



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, March 23, 2021 at 6:30 PM

VIDEOCONFERENCE MEETING

This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at acunningham@cityofdrippingsprings.com no later than 4:00 PM on the day the meeting will be held.

The Planning & Zoning Commission respectfully requests that all microphones and webcams be disabled unless you are a member of the Commission. City staff, consultants and presenters, please enable your microphone and webcam when presenting to the Commission.

Agenda

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/89576602958?pwd=Zm1GdGdSSVJiaksrYUZlL3VmTUf6Zz09>

Meeting ID: 895 7660 2958

Passcode: 370847

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/j/89576602958>

Join by Skype for Business: <https://us02web.zoom.us/skype/89576602958>

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

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
Senior Planner Amanda Padilla
City Engineer Chad Gilpin
Planning Consultant Robyn Miga

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, 2021 Planning & Zoning Commission regular meeting minutes.**
- 2. Disapproval of a plat for the reasons set forth in the item SUB2021-0011: a Preliminary Plat for Double L Ranch Subdivision Phase 1 an approximately 217.97 acre tract of land located off Ranch Road 12, Dripping Springs, Hays County(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; R168172). The applicant is proposing to subdivide the tract into 258 lots. Applicant: Pablo Martinez, BGE, Inc.**
- 3. Disapproval of a plat for the reasons set forth in the item SUB2021-0012: a Final Plat for Caliterra Phase 4 Section 12 Subdivision an approximately 65.172 acre tract of land**

located off Premier Park Loop, Dripping Springs, Hays County(Legal Description: A0415 Philip A Smith Survey, AC 158.048; R17804). The applicant is proposing to subdivide the tract into 47 lots. *Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.*

- 4.** Disapproval of a plat for the reasons set forth in the item SUB2020-0022: a Preliminary Plat for Big Sky Ranch at Dripping Springs Tract 2 an approximately 12.23 acre tract of land situated in the Philip A. Smith League Survey, Abstract NO. 415 and LV Davis Jr. Preemption Survey, Abstract NO. 673, the City of Dripping Springs, Hays County, Texas. The property is generally located off Lone Peak Way. *Applicant: Christopher Reid, P.E., Doucet & Associates, Inc.*
- 5.** Approval of SUB2020-0042: a Final Plat and a Plat Vacation for Tractor Supply Subdivision Lot 2 for property located at 1711-A Highway 290, Dripping Springs Texas (Tax ID: R15135) *Applicant: Jon Thompson*

BUSINESS

- 6.** Public hearing and consideration of possible action regarding SUB2021-0015: an application to consider a Replat for Block B Lot 3G-1 and 3H of the Resubdivison No. 3 of North Belterra Commercial Subdivision for property located off US Highway 290 (R161532.) The applicant is proposing to combine lots 3G-1 and 3H into 1 lot. *Applicant: Natalia Garau, PE, Kimley Horn*

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Replat

- 7.** Public hearing and consideration of possible action regarding SUB2021-0010: an application to consider a Replat for Lot 2 of the Rancho Bella Subdivision for property located at 340 Horse Trail Drive, Dripping Springs, Texas 78620 (R132491.) The applicant is proposing to subdivide lot 2 into 2 lots. *Applicant: Jon Thompson*

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Replat

- 8.** Public hearing and consideration of possible action regarding SUB2021-0014: an application to consider a Replat for Block C Lot 902 of the Headwaters at Barton Creek Phase 4 Section 2 Subdivision for property located at the intersection of Headwaters Blvd and Sage Thrasher Circle (R111877.) The applicant is proposing to subdivide lot 902 into 12 lots, 11 residential and 1 non-residential. *Applicant: WFC HEADWATERS OWNER VII, L.P.*

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Replat

- 9. Public hearing and consideration of a recommendation regarding CUP2021-0001: an application to consider a conditional use permit to allow for an accessory dwelling at the property located at 2303 W Highway 290, Dripping Springs, Texas 78620. Applicant: Jon Thompson**

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Conditional Use Permit

- 10. Discuss and consider possible action on initiating zoning amendment for the Certificate of Appropriateness Process and Mobile Food Vendors in Historic Districts.**

PLANNING & DEVELOPMENT REPORTS

- 11. March 2021 Planning 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 27, 2021 at 6:30 p.m.

May 25, 2021 at 6:30 p.m.

June 22, 2021 at 6:30 p.m.

City Council & BOA Meetings

April 13, 2021 at 6:00 p.m. (BOA)

April 20, 2021 at 6:00 p.m.

May 11, 2021 at 6:00 p.m. (BOA)

May 18, 2021 at 6:00 p.m.

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.

Due to the current Public Health Emergency and guidance from the Texas Governor including the current Disaster Declarations by the Governor and the City of Dripping Springs, and Center for Disease Control

guidelines related to COVID-19, the City will continue with meetings conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **March 19, 2021 at 1:00 p.m.***

City Secretary

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



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, February 23, 2021 at 6:30 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/87191892962?pwd=a0VMcEpBZm9zR0pTbFdlK2VTVGI5dz09>

Meeting ID: 871 9189 2962

Passcode: 262605

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/j/87191892962>

Join by Skype for Business: <https://us02web.zoom.us/skype/87191892962>

CALL TO ORDER AND ROLL CALL

Commission Members present were:

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Tammie Williamson

Commission Member absent was:

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Senior Planner Amanda Padilla

Planning Consultant Robyn Miga

Mayor Pro Tem Taline Manassian

Mayor Bill Foulds, Jr.

Architectural Consultant Keenan Smith
Historic Preservation Commission Chair Bruce Lewis

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

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.

BUSINESS

1. **Discuss and consider approval of the January 26, 2021 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Martin to approve the January 26, 2021 Planning & Zoning Commission regular meeting minutes. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

2. **Public hearing and consideration of possible action regarding SUB2021-0005: an application to consider a Replat for Lot 2 of the Headwaters Commercial Phase 1B Subdivision for property located off Beverly Drive, Dripping Springs, Texas 78620 (R166923.) The applicant is proposing to incorporate raw acreage into Lot 2. Applicant: Brian Roby, Austin Civil Engineering**

a) Presentation – No presentation given.

b) Staff Report

Robyn Miga presented the staff report which is on file. Staff recommends denial of the application for replat, as the applicant has not met all comments required for approval.

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

d) Replat

A motion was made by Vice Chair Martin to deny approval of SUB2021-0005: an application to consider a Replat for Lot 2 of the Headwaters Commercial Phase 1B Subdivision for property located off Beverly Drive, Dripping Springs, Texas 78620 (R166923), and proposing to incorporate raw acreage into Lot 2. Commissioner Newman seconded the motion which carried unanimously 6 to 0.

3. Public hearing and consideration of a recommendation regarding ZA2021-0001: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to Single-Family Residential District - Moderate Density (SF-2) for an approximately 18.250 acre tract of land situated in Benjamin F. Hanna Survey, NO. 28, Abstract No. 222. This property is located at 2004 Creek Road, Dripping Springs, TX.(R143390). Applicant: Brian Estes, Civil and Environmental Consultants Inc.

a) Presentation – No presentation given.

b) Staff Report

Robyn Miga presented the staff report which is on file. Staff recommends approval of the zoning amendment.

c) Public Hearing

Victoria Chips spoke expressing concern regarding notification.

Robert Garland spoke expressing concern regarding impact to property owners and buffers/fencing.

Ken Alexander spoke expressing concern regarding notification.

d) Zoning Amendment

A motion was made by Vice Chair Martin to recommend City Council approval of ZA2021-0001: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to Single-Family Residential District - Moderate Density (SF-2) for an approximately 18.250 acre tract of land situated in Benjamin F. Hanna Survey, NO. 28, Abstract No. 222, and located at 2004 Creek Road, Dripping Springs, TX (R143390). Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

4. Public hearing and consideration of a recommendation regarding VAR2021-0001: an application for a Special Exception to Chapter 30 Exhibit A Sec 5.6 (24) Parking based on use for a health club, health spa, or exercise club, which requires 1 space per 150 sq. ft. The property is located at 391 Sportsplex Drive, Suite A and B, Dripping Springs, TX (R113761). Applicant: Kevin Garrett, Swift Sessions

a) Presentation

Applicant Kevin Garrett presented the item.

b) Staff Report

Robyn Miga presented the staff report which is on file. Staff recommends approval of special exception application.

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

d) Special Exception

A motion was made by Vice Chair Martin to recommend Board of Adjustment approval of VAR2021-0001: an application for a Special Exception to Chapter 30 Exhibit A Sec 5.6 (24) Parking based on use for a health club, health spa, or exercise club, which requires 1 space per 150 sq. ft., and located at 391 Sportsplex Drive, Suite A and B, Dripping Springs, TX (R113761). Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

5. Public hearing and consideration of a recommendation regarding CUP2020-0011: an application to consider a conditional use permit to allow for a Mobile Food Vendor at the property located at 211 Mercer Street, Dripping Springs, Texas 78620 within the Mercer Street Historic District. Applicant: John McIntosh

Commissioner McIntosh recused from this item and disabled his camera and microphone.

a) Presentation

Owner Dave Niemeyer presented the item.

b) Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the conditional use permit.

c) Public Hearing

Victoria Chips spoke and expressed opposition to the conditional use permit, citing that the Historic Preservation Commission denied the certificate of appropriateness, which was approved by the Planning & Zoning Commission on appeal.

Vicky Lewis spoke and expressed support for the conditional use permit. She also submitted public comment in opposition to the approved certificate of appropriateness.

Pam Owens, CEO Dripping Springs Visitors Bureau, spoke in support of the conditional use permit.

Bruce Lewis spoke in opposition to the conditional use permit, also citing the Historic Preservations denial of the certificate of appropriateness.

d) Conditional Use Permit

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2020-0011: an application to consider a conditional use permit to allow for a Mobile Food Vendor at the property located at 211 Mercer Street, Dripping Springs, Texas 78620 within the Mercer Street Historic District. Commissioner Bourguignon seconded the motion which carried 4 to 1 to 1, with Commissioner Newman opposed and Commissioner McIntosh recused.

6. Discuss and consider possible action on a Proposed Amendment to Chapter 30, Article 30.05 Mobile Food Vendors to change the use of Mobile Food Vendors in the Mercer Street Historic District based on recommendation of the Historic Preservation Commission.

Laura Mueller presented the staff report which is on file.

Bruce Lewis presented the Historic Preservation Commission report regarding the Commission's request to propose amendments.

Chair James directed staff to assist in the formation of a committee to review proposed amendments and requested that the committee be comprised of two Planning & Zoning Commissioner, with Chair James being one of the members; two Historic Preservation Commissioners, with Chair Lewis being one of the members; and City staff to include City Attorney Laura Mueller, Senior Planner Amanda Padilla and Architectural Consultant Keenan Smith.

PLANNING & DEVELOPMENT REPORTS

7. Planning Project Report

Report is on file and available for review upon request.

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 23, 2021 at 6:30 p.m.

April 27, 2021 at 6:30 p.m.

May 25, 2021 at 6:30 p.m.

City Council & BOA Meetings

March 9, 2021 at 6:00 p.m.

March 16, 2021 at 6:00 p.m.

April 13, 2021 at 6:00 p.m.

April 20, 2021 at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at 8:22 p.m.



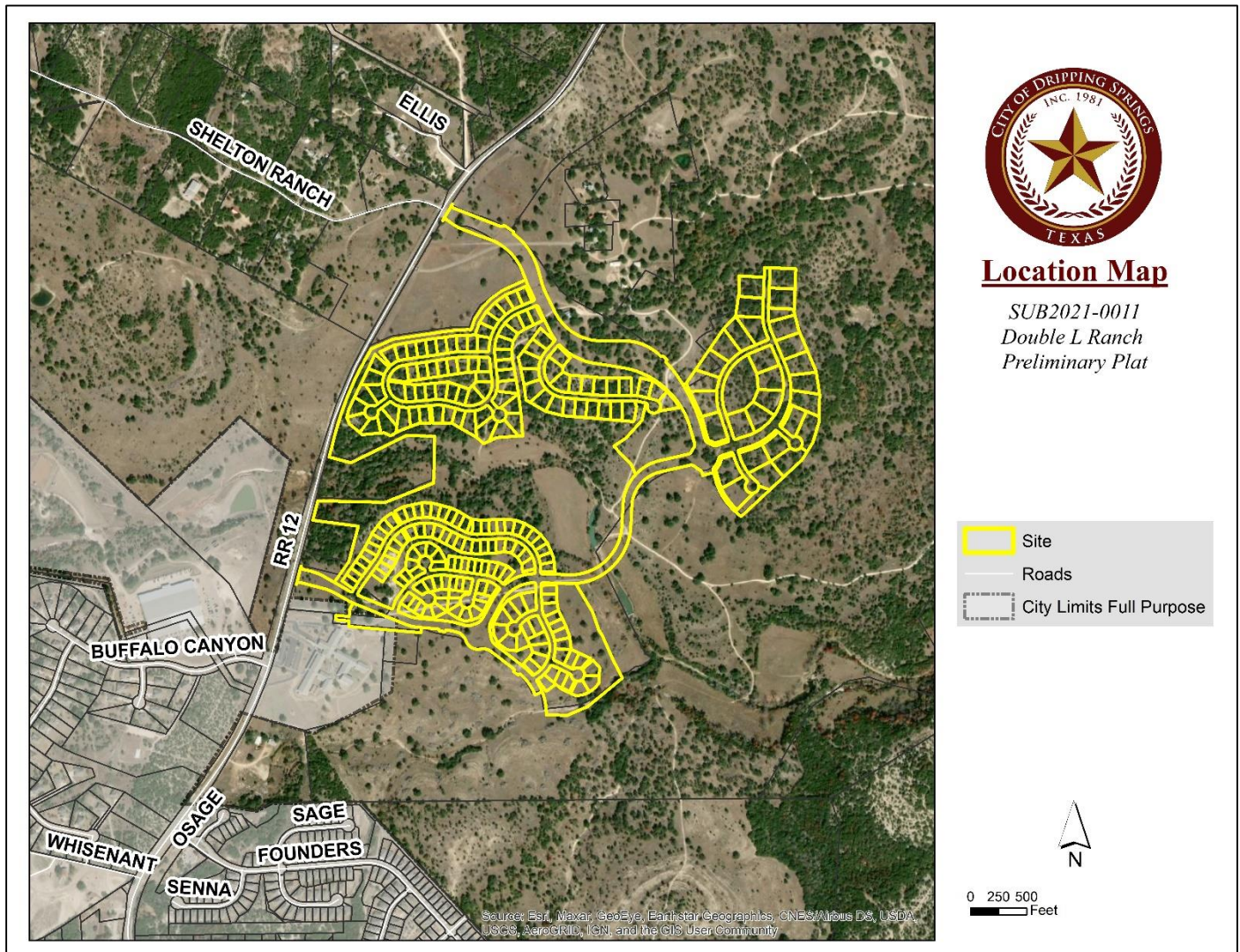
Planning and Zoning Commission Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting: March 23, 2021
Project No: SUB2021-0011
Project Planner: Amanda Padilla, 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: Disapproval of the Preliminary Plat based on outstanding comments



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

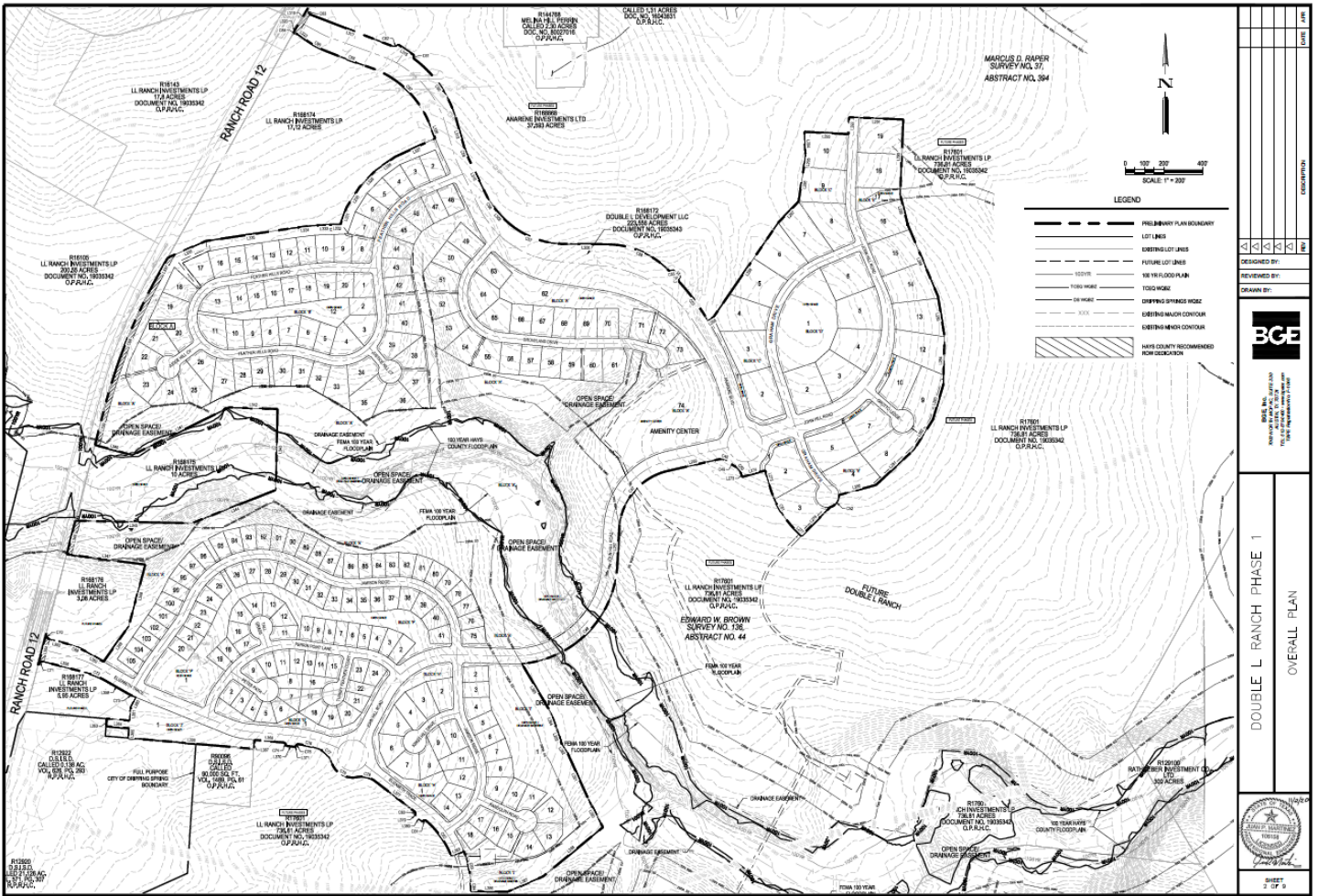
The site is located in the Barton Creek Watershed. Proposed drainage patterns will match existing drainage patterns as closely as possible. Runoff drains into the Little Barton Creek and flows West-East and discharges downstream beyond the property into Barton Creek. Please refer to the drainage section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

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

The property is within a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances.

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

Signs were posted on the site; notice was placed on the City Website.

Attachments

Exhibit 1 – Subdivision Application

Planning Department Staff Report

Exhibit 2 – Double L Ranch Phase 1 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Deny Plat with the outstanding comments.
Alternatives/Options	Approve the Plat; Approve the Plat with Conditions
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: <u>243</u> COMMERCIAL: _____ INDUSTRIAL: _____ OTHER: 14- OPEN SPACE/DRAINAGE 1 - AMENITY CENTER
ACREAGE PER USE	RESIDENTIAL: <u>94.27</u> OTHER: OPEN SPACE/DRAINAGE - 76.35 AC AMENITY CENTER - 5.77 AC COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>21,759</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Not applicable	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE
Pending/Development Agreement

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE
Pending/Development Agreement

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

PABLO H MARTINEZ

Applicant Name



4/20/2020

Applicant Signature

Date 4-20-2020

Notary



Date



DOUBLE L DEVELOPMENT, LLC

Property Owner Name



April 17, 2020

Property Owner Signature

Date

DAVID A. CANNON - MEMBER

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

Applicants Signature:  Date: 8/29/2020

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

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

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

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

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

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

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

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

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

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

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

GENERAL NOTES

- PROPERTY OWNER AND/OR HIS HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY HAYS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR HIS ASSIGNS PRIOR TO CONSTRUCTION OF 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 FLOODING OR OTHER APPROVED METHODS.
- WATER QUANTITIES AND EASEMENTS SHALL BE AS SHOWN ON THIS PLAN. WATER QUANTITIES AND EASEMENTS SHALL BE AS APPROVED BY HAYS COUNTY.
- CONTOUR DATA SOURCE: ON THE GROUND SURVEY COMPLETED IN APRIL 2020 AND CAPCOD 2012 CONTOUR DATA.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION.
- 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 REGULATIONS AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR HIS ASSIGNS. ALL RELATED ITEMS MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- HAYS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- DESIGN AND INSTALL IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS PLANS AND SPECIFICATIONS. PARKING REQUIREMENTS PER THE DEVELOPMENT AGREEMENT WITH THE CITY OF DRIPPING SPRINGS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. A PORTION OF THIS TRACT IS LOCATED WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP DATED SEPTEMBER 02, 2005. FLOOD FLOOD INSURANCE RATE MAP (FIRM) DESIGNATED HAYS COUNTY, TEXAS WITHIN THIS PLAT SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY UNDER HAYS COUNTY JURISDICTION.
- SIDEWALKS ARE TO BE MAINTAINED BY MUD OR HOA.
- PUBLIC STREET NAMES AND WIDTHS: SEE SHEET 2.5 STREET SUMMARY TABLE.
- ALL PROPOSED LOTS HAVE ADEQUATE FRONTAGE TO COMPLY WITH MINIMUM DRIVEWAY SPACING.
- THIS PROPERTY IS LOCATED WITHIN THE DRIPPING SPRINGS E1 AND HAYS COUNTY.
- STREET SIDE PROPERTY LOTS SHOWN HEREON. STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- ELECTRIC SERVICE FOR THIS PLAN WILL BE PROVIDED BY FEDERNALES ELECTRIC COOPERATIVE.
- THIS SUBDIVISION IS LOCATED IN THE LITTLE BARTON CREEK WATERSHED.
- THIS PROPERTY IS OUTSIDE OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF DRIPPING SPRINGS. RECORDED UNDER DOCUMENT NO. _____.
- THIS PROPERTY IS SUBJECT TO A SUBDIVISION AGREEMENT WITH HAYS COUNTY RECORDED UNDER DOCUMENT NO. _____.
- HOMEOWNERS ASSOCIATION SHALL BE CREATED PRIOR TO ANY FINAL PLAT APPROVAL.
- ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR ASSIGNS.
- APPROVAL OF A TRAFFIC IMPACT ANALYSIS ASSOCIATED WITH THIS PRELIMINARY PLAN IS REQUIRED BEFORE ANY FINAL PLAT OR DEVELOPMENT PERMIT APPLICATIONS ARE APPROVED.
- THE WATER UTILITY PROVIDER WILL BE MUNICIPAL UTILITY DISTRICT NO. 7.
- THE WASTEWATER UTILITY PROVIDER WILL BE THE CITY OF DRIPPING SPRINGS.

TOTAL SITE ACREAGE	217.97 AC
TOTAL LOTS	258
SINGLE FAMILY	243
CONDOMINIUM	14
PLANNED UNIT DEVELOPMENT	1

TOTAL GROSS SITE AREA	217.97 AC
TOTAL IMPERVIOUS COVER	461.4 AC
IMPERVIOUS COVER FROM STREETS	29.84 AC
IMPERVIOUS COVER FROM HOMES	20.88 AC
IMPERVIOUS COVER AMENITY CENTER (80%)	4.62 AC
TOTAL PERCENT IMPERVIOUS COVER	21.17%

UTILITIES:

- ELECTRIC - FEDERNALES ELECTRIC COOP.
- TELECOM - FRONTIER
- WATER - MUNICIPAL UTILITY DISTRICT NO. 7
- WASTEWATER - CITY OF DRIPPING SPRINGS
- GAS - ENERTEK NS, LLC

LEGAL DESCRIPTION

A TOTAL OF 217.97 ACRES, OUT OF WHICH 166.00 ACRES ARE LOCATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A 97.54 ACRE TRACT AS CONVEYED TO ANARBE INVESTMENTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 2688, PAGE 802 AND VOLUME 2688, PAGE 802 AND VOLUME 2688, PAGE 802 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

PRELIMINARY PLAN FOR DOUBLE L RANCH PHASE 1 (217.97 ACRE TRACT)

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



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

DATE OF SUBMITTAL:
APRIL 17, 2020
FEMA MAP NUMBER: 48206C0105F
DATED: SEPTEMBER 2, 2005
PRECINCT: 4

TAX ID NO.:
R-168172, R17601

DEVELOPER:
DOUBLE L DEVELOPMENT, LLC
ROBERT FONDREN
16000 WESTCROFT BLVD SUITE 2600
HOUSTON, TEXAS 77256
(713)-423-2466

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



JUAN P. MARTINEZ, P.E. NO. 101169 AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING AND SURVEYING IN THE STATE OF TEXAS. THIS PRELIMINARY PLAN CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF DRIPPING SPRINGS AND COMPLES WITH HAYS COUNTY CHAPTER 76 SUBDIVISION REQUIREMENTS.

Juan P. Martinez
JUAN P. MARTINEZ, P.E.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
(512) 879-0400 (M/F)

DATE

ENGINEER



Brown & Gay Engineers, Inc.
1701 Directors Blvd, Suite 1000
Austin, Texas 78744
Tel: 512-879-0400 • www.browneng.com
BGE Registration No. F-0486
TSP-0231-0001

Item 2.



Item 2.

DOUBLE L RANCH PHASE 1 SITE DATA TABLES

BGE INC. 7000 NORTH MOPAC SUITE 100 AUSTIN TX 78731 TEL: 512-779-0001 www.bge.com



Table with columns: REV, DESCRIPTION, DATE

Summary table with columns: BLOCK, SINGLE FAMILY LOTS, M.U.D. LOTS, HOA LOTS, TOTAL

Main data table with columns: STREET NAME, BLOCK, LOT, AREA, USE, DIMENSION, TYPE, STREET CORRIDOR, STREET CORRIDOR, STREET CORRIDOR, STREET CORRIDOR

Table with columns: BLOCK, LOT, AREA, USE

Table with columns: BLOCK, LOT, AREA, USE

Table with columns: BLOCK, LOT, AREA, USE

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Table with columns: Block, Lot, Area, Use

Table with columns: Block, Lot, Area, Use

Table with columns: Block, Lot, Area, Use

Table with columns: Block, Lot, Area, Use

Table with columns: Block, Lot, Area, Use



Item 2.

DOUBLE L RANCH PHASE 1

KEY MAP



BGE, Inc.
7000 NORTH MONTICELLO SUITE 300
FELIX, ALBERTA T2A 7B1
TEL: 878-879-0000 • www.bge.com
TRM Registration No. P-1048

REV	DESCRIPTION	DATE	APP

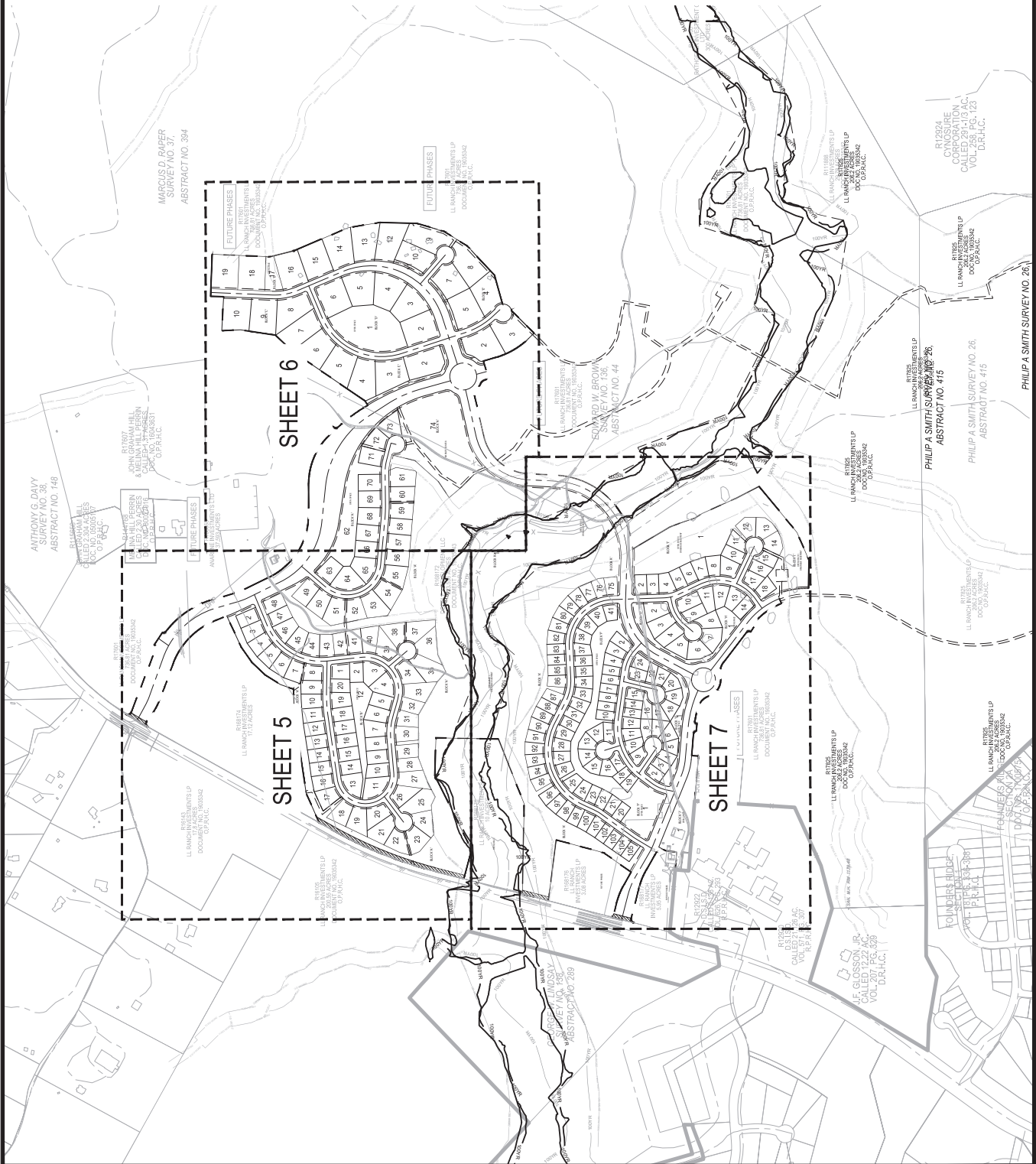
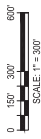
DESIGNED BY:

REVIEWED BY:

DRAWN BY:

LEGEND

- PRELIMINARY PLAN BOUNDARY
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- 100 YR FLOOD LAIN
- 100 YR FLOOD LAIN
- TERRACE
- 100 YR FLOOD LAIN
- DIPPING SPRINGS WOBZ
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HAYS COUNTY RECOMMENDED ROW DEDICATION





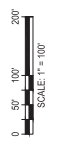
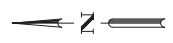
Item 2.

