



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, December 14, 2021 at 6:30 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera

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. Discuss and consider approval of the November 23, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2020-0030: an application for Caliterra Phase 4 Section 12 Preliminary Plat for a 64.964 acre tract located near Ranch Road 12 and Hog Hollow Road out of the Philip A. Smith Survey. Applicant: Bill Couch, Carlson Brigrance, and Doering Inc.**
- 3. Disapproval of SUB2021-0054: an application for Driftwood Phase 2 Final Plat for a 19.30 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 out of the Freelove Woody Survey, Abstract 20. Applicant: Tory Miller, P.E., Murphee Engineering Company**
- 4. Approval of SUB2021-0060: an application for Parten Ranch Phase 6 & 7 Preliminary Plat for a 129.0 acre tract located on Parten Ranch Parkway near Running Bird Road out of the Seaborn J. Whatley and Lamar Moore Surveys. Applicant: Dan Ryan, LJA Engineering**

BUSINESS

- 5. Public hearing and consideration of a recommendation regarding ZA2021-0005 an application to consider a proposed zoning map amendment from Single Family- Low Density (SF-1) to Manufactured Home (MH) for approximately 2.279 acres out of the Phillip A. Smith Survey located at 910 Creek Road. Applicant: Jon Thompson**
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Zoning Amendment
- 6. Discuss and consider approval to change the Planning & Zoning Commission meeting start time to 6:00 p.m.**

PLANNING & DEVELOPMENT REPORTS

- 7. Planning Department Report**
- 8. Report on Moratorium Exceptions & Waivers**

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

December 28, 2021, at 6:30 p.m.

January 11, 2022, at 6:30 p.m.

January 25, 2022, at 6:30 p.m.

City Council Meetings & Board of Adjustment Meetings

December 14, 2021, at 5:00 p.m. (Waiver/Exception)

December 21, 2021, at 6:00 p.m. (Regular)

December 28, 2021, at 5:00 p.m. (Waiver/Exception)

January 4, 2022, at 6:00 p.m. (Regular/BOA)

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **December 10, 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, November 23, 2021 at 6:30 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:43 p.m.

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
John McIntosh
Tammie Williamson

Commission Members absent were:

Christian Bourguignon
Doug Crosson
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera

PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.

CONSENT AGENDA

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

1. **Approval of the Planning & Zoning Commission November 9, 2021, regular meeting minutes.**
2. **Approval of the Planning & Zoning Commission November 15, 2021, special meeting minutes.**
3. **Approval of SUB2021-0064: an application for Caliterra Phase 4 Section 11 Final Plat for a 39.911 acre tract located at Soaring Hill Road and Fish Trap Road out of the Philip A. Smith Survey. Applicant: Bill Coach, Carlson Brigrance and Doering.**
4. **Disapproval of SUB2021-0065: an application for Heritage Phase 2 Final Plat for a 69.999 acre tract located on Sportsplex Drive out of the Philip A. Smith Survey. Applicant: Sarah Mays, P.E., Kimley-Horn.**
5. **Disapproval of SUB2021-0051: an application for Hardy Land North Preliminary Plat for a 38.680 acre tract located at 2901 W US 290 out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, Civil and Environmental Consultants Inc.**
6. **Approval of SUB2021-0052: an application for Cannon Ranch Preliminary Plat for 100.58 acres on Cannon Ranch Road out of the Philip A. Smith and C.H. Surveys. Applicant: Jake Helmburg, Doucet & Associates.**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 6. Commissioner Williamson seconded the motion which carried unanimously 4 to 0.

BUSINESS

7. **Public hearing and consideration of a recommendation regarding ZA2021-0007: an application to consider a proposed zoning map amendment from Agriculture (AG) to Single Family Residential - Moderate Density (SF-2) for approximately 39.341 acres out of the Benjamin F. Hannah Survey, located at 2901 W US 290, Dripping Springs, Texas. Applicant: Brian Estes, P.E., Civil and Environmental Consultants Inc.**
 - a. **Presentation** – No presentation was given.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval as presented.

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

d. Zoning Amendment – A motion was made by Vice Chair Martin to recommend City Council approval of ZA2021-0007: an application to consider a proposed zoning map amendment from Agriculture (AG) to Single Family Residential - Moderate Density (SF-2) for approximately 39.341 acres out of the Benjamin F. Hannah Survey, located at 2901 W US 290, Dripping Springs, Texas. Commissioner McIntosh seconded the motion which carried unanimously 4 to 0.

8. Public hearing and consideration of a recommendation regarding ZA2021-0009: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Applicant: JD Dudley, QuikTrip Corporation.

a. Presentation – JD Dudley gave a presentation which is on file.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval as recommended.

c. Public Hearing – Judy Sanchez, Todd Simmons, Helen Darling, Dan Wattles, Dimitri Julius, and John Foley spoke in opposition to the item.

d. Conditional Overlay Amendment – A motion was made by Vice Chair Martin to recommend City Council approval of ZA2021-0009: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road with the condition that the applicant install one-hundred foot landscape buffer and with changes as presented by the applicant. Commissioner McIntosh seconded the motion which failed 1 to 3, with Chair James, and Commissioners Williamson and McIntosh opposed.

A motion was made by Vice Chair Martin to recommend City Council deny approval of ZA2021-0009: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Commissioner Williamson seconded the motion which carried unanimously 4 to 0.

9. Public hearing and consideration of a recommendation regarding ZA2021-0010: an application to consider a proposed zoning map amendment from Manufactured Home (MH) to General Retail (GR) for an approximately 1.44 acres consisting of lots 1, 2, 3, 26, 27, and 28, block C out of the North Forty Section 2 subdivision located at the intersection of Ranch Road 12 and Timberline Drive. Applicant: Gilbert J. Guerra, P.E., Rio Delta Engineering.

a. Presentation – Gilbert Guerra was present and available for questions from the Commission.

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

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

d. Zoning Amendment – A motion was made by Vice Chair Martin to recommend City Council approval of ZA2021-0010: an application to consider a proposed zoning map amendment from Manufactured Home (MH) to General Retail (GR) for an approximately 1.44 acres consisting of lots 1, 2, 3, 26, 27, and 28, block C out of the North Forty Section 2 subdivision located at the intersection of Ranch Road 12 and Timberline Drive. Commissioner McIntosh seconded the motion which carried unanimously 4 to 0.

The Commission directed staff to clarify interaction with current Conditional Use Permitting.

10. Discussion related to the 2022 Planning & Zoning Commission meeting schedule and regular meeting start time.

The Commission discussed the new schedule. No action was taken.

PLANNING & DEVELOPMENT REPORTS

Reports are on file and available for review upon request.

11. Planning Report

- a. Planning Report
- b. Moratorium
- c. Comprehensive Plan

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

December 14, 2021, at 6:30 p.m.

December 28, 2021, at 6:30 p.m.

January 11, 2022, at 6:30 p.m.
January 25, 2022, at 6:30 p.m.

City Council & Board of Adjustment Meetings

December 7, 2021, at 6:00 p.m. (CC & BOA)
December 21, 2021 at 6:00 p.m. (CC)
January 4, 2022, at 6:00 p.m. (CC & BOA)
January 18, 2022, at 6:00 p.m. (CC)

ADJOURN

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Williamson seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned 8:36 p.m.



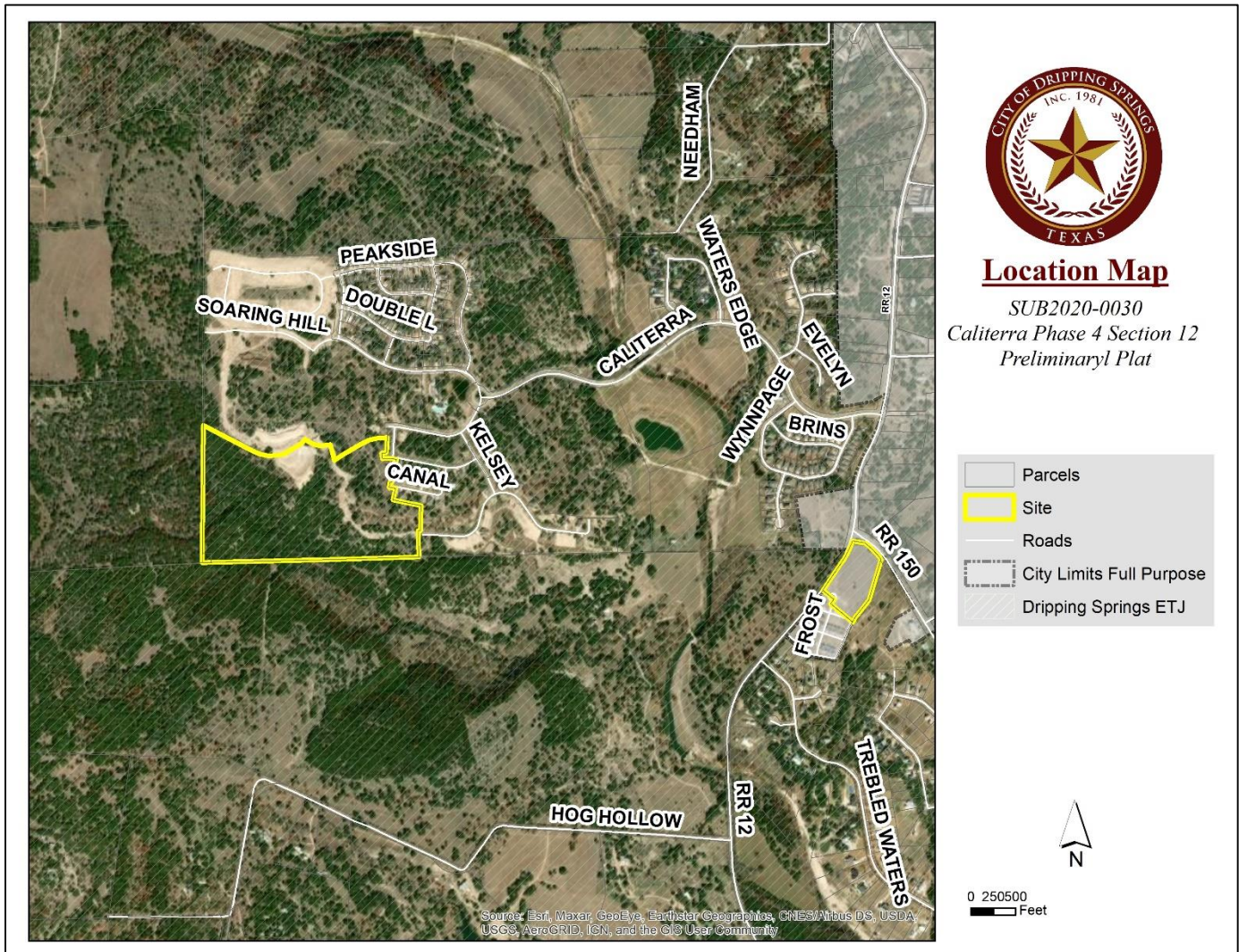
Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: December 14, 2021
Project Number: SUB2020-0030
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Caliterra Phase 4, Sec. 12 Preliminary Plat
Property Location: South of U.S. 290, west of RR 12, and north of Hog Hollow Road (R17804)
Legal Description: Approximately 64.964 acres out of the Philip A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas
Applicant: Carlson, Brigace, and Doering, Inc. c/o Bill E. Couch
Property Owner: Development Solutions CAT, LLC c/o Greg Rich
Request: Preliminary Plat

Property Location



Action Requested

Approval of the preliminary plat as all comments have been addressed.

