



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, November 22, 2022 at 6:00 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Commission Members

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

#### Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
City Planner 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. Approval of the October 11, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of the October 25, 2022, Planning & Zoning Commission regular meeting minutes.**
- 3. Approval of SUB2022-0026: an application for the Blue Ridge Section 1 Replat for a 2.00 acre tract located at 101 Bob White Cove. Applicant: Jordan Russell, Keepers Land Planning.**
- 4. Conditional approval of SUB2022-0042: an application for the Silver Creek Preliminary Plat for a 70.0 acre tract located at the dead end of Silver Creek Road out of the Marcus D Raper Survey. Applicant: Richard Pham, P.E., Doucet & Associates.**
- 5. Denial of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers**

## **PLANNING & DEVELOPMENT REPORTS**

### **6. Planning Department Report**

## **EXECUTIVE SESSION**

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

## **UPCOMING MEETINGS**

### **Planning & Zoning Commission Meetings**

December 13, 2022, at 6:00 p.m.

January 10, 2023, at 6:00 p.m.

January 24, 2023, at 6:00 p.m.

### **City Council & Board of Adjustment Meetings**

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

December 20, 2022, at 6:00 p.m. (CC)

January 3, 2023, at 6:00 p.m. (CC & BOA)

January 17, 2023, at 6:00 p.m. (CC)

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING**

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **November 18, 2022, at 1:00 p.m.***

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*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.*



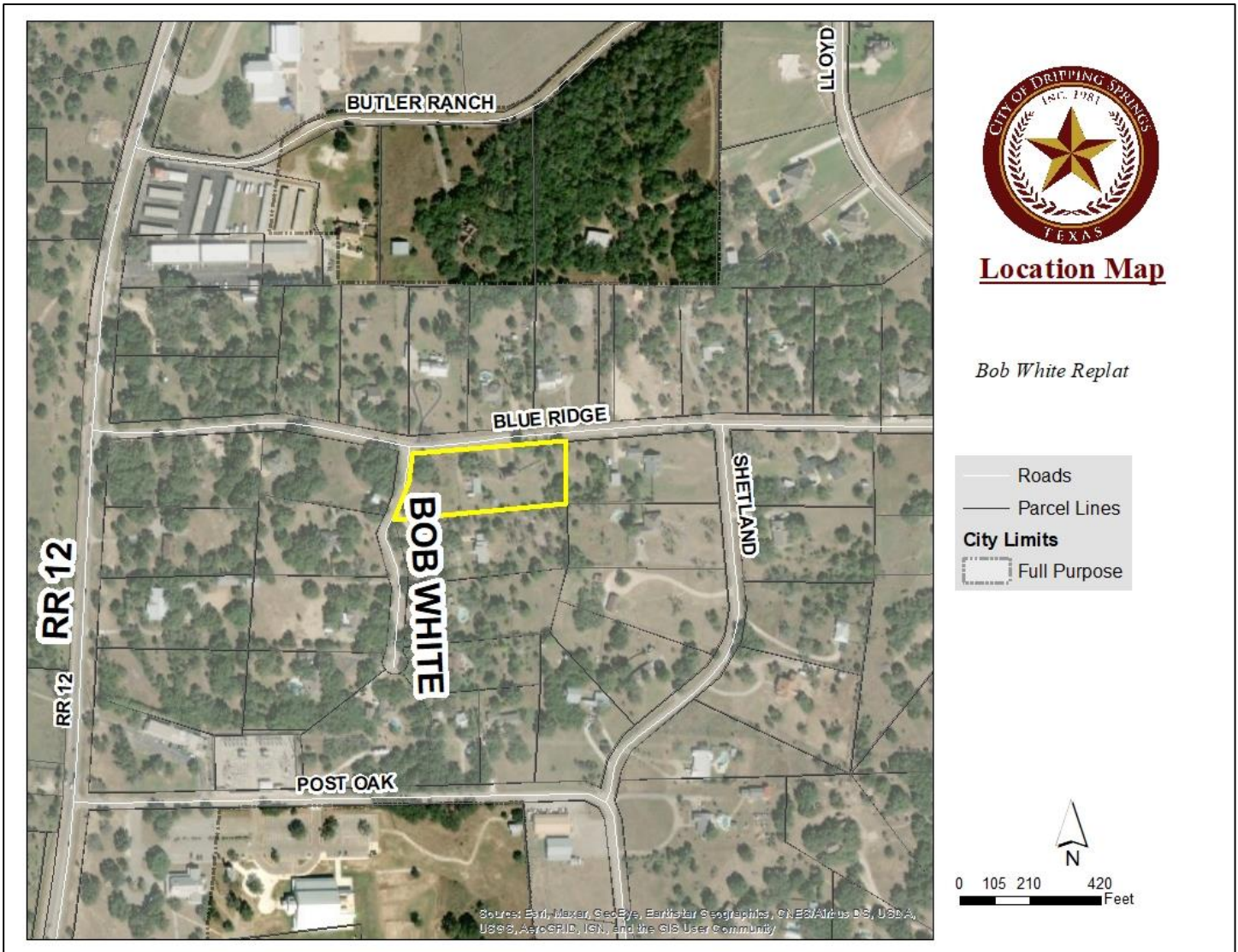
# Planning and Zoning Commission Planning Department Staff Report