DOUBLE L RANCH PHASE 1
PRELIMINARY PLAN SHEET 1 OF 3



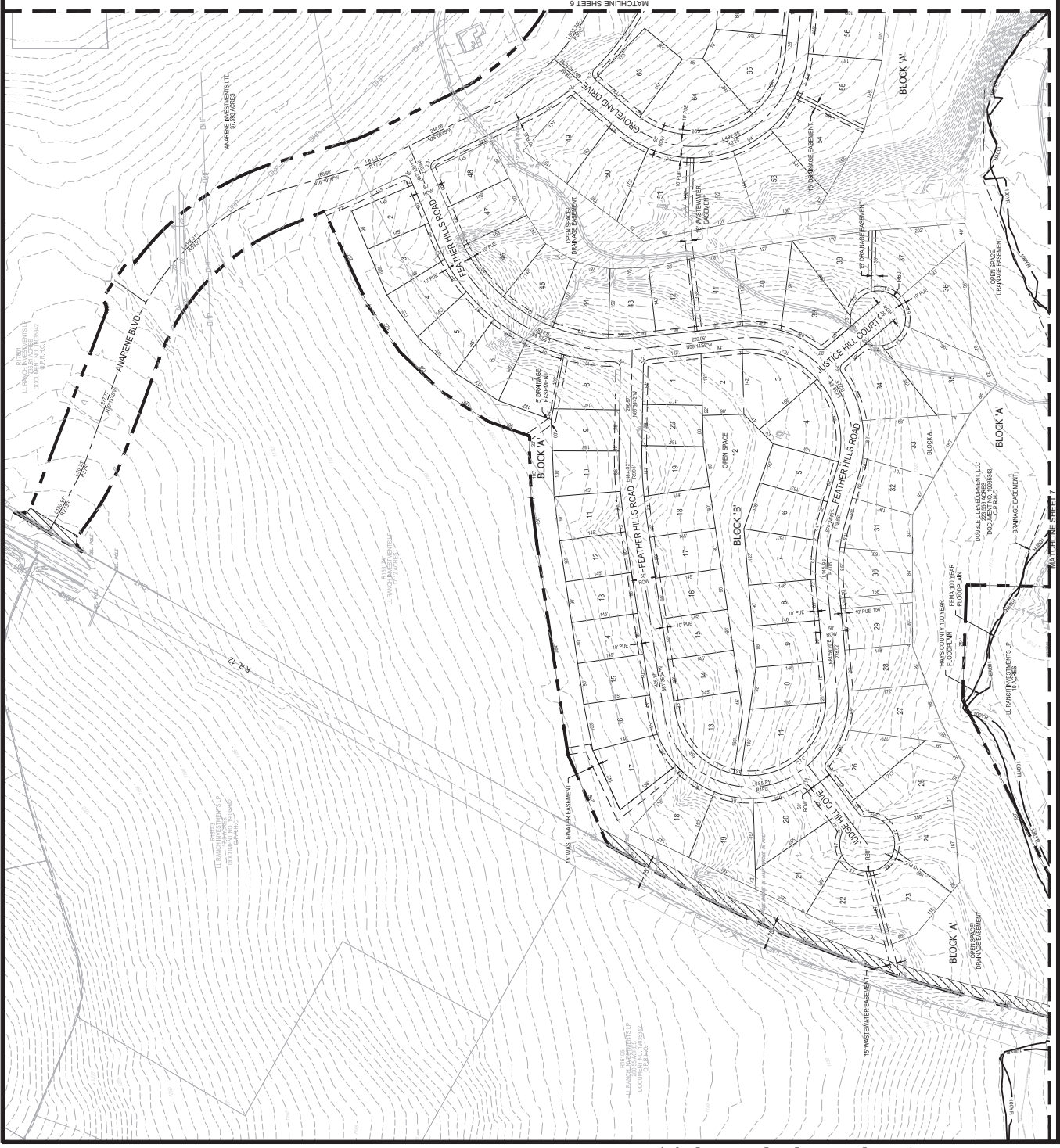
BGE, Inc.
7000 NORTH MOPAC, SUITE 300
AUSTIN, TX 78731
TEL: 817-479-0000 • www.BGE.com
Title Registration No. P-1048

DESIGNED BY:	
REVIEWED BY:	
DRAWN BY:	
DESCRIPTION:	
DATE:	
APP:	



LEGEND

- PRELIMINARY PLAN BOUNDARY
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- 100 YR FLOOD PLAIN
- TERRACE
- 100 YR
- 1000 YR
- DR YR
- DRIPPING SPRINGS W/SEZ
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- HAYS COUNTY RECOMMENDED ROW DESIGNATION





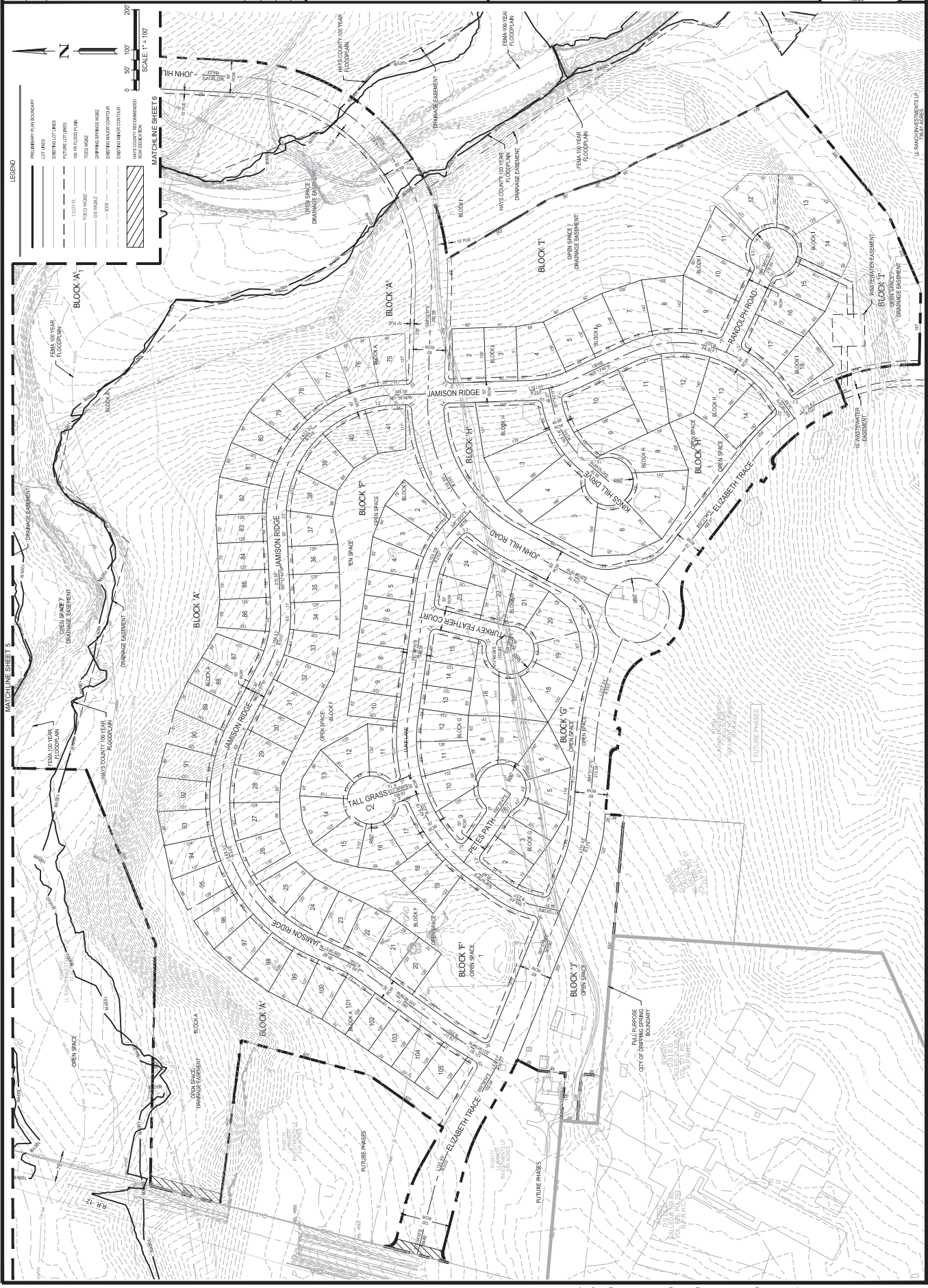
Item 2.

PRELIMINARY PLAN SHEET 3 OF 3
DOUBLE L RANCH PHASE 1

BGE, INC.
7000 NORTH MOORE, SUITE 300
ALLEN, TX 75013
TEL: 972-979-0000 • FAX: 972-979-0001
TXREG. REGISTRATION NO. P-1048



DESIGNED BY:	REVIEWED BY:	DATE:
DRAWN BY:		APP:
DESCRIPTION:		





EXISTING HYDROLOGY MAP
DOUBLE L RANCH PHASE 1

BCE Inc.
7000 NORTH MOHAWK, SUITE 200
KATY, TX 77757
7136 Registration No. F-1048

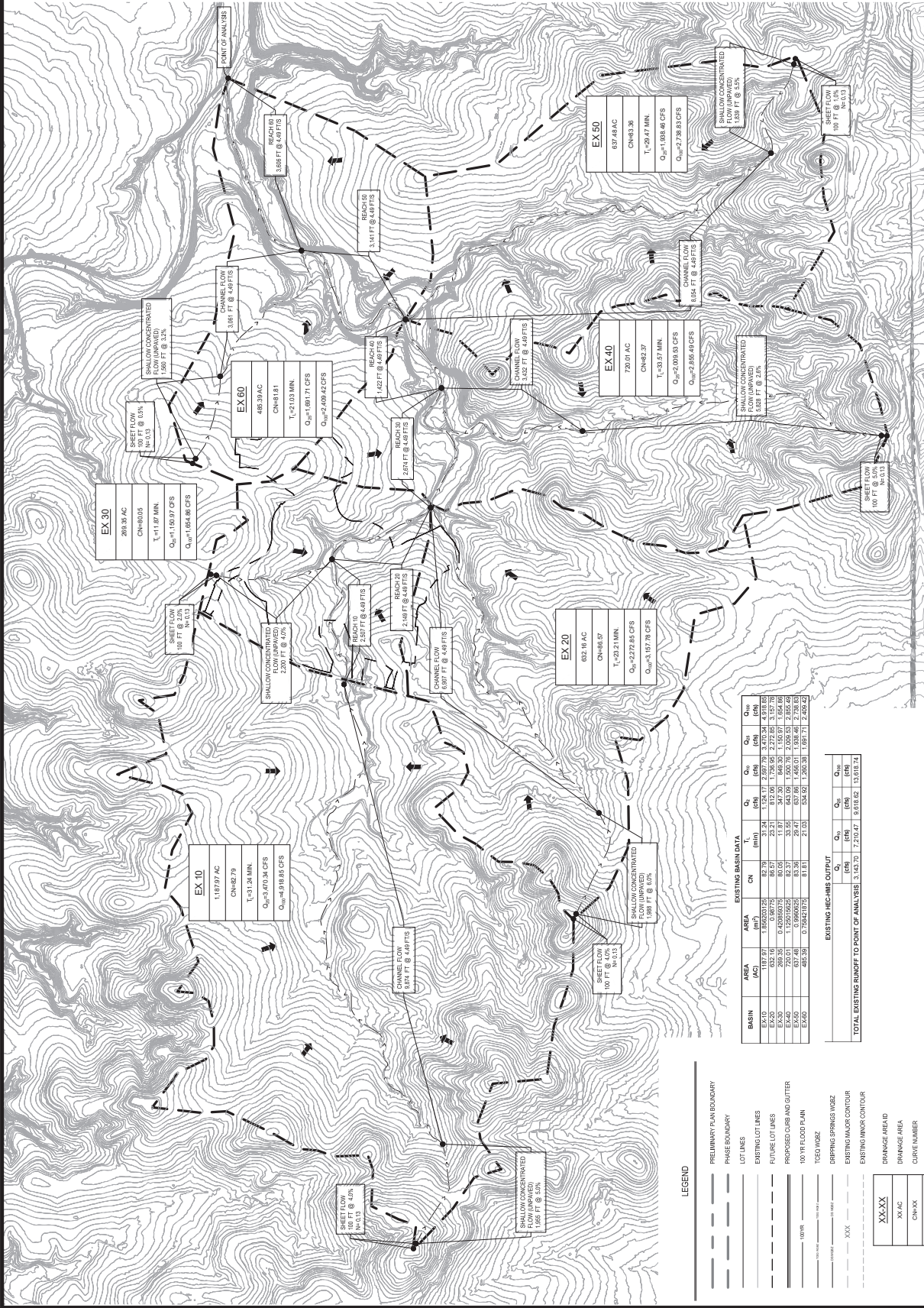
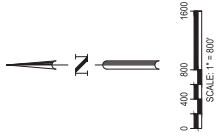


DESIGNED BY:
REVIEWED BY:
DRAWN BY:

DESCRIPTION

DATE

APP



BASIN	AREA (AC)	CN	T _c (min)	Q ₁ (CFS)	Q ₂ (CFS)	Q ₃ (CFS)	Q ₄ (CFS)	Q ₅ (CFS)
EX-10	1,109.97	82.79	24	1,524.17	609.79	3,070.34	1,815.85	1,815.85
EX-20	682.9	86.97	25.21	812.98	1,798.95	2,272.85	3,197.78	3,197.78
EX-30	200.35	80.05	11.89	200.35	1,150.25	1,150.25	1,150.25	1,150.25
EX-40	720.01	83.37	33.56	843.98	1,900.70	2,035.53	3,052.46	3,052.46
EX-50	697.48	89.90	29.47	697.48	1,458.01	1,838.46	2,792.83	2,792.83
EX-60	485.93	81.81	21.03	534.92	1,262.38	1,891.71	2,462.2	2,462.2

EXISTING 100-YR FLOOD		EXISTING 100-YR FLOOD		EXISTING 100-YR FLOOD	
Q ₁	Q ₂	Q ₃	Q ₄	Q ₅	Q ₆
(CFS)	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)
1,542.70	7,210.47	8,918.82	13,816.74		

LEGEND

- PRELIMINARY PLAN BOUNDARY
- PHASE BOUNDARY
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- PROPOSED CURB AND GUTTER
- 100 YR FLOOD PLAIN
- 100 YR FLOOD WAZZ
- DIPPING SPRINGS WAZZ
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE AREA
- DRAINAGE AREA
- CURVE NUMBER
- LAND USE
- 20 YR PEAK FLOW
- 100 YR PEAK FLOW
- 100 YR FLOOD
- FLOW ARROW
- DRAINAGE AREA BOUNDARY
- T-LINE



Item 2.

PROPOSED HYDROLOGY MAP
DOUBLE L RANCH PHASE 1

BCE
7000 NORTH MONROE SUITE 100
ALLEN TX 75013
714.279.0001 www.bceinc.com
TERRA REGISTRATION NO. P-1048

DESIGNED BY:	
REVIEWED BY:	
DRAWN BY:	
DATE:	
APP:	



BASIN	AREA (AC)	PERCENT IMPERVIOUS	PROPOSED BASIN DATA			EXISTING BASIN DATA		
			Q ₁₀ (cfs)	Q ₅ (cfs)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₅ (cfs)	Q ₂ (cfs)
PR 10	1187.97	1.8200125	37.24	1,022.30	1,018.00	4,184.30	3,378.80	1,632.00
PR 20A	75.06	0.1820125	3.00	200.80	192.00	337.50	811.10	110.00
PR 20B	27.23	0.0271915	0.90	81.10	151.00	205.30	305.30	30.00
PR 20C	93.24	0.1820125	3.00	105.00	105.00	205.30	305.30	30.00
PR 20D	64.08	0.1820125	3.00	105.00	105.00	205.30	305.30	30.00
PR 30	604.17	0.1820125	3.00	1,018.00	1,917.50	2,000.00	3,382.70	1,632.00
PR 40	637.47	0.1820125	3.00	848.30	1,687.50	2,333.00	3,346.60	1,632.00
PR 50	637.47	0.1820125	3.00	848.30	1,687.50	2,333.00	3,346.60	1,632.00
PR 60	472.18	0.1820125	3.00	704.30	1,451.00	1,993.50	3,055.80	1,632.00

LEGEND

- PRELIMINARY PLAN BOUNDARY
- PHASE BOUNDARY
- LOT LINES
- EXISTING LOT LINES
- FIGURE LOT LINES
- PROPOSED CURB AND GUTTER
- 100 YR FLOOD PLAIN
- TCEQ WDEE
- DROPPING SPRINGS WDEE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE AREA ID
- DRAINAGE AREA
- CURVE NUMBER
- LAT TWE
- 25% PEAK FLOW
- 100% PEAK FLOW
- 100% PEAK FLOW
- 100% PEAK FLOW
- 100% PEAK FLOW
- 100% PEAK FLOW



CITY OF DRIPPING SPRINGS

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

Date: March 12, 2021

Pablo Martinez
BGE, Inc.
1701 Directors Blvd
Austin TX 78744
pmartinez@bgeinc.com

Permit Number: SUB2021-0011
Project Name: Double L Phase 1 Preliminary Plat
Project Address: 1.5 mi. North of US 290 and Ranch Road 12,
Dripping Springs, TX 78620

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions. Action will be taken at the Planning and Zoning Commission Meeting on March 23rd.

Waste Water Engineer Comments

1. Approved

Engineer/Public Works Comments

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

2. Provide Utility Will Serve Letters for water and wastewater [Preliminary Plat Application Checklist]
3. Provide documentation of USACE permitting clearance or requirements. [DA 2.2.3]
4. Provide a copy of the Endangered Species Assessment for the property. [DA 2.2.5]
5. Provide a copy of the Geologic Assessment for the property [Sub Ord 1230.6 4.8(I)(4)]
6. Provide copies of approved TxDOT Driveway Permits. [Preliminary Plat Application Checklist]
7. Provide copy of TIA approved by TxDOT, Hays Co and the City. [Preliminary Plat Application Checklist]
8. Sheet 5: Clarify the source of the Floodplain Limits listed as "Hays County Floodplain". Is this based on the Preliminary FEMA maps out for review?
9. Sheet 5: What is the 3rd solid bold black line style that generally follows the path of the two 100-yr floodplain limit delineations?
10. Sheets 4 through 7: Show the WQBZ limits. Label the WQBZ widths. Hatch or shade the WQBZ for clarity and differentiation from Floodplain Limits.

11. 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]
12. Provide roadway typical sections as well as schematic roundabout design layouts to determine adequacy of ROW dedication.
13. Provide a sidewalk and trails plansheet.
14. Provide a construction traffic plan. [Preliminary Plat Information Requirements]
15. Sheet 9: The peak flow rate at the POA in proposed conditions is shown as significantly higher than existing conditions. Please clarify. Developed peak flows are required to be less than or equal to existing peak flows at the POA.
16. Sheet 9: Provide a POA and calculations for flows leaving Phase 1.
17. Sheet 9: Show the entire property Boundary for all Phases of the Double L development.
18. Identify the Hilltop Preservation areas from Exhibit C of the DA on the Preliminary Plat.
19. Engineering Report. Provide the Atlas 14 rainfall and intensity data used for confirmation that is specific to Dripping Springs.
20. Provide the impervious cover summary chart per the Development Agreement [ARDA 3.2.2] governing this development. "Each plat filed with the City shall contain a chart indicating the amount of impervious cover and LUE use required for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas."

City Planner Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

It is important to note that the project is vested under certain ordinances in effect on Oct 17, 2012. So referenced sections of the code will likely not match current sections.

21. Please write in the Current Development Agreement this is under. (Note 22)
22. Provide a Signature line for the following:

Planning and Zoning Commission Chair or Vice Chair

City Secretary
23. Provide Water and Wastewater service availability letter for the area.

3.7.4. Letters shall also be provided from each of the applicable utility service providers
24. Applicant shall not receive approval of the Plat until the City receives TXDOT Approval

3.7.3. If the proposed development will have access points onto a major thoroughfare, the application shall also include a letter from the appropriate entity, such as TxDOT or Hays County, acknowledging and approving proposed driveway locations and corresponding median openings and left turn lanes, if applicable.
25. Show the City Limits and ETJ on the Vicinity Map [Sec 4.8]
26. Block E Lot 11 lot does not meet minimum lot size requirements according to the Development Agreement or the Subdivision Ordinance.

27. The lot table on sheet 3 shows the type and number of lots, please change the HOA label to Parkland and Open Space.
28. Blk B Lot 12 does not meet lot frontage requirements and will need to be a minimum of 30 ft.
29. Open Space near Blk G lot 1,6, 11 and Blk C lot 1 don't meet lot requirements. These lots are also incorrectly labeled as residential in the lot table.
30. Please review the lot table to make sure all lots are correctly labeled.
31. Provide a note that the plat will comply with the applicable building setbacks. [Sec 16.1]

Fire Marshal Comments

32. Approved

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.



Hays County Development Services

2171 Yarrington Road, Suite 100, Kyle TX 78640
512-393-2150 / www.hayscountytx.com

Date: February 26, 2021

Project ID: PLN-1486-NP

Application Status: Administrative Review

Application Type: New Subdivision (1445)

Application Filed:

Double L Development, LLC (David Cannon)

16000 West Loop South, Suite 2600

Houston TX 77256

dcannon@trenddevelopment.com

RE: Double L Ranch, Phase 1, Preliminary Plan

To whom it may concern,

County Staff has conducted an Administrative Review for the above-named subdivision. Comments from this application review follow. A written response to each comment below is required. In addition to the written response, please provide a revised copy of the plat. If you have any questions, please contact the Hays County Planning Department at 512-393-2150 Ext. 4 or at planning@co.hays.tx.us

9-1-1 Admin Review - Kathrine Weiss ((512) 393-2165)

1. Street name approval for administrative review is still denied. Some of the street names on plat do not match the approval letter.

Administrative Review - Marcus Pacheco ((512) 393-5527)

1. Utility approval signatures or letters of availability will be required for water and wastewater services.
8-20-20 Comment to stand until addressed.
2. The \$100.00 Administrative Subdivision Review fee is required during administrative review.
8-20-20 Comment to stand until payment received.

Environmental Review - Alexandra Thompson ((512) 393-2156)

1. The applicant's consultants have reached out to the Natural Resources Coordinator to discuss the original environmental review comment. The applicant expressed interest in participating in the County's RHCP to obtain authorization of take for the direct and indirect impacts to GCWA habitat per the planned construction and development activities for this project. The Natural Resources Coordinator is in the process of following up with the applicant and their consultants to start the application process for enrollment within the RHCP. An updated map of phase 1 of Double L Ranch has been uploaded to this project profile and includes the future phase areas of Double L Ranch. If you have any questions or concerns please contact the Natural Resources Coordinator at (512)393-2156 or Alexandra.thompson@co.hays.tx.us.

Floodplain Admin Review - Menel Johnson ((512) 393-2173)

1. Drainage lots needs to be divined or renamed as easements. The floodplain needs to be contained entirely within drainage easements.

OSSF Admin Review - Menel Johnson ((512) 393-2173)

1. Administrative review complete. Provided by City of Dripping Springs.

Plat / Plan Admin Review - Marcus Pacheco ((512) 393-5527)

1. Pursuant to Chapter 721.6.01 ROW for US 290 Bypass should be dedicated per plat. Please contact the office for ROW width and alignment.
8-20-2020 This proposal will be verified with the Director of Transportation.



Hays County Development Services

2171 Yarrington Road, Suite 100, Kyle TX 78640
512-393-2150 / www.hayscountytx.com

2. County Regulations and Fire Marshal Requirements outline parameter for secondary emergency access. This access will need to connect to a different external street.
2-26-21 In coordination with the Fire Marshal's office, a determination is being made on if the two access points would satisfy this requirement.
3. Please note ISD, GCD, and ESD jurisdictions on the preliminary plan.

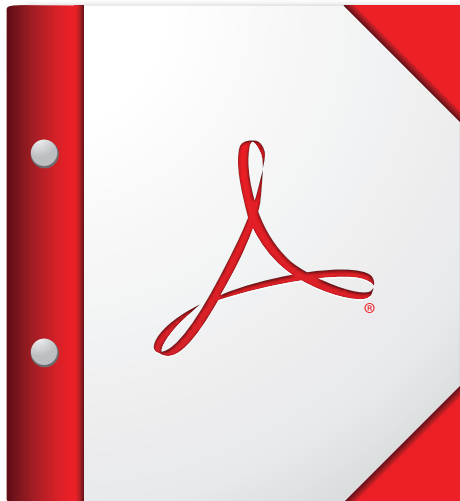
Transportation Admin Review - James Parman ((512) 393-2164)

1. **Per Hays County Development regulations, chapter 725.3.01, submit the drainage report.**
If applicable, the drainage report shall include drainage calculations for upstream drainage areas ≥ 64 acres that pass through the existing/proposed drainage area. If not, a statement certifying an upstream drainage areas of ≥ 64 acres does not exist will need to be submitted. Clarification of the data source used for the drainage calculations should also be included.
Please submit a summary of findings or routing results for the submitted drainage report.
2. **Per Hays County Development regulations chapter 705.5.03, submit a roadway design report prepared in accordance with Chapter 721, unless exempted pursuant to Chapter 721.**
3. **Per Hays County Development regulations chapter 705.5.03, submit a traffic impact analysis, in compliance with chapter 721.6.03.**
The submitted TIA is unacceptable. Extrapolated values shall be based on 6% growth .

Marcus Pacheco

County Planner

Hays County Development Services



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Planning and Zoning Commission Planning Department Staff Report

Item 3.

Planning and Zoning Commission Meeting: March 23, 2021
Project No: SUB2021-0012
Project Planner: Amanda Padilla, Senior Planner


Item Details

Project Name: Caliterra Phase 4 Section 12 Final Plat
Property Location: Premier Park Loop
Legal Description: A0415 Philip A Smith Survey, AC 158.048
Applicant: Bill Couch, Carlson Brigance and Doering, Inc.
Property Owner: Development Solutions Cat, LLC
Request: Final Plat Caliterra Phase 4 Section 12
Staff recommendation: Disapproval of the Final Plat based on outstanding comments



Location Map

SUB2021-0012
 Caliterra Phase 4 Section 12
 Final Plat

-  Site
-  Roads
-  Dripping Springs ETJ
-  Parcel Lines



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

Planning Department Staff Report

Overview

The applicant is requesting to Final Plat Caliterra Phase 4 Section 12. The Caliterra development is planned as a low-density single-family residential development located South of Hwy 290 on Ranch Road 12, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Caliterra Phase 4 Section 12 is a portion of the Caliterra Concept Plan approved with the Caliterra Development Agreement. The 65.17-acre Final Plat consists of a total of 47 lots and right of way. The lots include 42 single family lots, and 5 open space lot.

ACCESS AND TRANSPORTATION

Access to this project shall be from a continuation of existing Canal Drive and Bridgewater Loop built and barricaded with Section 8. The roadways in this subdivision compromise of 60' R.O.W.