Site Information

Location:

The Subject property is located South of U.S. 290, west of RR 12, and north of Hog Hollow Road (R17804).

Physical and Natural Features:

The property has varying topography, with about half of the site undevelopable because of a creek/floodplain located within the platted boundary.

Zoning Designation:

The property is located in the City's ETJ.

Property History

The property is located in the city's ETJ, however, it is subject to a development agreement that was approved by City Council January 14, 2014. This is the first time this plat applications has been considered.

Recommendation

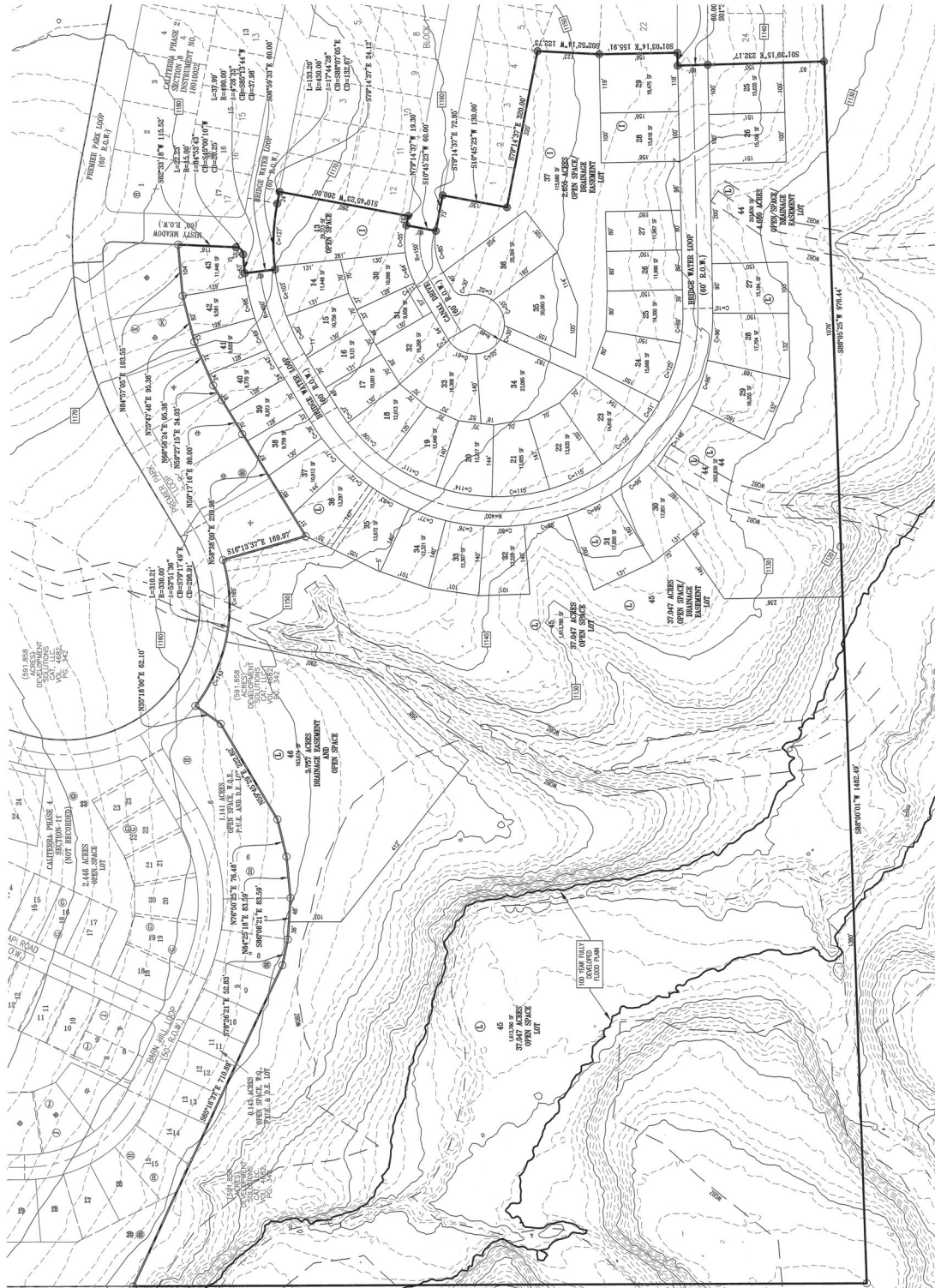
Staff is recommending approval of the request as all comments have been addressed.

Attachments

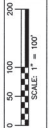
Exhibit 1 – Proposed Preliminary Plat with staff comments (SUB2020-0030)

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

CALITERRA PHASE 4 SECTION 12 PRELIMINARY PLAT



VICINITY MAP
(N.T.S.)



LEGEND

- 17 LOT NUMBER
- (A) BLOCK NUMBER
- PROPERTY LINE
- EASEMENT LINE
- FEMA 100 YEAR FLOODPLAIN
- BASEFLOOD 100 YEAR FLOODPLAIN
- STREAM CHANNEL
- WATER QUANTITY DETER ZONE

ORIGINAL SUBMITTAL DATE:
TOTAL ACRES: 64.94 ACRES
FEMA MAP NO. 48209C-0115F,
DATED SEPTEMBER 2, 2005

TOTAL NO. OF LOTS: 47
NO. OF BLOCKS: 3
NO. OF OPEN SPACE LOTS: 3
NO. OF DRAINAGE BASINS AND OPEN SPACES: 2

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC
807 J.C. CHAFFIN STREET
MINNEAPOLIS, MINNESOTA 55402

ENGINEER & SURVEYOR: CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILIAM CANYON DRIVE
ARLINGTON, TX 79716-5160
PHONE: 817-290-5160
FAX: 817-290-5165

LANDSCAPE ARCHITECT: JEFFREY W. WELLS
10000 W. 10TH STREET, SUITE 100
DENVER, CO 80231
PHONE: 303-751-1111
FAX: 303-751-1112

TOTALS
BRIDGE WATER LOOP (LOCAL STREET) 607 8.0 M 1.857 2.558 AC.
CANAL DRIVE (LOCAL STREET) 607 8.0 M 2.597 0.358 AC.
TOTALS 2.116 2.916 AC.

DESIGNED BY	DATE
REVISION	

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
P.L.L.C.
1501 West William Canyon Drive, Suite 100
Arlington, Texas 79716
Phone No. (817) 292-5160
www.cbdi.com

SHEET NAME: PRELIMINARY PLAT 100 SCALE
JOB NAME: CALITERRA PHASE 4 SECTION 12
PROJECT: STREET DRAINAGE, WATER & WASTEWATER IMPROVEMENTS



DATE: November 2020
JOB NUMBER: 51183
SHEET: 11

Item 2.

SUB 2020-0030



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: 9-9-20 email

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Bill E. Couch

COMPANY Carlson, Brigance and Doering, Inc.

STREET ADDRESS 5501 W. William Cannon Drive

CITY Austin STATE TX ZIP CODE 78749

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

OWNER NAME Greg Rich

COMPANY Development Solutions CAT, LLC

STREET ADDRESS 12222 Merit Drive, Suite 1050

CITY Dallas STATE TX ZIP CODE 78251

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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Development Solutions CAT, LLC
PROPERTY ADDRESS	Premier Park Loop at Misty Meadow
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, ACRES 158.048
TAX ID #	R17804
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	64.964
SCHOOL DISTRICT	Dripping Springs Independent School District
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: <u>Misty Meadow</u> <input checked="" type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Caliterra Development Agreement</u>

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Caliterra Phase 4 Section 12
TOTAL ACREAGE OF DEVELOPMENT	65.172 Acres
TOTAL NUMBER OF LOTS	47
AVERAGE SIZE OF LOTS	minimum 3600 SF lots and Small corner lots a min. of 3,500 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>42</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>2.918 acres</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

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

COMMENTS: _____

TITLE: Sr. Project Manager SIGNATURE: *Bill E. Powell*

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas (One Gas) *AD*

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 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 / Carlson, Brigance and Doering, Inc.