Item 3.

**Planning and Zoning Commission Meeting:** November 22, 2022  
**Project No:** SUB2022-0026  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

**Project Name:** Blue Ridge Section 1 Replat  
**Property Location:** 101 Bob White Cove  
**Legal Description:** Blue Ridge Section 1 Lot 14  
**Applicant:** Jordan Russell, Keepers Land Planning  
**Property Owner:** ATX Live Oak LLC  
**Staff recommendation:** Approval of the replat.



# Planning Department Staff Report

## Overview

The purpose of this replat is to subdivide one existing platted lot into two lots. Each lot will be 1 acre.

## Access and Transportation

The properties will both have frontage on Blue Ridge Drive.

## Site Information

**Location:** 101 Bob White Cove

**Zoning Designation:** SF-1

## Property History

The original Blue Ridge subdivision was recorded in 1978.

## Recommendation

Approval

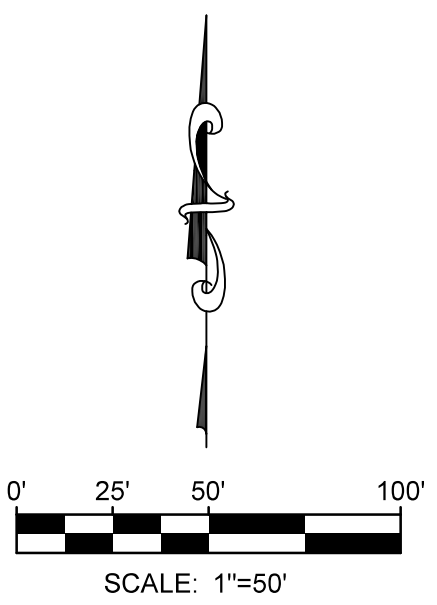
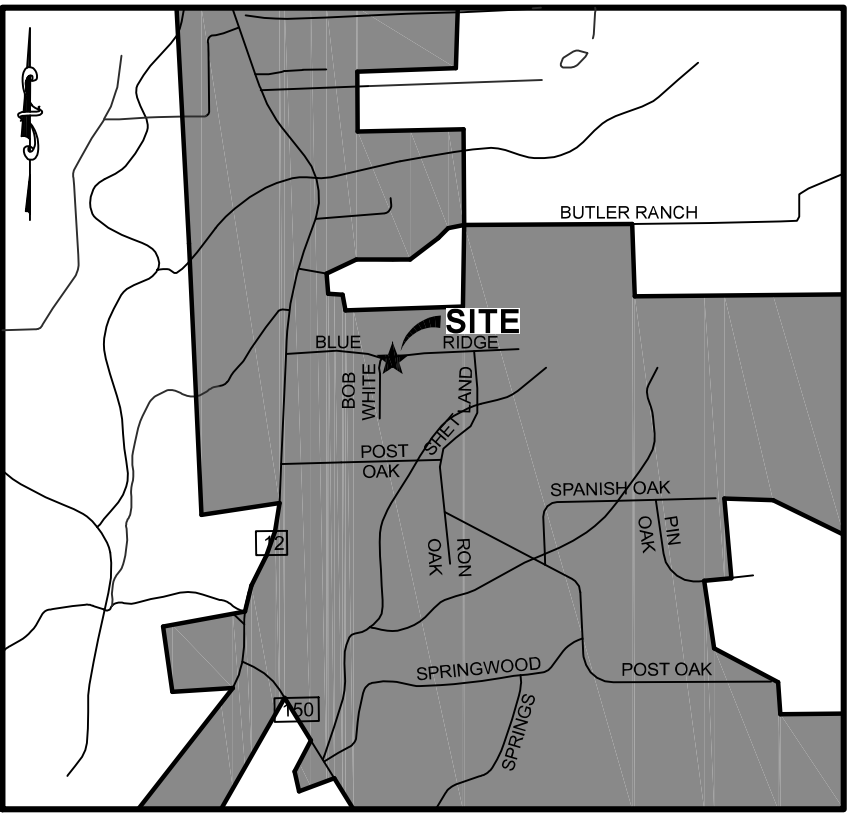
## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