SITE DRAINAGE AND WATER QUALITY

This project is subject to the water quality provisions of the Texas Commission on Environmental Quality (TCEQ) for the Edward's Aquifer Contributing Zone (CZP) with enhanced measures under RG-348A. The run-off from this project will be treated by proposed vegetative filter strips and two batch detention ponds. The ponds will control the 2-year, 10 year, 25 year, and 100 year storm event as described by the City of Austin Drainage Criteria Manual and return flows to below existing conditions. Majority of the storm runoff from onsite and entering the site from offsite will travel overland to streets, storm sewer lines and channels to the three batch detention ponds. Per the Development Agreement, the BMP's will be in series and will remove the required overall load to more than 80% for the site.

Caliterra Phase 4 Section 12 Final Plat utility providers are listed below:

Water: Dripping Springs Water Supply Corporation
 Wastewater: City of Dripping Springs
 Electric: PEC

Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

The property is within a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances.

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

Signs were posted on the site; notice was placed on the City Website.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 4 Section 12 Final Plat

Exhibit 3 – Outstanding Comments Letter

Planning Department Staff Report

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



CITY OF DRIPPING SPRINGS

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Dripping Springs, TX 78620

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SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL
CONSULTATION

DATE:

NOT
SCHEDULED

PRE-APPLICATION
CONFERENCE

DATE:

NOT SCHEDULED

PLAT TYPE

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

CONTACT INFORMATION

APPLICANT NAME Bill E. Couch

COMPANY Carlson Brigrance and Doering, Inc.

STREET ADDRESS 5501 W. Wm Cannon Dr.

CITY Austin **STATE** TX **ZIP CODE** 78610

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

OWNER NAME Greg Rich

COMPANY Development Solutions CAT,

STREET ADDRESS 12222 Merit Dr. Suite 1050

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

PHONE (972) 960-2777 Ext. 103 **EMAIL** 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, AC 158.048
TAX ID #	R17804
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	158.048
SCHOOL DISTRICT	NA
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	PDD
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Premier Park Loop</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 Phse 4 Section 12 Final Plat
TOTAL ACREAGE OF DEVELOPMENT	65.172
TOTAL NUMBER OF LOTS	47
AVERAGE SIZE OF LOTS	Min 3500 Sq ft. 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>42</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>2.918</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

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COMMENTS: _____

TITLE: SR. Project Manager SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): DSWSC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

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.)

Bill E. Couch

Applicant Name

Bill E. Couch

2-1-21

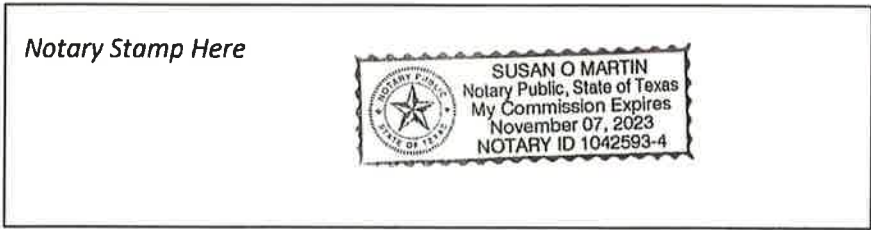
Applicant Signature

Susan O. Martin

Date
02/01/2021

Notary

Date



Greg Rich

Attorney-in-Fact

Property Owner Name

Greg Rich

2/1/21

Property Owner Signature

Date

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input 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"/>	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.

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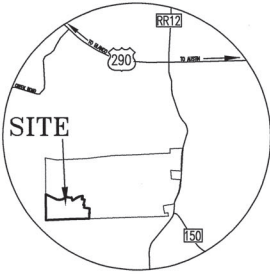
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets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

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input 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	
<p>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>	
<p>Outdoor Lighting, Article 24.06</p>	<p>As required per Development Agreement</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Parkland dedication provided</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Not subject to requirement (Development Agreement)</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>This project is subject to the water quality provisions of the Texas Commission on Environmental Quality (TCEQ) for the Edwards Aquifer Contributing Zone (CZP) with enhanced measures under RG-348A. The run-off from this project will be treated by proposed vegetative filter strips and two batch detention ponds. The ponds will control the 2 year, 10 year, 25 year, and 100 year storm event as described by the City of Austin Drainage Criteria Manual and return flows to below existing conditions. Majority of the storm runoff from onsite and entering the site from offsite will travel overland to streets, storm sewer lines and channels to the three batch detention ponds. Per the Development Agreement, the BMP's will be in series and will remove the required overall load to more than 80% for the site.</p> <p>Per the Development Agreement, TCEQ Optional Enhanced Measures apply to the project and all drainage is routed through a series of two BMP's minimum unless the runoff from the lots is naturally directed offsite.</p> <p>The tract is within the City of Dripping Springs Water Supply Corporation water service area. Caliterra Phase 4 Section 12 will utilize water stubs through existing water lines plugged at the boundary of the project which were provided in Caliterra Ph. 2 Section 8 subdivision construction.</p> <p>Wastewater service is within the City of Dripping Springs wastewater system installed with the subdivision. An 8" wastewater line was installed with the Caliterra Ph. 3 Section 9 through Bridgewater Loop.</p> <p>There is an existing treated effluent water line on the project site and will be extended from Phase 2 Section 8.</p> <p>Sedimentation/erosion controls are required and will be in accordance with TCEQ Contributing Zone requirements and City of Dripping Springs guidelines. The project proposes to use silt fence, stabilized construction entrances and inlet protections as temporary measures. Our revegetation plan will comply with City of Dripping Springs and Hays County standards.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>PDD Zoning</p>

CALITERRA PHASE FOUR SECTION TWELVE



VICINITY MAP
(N.T.S.)



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
 - ⊙ 5/8" IRON ROD FOUND
 - 17 LOT NUMBER
 - Ⓛ BLOCK DESIGNATION
 - ⋯⋯ SIDEWALKS
 - (XX.XX) EASEMENT ANNOTATION

LINEAR FOOTAGE OF RIGHT-OF-WAY

BRIDGE WATER LOOP (LOCAL STREET)	60' R.O.W.	1,857'
CANAL DRIVE (LOCAL STREET)	60' R.O.W.	259'
TOTAL		2,116'

ACREAGE: 64.964 ACRES
SURVEY: PHILIP A. SMITH SURVEY NO. 26
ABSTRACT NO. 415
HAYS COUNTY, TEXAS

TOTAL NO. LOTS

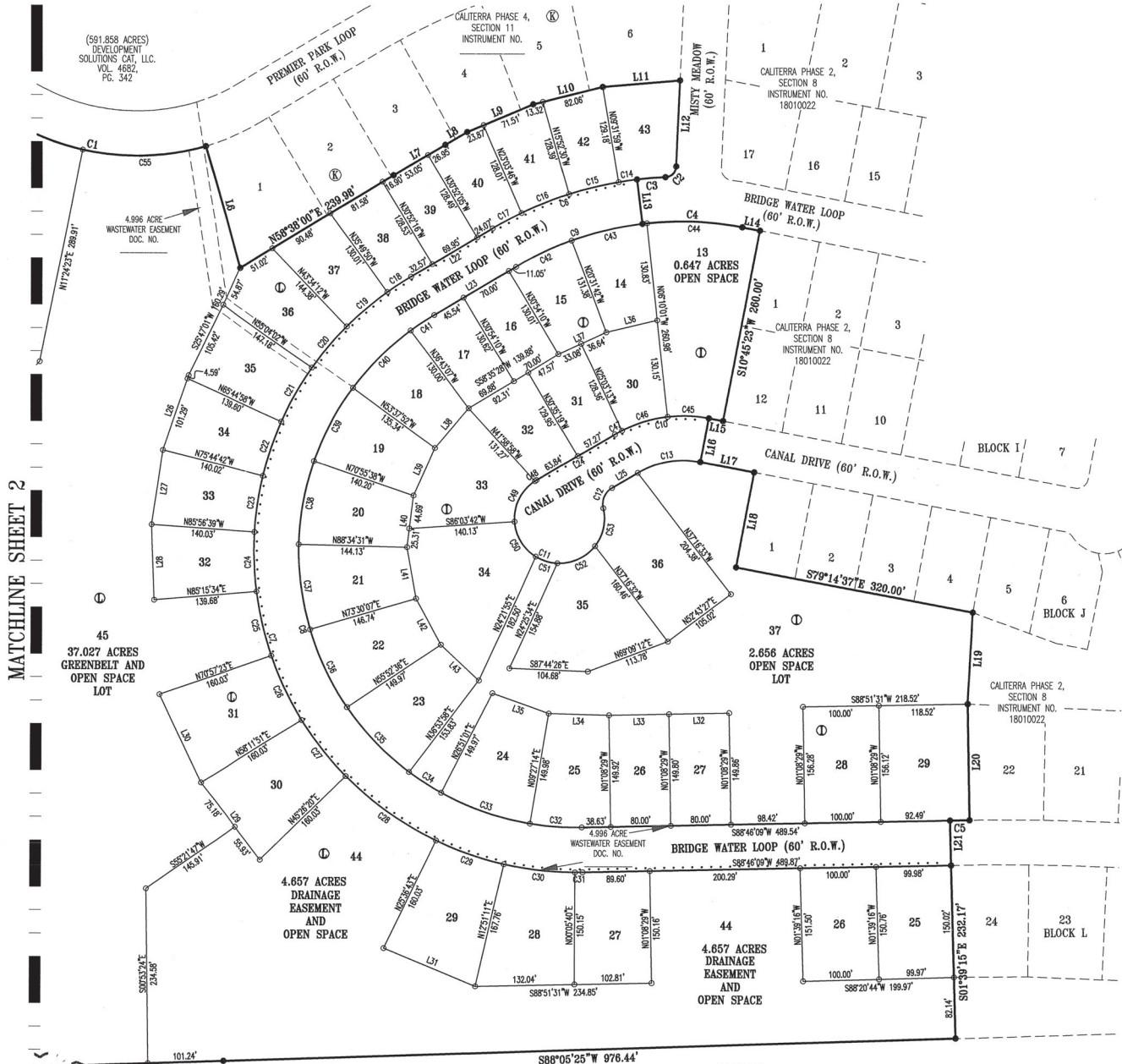
TOTAL NO. LOTS	47
NO. OF SINGLE FAMILY LOTS	42
NO. OF OPEN SPACE LOTS	2
NO. OF DRAINAGE & OPEN SPACE LOTS	2
NO. OF GREENBELT & OPEN SPACE LOTS	1
NO. OF BLOCKS	2

DATE: JANUARY 14, 2021
FEMA PANEL NO. 48209C-0115F
EFFECTIVE DATE: SEPTEMBER 2, 2005

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

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

SCALE 1" = 100'



MATCHLINE SHEET 2

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

A SUBDIVISION OF 64.964 ACRES BEING
CALITERRA PHASE FOUR, SECTION ELEVEN,
OUT OF THE PHILIP A. SMITH SURVEY
NUMBER 22, ABSTRACT NUMBER 415,
HAYS COUNTY, TEXAS

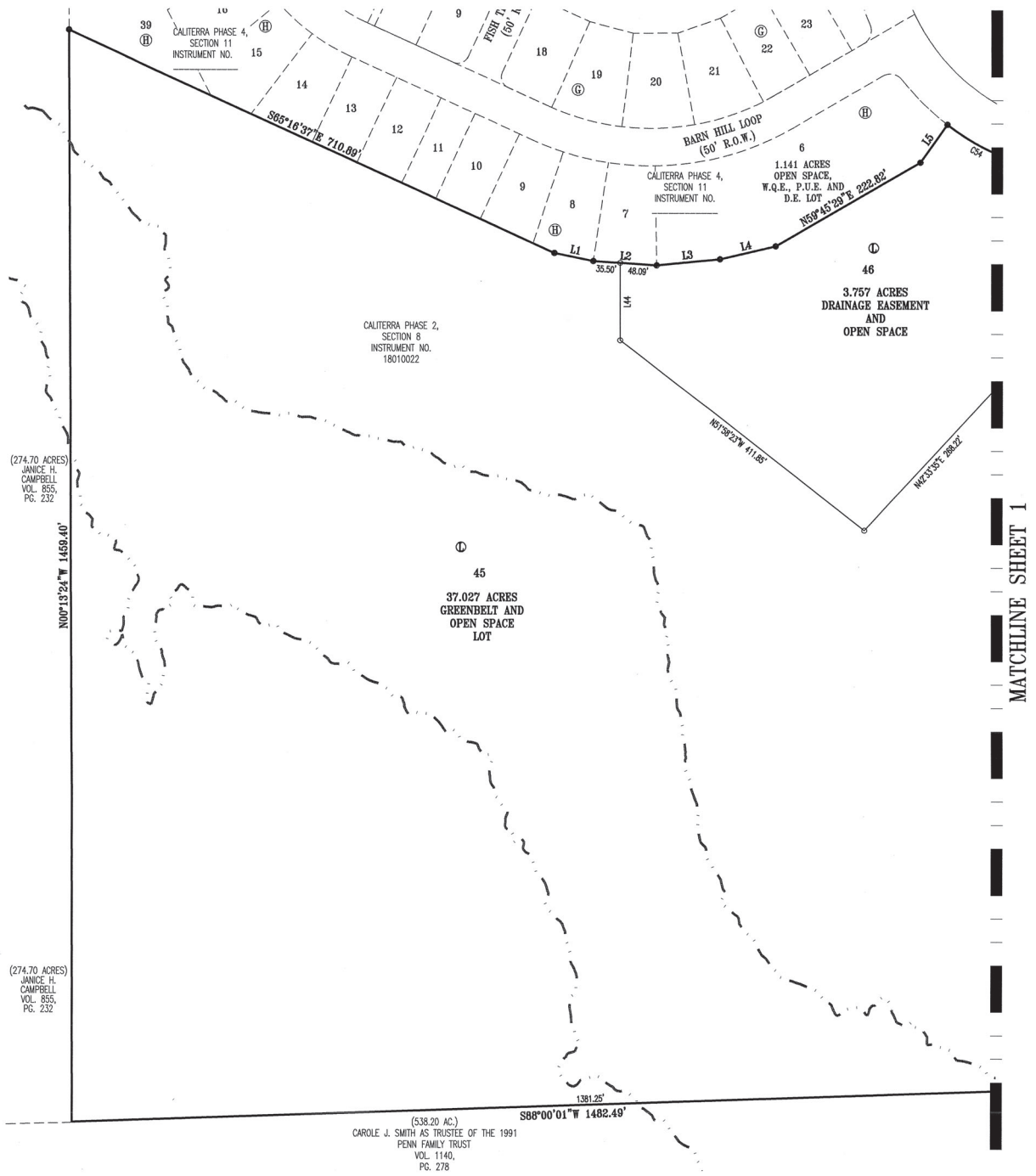
SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900

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

CALITERRA PHASE FOUR SECTION TWELVE

Item 3.



MATCHLINE SHEET 1

A SUBDIVISION OF 64.964 ACRES BEING
CALITERRA PHASE FOUR, SECTION ELEVEN,
OUT OF THE PHILIP A. SMITH SURVEY,
NUMBER 22, ABSTRACT NUMBER 415,
HAYS COUNTY, TEXAS

SHEET NO. 2 OF 4



CBD

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

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

CALITERRA PHASE FOUR SECTION TWELVE

Line #	Length	Direction
L1	52.83	S78°26'21"E
L2	83.59	S86°08'21"E
L3	83.59	N84°25'18"E
L4	78.48	N76°50'25"E
L5	62.10	N35°18'00"E
L6	169.97	S16°13'37"E
L7	80.00	N59°17'16"E
L8	34.03	N59°27'15"E

Line #	Length	Direction
L9	95.38	N65°58'24"E
L10	95.38	N75°47'48"E
L11	103.55	N84°57'05"E
L12	115.52	S02°33'18"W
L13	60.00	S08°59'33"E
L14	24.12	S79°14'37"E
L15	19.30	N79°14'37"W
L16	60.00	S10°45'23"W

Line #	Length	Direction
L17	72.95	S79°14'37"E
L18	130.00	S10°45'23"W
L19	122.73	S02°52'14"W
L20	155.91	S01°03'14"E
L21	60.00	S01°32'30"E
L22	126.59	S59°05'39"W
L23	126.59	S59°05'39"W
L24	121.11	S59°24'41"W

Line #	Length	Direction
L25	39.87	S59°24'41"W
L26	105.88	S19°05'13"W
L27	101.33	S08°39'10"W
L28	101.33	S01°47'57"E
L29	131.11	S38°10'56"E
L30	131.11	S25°25'23"E
L31	132.20	S67°25'53"E
L32	80.00	S88°43'23"W

Line #	Length	Direction
L33	80.00	S88°51'31"W
L34	80.00	S88°25'26"E
L35	80.00	S70°08'22"E
L36	70.00	S76°39'08"W
L37	68.72	S64°56'47"W
L38	70.00	S40°29'28"W
L39	70.00	S23°46'31"W
L40	70.00	S07°03'44"W

Line #	Length	Direction
L41	70.00	S09°38'54"E
L42	70.00	S28°11'04"E
L43	70.00	S46°59'47"E
L44	103.44	N00°01'33"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	310.21	330.00	S79°17'49"E	298.91	167.84	53°51'36"
C2	22.23	15.00	S46°00'10"W	20.25	13.72	84°53'43"
C3	37.99	490.00	S85°13'44"W	37.98	19.01	4°26'33"
C4	133.20	430.00	S88°07'05"E	132.67	67.14	17°44'56"
C5	25.79	3030.00	S88°42'08"W	25.79	12.90	0°29'16"
C6	204.47	490.00	S71°02'57"W	202.99	103.74	23°54'31"
C7	1128.18	430.00	S16°04'06"E	831.32	1623.18	150°19'30"
C8	970.76	370.00	S16°04'06"E	715.33	1396.69	150°19'30"
C9	178.43	430.00	S71°02'56"W	178.13	91.04	23°54'29"
C10	129.85	180.00	S80°04'29"W	127.06	67.90	41°20'03"
C11	284.83	60.00	S67°02'11"E	96.53	81.24	252°53'43"
C12	31.81	25.00	S22°57'49"W	29.70	18.46	72°53'43"
C13	86.57	120.00	S80°04'29"W	84.70	45.27	41°20'03"
C14	24.71	490.00	S81°33'32"W	24.71	12.36	2°53'21"
C15	67.86	490.00	S76°08'50"W	67.80	33.98	7°56'04"
C16	68.68	490.00	S88°08'52"W	68.62	34.40	8°01'51"
C17	43.22	490.00	S61°37'19"W	43.21	21.63	5°03'15"
C18	37.81	430.00	S56°54'30"W	37.80	18.92	5°02'17"
C19	71.10	430.00	S49°19'09"W	71.02	35.63	9°28'24"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	72.45	430.00	S38°45'20"W	72.36	36.31	9°39'13"
C21	83.14	430.00	S29°23'23"W	83.01	41.70	11°04'41"
C22	77.04	430.00	S18°43'06"W	76.94	38.62	10°15'54"
C23	76.54	430.00	S08°29'11"W	76.44	38.37	10°11'56"
C24	80.00	430.00	S01°56'33"E	79.88	40.11	10°39'33"
C25	88.35	430.00	S13°09'30"E	88.20	44.33	11°46'21"
C26	95.75	430.00	S25°25'25"E	95.55	48.07	12°45'28"
C27	95.75	430.00	S38°10'53"E	95.55	48.07	12°45'28"
C28	148.79	430.00	S54°28'23"E	148.05	75.15	19°49'32"
C29	95.75	430.00	S70°45'53"E	95.55	48.07	12°45'29"
C30	95.75	430.00	S83°31'22"E	95.55	48.07	12°45'29"
C31	9.96	430.00	N89°26'04"E	9.96	4.98	11°19'40"
C32	69.24	370.00	S85°22'06"E	69.14	34.72	10°43'22"
C33	125.96	370.00	S70°45'16"E	125.35	63.59	19°30'17"
C34	51.05	370.00	S57°02'57"E	51.01	25.57	7°54'21"
C35	120.49	370.00	S43°46'01"E	119.96	60.78	18°39'30"
C36	115.84	370.00	S25°28'07"E	115.37	58.40	17°56'18"
C37	115.73	370.00	S07°32'19"E	115.26	58.34	17°56'18"
C38	113.96	370.00	S10°14'44"W	113.51	57.43	17°38'48"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	111.69	370.00	S27°42'59"W	111.26	56.27	17°17'43"
C40	109.21	370.00	S44°49'13"W	108.82	55.01	16°54'44"
C41	37.57	370.00	S56°11'07"W	37.55	18.80	5°49'04"
C42	82.47	430.00	S64°35'22"W	82.35	41.36	10°59'21"
C43	103.03	430.00	S76°56'53"W	102.78	51.76	13°43'40"
C44	127.13	430.00	N87°43'10"W	126.67	64.03	16°56'23"
C45	54.98	180.00	N88°00'31"W	54.77	27.71	17°30'03"
C46	64.03	180.00	S73°03'00"W	63.69	32.36	20°22'55"
C47	10.84	180.00	S61°08'00"W	10.84	5.42	3°27°04"
C48	2.54	60.00	S58°12'03"W	2.54	1.27	2°25'16"
C49	63.81	60.00	S26°31'45"W	60.85	35.30	60°56'08"
C50	56.97	60.00	S31°08'29"E	54.86	30.84	54°24'20"
C51	30.74	60.00	S73°01'21"E	30.41	15.72	29°21'25"
C52	56.88	60.00	N65°08'21"E	54.78	30.78	54°19'11"
C53	53.89	60.00	N12°14'52"E	52.10	28.92	51°27'48"
C54	143.74	330.00	S84°50'44"E	142.61	73.03	24°57'25"
C55	166.47	330.00	N88°13'28"E	164.71	85.05	28°54'11"

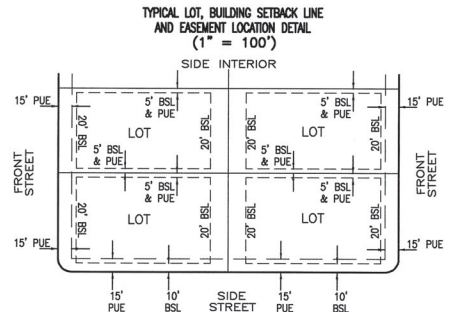
AREA TABLE		
AREA WITHIN SUBDIVISION	64.964 ACRES	(2,829,836 sq. ft.)
AREA OF SINGLE FAMILY LOTS	13.120 ACRES	(571,507 sq. ft.)
AREA WITHIN PRIVATE STREETS	3.071 ACRES	(133,772 sq. ft.)
BLOCK 'L'		
LOT NO.	ACREAGE	SQ. FT.
25	0.345 ACRES	15,036 SQ. FT.
26	0.347 ACRES	15,113 SQ. FT.
27	0.349 ACRES	15,187 SQ. FT.
28	0.406 ACRES	17,706 SQ. FT.
29	0.421 ACRES	18,357 SQ. FT.
30	0.410 ACRES	17,854 SQ. FT.
31	0.410 ACRES	17,854 SQ. FT.
32	0.288 ACRES	12,531 SQ. FT.
33	0.283 ACRES	12,310 SQ. FT.
34	0.283 ACRES	12,323 SQ. FT.
35	0.314 ACRES	13,672 SQ. FT.
36	0.305 ACRES	13,298 SQ. FT.
37	0.251 ACRES	10,915 SQ. FT.
38	0.224 ACRES	9,769 SQ. FT.
39	0.206 ACRES	8,995 SQ. FT.
40	0.224 ACRES	9,777 SQ. FT.
41	0.225 ACRES	9,818 SQ. FT.
42	0.220 ACRES	9,579 SQ. FT.
43	0.263 ACRES	11,445 SQ. FT.
44	4.657 ACRES	202,854 SQ. FT.
45	37.027 ACRES	1,612,891 SQ. FT.
46	3.757 ACRES	163,676 SQ. FT.

BLOCK 'I'		
LOT NO.	ACREAGE	SQ. FT.
13	0.647 ACRES	28,370 SQ. FT.
14	0.263 ACRES	11,448 SQ. FT.
15	0.247 ACRES	10,765 SQ. FT.
16	0.209 ACRES	9,122 SQ. FT.
17	0.230 ACRES	10,000 SQ. FT.
18	0.276 ACRES	12,013 SQ. FT.
19	0.290 ACRES	12,646 SQ. FT.
20	0.303 ACRES	13,215 SQ. FT.
21	0.313 ACRES	13,651 SQ. FT.
22	0.320 ACRES	13,930 SQ. FT.
23	0.335 ACRES	14,614 SQ. FT.
24	0.360 ACRES	15,665 SQ. FT.
25	0.326 ACRES	14,199 SQ. FT.
26	0.275 ACRES	11,989 SQ. FT.
27	0.275 ACRES	11,987 SQ. FT.
28	0.359 ACRES	15,620 SQ. FT.
29	0.424 ACRES	18,743 SQ. FT.
30	0.252 ACRES	10,962 SQ. FT.
31	0.222 ACRES	9,659 SQ. FT.
32	0.236 ACRES	10,267 SQ. FT.
33	0.374 ACRES	16,309 SQ. FT.
34	0.530 ACRES	23,096 SQ. FT.
35	0.461 ACRES	20,093 SQ. FT.
36	0.466 ACRES	20,361 SQ. FT.
37	2.656 ACRES	115,678 SQ. FT.

LOT SIZE	NO.
< 1 ACRE	43
1-2 ACRE	0
2-5 ACRE	3
5-10 ACRE	0
> 10 ACRE	1

MINIMUM LOT SIZE:
0.220 AC (9,579 sq. ft.)

AVERAGE LOT SIZE:
1.316 AC (57,324 sq. ft.)



A SUBDIVISION OF 64.964 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 3 OF 4

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900

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

CALITERRA PHASE FOUR SECTION TWELVE

Item 3.

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT DEVELOPMENT SOLUTIONS CAT, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF A CALLED 591.858 ACRES OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 64.964 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"CALITERRA PHASE FOUR SECTION TWELVE"

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

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

BY: _____
GREGORY L. RICH, MANAGER
DEVELOPMENT SOLUTIONS CAT, LLC

STATE OF TEXAS }
COUNTY OF HAYS }

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME _____
MY COMMISSION EXPIRES: _____

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERRA PHASE FOUR SECTION ELEVEN, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE DEVELOPMENT CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR

DATE: _____

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

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

CHAD GILPIN, P.E. - CITY ENGINEER

DATE: _____

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

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

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

TOM POPE, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS }
COUNTY OF HAYS }

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

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE: _____

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

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

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

GENERAL NOTES:

1. THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
11. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
12. MINIMUM FRONT SETBACK SHALL BE 20'.
13. MINIMUM REAR SETBACK SHALL BE 20'.
14. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
16. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
17. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
21. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
22. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
23. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
24. ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
25. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
26. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO 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.
27. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
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).

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C-0115F, BOTH DATED SEPTEMBER 02, 2005.

ENGINEERING BY: Brett R. Pasquarella 1-14-2021
BRETT R. PASQUARELLA, P.E., No. 84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



STATE OF TEXAS:
COUNTY OF TRAVIS:

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

SURVEYED BY: Aaron V. Thomason 14 Jun 2021
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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

A SUBDIVISION OF 64.964 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

SHEET NO. 4 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

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



CITY OF DRIPPING SPRINGS

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Date: March 17, 2021

Bill Couch
Carlson, Brigrance and Doering, Inc
5501 W William Cannon Dr.
Austin TX 78749
bill@cbdeng.com

Permit Number: SUB2021-0012
Project Name: Caliterra Phase 4 Section 12 Final Plat
Project Address: Premier Park Loop, Dripping Springs, TX, TX
78640

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Action will be taken at the Planning and Zoning Commission Meeting on March 23rd, 2021. Applicants are encouraged to contact reviewers directly with questions.

Engineer/Public Works Comments

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

1. Sheet 1: Fill in the document # for the 4.996-acre WW easement.
2. Sheet 1: Fill in the document # for the Ph 4 Sec 11 label.
3. Sheet 1: Label Block I, Lot 37 as Open Space/Drainage Easement Lot.
4. Sheet 1 & 2: Show the WQBZ's as depicted by the Preliminary Plat. Label the width of each WQBZ.
5. Sheet 1 & 2: Label Block L, Lot 45 as Open Space/Greenbelt/Drainage Easement Lot.
6. Sheet 2: Label the Local 100-yr floodplain limits.
7. Sheet 4: Include note 26 from the Preliminary Plat naming who will be responsible for operation and maintenance of Stormwater Utilities and Ponds.
8. Sheet 4: Include note 30 from the Preliminary Plat regarding lighting ordinance compliance.
9. The Final Plat cannot be approved until either;
 - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

City Planner Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

10. Provide approved Final Master Parks and Open Space Plan. [2.5.4 of the Development Agreement]
11. Ag Facility Fees are required for this lot [Sec. 28.03.010]
12. Provide us with a separate document that shows how many lots the development is at, The development agreement restricts the subdivision to 600 single family lots. [3.2.3 of the DA]
13. Blk L lot 46 is shown as an amenity center on the concept plan. [Exhibit b of the DA]
14. The typical Lot layout shows a 5 ft PUE along all sides, is this still the case? If it is please add the note to the

general notes.

