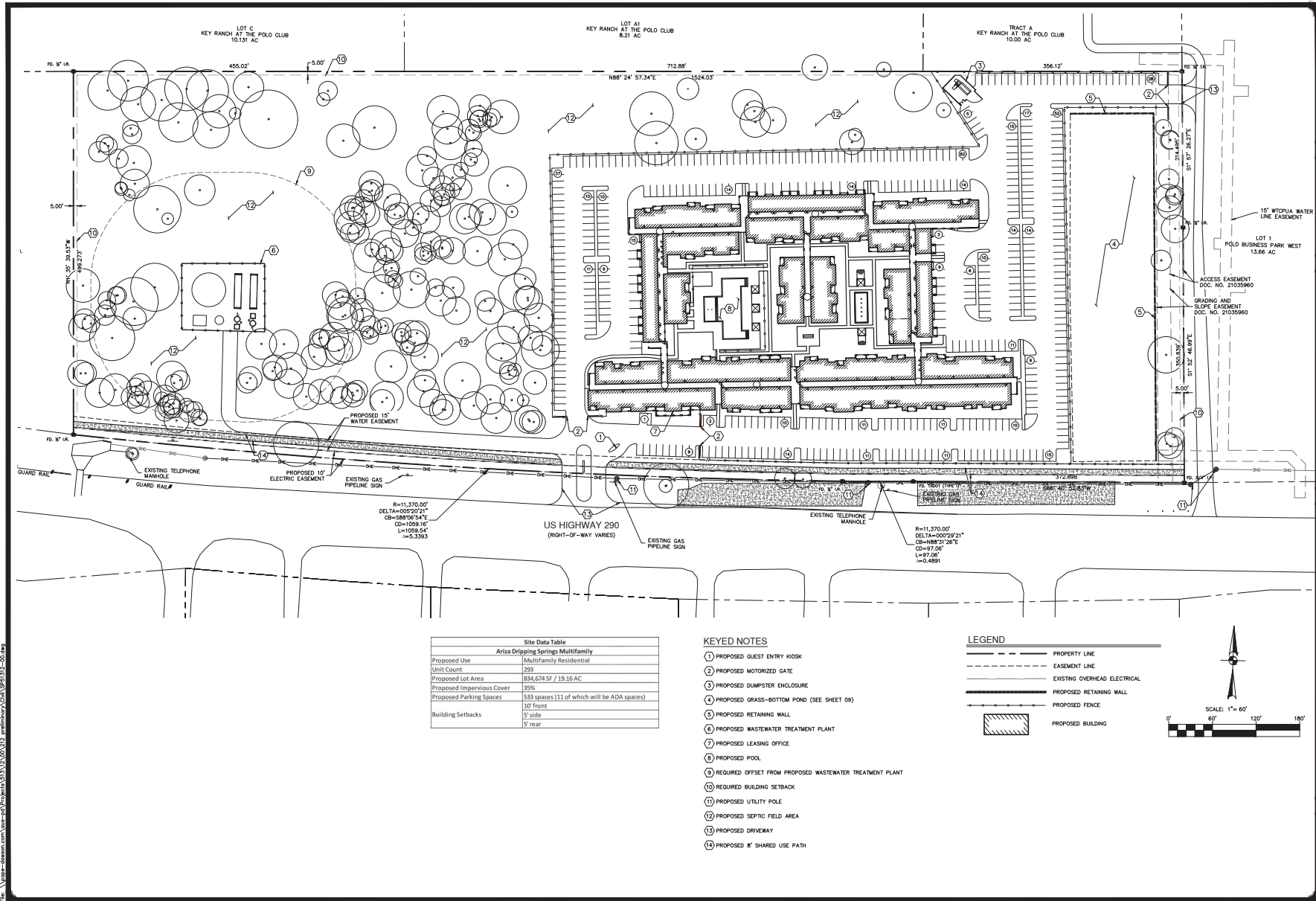
LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING WATER WELL
	EXISTING UTILITY POLE
	EXISTING CONTOUR LINE
	EXISTING OVERHEAD ELECTRIC EASEMENT LINE
	TREE TO REMAIN
	TREE TO BE REMOVED

DATE: 02/18/2022, 2:24 PM
 USER: shellym
 FILE: \\pape-dawson.com\shared\13900 W. US-290\312 preliminary\CA\13900-03.dwg

ON-SITE TREE LIST:

TREE#	STATUS	SIZE(N)	TYPE	TREE#	STATUS	SIZE(N)	TYPE	TREE#	STATUS	SIZE(N)	TYPE	TREE#	STATUS	SIZE(N)	TYPE	TREE#	STATUS	SIZE(N)	TYPE
1		15	LIVE OAK	413	X	33	LIVE OAK (M)	632	X	13	BLACK OAK	741		17	LIVE OAK	831		13	BLACK OAK
2		14	LIVE OAK	414	X	17	LIVE OAK	633	X	15	BLACK OAK	742		16	LIVE OAK	832		15	BLACK OAK
3		15	LIVE OAK	415	X	21	LIVE OAK	634	X	25	BLACK OAK (M)	743		18	LIVE OAK	833		16	BLACK OAK
4		16	LIVE OAK	416	X	17	LIVE OAK	635	X	16	RED OAK	744		11	LIVE OAK	834		17	RED OAK
5		24	LIVE OAK	417	X	15	LIVE OAK	636	X	10	BLACK OAK	745		12	LIVE OAK	835		18	BLACK OAK
6		21	LIVE OAK	418	X	27	LIVE OAK (M)	637	X	9	LIVE OAK	746		12	LIVE OAK	836		22.5	BLACK OAK (M)
7		9	LIVE OAK	419	X	26	LIVE OAK	638	X	18	HACKBERRY	747		11	LIVE OAK	837		18	HACKBERRY
8		13	LIVE OAK	420	X	16	LIVE OAK	639	X	37	LIVE OAK	748		12	LIVE OAK	838		18	LIVE OAK
9		16	LIVE OAK	421	X	16	LIVE OAK	640	X	8	LIVE OAK	749		21	LIVE OAK	839		18	LIVE OAK
10		16	LIVE OAK	422	X	44	LIVE OAK	641	X	8	LIVE OAK	750		15	LIVE OAK	840		8	LIVE OAK
11		8	HACKBERRY	423	X	23	LIVE OAK	642	X	9	LIVE OAK	751		19	LIVE OAK	841		8	LIVE OAK
12		20	LIVE OAK	424	X	28	LIVE OAK	643	X	22	LIVE OAK	752		20	LIVE OAK	842		23	LIVE OAK
13		21	LIVE OAK	425	X	39	LIVE OAK	644	X	20	LIVE OAK	753		10	LIVE OAK	843		22	LIVE OAK
14		19	LIVE OAK	426	X	19	LIVE OAK	645	X	29	LIVE OAK	754		11	LIVE OAK	844		29	LIVE OAK
15		17	X	427	X	19	LIVE OAK	646	X	20	LIVE OAK	755		17	LIVE OAK	845		20	LIVE OAK
16		19	LIVE OAK	428	X	10	LIVE OAK	647	X	31	LIVE OAK (M)	756		11	LIVE OAK	846		19	LIVE OAK
17		21	LIVE OAK	429	X	17	LIVE OAK	648	X	19	LIVE OAK	757		17	LIVE OAK	847		31	LIVE OAK (M)
18		X	23	430	X	20	LIVE OAK	649	X	31	LIVE OAK	758		21	LIVE OAK	848		33	LIVE OAK
19		21	LIVE OAK	431	X	23	LIVE OAK	650	X	21	LIVE OAK	759		13	LIVE OAK	849		16	LIVE OAK
20		14	LIVE OAK	432	X	27	LIVE OAK	651	X	19.5	LIVE OAK (M)	760		20	LIVE OAK	850		20	LIVE OAK (M)
21		25	LIVE OAK	433	X	16	LIVE OAK	652	X	21	LIVE OAK	761		23	LIVE OAK (M)	851		18.5	LIVE OAK (M)
22		23	LIVE OAK	434	X	15	LIVE OAK	653	X	9	HACKBERRY	762		25	LIVE OAK (M)	852		21	LIVE OAK
23		15	LIVE OAK	435	X	20.5	LIVE OAK (M)	654	X	4	HACKBERRY	763		16	LIVE OAK	853		9	HACKBERRY
24		15	LIVE OAK	436	X	34	LIVE OAK	655	X	17.5	LIVE OAK (M)	764		20	LIVE OAK	854		31	LIVE OAK
25		18	LIVE OAK	437	X	27	LIVE OAK	656	X	14	LIVE OAK	765		25	LIVE OAK	855		13	HACKBERRY
26		17	LIVE OAK	438	X	25	LIVE OAK	657	X	36	LIVE OAK	766		20	LIVE OAK	856		36	LIVE OAK
27		13	LIVE OAK	439	X	28.5	LIVE OAK (M)	658	X	13	HACKBERRY	767		20	LIVE OAK	857		13	HACKBERRY
28		15	LIVE OAK	440	X	28	LIVE OAK	659	X	42.5	LIVE OAK (M)	768		10	LIVE OAK	858		13	HACKBERRY
29		10	LIVE OAK	441	X	16	LIVE OAK	660	X	43	LIVE OAK (M)	769		18	LIVE OAK	859		19.5	LIVE OAK (M)
30		10	LIVE OAK	442	X	14	LIVE OAK	661	X	21	LIVE OAK	770		11	LIVE OAK	860		43	LIVE OAK (M)
31		10	LIVE OAK	443	X	14	LIVE OAK	662	X	23	LIVE OAK	771		13	LIVE OAK	861		21	LIVE OAK
32		23	LIVE OAK	444	X	47	LIVE OAK	663	X	11	LIVE OAK	772		20	LIVE OAK	862		19	LIVE OAK
33		30	LIVE OAK (M)	445	X	18	LIVE OAK	664	X	14	LIVE OAK	773		23	LIVE OAK	863		20	LIVE OAK
34		X	20	446	X	8	LIVE OAK	665	X	26	LIVE OAK	774		19	LIVE OAK	864		14	LIVE OAK
35		X	16	447	X	27	LIVE OAK	666	X	17	LIVE OAK	775		23	LIVE OAK	865		29	LIVE OAK
36		14	LIVE OAK	448	X	34	LIVE OAK	667	X	25	LIVE OAK	776		19	LIVE OAK	866		20	LIVE OAK
37		14	LIVE OAK	449	X	34	LIVE OAK	668	X	23	LIVE OAK (M)	777		16	LIVE OAK	867		20	LIVE OAK
38		14	LIVE OAK	450	X	32	LIVE OAK	669	X	23	LIVE OAK (M)	778		15	LIVE OAK	868		22	LIVE OAK
39		14	LIVE OAK	451	X	32	LIVE OAK	670	X	11	LIVE OAK	779		15	LIVE OAK	869		20	LIVE OAK
40		25.5	LIVE OAK (M)	452	X	34	LIVE OAK	671	X	11	LIVE OAK	780		10	LIVE OAK	870		16	LIVE OAK
41		X	22	453	X	21	LIVE OAK	672	X	25	LIVE OAK	781		19.5	LIVE OAK (M)	871		16	LIVE OAK
42		15	LIVE OAK	454	X	18	LIVE OAK	673	X	28.5	LIVE OAK (M)	782		17.5	LIVE OAK (M)	872		25	LIVE OAK
43		15	LIVE OAK	455	X	24.5	LIVE OAK (M)	674	X	15	POST OAK	783		19	LIVE OAK	873		17	POST OAK
44		15	LIVE OAK	456	X	17	LIVE OAK (M)	675	X	17	LIVE OAK	784		17	LIVE OAK	874		12	LIVE OAK
45		17	LIVE OAK	457	X	15	LIVE OAK	676	X	16.5	LIVE OAK (M)	785		17	LIVE OAK	875		12	LIVE OAK
46		17	LIVE OAK	458	X	12	LIVE OAK	677	X	18	LIVE OAK (M)	786		18	LIVE OAK	876		16.5	LIVE OAK (M)
47		17	LIVE OAK	459	X	16.5	LIVE OAK (M)	678	X	18	LIVE OAK	787		18	LIVE OAK	877		18	LIVE OAK
48		X	20	460	X	13	LIVE OAK	679	X	23	LIVE OAK	788		10	LIVE OAK	878		18	LIVE OAK
49		9	LIVE OAK	461	X	28	LIVE OAK	680	X	14	LIVE OAK	789		18	LIVE OAK	879		23	LIVE OAK
50		9	LIVE OAK	462	X	17	LIVE OAK	681	X	16	LIVE OAK	790		18	LIVE OAK	880		14	LIVE OAK
51		X	17	463	X	14	LIVE OAK	682	X	12	LIVE OAK	791		18	LIVE OAK	881		18	LIVE OAK
52		13	LIVE OAK	464	X	12	LIVE OAK	683	X	20	LIVE OAK	792		13	LIVE OAK	882		20	LIVE OAK
53		X	23	465	X	21	LIVE OAK (M)	684	X	14.5	POST OAK (M)	793		22	LIVE OAK	883		20	LIVE OAK
54		13	LIVE OAK	466	X	20	LIVE OAK (M)	685	X	22	LIVE OAK	794		20	LIVE OAK	884		14.5	POST OAK (M)
55		X	20	467	X	12	LIVE OAK	686	X	17	LIVE OAK	795		20	LIVE OAK	885		22	LIVE OAK
56		8	LIVE OAK	468	X	16	LIVE OAK	687	X	17	LIVE OAK	796		17	LIVE OAK	886		17	LIVE OAK
57		8	LIVE OAK	469	X	9	LIVE OAK	688	X	17	LIVE OAK	797		16	LIVE OAK	887		17	LIVE OAK
58		X	20	470	X	14	LIVE OAK	689	X	15	LIVE OAK	798		16	LIVE OAK	888		21	LIVE OAK
59		8	LIVE OAK	471	X	19	LIVE OAK	690	X	16	LIVE OAK	799		15	LIVE OAK	889		15	LIVE OAK
60		9	LIVE OAK	472	X	13	LIVE OAK	691	X	10	LIVE OAK	800		14	LIVE OAK	890		10	LIVE OAK
61		9	LIVE OAK	473	X	12	LIVE OAK	692	X	10	LIVE OAK	801		19	LIVE OAK	891		10	LIVE OAK
62		13	LIVE OAK	474	X	24	LIVE OAK	693	X	12	LIVE OAK	802		14	LIVE OAK	892		18	LIVE OAK
63		9	LIVE OAK	475	X	11	LIVE OAK	694	X	10	LIVE OAK	803		13	LIVE OAK	893		10	LIVE OAK
64		40	LIVE OAK (M)	476	X	17	LIVE OAK	695	X	9	LIVE OAK	804		18	LIVE OAK	894		18	LIVE OAK (M)
65		21	LIVE OAK	477	X	11	LIVE OAK	696	X	9	LIVE OAK	805		17	LIVE OAK	895		18	LIVE OAK
66		8	HACKBERRY	478	X	11	LIVE OAK	697	X	11	LIVE OAK	806		16	LIVE OAK	896		9	LIVE OAK
67		23	LIVE OAK	479	X	20.5	LIVE OAK (M)	698	X	12	LIVE OAK	807		16	LIVE OAK	897		12	LIVE OAK
68		25	LIVE OAK	480	X	18	LIVE OAK	699	X	11	LIVE OAK	808		16	LIVE OAK	898		15	LIVE OAK
69		30	LIVE OAK	481	X	10	LIVE OAK	700	X	14	LIVE OAK	809		22	LIVE OAK (M)	899		14	LIVE OAK
70		27	LIVE OAK	482	X	22	LIVE OAK (M)	701	X	10	LIVE OAK	810		16	LIVE OAK	900		10	LIVE OAK
71		24	LIVE OAK	483	X	11.5	LIVE OAK (M)	702	X	15	LIVE OAK	811		16	LIVE OAK	901		15	LIVE OAK
72		24	LIVE OAK	484	X	14	LIVE OAK	703	X	12	LIVE OAK	812		22.5	LIVE OAK	902		12	LIVE OAK
73		14	LIVE OAK	485	X	11	LIVE OAK	704	X	12	LIVE OAK	813		19	LIVE OAK	903		10	LIVE OAK
74		28	LIVE OAK	486	X	12	LIVE OAK	705	X	23	LIVE OAK (M)	814		18	LIVE OAK	904		12	LIVE OAK
75		12	LIVE OAK	487	X	13	LIVE OAK	706	X	26	LIVE OAK (M)	815		19	LIVE OAK	905		28	LIVE OAK (M)
76		14	LIVE OAK	488	X	8	LIVE OAK	707	X	8	LIVE OAK	816		18	LIVE OAK	906		8	LIVE OAK
77		12	LIVE OAK	489	X	8	LIVE OAK	708	X	17	LIVE OAK	817		16	LIVE OAK	907		17	LIVE OAK
78		12	LIVE OAK	490	X	20	LIVE OAK (M)	709	X	15	LIVE OAK	818		14	LIVE OAK	908		8	LIVE OAK
79		13	LIVE OAK	491	X	11	LIVE OAK	710	X	22	LIVE OAK	819		11	LIVE OAK	909		15	LIVE OAK
80		8	LIVE OAK	492	X	9	LIVE OAK	711	X	13	LIVE OAK	820		12	LIVE OAK	910		22	LIVE OAK
81		20	LIVE OAK	493	X	10	LIVE OAK	712	X	23	LIVE OAK	821		21	LIVE OAK	911		11	LIVE OAK
82		8	LIVE OAK	494	X	9	LIVE OAK	713	X	21	LIVE OAK	822		14	LIVE OAK	912		13	LIVE OAK
83		8	LIVE OAK (M)	495	X	8	LIVE OAK	714	X	23	LIVE OAK	823		16	LIVE OAK	913		8	LIVE OAK
84		8	LIVE OAK	496	X	12	LIVE OAK	715	X	25	LIVE OAK	824		21	LIVE OAK	914		10	LIVE OAK
85		32.5	LIVE OAK (M)	497	X	16.5	LIVE OAK (M)	716	X	32	LIVE OAK	825		16	LIVE OAK	915		26	LIVE OAK (M)
86		8	POST OAK	498	X	9													



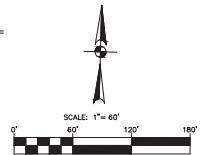
Site Data Table	
Ariza Dripping Springs Multifamily	
Proposed Use	Multifamily Residential
Unit Count	293
Proposed Lot Area	834,674 SF / 19.16 AC
Proposed Impervious Cover	35%
Proposed Parking Spaces	533 spaces (11 of which will be ADA spaces)
Building Setbacks	10' front 5' side 5' rear

KEYED NOTES

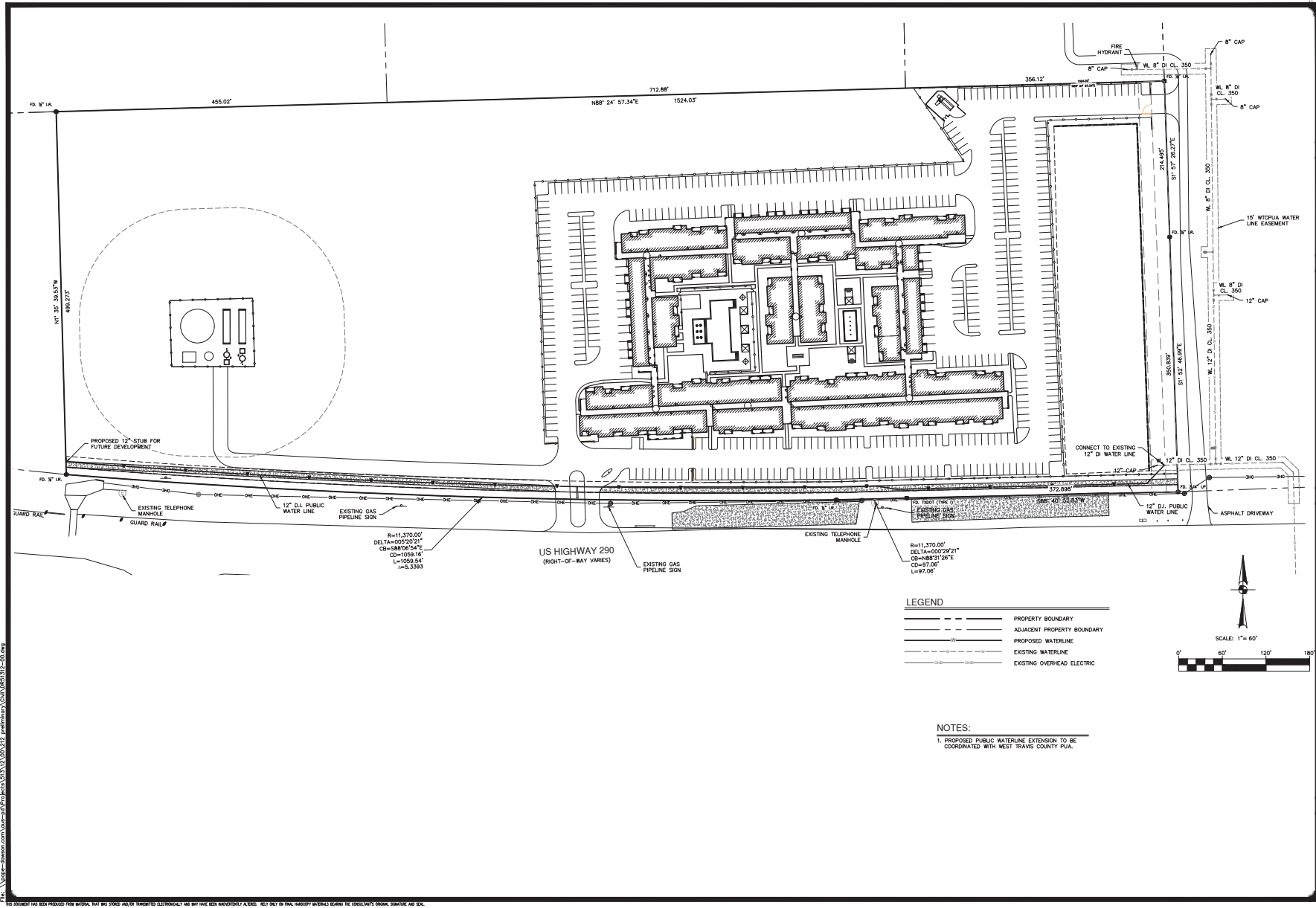
- ① PROPOSED GUEST ENTRY KIOSK
- ② PROPOSED MOTORIZED GATE
- ③ PROPOSED DUMPSTER ENCLOSURE
- ④ PROPOSED GRASS-BOTTOM POND (SEE SHEET 09)
- ⑤ PROPOSED RETAINING WALL
- ⑥ PROPOSED WASTEWATER TREATMENT PLANT
- ⑦ PROPOSED LEASING OFFICE
- ⑧ PROPOSED POOL
- ⑨ REQUIRED OFFSET FROM PROPOSED WASTEWATER TREATMENT PLANT
- ⑩ REQUIRED BUILDING SETBACK
- ⑪ PROPOSED UTILITY POLE
- ⑫ PROPOSED SEPTIC FIELD AREA
- ⑬ PROPOSED DRIVEWAY
- ⑭ PROPOSED 8' SHARED USE PATH

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - EXISTING OVERHEAD ELECTRICAL
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- ▨ PROPOSED BUILDING



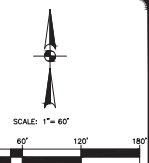
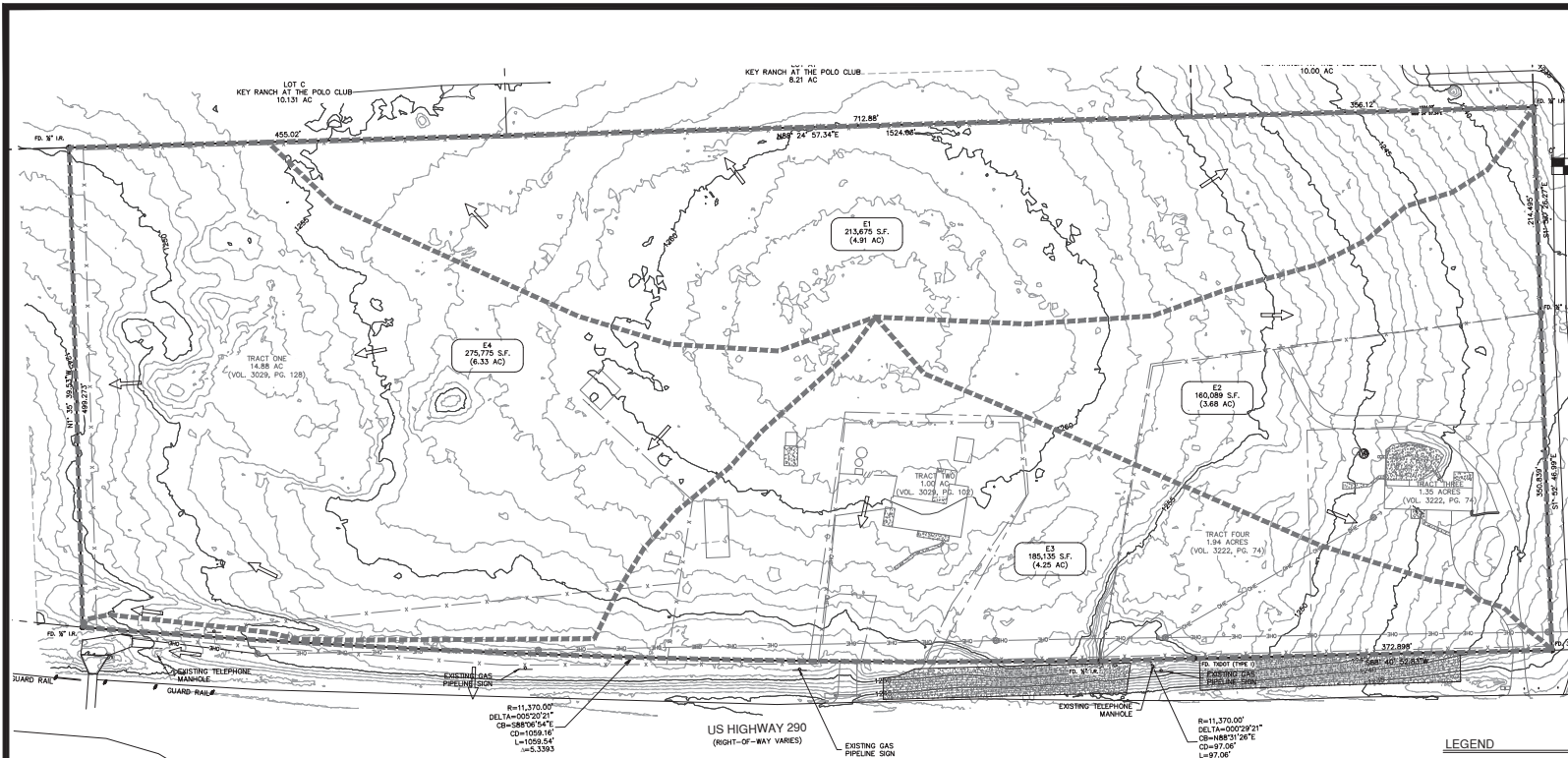
<p>DATE _____</p> <p>NO. REVISION _____</p> <div style="text-align: center;"> <p>02/18/2022 <i>Shelly Mitchell</i></p> </div> <p>PAPE-DAWSON ENGINEERS <small>AUSTIN SAN ANTONIO HOUSTON FORT WORTH DALLAS 1001 N. MOORE ST., SUITE 200 AUSTIN, TX 78701 512.842.4171 TOP OF PAPER REGISTRATION NO. 1 - 18164 (PAPER REGISTRATION EXPIRES 12/31/2024)</small></p>	<p>TRACT A KEY RANCH AT THE POLO CLUB 10.00 AC</p> <p>LOT A1 KEY RANCH AT THE POLO CLUB 8.21 AC</p> <p>LOT C KEY RANCH AT THE POLO CLUB 10.131 AC</p> <p>LOT 1 POLO BUSINESS PARK WEST 13.66 AC</p> <p>ACCESS EASEMENT DOC. NO. 21035960</p> <p>GRADING AND SLOPE EASEMENT DOC. NO. 21035960</p> <p>15' WTOPA WATER LINE EASEMENT</p> <p>US HIGHWAY 290 (RIGHT-OF-WAY VARIES)</p> <p>EXISTING GAS PIPELINE SIGN</p> <p>EXISTING GAS PIPELINE SIGN</p> <p>EXISTING TELEPHONE MANHOLE</p> <p>EXISTING TELEPHONE MANHOLE</p> <p>EXISTING GAS PIPELINE SIGN</p> <p>EXISTING GAS PIPELINE SIGN</p>
<p>ARIZA DRIPPING SPRINGS MULTIFAMILY 13900 W. US-290, DRIPPING SPRINGS, TEXAS</p> <p>PRELIMINARY SITE PLAN</p>	
<p>JOB NO. 51312-00</p> <p>DATE FEBRUARY 2022</p> <p>DESIGNER JAS</p> <p>CHECKED US DRAWN CM</p> <p>SHEET 05 OF 09</p>	



<p>DATE</p> <p>NO. REVISION</p>	<p>02/18/2022</p> <p>Shelly Mitchell</p>
<p>PAPE-DAWSON ENGINEERS</p> <p>AUSTIN SAN ANTONIO HOUSTON FORT WORTH DALLAS 1007 N. MOORE EXPS., BLDG. 3, STE. 200 AUSTIN, TX 78701 512.842.4711 TYPICAL PAPER ORIENTATION: 0° 0' 0" (SEE PLAN FOR RESOLUTION AND OTHERS)</p>	
<p>ARIZA DRIPPING SPRINGS MULTIFAMILY 13900 W. US-290, DRIPPING SPRINGS, TEXAS</p> <p>PRELIMINARY UTILITY PLAN</p>	
<p>JOB NO. 51312-00 DATE FEBRUARY 2022 DESIGNER JAO CHECKED KES DRAWN CMK SHEET 06 OF 09</p>	

File Path: S:\13_2022_12570\13900 W US 290 Drip Springs Multifamily\DWG\51312-00.dwg
 Date: 02/18/2022 10:56:00 AM
 User: jao

THE DESIGNER HAS PROVIDED THIS UTILITY PLAN FOR YOUR REVIEW AND APPROVAL. YOU ARE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES. YOU SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL OTHER AGENCIES.