Applicant Name

Bill E. Couch

10-5-20

Applicant Signature

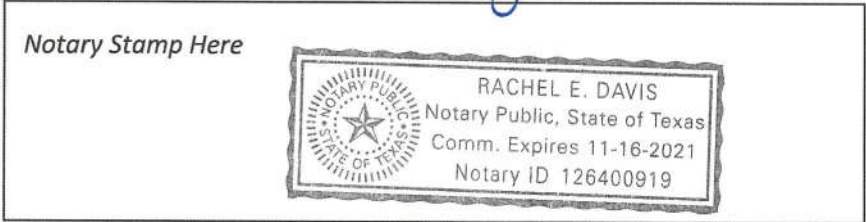
Bill E. Couch

Date 10-5-20

Notary

Rachel E. Davis

Date 10/5/20



Gregory Rich / Development Solutions, CAT, LLC

Property Owner Name

Gregory Rich, Manager
Property Owner Signature Authorize Signer

10-5-20

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: 10-5-20

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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (1 Copy required – 11 x 17)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider “Will Serve” Letters
<input checked="" 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)

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

512.858.4725 • www.cityofdrippingsprings.com

<u>DA</u>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well <i>(if applicable)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)

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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

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

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

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	Comply per Development Agreement
Parkland Dedication, Article 28.03	Comply per Development Agreement
Landscaping and Tree Preservation, Article 28.06	Comply per Development Agreement

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

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Caliterra Ph 4 Sec 12

Project Address: Misty Meadow at Premier Park Loop

Project Applicant Name: Bill E. Couch

Billing Contact Information

Name: Greg Rich

Mailing Address: 12222 Merit Drive, Suite 1020
Dallas, Texas 75251

Email: grich@siepiela.com Phone Number: (972) 960-2777

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

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

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


Signature of Applicant

10-5-20
Date



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 3.

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SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: <u>8/31/2021</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

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

CONTACT INFORMATION

APPLICANT NAME TORY MILLER, PE.
COMPANY Murtee Engineering Company
STREET ADDRESS 1101 S Capital of Texas Highway
CITY Austin **STATE** Texas **ZIP CODE** 78746
PHONE 512-327-9204 **EMAIL** rgilbert@murtee.com

OWNER NAME J David Rhoades
COMPANY Driftwood DLC Investor: I, LP, c/o Don Bosse, VP of Dev, Driftwood Golf Club
STREET ADDRESS 582 Thurman Roberts Way
CITY Driftwood **STATE** Texas **ZIP CODE** 78619
PHONE 737-241-3517 **EMAIL** dbosse@driftwoodgolfclub.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Driftwood DLC Investors I, LP
PROPERTY ADDRESS	Thurman Roberts Way
CURRENT LEGAL DESCRIPTION	19.30 ac out of Freelove Woody Sur, Abs 20, Hays Co, TX
TAX ID #	R12537
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	1930
SCHOOL DISTRICT	Hays Consolidated ISD and Dripping Springs ISD
ESD DISTRICT(S)	ESD 6 and ESD 1
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Thurman Roberts Way</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <small>Driftwood Amended and Restated DA between CoDS & M Scott Roberts & Equity Ltd</small> _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Subdivision, Phase Two Final Plat
TOTAL ACREAGE OF DEVELOPMENT	19.30
TOTAL NUMBER OF LOTS	23
AVERAGE SIZE OF LOTS	0.832
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: <u>OS, PVT ST</u>
# OF LOTS PER USE	RESIDENTIAL: <u>18</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>9.5</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>2,300</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

TORY MILLER

Applicant Name

Tory Miller

9-2-21

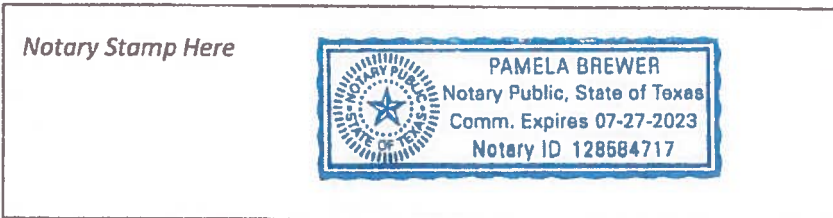
Applicant Signature

Pamela Brewer

Date
9-2-21

Notary

Date



J. DAVID RITORDE S

Property Owner Name

9.2.2021

Date

* [Signature]
Property Owner Signature

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: Tommy MBL Date: 9-2-21

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

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<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> NA	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/> NA	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/> NA	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(i)(4)]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

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

<input type="checkbox"/>	<input 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 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 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 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 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 type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	In accordance with DA and City of DS regulations.
Parkland Dedication, Article 28.03	In accordance with DA additional parkland dedication is not required.
Landscaping and Tree Preservation, Article 28.06	In accordance with DA.

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

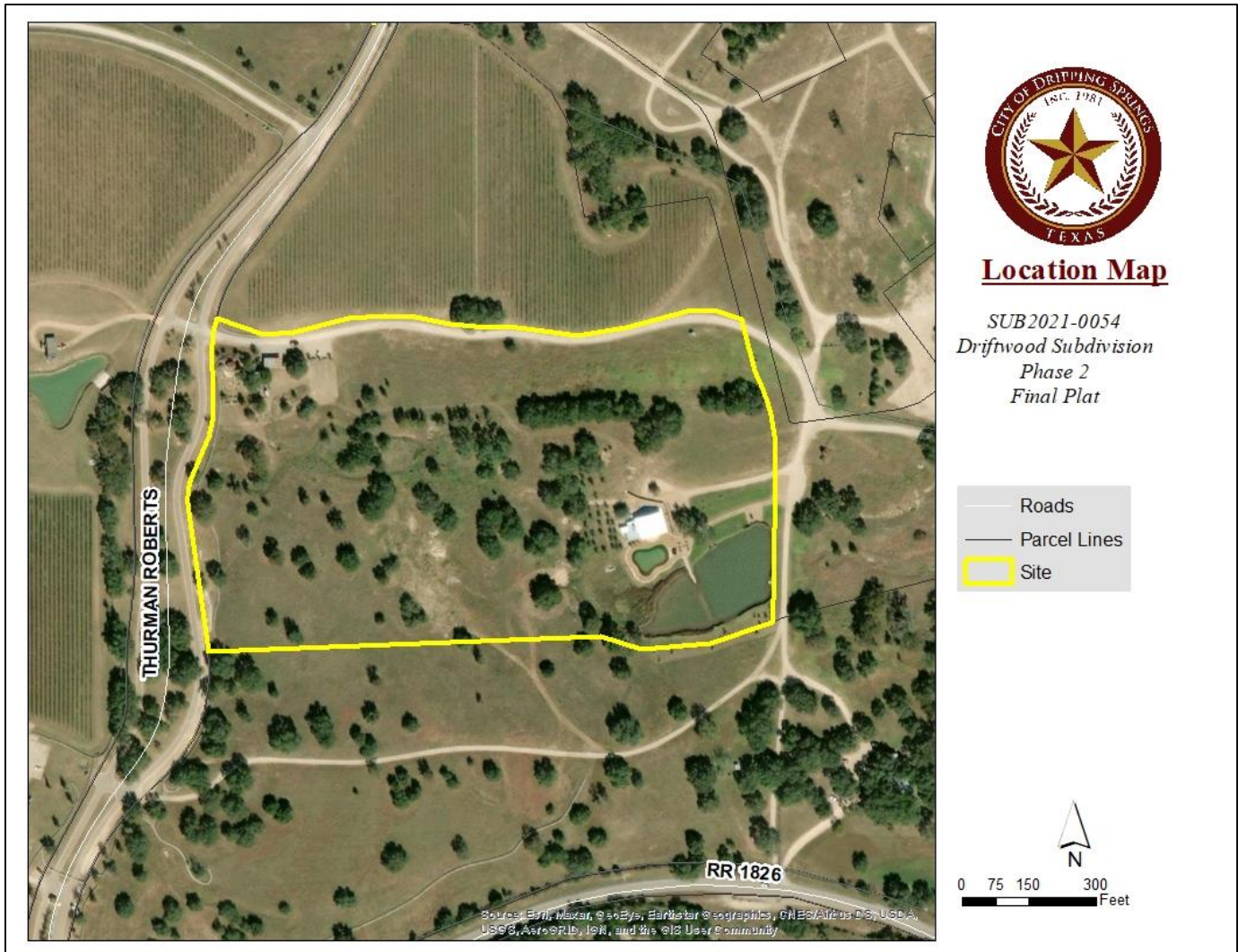


Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: December 14, 2021
Project Number: SUB2021-0054
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Driftwood Subdivision Phase 2 Final Plat
Property Location: Thurman Roberts Way
Legal Description: 19.30 acres out of the Freelove Woody Survey, Abstract 20
Applicant: Murfee Engineering Company, Inc.
Property Owner: Driftwood DLC Investors I, LP
Request: A residential final plat.



Overview

The applicant is requesting approval of a final plat consisting of 18 residential lots. This plat is consistent with the approved preliminary plat.

Action Requested

Disapproval to address comments.

Staff Comments:

1. *Plat cannot be approved until Phase 2 Construction plans are approved.*

Site Information

Location:

The subject property is located at 214 Thurman Roberts Way, generally located north of FM 1826, east of FM 150, and south of Onion Creek.

Zoning Designation: ETJ

Property History

The preliminary plat was approved March 30, 2021. The surety bond was approved September 21, 2021.

Recommendation

Staff is recommending disapproval.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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

DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR I, A DELAWARE LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT OWNER OF 19.302 ACRES OF LAND, RECORDED IN DOCUMENT No. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 19.302 ACRES, TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

GOLF CLUB DEVELOPMENT, INC.
A DELAWARE COMPANY,

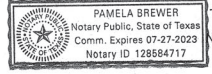
BY: J. DAVID RHOADES, AUTHORIZED AGENT
582 THURMAN ROBERTS WAY,
DRIFTWOOD, TEXAS 78619

9. 8. 2021
DATE

STATE OF ARIZONA)
COUNTY OF MARICOPA)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8 DAY OF September 2021 A.D.



Pamela Brewer
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

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

WITNESS MY HAND THIS THE 31ST DAY OF August, 2021.

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



ENGINEER'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAPS #48209CO120 F, #48209CO140 F, #48209CO235 F, AND #48209CO255 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

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

WITNESS MY HAND THIS THE 30th DAY OF July, 2021.