15. Show the City Limits and ETJ on the Vicinity Map [Sec 4.7]
16. Provide a Graphic Scale [Sec 4.7]
17. Sheet 2, within Lot 45 Blk L there is a label for Caliterra Phase 2, sec 8. i believe this is an error and needs to be deleted.
18. Provide Hays County 1445 Approval Letter

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.

19. Approved

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than Monday, March 22nd for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].



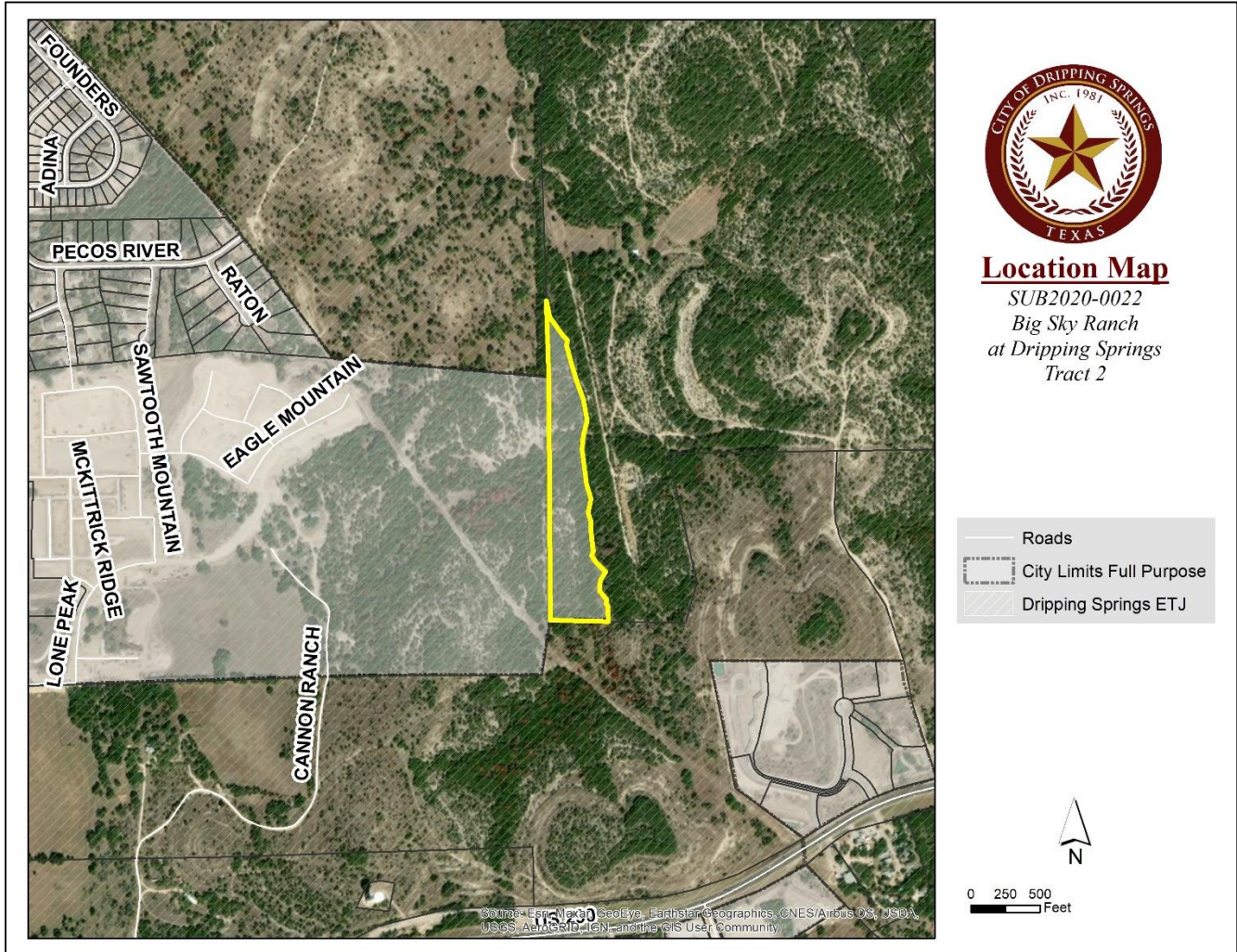
Planning and Zoning Commission Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: March 23, 2021
Project No: SUB2020-0022
Project Planner: Amanda Padilla, Senior Planner

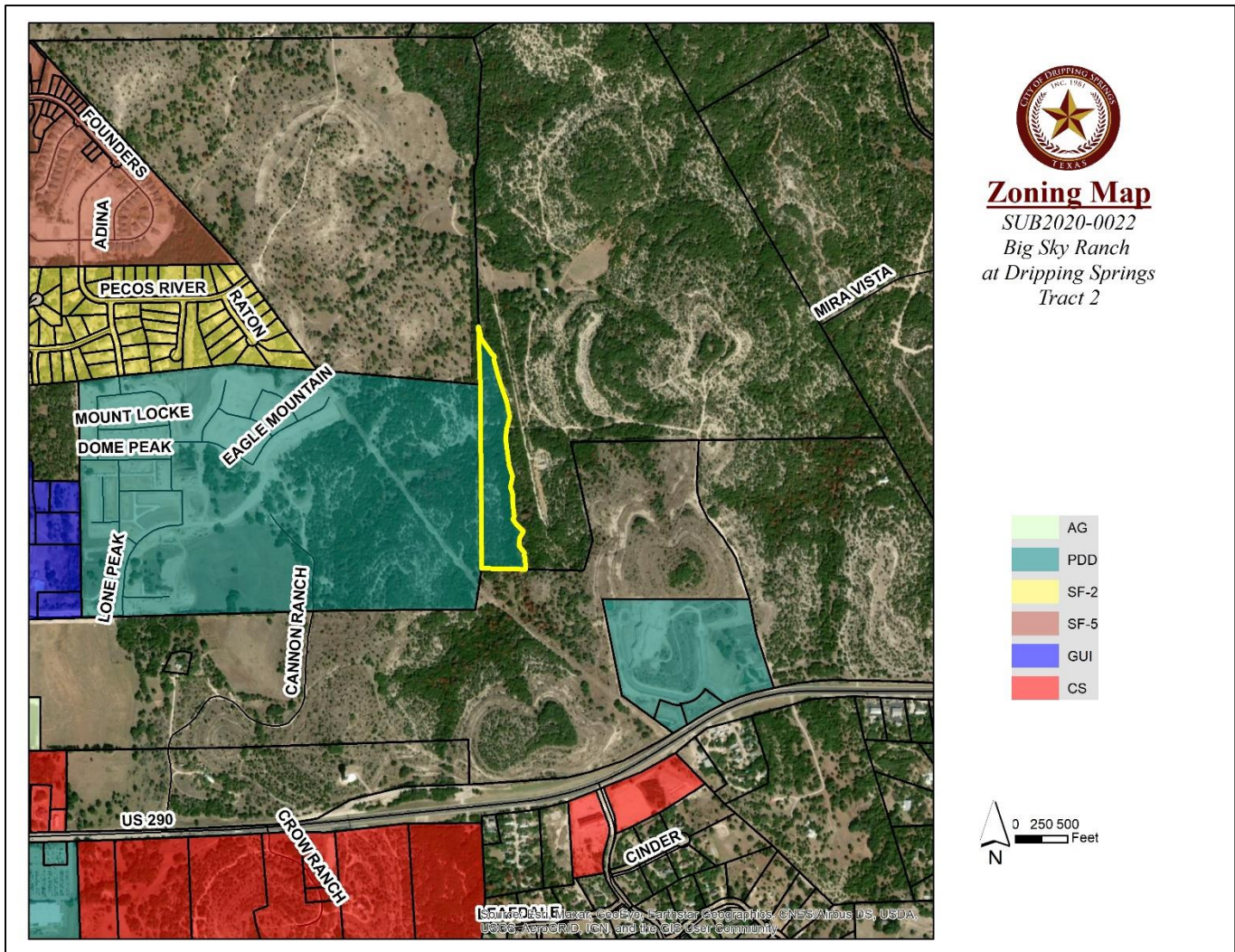
Item Details

Project Name: Big Sky Ranch at Dripping Springs Tract 2 Preliminary Plat
Property Location: Lone Peak Way, Dripping Springs Texas
Legal Description: Being a 12.233 acre tract of land out of the I.V. DAVIS, JR. PREEMPTION SURVEY, abstract number 673, Hays County, Texas
Applicant: Chris Reid, P.E., Doucet and Associates, Inc.
Property Owner: Meritage Homes of Texas, LLC
Request: Applicant is requesting to Preliminary Plat Big Sky Ranch at Dripping Springs Tract 2
Staff recommendation: Staff is recommending denial of the Plat based on outstanding comments



Overview

The applicant is requesting to Preliminary Plat Big Sky Ranch at Dripping Springs Tract 2. The Preliminary plat of Tract 2 is approximately 12.233 acres. The property is generally located North of US Hwy 290 and east of Ranch Road 12 within the City's City Limits. The property is zoned Planned Development District 10. The property is currently undeveloped. The preliminary plat proposes 41 lots with 35 lots being single-family lots. Tract 2 of Big Sky Ranch was added to the Planned Development District 10 on June 9, 2020 by City Council. Based on the PDD, Tract 2 is permitted 38 dwelling units. Tract 2 will also provide an additional 0.6 acres of parkland.



The Big Sky Ranch Tract 1 was annexed and subsequently zoned to PDD 10, with a base zoning district of SF-3 on October 16, 2018. The original boundary of this Planned Development District had a maximum density of 780 LUEs and has 256 lots platted thus far since being zoned into the city. Homes are actively being built within Tract 1.

Planning Department Staff Report

The Preliminary Plat utility providers are listed below:

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

Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

The property is within a Planned Development District, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Planned Development District and City Ordinances.

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

Signs were posted on the site, notice was placed on the City Website.

Meetings Schedule

- December 16, 2020 Planning and Zoning Commission – Denied based on Outstanding Comments
- March 23, 2021 Planning and Zoning Commission

Attachments

- Exhibit 1 – Subdivision Application
- Exhibit 2 – Big Sky Ranch at Dripping Springs Tract 2 Preliminary Plat
- Exhibit 3 – Outstanding Comments Letter

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



CITY OF DRIPPING SPRINGS

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Item 4.

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

Oct 2020 Withdraw/
Resubmit

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: 4/07/20

Original

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Christopher A. Reid, P.E.

COMPANY Doucet & Associates, Inc.

STREET ADDRESS 7401B Hwy. 71 W., Ste. 160

CITY Austin STATE TX ZIP CODE 78735

PHONE 512-583-7645 EMAIL creid@doucetengineers.com

OWNER NAME _____

COMPANY Meritage Homes of Texas, LLC

STREET ADDRESS 8920 Business Park Dr., Ste. 350

CITY Austin STATE TX ZIP CODE 78759

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


BEING A 12.233 ACRE TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 13.585 ACRE TRACT; DESCRIBED TO MERITAGE HOMES OF TEXAS, LLC, IN DOCUMENT NUMBER 20027264 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	Lone Peak Way at Founders Park Dr.
CURRENT LEGAL DESCRIPTION	Approximately 211.05 acres out of the Phillip A. Smith League, Survey No. 26, Abstract No. 415 and the LV Davis Jr. Preemption Survey, Abstract No. 673.
TAX ID #	R17869, R18077, R12923, R12924, R19906, R19907
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	12.23 → 211.05 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	PDD #10: Big Sky (Amended 6/9/20)
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Founders Park Rd.</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Annexation & Development Agreement for Scott Tract 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	Big Sky Ranch Preliminary Plat Amendment Tract 2
TOTAL ACREAGE OF DEVELOPMENT	211.05 acres ← 12.2 Tract 2 212.2 Overall Dev
TOTAL NUMBER OF LOTS	805 (41 new lots) ← 35 lots
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: 805 ← 35 COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: 211.05 ← 12.2 COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: 30,387 LF ← 1348 LF 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 type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: 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 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): Texas Gas

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

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

Applicant Name

C.A. Reid

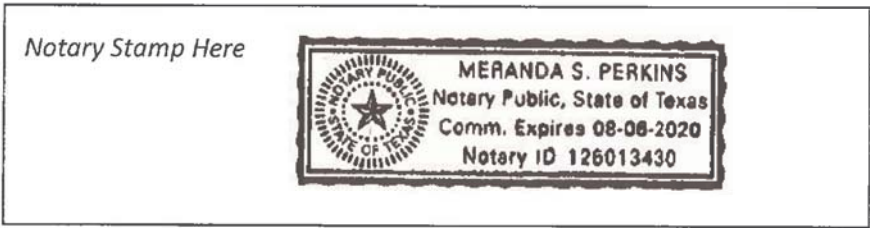
8/05/2020
Date
8/05/2020

Applicant Signature

Meranda S. Perkins

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

R.A. [Signature] FOR MERITAGE HOMES OF TEXAS, LLC 8-10-2020
Property Owner Signature Date

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

Applicants Signature:  Date: 8/5/20

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) ← pending City calculation
<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 No. 6 Application (if applicable)
<input type="checkbox"/>	<input 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 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"/> N/A	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 type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)	narrative included as part of PDD #10 amendment. fees paid with original plat submittal
<input type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee ← paid previously	
<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 type="checkbox"/> N/A	OSSF Facility Planning Report or approved OSSF permit (<i>if applicable</i>)	
<input type="checkbox"/>	<input type="checkbox"/> N/A	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</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 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 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>

N/A for prelim

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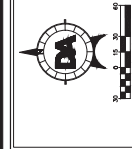
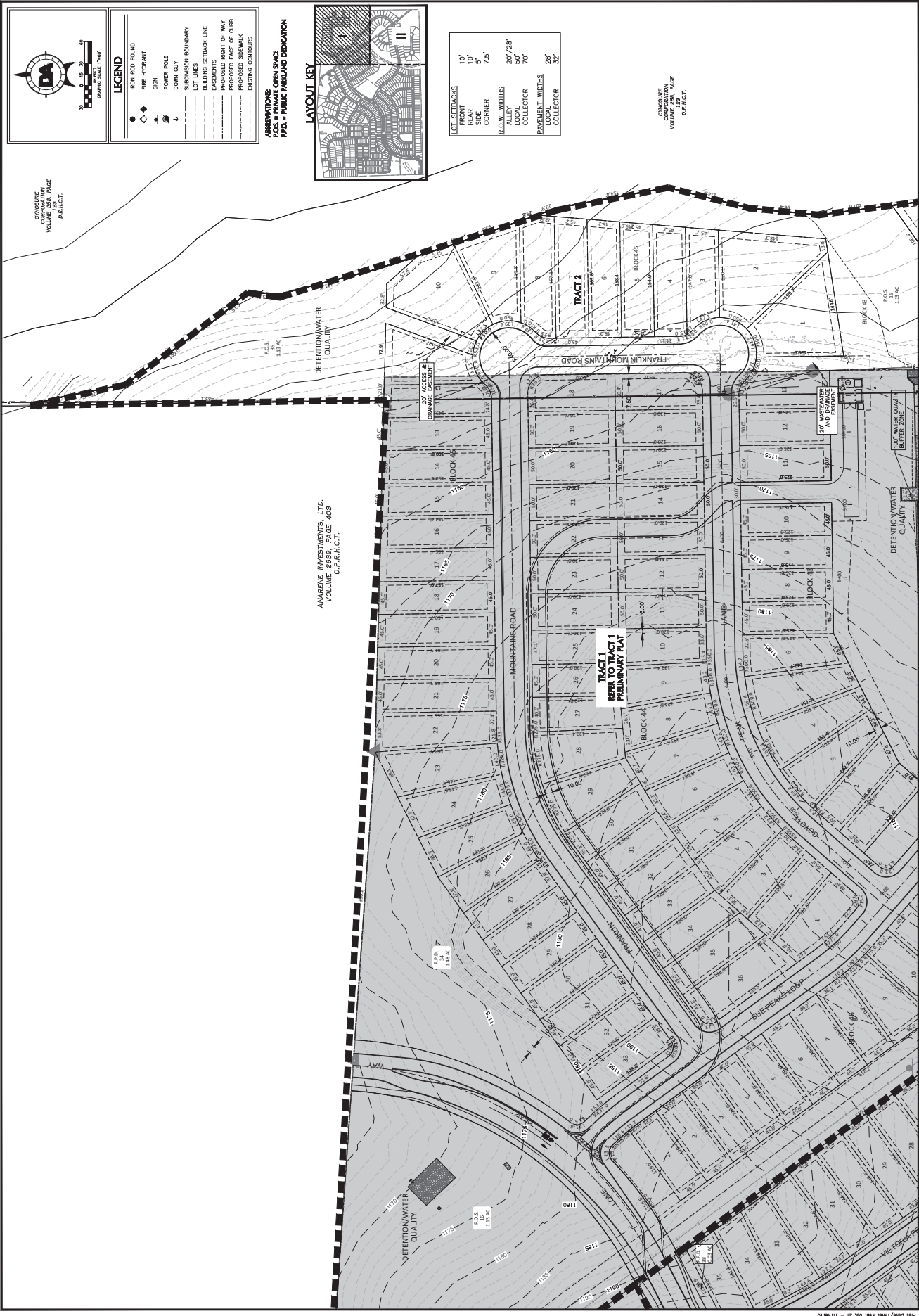
NARRATIVE OF COMPLIANCE

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	Per PDD 10, the subdivision will comply with the Outdoor Lighting Ordinance
Parkland Dedication, Article 28.03	<p>Per 2.4.12 Parkland and Exhibit C of PDD 10, 44.8 acres of Total Parkland/Open Space was dedicated.</p> <p>Per 3.4.12 Parkland of PDD 10, in addition to the previously dedicated Parkland in 2018, the development will provide 0.6 acres in parkland dedication as recommended by the Parks & Recreation Commission on 5/4/20 and approved by City Council 5/12/20. No additional dedication or fee-in-lieu is required for Tract 2 beyond that.</p>
Landscaping and Tree Preservation, Article 28.06	Per 3.9 Tree Replacement Plan of PDD 10, a tree survey is submitted with this preliminary plat.

Public

<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>The design of the subdivision is in accordance with the approved Development Agreement and PDD 10.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>The design of the subdivision is in accordance with the approved PDD 10.</p>



- LEGEND**
- IRON ROD FOUND
 - FIRE HYDRANT
 - SON
 - POWER POLE
 - DOWN SPOUT
 - SUBDIVISION BOUNDARY
 - BUILDING SETBACK LINE
 - EXISTING RIGHT OF WAY
 - PROPOSED FACE OF CURB
 - PROPOSED SIDEWALK
 - EXISTING CONTOURS

ABBREVIATIONS:
 P.O.S. = PRIVATE OPEN SPACE
 P.P.A. = PUBLIC PARKLAND DEDICATION



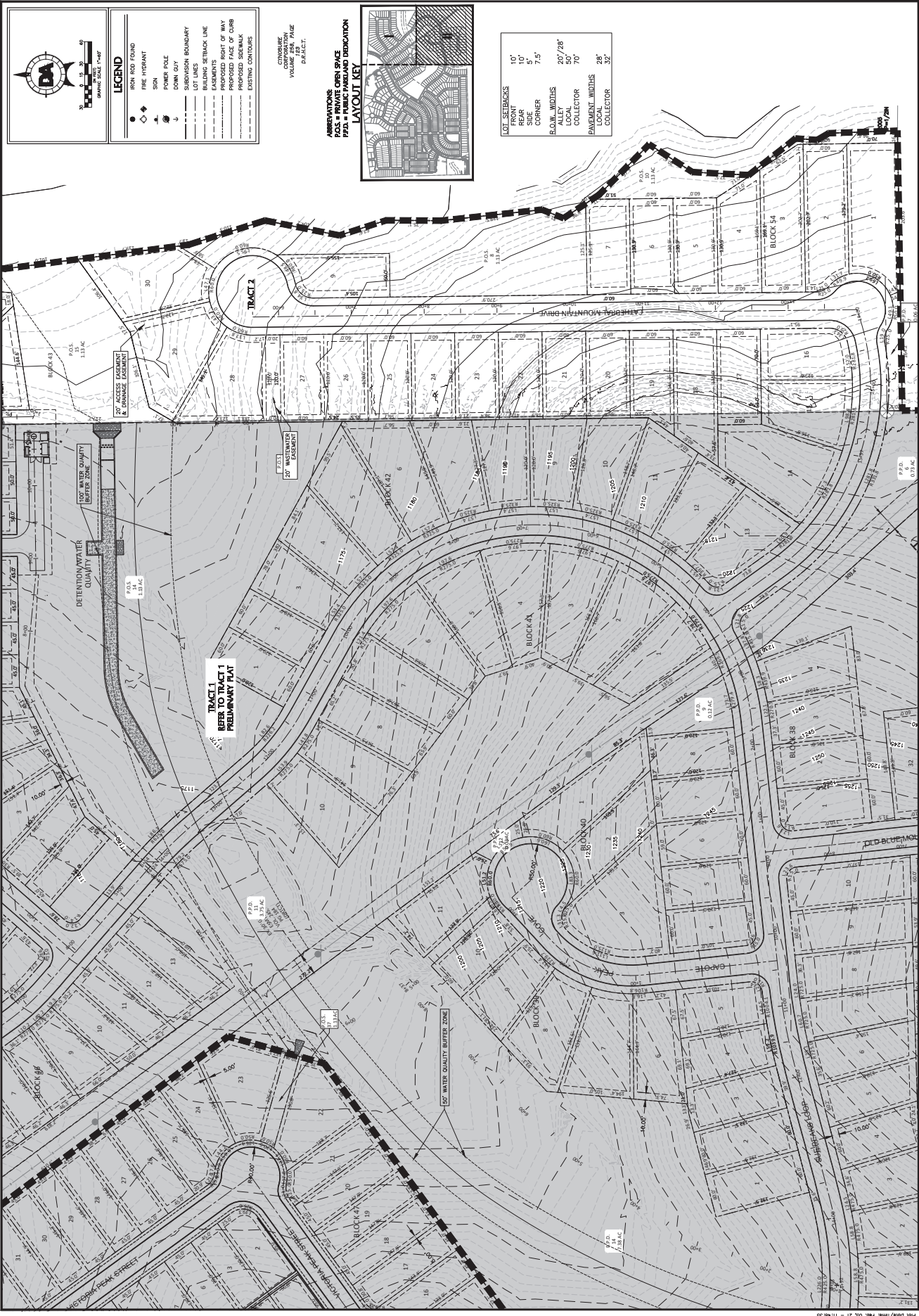
LOT SETBACKS	10'
FRONT	10'
SIDE	5'
CORNER	7.5'
B.O.W. WIDTHS	20' / 28'
ALLEY	70'
COLLECTOR	70'
PARKWAY WIDTHS	28'
LOCAL	33'
COLLECTOR	33'

CONTOUR
 COMPARISON
 VOLUME PER PAGE
 P.P.A.C.T.

CONTOUR
 VOLUME PER PAGE
 P.P.A.C.T.

ANARENE INVESTMENTS, LTD.
 VOLUME 2639, PAGE 409
 D.P.P.A.C.T.

TRACT 1
 REFER TO TRACT 1
 PRELIMINARY PLAT





CITY OF DRIPPING SPRINGS

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

Date: March 17, 2021

Christopher Reid
Doucet & Associates, Inc.
7401B Hwy. 71 W., Ste. 160
Austin TX 78735
creid@doucetengineers.com

Permit Number: SUB2020-0022
Project Name: Big Sky Ranch Preliminary Plat Tract 2
Project Address: Lone Peak Way at Founders Park Dr, Dripping Springs, TX 78620

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections and action will be taken by the Planning and Zoning Commission on March 23rd, 2021. Applicants are encouraged to contact reviewers directly with questions.

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.

1. Approved

City Planner Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

2. All lots have to meet frontage requirements, Lot 35 Blk 45, this requires a 30 ft lot frontage.

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. Comment 01: Confirm if the original Environmental assessment submitted dated 2017 covers the added area. I do not think it does. If it does not complete an addendum to the EA covering the added area

Response 01: We discussed that the EA from Cynosure would suffice for this Tract 2 Preliminary, and a copy is included with this submittal.

Comment 02: It does not appear that the submitted EA contains a geologic assessment component addresses Critical Environmental Features as required by [Sub. Ord. 4.7(1)(4)]

Waste Water Comments

The following comments have been provided by Robby Callegari. Should you have any questions or require additional information, please contact Robby Callegari by email rcallegari@cma-engineering.com.

4. General - Wet services (water and wastewater) need to be on the same lot corners.
5. Exhibit E, Sheet 2 of 3 – What drainage improvements are going in the 20' WW and Drainage Easement?
6. Straighten WW services lines at MHY3 and MHEE4.
7. Water valve spacing needs to meet COA spacing requirements.

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than Monday, March 22nd at 9:00am for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].



Planning & Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting:

March 23, 2021

Project Number:

SUB2020-0042 – Tractor Supply Vacation and Final Plat

Project Planner:

Robyn Miga, Consulting Planner

Item Details

Project Name:

Tractor Supply Lot 2 Vacation and Final Plat

Property Location:

1711-A US 290

Legal Description:

Approximately 2.12 acres, called Lot 2 in the Tractor Supply Company Subdivision

Applicant:

J Thompson Professional Consulting LLC c/o John Thompson

Property Owner:

Meadow Drip, LP and Galaxie Corporation

Request:

Partial Plat Vacation and Final Plat



Overview

The applicant requested to vacate Lot 2 from the Tractor Supply Company Subdivision because of a plat note on the original subdivision regarding maximum capacity for septic. This note was required by the county, and since it is located in the city limits, it no longer applies. With the removal of this plat note, the property will be able to develop under the City of Dripping Springs standards.

Local Government Code 212.013 allows for plat vacations if all owners of lots in the plat join in the application for vacation. In this proposed vacation, the applicant is vacating Lot 2 from the existing Tractor Supply Company Subdivision, and then Final Platting Lot 2 as a new subdivision in accordance with City of Dripping Springs ordinances.

Action Requested

Approval of the applications for a Final Plat (SUB2020-0042), consisting of approximately 2.12 acres located 1711-A US 290, generally located south of US 290 between Peabody Place and Purcell Place.

Site Information

Location:

The subject property is located along US 290 between Peabody and Purcell Place, more specifically known as 1711-A US 290.

Zoning Designation: Commercial Services (CS)

Property History

This is the second request regarding this lot. It was previously denied at the January 26, 2021 meeting.

Outstanding Comments

Staff analyzed the proposed plats (SUB2020-0042) against the city’s code of ordinances, as attached to this staff report.

Recommendation

Staff is recommending **approval**.

Attachments

- Exhibit 1 – Vacation Documents
- Exhibit 2 – Tractor Supply Company Final Plat
- Exhibit 3 – Proposed Final Plat for New Subdivision

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

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I Joy L. Purcell, owner of 1.07 acres, the remaining portion of 5.00 acres of land out of the Benjamin F. Hanna Survey No. 28, A--222, Hays County, Texas, conveyed to me by deed dated September 28, 1983, recorded in Volume 404, Page 586, of the Deed Records of Hays County, Texas, and 1.05 acres out of the Benjamin F. Hanna Survey No. 28, A--222, conveyed to me by deed dated February 10, 1992, recorded in Volume 912, Page 106, of the Official Public Records of Hays County, Texas, DO HEREBY SUBDIVIDE 6.05 acres to be known as TRACTOR SUPPLY COMPANY, in accordance with the plat shown hereon, subject to any and all easements and restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.

WITNESS MY HAND, this the 9th day of August, A.D., 2004.

Joy L. Purcell
Joy L. Purcell
100 Purcell Ranch Road
Dripping Springs, Texas 78620

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Joy L. Purcell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of August, A.D., 2004.

Cheryl J. Falck
Cheryl J. Falck
Notary Public in and for Hays County, Texas



STATE OF TEXAS
COUNTY OF HAYS

I, Lee Carlisle, County Clerk of Hays County, Texas, do hereby certify that on the 13th day of August, A.D., 2004, the Commissioner's Court of Hays County, Texas, passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said court Book 1 Page 51.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of August, A.D., 2004.

Lee Carlisle
Lee Carlisle
County Clerk
Hays County, Texas



STATE OF TEXAS
COUNTY OF HAYS

I, Lee Carlisle, 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 13th day of August, A.D., 2004, at 1:10 o'clock P.M., in the Plat Records of Hays County, Texas, in Book 1 Page 51.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of August, A.D., 2004.

Lee Carlisle
Lee Carlisle
County Clerk
Hays County, Texas



STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I TS Dripping Springs I, Ltd., a Texas limited partnership, with its home address at 7609 Escala Dr., Austin, Texas, 78735, owner of 3.93 acres out of the Benjamin F. Hanna Survey No. 28, A--222, Hays County, Texas, as conveyed to it by deed dated May 27, 2004, and recorded in Volume 2478, Page 143, of the Official Public Records of Hays County, Texas, DOES HEREBY SUBDIVIDE 3.93 acres of land out of the Benjamin F. Hanna Survey No. 28, A--222, to be known as TRACTOR SUPPLY COMPANY, 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 streets and easements shown hereon.

IN WITNESS WHEREOF the said TS Dripping Springs I, Ltd. has caused these presents to be executed by its member, Jim Fields, thereto authorized.