DATE _____

NO. REVISION _____

02/18/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1001 N. MOORE EXP., BLDG. 3, STE. 200 | AUSTIN, TX 78701 | 512.842.4711
TOP PAPER OR DIGITALIZATION AND P.L. 100% FROM RESOURCES FOR A BETTER WORLD

ARIZA DRIPPING SPRINGS MULTIFAMILY
13900 W. US-290, DRIPPING SPRINGS, TEXAS
EXISTING DRAINAGE AREA MAP

LEGEND

- DRAINAGE BOUNDARY
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- TC FLOW LINE
- EXISTING CONTOUR LINE
- EXISTING DRAINAGE FLOW ARROW
- E-1 XXXXX S.F. (XXX AC)
- DRAINAGE AREA

Drainage Area	Area		Pervious Area		ImperVIOUS Area		Weighted
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	
E1	213,675	4.91	213,675	4.91	0	0.00	0%
E2	160,089	3.68	156,160	3.58	3,929	0.09	2%
E3	185,135	4.25	174,288	4.00	10,846	0.25	0%
E4	275,775	6.33	275,760	6.33	15	0.00	0%
Total	834,674	19.16	819,883	18.82	14,791	0.34	2%

Existing Drainage Area Calculations

Drainage Area	Flow Destination	Area		% IC	Lag Time (min)	Runoff (CFS)			
		(SF)	(AC)			Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
E1	Flows overland to property north of site	213,675	4.91	0%	6.21	17.20	30.40	39.10	53.60
E2	Flows overland to property east of site	160,089	3.68	2%	6.01	13.10	23.00	29.50	40.30
E3	Flows overland to existing drainage ditch in public ROW	185,135	4.25	6%	7.34	14.50	25.00	32.60	43.60
E4	Flows overland to property west of site	275,775	6.33	0%	10.24	18.30	32.20	41.50	56.90
TOTAL		834,674	19.16	2%		63.10	110.60	142.10	194.40

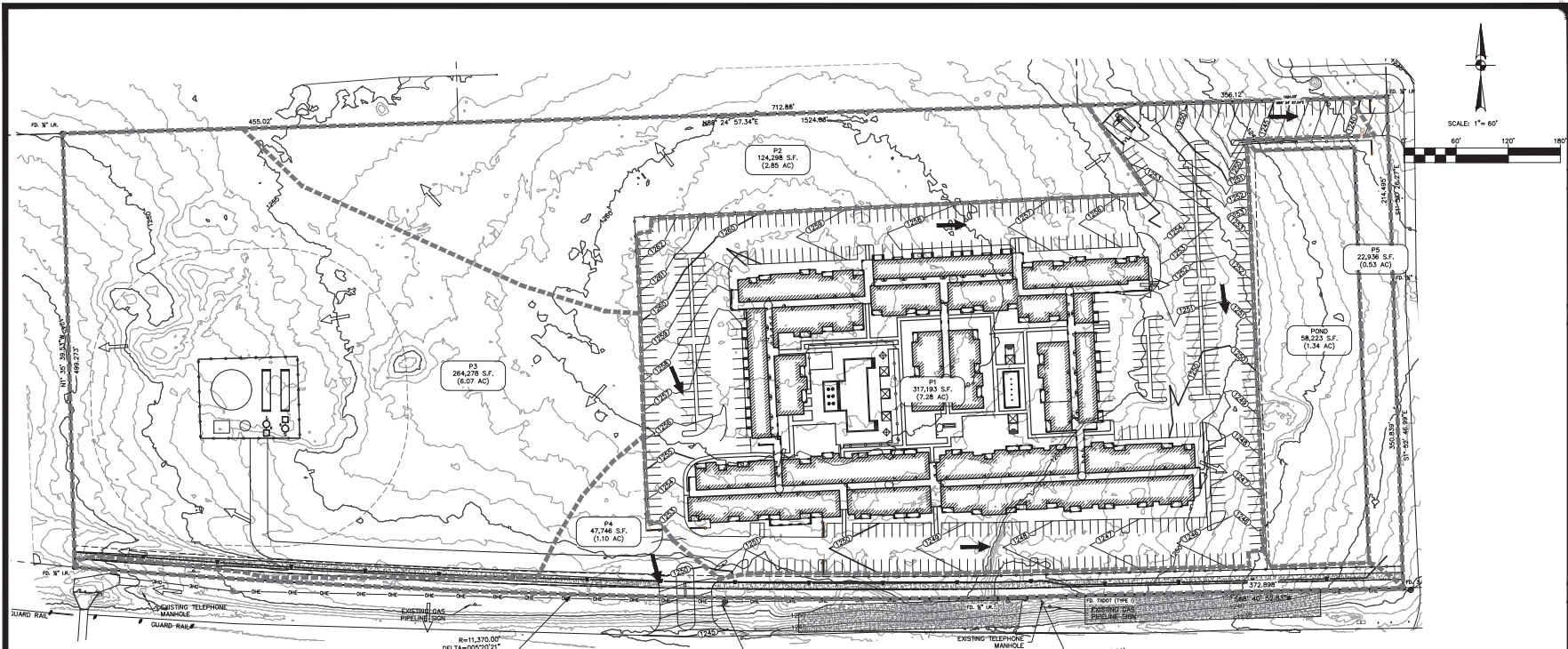
Drainage Area Comparison Table

Condition	Flow from Site (CFS)			
	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
Pre-Development	63.10	110.60	142.10	194.40
Post-Development	55.17	98.85	128.79	186.29

- NOTES:**
- EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD SURVEY DATA FROM 07/12/22.
 - SOIL ON-SITE IS HYDROLOGIC SOIL GROUP D PER THE NRCS WEB SOIL SURVEY ACCESSED ONLINE ON 01/12/22.
 - DRAINAGE CALCULATIONS WERE PERFORMED USING HEC-HMS 4.2 AND ATLAS-14 RAINFALL DATA.

JOB NO. 51312-00
DATE: FEBRUARY 2022
DESIGNER: JAO
CHECKED: KS, DRAWN: CM
SHEET 07 OF 09

DATE: FEB. 18, 2022, 10:56 AM
 DRAWN: CM
 PROJECT: ARIZA DRIPPING SPRINGS MULTIFAMILY 13900 W. US-290, DRIPPING SPRINGS, TEXAS
 FILE: \\pape-dawson.com\projects\51312-00\Drawings\51312-00.dwg



DATE _____

NO. REVISION _____

02/18/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1001 N. MOORE AVE., SUITE 200 | AUSTIN, TX 78701 | 512.842.4171
TOP PROFESSIONAL CORPORATION AND P.E. REGISTRATION NUMBER 414787041

ARIZA DRIPPING SPRINGS MULTIFAMILY
13900 W. US-290, DRIPPING SPRINGS, TEXAS

PROPOSED DRAINAGE AREA MAP

JOB NO. 51312-00
DATE: FEBRUARY 2022
DESIGNER: JAO
CHECKED: KS DRAWN: CM
SHEET 08 OF 09

LEGEND

- DRAINAGE BOUNDARY
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- 760- - - - - EXISTING CONTOUR LINE
- - - - - PROPOSED CONTOURS
- ← - - - - EXISTING DRAINAGE FLOW ARROW
- EF XXXX S.F. (XXX AC) DRAINAGE AREA

- NOTES:**
- EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD SURVEY DATA FROM JANUARY 2022.
 - EXISTING RUNOFF CALCULATIONS PERFORMED USING HEC-HMS 4.2 AND ATLAS 14 RAINFALL DATA.
 - SEE SHEET 09 FOR THE PROPOSED POND ON-SITE.

Drainage Area	Area (SF)	Area (AC)	Previous Area (SF)	Previous Area (AC)	Impervious Area (SF)	Impervious Area (AC)	(%)	CN
P1	317,193	7.28	48,386	1.11	268,807	6.17	85%	93.47
P2	124,298	2.85	124,298	2.85	0	0.00	0%	85.00
P3	264,278	6.06	244,739	5.62	19,539	0.45	7%	85.74
P4	47,746	1.10	43,693	0.96	6,053	0.14	13%	86.37
P5	22,936	0.53	22,936	0.53	0	0.00	0%	85.00
POND	58,223	1.34	58,223	1.34	0	0.00	0%	85.00
TOTAL	834,674	19.16	540,275	12.40	294,399	6.76	35%	88.53

Proposed Drainage Area Calculations

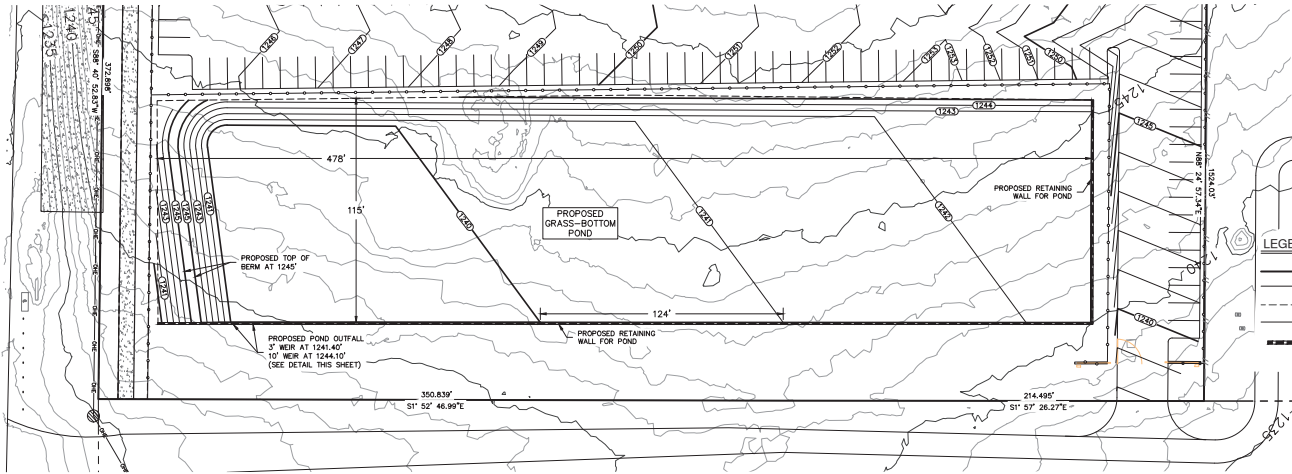
Drainage Area	Flow Destination	Area		% IC	Lag Time (min)	Runoff (CFS)			
		(SF)	(AC)			Q ₁	Q ₁₀	Q ₃₀	
P1	Flows through proposed storm system to Pond	317,193	7.28	85%	5.68	35.50	53.90	65.80	86.40
P2	Flows overland to property north of site	124,298	2.85	0%	3.11	12.10	21.40	27.40	37.60
P3	Flows overland to property west of site	264,278	6.06	7%	4.21	25.10	43.30	55.10	75.00
P4	Flows overland to existing drainage ditch in public ROW	47,746	1.10	13%	3.00	5.00	8.50	10.70	14.50
P5	Flows overland to property east of site	22,936	0.53	0%	3.00	2.20	3.80	4.90	6.70
POND	Outfalls towards southeast corner of site	58,223	1.34	-	-	10.77	21.85	30.69	52.49
TOTAL	-	834,674	19.16	35%	-	55.17	98.85	128.79	186.29

Drainage Area Comparison Table

Condition	Flow from Site (CFS)			
	Q ₁	Q ₁₀	Q ₂₅	Q ₃₀
Pre-Development	63.10	110.60	142.10	194.40
Post-Development	55.17	98.85	128.79	186.29

Date: Feb. 18, 2022, 12:57pm
 User: jao
 Path: \\pape-dawson.com\shared\Projects\51312\00\Drawings\51312-00.dwg
 Plot: \\pape-dawson.com\shared\Projects\51312\00\Drawings\51312-00.dwg

US HIGHWAY 290



LEGEND

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - -760- EXISTING CONTOUR LINE
- - - -750- PROPOSED CONTOURS
- - - - PROPOSED RETAINING WALL

NOTES:

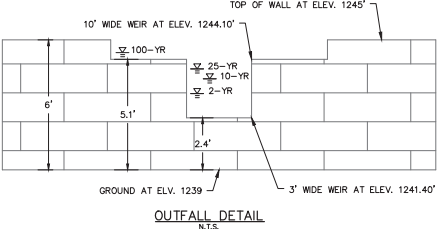
- EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD SURVEY DATA FROM JANUARY 2022.
- PRELIMINARY POND DESIGN PERFORMED USING POND PACK SOFTWARE, JANUARY 2022.
- PROPOSED POND INTENDED TO PROVIDE STACKED WATER QUALITY TREATMENT FOR TCE2 STANDARDS AND DETENTION FOR SITE.

Proposed Pond Volume Table

Elev. (ft)	Depth (ft)	Pr. Area (sq)	Area (ac)	Incremental Volume (ft ³)	Cumulative Volume (ft ³)	Cumulative Volume (ac-ft)
1239.00	0.00	0	0.00	0	0	0
1240.00	1.00	12,849	0.29	7,816	7,816	0.18
1241.00	1.00	26,231	0.60	19,540	27,356	0.63
1241.40	0.40	31,949	0.73	11,616	38,972	0.89
1242.00	0.60	40,275	0.92	21,637	60,609	1.39
1243.00	1.00	49,528	1.14	44,902	105,510	2.42
1244.00	1.00	51,238	1.18	50,383	155,893	3.58
1245.00	1.00	52,962	1.22	52,100	207,993	4.77

Proposed Pond - Results

Scenario	2-YR EVENT	10-YR EVENT	25-YR EVENT	100-YR EVENT
Flow In (CFS)	35.50	53.90	65.80	86.40
WESL (FT)	1,242.52	1,243.20	1,243.66	1,244.41
Storage (AC-FT)	1.002	1.750	2.282	3.171
Flow Out (CFS)	10.77	21.85	30.69	52.49



OUTFALL DETAIL
N.T.S.

DATE	
NO. REVISION	



02/18/2022
Shelly Mitchell

PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1001 N. MOORE EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78703 | 512.842.6171
 TYPICAL PAPER REGISTRATION NO. 1 | TEXAS PROFESSIONAL ENGINEER

ARIZA DRIPPING SPRINGS MULTIFAMILY
 13900 W. US-290, DRIPPING SPRINGS, TEXAS
 BATCH DETENTION POND PLAN

JOB NO. 51312-00
 DATE: FEBRUARY 2022
 DESIGNER: JAO
 CHECKED: US DRAWN: CM
 SHEET 09 OF 09

Date: Feb 18, 2022, 12:56pm
 User: jao
 Path: \\pape-dawson.com\shared\Projects\51312\0212 preliminary\CDM\51312-00.dwg



CITY OF DRIPPING SPRINGS

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

Permit Number: SUB2022-0010
Project Name: Ariza MF Prelim Plat
Project Address: 13900 W. US-290, Dripping Springs , TX
78620

Comments

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. Include City Limits boundaries on the location map. (4.7a)
2. Parkland dedication and improvements are required for all residential development within the City Limits and ETJ. Alternatively, you can request a fee in lieu for both dedication and improvements (28.03.0004)
3. Note, staff is not performing a full review of the provided site plan at this time. A full review will be completed during the site development phase.

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.

4. Provide copy of TIA review final memo from City Transportation consultant when received.
5. Provide a minimum 10 ft public sidewalk easement to contain the sidewalk fronting US 290.
6. Provide a minimum 10 ft PUE along the frontage of US290. [Sub Ord 12.2.4]



Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission: March 22, 2021

Project No: ZA2021-0006

Project Planner: Tory Carpenter, AICP, Senior Planner

Item Details

Property Location: 427 Creek Road

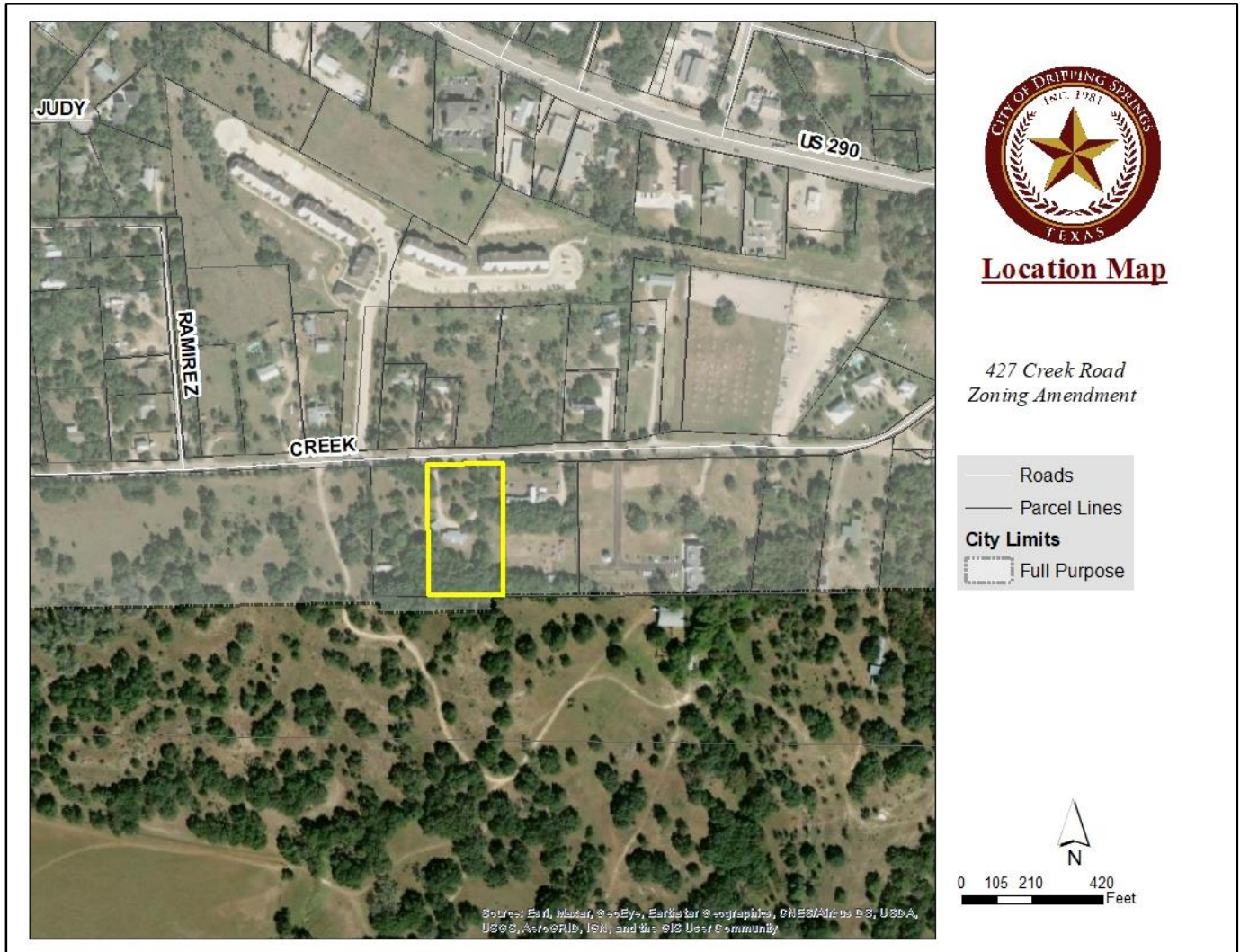
Legal Description: Lot 2 of the C Jones Subdivision

Applicant: Jon Thompson

Property Owner: Cmerek Investments, LLC

Request: Zoning amendment from Single-Family Duplex “SF-4” to Local Retail “LR”

Staff Recommendation: Disapproval



Background

The property is currently zoned SF-4, two-family residential—Duplex

Per Ch. 30 Exhibit A, §3.3

- **SF-4 – Two-family residential—Duplex:** *The SF-4, two-family residential district is intended to provide for development of detached, two-family residence structures on moderate size lots of at least 10,000 square feet in size.*

The applicant is requesting a zoning amendment to LR; Local Retail

- **LR – Local Retail:** *The LR, local retail district is established to provide areas for low intensity, specialized retail sales that are intended to service local neighborhoods, citizens, and visitors of the city. Bed-and-breakfasts are permitted within local retail districts. General, office, regional commercial, or commercial services uses should not be permitted.*

Analysis

The application states that the owner would like to rezone the property to allow for pools sales on the property. The applicant stated that no pools would be stored on site.

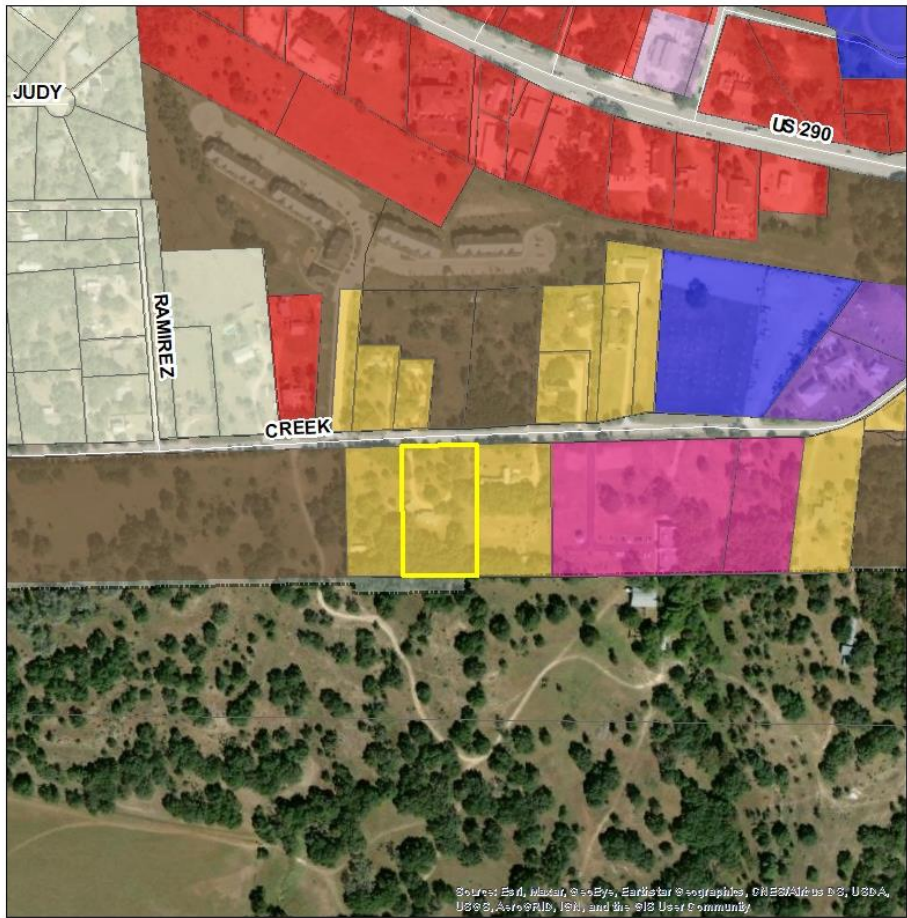
Based on the adjacent zoning category and land uses, staff finds that the proposed zoning is not consistent with the surrounding area given the allowable uses in the “LR” zoning district. Additionally, the future land use map of the comprehensive plan does not provide guidance on envisioned uses and development patterns in this area.

The following are the development regulations for the current and proposed zoning districts for the site.

	SF-4	LR	Differences between SF-4 to LR
Max Height	2.5 Story / 40 feet.	2 stories / 40 feet	One half story
Min. Lot Size	10,000-sq-ft	5,000-sq-ft	5,000-sq-ft less
Min. Lot Width	70 feet	50 feet	20 feet less
Min. Lot Depth	100 feet	100 feet	N/A
Min. Front/Side/Rear Yard Setbacks	20 feet / 15 feet / 20 feet	15 feet / 10 feet / 10 feet*	5 feet / 5 feet more / 10 feet less*
Impervious Cover	50%	60%	10% more

*Adjacent to a single-family district: Any retail use that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by 30 feet.

Surrounding Properties



Location Map

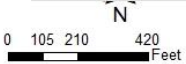
427 Creek Road
 Zoning Amendment

Zoning_2020
Zoning_Abbreviation

- SF-1
- SF-4
- MF
- GUI
- O
- LR
- GR
- CS
- Roads
- Parcel Lines

City Limits

- Full Purpose



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	SF-4 / MF	Single-family / multifamily	Not Shown on the Future Land Use Map
East	SF-4	Single-Family Residence	
South	ETJ	Homestead	
West	SF-4	Single Family / Vacant	

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;	Staff has concerns regarding potential adverse impacts of a variety of uses allowed in this zoning district. This concerns stem particularly from adjacent single-family residences.
2. their relationship to the general area and the City as a whole;	This area of Creek Road has a variety of single-family, multifamily, and commercial uses.
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;	While there has been limited commercial development in the immediate vicinity, there has also been significant growth within the City as a whole.
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 would 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	There have not been recent similarly situated properties that have received a zoning amendment to LR.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	None noted.

Staff Recommendation

Staff recommends **disapproval** 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 – Use Chart

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



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Cmerek Investments, LLC

STREET ADDRESS 427 Creek Road

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 844-9777 EMAIL Info@NativeWaterscapes.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

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

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE OF LIVING, OR MANNER OF CONDUCTING BUSINESS

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

TO MAKE CHANGES IN ORDER TO IMPLEMENT POLICIES REFLECTED WITHIN THE COMPREHENSIVE PLAN

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Cmerek Investments, LLC
PROPERTY ADDRESS	427 Creek Road
CURRENT LEGAL DESCRIPTION	C Jones Subdivision, Lot 2
TAX ID#	R32901
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-4
REQUESTED ZONING/AMENDMENT TO PDD	LR (Local Retail)
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The owner of the property would like to open a retail sales business on this site. Since it is zoned SF4 he would not be able to operate this business until the site is rezoned commercial.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	Retail sales of swimming pools.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

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

* If proposed subdivision is in the City Limits, compliance with 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 CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information).*

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Jon Thompson 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. _____, Pg. _____.) Instrument # 21043330

Julie Cmerck - Julie Cmerck

Name

Owner

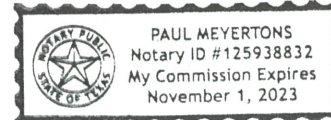
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 20th day of AUGUST,
2021 by PAUL MEYERTONS.

Paul Meyer
Notary Public, State of Texas

My Commission Expires: 11/1/23



Jon Thompson
Name of Applicant

ZONING AMENDMENT 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 Jon Thompson

Date August 19, 2021

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
		<u>PDF/Digital Copies of all submitted Documents</u>
<input type="checkbox"/>	<input checked="" 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"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GIS Data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input type="checkbox"/>	Concept Plan N/A
<input type="checkbox"/>	<input type="checkbox"/>	Plans N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps HaysCAD parcel map
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation N/A
<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"/>	Copy of Planned Development District (<i>if applicable</i>) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment N/A



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Laura Mueller, City Attorney

Council Meeting Date: January 4, 2022

Agenda Item Wording: **Discuss and consider approval of a Resolution adopting an Amended 1445 Agreement with Hays County as it relates to subdivision and platting in the extraterritorial jurisdiction of the City of Dripping Springs in Hays County, Texas. Sponsor: Mayor Foulds, Jr.**

Agenda Item Requestor: Laura Mueller, City Attorney

Summary/Background: In November 2021, the City of Dripping Springs adopted a moratorium on new development that affected the city limits and the ETJ. For projects in the ETJ, the County and City work together for subdivision matters under a 1445 agreement that is required by Chapter 212 of the Texas Local Government Code. After the City adopted the moratorium, the County gave the City notice that the 1445 would be terminated in 30 days. Since then, the City and the County have worked on a draft of an amended 1445 in order to provide processes for when the City has a moratorium. The changes to the agreement include allowing the County to continue its processes during the moratorium while acknowledging that projects that the City would review could be held up by the moratorium. The changes also include updating contact information and County fees for the applicants.

Commission Recommendations: N/A

Recommended Council Actions: Approval.

Attachments: Current 1445. Amended 1445. Staff Report. Resolution approving 1445.

Next Steps/Schedule: If approved, the 1445 will be executed by all parties. If disapproved, the 1445 will expire on January 12, 2022.

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT (this “Agreement”) is made and entered into by and between Hays County, Texas, a political subdivision of the State of Texas hereinafter referred to as “COUNTY”), by and through its County Judge, Dr. Bert Cobb, and the City of DRIPPING SPRINGS, a municipal corporation of the State of Texas (hereinafter referred to as “CITY”), by and through its City Mayor, Bill Foulds, Jr. The City and the County are hereinafter collectively referred to as “the Parties” or “the Parties to this Agreement.”

WHEREAS, the CITY has duly identified its corporate limits and the areas of its extraterritorial jurisdiction (hereinafter referred to as “ETJ” or the “CITY’s ETJ”) within the COUNTY; and

WHEREAS, the CITY has adopted and is enforcing subdivision regulations pursuant to TEX. LOCAL GOV’T CODE Subchapter A of Chapter 212 and other statutes applicable to municipalities; and

WHEREAS, the COUNTY has adopted and is enforcing subdivision regulations pursuant to TEX. LOCAL GOV’T CODE sections 232.001-232.005 and other statutes applicable to counties; and

WHEREAS, the COUNTY and the CITY, pursuant to TEX. LOCAL GOV’T CODE Section 242.001, both enforced their subdivision regulations in the CITY’s ETJ and, in those situations where the CITY’s regulation conflicted with the COUNTY’s regulation, the more stringent provisions have prevailed; and

WHEREAS, the Texas Legislature revised TEX. LOCAL GOV’T CODE Chapter 242 to limit subdivision regulation within the ETJ to one entity (or two entities working jointly); and

WHEREAS, to the extent that the CITY’s execution of this Agreement and related agreements with other counties in other areas of the CITY’s ETJ, or the CITY’s adoption, administration or enforcement of ordinances, rules, regulations or plans in reasonable furtherance of this Agreement or the related agreements results in requirements or restrictions that are not identical throughout the CITY’s entire ETJ, the Parties jointly acknowledge that the actions of the CITY are “reasonably taken to fulfill an obligation mandated by state law” within the meaning of TEX. GOV’T CODE Section 2007.003(b)(4), and are therefore not subject to TEX. GOV’T CODE

Chapter 2007; and

WHEREAS, both the COUNTY and the CITY desire to enter into an Interlocal Cooperation Agreement, pursuant to TEX. GOV'T CODE Section 791.011(a), and as authorized by TEX. LOC. GOV'T CODE Section 242.001(c), whereby the COUNTY and the CITY shall agree upon the terms of said written agreement.

NOW, THEREFORE, the COUNTY and the CITY mutually agree as follows:

I. TERM OF AGREEMENT AND CERTIFICATION

- A. The COUNTY and the CITY mutually agree that the term of this Agreement shall be from the date it is finally and duly executed by both the COUNTY and the CITY until December 1, 2025, unless otherwise amended in writing by the Parties. This Agreement shall automatically renew annually on the anniversary date, unless earlier terminated by mutual agreement of the Parties.
- B. Notwithstanding the foregoing, this Agreement may be terminated by either Party by giving thirty (30) days' written notice of intent to terminate this Agreement to the other Party. Any notice of intent to terminate must be delivered by deposit in the United States mail, certified, return receipt requested, to the other Party at the addresses set out herein. Upon termination of this Agreement, neither Party shall have any obligations to the other Party under this Agreement, except with respect to payment for services already rendered under this Agreement, but not yet paid.
- C. The COUNTY and the CITY mutually certify that this Agreement complies with the requirements of Texas Local Government Code, Chapter 242.

II. COUNTY RESPONSIBILITIES

- A. The COUNTY assigns and delegates to the CITY the COUNTY's authority to approve subdivision plats within the ETJ of the CITY, pursuant to Tex. LOC. GOV'T CODE Section 242.001(d), so that the CITY has exclusive jurisdiction to regulate subdivision plats in the CITY's ETJ.
- B. The COUNTY Development Services Director shall, within 15 working days prior to the CITY'S anticipated final approval date, provide the City's staff with written

recommendation for approval or disapproval of all plats for inclusion in the agenda backup prior to preliminary and final plat approval.

- C. Once the COUNTY has been informed that the CITY is entering into a moratorium, it shall ensure that all applicants in the CITY's ETJ are informed that their applications may be affected. The COUNTY may choose to do its own review of a subdivision application in the ETJ and may make approvals under its own regulations contingent upon subsequent approval by the CITY; but any application subject to a CITY moratorium may be delayed by the CITY.