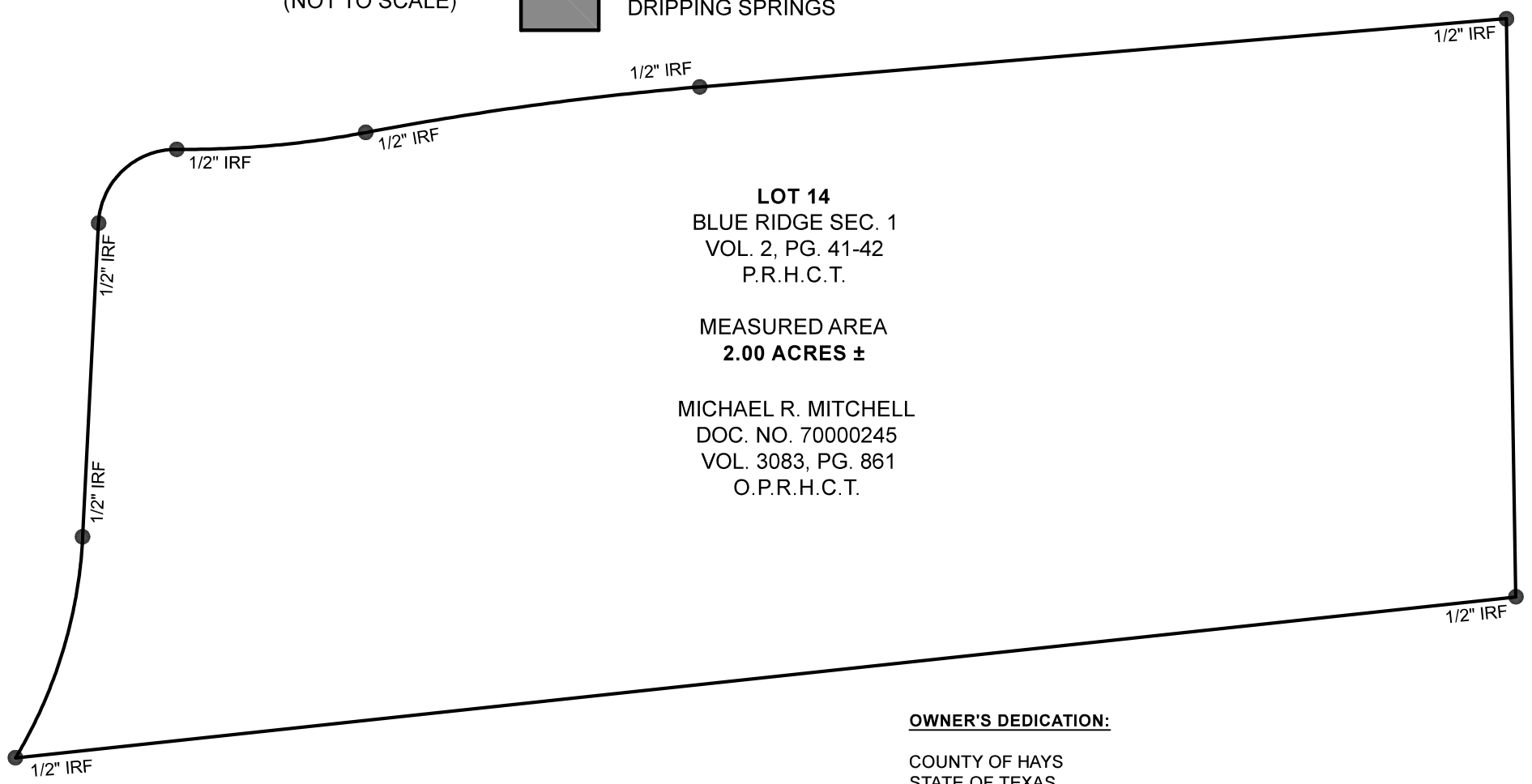
Exhibit 3 – Public comment email.