Jim Fields
Jim Fields

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Jim Fields, known to me to be the person whose name is subscribed to the foregoing instrument as partner of TS Dripping Springs I, Ltd. 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 19th day of July, A.D., 2004.

G. Busbey
G. Busbey
Notary Public in and for Dripping Springs, Texas



WATER SUPPLY STATEMENT:
DS. Water Supply Corporation, an approved public water supply system (TNRCC CWR#1050013), has adequate quantity to supply this subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water supply system.

Rayburn
Rayburn
Notary Public in and for Hays County, Texas

8-10-04
Date

STATE OF TEXAS
COUNTY OF HAYS

This Plat, TRACTOR SUPPLY COMPANY, has been submitted to and considered by the City Council of Dripping Springs, Texas and is hereby approved.

Approved, this the 11th day of May, A.D., 2004, by
Rayburn
Rayburn
Mayor

City Secretary

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by 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 a public sewer system or an on-site wastewater system which has been approved and permitted by Hays County Environmental Health.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

Allen G. Walther
Allen G. Walther, Director
Hays County Environmental Health
Hays County Floodplain Administrator

8-2-04
Date

- LEGEND
- IRF 1/2" IRON ROD FOUND
- CMF TxDOT CONCRETE MONUMENT FOUND
- IRS 5/8" IRON ROD SET W/CAP
- OWH OVERHEAD UTILITY WIRE
- WIRE FENCE
- WELL
- GULL WIRE
- WIRE FENCE
- WIRE HYDRANT
- RECORD INFORMATION
- VOL. 404, PG. 586, DRHCT
- VOL. 912, PG. 106, DRHCT
- TxDOT ROW MAP S.H. HWY 290
- TxDOT ROW MAP S.H. HWY 20 (OLD 290)

PUBLIC UTILITY EASEMENT
A strip 20 feet wide is reserved along all roadways and a 10 foot wide strip is reserved along all other property lines for public utilities.

CITY LIMITS NOTE
This subdivision does not lie within the boundaries of the Dripping Springs City Limits.

EDWARDS AQUIFER NOTE
No portion of this subdivision lies within the Edwards Aquifer Recharge Zone. This subdivision does lie within the boundaries of the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer.

PLAT INFORMATION
Total Area: 6.05 Acres
Number of Lots: 2
Number of Residential Lots: 0
Number of Commercial Lots: 2
Number of Lots Over 10 Acres: 0
Number of Lots 5-10 Acres: 0
Number of Lots 2-5 Acres: 2
Number of Lots 1-2 Acres: 0
Number of Lots Less than 1 Acre: 0

UTILITY INFORMATION
Water: Dripping Springs Water Supply Corporation
Sewer: Individual sewer disposal systems
Electricity: Pedernales Electric Cooperative, Inc.
Telephone: Verizon

COMMERCIAL WASTEWATER NOTE
On-site Sewage Facilities discharge is limited to 350 gallons per day per acre.

SCHOOL DISTRICT
This subdivision lies within the Dripping Springs Independent School District.

FLOOD PLAIN NOTE
This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48209C0045 E, dated February 18, 1998.

DRIVEWAY PERMIT NOTE
In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted unless it meets the minimum standards set forth in the Hays County Department of Public Works and Engineering, Department of Hays County and (b) the driveway satisfies the minimum spacing requirement for driveways set forth in Section 7.4 and 7.5 of the Hays County Subdivision Regulations.

STATE OF TEXAS
COUNTY OF HAYS

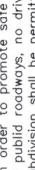
KNOW ALL MEN BY THESE PRESENTS, that I, Thomas E. Staudt, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, do hereby certify that this plat complies with the survey related requirements of the Hays County Subdivision Specifications, and with the survey related requirements of the City of Dripping Springs, Texas, and I hereby certify that this plat was prepared from an original survey of mine, made and reduced by me, and that the ground upon that the corner monuments were properly placed under my supervision.

Thomas E. Staudt
Thomas E. Staudt
Registered Professional Land Surveyor No. 3984

DATE
6/9/04
Date

PLAT OF
TRACTOR SUPPLY COMPANY
A SUBDIVISION IN
HAYS COUNTY, TEXAS

STAUDT SURVEYING, INC.
Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)856-2236



REC
Dr. By: TES Job # 504112 DWG

Date: DECEMBER

Item 5.

93 24

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, MEADOW DRIP, LP, OWNER OF 2.11 ACRES SITUATED IN THE BENJAMIN F. HANNA SURVEY, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, PREVIOUSLY CALLED LOT 2, TRACTOR SUPPLY COMPANY VACATED BY INSTRUMENT NO. _____, CONVEYED BY DEED OF RECORD IN INSTRUMENT NO. 19014812 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY FINAL PLAT, LOT 1, BLOCK A, SEVEN-ELEVEN SUBDIVISION, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

FINAL PLAT, LOT 1, BLOCK A, SEVEN-ELEVEN SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

MEADOW DRIP, LP, A TEXAS LIMITED PARTNERSHIP
310 COMAL STREET
BUILDING A, SUITE 301
AUSTIN, TX 78702
BY: PORTDAV MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: JOHN H. DAVENPORT, MANAGER

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020 BY JOHN H. DAVENPORT, THE MANAGER OF PORTDAV MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MEADOW DRIP, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS _____ PRINTED NAME _____

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, FINAL PLAT, LOT 1, BLOCK A, SEVEN-ELEVEN SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

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

BY: _____
PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST: _____
ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

ENGINEERING AND PUBLIC WORKS DEPARTMENT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. 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 OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.

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

CHAD GILPIN, PE
CITY ENGINEER

STATE OF TEXAS
COUNTY OF HAYS

THAT I, ELAINE CARDENAS, CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES 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 DOCUMENT NO. _____, PLAT RECORDS OF HAYS COUNTY, TEXAS.

ELAINE CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS.

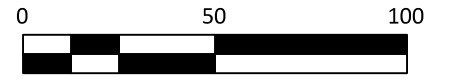
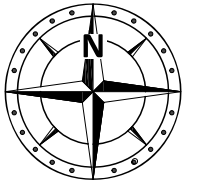
SURVEYOR'S CERTIFICATION:
I, WILLIAM R. HERRING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

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

WILLIAM R. HERRING _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355 - STATE OF TEXAS

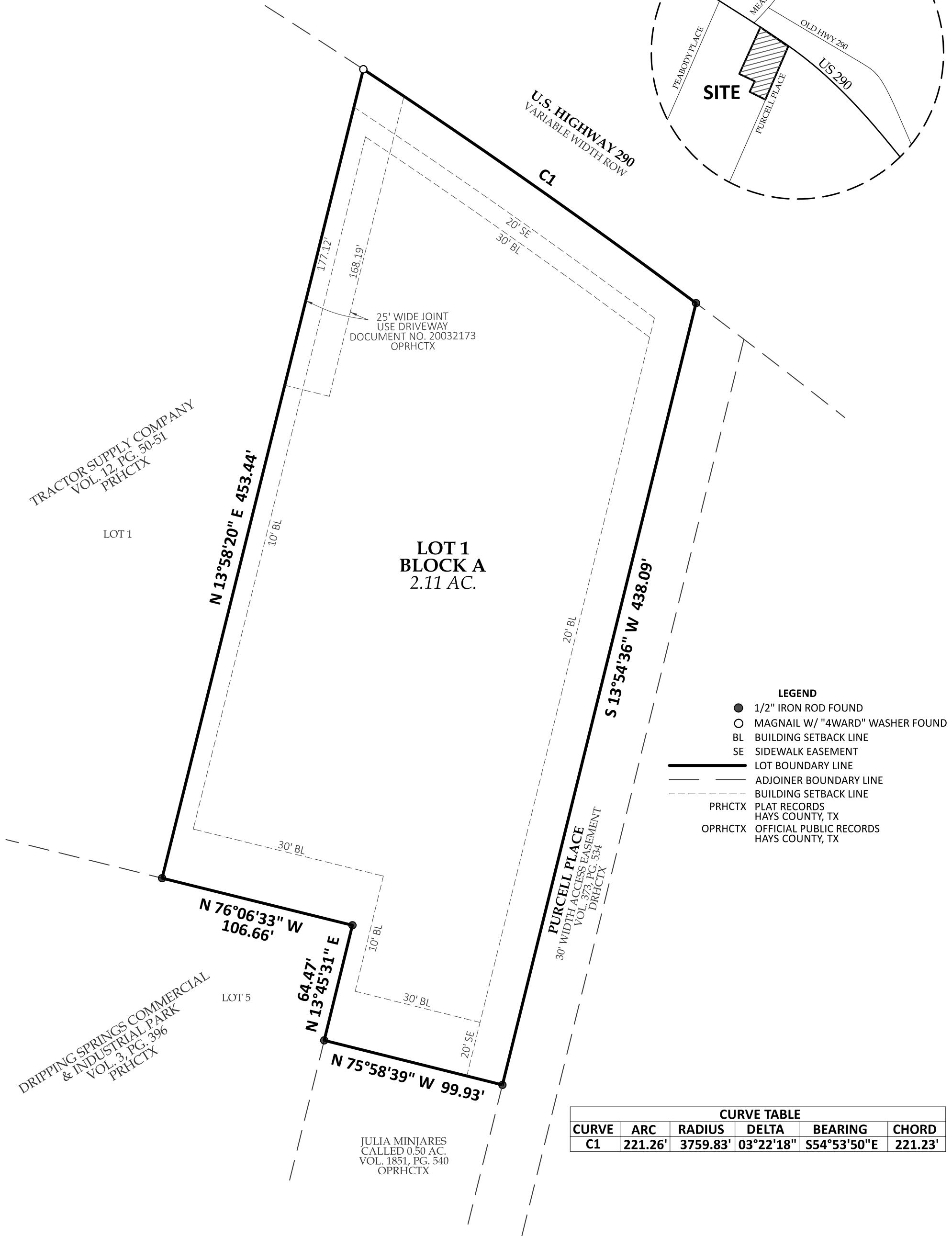
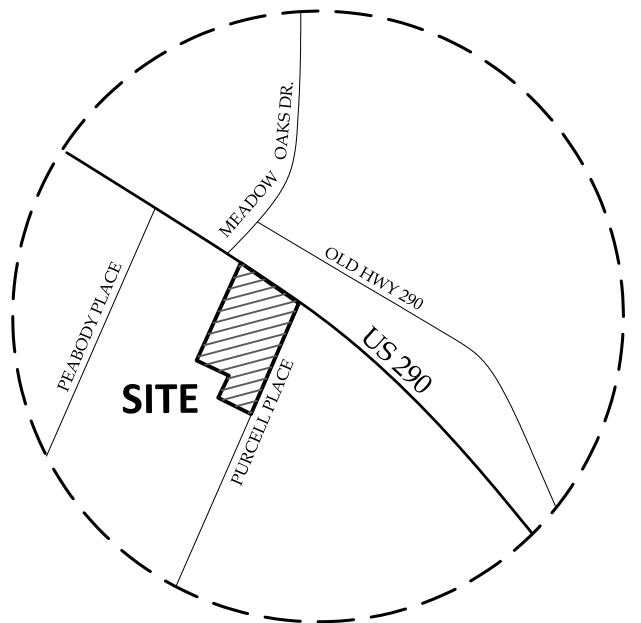
FINAL PLAT

LOT 1, BLOCK A SEVEN-ELEVEN SUBDIVISION



GRAPHIC SCALE
1" = 50'
BENJAMIN F. HANNA SURVEY, A-222
HAYS COUNTY, TX

VICINITY MAP
(NOT TO SCALE)



LEGEND

- 1/2" IRON ROD FOUND
- MAGNAIL W/ "4WARD" WASHER FOUND
- BL BUILDING SETBACK LINE
- SE SIDEWALK EASEMENT
- LOT BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- - - BUILDING SETBACK LINE
- - - PRHCTX PLAT RECORDS HAYS COUNTY, TX
- - - OPRHCTX OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	221.26'	3759.83'	03°22'18"	S54°53'50"E	221.23'

PLAT NOTES:

- BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET.
- THIS SUBDIVISION LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0105F, DATED SEPTEMBER 2, 2005.
- THIS SUBDIVISION IS IN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER; THIS SUBDIVISION IS NOT IN THE RECHARGE ZONE TO THE EDWARDS AQUIFER.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE LIMITS OF THE CITY OF DRIPPING SPRINGS.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- WATER SERVICE WILL BE PROVIDED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- THIS LOT, BEING 2.11 ACRES SITUATED IN THE BENJAMIN F. HANNA SURVEY, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, WAS VACATED FROM THE TRACTOR SUPPLY COMPANY SUBDIVISION RECORDED IN VOL. 12, PAGE, 50-51, PLAT RECORDS, HAYS COUNTY, TEXAS BY INSTRUMENT NO. _____.
- A STRIP 20' WIDE IS RESERVED ALONG ALL ROADWAYS AND A STRIP 10' WIDE IS RESERVED ALONG ALL OTHER PROPERTY LINES FOR PUBLIC UTILITIES.
- DRIVEWAYS SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS OR TXDOT STANDARD.
- WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ADVANCED ON-SITE SEWAGE FACILITIES AS APPROVED BY THE CITY OF DRIPPING SPRINGS.
- THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
- THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT CITY OF DRIPPING SPRINGS OR TXDOT STANDARD.
- IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
- ALL STORMWATER AND WATER QUALITY FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR THEIR ASSIGNS (TENANTS).
- THIS PROPERTY WILL COMPLY WITH THE ZONING AND OTHER DEVELOPMENT REGULATIONS APPLICABLE AT THE TIME OF PERMITTING FOR SITE AND/OR BUILDING PERMITS.

WHITECAP
SURVEY COMPANY

WHITECAP SURVEY COMPANY, LLC
TBP&S FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.CO

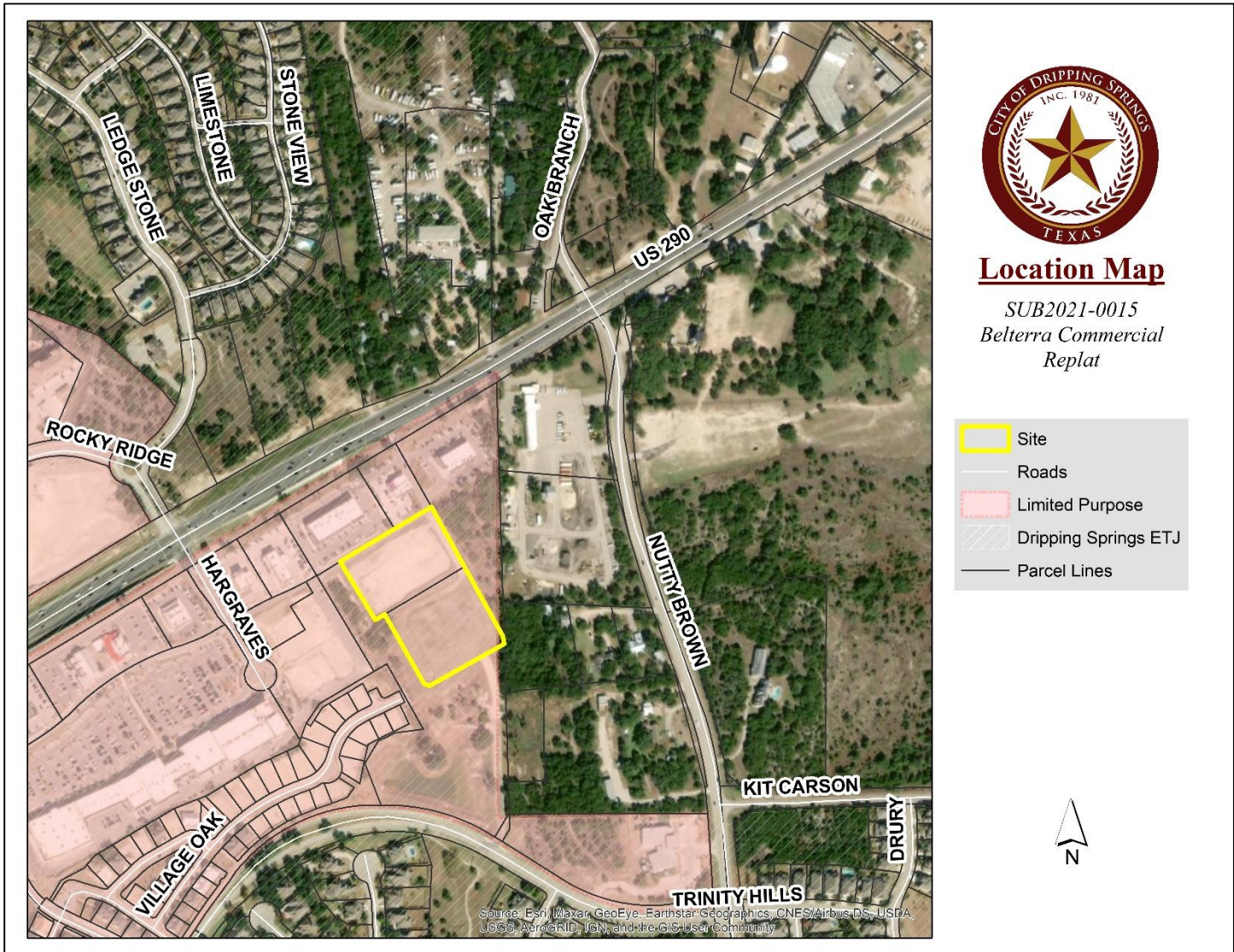


Planning & Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: March 23, 2021
Project Number: SUB2021-0015 – Belterra lot 3G and 3H Replat
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Belterra Replat
Property Location: Hargraves Drive
Legal Description: Approximately 4.7905 acres, called Lot 1, Block F of the Driftwood Subdivision, Phase One, Section One, Book 18, Page 236
Applicant: Kimley-Horn & Associates c/o Natalia Garau
Property Owner: 4Ward c/o Jason Ward
Request: Replat of Resubdivision No. 3 of North Belterra Commercial Subdivision



Overview

The applicant requested to vacate Lot 3H, Block B from the Final Plat of the Resubdivision No. 3 of North Belterra Commercial Subdivision, filed by Document No. 18025482 and replat it with lot 3G of the Amended Plat of North Belterra Commercial, filed by Document No. 20022174.

Action Requested

Denial for reasons stated in the attachments of the applications for a Final Plat (SUB2021-0015), consisting of approximately 4.7905 acres located at on Hargraves Drive, generally located south of U.S. 290, and east of Belterra Village Way.

Site Information

Location:

The subject property is located along Hargraves Drive, generally located south of U.S. 290, and east of Belterra Village Way.

Zoning Designation: Limited Purpose ETJ

Property History

This is the first request regarding this lot.

Outstanding Comments

Staff analyzed the proposed plats (SUB2021-0015) against the city’s code of ordinances, and outstanding comments are attached to this staff report.

Recommendation

Staff is recommending **denial** for reasons set forth in the item.

Attachments

Exhibit 1 – Staff Comments

Exhibit 2 – Proposed Replat Plat for the Subdivision

Recommended Action:	Recommend denial for reasons set forth in the item.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

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Date: March 17, 2021

Natalia Garau
Kimley Horn & Associates, Inc.
2600 Via Fortuna, Terrace I, Suite 300
Austin TX 78746
natalia.garau@kimley-horn.com

Permit Number: SUB2021-0015
Project Name: Belterra Commercial Lot 3h Replat
Project Address: Hargraves Drive, Dripping Springs, TX 78737

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

Engineer/Public Works Comments

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

1. Engineering approves

City Planner Comments

The following comments have been provided by Robyn Miga. Should you have any questions or require additional information, please contact Robyn Miga by email robyn@texasmunicipallawyers.com.

2. Instrument numbers in the legal description on page 1 are not accurate. Please correct. 3.7.1
3. Replats cannot be approved administratively. Please include P & Z chair for approval, with an attest for the City Secretary. LGC 212.006
4. Since we are not vacating the plat, please add a plat note stating that this subdivision is subject to covenants and restrictions for the two plats included in this subdivision (Doc. No. 20022174, and Doc No. 18025482) - LGC 212.014
5. Update the document number that calls "2020-20022174" because it should not include the 2020 for referencing purposes.
6. Update the title block to be "Final Plat of lot 3G-1 Block [insert block], being a replat of Amended Plat Lot 3G..." Update this language throughout for consistency. - City of Dripping Springs Sec. 1.10.
7. Add acreage to the lot itself. - 3.7.1
8. Add block for the lot itself. - 3.7.1
9. Show the gray in the legend to understand the purpose for the call out. 3.7.1

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. Approved

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than Monday, March 22nd at 9:00am for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].



VICINITY MAP
SCALE: 1" = 2000'

[A] FINAL PLAT OF THE RESUBDIVISION OF NORTH BELTERRA COMMERCIAL SUBDIVISION DOC. NO. 17024060 O.P.R.H.C.T.

[B] FINAL PLAT OF THE RESUBDIVISION NO. 3 OF NORTH BELTERRA COMMERCIAL SUBDIVISION DOC. NO. 18019064 O.P.R.H.C.T.

OVERALL BELTERRA IMPERVIOUS COVER TRACKING

DATE UPDATED: 1/25/2021
DATE ISSUED: 1/25/2021
BASED ON PRELIMINARY PLAN LOT DESIGNATIONS

LOT DESIGNATION	LOT 1A		LOT 2B		LOT 3C		LOT 3E		LOT 3G-1		LOT 3F		LOT 3G-1	
	Area [SF]	Area [AC]	Area [SF]	Area [AC]	Area [SF]	Area [AC]	Area [SF]	Area [AC]	Area [SF]	Area [AC]	Area [SF]	Area [AC]	Area [SF]	Area [AC]
TOTAL SITE SF	47,572	1.09	84,477	1.92	55,130	1.26	49,451	1.13	117,548	2.67	208,674	4.74	297,389	6.77
BUILDING	0	0.00	15,395	0.35	10,700	0.24	4,500	0.10	14,808	0.33	55,000	1.25	4,500	0.10
PAVEMENT	0	0.00	31,979	0.73	43,048	0.98	35,699	0.81	118,822	2.70	39,367	0.90	19,865	0.45
TOTAL IMPERVIOUS SF	0	0.00	47,374	1.08	53,748	1.22	40,199	0.91	133,622	3.03	94,367	2.15	24,365	0.55
TOTAL IMPERVIOUS % PER LOT	0.00%	0.00%	99.21%	99.21%	96.13%	96.13%	81.21%	81.21%	116.21%	116.21%	83.21%	83.21%	83.21%	83.21%
TOTAL IMPERVIOUS % OVERALL SITE	0.00%	0.00%	99.21%	99.21%	96.13%	96.13%	81.21%	81.21%	116.21%	116.21%	83.21%	83.21%	83.21%	83.21%

Lot	Area [SF]		Area [AC]		Impervious Cover		Impervious Cover		
	Area [SF]	Area [AC]	Area [SF]	Area [AC]	[SF]	[AC]	[SF]	[AC]	
Amended Lot (3G-1)	208,674	4.79	184,367	4.23	184,367	4.23	4.23 / 4.79 = 88.35%	184,367	4.23
All Lots	2,851,265	65.46	1,670,596	38.35	1,670,596	38.35	38.35 / 65.46 = 58.59%	1,670,596	38.35

(Includes 1A-1F, 2A-2F, 3A-3I, & 4)

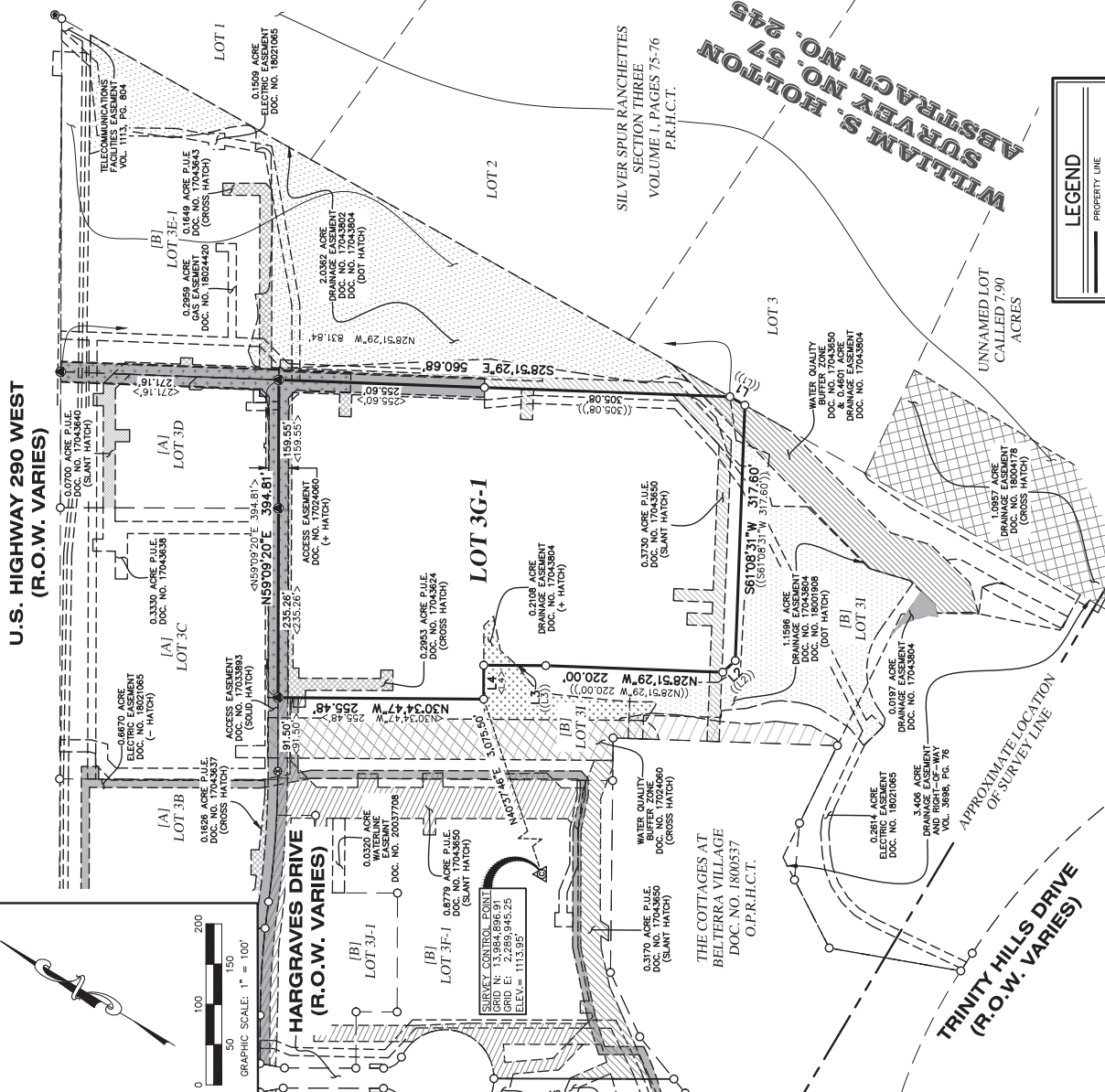
REPLAT OF LOT 3G-1, AMENDED PLAT OF LOT 3G NORTH BELTERRA COMMERCIAL SUBDIVISION AND LOT 3H, BLOCK "B" FINAL PLAT OF THE RESUBDIVISION NO. 3 OF NORTH BELTERRA COMMERCIAL SUBDIVISION
City of Dripping Spring ETJ, Hays County, Texas

Tract Name	Total Area (acres)	Impervious Cover (acres)	Cover (%)
Belterra Commercial	70.33	38.35	54.53%
Belterra Cottages at Belterra (Phase 1 and 2)	21.55	11.18	51.88%
Belterra Springs Multi-Family	9.53	6.28	65.93%
Dripping Springs Prep School	5.00	1.11	22.20%
Total	106.41	56.92	53.49%

Project: 00289
Date: 2/5/2021
Scale:
Reviewer:
Tech:
Field Crew:
Survey Date:
Sheet:

Item 6.

AWARD
Land Surveying
A Limited Liability Company
PO Box 9876, Austin Texas 78709
WWW.AWARDLS.COM (512) 857-2384
TBPLS FRM10174500



LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- BOUNDARY CAP FOUND (UNLESS NOTED)
- MAG NAIL WITH "AWARD"
- BOUNDARY MARKER FOUND
- SURVEY CONTROL POINT
- P.U.E.
- PUBLIC UTILITY EASEMENT
- DOC. NO.
- HAYS COUNTY APPRAISAL DISTRICT
- HOAD
- P.A.R.H.C.T.
- HAYS COUNTY, TEXAS
- O.P.R.A.C.T.
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- (.....) DOC. NO. 18019064
- RECORD INFORMATION PER 20022174, 20022174, 20022174

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S01°29'36"E	21.33'
L2	N73°51'29"W	21.21'
L3	N30°39'07"W	77.09'
L4	S59°06'50"W	42.10'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S01°29'36"E	21.33'
L2	N73°51'29"W	21.21'
L3	N30°39'07"W	77.09'
L4	S59°06'50"W	42.10'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM. DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000076579482.