III. CITY RESPONSIBILITIES

- A. The CITY shall enforce its subdivision regulations, including review and approval processes and design and construction standards, within its ETJ.
- B. The CITY shall enforce in the ETJ the following Hays County Subdivision and Development Regulations attached hereto and incorporated as Attachment "A" (Chapter 701.9, Chapter 701.16, Chapter 715.3, Chapter 721, Chapter 735.5.03 and Hays County Rules for On-site Sewage Facilities Section 10-A, D, and G). As the development regulations in Exhibit "A" are amended from time to time, the County shall provide copies of such amended regulations to the City. These amended regulations shall be incorporated into and made a part of this Agreement for all purposes and shall supersede the conflicting provisions in the attached Exhibit "A."
- C. If the CITY has existing ordinances establishing substantially similar standards for the subject areas of such COUNTY subdivision regulations, then the City may opt to apply the City ordinance in lieu of the corresponding COUNTY Subdivision Regulation. All City subdivision regulations not in conflict with Attachment "A" may be enforced. If either Party wishes to propose revisions in the future to subdivision regulations that apply in the ETJ, the Party will notify the other Party of the proposed change. The Parties will cooperate in determining the need for the change and its effect on this Agreement, and will adopt any change agreed to by official action of their respective governing bodies.
- D. The CITY agrees to require developers to dedicate public right-of-way pursuant to the Hays County Transportation Plan as currently revised or amended, subject to applicable

constitutional and statutory limitations. For subdivisions in which it appears to the CITY that a requirement for dedication of right-of-way pursuant to such Transportation Plan may exceed an applicable constitutional or statutory limitation, the CITY will notify the COUNTY, and the parties will cooperate to determine the extent of right-of-way dedication to be required, or an alternative method of securing the needed right-of-way. When enforcing subdivision regulations in the City's ETJ, the City shall facilitate the County's road maintenance program by requiring a road standard no less than the standards set out in Attachment "A."

- E. The COUNTY expressly delegates to the CITY the authority to require the preparation of a subdivision plat for the division of any property into two or more lots as required in TEX. LOCAL GOV'T CODE section 232.001, including lots larger than five acres.
- F. The CITY shall deliver six copies of all plat submittals to the COUNTY for review, within five working days from the date of receipt. The CITY shall require applicants make a check payable to Hays County Treasurer for any applicable review fees for each project.
- G. The COUNTY staff shall do a completeness check and notify the CITY of completeness of the submittal.
- H. The COUNTY shall provide the CITY with written comments regarding subdivision plats within five working days from the date of receipt by the COUNTY, and written comments regarding construction plans within ten days from the date of receipt.
- I. The CITY shall include written recommendation from COUNTY Development Services Director in agenda backup for preliminary and final plat approval.
- J. The CITY shall require a signature block for the current COUNTY Development Services Department Director authorizing the filing of the plat under this agreement.
- K. The CITY shall deliver two copies of all recorded plats for subdivisions within the CITY's ETJ to the COUNTY within five working days of the recording of the subdivision plat.
- L. The CITY shall also provide to the COUNTY a digital file of each subdivision plat compliant with the currently adopted Hays County Digital Data Submission Standards.
- M. The CITY shall confer and come to agreement with the Hays County 911 Addressing Division concerning street names prior to final plat approval.

- N. The CITY shall allow COUNTY inspectors access to road construction sites of subdivisions within the ETJ and the CITY shall timely submit copies of all road design materials and road construction test results to the COUNTY during road construction. COUNTY inspectors shall have inspection and approval authority over the road construction, stormwater drainage construction, and water and wastewater facility construction within the right- of-way and easements. The COUNTY may request that the CITY issue a stop- work notice if, in the COUNTY'S opinion, applicable construction standards are not being met.
- O. Prior to acceptance of new streets or other improvements in a subdivision, the CITY shall require of the applicant/developer a Certificate of Deposit, a Letter of Credit, or a warranty or cash bond as required by the Subdivision and Development Regulations of Hays County, payable to Hays County, which shall be binding and in effect for two (2) years from the date of acceptance of the streets and improvements. The CITY shall require the applicant/developer to be responsible for maintenance of the streets and improvements as also required by the Hay County Subdivision and Development Regulations. The CITY may also require the applicant/developer to post a utility bond or other improvements bond, payable to the CITY, if required by the subdivision regulations of the CITY.
- P. The CITY shall collect and forward to the COUNTY all COUNTY subdivision fees as presently authorized or amended by the COUNTY, for services to be performed by the COUNTY. The CITY shall have the right to charge applicants/developers reasonable fees, sufficient to cover the full cost of services provided by the CITY under this Agreement and otherwise in the administration of regulations that apply to subdivisions in the CITY'S ETJ. In addition to the City's fees and in consideration of the County's performance under this Agreement, the City shall collect a \$370.00 per-lot fee for every subdivision subject to this Agreement. Subject to other taxes, fees, fines and penalties permitted by law, said \$370.00 per-lot fee shall be forwarded to the County and shall constitute full and complete compensation for County services under this Agreement.
- Q. If a fee, Certificate of Deposit, Letter of Credit, warranty or bond is to be forwarded to Hays County in accordance with this Agreement, the City shall promptly forward the fee, Certificate of Deposit, Letter of Credit, warranty or bond to Mr. Marcus Pacheco (or his

successor), Hays County Development Services Department, P.O. Box 1006, San Marcos, Texas 78667-1006. Physical address 2171 Yarrington Road.

- R. The CITY agrees to collaborate with the COUNTY regarding the interpretation of any rule or regulation delegated by the COUNTY under this agreement. Such collaboration may result in the granting of a variance on a case-by-case basis. However, the CITY shall not grant a variance to a COUNTY regulation without the consent of the COUNTY. For the purposes of this agreement, consent shall be included in the written recommendation by the COUNTY Development Services Director as required by COUNTY responsibilities defined in this agreement.
- S. As an attachment to this Agreement, the CITY shall provide a current map and digital drawing file defining the legal boundaries of its corporate limits and areas of ETJ. The CITY shall notify the COUNTY of any changes to the CITY's ETJ within 10 days of the effective date of the change and provide an updated digital drawing file. Notice shall be provided by letter according to Section IV. C, below. A change in the area covered by this Agreement shall not, however, affect any rights accrued under TEX. LOCAL GOV'T CODE Chapter 245 prior to the effective date of the change.
- T. As a part of the submittal documents the CITY shall require the applicant submit for review by the COUNTY facility planning reports supporting the proposed subdivision as required in 30 TAC Chapter 285.
- U. If the City is considering any type of moratorium that would affect review of subdivisions in the ETJ, the City shall inform the County at or before submitting notice to the newspaper as required by law.

IV. GENERAL PROVISIONS

- A. **General Administration:** Administering this Agreement and the contact person for the COUNTY shall be the Hays County Director of Development Services, or his/her representative. Administering this Agreement and the contact person and representative for the CITY shall be the CITY Planning Director, or in the alternative the Deputy City Administrator.
- B. **Alteration, Amendment or Modification:** This Agreement may not be altered,

amended, or modified except in a subsequent writing signed by all Parties to this Agreement. No official, agent, employee, or representative of either the COUNTY or the CITY has the authority to alter, amend, or modify the terms of this Agreement, except in accordance with express authority as may be respectively granted by either the Hays County Commissioners Court or the CITY.

C. Notice: All notices sent pursuant to this Agreement shall be in writing and must be sent by registered or certified mail, postage prepaid, return receipt requested.

(a) Notices sent pursuant to this Agreement shall be sent to the Hays County Subdivision Coordinator's Office at the following address:

Hays County Development Services
Attn: Marcus Pacheco (or his successors)
 P.O. Box 1006
 San Marcos, TX 78667-1006

(b) Notices sent pursuant to this Agreement may be delivered or sent to the CITY at the following address:

City of Dripping Springs
 Attn: Mayor Bill Foulds, Jr. (or their successor)
 P.O. Box 384
 Dripping Springs, TX 78620

(c) To be effective, a copy of any notices sent to the COUNTY shall be sent to the Special Counsel's Office at the following address:

Hays County Texas – Office of General Counsel
 Attn: Mark Kennedy (or their successor)
 111 E. San Antonio Street, Suite 204
 San Marcos, TX 78666

(d) To be effective, a copy of any notice sent to the CITY shall be sent to the CITY Attorney at the following address:

City of Dripping Springs
Attn: Laura Mueller (or their successors)
P.O. Box 384
Dripping Springs, Texas 78620

(e) When notices sent pursuant to this Agreement are mailed by registered or certified mail, delivery of notice shall be deemed effective three (3) working days after deposit in a U.S. mailbox or at a U.S. post office.

- D. Severability:** If any provision of this Agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect the remaining provisions of this Agreement.
- E. Breach:** The failure of either Party to comply with the terms and conditions of this Agreement shall constitute a breach of this Agreement. Either Party shall be entitled to any and all rights and remedies allowed under Texas law for any breach of this Agreement by the other Party.
- F. Non-Waiver:** The waiver by either Party of a breach of this Agreement shall not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this Agreement is intended by either Party to constitute a waiver of any immunity from suit or liability to which it is entitled under applicable law.
- G. Entire Agreement; Third Parties:** This Agreement constitutes the entire agreement between the COUNTY and the CITY. No other agreement, statement, or promise relating to the subject matter of this Agreement and which is not contained in this Agreement or incorporated by reference in this Agreement shall be valid or binding. This Agreement is not intended to confer any rights on any third parties, and it shall not be construed as conferring any rights on any third parties.
- H. Terms used in Document:** As used in this document, the terms “Interlocal Cooperation Agreement”, “Interlocal Agreement”, “Agreement”, and “Contract” are synonymous.
- I. Non-Defined Terms:** If not specifically defined in this Agreement, words and phrases used in this Agreement shall have their ordinary meaning as defined by common usage.

[SIGNATURE PAGE FOLLOWS]

EXECUTED this, the _____ day of _____, 2022.

HAYS COUNTY:

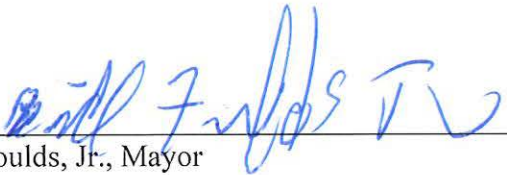
Ruben Becerra, Hays County Judge

ATTEST:

Elaine Cárdenas, Hays County Clerk

EXECUTED this, the 7th day of January, 2022.

CITY OF DRIPPING SPRINGS:


Bill Foulds, Jr., Mayor

ATTEST:


Andrea Cunningham, City Secretary

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CHAPTER 701 - DEVELOPMENT REGULATIONS IN GENERAL

Sub-Chapter 9 - General Public Notice Requirements

§9.01. Communication with Precinct Commissioner

Where individual Chapters of these Regulations require communication or contact with the Precinct Commissioner, the Applicant or the Applicant's authorized agent is required to contact the Commissioner(s) in whose precinct(s) the proposed development is located prior to the submission of the Application. This contact or communication shall consist of either written communication or a personal visit by the Applicant or the Applicant's authorized agent. The Commissioner shall establish and make available to the public a copy of contact procedures for this purpose. Commissioners may delegate contact and communication responsibilities to one or more members of their staff. If the Commissioner requests a personal visit in response to receiving written communication, the Applicant or the Applicant's authorized agent shall arrange a personal visit with the Commissioner or the Commissioner's designee at a mutually agreeable time and place. The purpose of this personal visit shall be for the Applicant to inform the Commissioner about the project and for the Commissioner to present to the Applicant any constraints or concerns associated with the project. Documentation of contact or communication with the Commissioner, including the personal visit, if requested, shall be furnished to the County in conjunction with an Application.

§9.02. Notice Required

Where individual Chapters of these Regulations require notice, the Applicant is responsible for accomplishing such notice regarding the Application or any action thereon, including any costs associated with such notice. Where the requirements of state or federal law dictate that the County actually accomplish such notice associated with an Application or any action thereon, the Applicant shall be responsible for the payment of fees and charges established by the Commissioners Court to cover the cost of such notice.

§9.03. Documentation

Where individual Chapters of these Regulations require notice, the Applicant is responsible for furnishing documentation to the County confirming that such notice was accomplished. Specific documentation requirements shall be established by the Department for each type of notice required under these Regulations.

§9.04. Posted Notice

Where individual Chapters of these Regulations require posted notice, the Applicant shall be required to notify the public upon the determination by the Department that an Application for a Development Authorization is Administratively Complete. This notice shall be accomplished through posting signs at the Subject Property. Where Posted Notice is required, no exemptions from these requirements shall be allowed. The following requirements apply to Posted Notice, where required:

- (A) Within two (2) working days of receipt of notice from the Department that an Application filed with the County has been determined to be Administratively Complete, the Applicant shall install public notice signs on the Subject Property. Signs shall remain in place on the Subject Property until a final decision is rendered on the Application by the

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Commissioners Court or until such time as the Application is withdrawn, if the application is withdrawn.

- (B) Signs shall be placed within twenty (20) feet of all property boundaries fronting on a public roadway. Where the length of the boundary fronting on a public roadway exceeds one thousand feet, the signs shall be spaced no further than one-thousand feet apart. At least one sign shall be placed along each public roadway fronting the property. The Applicant shall ensure that the view of the signs is not obstructed by objects on the Subject Property and that the signs are placed where there is an unobstructed view of the signs from the public roadway. Signs are not required to be placed along property boundaries that do not front on a public roadway.
- (C) The signs shall contain the specific text required by the individual Chapter that includes the posted notice requirement. The Department shall develop and make available to the public standard language to be used for each type of posted notice required under these Regulations.
- (D) The signs shall be a minimum size of four feet by four feet, with the bottom of the sign placed at least two feet above ground level. The background of the sign shall be white. The heading on the sign shall be red letters at least three inches high, with the remaining text black letters at least 1-1/2 inches high. The sign shall also contain the reference number that is used by the Department to track the Application for which the posted notice is required. The Department shall develop and make available to the public specific signage criteria and shall make available examples of signs for each type of posted notice required under these Regulations.
- (E) The signs shall be constructed of materials that are sufficiently durable to ensure the sign remains in place and legible during the entire period that posting is required.
- (F) The Department may also, utilizing any procurement process authorized under State law, designate one or more approved vendors from whom Applicants may purchase signage to comply with these Regulations.
- (G) Signs may also be supplied by Applicants. The Department is authorized to require review by the Department of any signs supplied by the Applicant. The Department may require that such signs supplied by the Applicant be replaced, at the Applicant's expense, if the Department determines that the signs supplied by the Applicant do not strictly conform to the requirements of these Regulations and published Department criteria.
- (H) It shall be the responsibility of the Applicant to submit documentation to the Department that the signs have been properly installed and to periodically check sign locations to verify that signs remain in place and have not been vandalized or removed. The Applicant shall immediately notify the County of any missing or defective signs. It is unlawful for a person to alter any notification sign or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the Applicant shall not constitute a failure to meet notification requirements. If signs are removed, damaged or become illegible, the Applicant shall replace the signs within three (3) working days.

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§9.05. Written Notice for Political Subdivisions and Contiguous Properties

Where individual Chapters of these Regulations require written notice, the Applicant shall be required to notify affected political subdivisions and the owners of Contiguous Properties through written notice. The following provisions apply to Written Notice, where required:

- (A) The written notice must include a map clearly showing the boundaries and general location of the proposed development and major roadways in the vicinity.
- (B) The written notice must include a general description of the nature of the proposed development, including identification of the Applicant and the Permittee and a general description of the nature of the activities for which approval is being requested.
- (C) The written notice must also include any additional information required by the individual Chapter that includes the written notice requirement.
- (D) The Applicant shall forward copies of any written notice to any other parties to the application, including the Permittee and/or the owners of the Subject Property.

§9.06. Identification of Affected Political Subdivisions

Where written notice is required to be submitted to an affected political subdivision, as part of its technical review of a completed application the Department shall identify all political subdivisions affected by the Application for which it has available records. The list of affected political subdivisions shall at a minimum include any political subdivision within whose boundaries the Subject Property is located. If the Subject Property is not located within the boundaries of an emergency services or management district, a school district, a water utility district, or a wastewater utility district, the nearest such district shall be included in the list of affected political subdivisions. The address for notice purposes for each affected political subdivision shall be the address furnished by the Department to the Applicant.

§9.07. Identification of Contiguous Property Owners

Where written notice is required to be submitted to owners of Contiguous Property, the applicant shall identify all owners of Contiguous Property that are not parties to the Application. The identified owners for the Contiguous Properties shall be those owners on file with the Hays Central Appraisal District (HCAD) within thirty (30) days prior to the date the Application is filed. The address of the identified owners for notice purposes shall be the address on file with the HCAD.

§9.08. Delivery of Written Notice

The following requirements apply to the delivery of Written Notice, where required:

- (A) The person may deliver the written notice in person, by express courier or by depositing the notice with the United States Postal Service (USPS), postage paid. Personal delivery and delivery by express courier shall be confirmed by a written acknowledgement of receipt by the party to whom the written notice was delivered or their authorized agent. Mailed notice deposited with the USPS shall be sent certified with return receipt requested. Mailed notice may be confirmed by the receipt returned by the USPS. In instances where the person to receive Written Notice has requested that the person making the Written Notice submit such Written Notice via electronic media, the person making such Written Notice may deliver that notice via electronic media. All instances

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of Written Notice delivered via electronic media must be confirmed in writing or by receipt of an affirmative reply from the recipient via electronic media. Nothing in this section shall be construed to require the issuance of Written Notice via electronic media.

- (B) Where written notice is required to affected political subdivisions, within ten (10) working days of receipt of notice from the Department that the Application has been determined to be Administratively Complete and the Department's providing the Applicant with a list of affected political subdivisions, the Applicant shall provide written notice of the proposed development to each of the affected political subdivisions.
- (C) Where written notice is required to owners of Contiguous Properties, within ten (10) working days of the filing of the application, the Applicant shall provide written notice of the Application to each of the owners of Contiguous Property that are not parties to the Application.
- (D) Within ten days of providing such written notice under these Regulations, the Applicant shall provide copies of the notification and proof of notice delivery to the Department.

§9.09. Published Notice

Unless otherwise required under individual chapters, where published notice is required, it shall be accomplished in a newspaper of general circulation in the County at least two (2) times. For published notice of Applications, such notice shall be published within thirty (30) calendar days of filing the Application. For published notice of the consideration of action on any aspect of an Application, such notice shall be published during the period beginning on the 30th calendar day and ending on the 7th calendar day prior to such consideration. To document publication of the required notice, the person having such notice published shall submit an original, signed publisher's affidavit demonstrating actual publication.

§9.10. Review of Public Notice by the County

The County may review any and all procedures used by the Applicant or others to accomplish public notice under these Regulations. The County shall require additional public notice for any public notice deemed by the County as not in compliance with these Regulations. The County may suspend the processing of any application for which the County determines that public notice was not accomplished in substantial compliance with these Regulations. The Applicant or Permittee shall be responsible for the costs of such additional public notice required as a result of failing to publish notice in substantial compliance with these Regulations.

§9.11. Additional Public Notice by the County

Where these regulations require notice, the County may accomplish additional public notice of any Application or pending action on such Application using whatever means it may deem appropriate and as required by federal, state or local law. Any such costs for this additional public notice shall be the responsibility of the County. Additional public notice by the County may include, but is not limited to, posting notice on the Commissioners Court agenda, posting notice in conjunction with other posted notices at County facilities, posting on any electronic medium maintained or used by the County, or inclusion of such notice in any announcement or communication performed by the County. Except where required by law, such additional public notice by the County will be at the discretion of the Commissioners Court. The Department shall also distribute all written and published public notice required under these Regulations to those

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persons on the Department maintained public distribution list in accordance with Subchapter 10 of this Chapter.

Sub-Chapter 16 - Coordination with "911" Addressing System

This subchapter shall govern the coordination required with the "911" Addressing System prior to issuance of a Development Authorization by the County.

§16.01. Communication with County "911" Coordinator

Prior to submitting an Application, the Applicant or the Applicant's authorized agent is required to contact the County "911" Coordinator to confirm the suitability of the naming and designation of proposed roadways and to establish procedures for identifying the "911" addresses for the subdivision. Applications for subdivisions must confirm the suitability of the name and designations in conjunction with the Preliminary Plan.

§16.02. Additional Coordination

The County "911" Coordinator may require the Applicant to coordinate "911" addressing information with the Hays County Sheriff, municipal police and fire departments, emergency services districts (ESDs) and any other emergency response agencies authorized to operate in the County whose response might be requested during an emergency.

§16.03. Approval Required

Prior to the issuance of a Development Authorization by the County, the Applicant shall submit evidence of approval by the County "911" Coordinator for the following:

- (A) The proposed names or designations for new roadways, shared access easements or shared access driveways associated with any Application to the County for a Development Authorization. The County "911" Coordinator is hereby authorized to withhold approval of names or designations that the coordinator determines are very similar to existing names or designations or which may otherwise contribute to confusion in names or designations in a way that may hinder emergency response.
 - (1) When names or designations are allowed to change on a continuous street, street signs must be placed in a clear and unambiguous manner, so as not to hinder emergency response.

- (B) If "911" addresses have not previously been established for the proposed development, in conjunction with the final Development Authorization, the County shall establish a "911" address for each lot or component of the development served by a Regulated Roadway, shared access easement or shared access driveway associated with that development. If the development plan includes multiple habitable structures located on the same lot (e.g. a multi-unit residential housing unit, a Manufactured Home Rental Community, a multi-unit commercial development, etc.), a "911" address shall be established for each habitable structure. The "911" addresses shall be established by the County "911" Coordinator.

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CHAPTER 715 - WATER AND WASTEWATER AVAILABILITY

Sub-Chapter 3 - Water Availability

§3.01. Applicability

The following developments are exempted from the requirements to certify water availability under these Regulations. The County encourages exempted developments to comply with these Regulations.

- (A) Exempted subdivisions as defined under §701.3.01.
- (B) Exempted Manufactured Home Rental Communities as defined under §745.2.01.
- (C) The following categories of non-exempt subdivisions are not required to demonstrate water availability, subject to the inclusion of a plat note prohibiting further non-exempt subdivision or re-subdivision for a period of five (5) years following the filing of the Final Plat:
 - (1) All non-exempt subdivisions of five (5) lots or less in which all lots average at least two (2) acres.
 - (2) All subdivisions of ten (10) lots or less in which all lots are larger than ten (10) acres.

§3.02. Items Common to All Water Availability Demonstrations

The following items shall be addressed in all water availability demonstrations prepared under these regulations, regardless of the source(s) utilized:

- (A) An estimate of the amount of water demand throughout all phases of development supported by engineering calculations based on the anticipated timetable for full build-out, including a statement describing the level of fire protection afforded to the proposed phase(s) of the development;
- (B) A statement as to whether there are plans for alternative or backup water service; if so, an identification of the alternative or backup water source;
- (C) A description of any anticipated new water facility improvements required to serve the development;
- (D) A map showing the proposed location of all water facilities throughout all phases of development as well as the proposed water service area, including any TCEQ-approved service area boundaries of a water service provider operating under a Certificate of Convenience and Necessity (CCN) within the boundaries of the proposed subdivision;
- (E) An estimated timetable for completion of all facilities; and,
- (F) Based on the information available at the time the application is submitted, the anticipated owner(s) and operator(s) of all water facilities throughout all phases of development shall be identified and included in the application.

§3.03. Notification for All Developments Utilizing Local Groundwater

This Subchapter addresses the requirements that Subdivisions and Manufactured Home Rental Communities must meet to demonstrate water availability using Local Groundwater for the purposes of obtaining a Development Authorization from the County. These Regulations do not

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include the details for requirements on the withdrawal and use of groundwater that may originate from the regulations other entities. The public is hereby notified that portions of Hays County are within the jurisdiction of other governmental entities, including Groundwater Conservation Districts and the Edwards Aquifer Authority, which regulate the withdrawal and use of groundwater under direct authority from the State of Texas, independent from the authority of Hays County. Within their statutory authority, these other governmental entities may impose requirements in addition to those contained in these Regulations. The Department shall cause to be included in any Development Authorizations issued under these Regulations a notice that valid limitations imposed by these other authorized entities are incorporated as a special provision into the terms of the County's Development Authorization and may be enforced as such by the County. The Department shall also develop and publish requirements for incorporating into the Record Documents notice of the requirements of these other governmental entities.

Where applicable federal, state or local statutes require Applicants to submit water availability certifications to other governmental entities, the Applicant shall document compliance with these requirements. Where the Department is made aware of applicable regulations of other entities, the Department shall process any Application as requesting a variance where that Application is determined to not be in compliance with such other regulations. It is the intention of these Regulations that all Applications be processed, to the extent authorized under State law, to not conflict with Groundwater Management Area planning efforts, established sustainable yields, desired future conditions, and managed available groundwater volumes.

§3.04. Procedures for Department Coordination with the Applicable Groundwater Conservation District

For all water availability demonstrations which rely in whole or in part on Local Groundwater, the Department shall ensure that a copy of the water availability demonstration is submitted to the applicable groundwater conservation district(s) [GCD] for review and comment. Where the Applicant is required to make such a submittal under §715.3.03, the Department shall forward to the GCD within ten (10) working days of receipt, a written request for review and comment on the portion of the availability demonstration relying on Local Groundwater. Where such submittal to the GCD is not otherwise required by the Applicant, the Department shall forward the information to the GCD within ten (10) working days of receipt, with a written request for review and comment on the portion of the availability demonstration relying on Local Groundwater. If the Department has not received written comments from the GCD within fifteen (15) working days, the GCD shall be considered as having waived the opportunity for review and comment on the availability demonstration. The Department shall consider all comments received from the GCD and may request such additional information from the Applicant as the Department deems appropriate in response to these comments. The Department shall include a summary of any comments timely received from the applicable GCD in any report made to the Commissioners Court on an Application. If the County has adopted a Memorandum of Understanding (MOU) with any GCD, the Department shall follow the procedures outlined in the MOU.

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§3.05. Water Availability Demonstrations Using Individual Private Water Wells Producing Local Groundwater

In addition to the requirements outlined in §715.3.02, Applicants requesting approval to utilize one or more individual private water wells using Local Groundwater to serve the proposed development shall construct at least two wells (one test well and one monitor well). Use of existing wells will be permitted if the wells fully meet these regulations. Well analyses shall be performed by a Texas licensed professional engineer or Texas licensed professional geoscientist, qualified to perform the hydrogeological testing, geophysical well logging and aquifer pump testing. The following information shall be provided to Commissioners Court for each well tested.

- (A) Identify the hydrogeologic formation by well driller's log and approved geophysical logging methods. Provide a map and list of all known wells within 1,000 feet of the proposed subdivision boundaries (or a distance where measurable drawdown effects from the proposed subdivision well are expected). Each well is to be located by latitude and longitude.
- (B) The Certification of Groundwater Availability For Platting Form as required by the TCEQ rules on Groundwater Availability Certification for Platting at 30 Tex. Admin. Code Section 230.3. The Department shall require an applicant to submit any engineering calculations, studies or other data supporting the statements contained in the Certification of Groundwater Availability For Platting Form.

Individuals marketing the development shall provide each purchaser or renter with a statement describing the extent to which water and wastewater service will be made available, and how and when such service will be made available.

§3.06. Additional Requirements for Subdivisions Served by Individual Water Wells Producing Local Groundwater in Priority Groundwater Management Areas

Applicants requesting approval to utilize individual private water wells producing Local Groundwater to serve proposed new development in a Priority Groundwater Management Area, as that term is defined by the Texas Commission on Environmental Quality, shall be subject to the following additional requirements:

- (A) The person preparing the groundwater availability certification shall document that they obtained available information on historical water levels and known water wells from the applicable Groundwater Conservation District.
- (B) The person preparing the groundwater availability certification shall perform a walking receptor survey around the perimeter of the Subject Property to identify the visual location of apparent undocumented water wells and to visually confirm the presence of documented water wells within five hundred (500) feet of the boundaries of the subject property.
- (C) The person preparing the groundwater availability certification shall estimate the average annual recharge (per acre) in the vicinity of the Subject Property using a Groundwater Availability Model (GAM) reviewed and approved by the Texas Water Development Board.

ATTACHMENT "A"

- (D) The person preparing the groundwater availability certification shall utilize the estimated annual average recharge rates (developed under §715.3.06.C) to determine the total estimated annual recharge for the footprint area of the Subject Property. The estimated annual recharge for the Subject property shall be compared to the projected annual groundwater withdrawal, to assess whether the projected withdrawal exceeds the estimated recharge. For developments where the projected withdrawal exceeds estimated recharge, the Applicant shall take one or more of the following steps:
- (3) Comply with the minimum lot size requirement of 6.00 acres, as presented in Table 705.05.01;
 - (4) Provide a supplemental demonstration of water availability based on an Other Water Supply System and prorate the minimum lot size requirement using 6.00 acres for the percentage provided by Local Groundwater and the otherwise applicable value from Table 705.05.01 for the Other Water Supply System; or,
 - (5) Subject to the requirements of §715.3.06(F), secure the future development rights for currently undeveloped property in a quantity sufficient to balance the groundwater withdrawal for the Subject Property with overall recharge from the Subject Property and other property, and provide Written Notice, as outlined in Chapter 701, to the owners of all proximate property for which a groundwater well is documented or discovered during the walking receptor survey and the owners of any other documented well within one-quarter mile of the Subject Property, that the projected groundwater use for the proposed development is being offset through the acquisition of additional property. The Department shall make available to the public standardized notice language for this purpose.
- (E) For developments where the availability of groundwater is limited to less than the flow required to support fully developed conditions, the Applicant shall include in the Water and Wastewater Service Plan the procedures to be utilized to limit groundwater withdrawal to the certified available quantity.
- (F) Property outside the Subject Property that is used for the purpose of balancing the groundwater withdrawal for the Subject Property shall comply with the following conditions:
- (6) Eligible additional property must recharge to the same aquifer zone as the Subject Property and be within the same PGMA.
 - (7) All such additional property shall be subject to a conservation easement or equivalent legal mechanism structured to prohibit in perpetuity its future subdivision or development. The easement or instrument shall be granted to the public and shall be held by the County or other non-profit legal entity recognized by the County as custodian for the County. Such easement or instrument shall be in such form and under such conditions as are acceptable to the County.
 - (8) For properties located within the jurisdiction of public entities having zoning authority, the Applicant shall provide documentation that the zoning for the additional property is "agricultural", "open space" or other equivalent zoning that allows little to no development of the additional property.

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- (9) The additional property shall either be contiguous to the Subject Property or located within five (5) miles of the Subject Property.
- (10) Additional property that is contiguous to the Subject Property may be considered as providing the same recharge as the Subject Property.
- (11) Additional property that is not contiguous but is located within five (5) miles of the Subject Property shall be considered as providing seventy five percent (75%) of the recharge provided by the Subject Property.
- (12) In instances where the Applicant proposes to secure the development rights from a property (the originating property) that is outside the jurisdiction of the County and within the jurisdiction of one or more local governmental entities, the Applicant must provide documentation of the written approval of the transfer from each such local governmental entity with jurisdiction over the originating property.