Recommended Action	Approval of the replat.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	One email in opposition.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



BEARING BASIS: BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83 (GEOID 2018). ALL DISTANCES SHOWN ARE IN GRID.

VICINITY MAP (NOT TO SCALE) WITHIN CITY LIMITS DRIPPING SPRINGS



LOT 14 BLUE RIDGE SEC. 1 VOL. 2, PG. 41-42 P.R.H.C.T. MEASURED AREA 2.00 ACRES ± MICHAEL R. MITCHELL DOC. NO. 70000245 VOL. 3083, PG. 861 O.P.R.H.C.T.

LOT 5 BLUE RIDGE SEC. 1 VOL. 2, PG. 41-42 P.R.H.C.T.

LOT 14-A 1.000 Acres

LOT 14-B 1.000 Acres

MICHAEL R. MITCHELL DOC. NO. 70000245 VOL. 3083, PG. 861 O.P.R.H.C.T.

LOT 15 BLUE RIDGE SEC. 1 VOL. 2, PG. 41-42 P.R.H.C.T.

LOT 16 BLUE RIDGE SEC. 1 VOL. 2, PG. 41-42 P.R.H.C.T.

CURVE TABLE

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1 through C4.

LEGEND

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

OWNER'S DEDICATION:

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

BLUE RIDGE SECTION 1, RESUBDIVISION OF LOT 14

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released. WITNESS MY HAND this \_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) PLATTED LOT. WOOD FRAMED SHED TO BE RELOCATED OR REMOVED.
2. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS, SF-1 ZONING.
3. THIS PLAT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48209C0115F, DATED 9/2/2005.
5. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
6. DRIPPING SPRINGS WATER SUPPLY CORPORATION WILL PROVIDE WATER SERVICE.
7. THE OWNER/DEVELOPER OF THE SUBDIVISION/LOT SHALL BE RESPONSIBLE FOR FOLLOWING ALL STATE/CITY RULES AND REGULATIONS REGARDING ON SITE SEWAGE FACILITIES.
8. PEDERNALES ELECTRIC COOPERATIVE WILL PROVIDE ELECTRIC SERVICE.
9. NO STRUCTURE IN THIS PLAT SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE - APPROVED COMMUNITY WATER SYSTEM.
10. NO STRUCTURE IN THIS PLAT SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE - APPROVED WASTE WATER SYSTEM.
11. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF DRIPPING SPRINGS.
12. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
13. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT - OF - WAY HAS BEEN ISSUED.
14. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE CITY OF DRIPPINGS SPRINGS WATER QUALITY PROTECTION ORDINANCE.