SURVEY CONTROL:
THIS SURVEY IS BASED ON A 1/4" STATE PLANE COORDINATE CONTROL POINT SET BY THE HAYS COUNTY SURVEYING DEPARTMENT (NAVD83) SHOWN HEREON. THESE POINTS WERE DERIVED FROM THE OPERATIVE NETWORK ON NOVEMBER 12, 2014. AWARD POINT WAS CHECKED ON LGRA MON 4253, HAVING A POINT ERROR OF N 10.052, 354.94, E 35.047, 331.00, ELEV. 1086.02'.

LOT SUMMARY:

LOT	4.7905 ACRES	(208,674 SQ. FT.)
TOTAL	4.7905 ACRES	(208,674 SQ. FT.)



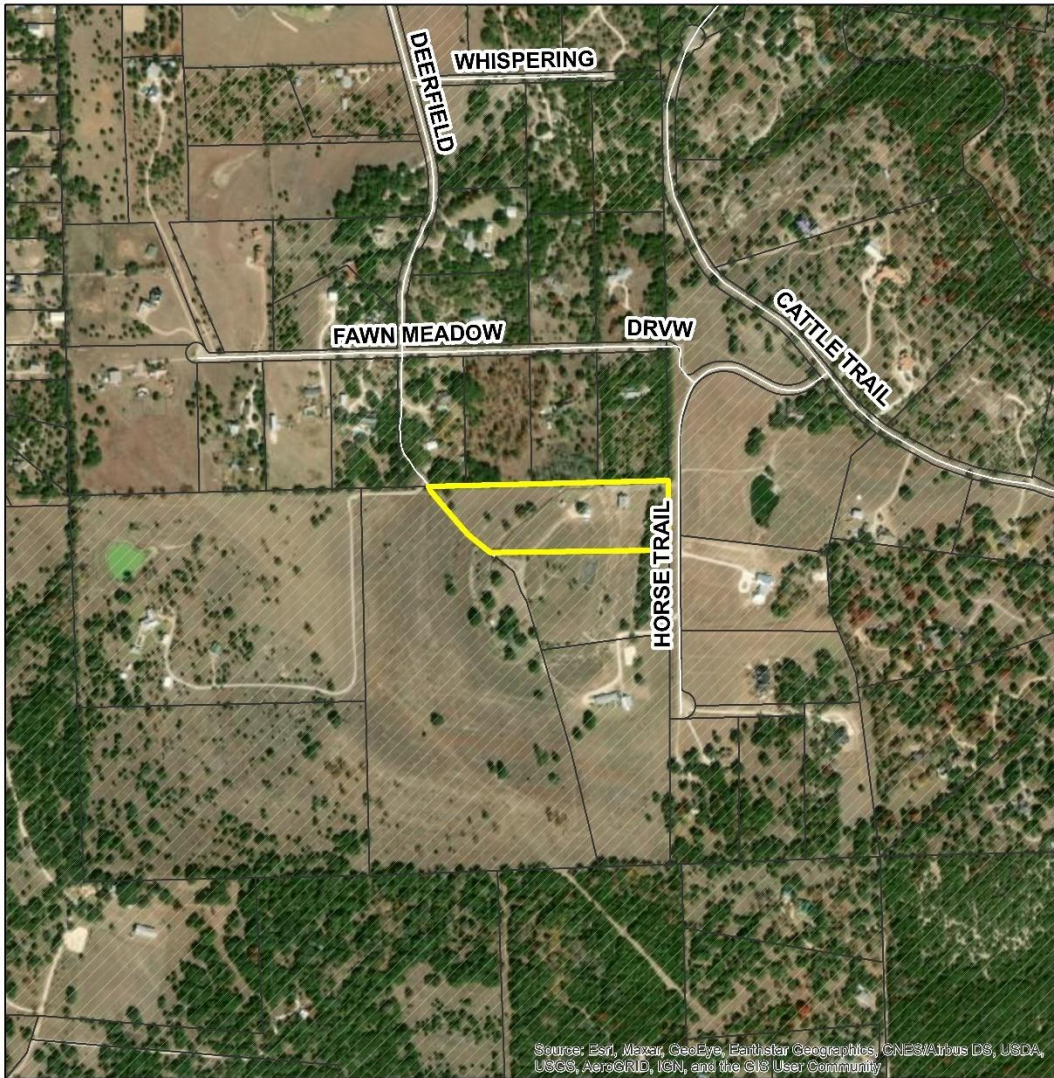
Planning and Zoning Commission Planning Department Staff Report

Item 7.

Planning and Zoning Commission Meeting: March 23, 2021
Project No: SUB2021-0010
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Rancho Bella Lot 2 Replat
Property Location: 340 Horse Trail Drive, Dripping Springs
Legal Description: Rancho Bella, Lot 2
Applicant: Jon Thompson
Property Owner: The Harold Eugene Williams Trust
Request: Replat Ranch Bella Lot 2 into 2 lots.
Staff recommendation: Disapproval of the Replat based on outstanding comments



Location Map

*SUB2021-0010
Rancho Bella Subdivision
Replat*

- Site
- Roads
- Dripping Springs ETJ
- Parcel Lines



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

Public Notification

Property Owner Notification were sent out to property owners within 300ft; signs were posted on the site; notice was placed on the City Website.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Rancho Bella Subdivision Replat

Exhibit 3 – Outstanding Comments Letter

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



CITY OF DRIPPING SPRINGS

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Dripping Springs, TX 78620

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SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

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

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

OWNER NAME Gene Williams

COMPANY The Harold Eugene Williams Trust

STREET ADDRESS 155 Horse Trail Drive

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

PHONE (972) 679-9233 **EMAIL** hwraustin@aol.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	The Harold Eugene Williams Trust
PROPERTY ADDRESS	340 Horse Trail Drive, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	Rancho Bella, Lot 2
TAX ID #	R132491
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	8.25
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	# 1 & # 6
ZONING/PDD/OVERLAY	N/A
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Deerfield Drive / Horse Trail Drive</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	Rancho Bella, Lot 2 Replat
TOTAL ACREAGE OF DEVELOPMENT	8.25
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	4.125
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>2</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>8.25</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	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input type="checkbox"/> PUBLIC WATER SUPPLY <input checked="" type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input checked="" type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/>YES <input type="checkbox"/>NO</p>	

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COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Jon Thompson

Applicant Name

Jon Thompson

Applicant Signature

9-18-20

Date

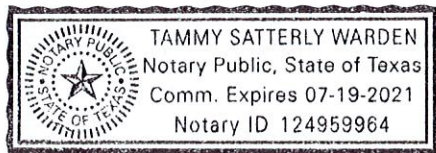
Notary

Jany S Ward

Date

9-18-2020

Notary Stamp Here



Gene Williams, The Harold Eugene Williams Trust

Property Owner Name

Harold E Williams

Property Owner Signature


9-18-20

Date

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

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

Applicants Signature:  Date: 9-18-20

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 type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input 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 type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<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) ? Not sure if this needs to be submitted?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input 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 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 Electric
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

Applied for; comments received

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

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

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	This property is in the ETJ; the Outdoor Lighting Ordinance is not applicable.
------------------------------------	--

Parkland Dedication, Article 28.03	This property is in the ETJ; the Parkland Dedication Ordinance is not applicable.
---------------------------------------	---

Landscaping and Tree Preservation, Article 28.06	This property is in the ETJ; the Landscaping and Tree Preservation Ordinance is not applicable.
--	---

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). This Replat is not creating new improvements; has no water quality buffer zones or drainage easements, the use is residential which with two single family detached residential structures with associated outbuildings will not exceed the 15% impervious cover amount that requires demonstration of pollutant removal. Since this project is in the ETJ, the fire review is performed by the Hays County Fire Marshal's Office. A copy of the plat has been provided to them for their review. Since no new streets are being proposed only the new structures on the two lots will be subject to the new fire code adopted by Hays County.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>This property is in the ETJ; the Zoning Ordinance is not applicable.</p>

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT THE HAROLD EUGENE WILLIAMS TRUST, OWNERS OF LOT 2, RANCHO BELLA, A SUBDIVISION OF RECORD IN VOLUME 15, PAGE 249 OF THE PLAT RECORDS, HAYS COUNTY, TEXAS, LOT 2 BEING CONVEYED BY DEED OF RECORD IN VOLUME 2952, PAGE 496 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE LOT 2, RANCHO BELLA, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF LOT 2, RANCHO BELLA

AND DO HEREBY DELEGATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

HAROLD EUGENE WILLIAMS
155 HORSE TRAIL DRIVE
DRIPPING SPRINGS, TX 78220

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED HAROLD EUGENE WILLIAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME AND ADDRESS ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS _____ PRINTED NAME

EXPIRATION DATE _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, REPLAT OF LOT 2, RANCHO BELLA, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS _____ DAY OF _____, 20__ A.D.

BY: _____

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST: _____

ANDREA CUNNINGHAM, CITY SECRETARY

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER RESOURCES, THE CITY OF DRIPPING SPRINGS IS CURRENTLY CONDUCTING A STUDY TO DETERMINE THE BEST WATER SUPPLY OPTION FOR THE CITY. THE CITY WILL OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTE WATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.

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

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT
TOM POPE, A.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

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.

THIS _____ DAY OF _____, 20__ A.D.

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

THAT I, ELAINE GARDENAS, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK _____ M., IN DOCUMENT NO. _____ PLAT RECORDS OF HAYS COUNTY, TEXAS.

ELAINE GARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

I, WILLIAM A. HERRING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

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

WILLIAM A. HERRING
PROFESSIONAL LAND SURVEYOR
DATE _____

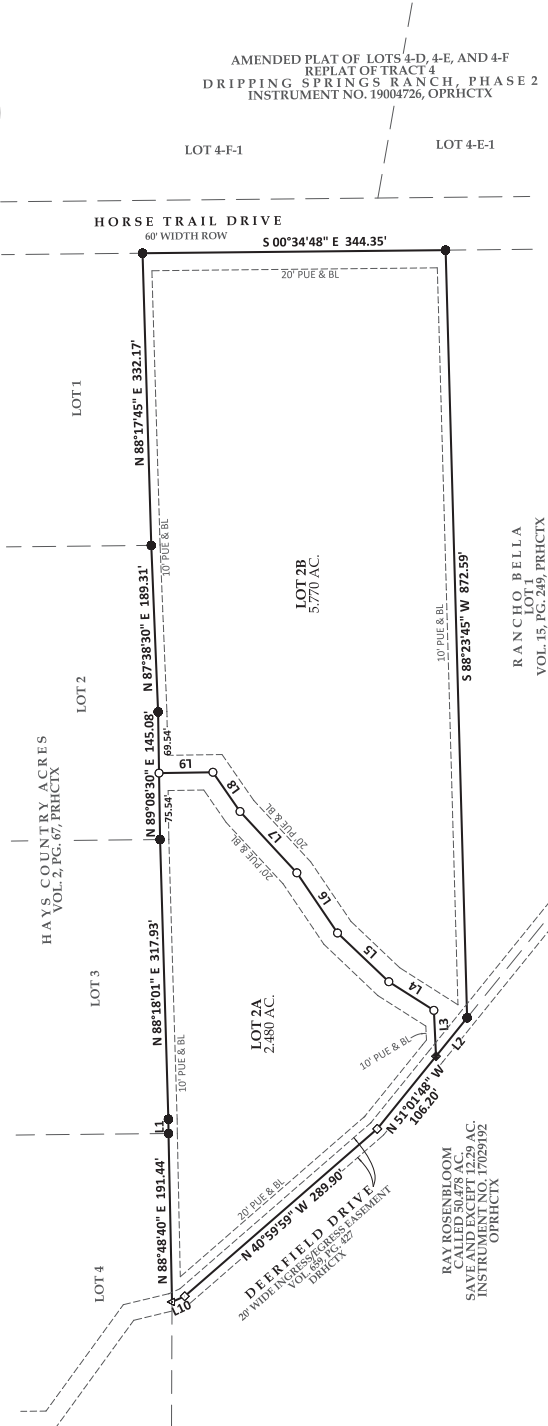
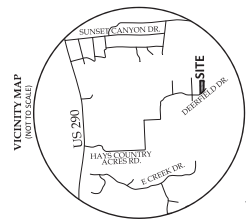
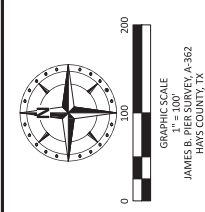
REPLAT OF LOT 2 RANCHO BELLA

LEGEND

- 1/4" IRON ROD (NO WASH)
- 1/4" IRON ROD (NO WASH)
- ◇ MAGNAIL FOUND (NO WASH)
- ◇ MAGNAIL W/ "WHITECAP RPLS 6355" WASHER SET
- ▲ CALCULATED POINT IN CATTLE GUARD
- PUE PUBLIC UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- SE LOT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT / BUILDING SETBACK LINE
- PRHCTX HAY RECORDS
- PRHCTX OFFICIAL PUBLIC RECORDS

LOT	AREA SUMMARY	ACREAGE
L1		2.480
L2		5.770

LINE	BEARING	LENGTH
L1	N89°15'28" E	16.21'
L2	N70°43'18" W	59.16'
L3	N32°28'16" E	60.68'
L4	N43°31'07" E	80.39'
L5	N45°56'42" E	82.51'
L6	N47°09'48" E	94.99'
L7	N55°21'41" E	54.19'
L8	N00°51'30" W	61.21'
L9	N24°08'59" W	15.79'



PLAT NOTES (CONT.):

10. A 20' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO THE RIGHT-OF-WAYS OF ALL STREETS IN THIS SUBDIVISION.
11. 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.
12. WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ADVANCED ON-SITE SEWAGE FACILITIES AS APPROVED BY HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.
13. THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
14. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS onto a PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT IS OBTAINED FROM THE CITY OF DRIPPING SPRINGS AND (B) THE DRIVEWAY CONFORMS TO THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN SECTIONS 74 AND 75 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721.
15. THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6.
16. ALL CURBSETS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
17. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TYPED OR FINA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
18. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.

PLAT NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, MAD83 (2011) SOUTH, CENTRAL ZONE. UNITS = US SURVEY FEET.
2. THIS PROPERTY LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA MAP NO. 480904020E, DATED SEPTEMBER 2, 2009. THE CITY OF DRIPPING SPRINGS HAS REVIEWED THIS PLAT AND DETERMINED THAT THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS ACQUFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE E.T.Z. OF THE CITY OF DRIPPING SPRINGS.
5. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
6. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM PRIVATE WATER WELLS OR RAINWATER COLLECTION.
7. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALS ELECTRIC COOPERATIVE.
8. UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF FIVE (5) YEARS FOLLOWING THE FILING OF THE PLAT.
9. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND COVENANTS AND RESTRICTIONS APPEARING ON THE PLAT OF LOTS, RECORDED IN VOLUME 15, PAGE 249 PLAT RECORDS, HAYS COUNTY, TEXAS.

WHITECAP
SURVEY
WHITECAP SURVEY
TYPE: SURVEY
DRIPPING SPRING
PO BOX 112
DRIPPING SPRING, TX 78220
EMAIL: INFO@WHITECAP.COM

Item 7.



CITY OF DRIPPING SPRINGS

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Date: March 17, 2021

Jon Thompson
J Thompson Professional Consulting, LLC
PO Box 172
Dripping Springs TX 78620
jthompsonconsultingds@gmail.com

Permit Number: SUB2021-0010
Project Name: Rancho Bella Lot 2 Replat
Project Address: 340 Horse Trail Drive, Dripping Springs, TX
78620

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Action will be taken at the Planning and Zoning Commission Meeting on March 23rd, 2021. Applicants are encouraged to contact reviewers directly with questions.

Engineer/Public Works Comments

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

1. Provide Ownership and Maintenance agreement documents for the Deerfield Drive access easement confirming Lot 2A has rights to use the access easement and that there is a responsible party for maintenance of the easement.
2. Show the existing 100ft Sanitary Easement as shown on the currently recorded plat.

City Planner Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

3. Include CL and ETJ on the Vicinity Map [Sec 4.7]
 4. Provide Sidewalks along street right of way [Sec. 15]
 5. Provide a "Purpose of Replat" statement [Sec 7.3]
 6. Please include an inset on the Plat showing the previous configuration, this will help the City to reference the prior plat [Sec 7.3]
 7. Provide County 1445 Approval Letter
- * Applicant applied and was approved for a Lot Frontage Variance [VAR2020-0027]

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than Monday, March 22nd for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].



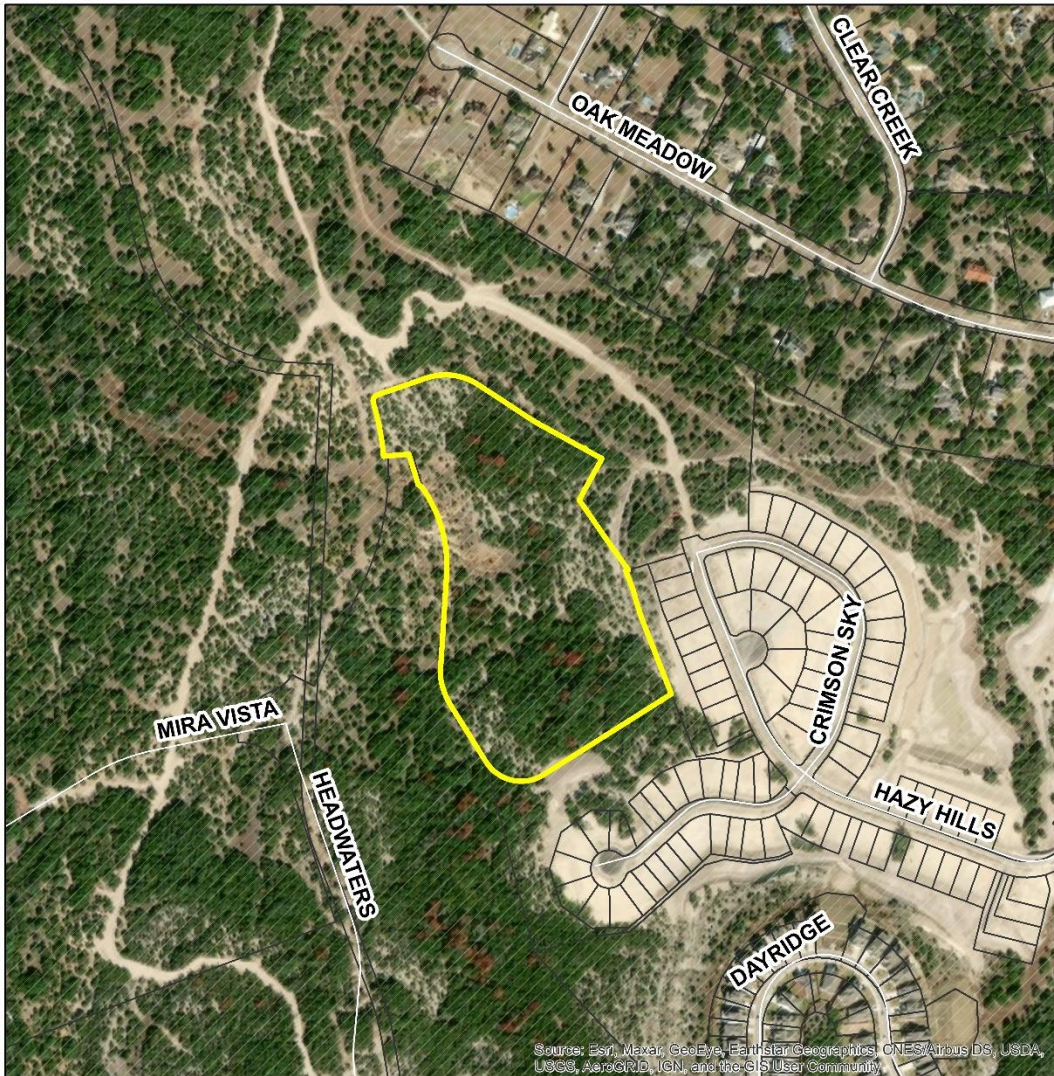
Planning and Zoning Commission Planning Department Staff Report

Item 8.

Planning and Zoning Commission Meeting: March 23, 2021
Project No: SUB2021-0014
Project Planner: Amanda Padilla, Senior Planner




Item Details

Project Name: Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902 Replat
Property Location: Intersection of Headwaters Blvd and Sage Thrasher Circle
Legal Description: LOT 902 Block C of Headwaters at Barton Creek, Phase 4 Section 2
Applicant: WFC HEADWATERS OWNER VII, L.P.
Property Owner: WFC HEADWATERS OWNER VII, L.P.
Request: Replat of Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902
Staff recommendation: Disapproval of the Replat based on outstanding comments



Location Map

*SUB2021-0014
Headwaters at Barton Creek
Lot 902 Replat*

-  Site
-  Roads
-  Dripping Springs ETJ
-  Parcel Lines



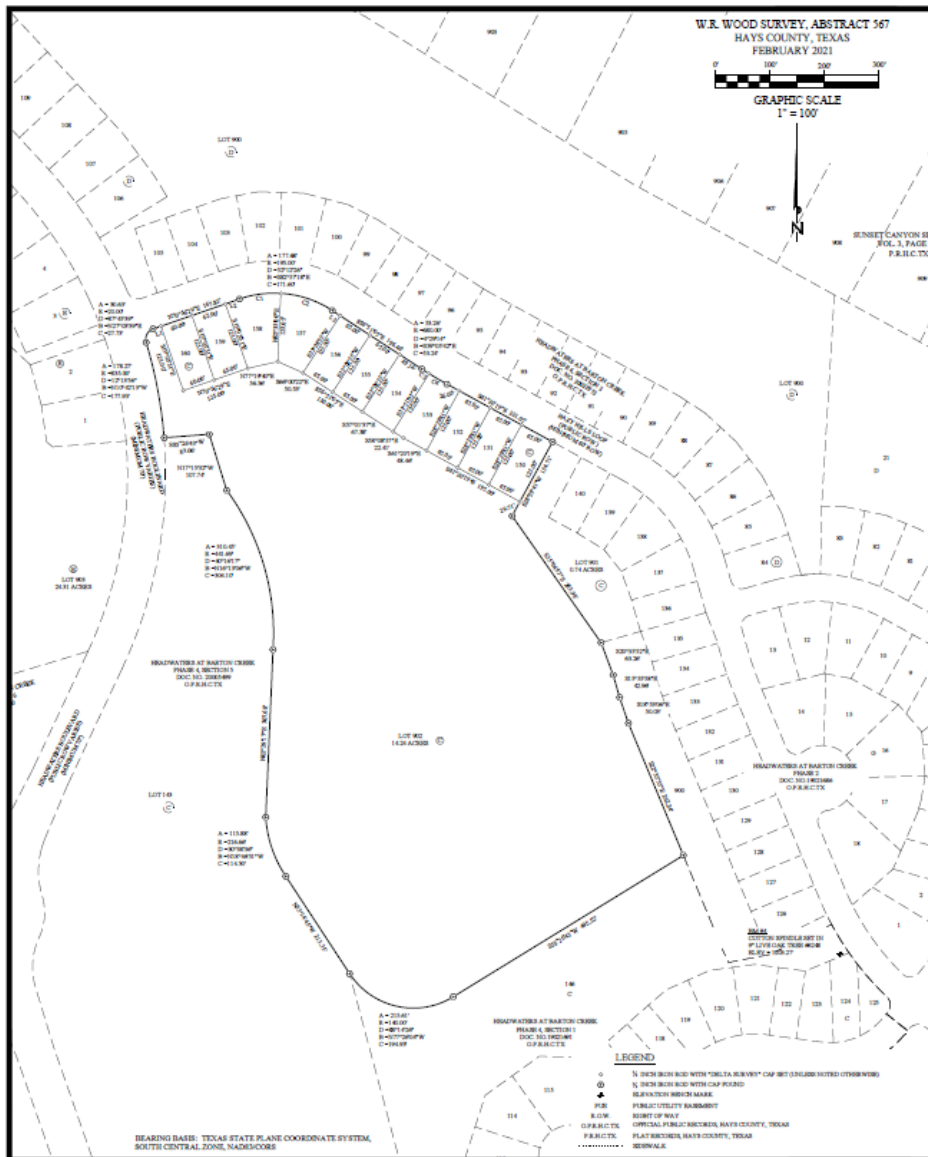
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Planning Department Staff Report

Overview

The applicant is requesting to Replat Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902. The Headwaters development is planned as a single-family residential development located off Hwy 290 and Headwaters Boulevard, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902 is a portion of the Headwaters at Barton Creek Concept Plan approved with the Headwaters at Barton Creek Development Agreement. The 16.39-acre Replat consists of a total of 12 lots. The lots include 11 single family lots, and 1 non-residential lot. The replat would take lot 902 and subdivide it into 12 lots.

Access to Phase 4 Sections 2 of Headwaters is through an extension of the existing Headwaters Blvd. The existing drainage from the Phase 4 Sections 2 drains generally drains to an unnamed tributary of Little Barton Creek that extends into the site, generally following along the western property line.



Headwaters at Barton Creek Phase 4 Section 2 Block C Lot 902 Replat utility providers are listed below:

- Water: Headwaters MUD
- Wastewater: Headwaters MUD
- Electric: PEC

Planning Department Staff Report

Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

The property is within a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances.

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

Signs were posted on the site; notice was placed on the City Website.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Headwaters at Barton Creek Lot 902 Replat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Deny Plat with the outstanding comments.
Alternatives/Options	Approve the Plat; Approve the Plat with Conditions
Budget/Financial impact	N/A
Public comments	Staff received one public comment which is attached to the agenda
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



CITY OF DRIPPING SPRINGS

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Item 8.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: <u>12/17/2020</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: Replat without Vacation

CONTACT INFORMATION

APPLICANT NAME WFC HEADWATERS OWNER VII, L.P.
COMPANY Freehold Communities
STREET ADDRESS 500 Boylston St., Ste 2010
CITY Boston **STATE** MA **ZIP CODE** 02116
PHONE/C/O 617-221-8400 **EMAIL** jrb@freeholdcm.com; cc: contracts@freeholdcm.com

OWNER NAME WFC HEADWATERS OWNER VII, L.P.
COMPANY Freehold Communities
STREET ADDRESS 500 Boylston St., Ste 2010
CITY Boston **STATE** MA **ZIP CODE** 02116
PHONE/C/O 617-221-8400 **EMAIL** jrb@freeholdcm.com; cc: contracts@freeholdcm.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	WFC HEADWATERS OWNER VII, L.P.
PROPERTY ADDRESS	Intersection of Headwaters Blvd and Sage Thrasher Circle
CURRENT LEGAL DESCRIPTION	16.39 acres, Lot 902 Block 'C' of Headwaters at Barton Creek, Phase 4, Section 2
TAX ID #	R 111877 (not yet issued for Lot 902 Block 'C')
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	16.39 AC
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	1 & 6
ZONING/PDD/OVERLAY	N/A - ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>NONE</u> <input type="checkbox"/> State Name: <u>NONE</u> <input type="checkbox"/> City/County (public) Name: <u>NONE</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 at Barton Creek, Phase 4 Section 2 - Replat Lot 902, Block 'C'
TOTAL ACREAGE OF DEVELOPMENT	16.39 AC
TOTAL NUMBER OF LOTS	11 RESIDENTIAL, 1 NON-RESIDENTIAL
AVERAGE SIZE OF LOTS	RES. LOT A 8,528 SF 33 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <small>MUD UTILITY, OPEN SPACE, WATER QUALITY, DRAINAGE</small>
# OF LOTS PER USE	RESIDENTIAL: <u>11</u> COMMERCIAL: _____ INDUSTRIAL: _____ Other: 1
ACREAGE PER USE	RESIDENTIAL: <u>2.15 ac</u> COMMERCIAL: _____ INDUSTRIAL: _____ Other Lots: 14.24 ac
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>N/A</u> PRIVATE: <u>N/A</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	

COMMENTS: _____

TITLE: _____ SIGNATURE: SEE ATTACHED _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): TWC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): HEADWATERS MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): HEADWATERS MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): One Texas Gas

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

Parkland to be dedicated per the Development Agreement.

Signature Page for page 4 of the City of Dripping Springs Subdivision Application

OWNER / APPLICANT

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: *Jesse R. Baker*

01/20/2021
03:20 PM CST

Name: Jesse R. Baker

Title: Authorized Signatory

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.)

WFC HEADWATERS OWNER VII, L.P.

Applicant Name

See Attached

Applicant Signature

Date

Notary

Date

Notary Stamp Here

WFC HEADWATERS OWNER VII, L.P.

Property Owner Name

See Attached

Property Owner Signature

Date

Signature Page for page 6 of the City of Dripping Springs Subdivision Application

OWNER / APPLICANT

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: Jesse R. Baker  01/20/2021 03:20 PM CST
Name: Jesse R. Baker
Title: Authorized Signatory


STATE OF TEXAS
COUNTY OF TRAVIS

Before me, Shannon Markert, on this day personally appeared by means of an interactive two-way audio and video communication Jesse R. Baker, as Authorized Signatory of FCA Austin, LLC, a Delaware limited liability company, the Administrative Member of WFC Headwaters Holdings JV VII, L.L.C., a Delaware limited liability company, the Sole Member of WFC Headwaters GP VII, L.L.C., a Delaware limited liability company, the General Partner of WFC Headwaters Owner VII, L.P., a Delaware limited partnership; who is known to me, or has provided satisfactory evidence of identity in accordance with Chapter 406, Texas Government Code, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

Given under my hand and seal of office this 20th day of January, 2021.