§3.07. Water Availability Demonstrations Utilizing a new TCEQ public water supply system:

In addition to the requirements outlined in §715.3.02, Applicants proposing to serve a development through a new public water supply system shall include the following information in the Water and Wastewater Service Plan:

- (A) If water service is to be provided by a municipal utility district or other special purpose district that has not been created as of the filing of the Preliminary Plan, a detailed description of the proposed district boundaries, a timetable for creation of the district, and identification of the proposed organization of the district.
- (B) Prior to the final approval of the development (e.g. the final plat or the Infrastructure Development Plan), the Applicant shall supply a letter to the Department from the water service provider certifying that they have the authority to provide water service; that there will be sufficient capacity to serve all phases of the proposed development; and that all required agreements have been executed.
- (C) Within ten (10) working days of receiving this supply letter, the Department shall notify in writing all governmental entities which the Department has record of having jurisdiction over any aspect of water supply to the proposed development requesting their comments on the letter. In instances where the water service provider does not own or otherwise control the source(s) of supply, the Department may require that the Applicant obtain supporting documentation certifying the availability of adequate supply from the actual water supply source(s) in addition to the information required to be provided by the water service provider. The Department shall include in any Development Authorization a Special Provision recognizing the requirements of any other governmental entity with established jurisdiction over the proposed development. Any disputes between the Applicant, water service provider and other governmental jurisdictions shall be heard by the Commissioners Court.
- (D) For developments within the jurisdiction of a Groundwater Conservation District that utilize groundwater in their demonstration, a formal groundwater availability analysis, in accordance with 30 TAC 230, shall be completed, along with a statement acknowledging that all applicable requirements of the GCD will be met.

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§3.08. Water Availability Demonstrations Utilizing an existing TCEQ-permitted public water supply:

If wholesale or retail water service is to be provided by an existing water utility or other existing water service provider, an applicant shall submit a written statement from the existing provider containing the following:

- (A) A description of the authority of the existing provider to serve the proposed phase of development.
- (B) A statement as to whether the existing provider has available capacity to serve the proposed phase of development, including a statement describing the level of fire protection afforded to the proposed phase(s) of the development.
- (C) A description of the type of water service to be provided (wholesale or retail) and a timetable for the providing of such service to the proposed development.
- (D) Identification of any anticipated water supply or service agreements that will need to be executed prior to the provision of service.
- (E) Prior to the final approval of the development (e.g. the final plat or the Infrastructure Development Plan), the applicant shall supply a letter to the Department from the utility provider certifying that they have the authority to provide water service; that there will be sufficient capacity to serve all phases of the proposed development; and that all required agreements have been executed.
- (F) Within ten (10) working days of receiving this supply letter, the Department shall notify in writing all governmental entities which the Department has record of having jurisdiction over any aspect of water supply to the proposed development requesting their comments on the letter. In instances where the water service provider does not own or otherwise control the source(s) of supply, the Department may require that the Applicant obtain supporting documentation certifying the availability of adequate supply from the actual water supply source(s) in addition to the information required to be provided by the water service provider. The Department shall include in any Development Authorization a Special Provision recognizing the requirements of any other governmental entity with established jurisdiction over the proposed development. Any disputes between the Applicant, water service provider and other governmental jurisdictions shall be heard by the Commissioners Court.

§3.09. Water Availability Demonstrations Utilizing Rainwater Harvesting

In addition to the requirements outlined in §715.3.02, Applicants proposing to serve a development through rainwater harvesting shall include the following information in the Water and Wastewater Service Plan:

- (A) Estimates of the water availability from rainwater harvesting shall be based upon the "The Texas Manual on Rainwater Harvesting", published by the Texas Water Development Board, or other industry standard sources acceptable to the Department.
- (B) Water demand estimates for demonstrations involving rainwater harvesting, including demonstrations utilizing multiple water sources, may not be lower than the largest value of the following:

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- (13) The maximum water usage rates for "water conserving households" identified by the American Water Works Association, "Residential End Uses of Water";
 - (14) A total of forty five (45) gallons per person per day;
 - (15) A total of one hundred fifty (150) gallons per dwelling unit per day.
- (C) The Water and Wastewater Service Plan shall include a standardized design for a rainwater harvesting system, prepared by a Texas licensed professional engineer, using design parameters applicable to the location of the Subject Property. This standardized design shall be based on a prototype representative of actual conditions anticipated to be present in the proposed development, including typical structure sizes and materials of construction. The standardized design shall include schematic plans, drawings and descriptions for the various component parts of the prototype system, and shall include any minimum requirements (e.g. minimum storage tank sizes) and appropriate adjustment factors to be used for each component to account for the range of differing sizes and configurations of structures anticipated to be present in the proposed development.
- (D) The Water and Wastewater Service Plan shall include a standardized operations and maintenance plan for a rainwater harvesting system, prepared by a Texas licensed professional engineer. This operating and maintenance plan shall be based on the prototypical design and shall describe in detail the operating and maintenance requirements for each component of the prototypical rainwater harvesting system.
- (E) The Water and Wastewater Service Plan shall clearly identify any water conservation measures and use limitations used in estimating the water demand and shall include the provisions to be utilized to ensure that the end users of the rainwater harvesting systems are aware of the need to follow these restrictions.
- (F) Where rainwater harvesting constitutes the sole source of water supply for the development, the Applicant shall incorporate sufficient restrictions (including deed restrictions and plat notes) into the development documents to ensure that subsequent owners or users of the property do not install or utilize groundwater wells, until an updated water availability demonstration is approved documenting sufficient groundwater is available.

**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**

THIS INTERLOCAL COOPERATION AGREEMENT (this “Agreement”) is made and entered into by and between Hays County, Texas, a political subdivision of the State of Texas (hereinafter referred to as “COUNTY”), by and through its County Judge, Dr. Bert Cobb, and the City of DRIPPING SPRINGS, a municipal corporation of the State of Texas (hereinafter referred to as “CITY”), by and through its City Mayor, Todd Purcell. The City and the County are hereinafter collectively referred to as “the Parties” or “the Parties to this Agreement.”

WHEREAS, the CITY has duly identified its corporate limits and the areas of its extraterritorial jurisdiction (hereinafter referred to as “ETJ” or the “CITY’s ETJ”) within the COUNTY; and

WHEREAS, the CITY has adopted and is enforcing subdivision regulations pursuant to TEX. LOCAL GOV’T CODE Subchapter A of Chapter 212 and other statutes applicable to municipalities; and

WHEREAS, the COUNTY has adopted and is enforcing subdivision regulations pursuant to TEX. LOCAL GOV’T CODE sections 232.001-232.005 and other statutes applicable to counties; and

WHEREAS, the COUNTY and the CITY, pursuant to TEX. LOCAL GOV’T CODE Section 242.001, both enforced their subdivision regulations in the CITY’s ETJ and, in those situations where the CITY’s regulation conflicted with the COUNTY’s regulation, the more stringent provisions have prevailed; and

WHEREAS, the Texas Legislature revised TEX. LOCAL GOV'T CODE Chapter 242 to limit subdivision regulation within the ETJ to one entity (or two entities working jointly); and

WHEREAS, to the extent that the CITY's execution of this Agreement and related agreements with other counties in other areas of the CITY's ETJ, or the CITY's adoption, administration or enforcement of ordinances, rules, regulations or plans in reasonable furtherance of this Agreement or the related agreements results in requirements or restrictions that are not identical throughout the CITY's entire ETJ, the Parties jointly acknowledge that the actions of the CITY are "reasonably taken to fulfill an obligation mandated by state law" within the meaning of TEX. GOV'T CODE Section 2007.003(b)(4), and are therefore not subject to TEX. GOV'T CODE Chapter 2007; and

WHEREAS, both the COUNTY and the CITY desire to enter into an Interlocal Cooperation Agreement, pursuant to TEX. GOV'T CODE Section 791.011(a), and as authorized by TEX. LOC. GOV'T CODE Section 242.001(c), whereby the COUNTY and the CITY shall agree upon the terms of said written agreement.

NOW, THEREFORE, the COUNTY and the CITY mutually agree as follows:

I. TERM OF AGREEMENT AND CERTIFICATION

- A. The COUNTY and the CITY mutually agree that the term of this Agreement shall be from the date it is finally and duly executed by both the COUNTY and the CITY until August 1, 2015. This Agreement shall automatically renew annually on the anniversary date, unless earlier terminated by mutual agreement of the Parties.
- B. Notwithstanding the foregoing, this Agreement may be terminated by either Party by giving thirty (30) days' written notice of intent to terminate this

Agreement to the other Party. Any notice of intent to terminate must be delivered by deposit in the United States mail, certified, return receipt requested, to the other Party at the addresses set out herein. Upon termination of this Agreement, neither Party shall have any obligations to the other Party under this Agreement, except with respect to payment for services already rendered under this Agreement, but not yet paid.

- C. The COUNTY and the CITY mutually certify that this Agreement complies with the requirements of Texas Local Government Code, Chapter 242.

II. COUNTY RESPONSIBILITIES

- A. The COUNTY assigns and delegates to the CITY the COUNTY's authority to approve subdivision plats within the ETJ of the CITY, pursuant to TEX. LOCAL GOV'T CODE Section 242.001(d), so that the CITY has exclusive jurisdiction to regulate subdivision plats in the CITY's ETJ.
- B. The COUNTY Development Services Director shall, within 15 working days prior to the CITY'S anticipated final approval date, provide the City's staff with written recommendation for approval or disapproval of all plats for inclusion in the agenda backup prior to final plat approval.

III. CITY RESPONSIBILITIES

- A. The CITY shall enforce its subdivision regulations, including review and approval processes and design and construction standards, within its ETJ.
- B. The CITY shall enforce in the ETJ the following Hays County Subdivision and Development Regulations attached hereto and incorporated as Attachment "A" (Chapter 701.9, Chapter 701.16, Chapter 715.3, Chapter 721, Chapter 735.5.03 and Hays County Rules for On-site Sewage Facilities Section 10-A,

D, and G). As the development regulations in Exhibit “A” are amended from time to time, the County shall provide copies of such amended regulations to the City. These amended regulations shall be incorporated into and made a part of this Agreement for all purposes and shall supersede the conflicting provisions in the attached Exhibit “A.”

- C. If the CITY has existing ordinances establishing substantially similar standards for the subject areas of such COUNTY subdivision regulations, then the City may opt to apply the City ordinance in lieu of the corresponding COUNTY Subdivision Regulation. All City subdivision regulations not in conflict with Attachment “A” may be enforced. If either Party wishes to propose revisions in the future to subdivision regulations that apply in the ETJ, the Party will notify the other Party of the proposed change. The Parties will cooperate in determining the need for the change and its effect on this Agreement, and will adopt any change agreed to by official action of their respective governing bodies.
- D. The CITY agrees to require developers to dedicate public right-of-way pursuant to the Hays County Transportation Plan as currently revised or amended, subject to applicable constitutional and statutory limitations. For subdivisions in which it appears to the CITY that a requirement for dedication of right-of-way pursuant to such Transportation Plan may exceed an applicable constitutional or statutory limitation, the CITY will notify the COUNTY, and the parties will cooperate to determine the extent of right-of-way dedication to be required, or an alternative method of securing the needed

right-of-way. When enforcing subdivision regulations in the City's ETJ, the City shall facilitate the County's road maintenance program by requiring a road standard no less than the standards set out in Attachment "A."

- E. The COUNTY expressly delegates to the CITY the authority to require the preparation of a subdivision plat for the division of any property into two or more lots as required in TEX. LOCAL GOV'T CODE section 232.001, including lots larger than five acres.
- F. The CITY shall deliver six copies of all plat submittals to the COUNTY for review, within five working days from the date of receipt. The CITY shall require applicants make a check payable to Hays County Treasurer for any applicable review fees for each project.
- G. The COUNTY staff shall do a completeness check and notify the CITY of completeness of the submittal.
- H. The COUNTY shall provide the CITY with written comments regarding subdivision plats within five working days from the date of receipt by the COUNTY, and written comments regarding construction plans within ten days from the date of receipt.
- I. The CITY shall include written recommendation from COUNTY Development Services Director in agenda backup for final plat approval.
- J. The CITY shall require a signature block for the current COUNTY Development Services Department Director authorizing the filing of the plat under this agreement.

- K. The CITY shall deliver two copies of all recorded plats for subdivisions within the CITY's ETJ to the COUNTY within five working days of the recording of the subdivision plat.
- L. The CITY shall also provide to the COUNTY a digital file of each subdivision plat compliant with the currently adopted Hays County Digital Data Submission Standards.
- M. The CITY shall confer and come to agreement with the Hays County 911 Addressing Division concerning street names prior to final plat approval.
- N. The CITY shall allow COUNTY inspectors access to road construction sites of subdivisions within the ETJ and the CITY shall timely submit copies of all road design materials and road construction test results to the COUNTY during road construction. COUNTY inspectors shall have inspection and approval authority over the road construction, stormwater drainage construction, and water and wastewater facility construction within the right-of-way and easements. The COUNTY may request that the CITY issue a stop-work notice if, in the COUNTY'S opinion, applicable construction standards are not being met.
- O. Prior to acceptance of new streets or other improvements in a subdivision, the CITY shall require of the applicant/developer a Certificate of Deposit, a Letter of Credit, or a warranty or cash bond as required by the Subdivision and Development Regulations of Hays County, payable to Hays County, which shall be binding and in effect for two (2) years from the date of acceptance of the streets and improvements. The CITY shall require the applicant/developer

to be responsible for maintenance of the streets and improvements as also required by the Hay County Subdivision and Development Regulations. The CITY may also require the applicant/developer to post a utility bond or other improvements bond, payable to the CITY, if required by the subdivision regulations of the CITY.

- P. The CITY shall collect and forward to the COUNTY all COUNTY subdivision fees as presently authorized or amended by the COUNTY, for services to be performed by the COUNTY. The CITY shall have the right to charge applicants/developers reasonable fees, sufficient to cover the full cost of services provided by the CITY under this Agreement and otherwise in the administration of regulations that apply to subdivisions in the CITY's ETJ. In addition to the City's fees and in consideration of the County's performance under this Agreement, the City shall collect a \$320.00 per-lot fee for every subdivision subject to this Agreement. Subject to other taxes, fees, fines and penalties permitted by law, said \$320.00 per-lot fee shall be forwarded to the County and shall constitute full and complete compensation for County services under this Agreement.
- Q. If a fee, Certificate of Deposit, Letter of Credit, warranty or bond is to be forwarded to Hays County in accordance with this Agreement, the City shall promptly forward the fee, Certificate of Deposit, Letter of Credit, warranty or bond to Ms. Roxie Botkin (or her successor), Hays County Development Services Department, P.O. Box 1006 , San Marcos, Texas 78667-1006. Physical address 2171 Yarrington Road.

- R. The CITY agrees to collaborate with the COUNTY regarding the interpretation of any rule or regulation delegated by the COUNTY under this agreement. Such collaboration may result in the granting of a variance on a case-by-case basis. However, the CITY shall not grant a variance to a COUNTY regulation without the consent of the COUNTY. For the purposes of this agreement, consent shall be included in the written recommendation by the COUNTY Development Services Director as required by COUNTY responsibilities defined in this agreement.
- S. As an attachment to this Agreement, the CITY shall provide a current map and digital drawing file defining the legal boundaries of its corporate limits and areas of ETJ. The CITY shall notify the COUNTY of any changes to the CITY's ETJ within 10 days of the effective date of the change and provide an updated digital drawing file. Notice shall be provided by letter according to Section IV. C, below. A change in the area covered by this Agreement shall not, however, affect any rights accrued under TEX. LOCAL GOV'T CODE Chapter 245 prior to the effective date of the change.
- T. As a part of the submittal documents the CITY shall require the applicant submit for review by the COUNTY facility planning reports supporting the proposed subdivision as required in 30 TAC Chapter 285.

IV. GENERAL PROVISIONS

- A. General Administration:** Administering this Agreement and the contact person for the COUNTY shall be the Hays County Director of Development Services, or his/her representative. Administering this Agreement and the

contact person and representative for the CITY shall be the CITY Planning Director, or in the alternative the Deputy City Administrator.

B. Alteration, Amendment or Modification: This Agreement may not be altered, amended, or modified except in a subsequent writing signed by all Parties to this Agreement. No official, agent, employee, or representative of either the COUNTY or the CITY has the authority to alter, amend, or modify the terms of this Agreement, except in accordance with express authority as may be respectively granted by either the Hays County Commissioners Court or the CITY.

C. Notice: All notices sent pursuant to this Agreement shall be in writing and must be sent by registered or certified mail, postage prepaid, return receipt requested.

(a) Notices sent pursuant to this Agreement shall be sent to the Hays County Subdivision Coordinator's Office at the following address:

Ms. Roxie McInnis (or her successors)
Hays County Development Services,
P.O. Box 1006
San Marcos, Texas 78667-1006

(b) Notices sent pursuant to this Agreement may be delivered or sent to the CITY at the following address:

Mr. Todd Purcell (or his successor)
City Mayor
City of Dripping Springs
P.O. Box 384
Dripping Springs, TX 78620

(c) To be effective, a copy of any notices sent to the COUNTY shall be sent to the Special Counsel's Office at the following address:

Mark Driscoll Kennedy (or his successor)
 A.D.A. -- Chief – Civil Division
 Hays County, Texas
 111 E. San Antonio, Suite 204
 San Marcos, TX 78666

(d) To be effective, a copy of any notice sent to the CITY shall be sent to the CITY Attorney at the following address:

Alan Bojorquez
 City Attorney of Dripping Springs
 12325 Hymeadow Drive, Suite 2-100
 Austin, Texas 78750

(e) When notices sent pursuant to this Agreement are mailed by registered or certified mail, delivery of notice shall be deemed effective three (3) working days after deposit in a U.S. mail box or at a U.S. post office.

D. Severability: If any provision of this Agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect the remaining provisions of this Agreement.

E. Breach: The failure of either Party to comply with the terms and conditions of this Agreement shall constitute a breach of this Agreement. Either Party shall be entitled to any and all rights and remedies allowed under Texas law for any breach of this Agreement by the other Party.

F. Non-Waiver: The waiver by either Party of a breach of this Agreement shall not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this Agreement is intended by either Party to constitute a waiver of any immunity from suit or liability to which it is entitled under applicable law.

G. Entire Agreement; Third Parties: This Agreement constitutes the entire

agreement between the COUNTY and the CITY. No other agreement, statement, or promise relating to the subject matter of this Agreement and which is not contained in this Agreement or incorporated by reference in this Agreement shall be valid or binding. This Agreement is not intended to confer any rights on any third parties, and it shall not be construed as conferring any rights on any third parties.

H. Terms used in Document: As used in this document, the terms “Interlocal Cooperation Agreement”, “Interlocal Agreement”, “Agreement”, and “Contract” are synonymous.

I. Non-Defined Terms: If not specifically defined in this Agreement, words and phrases used in this Agreement shall have their ordinary meaning as defined by common usage.

EXECUTED THIS 15th day of July, 2014.

HAYS COUNTY

By: Bert Cobb
HONORABLE JUDGE BERT COBB, M.D.
HAYS COUNTY JUDGE



ATTEST:
Liz Q. Gonzalez
LIZ Q. GONZALEZ, HAYS COUNTY CLERK

DATE: 7/15/14

EXECUTED THIS 31st day of July, 2014.

CITY OF DRIPPING SPRINGS

By: Bill Foulds
TODD PURCELL, CITY MAYOR

ATTEST:
Jo Ann Touchstone
JO ANN TOUCHSTONE, CITY SECRETARY

DATE: 7/31/14

ATTACHMENT "A"**CHAPTER 701 - DEVELOPMENT REGULATIONS IN GENERAL*****Sub-Chapter 9 - General Public Notice Requirements*****§9.01. Communication with Precinct Commissioner**

Where individual Chapters of these Regulations require communication or contact with the Precinct Commissioner, the Applicant or the Applicant's authorized agent is required to contact the Commissioner(s) in whose precinct(s) the proposed development is located prior to the submission of the Application. This contact or communication shall consist of either written communication or a personal visit by the Applicant or the Applicant's authorized agent. The Commissioner shall establish and make available to the public a copy of contact procedures for this purpose. Commissioners may delegate contact and communication responsibilities to one or more members of their staff. If the Commissioner requests a personal visit in response to receiving written communication, the Applicant or the Applicant's authorized agent shall arrange a personal visit with the Commissioner or the Commissioner's designee at a mutually agreeable time and place. The purpose of this personal visit shall be for the Applicant to inform the Commissioner about the project and for the Commissioner to present to the Applicant any constraints or concerns associated with the project. Documentation of contact or communication with the Commissioner, including the personal visit, if requested, shall be furnished to the County in conjunction with an Application.

§9.02. Notice Required

Where individual Chapters of these Regulations require notice, the Applicant is responsible for accomplishing such notice regarding the Application or any action thereon, including any costs associated with such notice. Where the requirements of state or federal law dictate that the County actually accomplish such notice associated with an Application or any action thereon, the Applicant shall be responsible for the payment of fees and charges established by the Commissioners Court to cover the cost of such notice.

§9.03. Documentation

Where individual Chapters of these Regulations require notice, the Applicant is responsible for furnishing documentation to the County confirming that such notice was accomplished. Specific documentation requirements shall be established by the Department for each type of notice required under these Regulations.

§9.04. Posted Notice

Where individual Chapters of these Regulations require posted notice, the Applicant shall be required to notify the public upon the determination by the Department that an Application for a Development Authorization is Administratively Complete. This notice shall be accomplished through posting signs at the Subject Property. Where Posted Notice is required, no exemptions from these requirements shall be allowed. The following requirements apply to Posted Notice, where required:

- (A) Within two (2) working days of receipt of notice from the Department that an Application filed with the County has been determined to be Administratively Complete, the Applicant shall install public notice signs on the Subject Property. Signs shall remain in place on the Subject Property until a final decision is rendered on the Application by the

ATTACHMENT "A"

Commissioners Court or until such time as the Application is withdrawn, if the application is withdrawn.

- (B) Signs shall be placed within twenty (20) feet of all property boundaries fronting on a public roadway. Where the length of the boundary fronting on a public roadway exceeds one thousand feet, the signs shall be spaced no further than one-thousand feet apart. At least one sign shall be placed along each public roadway fronting the property. The Applicant shall ensure that the view of the signs is not obstructed by objects on the Subject Property and that the signs are placed where there is an unobstructed view of the signs from the public roadway. Signs are not required to be placed along property boundaries that do not front on a public roadway.
- (C) The signs shall contain the specific text required by the individual Chapter that includes the posted notice requirement. The Department shall develop and make available to the public standard language to be used for each type of posted notice required under these Regulations.
- (D) The signs shall be a minimum size of four feet by four feet, with the bottom of the sign placed at least two feet above ground level. The background of the sign shall be white. The heading on the sign shall be red letters at least three inches high, with the remaining text black letters at least 1-1/2 inches high. The sign shall also contain the reference number that is used by the Department to track the Application for which the posted notice is required. The Department shall develop and make available to the public specific signage criteria and shall make available examples of signs for each type of posted notice required under these Regulations.
- (E) The signs shall be constructed of materials that are sufficiently durable to ensure the sign remains in place and legible during the entire period that posting is required.
- (F) The Department may also, utilizing any procurement process authorized under State law, designate one or more approved vendors from whom Applicants may purchase signage to comply with these Regulations.
- (G) Signs may also be supplied by Applicants. The Department is authorized to require review by the Department of any signs supplied by the Applicant. The Department may require that such signs supplied by the Applicant be replaced, at the Applicant's expense, if the Department determines that the signs supplied by the Applicant do not strictly conform to the requirements of these Regulations and published Department criteria.
- (H) It shall be the responsibility of the Applicant to submit documentation to the Department that the signs have been properly installed and to periodically check sign locations to verify that signs remain in place and have not been vandalized or removed. The Applicant shall immediately notify the County of any missing or defective signs. It is unlawful for a person to alter any notification sign or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the Applicant shall not constitute a failure to meet notification requirements. If signs are removed, damaged or become illegible, the Applicant shall replace the signs within three (3) working days.

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§9.05. Written Notice for Political Subdivisions and Contiguous Properties

Where individual Chapters of these Regulations require written notice, the Applicant shall be required to notify affected political subdivisions and the owners of Contiguous Properties through written notice. The following provisions apply to Written Notice, where required:

- (A) The written notice must include a map clearly showing the boundaries and general location of the proposed development and major roadways in the vicinity.
- (B) The written notice must include a general description of the nature of the proposed development, including identification of the Applicant and the Permittee and a general description of the nature of the activities for which approval is being requested.
- (C) The written notice must also include any additional information required by the individual Chapter that includes the written notice requirement.
- (D) The Applicant shall forward copies of any written notice to any other parties to the application, including the Permittee and/or the owners of the Subject Property.

§9.06. Identification of Affected Political Subdivisions

Where written notice is required to be submitted to an affected political subdivision, as part of its technical review of a completed application the Department shall identify all political subdivisions affected by the Application for which it has available records. The list of affected political subdivisions shall at a minimum include any political subdivision within whose boundaries the Subject Property is located. If the Subject Property is not located within the boundaries of an emergency services or management district, a school district, a water utility district, or a wastewater utility district, the nearest such district shall be included in the list of affected political subdivisions. The address for notice purposes for each affected political subdivision shall be the address furnished by the Department to the Applicant.

§9.07. Identification of Contiguous Property Owners

Where written notice is required to be submitted to owners of Contiguous Property, the applicant shall identify all owners of Contiguous Property that are not parties to the Application. The identified owners for the Contiguous Properties shall be those owners on file with the Hays Central Appraisal District (HCAD) within thirty (30) days prior to the date the Application is filed. The address of the identified owners for notice purposes shall be the address on file with the HCAD.

§9.08. Delivery of Written Notice

The following requirements apply to the delivery of Written Notice, where required:

- (A) The person may deliver the written notice in person, by express courier or by depositing the notice with the United States Postal Service (USPS), postage paid. Personal delivery and delivery by express courier shall be confirmed by a written acknowledgement of receipt by the party to whom the written notice was delivered or their authorized agent. Mailed notice deposited with the USPS shall be sent certified with return receipt requested. Mailed notice may be confirmed by the receipt returned by the USPS. In instances where the person to receive Written Notice has requested that the person making the Written Notice submit such Written Notice via electronic media, the person making such Written Notice may deliver that notice via electronic media. All instances

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of Written Notice delivered via electronic media must be confirmed in writing or by receipt of an affirmative reply from the recipient via electronic media. Nothing in this section shall be construed to require the issuance of Written Notice via electronic media.

- (B) Where written notice is required to affected political subdivisions, within ten (10) working days of receipt of notice from the Department that the Application has been determined to be Administratively Complete and the Department's providing the Applicant with a list of affected political subdivisions, the Applicant shall provide written notice of the proposed development to each of the affected political subdivisions.
- (C) Where written notice is required to owners of Contiguous Properties, within ten (10) working days of the filing of the application, the Applicant shall provide written notice of the Application to each of the owners of Contiguous Property that are not parties to the Application.
- (D) Within ten days of providing such written notice under these Regulations, the Applicant shall provide copies of the notification and proof of notice delivery to the Department.

§9.09. Published Notice

Unless otherwise required under individual chapters, where published notice is required, it shall be accomplished in a newspaper of general circulation in the County at least two (2) times. For published notice of Applications, such notice shall be published within thirty (30) calendar days of filing the Application. For published notice of the consideration of action on any aspect of an Application, such notice shall be published during the period beginning on the 30th calendar day and ending on the 7th calendar day prior to such consideration. To document publication of the required notice, the person having such notice published shall submit an original, signed publisher's affidavit demonstrating actual publication.

§9.10. Review of Public Notice by the County

The County may review any and all procedures used by the Applicant or others to accomplish public notice under these Regulations. The County shall require additional public notice for any public notice deemed by the County as not in compliance with these Regulations. The County may suspend the processing of any application for which the County determines that public notice was not accomplished in substantial compliance with these Regulations. The Applicant or Permittee shall be responsible for the costs of such additional public notice required as a result of failing to publish notice in substantial compliance with these Regulations.

§9.11. Additional Public Notice by the County

Where these regulations require notice, the County may accomplish additional public notice of any Application or pending action on such Application using whatever means it may deem appropriate and as required by federal, state or local law. Any such costs for this additional public notice shall be the responsibility of the County. Additional public notice by the County may include, but is not limited to, posting notice on the Commissioners Court agenda, posting notice in conjunction with other posted notices at County facilities, posting on any electronic medium maintained or used by the County, or inclusion of such notice in any announcement or communication performed by the County. Except where required by law, such additional public notice by the County will be at the discretion of the Commissioners Court. The Department shall also distribute all written and published public notice required under these Regulations to those

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persons on the Department maintained public distribution list in accordance with Subchapter 10 of this Chapter.

Sub-Chapter 16 - Coordination with “911” Addressing System

This subchapter shall govern the coordination required with the “911” Addressing System prior to issuance of a Development Authorization by the County.

§16.01. Communication with County “911” Coordinator

Prior to submitting an Application, the Applicant or the Applicant’s authorized agent is required to contact the County “911” Coordinator to confirm the suitability of the naming and designation of proposed roadways and to establish procedures for identifying the “911” addresses for the subdivision. Applications for subdivisions must confirm the suitability of the name and designations in conjunction with the Preliminary Plan.

§16.02. Additional Coordination

The County “911” Coordinator may require the Applicant to coordinate “911” addressing information with the Hays County Sheriff, municipal police and fire departments, emergency services districts (ESDs) and any other emergency response agencies authorized to operate in the County whose response might be requested during an emergency.

§16.03. Approval Required

Prior to the issuance of a Development Authorization by the County, the Applicant shall submit evidence of approval by the County “911” Coordinator for the following:

- (A) The proposed names or designations for new roadways, shared access easements or shared access driveways associated with any Application to the County for a Development Authorization. The County “911” Coordinator is hereby authorized to withhold approval of names or designations that the coordinator determines are very similar to existing names or designations or which may otherwise contribute to confusion in names or designations in a way that may hinder emergency response.
 - (1) When names or designations are allowed to change on a continuous street, street signs must be placed in a clear and unambiguous manner, so as not to hinder emergency response.

- (B) If “911” addresses have not previously been established for the proposed development, in conjunction with the final Development Authorization, the County shall establish a “911” address for each lot or component of the development served by a Regulated Roadway, shared access easement or shared access driveway associated with that development. If the development plan includes multiple habitable structures located on the same lot (e.g. a multi-unit residential housing unit, a Manufactured Home Rental Community, a multi-unit commercial development, etc.), a “911” address shall be established for each habitable structure. The “911” addresses shall be established by the County “911” Coordinator.

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CHAPTER 715 - WATER AND WASTEWATER AVAILABILITY

Sub-Chapter 3 - Water Availability

§3.01. Applicability

The following developments are exempted from the requirements to certify water availability under these Regulations. The County encourages exempted developments to comply with these Regulations.

- (A) Exempted subdivisions as defined under §701.3.01.
- (B) Exempted Manufactured Home Rental Communities as defined under §745.2.01.
- (C) The following categories of non-exempt subdivisions are not required to demonstrate water availability, subject to the inclusion of a plat note prohibiting further non-exempt subdivision or re-subdivision for a period of five (5) years following the filing of the Final Plat:
 - (1) All non-exempt subdivisions of five (5) lots or less in which all lots average at least two (2) acres.
 - (2) All subdivisions of ten (10) lots or less in which all lots are larger than ten (10) acres.