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HWY.
AUSTIN, TEXAS 78746



GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THIS SUBDIVISION IS WITHIN ESD No. 1 AND ESD No. 6 AND THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 19.3018
TOTAL ACREAGE OF LOTS: 19.3018
INTENDED USE OF LOTS: RESIDENTIAL, DRAINAGE AND PRIVATE STREETS
TOTAL NUMBER OF LOTS: 23 AVERAGE SIZE OF LOTS: 0.8321
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 1
Between 2 & 5 acres 0
Between 1 & 2 acres 2
Less than an acre 20
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 3381, PAGE 708 AND THE AMENDED AND THE RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150 PAGE 594, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME. SITE DEVELOPMENT AND BUILDING PERMITS ARE REQUIRED FOR COMMERCIAL DEVELOPMENT.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS PROHIBITED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT No. 6 OR ITS SUCCESSORS.
- HOMEOWNERS ASSOCIATION MAINTAINED STREETS: DRIFTWOOD DLC INVESTOR LP, BY FILING OF THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT HAYS COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION: VOLMERING LANE AND THIELEPAPE COVE UNTIL AND UNLESS DRIFTWOOD DLC INVESTOR I, LP, AND/OR THE DRIFTWOOD PROPERTY ASSOCIATION HAS IMPROVED THE ROADWAY TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROAD HAS BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. DRIFTWOOD DLC INVESTOR I, LP AND ALL FUTURE OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROAD AND STREETS SHOWN IN THIS SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AS REFERRED TO IN DOCUMENT No. 15007648 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SUBDIVISION IS UNDER THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT, (HTGCD).
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

SUBDIVISION PLAT NOTES:

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

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

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

MARCUS PACHECO, DIRECTOR DATE _____
HAYS COUNTY DEVELOPMENT SERVICES

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

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

APPROVED, THIS THE _____ DAY OF _____, 2021.

BY: _____
MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST: _____
ANDREA CUNNINGHAM, CITY SECRETARY

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

MARCUS PACHECO, DIRECTOR DATE _____
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS)
COUNTY OF HAYS)

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 2021, AT ___ O'CLOCK __.M., AND DULY RECORDED ON THE ___ DAY OF _____, 2021, AT ___ O'CLOCK __.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____

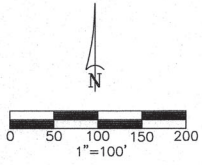
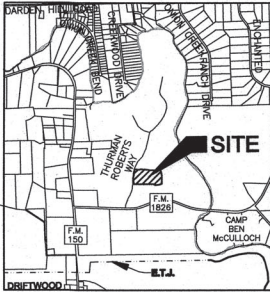
ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

**DRIFTWOOD SUBDIVISION,
PHASE TWO**

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED
905 Capital of Texas Highway South Building B, Suite 110 Austin, Texas 78746 (512) 327-6006		FIRM REGISTRATION NO. 101087-0
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 21523.10	DATE: -AUGUST 27, 2021	SHEET NO.
DRAWING NO.: 21523P1	CRD #:	18508

DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT

Item 3.



TBM-4
N = 13962349.83
E = 2277095.94
TOP OF NORTH BOLT ON
THE FLANGE OF FH
ELEV. = 1003.72
(NAVD ELEV. = 1004.02')

FREELOVE WOODY
SURVEY No. 23
ABSTRACT No. 20

TBM-3
N = 13961859.8
E = 2276725.5
TOP OF NORTH
GATE POST
ELEV. = 1003.29'
(NAVD ELEV. = 1003.59')

200 ACRES (TRACT 4)
MESA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

DRIFTWOOD
PHASE ONE
SECTION ONE
Blk. 18
Pg. 236
H.C.P.R.

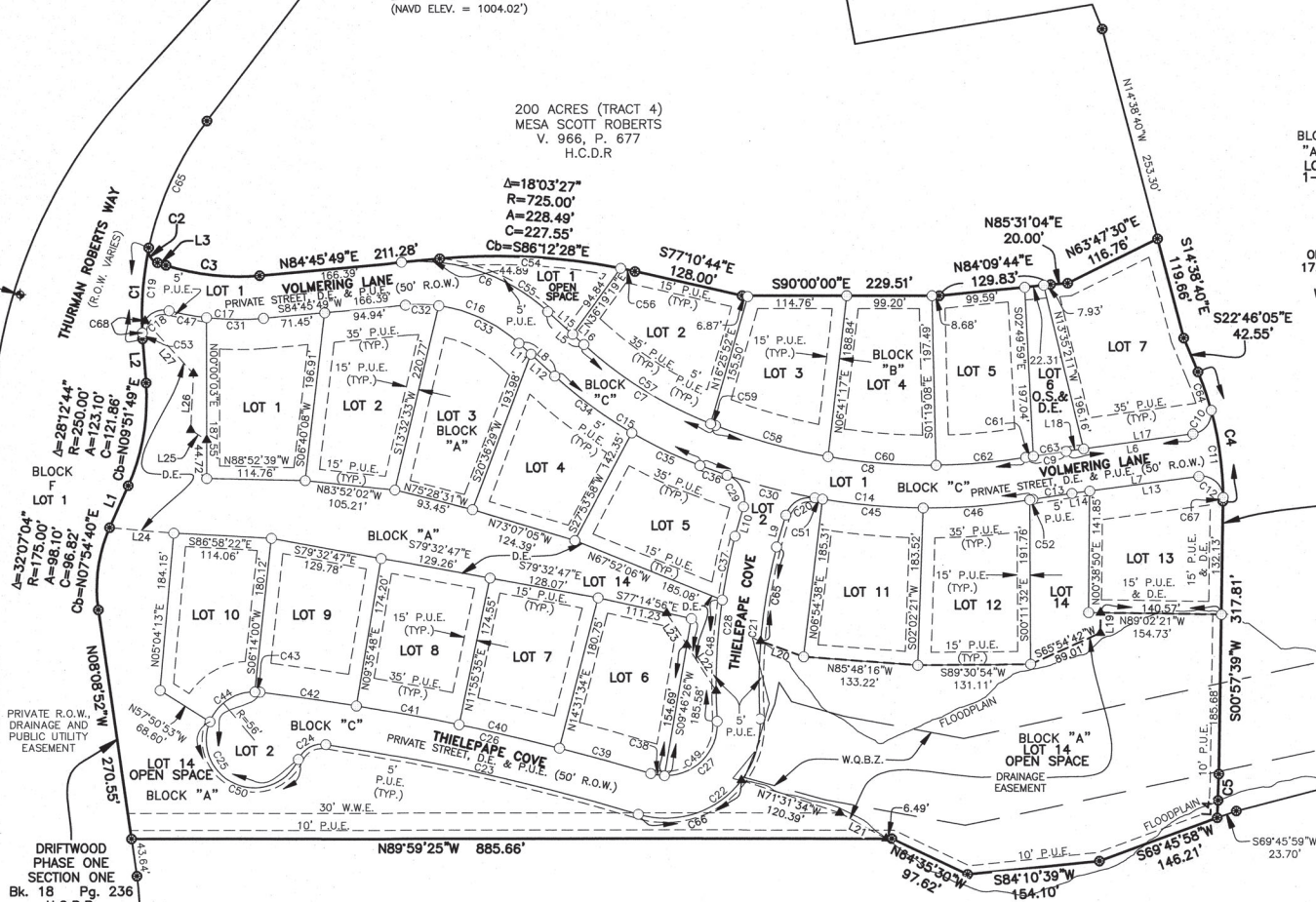
BENCHMARKS:
ELEVATIONS ARE BASED ON THE PANEL
POINT DATUM USED FOR THE ORIGINAL
AERIAL TOPOGRAPHIC SURVEY
TO OBTAIN NAVD88 DATUM ADD 0.30'.

200 ACRES (TRACT 4)
MESA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

$\Delta = 18^{\circ}03'27''$
 $R = 725.00'$
 $A = 228.49'$
 $C = 227.55'$
 $Cb = S86^{\circ}12'28''E$

BLOCK
"AB"
LOT
1-B

"FINAL PLAT" OF THE
DRIFTWOOD SOLAGE SUBDIVISION,
BLOCK A, LOTS 1-B,
BEING A REPLAT OF BLOCK A, LOT 1
OF THE DRIFTWOOD SOLAGE SUBDIVISION AND
17.3859 ACRES OUT OF THE FREELOVE WOODY
SURVEY NO. 23, ABSTRACT NO. 664,
WITHIN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS
Doc. No. 19037665
O.P.R.H.C.



200 ACRES (TRACT 4)
MESA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

DRIFTWOOD SUBDIVISION,
PHASE TWO
FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
		525 Capital of Texas Highway South Building # 115 Austin, Texas 78746 (512) 382-6008	
DRAWN BY: WAL	SCALE: 1" = 100'	FIRM REGISTRATION No. 101287-0	
JOB NO.: 21523.10	DATE: OCTOBER 20, 2021		
DRAWING NO.: 21523P1	CRD #: 18508		



DRIPPING SPRINGS
Texas

Item 4.

City of Dripping Springs

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

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PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: 9/21/2021

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Dan Ryan, P.E.

COMPANY LJA Engineering, Inc.

STREET ADDRESS 7500 Rialto Boulevard Building II, Suite 100

CITY Austin STATE Texas ZIP CODE 78735

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

OWNER NAME HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 1011 North Lamar Blvd

CITY Austin STATE Texas ZIP CODE 78703

PHONE 512-477-2439 EMAIL jay@jayhann.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	HM Parten Ranch Development, Inc.
PROPERTY ADDRESS	End of Parten Ranch Parkway near Running Bird Road Intersection.
CURRENT LEGAL DESCRIPTION	203.271 ACRES OF LAND IN THE SEABORN J. WHATLEY SURVEY A-18 AND THE LAMAR MOORE SURVEY A-323 AND A PORTION OF THE 521.542 ACRES RECORDED IN DOC #2016-16004247
TAX ID #	R16615
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	129.03
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6 and ESD #1
ZONING/PDD/OVERLAY	Dripping Springs ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Parten Ranch Parkway</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Parten Ranch Development Agreement</u>

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Parten Ranch Phase 6 & 7
TOTAL ACREAGE OF DEVELOPMENT	129.03
TOTAL NUMBER OF LOTS	126
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>Drainage/Open Space</u>
# OF LOTS PER USE	RESIDENTIAL: <u>122</u> COMMERCIAL: _____ INDUSTRIAL: <u>4</u>
ACREAGE PER USE	RESIDENTIAL: <u>33.46</u> COMMERCIAL: _____ INDUSTRIAL: <u>83.57</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>9370</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: VP SIGNATURE: *Dull*

PUBLIC UTILITY CHECKLIST

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

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

WATER PROVIDER NAME (if applicable): West Travis County Public Utility Agency
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Springhollow MUD
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Daniel Ryan, P.E.