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

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

STATE OF TEXAS COUNTY OF TRAVIS

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

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

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

Book \_\_\_\_\_, Page \_\_\_\_\_.

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

this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

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

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

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

ENGINEER & SURVEYOR DILLO DEV Engineering|Surveying|Planning Contact: Seth Reichenau, RPLS Tel: (210)-383-3764 Email: Seth@DilloDev.com Address: 967 Broadway, New Braunfels, TX 78130 TX Engineering Firm No. F-22833 TX Surveying Firm No. 10194711

COUNTY OF HAYS STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION:

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

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

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

CITY OF DRIPPING SPRINGS APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS.

HOWARD KOONTZ, PLANNING DIRECTOR DATE

MIM JAMES, PLANNING & ZONING COMMISSION DATE

MICHELLE FISCHER, CITY ADMINISTRATOR DATE

ANDREA CUNNINGHAM, CITY SECRETARY DATE

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



**DRIPPING SPRINGS**  
Texas

Item 3.

**City of Dripping Springs**

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

## SUBDIVISION APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

**MEETINGS REQUIRED**  
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: <u>3/24/22</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

**PLAT TYPE**

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: \_\_\_\_\_

### CONTACT INFORMATION

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**APPLICANT NAME** Jorden Russell

**COMPANY** Keepers Land Planning

**STREET ADDRESS** 3712 Apple Vista Circle

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

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

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**OWNER NAME** ATX LIVE OAK LLC

**COMPANY** \_\_\_\_\_

**STREET ADDRESS** 12309 Carlsbad

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

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

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	ATX LIVE OAK LLC
PROPERTY ADDRESS	101 Bob White Cove, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	BLUE RIDGE SEC 1, Lot 14, ACRES 2
TAX ID #	R21683
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	2.000 Acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	HAYS CO FIRE ESD #6
ZONING/PDD/OVERLAY	A1-Residential
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: 644 LF - Bob White and Blue Ridge
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: _____

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



<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Blue Ridge Section 1 - Resubdivision of Lot 14
TOTAL ACREAGE OF DEVELOPMENT	2.000 Acres
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	1.000 Acres
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>2</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>2.000</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>N/A</u> PRIVATE: <u>N/A</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?    <input type="checkbox"/> YES    <input type="checkbox"/> NO</p>	

COMMENTS: \_\_\_\_\_

TITLE: Applicant SIGNATURE: Jorden Russell

**PUBLIC UTILITY CHECKLIST**

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

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

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

**WASTEWATER PROVIDER NAME** (if applicable): Septic  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

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

**COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?\***

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Jorden Russell

Applicant Name

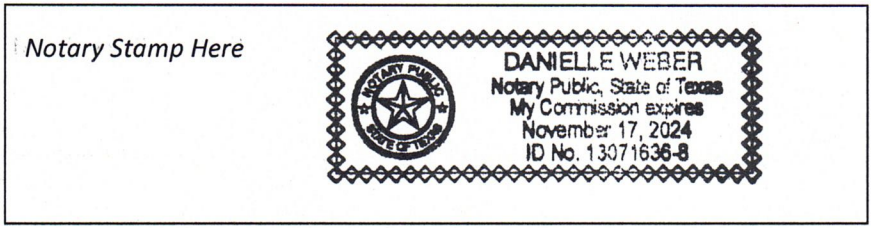
Jorden Russell

4/13/22

Applicant Signature

Date

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



Daryl Nutt

Property Owner Name

Daryl Nutt

4-13-22

Property Owner Signature

Date

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

Applicants Signature: Jordan Russell Date: 4/13/22

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

N/A

N/A

N/A

N/A

N/A

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

### FINAL PLAT INFORMATION REQUIREMENTS

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

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

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>



**NARRATIVE OF COMPLIANCE**

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

Outdoor Lighting, Article 24.06	
Parkland Dedication, Article 28.03	
Landscaping and Tree Preservation, Article 28.06	