§3.02. Items Common to All Water Availability Demonstrations

The following items shall be addressed in all water availability demonstrations prepared under these regulations, regardless of the source(s) utilized:

- (A) An estimate of the amount of water demand throughout all phases of development supported by engineering calculations based on the anticipated timetable for full build-out, including a statement describing the level of fire protection afforded to the proposed phase(s) of the development;
- (B) A statement as to whether there are plans for alternative or backup water service; if so, an identification of the alternative or backup water source;
- (C) A description of any anticipated new water facility improvements required to serve the development;
- (D) A map showing the proposed location of all water facilities throughout all phases of development as well as the proposed water service area, including any TCEQ-approved service area boundaries of a water service provider operating under a Certificate of Convenience and Necessity (CCN) within the boundaries of the proposed subdivision;
- (E) An estimated timetable for completion of all facilities; and,
- (F) Based on the information available at the time the application is submitted, the anticipated owner(s) and operator(s) of all water facilities throughout all phases of development shall be identified and included in the application.

§3.03. Notification for All Developments Utilizing Local Groundwater

This Subchapter addresses the requirements that Subdivisions and Manufactured Home Rental Communities must meet to demonstrate water availability using Local Groundwater for the purposes of obtaining a Development Authorization from the County. These Regulations do not

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include the details for requirements on the withdrawal and use of groundwater that may originate from the regulations other entities. The public is hereby notified that portions of Hays County are within the jurisdiction of other governmental entities, including Groundwater Conservation Districts and the Edwards Aquifer Authority, which regulate the withdrawal and use of groundwater under direct authority from the State of Texas, independent from the authority of Hays County. Within their statutory authority, these other governmental entities may impose requirements in addition to those contained in these Regulations. The Department shall cause to be included in any Development Authorizations issued under these Regulations a notice that valid limitations imposed by these other authorized entities are incorporated as a special provision into the terms of the County's Development Authorization and may be enforced as such by the County. The Department shall also develop and publish requirements for incorporating into the Record Documents notice of the requirements of these other governmental entities.

Where applicable federal, state or local statutes require Applicants to submit water availability certifications to other governmental entities, the Applicant shall document compliance with these requirements. Where the Department is made aware of applicable regulations of other entities, the Department shall process any Application as requesting a variance where that Application is determined to not be in compliance with such other regulations. It is the intention of these Regulations that all Applications be processed, to the extent authorized under State law, to not conflict with Groundwater Management Area planning efforts, established sustainable yields, desired future conditions, and managed available groundwater volumes.

§3.04. Procedures for Department Coordination with the Applicable Groundwater Conservation District

For all water availability demonstrations which rely in whole or in part on Local Groundwater, the Department shall ensure that a copy of the water availability demonstration is submitted to the applicable groundwater conservation district(s) [GCD] for review and comment. Where the Applicant is required to make such a submittal under §715.3.03, the Department shall forward to the GCD within ten (10) working days of receipt, a written request for review and comment on the portion of the availability demonstration relying on Local Groundwater. Where such submittal to the GCD is not otherwise required by the Applicant, the Department shall forward the information to the GCD within ten (10) working days of receipt, with a written request for review and comment on the portion of the availability demonstration relying on Local Groundwater. If the Department has not received written comments from the GCD within fifteen (15) working days, the GCD shall be considered as having waived the opportunity for review and comment on the availability demonstration. The Department shall consider all comments received from the GCD and may request such additional information from the Applicant as the Department deems appropriate in response to these comments. The Department shall include a summary of any comments timely received from the applicable GCD in any report made to the Commissioners Court on an Application. If the County has adopted a Memorandum of Understanding (MOU) with any GCD, the Department shall follow the procedures outlined in the MOU.

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§3.05. Water Availability Demonstrations Using Individual Private Water Wells Producing Local Groundwater

In addition to the requirements outlined in §715.3.02, Applicants requesting approval to utilize one or more individual private water wells using Local Groundwater to serve the proposed development shall construct at least two wells (one test well and one monitor well). Use of existing wells will be permitted if the wells fully meet these regulations. Well analyses shall be performed by a Texas licensed professional engineer or Texas licensed professional geoscientist, qualified to perform the hydrogeological testing, geophysical well logging and aquifer pump testing. The following information shall be provided to Commissioners Court for each well tested.

- (A) Identify the hydrogeologic formation by well driller’s log and approved geophysical logging methods. Provide a map and list of all known wells within 1,000 feet of the proposed subdivision boundaries (or a distance where measurable drawdown effects from the proposed subdivision well are expected). Each well is to be located by latitude and longitude.
- (B) The Certification of Groundwater Availability For Platting Form as required by the TCEQ rules on Groundwater Availability Certification for Platting at 30 Tex. Admin. Code Section 230.3. The Department shall require an applicant to submit any engineering calculations, studies or other data supporting the statements contained in the Certification of Groundwater Availability For Platting Form.

Individuals marketing the development shall provide each purchaser or renter with a statement describing the extent to which water and wastewater service will be made available, and how and when such service will be made available.

§3.06. Additional Requirements for Subdivisions Served by Individual Water Wells Producing Local Groundwater in Priority Groundwater Management Areas

Applicants requesting approval to utilize individual private water wells producing Local Groundwater to serve proposed new development in a Priority Groundwater Management Area, as that term is defined by the Texas Commission on Environmental Quality, shall be subject to the following additional requirements:

- (A) The person preparing the groundwater availability certification shall document that they obtained available information on historical water levels and known water wells from the applicable Groundwater Conservation District.
- (B) The person preparing the groundwater availability certification shall perform a walking receptor survey around the perimeter of the Subject Property to identify the visual location of apparent undocumented water wells and to visually confirm the presence of documented water wells within five hundred (500) feet of the boundaries of the subject property.
- (C) The person preparing the groundwater availability certification shall estimate the average annual recharge (per acre) in the vicinity of the Subject Property using a Groundwater Availability Model (GAM) reviewed and approved by the Texas Water Development Board.

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- (D) The person preparing the groundwater availability certification shall utilize the estimated annual average recharge rates (developed under §715.3.06.C) to determine the total estimated annual recharge for the footprint area of the Subject Property. The estimated annual recharge for the Subject property shall be compared to the projected annual groundwater withdrawal, to assess whether the projected withdrawal exceeds the estimated recharge. For developments where the projected withdrawal exceeds estimated recharge, the Applicant shall take one or more of the following steps:
- (3) Comply with the minimum lot size requirement of 6.00 acres, as presented in Table 705.05.01;
 - (4) Provide a supplemental demonstration of water availability based on an Other Water Supply System and prorate the minimum lot size requirement using 6.00 acres for the percentage provided by Local Groundwater and the otherwise applicable value from Table 705.05.01 for the Other Water Supply System; or,
 - (5) Subject to the requirements of §715.3.06(F), secure the future development rights for currently undeveloped property in a quantity sufficient to balance the groundwater withdrawal for the Subject Property with overall recharge from the Subject Property and other property, and provide Written Notice, as outlined in Chapter 701, to the owners of all proximate property for which a groundwater well is documented or discovered during the walking receptor survey and the owners of any other documented well within one-quarter mile of the Subject Property, that the projected groundwater use for the proposed development is being offset through the acquisition of additional property. The Department shall make available to the public standardized notice language for this purpose.
- (E) For developments where the availability of groundwater is limited to less than the flow required to support fully developed conditions, the Applicant shall include in the Water and Wastewater Service Plan the procedures to be utilized to limit groundwater withdrawal to the certified available quantity.
- (F) Property outside the Subject Property that is used for the purpose of balancing the groundwater withdrawal for the Subject Property shall comply with the following conditions:
- (6) Eligible additional property must recharge to the same aquifer zone as the Subject Property and be within the same PGMA.
 - (7) All such additional property shall be subject to a conservation easement or equivalent legal mechanism structured to prohibit in perpetuity its future subdivision or development. The easement or instrument shall be granted to the public and shall be held by the County or other non-profit legal entity recognized by the County as custodian for the County. Such easement or instrument shall be in such form and under such conditions as are acceptable to the County.
 - (8) For properties located within the jurisdiction of public entities having zoning authority, the Applicant shall provide documentation that the zoning for the additional property is "agricultural", "open space" or other equivalent zoning that allows little to no development of the additional property.

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- (9) The additional property shall either be contiguous to the Subject Property or located within five (5) miles of the Subject Property.
- (10) Additional property that is contiguous to the Subject Property may be considered as providing the same recharge as the Subject Property.
- (11) Additional property that is not contiguous but is located within five (5) miles of the Subject Property shall be considered as providing seventy five percent (75%) of the recharge provided by the Subject Property.
- (12) In instances where the Applicant proposes to secure the development rights from a property (the originating property) that is outside the jurisdiction of the County and within the jurisdiction of one or more local governmental entities, the Applicant must provide documentation of the written approval of the transfer from each such local governmental entity with jurisdiction over the originating property.

§3.07. Water Availability Demonstrations Utilizing a new TCEQ public water supply system:

In addition to the requirements outlined in §715.3.02, Applicants proposing to serve a development through a new public water supply system shall include the following information in the Water and Wastewater Service Plan:

- (A) If water service is to be provided by a municipal utility district or other special purpose district that has not been created as of the filing of the Preliminary Plan, a detailed description of the proposed district boundaries, a timetable for creation of the district, and identification of the proposed organization of the district.
- (B) Prior to the final approval of the development (e.g. the final plat or the Infrastructure Development Plan), the Applicant shall supply a letter to the Department from the water service provider certifying that they have the authority to provide water service; that there will be sufficient capacity to serve all phases of the proposed development; and that all required agreements have been executed.
- (C) Within ten (10) working days of receiving this supply letter, the Department shall notify in writing all governmental entities which the Department has record of having jurisdiction over any aspect of water supply to the proposed development requesting their comments on the letter. In instances where the water service provider does not own or otherwise control the source(s) of supply, the Department may require that the Applicant obtain supporting documentation certifying the availability of adequate supply from the actual water supply source(s) in addition to the information required to be provided by the water service provider. The Department shall include in any Development Authorization a Special Provision recognizing the requirements of any other governmental entity with established jurisdiction over the proposed development. Any disputes between the Applicant, water service provider and other governmental jurisdictions shall be heard by the Commissioners Court.
- (D) For developments within the jurisdiction of a Groundwater Conservation District that utilize groundwater in their demonstration, a formal groundwater availability analysis, in accordance with 30 TAC 230, shall be completed, along with a statement acknowledging that all applicable requirements of the GCD will be met.

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§3.08. Water Availability Demonstrations Utilizing an existing TCEQ-permitted public water supply:

If wholesale or retail water service is to be provided by an existing water utility or other existing water service provider, an applicant shall submit a written statement from the existing provider containing the following:

- (A) A description of the authority of the existing provider to serve the proposed phase of development.
- (B) A statement as to whether the existing provider has available capacity to serve the proposed phase of development, including a statement describing the level of fire protection afforded to the proposed phase(s) of the development.
- (C) A description of the type of water service to be provided (wholesale or retail) and a timetable for the providing of such service to the proposed development.
- (D) Identification of any anticipated water supply or service agreements that will need to be executed prior to the provision of service.
- (E) Prior to the final approval of the development (e.g. the final plat or the Infrastructure Development Plan), the applicant shall supply a letter to the Department from the utility provider certifying that they have the authority to provide water service; that there will be sufficient capacity to serve all phases of the proposed development; and that all required agreements have been executed.
- (F) Within ten (10) working days of receiving this supply letter, the Department shall notify in writing all governmental entities which the Department has record of having jurisdiction over any aspect of water supply to the proposed development requesting their comments on the letter. In instances where the water service provider does not own or otherwise control the source(s) of supply, the Department may require that the Applicant obtain supporting documentation certifying the availability of adequate supply from the actual water supply source(s) in addition to the information required to be provided by the water service provider. The Department shall include in any Development Authorization a Special Provision recognizing the requirements of any other governmental entity with established jurisdiction over the proposed development. Any disputes between the Applicant, water service provider and other governmental jurisdictions shall be heard by the Commissioners Court.

§3.09. Water Availability Demonstrations Utilizing Rainwater Harvesting

In addition to the requirements outlined in §715.3.02, Applicants proposing to serve a development through rainwater harvesting shall include the following information in the Water and Wastewater Service Plan:

- (A) Estimates of the water availability from rainwater harvesting shall be based upon the "The Texas Manual on Rainwater Harvesting", published by the Texas Water Development Board, or other industry standard sources acceptable to the Department.
- (B) Water demand estimates for demonstrations involving rainwater harvesting, including demonstrations utilizing multiple water sources, may not be lower than the largest value of the following:

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- (13) The maximum water usage rates for "water conserving households" identified by the American Water Works Association, "Residential End Uses of Water";
 - (14) A total of forty five (45) gallons per person per day;
 - (15) A total of one hundred fifty (150) gallons per dwelling unit per day.
- (C) The Water and Wastewater Service Plan shall include a standardized design for a rainwater harvesting system, prepared by a Texas licensed professional engineer, using design parameters applicable to the location of the Subject Property. This standardized design shall be based on a prototype representative of actual conditions anticipated to be present in the proposed development, including typical structure sizes and materials of construction. The standardized design shall include schematic plans, drawings and descriptions for the various component parts of the prototype system, and shall include any minimum requirements (e.g. minimum storage tank sizes) and appropriate adjustment factors to be used for each component to account for the range of differing sizes and configurations of structures anticipated to be present in the proposed development.
- (D) The Water and Wastewater Service Plan shall include a standardized operations and maintenance plan for a rainwater harvesting system, prepared by a Texas licensed professional engineer. This operating and maintenance plan shall be based on the prototypical design and shall describe in detail the operating and maintenance requirements for each component of the prototypical rainwater harvesting system.
- (E) The Water and Wastewater Service Plan shall clearly identify any water conservation measures and use limitations used in estimating the water demand and shall include the provisions to be utilized to ensure that the end users of the rainwater harvesting systems are aware of the need to follow these restrictions.
- (F) Where rainwater harvesting constitutes the sole source of water supply for the development, the Applicant shall incorporate sufficient restrictions (including deed restrictions and plat notes) into the development documents to ensure that subsequent owners or users of the property do not install or utilize groundwater wells, until an updated water availability demonstration is approved documenting sufficient groundwater is available.

ATTACHMENT "A"**CHAPTER 721 - ROADWAY STANDARDS*****Sub-Chapter 1 - Applicability*****§1.01. Applicability**

This Chapter shall govern the following items related to Regulated Roadways within the County:

- (A) The design and construction of all Regulated Roadways as defined in Chapter 701.
- (B) The minimum roadway widths and building set back lines for Regulated Roadways.

§1.02. Legal Authority

Legal Authority for adopting and enforcing the regulations in this Chapter is granted to the County under TLGC in Chapters 231, 232 and 234, and under the Texas Transportation Code (TTC) Chapters 251, 286 and 545.

§1.03. Approval Required

Approval of the Commissioners Court is required prior acceptance by the County of Regulated Roadways. Separate approval is required under Chapter 751 for any use of existing County facilities, including roadway rights-of-way, which are not part of the Application for a Development Authorization.

Sub-Chapter 2 - Roadway Classifications**§2.01. Basis for Classification**

Regulated Roadways shall be classified based on the criteria established in "A Policy on Geometric Design of Highways and Streets", latest edition, as developed by the American Association of State Highway and Transportation Officials (AASHTO). For the purposes of these Regulations, regulated roadways shall be designed to handle the average daily traffic (ADT) estimated to occur for a period of twenty (20) years following completion of construction of the roadway, with the pavement sections and widths required to accommodate the design ADT at the applicable speed limits adopted by the County. At a minimum, pavement sections and widths shall conform to the suggested minimum requirements established by AASHTO for the specified classification of roadway. Roadways shall also be classified under TTC Chapter 251. Roadway classification information is included in Table 721.02.

§2.02. Country Lane

A Country Lane shall be a one or two lane paved roadway, without improved shoulders, and considered a Special Purpose Road with a design capacity of up to 100 ADT in accordance with AASHTO design standards, and third-class roadways in accordance with TTC Chapter 251.

§2.03. Local Roadway

A Local Roadway shall be a two lane paved roadway, with improved shoulders or curb and gutter, and considered a Local Rural Road with a design capacity of between 101 and 1,000 ADT in accordance with AASHTO design standards, and third-class roadways in accordance with TTC Chapter 251.

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§2.04. Urbanized Local Roadway

An Urbanized Local Roadway shall be a two lane paved roadway, with improved shoulders or curb and gutter, and considered a Special Purpose Road with a design capacity of up to 1,000 ADT in accordance with AASHTO design standards and third-class roadways in accordance with TTC Chapter 251.

§2.05. Minor Collector

A Minor Collector shall be a two lane paved roadway, with improved shoulders or curb and gutter, and considered a Rural Collector with a design capacity of 1,001 to 2,500 ADT in accordance with AASHTO design standards, and may be either second-class or third-class roadways in accordance with TTC Chapter 251.

§2.06. Major Collector

A Major Collector shall be a two lane or larger paved roadway, with improved shoulders or curb and gutter, and considered a Rural Collector with a design capacity of 2,501 to 5,000 ADT in accordance with AASHTO design standards, and may be either first-class or second-class roadways in accordance with TTC Chapter 251.

§2.07. Minor Arterial

A Minor Arterial shall be a two lane or larger paved roadway, with improved shoulders or curb and gutter, and considered a Rural Arterial with a design capacity of 5,001 to 15,000 ADT in accordance with AASHTO design standards, and may be either second-class or third-class roadways in accordance with TTC Chapter 251.

§2.08. Major Arterial

A Major Arterial shall be a two lane or larger paved roadway, with improved shoulders or curb and gutter, and considered a Rural Arterial with a design capacity of greater than 15,000 ADT in accordance with AASHTO design standards, and may be either first-class or second-class roadways in accordance with TTC Chapter 251.

Sub-Chapter 3 - Public Roadways

§3.01. Dedication to Public

Any dedication of a roadway to the County for public use shall be accomplished using one of the methods allowed under Chapter 701, Subchapter 11. No dedication shall be effective until the record document is recorded. In no event shall any private lot extend into a dedicated public roadway.

§3.02. Publicly Maintained and Dedicated Roadways

Roadways dedicated to the public (Public Roadways) shall be required in all developments approved under these Regulations, except those satisfying the criteria for private roadways, as set forth below. All such Public Roadways shall be paved and shall be Regulated Roadways designed and constructed in accordance with the specifications set forth in Chapter 721, Subchapter 5. The boundary lines of all subdivision Lots fronting onto a publicly dedicated right-of-way shall be contiguous with the boundary of the right-of-way.

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§3.03. Construction of Public Roadways

Public Roadways shall be considered public infrastructure, subject to the requirements of Chapter 731. Unless interim authorization for construction is obtained under Chapter 731, construction of public roadways shall not commence until such time as a Development Authorization has been issued by the County on an Application filed under these Regulations.

§3.04. Connections to Public Roadways under the Jurisdiction of Other Entities

Certain Regulated Roadways and appurtenances governed by these Regulations may require connection to or construction on or within the right-of-way of public roadways under the jurisdiction of other public entities, including the Texas Department of Transportation (TXDOT), or any other authorized state or federal government entity. All construction and access to these roadways conducted in conjunction with a development authorized under these Regulations shall comply with the requirements of the entity having jurisdiction over the affected public roadway.

Sub-Chapter 4 - Private Roadways

§4.01. General Requirements for Private Roadways

All private roadways qualifying as Regulated Roadways (Regulated Private Roadways) shall be designed and constructed in accordance with the standards in Chapter 721, Subchapter 5 for Public Roadways. All Regulated Private Roadways shall have a surface suitable for all-weather access to all portions of the proposed development served by such Regulated Private Roadway.

§4.02. Criteria for Determining Private Roadway Status

Regulated Private Roadways shall be permitted only in conjunction with a development approved under these Regulations if they satisfy each of the following criteria:

- (A) The person(s) responsible for the operation and maintenance of the Regulated Private Roadway has executed an agreement with the Commissioners Court acknowledging responsibility for such operation and maintenance;
- (B) The executed agreement includes financial assurance, as required by the Commissioners Court; and,
- (C) Lots within the development served by the Regulated Private Roadway shall have an average size greater than 5 acres; or.

The Commissioners Court has entered into an approved Development Agreement with the Owner or Permittee regarding the development of a master-planned community of no fewer than fifty (50) residential Lots.

§4.03. General Requirements for Maintenance of Private Roadways

Development Authorizations that include the use of Regulated Private Roadways shall be subject to a maintenance agreement with the County. The person(s) responsible for maintenance under the agreement may be the Owner of the Subject Property, the Permittee, or another person or entity acceptable to the County. The following provisions apply to Regulated Private Roadways:

- (A) The following note shall be conspicuously displayed on the Record Documents filed in conjunction with the Development Authorization:

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[Owner], by filing this Record Document, and all future owners of this property, by purchasing such property, acknowledge and agree that Hays County shall have no obligation whatsoever to repair or accept maintenance of the roadways shown on this approved development plan until and unless [Owner] and/or the property occupants or tenants have improved the roadways to the then current standards required by Hays County and the roadways have been accepted for maintenance by formal, written action of the County Commissioners Court and the roadways, with all required right-of-way and building setbacks, have been dedicated by the owners thereof, and accepted by the County, as public roadways. [Owner] and all future owners of property within the limits of the approved development plan shall look solely to the [Owner or Entity entering into Maintenance Agreement with the County] for future maintenance and repair of the roadways included in this development plan; and

- (B) Any restrictive covenants establishing a responsibility for roadway operation and maintenance shall be placed on record concurrently with the recording of the Record Documents.
- (C) Regulated Private Roadways shall be operated and maintained to allow unrestricted ingress/egress by the occupants of the property and service providers, including emergency services. The maintenance agreement with the County shall include enforcement provisions for Regulated Private Roadways that are not properly operated and maintained.

§4.04. Additional Requirements for Private Roadways to be Maintained by an Association

Concurrently with the filing of an Application for a Development Authorization that will include Regulated Private Roadways, the Applicant shall submit the following:

- (A) Ready-for-execution copies of the articles of incorporation and bylaws of the homeowners or property owners association; and,
- (B) The minimum annual assessments that will be imposed upon members of the association.

Sub-Chapter 5 - Standards for Regulated Roadways

§5.01. Applicability

Regulated Roadways are defined in Chapter 701, and include all roadways associated with an Application for a Development Authorization under these Regulations, including existing public roadways that are being connected or modified to accommodate the effects of a proposed development, new roadways dedicated to the public as part of a Development Authorization, new private roadways, shared access easements, and shared access driveways used for emergency services access as a part of a Development Authorization, and driveways, utilities, storm water management facilities or other facilities within the right-of-way of a Regulated Roadway.

§5.02. Design Requirements

All Regulated Roadways and related improvements shall be designed and installed so as to provide, to the maximum extent feasible, a logical system of utilities, drainage and roadways and

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to permit continuity of improvements to adjacent properties. A Roadway Design Report, prepared by a Texas licensed professional engineer, certifying compliance with these Regulations and other applicable standards shall be prepared and submitted with the Application.

§5.03. Minimum Rights of Way and Building Setbacks

All Regulated Roadways shall comply with the established minimum right-of-way widths and building setback lines based on the roadway classification. Above-grade construction is prohibited within the established building setback lines. Building setback lines apply on each side of a Regulated Roadway. The established minimum right-of-way widths and building setback lines are presented in Table 721.02, below.

§5.04. Design and Construction Standards

- (A) The classification and construction standards for all Regulated Roadways shall be determined according to the Average Daily Traffic anticipated for the roadways. The Roadway Design Report shall include estimates of the Average Daily Traffic (ADT) before and after the proposed development. The methodology for estimating ADT shall be based on recognized industry standards, including those utilized by the Texas Department of Transportation (TXDOT) and AASHTO. The post-development ADT shall be based on the maximum number of Lots that would be permitted in the approved development plan.
- (B) The geometric requirements for Regulated Roadways shall be identified in the Roadway Design Report and shall be designed to accommodate the design ADT of the roadway. The minimum geometric standards for Regulated Roadways are summarized in Table 721.02.
- (C) The design and construction of all Regulated Roadways shall conform to the Hays County Specifications for Paving and Drainage Improvements, as adopted by the Department, and shall include all necessary improvements, including necessary signage and traffic control devices. All signage and traffic control devices shall conform to the "Texas Manual of Uniform Traffic Control Devices," latest edition, as adopted by TXDOT. Speed bumps are not authorized as traffic control devices on Public Roadways. Pedestrian elements (e.g. sidewalks, crosswalks, access ramps, etc.) for projects in Public Roadways shall comply with the accessibility requirements of the Texas Department of Licensing and Regulation (TDLR), and if required, shall be submitted to TDLR for review and approval.
- (D) Incentive for Lots Larger than Five Acres. As an incentive to developers to create lots larger than five acres and to reduce their associated development costs, Country Lane roadways may be constructed, without calculation of the Average Daily Traffic, if all Lots with frontage or access onto the roadway are (i) larger than five acres in size, (ii) restricted by a note on the Record Document limiting development to one single family dwelling unit per Lot and prohibiting TCEQ Regulated Development, and (iii) the application is approved by the Department.
- (E) Incentives for Bicycle Paths and Lanes. If portions of a Local Roadway or Minor Collector are set aside and appropriately designated for the use of bicycles (or a separate bike path is constructed parallel to the roadway), then the amount of right-of-way dedicated to such bicycle use shall be credited against the width of required shoulders and

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the Department may reduce the estimated Average Daily Traffic per Lot in determining the design criteria for the roadway served by the bicycle path/lane, in an amount determined appropriate by the Department.

- (F) Clearance of Right-of-Way. Upon request by the Owner, the Department shall, to the extent it is safe and prudent to do so, permit preservation of trees of greater than ten inches (10") in diameter, measured one foot from the ground (or the replanting of trees by the Owner), within rights of way of roadways classified as Country Lanes, Local Roadways and Minor Collectors, with greater preservation of trees permitted along roadways with the lower design speed. The Owner shall be responsible for affixing reflectors or other safety devices to any trees preserved within the right-of-way.

§5.05. Access to Regulated Roadways

Except with respect to Lots served by Shared Access Driveways, each Lot shall have the minimum direct frontage onto a Regulated Roadway set forth below and Driveways shall be spaced no closer than the minimum space intervals set forth below, depending on the classification of road onto which the Lot has frontage and the driveway has access. All such driveways shall conform to the Hays County Driveway Specifications, as adopted by the Department.

- (A) Incentive for Qualifying Lots. Qualifying Lots will be exempt from the minimum lot frontage and driveway spacing requirements specified above if approved by the Department and Commissioners Court with due regard to safety concerns. A Qualifying Lot is any Lot that (i) is restricted by plat note to development of a single family residence, (ii) has direct access onto a Regulated Roadway and (iii) satisfies the minimum Lot size requirements set forth in these Regulations either through actual lot size or lot size averaging.
- (B) Flag Lots. Flag lots shall generally not be permitted, except if approved by the Commissioners Court as consistent with the intent and spirit of these Regulations. The Department shall advise the Commissioners Court if a proposed Lot constitutes a "flag lot" and the Commissioners Court shall, in reviewing all the circumstances, make the final determination.

§5.06. Commercial Driveways

Driveways serving commercial development shall be spaced at the minimum intervals of one hundred fifty feet (150'). Joint-use driveways may be utilized in situations that limit the number of driveway access permits that are issued by either the State of Texas or Hays County to a public roadway, or where safety concerns provide a satisfactory explanation for its use.

§5.07. Shared Access Driveways

Up to one (1) Lot without independent access to a Regulated Roadway may obtain access to a Regulated Roadway by means of a Shared Access Driveway if approved by the Commissioners Court. An additional two (2) Lots having independent access to a Regulated Roadway may also share the use of the Shared Access Driveway. Shared Access Driveways are intended as a means to provide flexibility in the development process, preserve the rural character of the land and avoid excessive infrastructure costs when such costs would provide little or no social benefit. Shared Access Driveways are not intended to serve as a substitute for interior roads. Excessive

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use of Shared Access Driveways will not be permitted. Any application proposing shared access driveways shall also satisfy the following requirements:

- (A) A plat note must be conspicuously displayed on the plat stating:
- (16) All lots served by a Shared Access Driveway are restricted to one single family residence per lot and if any other Development of a Dwelling Unit occurs on any of the Lots obtaining access through the Shared Access Driveway, then such new Dwelling Unit must be constructed on a separately platted lot with direct frontage onto and physical access to a Regulated Roadway prior to construction of the Dwelling Unit. A duplex will not be considered a single family residence for purposes of this subparagraph.
 - (17) The owners of the Single Family Residences obtaining access through the Shared Access Driveway shall be solely responsible for all maintenance of the driveway, including maintaining any drainage structures associated with the driveway. The driveway must be maintained at all times in a condition that will permit unencumbered vehicular access by emergency vehicles.
- (B) Each of the Lots sharing the use of the Shared Access Driveway shall hold equal, indivisible and unrestricted rights in the Shared Access Driveway, which rights shall be established by recorded easement and the easement shall run with the land of each of the benefited Lots. The easement instrument shall clearly state each Lot's pro rata responsibility with respect to future maintenance or repairs of the Shared Access Driveway.
- (C) The Shared Access Driveway shall be no longer than one quarter mile in length and must have a minimum distance of (a) 200 feet from any other driveway entering onto the Regulated Roadway and (b) 500 feet from any other Shared Access Driveway.
- (D) The Shared Access Driveway shall have a name or designation approved by the County "911" Coordinator and a separate "911" address shall be established as for each Lot which relies on a Shared Access Driveway for access.
- (E) Up to three (3) Lots not having independent access to a Regulated Roadway may share a Shared Access Driveway with up to two (2) Lots having independent access to a Regulated Roadway if all other requirements of this are met and all Lots using or adjacent to the Shared Access Driveway are larger than five acres in size and restricted by Plat note limiting development to one single family residence per Lot and prohibiting TCEQ Regulated Development.

§5.08. Coordination with "911" Addressing System

If not previously established, all Applications for Development Authorization submitted to the County that include a new or altered Regulated Roadway, shared access easement, or a shared access driveway shall obtain approval for the names and/or designations for such roadways, easements or driveways from the County "911" Coordinator, in accordance with Chapter 701, Subchapter 16. The Applicant shall also establish a "911" address for all lots or components of the development served by a Regulated Roadway, shared access easement or shared access driveway associated with that development, in accordance with Chapter 701, Subchapter 16.

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§5.09. Speed Limits for Regulated Roadways

- (A) If not previously established, all Applications for Development Authorization submitted to the County that include a new or altered Regulated Roadway, shared access easement, or a shared access driveway shall establish an appropriate maximum speed limit for such roadways, easements or driveways. Such established maximum speed limits shall not be greater than the maximum speed limits authorized under TTC Chapter 545.352 but shall not be less than the lower maximum speed limits authorized under TTC Chapter 545.355 for the specific type of roadway under consideration. For roadways with speed limits that are established at less than the maximum speed limits authorized under TTC Chapter 545.352, the Roadway Design Report shall include an explanation of the reasons for the reduced maximum speed limits.
- (B) Speed limits shall not take effect until such time as the County approves and issues the Development Authorization under which those speed limits were established and signage indicating the established speed limit(s) is actually posted along the roadway.

§5.10. Construction Quality Assurance for Regulated Roadways.