Applicant Name

[Handwritten Signature]

9/20/2021

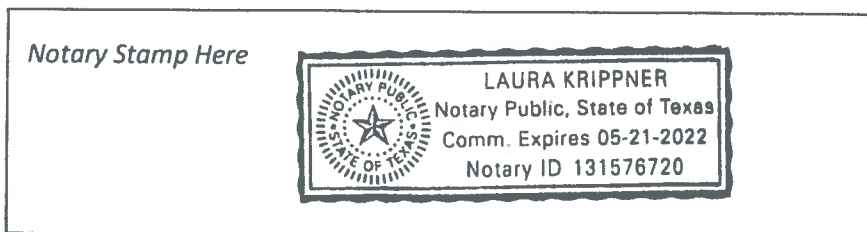
Applicant Signature

Laura Kruppner

Date
9.20.2021

Notary

Date



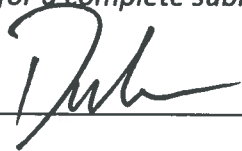
HM Parten Ranch Development, Inc.

Property Owner Name

[Handwritten Signature]
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: 9-22-2021

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

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

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

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with

		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<input type="checkbox"/>	<input 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 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 type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input type="checkbox"/>	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 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 type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency

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

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

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

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Per section 4.1 of the Development Agreement the Owner voluntarily agreed to comply with the City's lighting ordinance in effect at the time of the Agreement which was November 2015.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Per section 2.4.2 of the Development Agreement Parkland Dedication is met through a dedication of land out of the property to Springhollow MUD, provision of the private recreational facilities (Amenity Center), conveyance of parkland to City of Dripping Springs, and conveyance of parkland to the HOA.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Per the Development Agreement, Section 2.6.6 (c) and (d), the use of native species of plant materials are encouraged throughout the project. In addition, and IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.</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>All public improvements will comply with the City of Dripping Springs and Hays County standards, as modified by the Development Agreement.</p> <p>All improvements to offsite roads have been completed or are under contract, satisfying the requirement for highway access listed under 3.13 of the Development Agreement.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>Not applicable. Per the Development Agreement Owner has agreed that all habitable buildings will be constructed in accordance with City building Code; and building permits will be obtained by the builders.</p>



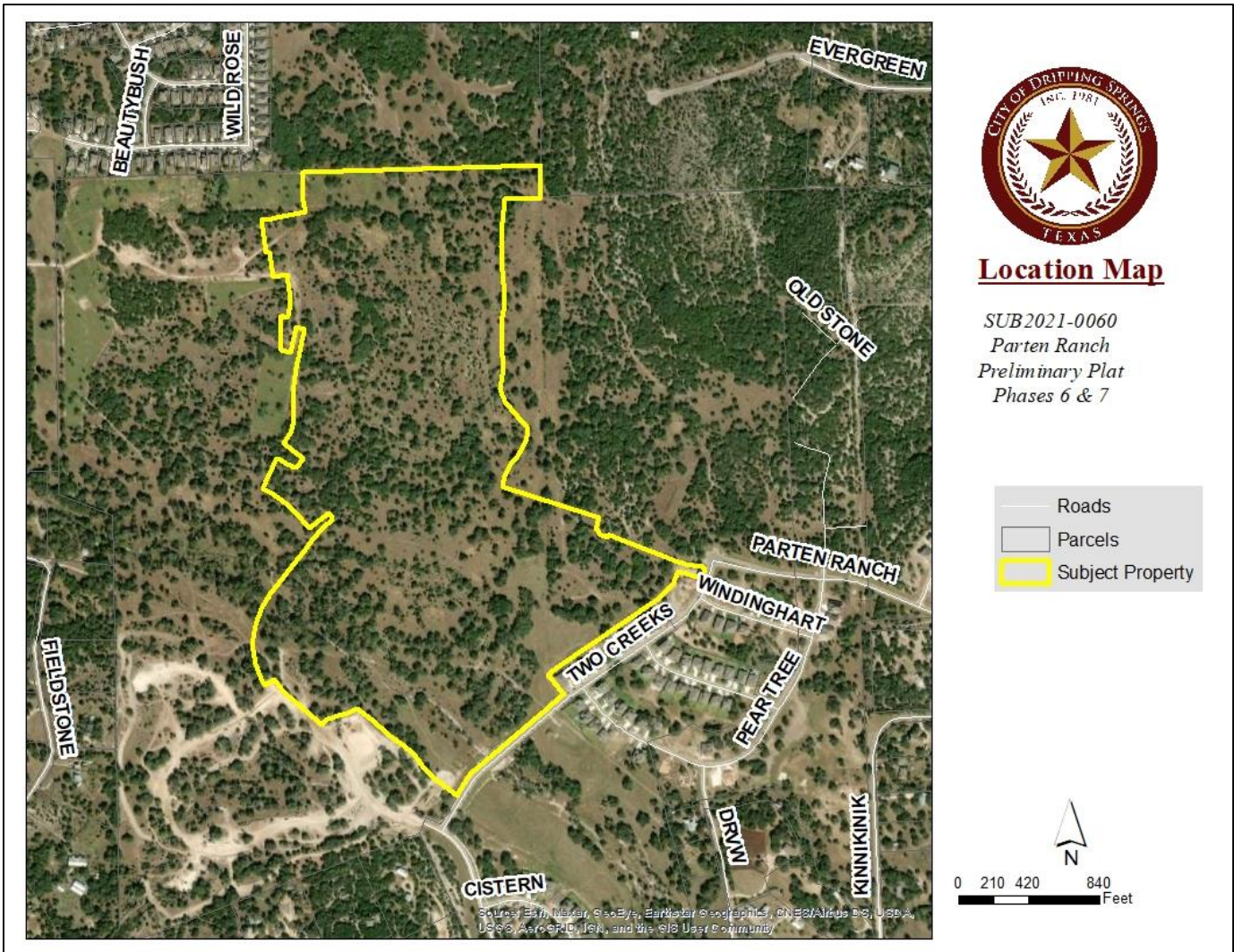
Planning & Zoning Commission Planning Department Staff Report

Item 4.

P&Z Meeting: December 14, 2021
Project Number: SUB2021-0060
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Parten Ranch, Phases 6 & 7
Property Location: Parten Ranch Parkway near Running Bird Road
Legal Description: 129.0 acres out of the Seaborn J. Whatley and Lamar Moore surveys
Applicant: Dan Ryan, P.E. – LJA Engineering, Inc.
Property Owner: HM Parten ranch Development, Inc.
Request: A residential preliminary plat.



Overview

The applicant is requesting approval of a preliminary plat consisting of 122 residential lots.

Action Requested

Approval

Site Information

Location:

Cannon Ranch Road at US 290.

Zoning Designation: N/A (ETJ)

Property History

A development agreement was approved for this property in 2016. Preliminary plats for phase 1 thru 5 have been approved and phase 8 is the only outstanding phase after approval of this preliminary plat.

Recommendation

Staff is recommending approval.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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



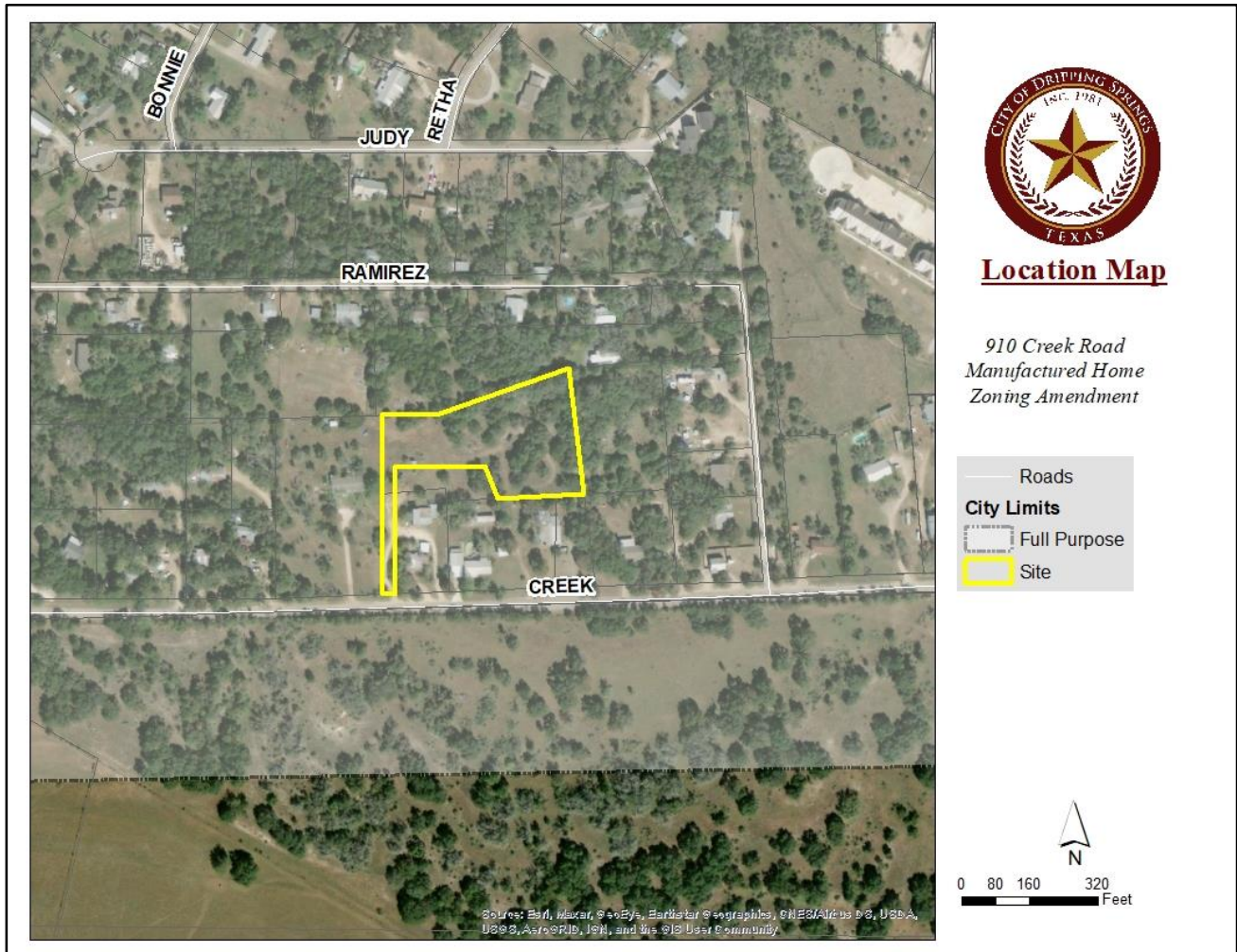
Planning & Zoning Commission Planning Department Staff Report

Item 5.