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

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
 Only filled out by staff



**DRIPPING SPRINGS**  
 Texas

## BILLING CONTACT FORM

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Project Applicant Name: \_\_\_\_\_

### Billing Contact Information

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

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

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

\_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Date

## Tory Carpenter

---

**From:** Lance Johnson <LJohnson@cellrighttechnologies.com>  
**Sent:** Monday, June 27, 2022 1:23 PM  
**To:** Planning  
**Cc:** Amy Johnson; Lance Johnson  
**Subject:** Application Case #: SUB2022-0026

Re: Application Case # SUB2022-0026, 101 Bobwhite Replat

Please accept this email as “ comments” regarding the application above.

I am the owner of 102 Bobwhite Cove. I am against the replat of 101 Bobwhite Cove. The neighborhood was established with ~2.0 acre lots, and all existing owners purchased property with a 2.0 acre expectation. Changing the lots sizes in this area would impact those within 300 feet and others within the vicinity.

Impact would include areas like:

1. Dense population (people, cars, noise, light, etc).
2. Sewer concerns
  - a. Is there adequate space for septic system on one acre (or less) lot?

In addition, the owners of 100 Bobwhite Cove asked for a replat in 2013. They requested approval to split the lot into 1 acre lots. Precedence was set by the community at that time denying replat for the same reasons listed above.

**Lance Johnson**

**VP QA/RA**

**Cell Right Technologies**

512-775-7610 Mobile

[ljohnson@cellrighttechnologies.com](mailto:ljohnson@cellrighttechnologies.com)



*Tissue Regenix has collaborated with the Royal Society of Medicine and ITN Productions to look at '21<sup>st</sup> Century Healthcare' solutions.*

*Click the links to find out more about our [dCELL® Technology](#), and [CellRight Technologies](#)*