The Permittee shall submit document all required inspections and tests at the completion of each phase of construction of the roadway. Construction Quality Assurance testing shall comply with the following:

- (A) Tests on all components of the pavement system, including plasticity index, tests for compacted density, depth of base, distribution of asphalt, and other quality assurance tests required by the County's adopted roadway construction specifications.
- (B) It is the responsibility of the Permittee to coordinate all inspections and laboratory tests with the Department and not to proceed with construction until proper inspections and tests have been obtained.
- (C) Any laboratory tests and test holes shall be at the expense of the Permittee.
- (D) In no event will any subsequent component be placed on the roadway until the underlying components have been approved in writing by the Department.

ATTACHMENT "A"**Table 721.01 – Design Requirements Based on Roadway Classification**

Functional Classification	Country Lane	Local Roadway	Urbanized Local Roadway	Minor Collector	Major Collector	Minor Arterial	Major Arterial
AASHTO Classification	Special Purpose	Local Rural	Special Purpose	Rural Collector	Rural Collector	Rural Arterial	Rural/Urban Arterial
Average Daily Traffic (ADT - one way trips*)	Not more than 100	101-1000	Not more than 1000	1001-2500	2501-5000	5001-15000	More than 15,000
Design Speed (mph)	25 mph	25 mph	25 mph	35 mph	45 mph	55mph	**
No. of Travel Lanes	2	2	2	2	2	4	**
Turn Lanes	No	No	No	No	**	**	**
Min. ROW Width (ft)	50	60	40	60	80	100	**
Building Setback (ft)	10	25	10	25	50	50	50
Width of Travelway (ft)	18	20	18	22	24	48	**
Width of Shoulders (ft)	2	4	2	5	6	8	**
Minimum Centerline Radius (ft)	200	300	200	375	675	975	**
Min. Tangent Length between Reverse or Compound Curves (ft)	50	100	50	150	300	500	**
Min. Radius for Edge of Pavement at Intersections (ft)	25	25	25	25	25	25	**
Intersection Street Angle Range	80-100	80-100	80-100	80-100	80-100	80-100	**

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(degrees)							
Max. Grade (%):	11	11	10	10	9	8	**
Min. Street Centerline offset at Adjacent Intersections (ft)	110	125	110	125	125	125	**
Min. Stopping Sight Distance (ft)	175	175	175	250	350	550	**
Min. Intersection Sight Distance (ft)	250	250	250	350	450	550	**
Ditch Foreslope Grade	4:01	4:01	4:01	5:01	5:01	6:01	**
Ditch Backslope Grade	3:01	3:01	3:01	4:01	4:01	4:01	**
Min. Cul-de-sac ROW/ Pavement Radius (ft)	70/45	70/45	70/45	70/45	N/A	N/A	N/A
Min. "T" End ROW/ Pavement Length (ft)	80/65	80/65	80/65	N/A	N/A	N/A	N/A
Min. "T" End ROW/ Pavement Width & Radius (ft)***	40/20	40/20	40/20	N/A	N/A	N/A	N/A
Min. Lot Frontage (ft)	30	50	30	100	150	150	150
Min. Drive Spacing (ft)	50	50	50	75	120	120	120
Notes:							
* ADT shall be based on an average of 10 one-way trips per dwelling unit per day for residential lots. ADT calculations for commercial or other lots shall approved by the Department on a case-by-case basis.							

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** Noted elements shall be approved by the County Engineer on a case-by-case basis.

*** "T" End Designs must conform to minimum AASHTO Standards

AASHTO – American Association of State Highway and Transportation Officials

Building Setback – Minimum building setback, in feet, applicable to each side of the roadway

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CHAPTER 735 - FLOOD DAMAGE PREVENTION
Sub-Chapter 5 - Provisions for Flood Hazard Reduction

§5.03. Standards for Subdivision Proposals

- (A) All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with this Chapter, and shall be approved by the County Floodplain Administrator prior to issuance of the Development Authorization by the County. Plat specifications and details for submission will be governed by Chapter 705 and other applicable provisions of these Regulations.
- (B) All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet the requirements this Chapter.
- (C) Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is are greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to this Chapter.
- (D) All subdivision plats shall have the Floodplain and Floodway clearly delineated on the plat and, where appropriate, shall have the lowest floor elevations for all lots located within Flood Hazard Areas.
- (E) All subdivision Applications including the placement of manufactured home parks and subdivisions shall include provisions for adequate drainage as required under Chapter 725, to reduce exposure to flood hazards.
- (F) All subdivision Applications including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- (G) All subdivision Applications which include land which is encroached by areas of special flood hazard, must include the placement of a permanent benchmark indicating the elevation relative to mean sea level. The benchmark must be located within the platted property, and must be indicated on the subdivision plat.

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**ORDER ADOPTING RULES OF HAYS COUNTY, TEXAS
FOR ON-SITE SEWAGE FACILITIES**

Section 10. AMENDMENTS.

The County of Hays, Texas, wishing to adopt more stringent Rules for its On-Site Sewage Facilities, understands that the more stringent local Rule shall take precedence over the corresponding Texas Commission on Environmental Quality requirements if local rules provide greater public health and safety protection. Listed below are the more stringent Rules adopted by Hays County, Texas.

A. Definitions.

The following terms shall have the corresponding meaning:

1. Dwelling Unit Equivalent – An estimated quantity of wastewater from a non-residential source that is equivalent to that generated from a three (3) bedroom residential dwelling unit, or 300 gallons per day, whichever is greater.
2. Qualified OSSF Inspector – An individual with a current license from the TCEQ as an Installer or a Maintenance Provider, as those terms are defined under 30 TAC Chapter 285 who also holds a current National Association of Wastewater Transporters (NAWT) or National Sanitation Foundation (NSF) certification as an on-site sewage facility inspector within one year of the effective date of these rules. Texas licensed professional engineers and Texas registered sanitarians may also inspect existing OSSFs, subject to the requirements of 30 TAC Chapter 285.
3. Department – Hays County Development Services Division
4. Groundwater Supply System – Any water supply system that obtains greater than one-third of its overall supply from Groundwater. This classification of water supply systems is further subdivided into Public Groundwater Supply Systems and Private Groundwater Supply Systems. Public Groundwater Supply Systems are any systems designated a Public Water System by the Texas Commission on Environmental Quality. Private Groundwater Supply Systems are any systems that do not qualify as a Public Groundwater Supply System, including, but not limited to, individual water supply wells.
5. Surface or Rainwater Collection System – A water supply system in which greater than two-thirds of the total water obtained is from a “surface” source, rainwater collection, or groundwater from an aquifer that is located entirely outside of Hays County. In the event any water supply system relies on Groundwater for greater than one-third, but not more than one-half, of its total water supply, the Commissioners Court may, on a case-by-case basis, approve an application to consider such water supply system to be a “Surface or Rainwater Collection System.”
6. Private Well – Any water well other than a Public Well. This definition includes Non-Public Local Groundwater Supply Systems which are Local Groundwater Supply

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Systems that do not qualify as a Public Local Groundwater Supply System, including, but not limited to individual water supply wells.

7. Public Well – A water well providing piped water for human consumption and defined as a "Community Water System" or a "Public Water System" under Chapter 290 of the Texas Administrative Code.
8. Rainwater Harvesting System – An individual potable water supply system approved by the Department and having rainwater as its source and designed to provide for any or all of the domestic water requirements, including irrigation.

D. Facility Planning

All of the terms and provisions of 30 TAC §285.4 are incorporated within the Rules of Hays County except as expressly amended below.

1. Land Planning, Site Evaluation and Minimum Lot Sizing. The following requirements shall apply to all lots on which an OSSF is to be utilized:
 - (A) A platted or unplatted single family residential lot shall have a surface area of at least the acreage designated in Table 10-1 below.
 - (B) Small Multi-Unit Residential Developments. Multi-unit residential developments with four or fewer individual dwelling units, including duplexes, may utilize lots smaller than the acreages set forth in Table 10-1, provided:
 - (1) site specific evaluation materials, for a central system or individual systems, are prepared by a Texas licensed professional engineer or a Texas registered professional sanitarian and submitted to the Department for review and approval; and,
 - (2) there is no more than one (1) dwelling unit for each TCEQ minimum lot acreage and no more than two (2) dwelling units for each minimum lot size as designated in Table 10-1 below.
 - (C) Other Multi-unit Residential Developments and Non-Residential Developments. Platted or unplatted lots used for multi-unit residential developments with more than four dwelling units, including apartment complexes, groups of rental dwelling units and lots used for non-residential purposes (e.g. office, commercial, industrial or institutional uses) producing domestic wastewater:
 - (1) shall have a minimum lot size of 1.0 acres and a total surface acreage of at least one (1) acre for each dwelling unit equivalent (DUE) per day; and,
 - (2) the on-site sewage facilities for these developments shall be designed based on site specific evaluation materials.
 - (D) OSSFs serving Manufactured Home Rental Communities and Recreational Vehicle Parks where spaces are rented or leased and are not subdivided for

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individual sale may be designed in accordance with Subsection (1)(C) above of this Section D.

- (E) Condominium Complexes. Condominium complexes utilizing on-site sewage facilities shall meet the following requirements:
- (1) The Owner applying for the OSSF permit shall identify the person who will be legally responsible for compliance with all applicable OSSF requirements. The application for OSSF permit shall include a sworn (notarized) statement from such legally responsible person attesting that such person accepts full legal responsibility for compliance with all applicable OSSF requirements. In the event the designated legally responsible party fails or refuses to comply with any applicable OSSF requirements, the Department may institute appropriate enforcement action against that person, or against one or more of the following parties who the Department determines to be responsible for the noncompliance: (i) the owner or manager of the condominium complex; (ii) the owner of one or more individual condominium units; (iii) the legally constituted condominium owners association for that condominium; (iv) a maintenance company/provider contracted to provide maintenance for the noncompliant OSSF.
 - (2) All requirements set forth in this Section D apply to condominium complexes.
 - (3) Each individual condominium unit shall be equipped with a flow meter capable of measuring the wastewater flow from that unit or a flow meter capable of measuring the water usage for that unit.
 - (4) Maintenance of the OSSF for a condominium complex is subject to the applicable maintenance, testing and reporting requirements of TCEQ's Chapter 285 Rules and all maintenance shall be provided by a Maintenance Company/Provider registered with TCEQ under such rules.
- (F) Where multiple sources of water apply to one lot, the larger of the two (2) minimum lot sizes shall govern.
- (G) In instances where the actual design of the OSSF system proposed for use dictates a larger minimum lot size required, such larger minimum lot size shall apply.
2. Lot Size Averaging. Only platted development may take advantage of these averaging provisions. The minimum acreage requirements set forth in Table 10-1 below may be obtained by averaging the size of all Lots within a platted development so long as the only Lots with acreage exceeding the minimum set forth in such table that may be included in the averaging calculation shall be:
- (A) Lots reserved by plat note for use as parkland or open space, or a private greenbelt in which all owners or residents of the subdivision hold an equal, unrestricted and indivisible right of access and use; or,

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- (B) Lots larger than five acres restricted by a plat note prohibiting all development other than one Single Family Residence or other development excluded from the term "Regulated Activities" under the Edwards Aquifer Rules of the TCEQ (30 TAC Chapter 213), but without regard to the aquifer over which the development occurs.
3. Notwithstanding the averaging allowed above or anything else to the contrary in this Order, no on-site sewage facility shall be permitted on any Lot smaller than the minimum lot size permitted under Chapter 366 of the Texas Health and Safety Code and the TCEQ Regulations promulgated thereunder (30 TAC Chapter 285).

Table 10-1 – Minimum Lot Sizes (in Acres) for OSSFs

Location	Water Service	Advanced	Conventional	TCEQ Min.
EARZ [1]	Surface or Rainwater Collection System	1.50	2.00	1.00 [4]
EARZ	Public Groundwater Supply System[2,8]	2.50	4.50	1.00 [4]
EARZ	Private Well	3.00	5.00	1.00 [4,6]
EACZ [3]	Surface or Rainwater Collection System	1.00	1.50	0.50 [5]
EACZ	Public Groundwater Supply System	1.50	2.50	0.50 [5]
EACZ	Private Well	2.00 6.00[8]	3.00 6.00[8]	1.00 [6]
Any Other	Surface or Rainwater Collection System	0.50 1.00 [7]	1.00	0.50 [5] 1.00 [6]
Any Other	Public Groundwater Supply System	1.00	1.50	0.50 [5]
Any Other	Private Well	1.50 6.00[8]	2.00 6.00[8]	1.00 [6]

Notes:

1. Edwards Aquifer Recharge Zone as defined in 30 TAC §213
2. A Public System is a Public Water System as defined in 30 TAC §290
3. Edwards Aquifer Contributing Zone as defined in 30 TAC §213
4. TCEQ Minimum lot size as per 30 TAC §285.40(c)
5. TCEQ Minimum lot size as per 30 TAC §285.4(a)(1)(A)
6. TCEQ Minimum lot size as per 30 TAC §285.4(a)(1)(B)
7. Minimum lot size for use of surface application system as per 30 TAC §285.33(d)(2)
8. Applicable to new subdivisions and Manufactured Home Rental Communities served by individual private water wells located within the Priority Groundwater Management Area as defined by Texas Commission on Environmental Quality and required to demonstrate water availability as required by Hays County under the authority granted to the County under the Texas Water Code and the Texas Local Government Code.

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4. A lot may contain multiple habitable structures and qualify as a single family residential lot if it meets the following criteria:
 - (A) In addition to the primary dwelling unit, the lot may be occupied by additional habitable structures or dwelling units (e.g. garage apartments, pool houses, guest cottages, etc.) with useable floor space less than fifty percent (50%) of the floor space of the primary dwelling unit;
 - (B) The additional habitable structures are not offered for public use or rental; and,
 - (C) All such additional habitable structures are precluded from sale or transfer separate from the primary dwelling unit.
5. Existing small lots or tracts that do not meet the minimum lot size requirements of this section and will serve one single family dwelling may be approved for an OSSF in accordance with the following requirements:
 - (A) Any lot, regardless of the date of platting or subdivision, must be of adequate size to accommodate the proposed system, including an effluent dispersal area that complies with effluent loading requirements of 30 TAC §285.91, Table I, and the system must be designed and operated in accordance with the remaining requirements of 30 TAC §285.
 - (B) For lots or tracts platted or subdivided before March 14, 1977, an OSSF may be permitted on a lot of any size.
 - (C) For lots or tracts platted or subdivided on or after March 14, 1977, but before June 14, 1984, an OSSF may be permitted on a lot of at least twenty thousand (20,000) square feet in size;
 - (D) For lots or tracts platted or subdivided on or after June 15, 1984, but before August 29, 1997;
 - (1) If the lot has a soil depth of less than four (4) feet to bedrock or to groundwater or if the percolation rate exceeds forty five (45) minutes per one (1) inch, the minimum lot size shall be thirty thousand (30,000) square feet; or,
 - (2) If the lot has both a soil depth of less than four (4) feet to bedrock or to groundwater and a percolation rate exceeding forty five (45) minutes per one (1) inch, the minimum lot size shall be forty thousand (40,000) square feet.
 - (E) For lots or tracts platted or subdivided on or after June 15, 1984, but before August 29, 1997, an OSSF may be permitted on a lot with a minimum size in compliance with 30 TAC §285.4 or §285.40, as applicable, which meets the requirements of 30 TAC §285.31 and the Hays County Regulations that were in effect at the time.

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- (F) For lots or tracts platted or subdivided on or after August 29, 1997, and before the effective date of this Order, an OSSF may be permitted on a lot with a minimum size in compliance with Table 10-1 above, which meets the requirements of 30 TAC §285.31. An exception is the Edwards Aquifer Contributing Zone which only applies to the Barton Springs Segment of the Contributing Zone.

G. Innovative Development

Innovative development, such as "planned unit development" style developments, are encouraged and will be considered on a case by case basis, upon the submission of the following with a preliminary plan application for subdivision approval:

1. Site Evaluation Materials demonstrating that such an innovative development is appropriate in light of lot sizes, soil or other conditions;
2. Site Specific Materials; and,
3. Site Plan to be recorded with Record Plat, which shall state the future development of the Property shall be in accordance with the Site Plan. The Site Plan shall designate the type of development permitted on each Lot, the location of buildings, paved areas, green belts and on-site sewage facilities (including drainage fields) on each Lot; and all other materials required under 285.30 of the Rules, as applicable. As provided in Section 285.6 of the Rules, cluster systems are not authorized.

The Commissioners Court may approve an application for innovative development permitting minimum lot acreage below those required in Table 10-1 upon a finding that the proposed development will provide equivalent protection of the public health and environment as development in accordance with these Regulations and that the lot acreage meet the TCEQ minimum.



Office of General Counsel
Hays County Historic Courthouse
111 East San Antonio Street, Suite 202
San Marcos, Texas 78666
(512) 393-2219
Fax (512) 392-6500

Received
DEC 14 2021
City of Dripping Springs

December 10, 2021

Mayor Bill Foulds, Jr.
City of Dripping Springs
P.O. Box 384
Dripping Springs, TX 78620

Re: Termination of 1445 Agreement

Dear Mayor Foulds,

I am writing to provide you with Notice of Termination of 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. Pursuant to that Agreement, the notice must be provided 30 days in advance of termination, so the Effective Date of the termination, by my calculation, will be January 12, 2022.

I anticipate that we will be having conversations about how to “retool” this Agreement to accommodate the City’s current moratorium. As you may know, I have already begun having conversations with Laura Mueller on that topic. I am hopeful that we can substitute a new 1445 Agreement at or around the termination date of the current one.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark D. Kennedy".

Mark D. Kennedy
General Counsel

Cc. Laura Mueller
Michelle Fischer
Walt Smith



To: Planning & Zoning Commission Members
From: Tory Carpenter, AICP – Senior Planner
Date: March 18, 2022
RE: Regulation of Accessory Dwelling Units

I. Overview

At the City Council meeting on February 1, 2022, staff presented several options for regulations related to Accessory Dwelling Units (ADUs) and Council directed staff to update the zoning ordinance. This direction came after several City Council members showed concerns regarding the lack of regulations related to accessory dwelling units, particularly the relative size of the structures relative to the primary structure on the site.

After public hearings at Planning & Zoning Commission and City Council on February 18 and March 1 respectively, the City Council directed staff to return the ordinance for review by the Planning & Zoning Commission. Since then, staff met with an ADU working group consisting of two City Council and two Planning & Zoning Commission members.

II. Summary of Proposed Regulations and Updates

Highlights indicate

	Previous Draft	Current Draft
Max Height	Detached - Cannot exceed primary residence Attached - Maximum height allowed in district Garage Apartment – 30 ft	No change
Max Area	Less of: 1. 50% of home 2. 1200 sqft	Less of: 1. 50% of home 2. 800 sqft
Location	Detached – Behind 50% depth of primary home Attached – Must meet standard setbacks	Detached – At least 25' behind façade of primary home. Attached – Must meet standard setbacks
Parking	One space per ADU	No change
Zoning Districts	Permitted in AG, SF-1, SF-2, HO, and GUI	No change
Relief Procedure	Waiver decided by P&Z	Waiver decided by Council with public hearing and notice to neighbors.

1. Height

The height of an attached ADUs cannot exceed the building height for the primary structure. Note that the ordinance defines “attached accessory dwelling units” to ensure that the ADU is, in fact, fully within or significantly attached to the primary dwelling.

Except for garage apartments, detached ADUs cannot exceed the height of the existing home. Garage apartments may exceed the height of the primary structure but cannot be taller than 30 feet.

2. Area

The livable area of the ADU cannot exceed either:

- 800 square feet; or
- 50% of the livable area of the primary dwelling unit.

3. Location

Detached units, including garage apartments, must be located at least 25 feet behind the building façade of the primary home and must meet all building setbacks as determined by the zoning district. Attached units must meet building setbacks as determined by zoning district.

4. Zoning Districts / Conditional Use Permits

Staff believes that the new standards for ADUs reduce potential negative impacts to surrounding properties. If the ordinance is adopted as drafted, ADUs will be a permitted use in AG, SF-1, SF-2, HO, and GUI zoning districts without the need for a Conditional Use Permit. ADUs would be prohibited in all other zoning districts.

5. Relief Procedure

Any request to vary from the standards outlined above would be considered as a waiver request by the City Council. At the direction of the ADU working group, staff has updated the criteria.

III. Short Term Rentals

The City does not currently regulate short term rentals (STRs) and staff is not considering STRs as part of this zoning ordinance.

CITY OF DRIPPING SPRINGS

ORDINANCE NO. _____.

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

WHEREAS, the City desires to regulate the development of accessory dwelling units as to size, location, and height; and

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

WHEREAS, the City has found the regulation of accessory dwelling units to be in the best interest of promoting comfortable enjoyment of residential neighborhoods; and

WHEREAS, the City seeks to amend the Zoning Ordinance as it relates to accessory dwelling units to establish additional regulations for these units; and

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

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on February 22, 2022 to consider the proposed amendment and the Planning and Zoning Commission recommended _____ of the proposed change; and

WHEREAS, after public hearing held by the City Council on March 1, 2022 the City Council voted to _____ the recommendation of the Planning and Zoning Commission; and

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

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

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

1. FINDINGS OF FACT

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

2. ENACTMENT

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

3. REPEALER

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

4. SEVERABILITY

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

5. CODIFICATION

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

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

7. PROPER NOTICE & MEETING

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

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

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

ATTACHMENT “A”

CHAPTER 30: ZONING

EXHIBIT A: ZONING ORDINANCE

Section 1: General Provisions

* * *

1.6 Definitions

* * *

Accessory dwelling: An accessory dwelling secondary living space that is on-site with a primary living space and that may be contained within the space structure as the primary, or may be contained in a separate standalone structure. Except for accessory dwelling units in zoning district or districts that allow accessory dwelling units to be the primary living space. Occupants of secondary living spaces typically include a caretaker, servant, or farm worker employed by the owner/occupant, or a guest or family member of the owner/occupant. Also, an accessory dwelling unit can include an accessory dwelling space that is on-site with another use as specifically allowed within certain zoning districts.

* * *

Section 5. DEVELOPMENT STANDARDS AND USE REGULATIONS

F. Accessory Dwelling Units

5.50 Purpose.

Standards for controlling accessory dwelling units are set forth to ensure that accessory dwelling units are ancillary to primary living spaces or other uses and are appropriate within the various zoning districts in which they are allowed. These standards are intended to allow reasonable and comfortable enjoyment of adjacent and nearby property owners and by occupants of neighboring residential dwellings, while providing opportunities for accessory dwelling units.

5.51 Definitions.

(a) Accessory dwelling: An accessory dwelling space that is on-site with a primary living space and that may be contained within the space structure as the primary, or may be contained in a separate standalone structure. Also, an accessory dwelling unit can include an accessory dwelling space that is on-site with another use other than a residence as specifically allowed within certain zoning districts.

(b) Attached Unit: A dwelling unit that is either wholly enclosed within the primary structure or shares at least one full wall with the primary structure. Attached units do not include units attached by an open-aired breezeway or other minimally attached method. Whether a unit is attached or detached is a determination made by the Planning Director at the time of application for an accessory dwelling unit.

(c) Detached Unit: A dwelling unit that is entirely detached from the primary structure or that is minimally attached in a way so the ADU does not share one full wall with the primary structure.

(d) Livable Area: The interior floor area of a dwelling, including stairways, halls, and closets, but excluding porches, garages, breezeways, or carports.

5.52 Permitted Districts.

Accessory Dwelling Units are only permitted in those districts where ADUs are allowed as listed in the City's zoning ordinance land use chart. Each lot is only permitted one ADU.

5.53 Special provisions.

5.53.1 Height Regulations

- (a) Attached Units: except as provided in this subsection, all height regulations for the zoning district apply including specific height regulations for attached units included in the zoning district regulations.
- (b) Detached Units: building height for detached units shall not exceed the height of the lot's existing primary dwelling unit except as described below:
 - i. ADUs located above a detached vehicle parking garage may exceed the height of the lot's existing primary dwelling unit. However, the overall height of the detached garage and ADU cannot exceed 30 feet.

5.53.2 Location

- (a) Except as provided in this subsection, the side and rear yard setback regulations of the underlying zoning remain in effect.
- (b) Detached ADUs must maintain a minimum 10-foot buffer between the ADU and the primary structure. The required buffer is inclusive of any open air breezeway or other minimally attached method.
- (c) An ADU may not be located in front of a primary structure and must be at least 25 feet behind the front façade of the primary structure. [LM1]

5.53.3 Parking

A minimum of one parking space, in addition to any required parking spaces for the primary structure or other uses, is required.

5.53.4 Building and Development Standards

(a) Site Plan: A site plan indicating the exact location of the proposed ADU must accompany any building permit application or waiver/variance application for an ADU

(b) Elevations: Elevation details for the proposed ADU must accompany any building permit application or waiver/variance application for an ADU

5.53.5 ADU Size

The maximum livable area of an ADU shall not exceed the lesser of:

(a) 800 square feet; or^[LM2]

(b) 50% the square footage of the livable area of the main house.

5.54 Waiver for Accessory Dwelling Unit Standards

(a) A waiver application may be submitted prior to or concurrently with a building permit application.

(b) The application shall fully state in writing the grounds for the application, and all of the facts relied upon by the applicant. The application for the waiver must be submitted not less than 30 days prior to the City Council meeting at which the request will be considered.^[LM3]

(c) After a public hearing, the City Council may grant a waiver to authorize deviation from a regulation within this Section, Accessory Dwelling Units, if in the opinion of the City Council, the requested deviation:

(1) will not adversely affect neighboring properties;

(2) is not contrary to the public interest;

(3) is consistent with the design of the primary structure;

(4) is consistent with the character of the neighborhood;

(5) meets all other supplemental standards of the zoning ordinance and related land use requirements; and

(6) provides for mitigation of any adverse effects or impact of the requested deviation.

(d) The decision of the City Council is final.

(e) Notice and public hearing.

(1) City Council shall hold a public hearing prior to consideration of each ADU Waiver application.

(2) Notice of the hearing must be published on the city's website no more than 30 nor less than 15 days prior to the first hearing at City Council.

(3) Notice of the hearing shall be provided to all property owners within 300 feet of the affected property no more than 30 nor less than 15 days prior to the public hearing.

(4) Weather-resistant signs shall be erected on the property under application for the purposes of advertising the zoning amendment request.

i. The signs shall be provided by the city.

ii. Signs placed on the property involved must be within ten feet of any property line paralleling any established or proposed street, and must be visible from that street.

iii. All required signs shall remain on the property until final disposition of the waiver request is determined.

APPENDIX E. – ZONING USE REGULATIONS (CHARTS)

RESIDENTIAL	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg./Structure (Nonresidential)							P	P	P	P	P	P	P		
Accessory Bldg./Structure (Residential)	P	P	P	P	P	P					P				
Accessory Dwelling Unit	P	C P	C P								P		P		
Caretaker's/Guard Residence	P	P	P								P				
Community or Group Home	C	C	C	C	C						P				
Duplex/Two-Family				P	P	P	P	P	P		P				
Garage Residential Conversion	P	P	C	C							P				
Garden Home/Townhome					P	P	P	P	P		P				
Home Occupation	P	P	P	P	P	P	P	P	P		P				
HUD-Code Manufactured Home	C			C	C	C					X				
Living Quarters on Site with a Business							P	P	P	P	P				
Multiple-Family Dwelling						P	P	P	P		P				
Residential Loft							P	P	P		P				
Rooming/Boarding House						P		P			P				
Single-Family Dwelling, Detached	P	P	P	P	P	P					P				
Single-Family Industrialized Housing	P	P	P	P	P	P					P				
Swimming Pool, Private	P	P	P	P	P	P	P	P	P		P				

SECTION 3. ZONING DISTRICTS

3.1. Zoning districts established.

3.1.1. The City of Dripping Springs, Texas, is hereby divided into the following zoning districts. The use, height, area regulations, and other standards, as set out herein apply to each district. The districts established herein shall be known as follows:

Zoning District Name

AG	Agriculture (min. 2 acres)
SF-1	Single-Family Residential — Low Density (min. 1 acre)
SF-2	Single-Family Residential — Moderate Density (min. ½ acre)
SF-4	Two-Family Residential — Duplex
SF-5	Single-Family Attached Residential — Town Home
MF	Multifamily Residential
MH	Manufactured Home
O	Office
LR	Local Retail
GR	General Retail
CS	Commercial Services
I	Industrial
H	Historic
GUI	Government, Utility, Institutional
PR	Public Recreation
PP	Public Park or Preserve
PD	Planned Development

3.1.2. A summary of the area regulations for the zoning districts is included in appendix B.

3.1.3. Certain terms and definitions used within this chapter can be found in section 5. Definitions specifically applicable to particular sections are contained within the section.

3.1.4. Limited cumulative zoning: Less intense uses shall be allowed within more intense districts that are zoned residential or commercial. For example, any use zoned AG through GR will be allowed in the CS zoning category, but only industrial uses are allowed in the industrial zoning district. Less intense uses constructed in more intense district shall conform to the regulations that correlate with the corresponding use category that is proposed to be used on the property.

3.1.5. A conversion chart explaining the disposition of the prior zoning districts to those designated under this chapter is provided in the appendices.

3.2. Agriculture district (AG).

3.2.1. Description : 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.

3.2.2. Permitted uses : Those uses listed for the AG, agricultural district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right, or conditionally permitted uses, respectively.

3.2.3. Height regulations.

- (a) Main building : Maximum of 40 feet for the main building or house.
- (b) Accessory buildings : Maximum 40 feet for accessory buildings, including detached garage/~~accessory dwelling units.~~
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations including accessory dwelling unit regulations.

3.2.4. Area regulations :

- (a) Size of lots :
 - (1) Minimum lot area: Two acres.
 - (2) Minimum lot width: 100 feet.
 - (3) Minimum lot depth: 150 feet.
- (b) Size of yards :
 - (1) Minimum front yard: 50 feet.
 - (2) Minimum side yard: Ten percent of the lot width, not to exceed 30 feet; 25 feet from a street right-of-way for a corner lot.
 - (3) Minimum rear yard: 50 feet for the main building and any accessory building(s); ten feet from a main building to an accessory building.
- (c) Impervious cover: 30 percent.

3.2.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, mobile homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, recreational vehicles, boats and trailers etc.). Cultivation equipment may be stored outside.

- (c) Side-entry garages : Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (e) Nonresidential uses : Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, group home, etc.) in the agriculture district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (f) Temporary buildings : There shall be no permanent use of temporary facilities or buildings. A use shall be deemed permanent after the use has been in existence on the same lot for a period of at least six months.
- (g) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.3. Single-family residential district—Low density (SF-1).

- 3.3.1. Description : The SF-1, single-family residential district is intended to provide for development of low-density, detached, single-family residences on lots of at least one acre in size.
- 3.3.2. Permitted uses : Those uses listed for the SF-1 District or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- 3.3.3. Height regulations :
 - (a) Main building(s) : Maximum two and one-half stories, or 40 feet for the main building or house, whichever is less.
 - (b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~
 - (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations including accessory dwelling unit regulations.
- 3.3.4. Area regulations :
 - (a) Size of lots : Minimum lot area: One acre (43,560 square feet).
 - (b) Size of yards :
 - (1) Minimum front yard: 25 feet.
 - (2) Minimum side yard: Total of 40 feet combining both side yards with a minimum of 15 feet on either side.
 - (3) Minimum rear yard: 25 feet.
 - (c) Impervious coverage: 30 percent.
- 3.3.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, recreational vehicles, boats and trailers, etc.).
- (c) Side-entry garages : Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the City Building Code.
- (e) Nonresidential uses : Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-1 District. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (f) Temporary facilities : There shall be no permanent use of temporary buildings.
- (g) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.4. Single-family residential district—Moderate density (SF-2).