City Council: December 12, 2021
Project No: ZA2021-0010
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: 910 Creek Rd Manufactured Home
Property Location: 910 Creek Road
Legal Description: 2.279 acres out of the Phillip A. Smith Survey
Applicant: Jon Thompson
Property Owner: Summer Hernandez Scott
Request: Zoning amendment from Single Family – Low Density “SF-1” to
 Manufactured Home “MH”



Background

The property is currently zoned SF-1, Single Family – Low Density
 Per Ch. 30 Exhibit A, §3.3

- **MH – Manufactured Home:** *The MH, manufactured housing district is intended to provide for single-family residential development in accordance with the manufactured housing ordinance.*

The applicant is requesting a zoning amendment to MH: Manufactured Home
 Per Ch. 30 Exhibit A, §3.18

- **MH – Manufactured Home:** *The MH, manufactured housing district is intended to provide for single-family residential development in accordance with the manufactured housing ordinance.*

Analysis

This zoning amendment would allow for a single manufactured home on the property.

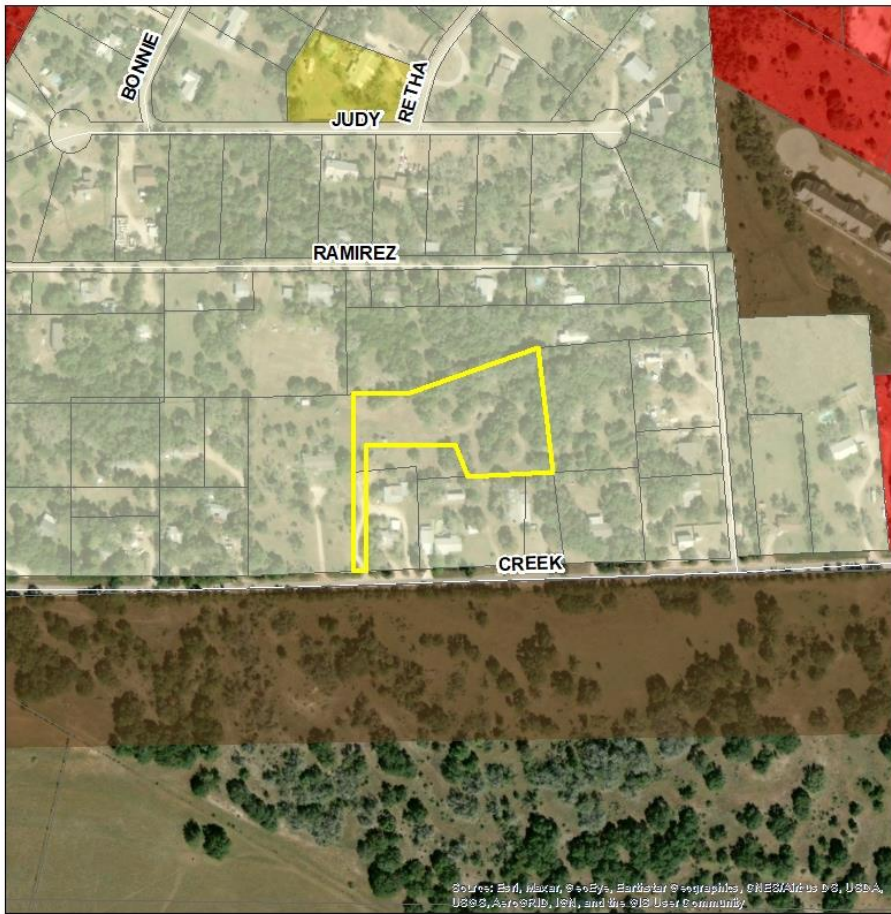
The subject property currently consists of two separate parcels, one of which does not have road access. The zoning amendment and subsequent final plat of the property would ultimately create a flag lot, which is only allowed with approval of an administrative waiver. Given that this lot configuration would provide street access to a property which current has none, staff feels that the configuration is warranted.

While the surround area is almost exclusively zoned SF-1, there appear to be several nonconforming manufactured homes in the immediate area. Based on the adjacent zoning category and land uses, staff finds that the proposed zoning considerably compatible within the area as outlined in the staff comments below.

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

	SF-1	MH	Differences between MH to GR
Max Height	1.5 Story / 40 feet.	One Story / 20 feet.	20 feet less
Min. Lot Size	43560-sq-ft	10,000-sq-ft	33,560-sq-ft less
Min. Lot Width	N/A	70 feet	30 feet less
Min. Lot Depth	100 feet	100 feet	50 feet
Min. Front/Side/Rear Yard Setbacks	25 feet / 15 feet / 25 feet	20 feet / 15 feet / 20 feet	5 feet less / same / 5 feet less
Impervious Cover	30%	50%	20% more

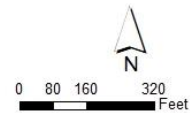
Surrounding Properties



Zoning Map

910 Creek Road
 Manufactured Home
 Zoning Amendment

- Roads
- Site
- Zoning**
- SF-1
- SF-2
- MF
- CS



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

Direction	Zoning District	Existing Use	Future Land Use
North	SF-1	Manufactured Home	Not Shown on the Future Land Use Map
East	SF-1	Manufactured Homes	
South	SF-1 / MF	Manufactured / Single family Home	
West	SF-1	Vacant / Entrance to Heritage Subdivision	

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

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

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	While the surround area is almost exclusively zoned SF-1, there appear to be several nonconforming manufactured homes in the immediate area.
2. their relationship to the general area and the City as a whole;	This property is consistent with the other properties along Creek Road and Ramirez Lane
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The property is not within any existing or proposed City Plans.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This request would not make other land unavailable for development.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	There are few undeveloped properties zoned "MH"
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	No areas designated for similar development will be affected by this proposed amendment.
7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	Approval of this zoning amendment would not be significantly different from decisions made involving other similar parcels.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The rezoning does not negatively affect the public health, safety, morals, or general welfare.

Staff Recommendation

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

Planning and Zoning action:

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

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

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

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

Public Notification

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

Attachments

Exhibit 1 – Zoning Amendment Application

Exhibit 2 – Proposed Ordinance & Survey

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



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Sumer Hernandez Scott

STREET ADDRESS 910 Creek Road

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

PHONE (512) 514-5980 **EMAIL** sumer.scott4@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

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

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

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Sumer Hernandez Scott
PROPERTY ADDRESS	910 Creek Road
CURRENT LEGAL DESCRIPTION	P.A. Smith Survey, A0415, 3.28 acres
TAX ID#	R17829 & R17828
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-1
REQUESTED ZONING/AMENDMENT TO PDD	Conditional Overlay to allow for one manufactured home on back lot to platted; pending approval of zoning conditional overlay and variance.
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The property as it is presently zoned as SF-1 does not allow for manufactured houses. In this case, the properties around this lot primarily consists of manufactured homes. This conditional overlay is a limited overlay as it would only allow for one manufactured home on one lot. This request is being made due to the existing house being too small for this growing family and their income is not enough to afford a site built or modular home. This family is also in the process of adopting their niece and nephew, both toddlers, in addition to having two children of their own.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	This manufactured home would be for single family residential purposes only.

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 # 16006218

Sumu Scott Sumner Scott

Name

land/homeowner

Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

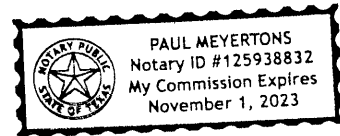
This instrument was acknowledged before me on the 18th day of AUGUST,

2021 by PAUL MEYERTONS.

Paul Meyertons

Notary Public, State of Texas

My Commission Expires: 11/1/23



Jon Thompson, J Thompson Professional Consulting, LLC
Name of Applicant

ZONING AMENDMENT SUBMITTAL

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

Jon Thompson
Applicant Signature

August 17, 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"/>	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted Documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GIS Data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description on application
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Plan of proposed subdivision
<input type="checkbox"/>	<input type="checkbox"/>	Plans N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps Locator map
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>) on application
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Planned Development District (<i>if applicable</i>) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment N/A

Received on/by: _____

Project Number: _____ - _____

Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Zoning Amendment for 910 Creek Road

Project Address: 910 Creek Road, Dripping Springs, Texas 78620

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

Billing Contact Information

Name: Sumer Hernandez Scott

Mailing Address: 910 Creek Road, Dripping Springs, Texas 78620

Email: sumer.scott4@gmail.com Phone Number: (512) 514-5980

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

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

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

Jon Thompson
Signature of Applicant

August 17, 2021
Date

LEGEND



HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS



1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"



1/2" IRON ROD FOUND OR DIAMETER NOTED



IRON ROD FOUND WITH PLASTIC CAP



60D NAIL FOUND



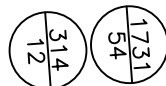
WIRE FENCE



UTILITY LINE, POLE AND GUY



MICHAEL GREEN ET UX TO MARK O. LUNDEEN 4/22/1998 (2.529 AC.)