Notary Seal & Signature

Shannon Markert  01/20/2021 03:23 PM CST

 Notary Public. This act involved the online audio/video communication technology.

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: See Attached Date: _____

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule) \$3,560 - SEE ATTACHED CALCULATIONS
<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"/>	N/A - PLAT <input type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	N/A - PLAT <input type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	N/A - PLAT <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) 18X24
<input type="checkbox"/>	N/A - FINAL <input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	N/A - FINAL <input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> 	Proof of final acceptance of all public infrastructure by the jurisdiction that N/A - FISCAL PREVIOUSLY POSTED FOR PH 4 SECTION 2. NO CHANGE IN FISCAL NEEDED FOR REPLAT
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/> N/A - FINAL	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

Signature Page for page 7 of the City of Dripping Springs Subdivision Application

OWNER / APPLICANT

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: Jesse R. Baker  01/20/2021 03:20 PM CST
Name: Jesse R. Baker
Title: Authorized Signatory

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable) PDF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, N/A - COST ESTIMATE PREVIOUSLY APPROVED AND FISCAL PREVIOUSLY POSTED FOR PH 4 SECT 2 accepted if staff has not already approved this.
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	N/A - PARKLAND TO BE DEDICATED PER DEVELOPMENT AGREEMENT <input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	N/A - PARKLAND TO BE DEDICATED PER DEVELOPMENT AGREEMENT <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"/>	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] WQBZ per Development Agreement. - 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"/> 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:

<u>NARRATIVE OF COMPLIANCE</u>	
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	None Proposed.
Parkland Dedication, Article 28.03	Parkland to be dedicated per the Development Agreement.
Landscaping and Tree Preservation, Article 28.06	N/A - ETJ

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>This site is proposed to be in compliance with the Headwaters Development Agreement, as amended or restated.</p>
Zoning, Article 30.02, Exhibit A	N/A - Project is in the ETJ.

Project Number: _____ - _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Headwaters at Barton Creek, Phase 4 Section 2 - Replat Lot 902, Block 'C'
Project Address: Intersection of Headwaters Blvd and Headwaters Blvd
Project Applicant Name: WFC Headwaters Owner VII, L.P.

Billing Contact Information

Name: Accounting

Mailing Address: 500 Boylston St., Ste 2010, Boston, MA, 02116

Email: accounting@freeholdcm.com Phone Number: 617-221-9801

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 _____ |

N/A - FEES ARE STIPULATED BY THE DEVELOPMENT AGREEMENT

~~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 including 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 jointly and severally liable for the payment and responsibility of these fees.~~

SEE ATTACHED

Signature of Applicant

Date

Signature Page for the City of Dripping Springs Billing Contact Form

OWNER / APPLICANT

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: *Jesse R. Baker*  01/20/2021 03:20 PM CST
Name: Jesse R. Baker
Title: Authorized Signatory

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

THAT, WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, THE OWNER OF LOT 902, BLOCK C OF HEADWATERS AT BARTON CREEK, PHASE 4, SECTION 2 A SUBDIVISION OF RECORD IN 2020-20022972 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY RESUBDIVIDE A TOTAL OF 16.39 ACRES OF LAND TO BE KNOWN AS "REPLAT OF LOT 902, BLOCK C OF HEADWATERS AT BARTON CREEK, PHASE 4, SECTION 2" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HEREFOR GRANTED, AND DOES DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS AS SHOWN HEREON

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

WFC HEADWATERS OWNER VII, L.P.,
A DELAWARE LIMITED PARTNERSHIP
BY: WFC HEADWATERS GP VII, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY:
NAME:
TITLE:
C/O 500 BOYLSTON STREET, SUITE 2010
BOSTON, MA 02116

STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

LEIHOLDER CONSENT:
PIONEER BANK, SSB

CHRIS BOURNE
CENTRAL TEXAS REGIONAL PRESIDENT

ADDRESS FOR NOTICES: 623 W. 38TH STREET, SUITE 100
AUSTIN, TEXAS 78705
ATTN: CHRIS BOURNE

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHRIS BOURNE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING 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 OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

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

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

CAITLYN STRICKLAND DATE
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

THIS PLAT, REPLAT OF LOT 902, BLOCK C OF HEADWATERS AT BARTON CREEK, PHASE 4, SECTION 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED.

APPROVED, THIS THE ___ DAY OF _____, 20__ A.D. BY

BY:

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF HAYS §

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

CAITLYN STRICKLAND DATE
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

WATER SUPPLY NOTE:

THE CITY OF DRIPPING SPRINGS, A RETAIL WATER PROVIDER TO THE HEADWATERS MUD, HAS THE REQUIRED SERVICE CAPACITY TO SERVE THIS SUBDIVISION IN ACCORDANCE WITH ITS TARIFF AND POLICIES.

GINGER FAUGHT, DEPUTY CITY ADMINISTRATOR DATE
512-858-4725

SURVEYOR'S 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.

PRELIMINARY - NOT FOR RECORDATION

JOHN BRAUTIGAM DATE 00-00-2020
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 - STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

ENGINEER'S CERTIFICATION:

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

PRELIMINARY - NOT FOR RECORDATION

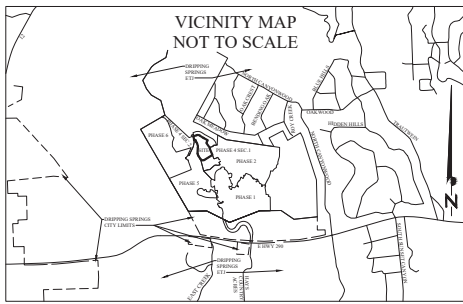
JESSE B. MALONE, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 45033
MALONE/WHEELER, INC.
5113 SOUTHWEST PKWY, STE 260
AUSTIN, TEXAS 78735
FIRM REGISTRATION NO. F-786

STATE OF TEXAS §
COUNTY OF HAYS §

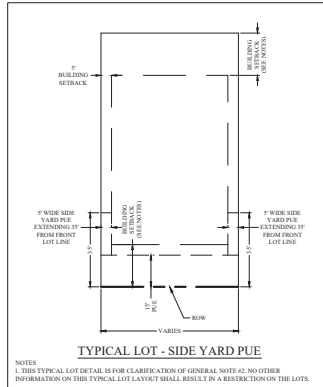
KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE ___ DAY OF _____, 20__ A.D. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE ___ DAY OF _____, 20__ FILED FOR RECORD AT ___ O'CLOCK ___M. THIS THE ___ DAY OF _____, 20__ A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



Item 8.



NOTES
1. THIS TYPICAL LOT DETAIL IS FOR CLARIFICATION OF GENERAL NOTE #2. NO OTHER INFORMATION ON THIS TYPICAL LOT LAYOUT SHALL RESULT IN A RESTRICTION ON THE LOTS.

AREA TABLES

RESIDENTIAL LOTS			NON-RESIDENTIAL LOTS		
BLOCK C			BLOCK C		
LOT	ACRES	SQ. FEET	LOT	ACRES	SQ. FEET
150	0.19	8125	902	14.24	620311
151	0.19	8125			
152	0.19	8125			
153	0.19	8427			
154	0.19	8240			
155	0.19	8125			
156	0.19	8125			
157	0.25	10682			
158	0.23	10207			
159	0.19	8125			
160	0.17	7500			

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	N70°56'29"E	15.64
L2	N70°56'29"E	27.20
L3	S56°51'05"E	17.32

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	195.00'	77.12'	76.62'	S82°16'16"W	22°39'35"
C2	195.00'	100.56'	99.45'	N71°37'31"W	29°32'52"
C3	680.00'	15.40'	15.40'	S57°30'01"E	1°17'52"
C4	680.00'	37.85'	37.85'	S59°44'38"E	3°11'22"

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0108F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2010. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON ARE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

JURISDICTION PLAT NOTES:

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

GENERAL NOTES

1. A 15' PUBLIC UTILITY EASEMENT IS PROVIDED ALONG THE FRONT PROPERTY LINE OF ALL LOTS.
2. A 5' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG EACH RESIDENTIAL SIDE LOT LINE EXTENDING 35' FROM THE FRONT LOT LINE.
3. ALL SIDEWALKS TO BE MAINTAINED BY THE ENTITIES (HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD) OR THE HOME OWNERS ASSOCIATION (AS ASSIGNED) OTHER THAN HAYS COUNTY.
4. WATER QUALITY PROTECTION MEASURES OR ALTERNATIVES, SUCH AS BUFFER ZONES AND IMPERVIOUS COVER, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS MAY NOT BE ALTERED WITHOUT REVIEW AND APPROVAL FROM THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY.
5. HAYS COUNTY WILL MAINTAIN ALL PUBLIC STREETS.
6. ALL PROPOSED STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
7. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR HEADWATERS M.U.D. AS ASSIGNED.
8. ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HEADWATERS MUD.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
10. THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS FOR DRAINAGE AREAS GREATER THAN 64 ACRES.
11. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
12. EASEMENT RESEARCH PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 201302246, ISSUED JANUARY 2, 2014.
13. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL CONNECT TO A PUBLIC WATER SOURCE.
14. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
15. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 1260.00, ARTICLE 24.06 REGARDING OUTDOOR LIGHTING.
16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
17. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
18. WASTEWATER FOR THIS DEVELOPMENT WILL BE TREATED BY ONSITE WASTEWATER TREATMENT PLANT OWNED AND OPERATED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD).
19. THE FOLLOWING LOTS WILL BE UTILIZED FOR WATER QUALITY TREATMENT, DRAINAGE, MUNICIPAL UTILITY DISTRICT FACILITIES AND ACCESS, OPEN SPACE OR OTHER NON RESIDENTIAL USES.
LOT 902, BLOCK C
20. ROADWAY DESIGN STANDARDS FOR HAYS COUNTY WERE APPROVED BY HAYS COUNTY TRANSPORTATION DEPARTMENT AND THE HAYS COUNTY COMMISSIONERS COURT ON SEPTEMBER 12, 2017.
21. THIS SUBDIVISION IS SUBJECT TO THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, DATED JANUARY 11, 2005 AND RECORDED IN VOLUME 2675, PAGE 649, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND AS AMENDED IN DOCUMENT NUMBERS 16028056, 2015005990, AND 2015032881 ALL OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, OR AS OTHERWISE AMENDED.
22. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
23. MINIMUM RESIDENTIAL FRONT BUILDING SETBACK LINE SHALL BE FORTY (40) FEET ON MAJOR COLLECTORS AND TWENTY (20) FEET FOR ALL OTHER ROADWAYS. CORNER LOTS SHALL HAVE A MINIMUM OF TWENTY (20) FOOT SETBACK ON FRONT-FACING STREET AND TEN (10) FOOT SETBACK ON THE OTHER STREET. MINIMUM REAR AND SIDE SETBACKS SHALL BE TWENTY (20) FEET AND FIVE (5) FEET RESPECTIVELY.

UTILITY NOTES:

1. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY HEADWATERS MUD.
2. WATER UTILITY SERVICE WILL BE PROVIDED BY HEADWATERS MUD.
3. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
4. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER.
5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

LOT SIZE CATEGORIES:

- 12 LOTS TOTAL
- 11 RESIDENTIAL LOTS
- 1 NON-RESIDENTIAL LOTS

AVERAGE RESIDENTIAL LOT SIZE:	8,528 SQ. FT.
LOTS LESS THAN 1 ACRE:	11
LOTS 1-2 ACRES:	0
LOTS 2-5 ACRES:	0
LOTS 5-10 ACRES:	0
LOTS 10 ACRES OR GREATER:	1

SURVEY CONTROL DATA & BEARING BASIS:

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

SURVEY CONTROL MONUMENT

C.O.A. MONUMENT E344
GRID COORDINATES
N=10055821.99
E=3093670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88

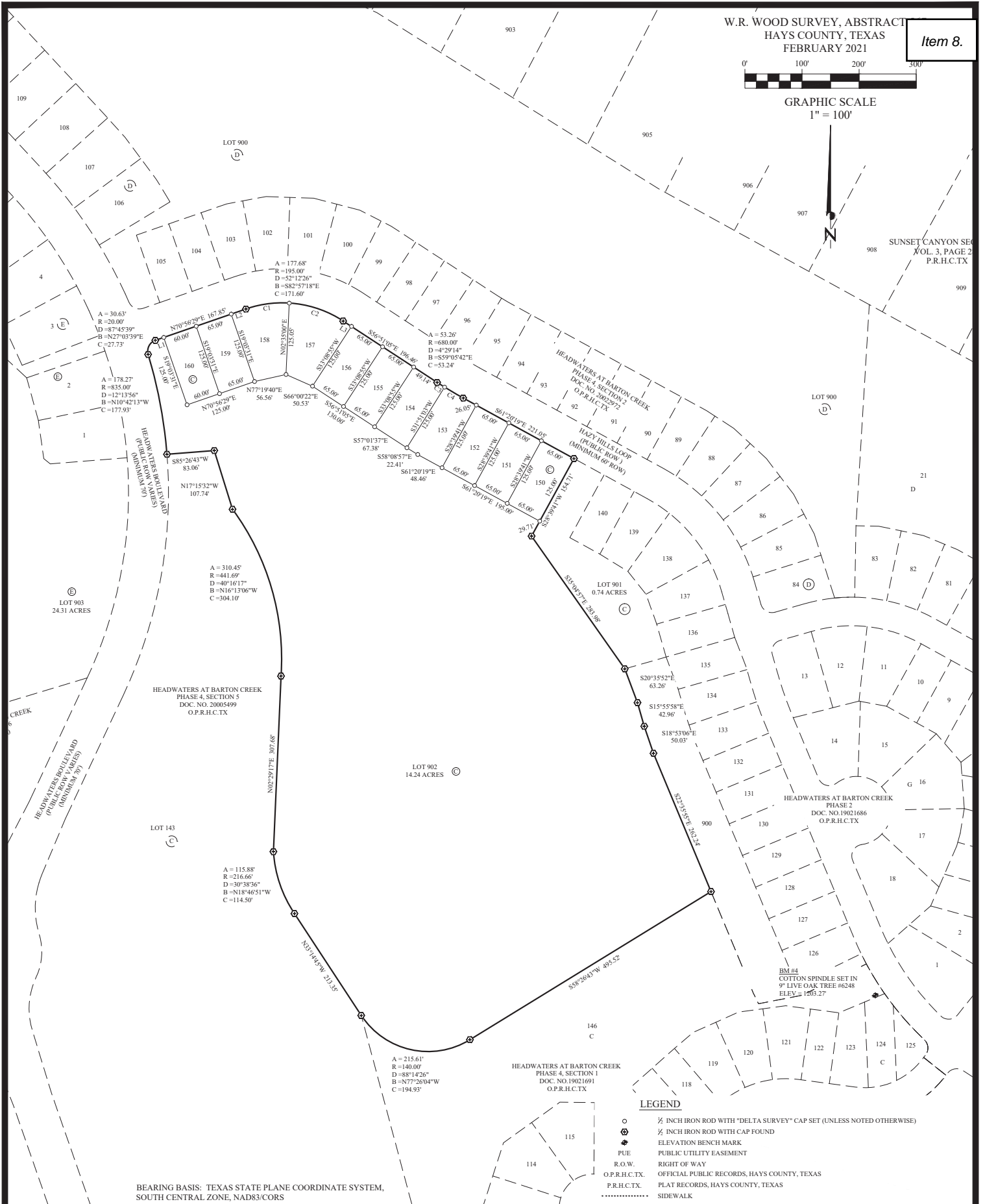
BENCHMARK LIST:

- BM #3 'SQUARE' CUT ON TOP OF CURB
ELEV. = 1217.01'
- BM#4 COTTON SPINDLE SET IN TREE #6248
ELEV = 1203.27'
- BM#5 COTTON SPINDLE SET IN TREE #7289
ELEV = 1146.19'



GRAPHIC SCALE
1" = 100'

SUNSET CANYON SEC
VOL. 3, PAGE 2
P.R.H.C.TX



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE, NAD83/CORS

LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
- ⊙ 1/2 INCH IRON ROD WITH CAP FOUND
- ⊕ ELEVATION BENCH MARK
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- SIDEWALK

Delta Survey Group Inc.

8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 2/02/21

REPLAT OF LOT 902, BLOCK C OF
HEADWATERS AT
BARTON CREEK, PHASE 4, SECTION 2
CITY OF DRIPPING SPRINGS ETJ

SHEET

3
O
4

137

PHASE 4 SECTION 2 REPLAT LOT 902 BLOCK C IMPERVIOUS COVER TRACKING

HEADWATERS DEVELOPMENT AGREEMENT - IMPERVIOUS COVER SUMMARY

ALLOWABLE IMPERVIOUS COVER

TOTAL AREA¹ = 1509.68 AC.
TOTAL ALLOWABLE IMPERVIOUS COVER (15%)² = 226.45 AC.

COMMERCIAL AREA¹ = 166.13 AC.
COMMERCIAL ALLOWABLE IMPERVIOUS COVER (50% OF AREA)^{2,3} = 83.07 AC.

RESIDENTIAL AREA¹ = 1343.55 AC.
RESIDENTIAL ALLOWABLE IMPERVIOUS COVER² = 143.38 AC.

NOTES:

1. ACREAGE ON ABOVE TABLE COME FROM THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, DATED JANUARY 11, 2005 RECORDED IN VOLUME 2675, PAGE 649 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX.
2. IMPERVIOUS COVER CALCULATIONS ARE BASED ON THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
3. IMPERVIOUS COVER OF COMMERCIAL TRACT IS ASSUMED TO BE 50% OF COMMERCIAL AREA PER THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.

TOTAL SITE SUMMARY

COMMERCIAL IMPERVIOUS COVER SUMMARY
HEADWATERS COMMERCIAL (ROADWAY IMPROVEMENTS) IMPERVIOUS COVER = 0.79 AC.
HEADWATERS APARTMENTS IMPERVIOUS COVER = 4.82 AC.
HEADWATERS OFFICE WEST IMPERVIOUS COVER = 1.48 AC.

TOTAL COMMERCIAL IMPERVIOUS COVER = 7.09 AC.

REMAINING COMMERCIAL IMPERVIOUS COVER = 75.98 AC.

RESIDENTIAL IMPERVIOUS COVER SUMMARY

PHASE 1 IMPERVIOUS COVER = 33.08 AC.
PHASE 2 IMPERVIOUS COVER = 28.97 AC.
PHASE 4 SECTION 1 IMPERVIOUS COVER = 3.08 AC.
PHASE 4 SECTION 2 IMPERVIOUS COVER = 4.65 AC.
PHASE 4 SECTION 2 - REPLAT LOT 902 BLOCK 'C' IMPERVIOUS COVER = 1.08 AC.
PHASE 4 SECTION 3 IMPERVIOUS COVER = 7.54 AC.
PHASE 4 SECTION 4 IMPERVIOUS COVER = 12.83 AC.
PHASE 4 SECTION 5 IMPERVIOUS COVER = 3.03 AC.
PHASE 4 SECTION 6 (NON-SCHOOL TRACT) IMPERVIOUS COVER = 0.42 AC.
PHASE 4 SECTION 6 (SCHOOL TRACT) IMPERVIOUS COVER = SEE NOTE 5 BELOW
PHASE 5 SECTION 1 IMPERVIOUS COVER = 5.86 AC.

TOTAL RESIDENTIAL IMPERVIOUS COVER = 100.54 AC.

REMAINING RESIDENTIAL IMPERVIOUS COVER = 42.84 AC.

AVERAGE RESIDENTIAL LOT SIZE = 8,568 SF

NOTES:

1. IMPERVIOUS COVER OF "HEADWATERS COMMERCIAL (ROADWAY IMPROVEMENTS)" CALCULATED BY ADDING THE IMPERVIOUS COVER FROM DRAINAGE AREAS DA 2 AND DA 7 OF THE DEVELOPED DRAINAGE AREA MAP FROM THE ENGINEERING PLANS FOR HEADWATERS COMMERCIAL, ISSUED BY AUSTIN CIVIL ENGINEERING, INC., SEALED BY HUNTER SHADBURNE, P.E., DATED 5/10/18. IMPERVIOUS COVER OF FUTURE DEVELOPMENT AREAS TO BE INCLUDED AT THE TIME OF FINAL PLAT.
2. IMPERVIOUS COVER OF "HEADWATERS APARTMENTS" FROM THE APPROVED SITE PLANS FOR HEADWATERS APARTMENTS, ISSUED BY AUSTIN CIVIL ENGINEERING, INC., SEALED BY HUNTER SHADBURNE, P.E., DATED 07/09/18.
3. IMPERVIOUS COVER OF "PHASE 1" OF THE HEADWATERS AT BARTON CREEK SUBDIVISION FROM RECORD DRAWINGS FOR THE PHASE 1 OF HEADWATERS AT BARTON CREEK SUBDIVISION, ISSUED BY DOUCET & ASSOCIATES, INC., SEALED BY JAMES BREWER, P.E. DATED 03/16/15.
4. AVERAGE RESIDENTIAL LOT SIZE OF "PHASE 1" FROM THE RECORDED FINAL PLAT, HEADWATERS AT BARTON CREEK, PHASE 1, ISSUED BY DOUCET & ASSOCIATES, INC., SEALED BY SYDNEY XINOS, R.P.L.S. DATED 03/08/16.
5. SECTIONS 1.15 AND 3.2.5, OF THE RESTATED HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT DOCUMENT NUMBER 20021129, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS STATE THAT IMPERVIOUS COVER OF THE SCHOOL TRACT SHALL NOT BE INCLUDED IN DETERMINING ALLOWABLE IMPERVIOUS COVER OF THE LAND.
6. IMPERVIOUS COVER OF "HEADWATERS WEST OFFICE" FROM THE APPROVED SITE PLANS SEALED BY JOSE SOSA, P.E. DATED 07/31/2020.



CITY OF DRIPPING SPRINGS

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

Date: March 17, 2021

WFC HEADWATERS OWNER VII, L.P.
500 Boylston St., Ste 2010
Boston MA 02116
contracts@freeholdcm.com

Permit Number: SUB2021-0014
Project Name: Headwaters Phase 4 Section 2 Block C Lot 902
Replat
Project Address: Headwaters Blvd and Hazy Hills Loop, Dripping
Springs, TX 78620

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Action will be taken at the Planning and Zoning Commission meeting on March 23, 2021. Applicants are encouraged to contact reviewers directly with questions.

Engineer/Public Works Comments

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

1. Show the 100-year local floodplain and drainage easement that encroaches into the west boundary of Lot 902 per the currently recorded plat.
2. For reference show the local floodplain and WQBZ just west of the west boundary of Lot 902.

City Planner Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

3. Note #2: can not be modified with a simple replat it will require a plat vacation to modify. [Sec 7.2.3. of the Sub Ord]
4. Label lot "902" to "902a"
5. Please provide a inset that shows the original configuration [Sec 7.3 of the Sub Ord]
6. Please add a "purpose of replat" statement [Sec 7.3 of the Sub Ord]

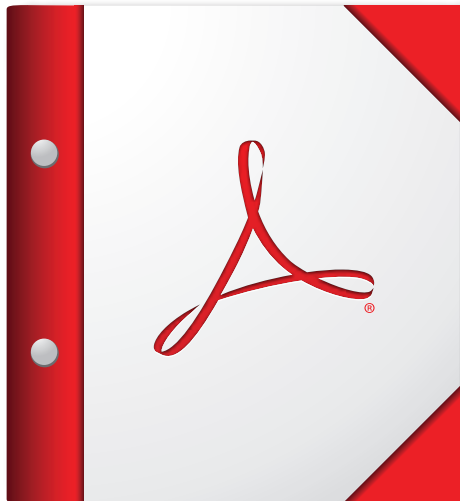
Fire Marshal Comments

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.

7. Approved

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than Monday, March 22nd for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].



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Planning and Zoning Commission Planning Department Staff Report

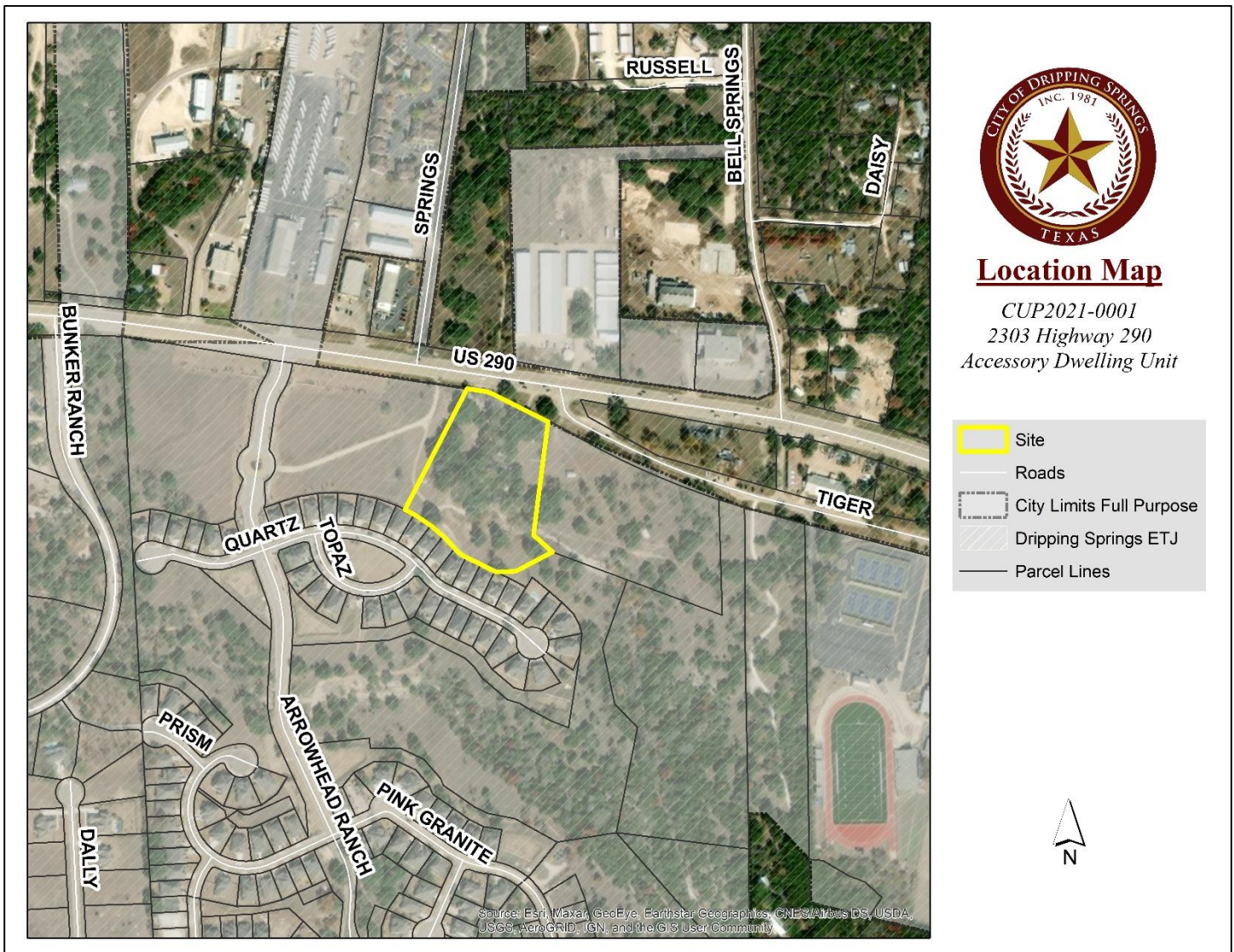
Planning and Zoning Commission Meeting: March 23, 2021
Project No: CUP2021-0001
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: 2303 W US Highway 290 Accessory Dwelling
Property Location: 2303 W US Highway 290
Legal Description: Benjamin F. Hanna Survey, A0222, 5.602 acres
Applicant: Jon Thompson
Property Owner: Glenn and Leigh Ann Pollard
Request: Conditional use permit for an accessory dwelling structure

Staff Recommendation

Staff recommends approval of the requested CUP with the conditions outlined in the staff report



Overview

The applicant is requesting a Conditional Use Permit (CUP) to allow an accessory dwelling to be located at 2303 W Highway 290, Dripping Springs, Texas 78620. The Property is located within the General Retail (GR) zoning district. Accessory dwellings are permitted in GR zoning districts with an approved Conditional Use Permit. The City Attorney has determined that due to our semi-cumulative zoning, uses from less intense districts are sometimes allowed in more intense districts like General Retail. The GR zoning district allows uses from the Multifamily District and the Multifamily District allows any lesser residential use including Accessory Dwelling Units.

A conditional use is a land use that 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

Accessory Dwelling is defined as a 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 structure. 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

The City’s 2016 Comprehensive Plan outlines Livability/ Quality of Life as a topic of the comprehensive plan. A Goal of the Comprehensive plan that falls under that topic is for the City to support housing options within the City. Below is the section of the Comprehensive Plan that clearly outlines how Accessory Dwelling Units can be another opportunity for housing diversity.