3.4.1. Description : 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.

3.4.2. Permitted uses : Those uses listed for the SF-2 district or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

3.4.3. Height regulations :

- (a) Main building(s) : Maximum two and one-half stories, or 40 feet whichever is less, for the main building or house.
- (b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations including accessory dwelling unit regulations.

3.4.4. Area regulations :

- (a) Size of lots : Minimum lot area: One-half acre.
- (b) Size of yards :
 - (1) Minimum front yard : Minimum 25 feet.
 - (2) Minimum side yard: Minimum 15 feet.
 - (3) Minimum rear yard: Minimum 25 feet from the main building.

- (c) Impervious cover: 40 percent.

3.4.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (c) Side-entry garages : Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (e) Nonresidential uses : Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-2 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (f) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (g) Other regulations : Refer to section 5, Development Standards and Use Regulations.
- (h) OSSFs : On-site sewage facilities (OSSFs) are prohibited in this district on lots of less than three-quarters of an acre.

(Ordinance 1220.10, adopted 9/12/06)

3.5. Single-family residential—Town center (SF-3).

3.5.1. Description : The SF-3, single-family residential district is intended to promote stable, quality, detached-occupancy residential development on individual lots at increased densities. Individual ownership of each lot is encouraged. This district provides a "buffer" or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.

3.5.2. Permitted uses : Those uses listed in the city's zoning ordinance for the GR district or any less intense residential district.

3.5.3. Height regulations :

- (a) Main building(s) height: Maximum two and one-half stories, or 40 feet for the main building or house, whichever is less.
- (b) Accessory building(s) height: Maximum 15 feet for accessory buildings, including a detached garage ~~or accessory dwelling units.~~

3.5.4. Area regulations :

- (a) Size of lots :

- (1) Minimum lot area: 3,500 square feet.
- (2) Minimum lot width: 35 feet.
- (b) Size of yard setbacks :
 - (1) Minimum front yard setback: Ten feet.
 - (2) Minimum side yard setback: Five feet; corner lots, seven and one-half feet from the street right-of-way.
 - (3) Minimum rear yard setback: Ten feet.
 - (4) Minimum setback for garage door from alley: Ten feet.
 - (5) Minimum setback for garage door from front curb or sidewalk: 25 feet.
 - (6) Minimum setback for accessory building: Five feet; no accessory buildings or structures are permitted in any front street yard.
- (c) Maximum total impervious coverage : 65 percent.
- (d) Minimum width of residential building : 25 feet.
- (e) Maximum height of fence within street yard : Three feet, all fences shall provide a finished face to abutting streets.
- (f) Maximum height of fence outside of street yard : Six feet; all fences shall provide a finished face to abutting streets and these fence shall not conflict with sight triangles at intersections or obstruct views from adjacent driveways.

3.5.5. Special requirements :

- (a) Separate utilities : All utilities shall be provided separately to each unit within the SF-3 district so that each unit is individually metered.
- (b) Maintenance for common areas : A property owners' association is required for continued maintenance of common land and/or facilities.
- (c) Garage space required : The elimination of a garage space by enclosing the garage with a stationary building wall is prohibited.
- (d) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (e) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (f) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city's building code.
- (g) Nonresidential uses : Site plan approval shall be required for any nonresidential use, including a school, church, child-care center, group home, or private recreation facility, in the SF-3 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.

- (h) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (i) Special purpose nonresidential lots : These lots, including, but not limited to landscape lots and utility lots, are exempt from regulations described in these SF-3 districts (see plat for use notes).

(Ordinance 1220.98, adopted 11/10/15)

3.6. Two-family residential—Duplex (SF-4).

3.6.1. Description : The SF-4, two-family residential district is intended to provide for development of detached, two-family residence structures on moderate size lots of at least 10,000 square feet in size.

3.6.2. Permitted uses : Those uses listed for the SF-4 district or any less intense residential district on the zoning use charts as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

3.6.3. Height regulations :

- (a) Main building(s) : Maximum two and one-half stories, or 40 feet, whichever is less, for the main building or house.
- (b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.6.4. Area regulations :

- (a) Size of lots :
 - (1) Minimum lot area: 10,000 square feet.
 - (2) Minimum lot width: 70 feet.
 - (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
 - (1) Minimum front yard: Minimum 20 feet.
 - (2) Minimum side yard: Minimum ten feet; 15 feet from a street right-of-way for a corner lot.
 - (3) Minimum rear yard: Minimum 20 feet for the main building.
- (c) Impervious cover : 50 percent.
- (d) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.6.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (c) Side-entry garages : Two-family residential structures with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (e) Nonresidential uses : Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-4 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (f) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (g) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.7. Single-family attached residential district (SF-5) garden home.

- 3.7.1. General purpose and description : The SF-5, single-family attached residential district is intended to promote stable, quality, attached-occupancy residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the comprehensive plan, may provide a "buffer" or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.
- 3.7.2. Permitted uses : Those uses listed for the SF-5 district or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- 3.7.3. Height regulations :
 - (a) Main building(s) : Maximum two and one-half stories, or 40 feet for the main building or house, whichever is less.
 - (b) Accessory building(s) : Maximum 25 feet for accessory buildings, including a detached garage ~~or accessory dwelling units.~~
 - (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.
- 3.7.4. Area regulations :
 - (a) Size of lots :
 - (1) Minimum lot area: 2,500 square feet.

- (2) Minimum lot width: 30 feet.
- (b) Size of yards:
- (1) Minimum front yard: 15 feet.
- (2) Minimum side yard:
- a. Single-family attached dwellings are not required to have a side yard, with the exception of a minimum 15-foot side yard adjacent to a street. The ends of any two adjacent building complexes or rows of buildings shall be at least 15 feet apart. The required side yards shall be designated upon a plat approved by the city council.
 - b. A complex of attached single-family dwellings shall have a minimum length of three dwelling units, and shall not exceed 200 feet in length or the width of six attached units, whichever is less.
 - c. Minimum rear yard: 20 feet for the main building.
- (c) Impervious coverage : 80 percent.
- (d) Other : Refer to section 5.

3.7.5. Special Requirements :

- (a) Separate utilities : All utilities shall be provided separately to each unit within an SF-5 district so that each unit is individually metered.
- (b) Useable open space requirement : All single-family attached developments shall provide usable open space at the ratio and criteria as specified below. Except as provided herein, any SF-5 subdivision shall provide useable open space which equals or exceeds 20 percent of the gross platted area, excluding rights-of-way for collector and larger sized streets. Useable open space shall not be required for an SF-5 development if it contains 20 or fewer units.
- (c) Maintenance for common areas : A property owners' association is required for continued maintenance of common land and/or facilities.
- (d) Garage space required : The elimination of a garage space by enclosing the garage with a stationary building wall is prohibited.
- (e) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (f) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (g) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (h) Nonresidential uses : Site plan approval shall be required for any nonresidential use, including a school, church, child-care center, group home, or private recreation facility,

in the SF-5 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.

- (i) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (j) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.8. Multiple-family residential district (MF).

3.8.1. Description : The MF, multiple-family residential district is an attached residential district intended to provide the highest residential density, that being of 24 dwelling units per acre. The principal permitted land uses will include low-rise apartment dwellings and garden homes. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.

3.8.2. Permitted uses : Those uses listed for the MF district or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

3.8.3. Height regulations :

- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less, for the main building(s).
- (b) Accessory building(s) : Twenty-five feet for accessory buildings.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.8.4. Area regulations :

- (a) Size of lots :
 - (1) Minimum lot area: 1,815 square feet per dwelling unit, not to exceed 24 dwelling units per acre, calculated on gross acreage. The minimum lot size shall be 20,000 square feet.
 - (2) Minimum lot width: 60 feet.
- (b) Size of yards :
 - (1) Minimum front yard: 30 feet; all areas adjacent to a street shall be deemed front yards. See section 5 for any additional setback requirements.
 - (2) Minimum side yard: 15 feet; 45 feet when building is in excess of one-story in height and adjacent to a single-family zoning district.
 - (3) Minimum rear yard: 25 feet; 45 feet when the building is in excess of one-story and adjacent to a single-family zoning district.
- (c) Building separation :

- (1) One-story buildings: 20 feet for buildings with or without openings.
- (2) Two-story buildings (or a two-story building adjacent to a one-story building), 20 feet, for buildings with or without openings.
- (d) Impervious cover : 60 percent total, including main buildings and accessory buildings.
- (e) Housing affordability : It is a policy of the city council of Dripping Springs to encourage the development of affordable housing within the jurisdiction. Accordingly, for multifamily projects which take their principal access from major arterials or state or federal highways, and which are served by the public wastewater system, the following shall apply when calculating units per acre:

Efficiency units of 550 square feet or less shall count as half units toward the units-per-acre count, and may comprise up to 20 percent of the total of units in the project.

3.8.5. Refuse :

- (a) Location : Every multiple-family dwelling unit shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travelway. The refuse facility shall be located on the same premises as the living units. The designation of off-site refuse facilities is prohibited. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling. Refuse dumpsters shall be no closer than 80 feet to any adjacent lot that is platted or used for residential dwellings.
- (b) Screening : Each refuse facility shall be screened on three sides from the view of a person(s) standing at ground level on the site or immediately adjoining property. Said screening [shall] consist of a solid screening device constructed of materials approved by the city administrator and not less than six feet in height, or by an enclosure within a building. A gate on the fourth side is optional. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.

3.8.6. Usable open space :

- (a) Each lot or parcel of land which is used for multifamily residences shall provide on the same lot or parcel of land a minimum of 300 square feet of useable open space per unit.
- (b) Covered or underground easements with useable open space may be included as part of the recommended open space.
- (c) Areas occupied by enclosed buildings (except gazebos and pavilions), street and alley right-of-way and/or easements, drives, parking and drainage channels may not be included in calculating useable open space.
- (d) Areas occupied by overhead electrical transmission lines, drainage channels and antennas may not be included in calculating useable open space.

- (e) Useable open space channels must be a minimum of 15 feet wide and have no slope greater than ten percent.
- (f) At the time of site plan approval, the P&Z may recommend, and the city council may allow, full or partial credit for open areas that exceed the ten percent maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area.
- (g) Credit for off-site open space : At the time of site plan approval, the P&Z may recommend, and the city council may allow, up to one-third of the required open space to be satisfied by off-site dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. The granting of any off-site credit for open space is a discretionary power of the city council. The guidelines below may assist in considering if credit is appropriate:
- (1) Adjacency: Is at least 15 percent of the MF development's boundary adjacent to the parkland or other open space.
 - (2) Accessibility: Are there defined pedestrian connections between the development and the parkland or other open space.
 - (3) Usability: Is the parkland or other open space immediately adjacent to the development suitable for use as parkland and accessible by residents?
 - (4) Design integration: Does the design of the development provide a significant visual and pedestrian connection to the park or other open space?
- (h) Special requirements :
- (1) Single-family units: Single-family units constructed in this district shall conform to the regulations that correlate with the appropriate residential category that is proposed to be used on the property.
 - (2) On-site dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - (3) Open storage: Open storage is prohibited.
 - (4) Units near fire lanes: The front door of each dwelling unit shall be no more than 150 feet from a fire lane (measured by an unobstructed pathway, or route, for fire hoses).
 - (5) Access to a parking area: A paved walkway shall connect the front door of each ground floor unit to a parking area.
 - (6) Length of buildings: Buildings shall not exceed 200 feet in length.
 - (7) Oversize parking areas: Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as part of the approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.

- (8) **Signage:** All buildings containing residential units shall provide signage that clearly identifies the numbers (addresses) of the units within each building. Signage shall be visible from entrances into the complex or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, or emergency personnel. All signs must comply with all other applicable regulations.
- (9) **Lighting:** All parking areas shall have appropriate lighting and shall be positioned such that no light adversely impacts adjacent residential areas, and shall comply with the city's lighting ordinance.
- (10) **Swimming pools:** Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (11) **Nonresidential uses:** Site plan approval shall be required for any nonresidential use, such as a school, church, child-care center, group home, or private recreation facility, in the MF district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (12) **Temporary facilities:** There shall be no permanent use of temporary facilities or buildings.
- (13) **Other regulations:** Refer to section 5, Development Standards and Use Regulations.

(Ordinance 1220.10, adopted 9/12/06)

3.9. Office district (O).

3.9.1. **Description :** The O, office district is established to create a district for low intensity office and professional uses. The district can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting building heights to one or two stories, and by utilizing buffering and landscaping requirements. Buildings in this district should be compatible with and similar in scale to residential uses and adjacent property. Bed-and-breakfasts should also be permitted.

3.9.2. **Permitted uses :** Those uses listed for the O, office district and single-family four (SF-4), single-family five (SF-5), and multifamily residential (MF) uses in appendix E> (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(Ordinance 1210.19, adopted 6/10/14)

3.9.3. **Height regulations :**

- (a) **Main building(s) :** Maximum two stories, or 40 feet, whichever is less.
- (b) **Accessory building(s) :** Maximum one story, or 25 feet for accessory buildings.

- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.9.4. Area regulations :

(a) Size of lots :

- (1) Minimum lot size: 5,000 square feet.
- (2) Minimum lot width: 50 feet.
- (3) Minimum lot depth: 100 feet.

(b) Size of yards : [(1)—

(3) Reserved.]

- (4) Minimum front yard: 15 feet; all yards adjacent to a street shall be considered a front yard (see section 5 for any additional setback requirements).
- (5) Minimum side yard: Ten feet; fifteen feet adjacent to a public street or residential lot.
- (6) Minimum rear yard: Ten feet.
- (7) Adjacent to a single-family district: Any office use that is located adjacent to (and not across an right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by 30 feet.

- (c) Impervious cover : 60 percent total, including main buildings and accessory buildings.

- (d) Gross floor area : The gross floor area for each nonresidential structure shall not exceed 40,000 square feet per building.

3.9.5. Landscaping requirements : Refer to city's landscaping ordinance.

3.9.6. Special district requirements :

- (a) Building facade review : Building facade (elevation) plans shall be submitted during the site development process in compliance with any approved exterior design standards enacted by the city.
- (b) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (c) Open storage : Open storage is prohibited.
- (d) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (e) Other regulations : Refer to section 5, Development Standards and Use Regulations.
- (f) Banks and savings and loan associations are restricted to one per intersection or shared access driveway.

(Ordinance 1220.10, adopted 9/12/06; Ordinance 1220.41, adopted 12/9/08)

3.10. Local retail district (LR).

- 3.10.1. Description : The LR, local retail district is established to provide areas for low intensity, specialized retail sales that are intended to service local neighborhoods, citizens, and visitors of the city. Bed-and-breakfasts are permitted within local retail districts. General, office, regional commercial, or commercial services uses should not be permitted.
- 3.10.2. Permitted uses : Those uses listed for the LR district or any less intense commercial district and single-family four (SF-4), single-family five (SF-5), and multifamily residential (MF) uses in appendix E (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(Ordinance 1210.19, adopted 6/10/14)

3.10.3. Height regulations :

- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less.
- (b) Accessory building(s) : Maximum one story, or 25 feet for accessory buildings.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.10.4. Area regulations :

- (a) Size of lot :
 - (1) Minimum lot area: 5,000 square feet.
 - (2) Minimum lot width: 50 feet.
 - (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
 - (1) Minimum front yard: 15 feet; all yards adjacent to a street shall be considered a front yard. See section 5 for any additional setback requirements.
 - (2) Minimum side yard: Ten feet; 15 feet adjacent to a public street or residential lot.
 - (3) Interior side yards: When retail uses are platted adjacent to other retail uses and are integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code and allows for connectivity.
 - (4) Minimum rear yard: Ten feet.
 - (5) Adjacent to a single-family district: Any neighborhood service use that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by 30 feet.
- (c) Impervious cover : 60 percent total, including main buildings and accessory buildings.
- (d) Gross floor area for nonresidential structures : The gross floor area for each building shall be 40,000 square feet per building.

- (e) Outside display: Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following:
- (1) Outside display areas shall not be placed or located more than 30 feet from the main building.
 - (2) Outside display areas shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
 - (3) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - (4) Outside display areas shall not extend into public right-of-way or onto adjacent property.
 - (5) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- (f) On-site dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (g) Open storage: Open storage is prohibited.
- (h) Temporary facilities: There shall be no permanent use of temporary facilities or buildings.
- (i) Other regulations: Refer to section 5, Development Standards and Use Regulations.

(Ordinance 1220.10, adopted 9/12/06)

3.11. General retail district (GR).

3.11.1. Description: The GR, general retail district is established to provide areas for retail facilities that are larger than those generally located in the local retail district, such as large grocery stores, book stores, and the like. Areas zoned for general retail should have convenient regional access via major thoroughfares, such as U.S. Highway 290 or Ranch Road 12, and major collector streets are primary locational considerations. Hotel/motel uses, community scale retail, and bed-and-breakfasts are permitted within general retail districts. Office uses, commercial services, and industrial uses shall not be permitted.

3.11.2. Permitted uses: Those uses listed for the GR, general retail district or any less intense commercial district and single-family four (SF-4), single-family five (SF-5), and multifamily residential (MF) uses in appendix E (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(Ordinance 1210.19, adopted 6/10/14)

3.11.3. Height regulations:

- (a) Main building(s): Maximum two stories, or 40 feet, whichever is less.

- (b) Accessory building(s) : Maximum one story, or 25 feet for accessory buildings.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.11.4. Area regulations :

- (a) Size of lot :
 - (1) Minimum lot area: 20 thousand square feet.
 - (2) Minimum lot width: 100 feet.
 - (3) Minimum lot depth: 150 feet.
- (b) Size of yards :
 - (1) Minimum front yard: 25 feet; all yards adjacent to a street shall be considered a front yard. See section 5 for any additional setback requirements.
 - (2) Minimum side yard: 25 feet; 25 feet adjacent to a public street or residential lot.
 - (3) Interior side yards: When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code.
 - (4) Minimum rear yard: 25 feet.
 - (5) Adjacent to a single-family district: Any retail use that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by 40 feet.
- (c) Impervious cover : 60 percent total, including main buildings and accessory buildings.
- (d) Gross floor area for nonresidential structures : The gross floor area for each building shall not exceed 60,000 square feet per building.
- (e) Minimum building separation for nonresidential structures : There shall be a minimum 80 feet separation between structures, or a minimum separation as required by the City's Fire Code (if any), whichever is greater.
- (f) Open storage : Open storage is limited to a maximum of five percent of the total lot area, shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of section 5. Open storage cannot be visible from any public street or adjacent property.
- (g) Outside display :
 - (1) Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following.
 - (2) Outside display areas shall not be placed or located more than 30 feet from the main building.

- (3) Outside display areas shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
- (4) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
- (5) Outside display areas shall not extend into public right-of-way or onto adjacent property.
- (6) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- (h) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (i) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (j) Other regulations : Refer to section 5, Development Standards and Use Regulations.

(Ordinance 1220.10, adopted 9/12/06)

3.12. Commercial services district (CS).

3.12.1. Description : The commercial services (CS) district is 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. Uses in this district may utilize open storage areas that are screened from public view. The uses envisioned for the district will typically utilize small sites and have operational characteristics that are generally not compatible with residential uses and most other types of nonresidential uses within the city.

3.12.2. Permitted uses : Those uses listed for the CS, commercial services district or any less intense commercial district in appendix E (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(Ordinance 1210.19, adopted 6/10/14)

3.12.3. Height regulations :

- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less.
- (b) Accessory building(s) : Maximum one story, or 25 feet for accessory buildings.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.12.4. Area regulations :

- (a) Size of lot :

- (1) Minimum lot area: 8,000 square feet.
 - (2) Minimum lot width: 80 feet.
 - (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
- (1) Minimum front yard: 25 feet; all yards adjacent to a street shall be considered a front yard. See section 5 for any additional setback requirements.
 - (2) Minimum side yard: 15 feet; 25 feet adjacent to a public street or residential lot.
 - (3) Minimum rear yard: 25 feet.
 - (4) Adjacent to a single-family district: Any commercial use that is located adjacent to (and not across the street from) any single-family zoning district shall be set back from the applicable residential district property line by 60 feet.
- (c) Impervious cover : 70 percent total, including main buildings and accessory buildings.
- (d) Gross floor area for nonresidential structures : The gross floor area for each building shall not exceed 50,000 square feet per building.

3.12.5. Special Requirements :

- (a) Outside display : Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following:
- (1) Outside display areas shall not be placed or located more than 30 feet from the main building.
 - (2) Outside display areas shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
 - (3) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - (4) Outside display areas shall not extend into public right-of-way or onto adjacent property.
 - (5) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- (b) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (c) Open storage : Open storage is limited to a maximum of five percent of the total lot area, shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of section 5. They cannot be visible from any public street or adjacent property.

- (d) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (e) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.13. Industrial district (I).

3.13.1. Description : The industrial district is intended primarily for the conduct of light manufacturing, assembling and fabrication, and for warehousing, research and development, wholesaling and service operations which do not typically depend upon frequent customer or client visits and may include employment centers for the local workforce.

3.13.2. Permitted uses : Those uses listed for the industrial district in the use charts as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

3.13.3. Height regulations :

- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less.
- (b) Accessory building(s) : Maximum one story, or 25 feet for accessory buildings.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.13.4. Area regulations :

(a) Size of lot :

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum lot width: 80 feet.
- (3) Minimum lot depth: 100 feet.

(b) Size of yards :

- (1) Minimum front yard: 60 feet; all yards adjacent to a street shall be considered a front yard. See section 5 for any additional setback requirements.
- (2) Minimum side yard: 15 feet; 50 feet adjacent to a public street or residential lot.
- (3) Minimum rear yard: 25 feet; 50 feet adjacent to a public street or residential lot.
- (4) Adjacent to a single-family district: Any industrial use that is over one story in height and that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable property line by 60 feet.

3.13.5. Impervious coverage : 70 percent total, including main buildings and accessory buildings.

3.13.6. Gross floor area for nonresidential structures : The gross floor area for each building shall not exceed 50,000 square feet per building. Owners seeking larger buildings or more impervious cover may request creation of a planned development district (PDD).

3.13.7. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (b) Open storage : Open storage shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of section 5. They cannot be visible from any public street or adjacent property.
- (c) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (d) Other regulations : Refer to section 5, Development Standards and Use Regulations.

(Ordinance 1220.10, adopted 9/12/06)

3.14. Government/utility/institutional (GUI).

3.14.1. Description : The GUI, government/utility/institutional district is intended to provide for the siting of government buildings of the state, county, city or federal governments. It is also intended to provide classification for public utility installations, EMS stations, fire stations, health care facilities, schools and churches, without regard to public or private ownership. This zoning classification may, with city council approval, be applied to properties situated anywhere within the city limits.

3.14.2. Permitted uses : Those uses defined as public services, government facilities or schools and churches on the zoning use charts are authorized uses permitted by right.

3.14.3. Height regulations :

- (a) Main building(s) : Maximum two and one-half stories, or 40 feet, whichever is less, for the main building or house.
- (b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations **including accessory dwelling unit regulations.**
- (d) Accessory dwelling(s) : **Maximum two stories, or 30 feet, whichever is less.**

3.14.4. Area regulations :

- (a) Size of lots :
 - (1) Minimum lot area: 7,000 square feet.
 - (2) Minimum lot width: 70 feet.
 - (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
 - (1) Minimum front yard: Minimum 20 feet.

(2) Minimum side yard: Minimum ten feet; or 20 feet from a property zoned SF-5 or more restrictive.

(3) Minimum rear yard: Minimum 20 feet for the main building.

(c) Impervious cover : 50 percent.

3.14.5. Special requirements :

(a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site purposes.

(b) Open storage : Open storage is prohibited unless permitted by conditional use permit.

(c) Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.).

(d) Other regulations : Refer to section 5, Development Standards and Use Regulations.

(e) Accessory dwelling : An accessory dwelling is allowed in this zoning district and may be a primary living space that is secondary to a primary nonresidential use so long as the use otherwise meets the definition of accessory dwelling.

(Ordinance 2019-44, adopted 12/10/19; Ord. No. 2021-01 , § 2, 1-12-2021)

3.15. Public recreation (PR).

3.15.1. Description : The PR, public recreation district is intended to provide for development of active recreational uses which are available to the general public, such as sports fields, concert pavilions, outdoor movie theaters, swimming pools, footrace and bicycle race tracks and assembly venues.

3.15.2. Permitted uses : Those uses listed for the PR district on the zoning use charts as "P" or "C" in appendix C [appendix E] are authorized uses permitted by right or conditionally permitted uses, respectively.

3.15.3. Height regulations :

(a) Main building(s) : Maximum two and one-half stories, or 40 feet for the main building or house.

(b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~

(c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.15.4. Area regulations :

(a) Size of lots :

(1) Minimum lot area: 8,000 square feet.

(2) Minimum lot width: 50 feet.

- (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
 - (1) Minimum front yard: Minimum 20 feet.
 - (2) Minimum side yard: Minimum ten feet; 20 feet from a street right-of-way for a corner lot.
 - (3) Minimum rear yard: Minimum 20 feet for the main building.
- (c) Impervious cover : 50 percent.

3.15.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (c) Facilities classified under PR, public recreation zoning may be owned by the city (public), private entities, or private community clubs and foundations. If owned by a private entity or community club or foundation, the owner shall present for city council approval a comprehensive maintenance and upkeep plan for the property.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (e) Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.).
- (f) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.16. Public park or preserve (PP).

3.16.1. Description : The PP, public park or preserve district, is intended to provide for development of park facilities within the city of a passive nature for recreational and visitation. Certain properties assigned this zoning classification may provide family and group recreation activities, such as picnic grounds, refreshment kiosks, hiking trails, bicycle paths, small game facilities and children's recreation installations. Properties devoted to such uses shall be classified "Park" at the time of approval of the zoning.

3.16.2. Other properties may be designated for more passive uses, limited to hiking, nature trails, birding, and other low-impact activities. These properties shall be classified "Preserve" at the time of the approval of the zoning.

(Ordinance 1220.10, adopted 9/12/06)

3.16.3. Permitted uses : Those uses listed for the PP district on the zoning use charts as "P" are authorized uses permitted by right. In addition, park accessory uses are allowed as addressed in this section.

- (a) Park accessory uses : Park accessory uses are those uses commonly associated with the use of public parks, operations, maintenance, and other support activities. These uses, as defined, shall be permitted by right. These uses shall include, but not limited to, community centers, senior centers, nature centers, dog off leash areas, parks and community services administration offices, playgrounds, camp sites, hike and bike trails, observatory, park maintenance workshop and storage facilities, community gardens, bird facilities, and other uses as approved by the city.

(Ordinance 2020-01, adopted 1/14/20)

3.16.4. Height regulations :

- (a) Main and accessory building(s) : Maximum one story, or 18 feet for any service or maintenance building, subject to city approval of location of such structure.
- (b) Refer to section 5, Development Standards and Use Regulations for other regulations.

3.16.5. Area regulations :

- (a) Size of lots :
- (1) Minimum lot area: 5,000 square feet.
 - (2) Minimum lot width: N/A.
 - (3) Minimum lot depth: N/A.
- (b) Size of yards :
- (1) Minimum front yard: N/A.
 - (2) Minimum side yard: N/A.
 - (3) Minimum rear yard: N/A.
- (c) Impervious cover : Three percent by main building and accessory buildings.

3.16.6. Special requirements :

- (a) On-site dwellings : There shall be no on-site dwellings of any kind on property zoned PP.
- (b) Open storage : Open storage is prohibited.
- (c) Temporary facilities : There shall be no permanent use of temporary facilities or buildings, unless approved pursuant to a conditional use permit (CUP) following a recommendation by the parks and recreation commission after considering the following factors:
- (1) Aesthetic quality;
 - (2) Necessity;
 - (3) Use of facility for sports equipment storage or a locker room; and
 - (4) Compliance with the federal Americans with Disabilities Act.

3.17. Conditional use permit (CUP).

3.17.1. Description : A conditional use is a land use that, because of its unique nature, is compatible with the permitted land uses in a given zoning district only under certain conditions. Such conditions include a determination that the external effects of the conditional use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of additional standards and conditions. This subsection sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional use permit (CUP) applications.

3.17.2. CUP required : No conditional use shall be established and no building permit or certificate of occupancy (C.O.) may be issued for any use designated by this chapter as a conditional use within a zoning district until a conditional use permit is issued by the city. An application for a CUP shall be accompanied by a site plan prepared in the manner described in this chapter. The site plan shall illustrate the proposed use to be established, its relationship to adjoining properties, and how it meets the approval standards set forth in section 3.17.6.

3.17.3. Status of conditionally permitted uses : The following general rules apply to all conditional uses:

- (a) The designation of a use in a zoning district as a conditional use does not constitute an authorization or assurance that such use will be approved.
- (b) Approval of a CUP shall authorize only the particular use for which the specific CUP is issued.
- (c) No use authorized by a CUP shall be enlarged, extended or relocated, nor may the number of dwelling units be increased, unless an application is made for approval of a new CUP in accordance with the procedures set forth in this section.
- (d) Development of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the city code of Ordinances, or any permits required by regional, state and federal agencies.

3.17.4. Application for CUP:

- (a) Application requirements : An application for a CUP may be submitted by the property owner or by the property owner's designated representative to the city. The application shall be accompanied by a site plan prepared in accordance with the requirements of this chapter. If a zoning amendment is required or requested in writing, such application shall accompany the application for a CUP.
- (b) Subdivision approval : If the proposed use requires a division of land, an application for subdivision approval shall be submitted in conjunction with the application for a CUP. Approval of the CUP shall not become effective until final approval of the subdivision application; provided, that if the land is to be divided in phases, the approval of the CUP shall take effect upon final approval of the phase of the subdivision containing the property on which the conditional use is to be located.

3.17.5. Procedures for CUPs :

- (a) P&Z Recommendation : Upon receipt of the recommendation from the city administrator, the P&Z shall conduct a public hearing in order to formulate its recommendations to the city council on the CUP application. Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the city council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.
- (b) City council action : The city council shall be the final decision-maker on applications for CUPs. Following a public hearing, and in consideration of the P&Z's recommendations, the city council shall approve, modify or deny the proposal for a CUP. If the appropriateness of the use cannot be assured at the location, the application for CUP shall be denied as being incompatible with existing uses or with other uses permitted by right in the district.

3.17.6. Standards : Factors for consideration: When considering applications for a CUP, the P&Z and the city council shall evaluate the impact of the conditional use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. Decisions shall be rendered on the basis of the site plan and other information submitted. The P&Z and the city council shall specifically consider the extent to which:

- (a) The proposed use at the specified location is consistent with the policies embodied in the comprehensive plan;
- (b) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (c) The proposed use meets all supplemental standards specifically applicable to the use, as established in the development standards, section 5;
- (d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:
 - (1) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - (2) Off-street parking areas, loading areas, and pavement type;
 - (3) Refuse and service areas;
 - (4) Utilities with reference to location, availability, and compatibility;
 - (5) Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;

- (6) Control of signs, if any;
 - (7) Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - (8) Required yards and open space;
 - (9) Height and bulk of structures;
 - (10) Hours of operation;
 - (11) Exterior construction material, building design, and building facade treatment;
 - (12) Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and
 - (13) Provision for pedestrian access/amenities/areas;
- (e) The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,
 - (f) Noise;
 - (g) Odors; and
 - (h) Dust.