REMEDIOS R. GARZA, JR. & JANIE R. GARZA TO JESUS CAMPOS 10/1/2000
REMEDIOS R. GARZA, JR. & JANIE R. GARZA TO REMEDIOS R. GARZA, JR. & JANIE R. GARZA 8/7/1978

HCIN 16006218
LARRY G. STRALEY TO SUMER NICOLE HERNANDEZ 2/23/2016 (3.28 AC.)

2.279 Acres



HCIN 21017487
NELAWYN DALLEY, EXECUTRIX TO NATALY CARRANZA 4/7/2021 (0.50 AC.)



BEULAH MARIE LAWRENCE NEEDHAM TO JOHN P. STEELE ET UX 11/18/1971 (1 AC.)

1.00 ACRE REMAINDER OF HERNANDEZ 3.28 ACRES



LARRY STRALEY & ESTER STRALEY TO CARRIE D. STRALEY HERNANDEZ 2/8/2010 (2.37 AC.)

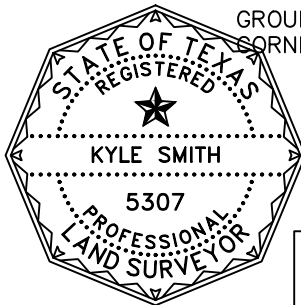
ORIGINAL SCALE
1" = 60'



TO SUMER NICOLE HERNANDEZ, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 10/6/2021. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

KYLE SMITH, R.P.L.S. NO. 5307



BYRN & ASSOCIATES, INC.
SURVEYING
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

SURVEYORS NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0105F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED 10/6/2021 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

CLIENT: HERNANDEZ, SUMER NICOLE
DATE: 10/6/2021
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 796/1
PLAT NO. 27992-21-b

PLAT OF 2.279 ACRES IN THE
PHILLIP A. SMITH SURVEY, A-415,
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

DESCRIPTION OF 2.279 ACRES, MORE OR LESS, OF LAND AREA IN THE PHILLIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 3.28 ACRES IN A DEED FROM LARRY G. STRALEY TO SUMER NICOLE HERNANDEZ, DATED FEBRUARY 23, 2016 AND RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 16006218 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the north line of Creek Road, for the common southwest corner of the Nicole Hernandez tract and the southeast corner of that tract described as 2.37 acres in a deed from Larry Straley and Ester Straley to Carrie D. Straley Hernandez dated February 8, 2010 and recorded in Volume 3823, Page 402 of the Hays County Official Public records, from which a 60d nail found for the southwest corner of the Carrie D. Straley tract bears S 88°28'08"W 249.80 feet;

THENCE leaving Creek Road and the **PLACE OF BEGINNING**, as shown on that plat numbered 27992-21-b dated October 6, 2021 as prepared for Nicole Hernandez by Byrn & Associates, Inc. of San Marcos, Texas, with the common west line of the Nicole Hernandez tract and the east Carrie Hernandez tract **N 00° 17' 57" E 423.12 feet** to a ½" iron rod set in the south line of that tract described as 2.529 acres in a deed from Michael Green et ux to Mark O. Lundeen, dated April 22, 1998 and recorded in Volume 1407, Page 5 of the Hays County Official Public Records, from which a 60d nail found for the northwest corner of the Carrie Hernandez tract bears S 87° 04' 28"W 241.96 feet;

THENCE leaving the Carrie Hernandez tract, with the common north line of the Nicole Hernandez tract and the south line of the Lundeen tract, the following two courses:

1. **N 86° 57' 00" E 133.19 feet** to a ½" iron rod found, and
2. **N 71° 58' 22" E 311.13 feet** to a 1/2" iron rod found for the common northeast corner of the Nicole Hernandez tract and the northwest corner of that tract conveyed in a deed from Remedios R. Garza, Jr. et al to Jesus Campos, dated October 1, 2000 and recorded in Volume 1731, Page 54 of the Hays County Official Public Records;

THENCE leaving the Lundeen tract, with the common east line of the Nicole Hernandez tract and the west line of the Campos tract, **S 05° 04' 05" E 312.70 feet** to a ½" iron rod found for a common southeast corner of the Nicole Hernandez tract, the southwest corner of the Campos tract, the northwest corner of that tract described as 0.945 of an acre in a deed from Sesario Garza to Jeffrey L. Fry et ux, dated July 30, 2013 and recorded in Volume 4706, Page 731 of the Hays County Official Public Records and the northeast corner of that tract described as 0.50 of an acre in a deed from Nelawyn Dalley, Executrix to Nataly Carranza, dated April 7, 2021 and recorded in Hays County Instrument Number 21017487 of the Hays County Official Public Records;

THENCE leaving the Campos and Fry tracts, with the south line of the Nicole Hernandez tract, **N 89° 52' 27" W 209.18 feet** to a ½" iron rod set, pass at 105.00 feet the common record northwest corner of the Carranza tract and the northeast corner of that tract described as 1 acre in a deed from Beulah Marie Lawrence Needham to John P. Steels et ux, dated November 18, 1971 and recorded in Volume 252, Page 904 of the Hays County Deed Records, from which a plastic capped iron rod found for an interior corner of the Nicole Hernandez tract and the northwest corner of the Steele tract bears N 89° 52' 27" W 106.01 feet;

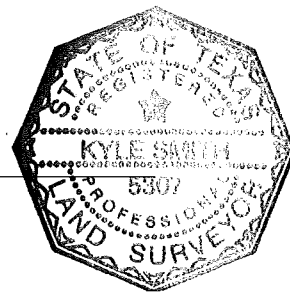
THENCE leaving the Steele tract and crossing a portion of the Nicole Hernandez tract, the following three courses:

1. N 05° 04' 19" W 81.39 feet to a ½" iron rod set,
2. N 89° 42' 03" W 210.77 feet to a ½" iron rod set, and
3. S 00° 17' 57" W 296.84 feet to a 1/2" iron rod set in the common south line of the Nicole Hernandez tract and the north line of Creek Road, from which a plastic capped iron rod found for the southeast corner of the Nicole Hernandez tract bears N 88° 28' 08" E 132.31 feet;

THENCE with said common line, S 88° 28' 08" W 30.02 feet to the **PLACE OF BEGINNING**. There are contained within these metes and bounds 2.279 acres, more or less, of land area as prepared from public records and a survey made on the ground on October 6, 2021 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic cap stamped "Byrn Survey". The Bearing Basis for this description was determined from GPS observations and refers to Grid North of the Texas State Plane Coordinate System, NAD 83, South Central Zone.



Kyle Smith, R.P.L.S. #5307



Client: Hernandez, Nicole
 Date: October 6, 2021
 Subd.: Smith, Phillip A., A-415
 County: Hays
 Job No: 27992-21
 FND2.279

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Tractor and Site improvements	Waiting on resubmittal
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	Waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6,055 sqft office/warehouse and parking	Waiting on resubmittal
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Approved w/ conditions
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	Waiting on resubmittal
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
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	Under Review
SD2021-0008 AHC Development (aka PDD 11)	CL	27110 RR 12	Construction of a new Multi-Family complex and its necessary infrastructure and a public extension of S Rob Shelton Blvd	Waiting on resubmittal
SD2021-0011 Blue Ridge Business Park	CL	26228 RR 12	6 small office buildings with associated parking and utilities	Waiting on resubmittal
SD2021-0012 Pet Paradise	ETJ	13526 W Hwy 290	This project is a pet retreat facility with building, parking, and utilities. The site will drain via a storm sewer network to an existing shared water quality pond.	Waiting on resubmittal
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0014 Cottages East at Bunker Ranch	CL			Waiting on resubmittal
SD2021-0022 Sawyer Ranch Lot 4A	ETJ	13341 W US HWY 290	Commercial buildings, parking, utilities and sidewalks on 4.68 acres of the Sawyer Ranch subdivision	Waiting on resubmittal
SD2021-0025 DS Rapid Express Wash	CL	Fourstar Blvd	Car Wash	Waiting on resubmittal
SD2021-0026 Belterra Mighty Fine	ETJ	Belterra	Mighty Fine Burgers	Approved
SD2021-0027 Driftwood Pond 2B Club Core	ETJ	Driftwood Club Core	Water Quality Pond	Under Review
SD2021-0028 Sawyer Ranch 33, Tract 3	CL	Sawyer Ranch	Infrastructure Plan to Install and construct utilities, drainage, water quality, and street/driveway improvements for the entirety of the tract	Waiting on resubmittal
SD2021-0029 Jackson Lighting	CL	Along US 290 near Sawyer Ranch Rd	Construction of new building for the Jackson Lighting business	Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0031 Rob Shelton Blvd. Extension	CL	Rob Shelton	An extension of Rob Shelton South bound per PDD 11.	Under Review

<i>Ongoing Projects</i>	
RFQ	Selection Committee has be formed
Code Rewrite	
Village Grove	DAWG Meeting on Wednesday, December 15
New Growth	
Plat Exemptions	
PnZ Meetings	
Moratorium	