“Accessory dwelling units (ADUs) are another opportunity to incorporate lower cost housing options into the existing fabric of the community. These units provide an option for older residents who want to downsize but remain in Dripping Springs or young couples just starting out. They also provide an option for homeowners who may want or need extra income, allowing them to remain in their homes by providing supplemental income. It will be important to explore best practices from other communities and establish a policy that reflects the values of Dripping Springs and protects neighborhood integrity for existing residents.”

The property is within the Arrowhead Ranch Development Agreement. The development agreement was amended and restated in 2018. The property was sold to the current owners (Glenn and Leigh Ann Pollard) from TF Arrowhead Ranch L.P. in 2018. The Arrowhead Ranch Development Agreement contemplated this tract as future commercial. Its important to note that the lot does have a conditional overlay over the property, but the conditional overlay does not affect this request.

When the lot was originally sold in 2018, it was a part of a 12.442-acre tract and was given an impervious cover limitation of 4.27 acres of land. The lot currently has four buildings on the property: a house (the owners reside in), a barn-type structure, another outbuilding (Storage), and the original homestead that is near Tiger Lane that is not in use as it is uninhabitable and will need repair.

	Code requirement
Front	Twenty-five feet (25')
Rear	Twenty-five feet (25')
Side	Twenty-five feet (25')
Height	Accessory Building(s): Maximum one (1) story, or twenty-five feet (25')
Impervious Cover	Determined by Arrowhead Ranch Development Agreement

Table 1 Code requirements

The applicant will need to provide two parking spaces for the accessory dwelling unit per section 5.6.1 of the Zoning Ordinance.

- (a) Single-Family Residential including SF-1, SF-2, SF-3 and SF-4: 2 per dwelling unit.

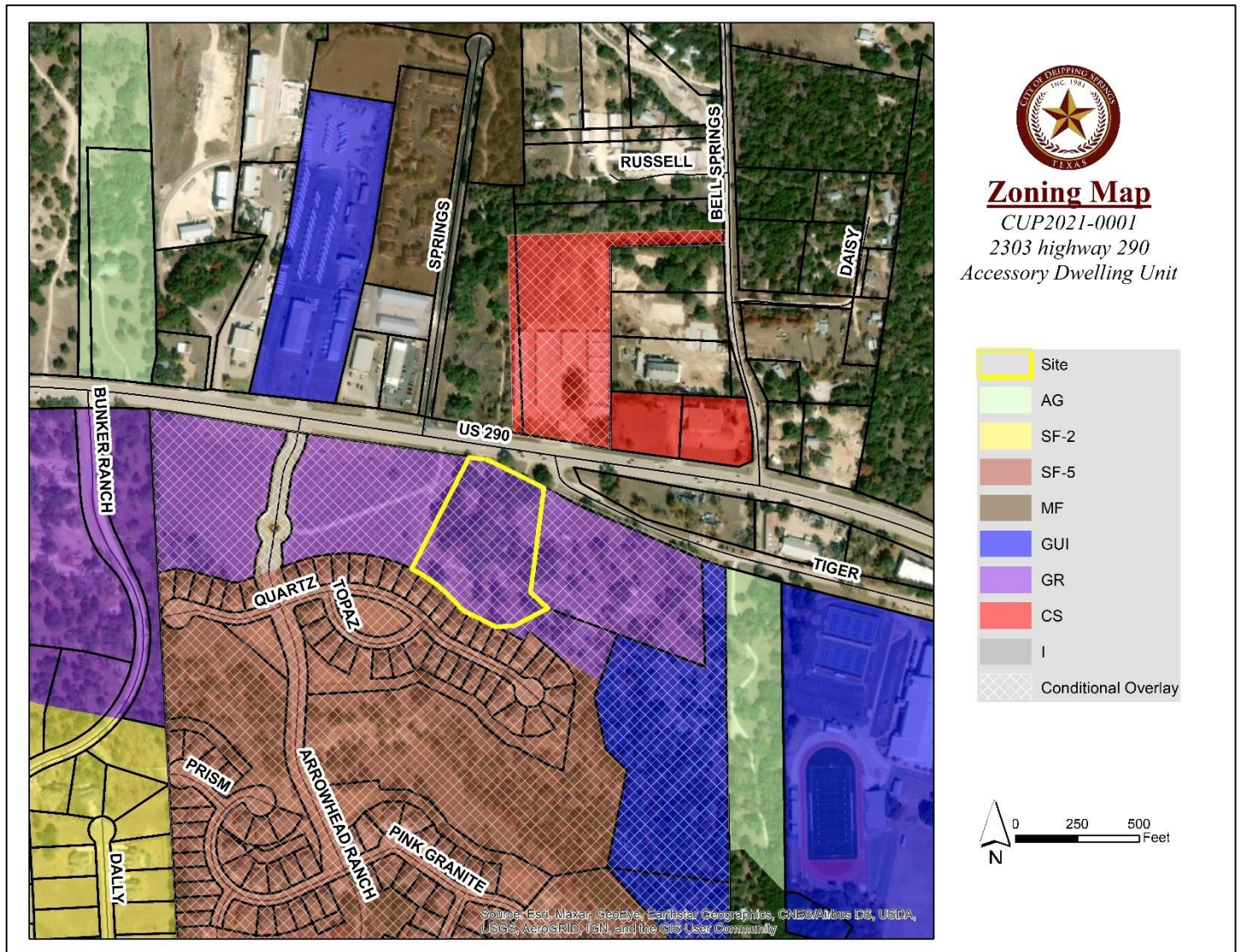
The Accessory Dwelling Unit utilities are below:

Water: Private water well or rainwater collection

Wastewater: OSSF. The applicant has stated that the owners will be upsizing their current OSSF to accommodate the ADU.

Electricity: PEC. The applicant is unsure if it will be connected to the house or on a separate meter.

Surrounding Properties



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Commercial Services (CS)	Mini-storage units (AAA Storage)	Retail Activity Center (Retail/Office – Shops, restaurants, and professional offices)
East	General Retail (GR)	Vacant lot	
South	Single-Family Attached Residential District (SF-5) Garden Home/ Development Agreement	Single Family Residential	
West	General Retail (GR)	Vacant lot	

The City’s Future Land Use Map designates this area as a Retail Activity Center. The Comprehensive Plan outlines the type of land uses within retail as shops, restaurants, and professional offices. The activity nodes represent areas for new development that should have more attention on factors of design because they are located at gateway points entering the City.

Approval Criteria for Conditional Use Permit Review (3.17.6-Zoning Ordinance)

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	The Compressive Plan addresses accessory dwelling units in the Comprehensive Plan Goal 3.1. ADUs are an option for supporting housing options in Dripping Springs.
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	The subject property is zoned General Retail (GR). Accessory dwelling units are a listed conditional use in this zoning district.
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	At the time of construction the ADU will have to meet all development standards.
4. 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:	
a. 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;	The site has access through their primary gate at the front of the property onto Tiger Lane / US 290; as well as a secondary access from the west that accesses back to Arrowhead Ranch Blvd.
b. Off-street parking areas, loading areas, and pavement type;	The accessory dwelling unit will need to provide the required parking spaces.
c. Refuse and service areas;	The refuse and service areas will be located in the appropriate locations as required by building codes. The refuse for the ADU will be located at the same location for pick up as the refuse for the primary residence.
d. Utilities with reference to location, availability, and compatibility;	See staff report
e. Screening and buffering, features to	This ADU will be screened from the highway by existi

minimize visual impacts, and/or setbacks from adjacent uses;	tree coverage and further screened from adjacent residential properties by a line of shade trees planted by the Pollards to provide them with privacy not provided by the developer on the residential lots to their immediate south. The applicant will have to comply with the Landscaping Ordinance since this property is zoned General Retail.
f. Control of signs, if any;	N/A
g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;	Lighting will need to comply with the City's Lighting Ordinance.
h. Required yards and open space;	None proposed. The applicant stated that the owners will comply with the setback and yard requirements.
i. Height and bulk of structures;	The ADU will need to comply with height requirements.
j. Hours of operation;	N/A
k. Exterior construction material, building design, and building facade treatment;	N/A
l. 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	N/A
m. Provision for pedestrian access/amenities/areas;	N/A
5. 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,	The 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.
6. Noise;	N/A
7. Odors; and	N/A
8. Dust.	N/A

Summary

Based on the proposed land use, compatibility with surrounding properties, and the Comprehensive Plan, **staff recommends approval of the requested CUP with the following conditions:**

- 1. There can only be one Main Residence and one Accessory Dwelling Unit. The other existing buildings cannot be converted for residential dwelling purposes.**
- 2. The ADU shall be connected to a City approved on-site septic system or City Sewer prior to occupancy.**
- 3. An engineer will need to delineate and dedicate the Water Quality Buffer Zone and local floodplain via a separate Instrument.**
- 4. The siting of the ADU shall not be allowed in Water Quality Buffer Zones or designated floodplain, unless otherwise permissible under the City's Water Quality Protection Ordinance.**

5. No additional Driveways shall be permitted.
6. The applicant shall provide a 10’ Trail/Sidewalk easement along the front of the lot.
7. If the use changes from a residential use to commercial use the property shall come into conformance and comply with all City Ordinances applicable to commercial development (i.e. Site Development, Zoning, Landscaping, etc.).

The below is an excerpt of the Code for the procedures that P&Z should take for CUPS.

Chapter 30 Exhibit A Zoning Ordinance Sec 3.17.5 Procedures for CUPS:

- (a) P&Z Recommendation: 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.

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 request.

Meetings Schedule

- March 23, 2021 – Planning and Zoning Commission
- April 13, 2021 - City Council Meeting

Attachments

- Exhibit 1- Conditional Use Permit Application
- Exhibit 2- Project Summary (Submitted by Applicant)
- Exhibit 3 – Exhibit of Lot

Recommended Action:	Recommend approval of the requested Conditional Use Permit, with staff and any additional conditions deemed necessary by the Commission.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no or alternate conditions.
Budget/Financial Impact:	None calculated at this time
Public Comments:	None at this time
Enforcement Issues:	N/A
Comprehensive Plan Element:	Livability / Quality of Life Support housing options in Dripping Springs



CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • www.cityofdrippingsprings.com

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Glenn & Leigh Ann Pollard
STREET ADDRESS 2303 W Hwy 290
CITY Dripping Springs STATE Texas ZIP CODE 78620
PHONE (512) 568-2184 EMAIL pollardleigh@gmail.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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Glenn & Leigh Ann Pollard
PROPERTY ADDRESS	2303 W Hwy 290
CURRENT LEGAL DESCRIPTION	Benjamin F. Hanna Survey, A0222, 5.602 acres
TAX ID#	R15059
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	GR
PROPOSED USE	This CUP is to apply for a CUP for an Accessory Dwelling Unit (ADU).
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The property is zoned GR. Since it is zoned GR, and through the limited cumulative zoning which allows for less intense uses, SF-4 is a Permitted Use in GR, which also allows for less intense uses such as SF-1 which allows for ADU's to be approved as Conditional Uses.

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 # 18021148

Leigh Pollard
Name

owner
Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

§

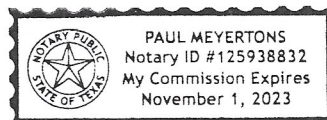
This instrument was acknowledged before me on the 8th day of FEBRUARY,

2021 by LEIGH POLLARD.

Paul Meyertons
Notary Public, State of Texas

My Commission Expires: 11/1/23

Jon Thompson
Name of Applicant



CONDITIONAL USE PERMIT 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:

Jon Thompson
Applicant Signature

February 8, 2021
Date

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"/>	PDF/Digital Copies of all submitted Documents
<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"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<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"/>	Plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<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

Received on/by: _____

Project Number: _____ - _____

Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: CUP for ADU - Pollard (2303 W Hwy 290)

Project Address: 2303 W Hwy 290

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting, LLC

Billing Contact Information

Name: Glenn & Leigh Ann Pollard

Mailing Address: 2303 W Hwy 290

Dripping Springs, Texas 78620

Email: pollardleigh@gmail.com Phone Number: (512) 845-

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 checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input checked="" type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input checked="" type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Lighting Plan | <input 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.

Jon Thompson
Signature of Applicant

February 8, 2021
Date

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 2303 W Hwy 290, Dripping Springs, Texas 78620

Commercial Residential

Applicant's Name (and Business Name, if Applicable):

Glenn & Leigh Ann Pollard, Owners

Applicant's Address: 2303 W Hwy 290, Dripping Springs, Texas 78620

Applicant's Email: pollardleigh@gmail.com

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:

IF APPLYING FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Development Permit |
| <input type="checkbox"/> Zoning Amendment Application | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Subdivision Approval | <input type="checkbox"/> Alcoholic Beverage Permit |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Food Establishment Permit |
| | <input type="checkbox"/> On-Site Sewage Facility Permit |

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit, initial Food Establishment Permit, and On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

Leigh Ann Pollard
Signature

2/8/21
Date

Conditional Zoning Justifications
CUP - ADU for 2303 W Hwy 290
Pollard

(a) The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;

The Comprehensive Plan calls for this area to be a Retail / Commercial Hub. The property has been used for residential for the history of the tract and continues to be used for residential. With the potential imposition of WQBZs and the restrictive covenant imposed by the seller, the use of this tract remains residential or agricultural which is how the property is currently used by the owners, Glenn and Leigh Ann Pollard.

(b) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

Based on conversations with the City staff, using the limited cumulative zoning allowed in General Retail (GR) that allows for less intense uses that includes SF4 type zoning district uses which further allows for less intense uses which includes SF1 type of uses (which is the current use), an Accessory Dwelling Unit is allowed as Conditional Use.

(c) The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, [Section 5](#);

The proposed use will be compliant with any supplemental standards as may be applicable.

(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;

The site has access through their primary gate at the front of the property onto Tiger Lane / US 290; as well as a secondary access from the west that accesses back to Arrowhead Ranch Blvd.

(2) Off-street parking areas, loading areas, and pavement type;

Since this is a residential use (ADU), all of the parking is off-street as it is only required to have two additional spaces; there are no loading areas since this is not commercial; and the pavement type is not applicable for residential uses; however, the driveway coming in off of Hwy 290 is paved.

- (3) Refuse and service areas;

The refuse and service areas will be located in the appropriate locations as required by building codes. The refuse for the ADU will be located at the same location for pick up as the refuse for the primary residence.

- (4) Utilities with reference to location, availability, and compatibility;

Utilities will be shared with the primary residence; including an updated, enlarged septic that is proposed to accommodate the ADU. They will share a private water well or rainwater collection. Electric will either be on its own PEC meter or will be shared on the same meter if PEC's regulations allow.

- (5) Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;

This ADU will be screened from the highway by existing tree coverage and further screened from adjacent residential properties by a line of shade trees planted by the Pollards to provide them with privacy not provided by the developer on the residential lots to their immediate south.

- (6) Control of signs, if any;

N/A

- (7) Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

All exterior lights will be compliant with the City's Exterior Design Ordinance.

- (8) Required yards and open space;

All setbacks will be complied with; no open space requirements are applicable.

- (9) Height and bulk of structures;

The height and bulk of the ADU will be compliant with applicable ordinances.

- (10) Hours of operation;

Not applicable as this is not a commercial development.

- (11) Exterior construction material, building design, and building facade treatment;

N/A since this is not a commercial development.

- (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

N/A since this is not a commercial development.

(13) Provision for pedestrian access/amenities/areas;

N/A since this is not a commercial development.

(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,

The proposed use is not materially detrimental to the public health, safety, convenience and welfare and does not result in material damage or prejudice to other properties in the vicinity as it is the same type of use as the immediately surrounding uses.

(f) Noise;

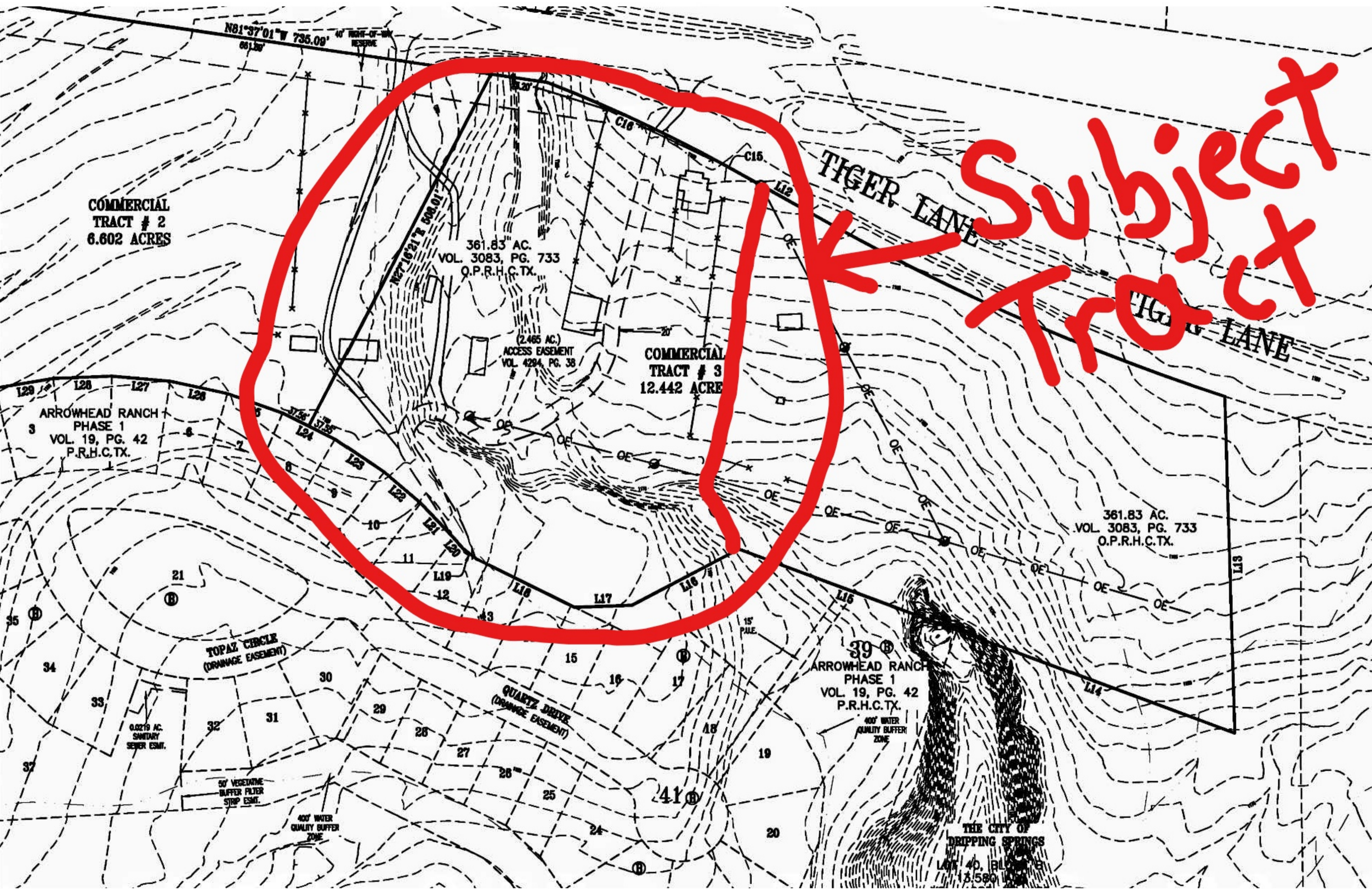
The property and use will be compliant with the applicable noise ordinance.

(g) Odors; and

No odors are anticipated from this use other than what is ordinary for residential uses

(h) Dust.

No dust is anticipated from this use other than what is ordinance for residential uses.



Subject Tract



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

Submitted By: Laura Mueller, City Attorney

Planning and Zoning Meeting Date: March 23, 2021

Agenda Item Wording: **Discuss and consider possible action on initiating zoning amendment for the Certificate of Appropriateness Process and Mobile Food Vendors in Historic Districts.**

Agenda Item Requestor: Historic Preservation Commission

Summary/Background: HPC asked Staff to work on the Certificate of Appropriateness (COA) process for Mobile Food Vendors in the Historic District. We created a committee to discuss the possible options related to process and the substance of the Mobile Food Vendor ordinance as it applies to the Historic Districts and COAs generally. The first step in amending the ordinance is to have the P&Z Commission initiate the zoning amendment process pursuant to 2.29 of the Zoning Ordinance (Chapter 30, Exhibit A).

If approved options will be brought to the April HPC and P&Z meetings for recommendations, with review by City Council proposed for May 2021.

Commission Recommendations: HPC and P&Z recommended looking into the ordinances related to Mobile Food Vendors in the Historic District and the COA process.

Recommended Commission Actions: Vote to initiate the zoning amendment process.

Attachments: NA

Next Steps/Schedule: Proposed: P&Z Commission on March 23, 2021.
 Provide notice to Stakeholders of consideration of changes.
 Newspaper notice by April 1, 2021.
 Historic Preservation Commission on April 1, 2021.
 Newspaper Publication by April 9, 2021.
 Planning and Zoning Commission on April 27, 2021.
 City Council on May 11, 2021.

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_California 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.
SUB2018-0043_Treaty Oak Subdivision MP	ETJ	16604 Fitzhugh Rd	1 Lot subdivision	Waiting on resubmittal
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
SUB2019-0017 Parten Ranch Amenity Center MP	ETJ	NW Corner of Two Creeks Lane and Parten Ranch Pkwy	1 Lot for amenity center	Waiting on the County
SUB2019-0023 Driftwood Golf & Ranch Club Phase. 1 CP	ETJ	10450 FM 967 N Side	42 Lot Subdivision on 59.14 acres	Gathering Signatures
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	Peaksider Circle	amended plat	waiting on resubmittal
SUB2019-0050 Driftwood Golf and Ranch Club Ph. 2 FP	ETJ	Thurman Roberts Way	57 SF lots, 3 Open Space, 4 Golf Course Lots, 8 ROW lots	Under Review
SUB2019-0062 Big Sky Ranch Phase 2 CP & FP	CL	Lone Peak Way	188 Single Family, Drainage, and Open Space lots	construction plans are being revised and are under review, waiting on resubmittal for the final plat
SUB2020-0005 Highpointe phase II 2A-2B, lots 7&8. Block C AP	ETJ	118 Red River Cover Austin	amended plat	Gathering signatures
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
SUB2020-0020 Polo Business Park East MP	etj	13550 US 290	1 lot subdivision to create a legal lot	waiting on resubmittal
SUB2020-0027 Sawyer Ranch 33	CL	unaddressed, R95789	3 lot subdivision near 290 and Sawyer ranch	Under Review
SUB2020-0031 Heritage Construction Plans	CL	Sportsplex Drive (Heritage Development)	Construction Plans for the Heritage development	Under Review
SUB2020-0039 Sunset Canyon AP	ETJ	13650 Trautwein Rd	Moving lot line to protect tree line prior to selling a lot	Under Review
SUB2020-0036 Big Sky Ranch Tract 1 Minor Revision	CL	Lone Peak Way	Adding 4 Lots and Moving an Interior Street	Under Review
SUB2020-0045 Driftwood Golf Course Ph 1 Site Grading Revision 2	ETJ	10450 RM 967	Revision 2 includes site development of golf course structures, utilities and driveways to serve the golf course	Waiting on Resubmittal
SUB2020-0046 Driftwood Golf and Ranch Club Ph 2 CP	EJT	Driftwood Golf Club Road, Buda Tx 78610	Phase 2 consists of 46 single family residential lots including all paving, drainage, water and wastewater improvements	Waiting on Resubmittal
SUB2020-0047 Driftwood WW Extension	ETJ	Thurman Roberts Way	Propose two low pressure force mains, a raw wastewater line, wet well and valve vault	Waiting on Resubmittal
SUB2020-0048 611 Butler Ranch Road MP	ETJ	611 Butler Ranch Road	Subdividing 13.03 acres into 2 lots.	Waiting on Resubmittal
SUB2021-0001 Headwaters Water Facility	ETJ	E HWY 290 Dripping Springs	Phase 3 of the existing wastewater plant. Impervious cover will be increased by 9605 sq ft	Gathering Signatures
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
SUB2021-0004 Driftwood phase 3 Minor revision	ETJ	Thurman Roberts Way	Adjusting Road and removing lots	Under Review
SUB2021-0006 Treaty Oak MP	ETJ		Establish a lot	Under Review
SUB2021-0007 Headwaters phase 3-5 PP Minor revision	ETJ		Adjusting lots	Approved with conditions
SUB2021-0008 Driftwood Greeter House Road Widening	ETJ	Thurman Roberts Way	Widening the road near the greeter house	Under Review
SUB2021-0009 Glass Business Park CP	CL	2650 W Hwy 290	Construction Plans for Glass Business Park	Under Review
SUB2021-0013 Headwaters Phase 4 CP Revision	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Revision 2 proposed to add 11 lots adjacent to Hazy Hills Loop. Associated improvements including erosion controls, grading, utilities and revegetation.	Under Review
SUB2021-0016 Driftwood Club Core Phase 3 SP and CP	ETJ	Thurman Roberts Way	Project will be developed in a condominium regime with 9 detached residential units and a parking lot. The site will be accessed via driveway that ties to a driveway that is a part of Driftwood Club Core Phase 2 that ties to Thurman Roberts Way,	Under Review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Trailor and Site improvements	Waiting on resubmittal
SD2019-0017 Storserv	ETJ	E Hwy 290	Self Storage facility	Approved w conditions
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
SD2019-00026 DSWSC Filling Station	CL	198 Creek Rd		Gathering Signatures
SD2019-0032 Coffman Real Estate	CL	27401 RR 12	Parking lot improvements	Gathering Signatures
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2019-0041 Driftwood Creek Temporary Kitchen	ETJ	415 Thurman Roberts Way	Temporary kitchen facility comprised of 2 shipping containers	Approved with Conditions
SD2020-0006 Ghost Hill Ranch Phase 2	ETJ	31430 Ranch Road 12, Dripping Springs, Texas	Two Commercial Buildings	Approved with Conditions
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0017 Home Depot TRC	cl	260 E Hwy 290	tool rental center	Waiting on resubmittal
SD2020-0018 DSWSC Elevated Storage Tank	etj	Hart Lane	elevated Storage tang	Gathering Signatures
SD2020-0020 Revision to Texas Regional Bank	cl	333 E Hwy 290 #305, Dripping Springs, TX 78620	The Site Development Plans have been revised for connectivity between the current site and future development	Approved w/ Conditions
SD2020-0022 Skye Headwaters Revision 2	cl	201 Headwaters Blvd.	Reverting back to the originally approved project.	Gathering Signatures
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
SD2020-0029 Headwaters Phase II	CL	Kibo Ridge and Hwy 290	this project includes the construction of four 3-story apartment buildings, associated parking and drives, and utilities	Approved w/ Conditions
SD2020-0030 Howard Ranch Commercial	CI	FM 150 and RR12	one 5. 110-sf general store/fueling station, two 10,400-sf retail stores, two 6,800-sf retail stores. One 17,600-sf retail store, and a 10,350-sf live/work building to be located on 7.391 acres	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
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Waiting on resubmittal
SD2020-0035 Harrison Hills Business Park	CL	North of Whisenant, across from Founders Ridge (No address given)	Infrastructure including construction of Driveway to 12, water quality and detention ponds, utilites, offsite improvements for wastewater tie in	Approved w/ Conditions
SD2020-0036 Arrowhead Ranch Amenity Center Revision	CI	Arrowhead Ranch Blvd	Proposed Site Development for future arrowhead ranch amenity Center	Approved w/ conditions
SD2020-0040 Forbes Tract Revision	ETJ	14300 FM 1826	proposed revision would include switching from a bar ditch conveyance system to an underground drainage system	Approved w conditions
SD2020-0041 Skybridge Academy	CL	26540 Ranch road 12	deck addition at rear of building for outdoor classroom	Gathering Signatures
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	Waiting on resubmittal
SD2020-0044 Founder Parking Lot Improvements	CL	419 Founders Park Rd	Install an asphalt parking area consisting on approximately 48 parking spaces within Founders Memorial Park.	Approved w/ Conditions
SD2020-0045 12 South	CL	4500 RR 12	8,000 Sq ft warehouse w associated parking and drainage	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
SD2020-0048 Patriots Hall of Dripping Springs	ETJ	3400 E US 290	New VFW Building with parking infrastructure and water quality	Approved w/ Conditions
SD2020-0049 Bannockburn Youth Building	ETJ	264 American Way	New +/- 7,250 sf building next to church for youth and children ministries and +/- 1,500 sf of paved walkway around the building	Approved w/ Conditions (Can begin Erosion controls)
SD2021-0001 Belterra Active Adult	ETJ	TBD	Multifamily development with associated parkig and utility improvements	Under Review
SD2021-0002 Driftwood Greeter House	ETJ	214 Thurman Roberts Way	2,100 sq-ft guard house adjacent to entrance gate into Driftwood Subdivision, small driveway connecting the northbound and southbound sides of Thurman Roberts Way, and 3 parking spaces.	Under Review
SD2021-0003 WTCPUA Sawyer Ranch 1340 Conversion	ETJ	Sawyer Rnach	The project includes operational modifications and approximately 6,200 linear feet of new 8" DIPwater main to replace an existing, aging line	Under Review