3.17.7. Conditions : In approving the application, the P&Z may recommend and the city council may impose such conditions as are reasonably necessary to assure compliance with these standards and the purpose and intent of this section. Any conditions imposed shall be set forth in the motion approving the conditional use, and shall be incorporated into or noted on the site plan for final approval. The city administrator shall verify that the site plan incorporates all conditions set forth in the conditional use, and shall sign the plan to indicate final approval. The city shall maintain a record of such approved conditional uses and the site plans and conditions attached thereto.

3.17.8. Prohibition on waivers and special exceptions : Conditions imposed upon a particular CUP shall not be waived by the board of adjustment. In conformity with the authority of the city council to authorize conditional uses, the city council may waive or modify specific standards otherwise made applicable to the use by this chapter, to secure the general objectives of this section, provided.

3.17.9. Expiration, extension and termination : The expiration, extension and termination of a CUP shall be governed by the following rules:

- (a) A CUP may be approved for a term not to exceed two years.
- (b) CUPs for existing uses and/or structures shall automatically renew for successive two year periods unless an objection is raised by the city administrator based on either:
 - (1) A history of poor code compliance; or
 - (2) A revision to the comprehensive plan that renders the CUP incompatible.

- (c) CUPs for new uses/structures shall be deemed to have expired and shall become null and void if construction is not completed and occupation commenced within two years of the date the CUP was approved.
- (d) Extension of CUP : If a CUP expires, or if the requisites of subsection (c) above are not met, two extensions of six months each in length may be granted, unless otherwise specified by ordinance. If no request for extension of a CUP is submitted, then the CUP shall be null and void.
- (e) Determination of extension : In determining whether to grant a request for extension of a CUP, the city council shall take into account the following factors:
- (1) Reasons for the lapse;
 - (2) Ability of the property owner to comply with any conditions attached to the original approval;
 - (3) Extent to which development regulations would apply to the plan at that point in time;
 - (4) History of code compliance at the premises;
 - (5) Consistency of the CUP with the current comprehensive plan.

The city council shall either extend the CUP or deny the request, in which instance the originally approved CUP shall be deemed null and void. The property owner may thereafter submit a new plan application for rezoning or a CUP, and shall conform to the regulations then in effect.

Revocation : The city administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.

3.17.10. Amendment : No proposed or existing building, premise or land use authorized as a conditional use may be established, enlarged, modified, structurally altered, or otherwise changed from that approved in the conditional use permit, unless such amendment is authorized in accordance with the standards and procedures set forth in this section, and the CUP and approved site plan are amended accordingly.

3.17.11. Other regulations : The BOA shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any CUP.

3.17.12. Use regulations : Uses allowed by CUP are specified in appendix C [appendix E] (Use Charts).

3.17.13. Transferability : A CUP is issued to a specific person or entity, and as such is nontransferable. A CUP is personal to a particular applicant. It does not run with the land. Subsequent purchasers or tenants seeking to continue the conditional use on the premises may apply for a new CUP.

3.17.14. Ag Ed Short Form CUP approval :

- (a) The city council seeks to promote youth education programs, particularly those furthering activities related to farming, ranching, and animal husbandry.
- (b) The city council finds that FFA and 4-H Club programs are vital educational opportunities for the city's youth and an important link to the city's rural way of life.
- (c) The city council has determined that the typical standards for receipt of a conditional use permit for domestic farm animals can be unduly burdensome for participants in FFA and 4-H programs; and
- (d) The process for application and receipt of a CUP for domestic farm animals shall be abbreviated for educational agricultural programs:
- (1) Definitions : Agricultural educational programs ("Ag Ed Programs") shall mean any activity organized by an accredited school system or nonprofit organization serving children. Examples of Ag Ed Programs include the Future Farmers of America (FFA) and the 4-H Club.
 - (2) Qualified applicant : Only primary or secondary school students enrolled in an, or members of, an Ag Ed Program are qualified to apply for Ag Ed Short Form approval for a CUP. To be qualified, an applicant must be precluded from boarding the applicant's livestock at the school's facility.
 - (3) Applications : Applicants for Educational Short Form Approval of a CUP for Domestic Farm Animals shall include written verification from the Ag Ed Program. The verification must be on letterhead signed by an adult supervisor of the Ag Ed Program. The verification must also attest to the fact that the livestock school's facility is full and lacks the capacity to accommodate the applicant's animal. Both the applicant's parental guardian and the owner of the property subject to the CUP must submit a letter with the application accepting financial responsibility and legal liability for the animal.
 - (4) Approvals : CUP applications submitted to the city by qualified applicants shall be reviewed by the city administrator.
 - (5) Fees : Qualified applicants are exempt from payment of any administrative fees otherwise assessed for CUPs.
 - (6) Appeals : Decisions of the city administrator may be appealed to the BOA. Petitions for appeal must be submitted to the city in writing within 20 days of the administrator's decision.
 - (7) Duration : A CUP granted through the Ag Ed Short Form process provided by this section shall expire seven months after issuance. The city administrator shall have the authority to extend the SUP [CUP] for an additional period of two months upon receipt by the city of a written application for an extension by a qualified applicant.

3.17.15. Custom cabinet and woodworking :

- (a) The city council recognizes the value of artisanship and workmanship that is incorporated into architectural woodworking.
- (b) The city council seeks to ensure that potential adverse externalities generated by commercial woodworking are limited and mitigated so not to cause public health problems or negatively impact neighboring properties.
- (c) Applications for a CUP for a custom cabinet and woodworking shop must include written verification that the entity is sufficiently constructed and equipped to prevent the off-site migration of the following nuisances:
 - (1) Noise;
 - (2) Dust;
 - (3) Debris; and
 - (4) Odors.
- (d) All outdoor storage must be fenced and screened from view from public roadways.

3.17.16. Manufactured housing : In addition to the requirements of subsections 3.17 and 3.18 of this chapter applications for a CUP for HUD-Code manufactured homes or for a manufactured housing community must comply with the city's manufactured housing ordinance.

3.17.17. Private gaming club :

- (a) The city council finds that this conditional use is generally permissible in the approved districts, but the city council seeks to ensure that potential adverse effects generated by recreational activities are responsibly managed and minimized.
- (b) In addition to meeting the standards for a conditional use permit established in this section, the applicant for a private gaming club conditional use permit must also demonstrate:
 - (1) The private gaming club shall operate no later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends;
 - (2) The private gaming club shall be sufficiently constructed to prevent the off-site migration of noise; and
 - (3) The private gaming club shall not be a "gambling place" nor shall any "gambling" be conducted on the premises as both are defined by chapter 47 of the Texas Penal Code.

(Ordinance 1220.10, adopted 9/12/06; Ordinance 1350.02, § 2, adopted 3/9/10; Ordinance 1220.97, adopted 10/14/14; Ordinance 2019-41, adopted 11/12/19; Ordinance 2020-01, adopted 1/14/20)

3.18. Manufactured housing (MH).

3.18.1. Description : The MH, manufactured housing district is intended to provide for single-family residential development in accordance with the manufactured housing ordinance.

3.18.2. Permitted uses : Those uses listed for the MH district or any less intense residential district on the zoning use charts as "P" or "C" in Appendix C are authorized uses permitted by right or conditionally permitted uses, respectively.

3.18.3. Height regulations :

- (a) Main building(s) : Maximum one story, or 20 feet for the main building or house, whichever is less.
- (b) Accessory building(s) : Maximum 20 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.18.4. Area regulations :

- (a) Size of lots :
 - (1) Minimum lot area: 10,000 square feet for lots with public sanitary sewer; 0.75 acres with OSSF.
 - (2) Minimum lot width: 70 feet.
 - (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
 - (1) Minimum front yard: Minimum 20 feet.
 - (2) Minimum side yard: Minimum 15 feet on each side.
 - (3) Minimum rear yard: Minimum 20 feet for the main building.
- (c) Impervious cover : 50 percent.

3.18.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes. For definitions of these terms, look to the manufactured housing ordinance.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (c) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (d) Site plan approval shall be required for any nonresidential use (such as a school, church, childcare center, private recreation facility, etc.).

-
- (e) Other regulations : Refer to section 5, Development Standards and Use Regulations.
 - (f) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.

(Ordinance 1350.02, §§ 3, 4, adopted 3/9/10)

5.6. Parking based on use.

In all districts, there shall be provided at the time any building or structure is erected or structurally altered, or change of use, off-street parking spaces in accordance with the following requirements:

5.6.1. Residential :

- (a) Single-family residential including SF-1, SF-2, SF-3 and SF-4 : Two per dwelling unit.
- (b) Single-family attached residential—Town home including SF-5 : Two per dwelling unit. All off-street parking in this district shall not face a public street; nor shall garages or spaces be permitted in any street yard.

- (c) **Accessory Dwelling Unit: One per accessory dwelling unit.**

~~(e)~~(d) Multifamily residential :

- (1) Efficiency: One space.
- (2) One bedroom: One and one-half spaces.
- (3) Two bedrooms: Two spaces.
- (4) Two + bedrooms: Two and one-half spaces.

Plus an added five percent of the total number of required spaces for the development.

5.6.2. Commercial :

- (1) Automobile parts sales (indoors): One space per 500 square feet of indoor floor area plus one space for each 2,000 square feet of outside sales area.
- (2) Automobile sales or service: See motor vehicle sales.
- (3) Bank, savings and loan, or similar institution: One space per 200 square feet of gross floor area in addition to required stacking spaces.
- (4) Bed and breakfast facility: One space per guest room in addition to the requirements for a normal residential use.
- (5) Bowling alley or center: Six parking spaces for each alley or lane.
- (6) Bus or truck repair, storage area, or garage: One space for each 500 square feet of floor area and repair garage with a minimum of five spaces.
- (7) Business or professional office (general): One space per 300 square feet of gross floor area except as otherwise specified herein.
- (8) Carwash (self serve): One space per washing bay or stall in addition to the washing areas/stalls themselves and required stacking spaces; Carwash (full service): One space per 150 square feet of floor area in addition to the required stacking spaces.
- (9) Church, rectory, or other place of worship: One parking space for each three seats in the main auditorium/sanctuary.
- (10) College or university: One space per three day students (based upon maximum occupancy and/or enrollment numbers).
- (11) Commercial amusement (indoor): One space per 100 square feet of gross floor area, or as follows:
 - (a) Racquetball or handball courts: Three spaces for each court.
 - (b) Indoor tennis courts: Six spaces for each court.

- (c) Gymnasium, skating rinks, and martial arts schools: One space for each three seats at a maximum seating capacity (based upon maximum occupancy), plus one space for each 200 square feet.
 - (d) Swimming pool: One space for each 100 square feet of gross water surface and deck area.
 - (e) Weight lifting or exercise areas: One space for each 100 square feet.
 - (f) Indoor jogging or running tracks: One space for each 100 linear feet.
 - (g) Motion picture theaters (which do not include live performances): a) one space per three and one-half seats for single-screen theaters; b) one space per five seats for motion picture theaters with two or more screens.
 - (h) Amusement center: One space for each game table and one space for each amusement device.
 - (i) All areas for subsidiary uses not listed above or in other parts of this [sic]
 - (j) Section (such as restaurants, office, etc.), shall be calculated in [accordance] with the minimum specified for those individual uses.
- (12) Commercial amusement (outdoor): Ten spaces plus one space for each 500 square feet over 5,000 square feet of building and recreational area.
 - (13) Commercial use: One space per 250 square feet of floor area.
 - (14) Community center, library, museum or art gallery: Ten parking spaces plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one space for each four seats that it contains.
 - (15) Convenience store (with gasoline pumps): One space per 200 square feet of floor area, plus one space for each gasoline pump unit (a unit may have up to six nozzles for gasoline disbursement). Spaces within pump areas qualify as spaces for the parking requirement. If no gasoline sales are provided, then the parking requirements shall be the same as for a retail store. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.
 - (16) Dance/aerobics studio, or assembly/exhibition hall without fixed seats: One parking space for each 100 square feet of floor area.
 - (17) Day nursery: One space per ten pupils (based upon maximum occupancy and/or licensing capacity), plus one space per teacher, plus one space for each bus or van.
 - (18) Defensive driving school/class: One space for each classroom seat.
 - (19) Fraternity, sorority or dormitory: One parking space for each two beds on campus, and one and one-half spaces for each two beds in off-campus projects.
 - (20) Furniture or appliance store, hardware store, wholesale establishments, clothing or shoe repair or service: Two parking spaces plus one additional parking space for each 300 square feet of floor area over 1,000 square feet.
 - (21) Gasoline station: One space per 200 square feet of floor area, plus one space for each gasoline pump unit (a unit may have up to six nozzles for gasoline disbursement). Spaces within pump areas qualify as spaces for the parking requirement. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.
 - (22) Golf course: Four parking spaces per hole or green plus requirements for retail, office, and clubhouse areas and one space per each two employees.
 - (23) Golf driving range: One and one-half spaces for each driving tee.

- (24) Health club, health spa or exercise club: One space per 150 square feet of floor area.
- (25) Hospital: One space for each two beds or examination room, whichever is applicable; plus one space for every two employees during periods of full occupancy.
- (26) Hotel or motel: One space per room plus one space per five restaurant/lounge area seats (based upon maximum occupancy), plus one space per 125 square feet of meeting/conference areas.
 - (a) One and one-half spaces per room which contains kitchenette facilities, plus parking for restaurant and meeting areas per ratio stated in this paragraph.
 - (b) Two spaces per guest room provided with full kitchen facilities plus parking for restaurant and meeting areas per the ratio stated in this paragraph.
 - (c) One space for every two employees during peak (i.e., busiest) time periods when the hotel/motel is fully occupied.
- (27) Industrial (light) uses: One space for each 1,000 square feet of floor area.
- (28) Institutions of a philanthropic nature: Ten spaces plus one space for each employee.
- (29) Learning center with one parking space for each 100 square feet of floor area.
- (30) Library or museum: Ten spaces plus one space for every 300 square feet.
- (31) Lodge or fraternal organization: One space per 200 square feet.
- (32) Lumber yard/home improvement center: One space per 400 square feet display area, plus one space per 1,000 square feet of warehouse.
- (33) Machinery or heavy equipment sales: One space per 500 square feet of gross floor area.
- (34) Mobile home/mobile home park: Two spaces for each mobile home unit, plus visitor/supplemental parking in accordance with subsection (See also manufactured home ordinance), plus additional spaces as required herein for accessory uses.
- (35) Manufacturing, processing or repairing: One space for each two employees or one space for each 1,000 square feet of total floor area, whichever is greater.
- (36) Medical or dental office: One space per 200 square feet of floor area. Facilities over 20,000 square feet shall use the parking standards set forth for hospitals.
- (37) Mini-warehouse: Four spaces per establishment plus one additional space per 10,000 square feet of storage area.
- (38) Mortuary or funeral home: One parking space for each 200 square feet of floor space in slumber rooms, parlors or individual funeral service rooms, or one space for each three seats in the auditorium/sanctuary, whichever is greater. Adequate on-site stacking spaces shall also be provided for the organization and forming of processions such that these activities do not cause excessive or extended traffic congestion/delays on a public roadway.
- (39) Motor vehicle sales and new or used car lots: One parking space for each 500 square feet of sales floor/office and other indoor uses, plus one parking space for each 1,000 square feet of exterior lot area used for storage, sales and parking areas, plus one parking space per repair bay in service areas (indoors or outdoors), plus one parking space per service/towing vehicle to be stored on-site.
- (40) Nursing home, convalescent home, or home for the aged: One space per six beds; plus one parking space for each 300 square feet of floor area devoted to offices, cafeterias, exercise/therapeutic rooms, and other similar ancillary uses; plus one space for every two employees at full occupancy.
- (41) Office (administrative or professional): One space for each 300 square feet of floor area.
- (42) Outdoor display: One space for each 600 square feet of open sales/display area.

- (43) Places of public assembly not listed: One space for each three seats provided.
- (44) Real estate office: One space for each 200 square feet.
- (45) Restaurant, private club, nightclub, cafe or similar recreation or amusement establishment: One parking space for each 100 square feet of seating/waiting area, or one space for every three seats under maximum seating arrangement (i.e., occupancy), whichever is greater; required parking spaces are in addition to any stacking spaces that may be required for drive-through facilities.
- (46) Retail or personal service establishment, except as otherwise specified herein: One space per 200 square feet of gross floor area in addition to any required stacking spaces for drive-through facilities.
- (47) Retirement housing for the elderly (independent living): One and one-half spaces for each dwelling unit, plus any additional spaces for accessory retail, office, service or recreational uses as defined for those uses.
- (48) Rooming or boarding house: One parking space for each sleeping room, plus one parking space for each host resident or employee during maximum (i.e., peak) shift.
- (49) Sanitarium or similar institution: One parking space for each six beds, plus one parking space for every two employees at maximum (i.e., peak) shift and full occupancy.
- (50) School, elementary (grades K—6): One parking space for each 15 students (design capacity).
- (51) School, secondary or middle (grades 7—8): One parking space for each 12 students (design capacity).
- (52) School, high school (grades 9—12): One space for each three students, faculty and staff (design capacity).
- (53) Storage or warehousing: One space for each two employees or one space for each 1,000 square feet of total floor area, whichever is greater.
- (54) Telemarketing: One space for each 250 square feet of space.
- (55) Theater, indoor or outdoor (live performances), sports arena, stadium, gymnasium or auditorium (except school auditorium): One parking space for each three seats or bench seating spaces (see section 5.1.7.B [5.7.2]).
- (56) Truck stops: One truck parking space for each 10,000 square feet of site area plus one vehicle parking space per 200 square feet of building area.
- (57) Veterinarian clinic: One space per 300 square feet of gross floor space.
- (58) Warehouse or wholesale type uses: One space for 5,000 square feet of gross floor area.

5.6.3. Mercer Street Historic District parking :

- (1) Fee-in-lieu of parking spaces :
 - (a) Within the Mercer Street Historic District, (as delineated within chapter 30, Zoning, exhibit a, zoning ordinance, section 4, Overlay Districts, division 3, Historic Overlay Districts), a property owner who is unable to provide the required number of parking spaces for a non-residential uses may request to pay a fee in-lieu to the City of Dripping Springs Downtown Parking Fund for each parking space that is not provided, if the request for reduced parking meets the criteria contained herein. Payments to the fund will be on a per unprovided parking space basis as set out in appendix A, fee schedule, of the city's Code of Ordinances. Payments to the downtown parking fund will be used for the sole purpose of constructing, maintaining, and improving public parking on public property within the Mercer Street Historic District, or in an area adjacent to the Mercer Street Historic District, including but not limited to on-street parking, public parking lots, and public parking garages.

- (b) When an existing building is: (1) converted to another use; or (2) has the gross floor area within the existing building perimeter enlarged, rehabilitated, or remodeled, without enlarging the building perimeter/footprint/gross floor area, then the building conversion or improvement shall not require additional off-street parking, so long as the existing off-street parking spaces utilized by said building are maintained.
- (c) For new commercial/retail buildings or expanded building gross floor area within the Mercer Street Historic District boundary, the expanded building area shall provide 75 percent of the off-street parking requirements as listed in the parking based on use within the zoning ordinance. An expansion of a patio to allow for additional outdoor seating shall not constitute an increase in gross floor area, or as expanding the footprint of the existing structure, and shall not be required to provide additional parking.
- (d) If a structure is completely demolished, and where a new building is constructed, then the property owner shall only be required to provide additional parking for the increase in overall gross floor area created by the new construction.
- (e) Where additional parking is required, then the applicant/property owner shall provide a detailed plan demonstrating how the site meets the city's parking standards, as amended herein for the Mercer Street Historic District, or pay the fee-in-lieu, as adopted in accordance with appendix A, fee schedule, for the necessary number of parking spaces to serve the site. The fee is required to be paid prior to site plan approval, or prior to certificate of occupancy issuance, whichever comes first.
- (f) Residential and hotel type uses shall not be eligible to pay the fee-in-lieu, nor are they allowed the reduced off-street parking requirements unless the city administrator approves the fee-in-lieu based on the site and requested use. The city administrator may require a parking study, engineering studies, or other applicable information in order to determine whether the fee-in-lieu should be approved prior to approving the applicants request for fee-in-lieu for residential/hotel type uses.
- (g) With the exception of approved special exceptions related to the location of parking described in section 5.7.8 below, no new parking special exceptions, alternative parking plans, or joint-use agreements shall be granted within the Mercer Street Historic District, all properties shall comply with the amended parking requirements found herein, either by providing the required number of spaces, paying the fee-in-lieu as outlined in appendix A, fee schedule, or a combination of the two. Nothing in this subsection shall affect existing parking special exceptions, alternative parking plans, or joint-use agreements.
- (h) Any parking special exceptions, alternative parking plans, or joint-use agreements that were approved prior to the adoption of this ordinance shall be required to comply with all requirements set forth by the Board of Adjustment or other body at the time the request was approved.

(Ordinance 1220.10, adopted 9/12/06; Ordinance 2020-27, adopted 6/9/20)

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Trailer and Site improvements	Waiting on resubmittal
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	Waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6.055 sqft office/warehouse and parking	Waiting on resubmittal
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	Waiting on resubmittal
SD2020-0047 Dripping Springs RV Resort	ETJ	3601 W US 290, Dripping Springs,	335 RV lots with associated roadway and drainage. All	Waiting on resubmittal
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	Under Review
SD2021-0008 AHC Development (aka PDD 11)	CL	27110 RR 12	Construction of a new Multi-Family complex and its necessary infrastructure and a public extension of S Rob Shelton Blvd	Waiting on resubmittal
SD2021-0011 Blue Ridge Business Park	CL	26228 RR 12	6 small office buildings with associated parking and utilities	Under Review
SD2021-0012 Pet Paradise	ETJ	13526 W Hwy 290	This project is a pet retreat facility with building, parking, and utilities. The site will drain via a storm sewer network to an existing shared water quality pond.	Waiting on resubmittal
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0014 Cottages East at Bunker Ranch	CL			Approved w/ Conditions
SD2021-0022 Sawyer Ranch Lot 4A	ETJ	13341 W US HWY 290	Commercial buildings, parking, utilities and sidewalks on 4.68 acres of the Sawyer Ranch subdivision	Waiting on resubmittal
SD2021-0028 Sawyer Ranch 33, Tract 3	CL	Sawyer Ranch	Infrastructure Plan to Install and construct utilities, drainage, water quality, and street/driveway improvements for the entirety of the tract	Waiting on resubmittal
SD2021-0029 Jackson Lighting	CL	Along US 290 near Sawyer Ranch Rd	Construction of new building for the Jackson Lighting business	Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0031 Rob Shelton Blvd. Extension	CL	Rob Shelton	An extension of Rob Shelton South bound per PDD 11	Waiting on resubmittal
SD2021-0035 HTea0	ETJ	Ledgestone	Proposed tea franchise development consisting of Civil Site Work	Approved
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0002 East Ledgestone Commercial	ETJ	Ledgestone	5 mixed-use, commercial buidlings with assocaited utilities, paving, sidewalks and drainage	Approved w/ Conditions
SD2022-0003 210 Creek Road Site Plan	CL	210 Creek Road	Proposed residential development, these are condoized units	Waiting on resubmittal
SD2022-0004 Onion Creek Bend	ETJ	Onion Creek Bend	Street Cut application to match the plat to make the road a culdesac	Approved w/ Conditions
SD2022-0005 Dripping Springs Storage Phase 2	ETJ	14001 W US 290	Proposed addition of outdoor garage storage to an existing indoor storage facility	Waiting on resubmittal
SD2022-0006 Mark Black Weddign Venue	ETJ	13 Concord Circle	The project proposes to eliminate the overflow parking at the rear of the development.	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0008 Patriot's Hall Phase 1B	ETJ	231 Patriots Hall Blvd	New Patriot's Hall event building with parking, infrastructure and water quality	Under Review
SD2022-0009 Driftwood GRC Maintenance Facility	ETJ	11100 FM 967	Proposed site plan of a maintenance facility at the Driftwood Golf and Ranch Club.	Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan & Code Rewrite	Preliminary Discussions with the DTJ have begun
Village Grove	TxDOT issue with connection to RR12 still ongoing.
New Growth	Comments Assembled and sent to Developer
Cannon East	DAWG met with the developer on March 9th
Moratorium	Extended to May 21st

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
Driftwood Phase 3	ETJ	17901 RM 1826	1 lot subdivision	Waiting on the County
SUB2018-0038_Caliterra Ph 4 Sec 11_FP	ETJ	RR12 & FM 150	Subdivision of 108 Residential lots	Turned in Plat amendment adding additional ROW, Comments have been issued.
SUB2018-0061 Headwaters at Barton Creek_AP	ETJ	2401 E Hwy 290	Edits to metes and bounds error	Waiting on resubmittal/ everyone approved as of 6/25/2019
SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	4 Lot subdivision	Waiting on the County
SUB2019-0044 Caliterra Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peaks Circle	amended plat	waiting on resubmittal
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal, now a zoning amendment, likely to turn into a plat if ReZoning is approved
SUB2021-0002 Roger Hanks Parkway Extension	CL	Roger Hanks Parkway	3120 LF of Collector Roadway. The infrastructure includes all associated streets, grading, and water quality improvements.	Waiting on Resubmittal
SUB2021-0024 Crooked Oaks Amending Plat	ETJ	823 Post Oak Drive	Adjusting lot lines	Approved
SUB2021-0025 102 Rose Drive Minor Plat	CL	102 Rose Drive	1 lot subdivision to create a legal lot	Under Review
SUB2021-0029 Driftwood Creek Ph 2 Prelim Plat	ETJ	Thurman Roberts Way	23 lots on 19.30 acres for the Driftwood Ph 2 Prelim Plat	Waiting on Resubmittal
SUB2021-0033 Arrowhead Ranch C-Store Minor Plat	CL		establish 2 commercial lots	Approved
SUB2020-0028 CRTX Prelim Plat	CL	27110 RR 12	Establish a lot	Resubmitted under a new application
SUB2020-0029 CRTX Final Plat	CL	27110 RR 12	Establish a lot	Resubmitted under a new application
SUB2021-0035 Heritage Phase 2 Construction Plans	CL	Sportsplex Drive (Heritage Development)	165 lot (162 residential lots, 2 drainage lots, and 1 parkland lot), 33.96 acre Phase of the Heritage Subdivision	Approved with conditions
SUB2021-0038 Big Sky Ranch Phase 3 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 3 of Big Sky Ranch	Approved
SUB2021-0039 Big Sky Ranch Phase 4 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 4 of Big Sky Ranch	Approved
SUB2021-0012 Caliterra Ph 4 Sec 12 FP	ETJ	Premier Park Loop	47 lots on 65.172 acres with associated infrastructure	Waiting on Resubmittal
SUB2021-0047 Driftwood GRC Ph 3 Construction Plans	ETJ	Driftwood Ranch Drive	Proposing 30 single family lots, 1 open space lot and 3 private street lots on 56.3328 acres	Approved
SUB2021-0048 Driftwood Ph 1 Section 4 Final Plat	ETJ	Thurman Roberts Way	A one lot plat for 4.7233 acre land	Waiting on Resubmittal
SUB2021-0049 Grand Prairie Lot 1 Amending Plat	CL	27950 RR 12	A replat of one lot of 1.698 acre	Approved
SUB2020-0034 Heritage Ph 1 Fp	CL	Sportsplex Drive (Heritage Development)	Heritage Final Plat	Waiting on Resubmittal
SUB2021-0058 Paren Ranch Phase 4 Final Plat	ETJ	1.5 miles SW of the intersection of Nutty Brown Road and FM 1826	87 Single family lots, 4 (OS/drainage/WQ), 1 Utility lot on 73.81 acres	Under Review
SUB2021-0061 Big Sky Ranch Phase 3 Final Plat	CL	Big Sky Ranch	224 Lots on 81.71 acres. 215 are Residential	Waiting on Resubmittal
SUB2021-0062 Big Sky Ranch Phase 4 Final Plat	CL	Big Sky Ranch	136 Lots on 24.86 acres. 134 are Residential	Waiting on Resubmittal
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Waiting on Resubmittal
SUB2021-0066 Driftwood GRC Lot 11A Amending Plat	ETJ	258 and 266 Club Ranch Court, Buda, TX 78610	Combining two lots into one	Approved
SUB2021-0067 Headwaters Phase 5 Section 2 Final Plat	ETJ	Intersection of Headwaters Blvd and Sage Thrasher Circle	146 Lots with 144 of those being residential and with an average size of lots being 8,392 sq ft	Waiting for Resubmittal
SUB2021-0068 Lot 1, Blk E, Bush Ranch Phase 1 (Revised)	ETJ	Ledgestone Drive & US 290	Combining four lots into one	Approved
SUB2021-0069 Cannon Ranch Ph 1 Construction Plans	CL	Cannon Ranch Road	Development of 122 residential lots with public roadways, utilities, and drainage features.	Waiting for Resubmittal
SUB2021-0070 Cannon Ranch Phase 1 Final Plat	CL	Cannon Ranch Road	Development of 122 residential lots with public roadways, utilities, and drainage features.	Waiting for Resubmittal
SUB2021-0071 Cannon Ranch OffSite Waterline	CL	Cannon Ranch Road	The construction of an offsite waterline that is approximately 4 acres	Waiting for Resubmittal
SUB2021-0072 Caliterra Phase 5 Section 14	ETJ	Premier Park Loop	Preliminary plat for 28 lots, 25 of which are residential and on 50.947	Under Review
SUB2021-0073 Hardy South Preliminary Plat	CL	2901 W US 290	41 Residential lots on 39.341	Waiting for Resubmittal
SUB2021-0074 Driftwood GRC Phase 1, Blk C, Lot 1 Replat	ETJ	Driftwood Golf Club Dr	To divide lot 1, block c into three lots. One lot will be for the greeter/guard house, another will be as a private street, DE, PUE, and the last lot will be open space	Under Review
SUB2021-0075 Driftwood Subdivision Phase 4	ETJ	Thurman Roberts Way	Subdivide into 9 residential lots. Average lot size is 0.6455	Under Review
SUB2022-0001 Lohec 749 Cattle Trail	ETJ	749 Cattle Trail	Two lots combining into 1 lot to make a 10 acre lot	Waiting on Resubmittal
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Waiting for Resubmittal
SUB2022-0003 Gray Fox Lot Lines	CL	127 Gray Fox	Lot line adjustment between 2 properties both owned by the Corlett's. One property has the primary resident and the other is empty.	Resubmitted
SUB2022-0004 Headwaters Commercial East Ph 1 Preliminary Plat	CL	Headwaters Blvd	Prelim platting 4 lots 3 of which are commercial and one is drainage and water quality	Under Review
SUB2022-0005 4400 W Hwy 290 Final Plat	ETJ	4400 W US 290	Platting one lot for commercial purposes	Under Review
SUB2022-0006 AHC Preliminary Plat (PDD11)	CL	27110 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Under Review
SUB2022-0007 AHC Final Plat (PDD11)	CL	27111 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Under Review
SUB2022-0008 Wild Ridge Preliminary Plat	CL	E US 290	Preliminary Plat for 863 residential lots and one commercial lot.	Under Review
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Under Review
SUB2022-0010 Ariza Multi-Family Preliminary Plat	ETJ	13900 W. US Hwy 290	Platting of 4 lots into 1 to establish utilities for a Multi-Family Residential Complex of about 293 units.	Under Review