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
Driftwood Phase 3	ETJ	17901 RM 1826	1 lot subdivision	Waiting on the County
SUB2018-0038_Caliterra Ph 4 Sec 11_FP	ETJ	RR12 & FM 150	Subdivision of 108 Residential lots	Turned in Plat amendment adding additional ROW, Comments have been issued.
SUB2018-0061 Headwaters at Barton Creek_AP	ETJ	2401 E Hwy 290	Edits to metes and bounds error	Waiting on resubmittal/ everyone approved as of 6/25/2019
SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	4 Lot subdivision	Waiting on the County
SUB2019-0044 Caliterra Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peaksides Circle	amended plat	waiting on resubmittal
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal, now a zoning amendment, likely to turn into a plat if ReZoning is approved
SUB2021-0002 Roger Hanks Parkway Extension	CL	Roger Hanks Parkway	3120 LF of Collector Roadway. The infrastructure includes all associated streets, grading, and water quality improvements.	Waiting on Resubmittal
SUB2021-0016 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.	Approved
SUB2021-0024 Crooked Oaks Amending Plat	ETJ	823 Post Oak Drive	Adjusting lot lines	Under Review
SUB2021-0025 102 Rose Drive Minor Plat	CL	102 Rose Drive	1 lot subdivision to create a legal lot	Waiting on Resubmittal
SUB2021-0029 Driftwood Creek Ph 2 Prelim Plat	ETJ	Thurman Roberts Way	23 lots on 19.30 acres for the Driftwood Ph 2 Prelim Plat	Waiting on Resubmittal
SUB2021-0032 Daisy Acres Minor Plat	ETJ	100 Daisy Lane	Establish a lot	Approved
SUB2021-0033 Arrowhead Ranch C-Store Minor Plat	CL		establish 2 commercial lots	Waiting on Resubmittal
SUB2020-0028 CRTX Prelim Plat	CL	27110 RR 12	Establish a lot	Waiting on Resubmittal
SUB2020-0029 CRTX Final Plat	CL	27110 RR 12	Establish a lot	Waiting on Resubmittal
SUB2021-0034 Caliterra Ph 4 Sec 12 Construction Plans	ETJ	Premier Park Loop and Misty Meadows	42 singifamily lots on 65.17 acres with associated infrastructure	Approved with conditions
SUB2021-0035 Heritage Phase 2 Construction Plans	CL	Sportsplex Drive (Heritage Development)	165 lot (162 residential lots, 2 drainage lots, and 1 parkland lot), 33.96 acre Phase of the Heritage Subdivision	Waiting on Resubmittal
SUB2021-0036 Springlake Lot 76A-1 Replat	CL	501 Springlake Dr	replating to 2 lots	Approved with conditions
SUB2021-0038 Big Sky Ranch Phase 3 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 3 of Big Sky Ranch	Waiting on Resubmittal
SUB2021-0039 Big Sky Ranch Phase 4 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 4 of Big Sky Ranch	Under Review
SUB2021-0012 Caliterra Ph 4 Sec 12 FP	ETJ	Premier Park Loop	47 lots on 65.172 acres with associated infrastructure	Waiting on Resubmittal
SUB2021-0047 Driftwood GRC Ph 3 Construction Plans	ETJ	Driftwood Ranch Drive	Proposing 30 single family lots, 1 open space lot and 3 private street lots on 56.3328 acres	Approved with conditions
SUB2021-0048 Driftwood Ph 1 Section 4 Final Plat	ETJ	Thurman Roberts Way	A one lot plat for 4.7233 acre land	Waiting on Resubmittal
SUB2021-0049 Grand Prairie Lot 1 Replat	CL	27950 RR 12	A replat of one lot of 1.698 acre	Under Review
SUB2020-0034 Heritage Ph 1 Fp	CL	Sportsplex Drive (Heritage Development)	Heritage Final Plat	Waiting on Resubmittal
SUB2021-0050 Club Core Phase 4 Construction Plans	ETJ	Thurman Roberts Way	Construction plans for Driftwood Club Core phase 4	Approved with conditions
SUB2021-0051 Hardy T Land Preliminary Plat	ETJ	2901 W US 290	Condmnium of 7 lots	Administratively Incomplete
SUB2021-0053 Amending Plat of Creek Road Villas	CL	1232 Creek Road	Changing the configuration of lots 1 & 2	Under Review
SUB2021-0054 Driftwood Subdivision Phase 2 Final Plat	ETJ	Thurman Roberts Way	Final Plat for Driftwood phase 2	Under Review
SUB2021-0052 Cannon Ranch Preliminary Plat	CL	Cannon Ranch Road	100.58 acre development of 375 lots	Approved
SUB2021-0056 Driftwood Subdivision Phase 2 Construction Plans	ETJ	Thurman Roberts Way	Proposing 18 single family lots, 3 open space lots and 2 private street lots on 19.30 acres	Approved with conditions
SUB2021-0055 210 Creek Road	CL	210 Creek Road	Amending plat on 4 acres	Approved
SUB2021-0057 Headwaters at Barton Creek, Phase 3 Construction Plans	ETJ	Intersection of Hazy Hills Loop & Roy Branch Road	172 Residential Lots, Open Space, MUD Utilities with associated WQ and drainage improvements	Waiting on Resubmittal
SUB2021-0058 Paren Ranch Phase 4 Final Plat	ETJ	1.5 miles SW of the intersection of Nutty Brown Road and FM 1826	87 Single family lots, 4 (OS/drainage/WQ), 1 Utility lot on 73.81 acres	Waiting on Resubmittal
SUB2021-0059 Headwaters Phases 3-5 Preliminary Plat Minor Revision	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Minor Revision of previously approved preliminary plat, moving 6 lots and a slight change in road placement	Approved with conditions
SUB2021-0060 Parten Ranch 6 & 7 Preliminary Plat	ETJ	End of Parten Ranch Parkway near Running Bird Road Intersection	126 Lots on 129.03 acres. 122 are residential while 4 are open space and drainage	Under Review
SUB2021-0061 Big Sky Ranch Phase 3 Final Plat	CL	Big Sky Ranch	224 Lots on 81.71 acres. 215 are Residential	Waiting on Resubmittal
SUB2021-0062 Big Sky Ranch Phase 4 Final Plat	CL	Big Sky Ranch	136 Lots on 24.86 acres. 134 are Residential	Waiting on Resubmittal
SUB2021-0063 Esperanza Phase 2 Preliminary Plat	CL	4900 Bell Springs Road	106 Lots on 107.76 acres, 105 being residential with the average size of lots being 3/4	Approved
SUB2020-0040 Esperanza Phase 2 Final Plat	CL	4901 Bell Springs Road	107 Lots on 107.76 acres, 105 being residential with the average size of lots being 3/4	Approved
SUB2021-0064 Caliterra Phase 4 Section 11 Final Plat	ETJ	RR 12 in the Caliterra Subdivision	109 Lots on 37.911 acres, 103 being residential with average size of lots being 0.262 acres	Approved
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Waiting on Resubmittal
SUB2021-0066 Driftwood GRC Lot 11A Amending Plat	ETJ	258 and 266 Club Ranch Court, Buda, TX 78610	Combining two lots into one	Under Review



DRIPPING SPRINGS
Texas

Development Moratorium – Live FAQs

December 8, 2021

Process:



DRIPPING SPRINGS
Texas

- When filing a permit for a project:
 - Show proof of approved waiver/exception; or
 - File an application for an exception or waiver
- Exception
 - Administratively reviewed during administrative completeness process
 - Must include an application for a permit starting the end of December
 - For small, no impact projects; ongoing projects; vested projects
- Waiver
 - Reviewed by City Council within 10 days of receipt
 - Must include an application for a permit
 - For projects that will have no impact on wastewater and which do not change use or have land use issues related to the comprehensive plan

Tip: Speak to staff and/or apply to an exception first to ensure your waiver will not be denied due to lack of documentation or which could have been approved administratively as an exception.

Moratorium Ordinance



DRIPPING SPRINGS
Texas

EXCEPTIONS

- Vested/Ongoing Projects
- Platted Projects where wastewater approved
- Development Agreement projects
- Small, no impact

Exceptions are administratively approved (10 business days the same as administratively completeness check) – provides for appeals to City Council

WAIVERS

- Projects can apply for waivers simultaneously with their applications
 - Waivers may be granted by the city council for projects that are prohibited by the moratorium, but are recognized to not detrimentally affect the city
- Waivers are reviewed by council – 10 days from waiver and documentation being filed. Denied Waivers can only be resubmitted if the project has a substantial change***

Both of these would be applied for at time of application for the main permit. They could be applied for by lot, project, DA, or PDD.



PERMITS – AFFECTED AND UNAFFECTED



DRIPPING SPRINGS
Texas

Permits Subject to Moratorium

- Commercial/Multi-Family Building Permit Application
- Residential Building Permit Application
- Subdivision Application
- Site Development Application
- Zoning Amendment/PDD Application
- Development Agreement
- Conditional Use Permit
- Variance Application
- Wastewater Application

Full list available at
www.cityofdrippingsprings.com/moratorium

Permits not Subject to Moratorium

- Contractor Registration Form
- Grandfathered Status Request/Appeal
- City Limits/ETJ Determination Letter
- Street Cut/Driveway Permit
- On Site Sewage Facility Permit Application
- Mobile Food Unit
- Pre-Development Meeting Form
- Certificate of Appropriateness
- Annexation Application
- Sign Permit
- Exterior Lighting Review
- Zoning Determination Letter Request
- Residential Swimming Pool Permit
- Demolition Permit

List of Projects that have Already Received Exceptions



DRIPPING SPRINGS
Texas

Date Approved	Name of Project	Approved	Item 8.
11/23/2021	Headwaters	DA	
11/23/2021	Caliterra	DA	
11/23/2021	Cannon Ranch	PDD/WW Agreement	
11/23/2021	Driftwood/Driftwood 522	DAs	
11/23/2021	Ledgestone (MUD 4)	Consent to MUD	
11/23/2021	Wild Ridge	Consent to MUD/WW Agreement	
11/23/2021	Big Sky Ranch	PDD/WW Agreement	
11/23/2021	Arrowhead Ranch	DA	
11/23/2021	Carter Tract	DA and WW agreement (Caliterra)	
11/23/2021	Cortaro	Final Plat and Septic	
11/23/2021	Village Grove	Consent to MUD	
11/23/2021	New Growth	MOU	
11/23/2021	PDD 11	PDD and WW Agreement	
11/23/2021	Parten Ranch	DA	
12/1/2021	Heritage Subdivision	DA/PDD/WW Agreement	
12/7/2021	Esperanza	Approved Plats and Exceptions	

Tip: If building in one of these subdivisions you do not need your own exception or waiver. But you may need a copy of the letter approving the exception. Contact the developer or the City can provide a copy.

For Educational Purposes Only - for specific questions email
moratorium@cityofdrippingsprings.com



DRIPPING SPRINGS
Texas

Website

www.cityofdrippingsprings.com/moratorium



DRIPPING SPRINGS
Texas

QUESTIONS?