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

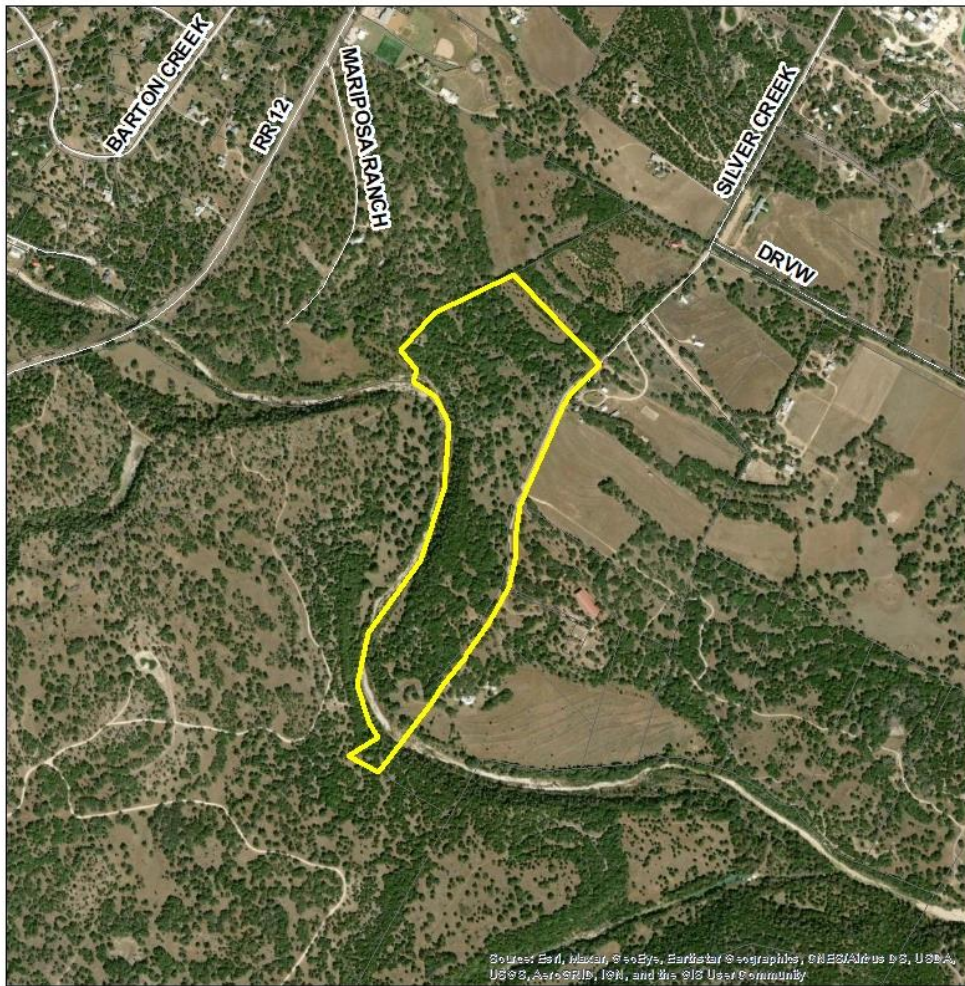


# Planning & Zoning Commission Planning Department Staff Report

**P&Z Meeting:** September 27, 2022  
**Project Number:** SUB2022-0042  
**Project Planner:** Tory Carpenter, AICP - Senior Planner



### Item Details

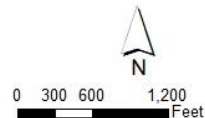
**Project Name:** Silver Creek Preliminary Plat  
**Property Location:** Silver Creek Road  
**Legal Description:** 70 acres out of the Marcus D Raper Survey  
**Applicant:** Richard Pham, Doucet & Associates  
**Property Owner:** Brian Sewell, Dripping Springs Owner, LLC  
**Staff Recommendation:** Approval of the preliminary plat with conditions.



### Location Map

Silver Creek  
Preliminary Plat

-  Roads
-  Subject Property



## Overview

The applicant is requesting approval of a preliminary plat consisting of 28 residential lots and one open space lot.

## Site Information

**Location:**

Silver Creek Road

**Zoning Designation:** N/A (ETJ)

## Property History

No entitlement history noted on this property.

## Recommendation

Approval of the preliminary plat with the following condition:

1. Provide Hays County 1445 approval letter.
2. Provide a sidewalk plan or submit a request for a sidewalk fee in lieu.

## Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

Recommended Action:	Approval of the preliminary plat with the following condition: 1. Provide Hays County 1445 approval letter. 2. Provide a sidewalk plan or submit a request for a sidewalk fee in lieu.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A

PARKLAND SUMMARY			
CATEGORY	DESCRIPTION	LOT#	Area (AC)
< 1.0 AC			
TOTAL	(< 1.0 AC)		0.00
1.0 - 2.0 AC			
TOTAL	(1.0 - 2.0 AC)		0.00
2.0 - 5.0 AC			
TOTAL	(2.0 - 5.0 AC)		0.00
5.0 - 10.0 AC			
TOTAL	(5.0 - 10.0 AC)		0.00
> 10.0 AC	PUBLIC OPEN SPACE	29	10.68
TOTAL	(> 10.0 AC)		10.68
<b>TOTAL PRIVATE AND PUBLIC PARKLAND</b>			<b>10.68</b>

LOT SETBACKS	
FRONT	25'
REAR	25'
SIDE	15'
R.O.W. WIDTHS	
LOCAL	60' OR AS SHOWN
PAVEMENT WIDTHS	
LOCAL	20' OR AS SHOWN

# SILVER CREEK SUBDIVISION

## DRIPPING SPRINGS, HAYS COUNTY, TEXAS

**OWNER/DEVELOPER:** SOUTHERN LAND COMPANY  
3990 HILLSBORO PIKE, SUITE 400  
NASHVILLE, TN 37215  
(615) 778-2889

**CONTACT:** BRIAN SEWELL, CHIEF OPERATING OFFICER

**ENGINEER:** DOUCET & ASSOCIATES  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735  
(512) 583-2600

**CONTACT:** RICHARD PHAM, P.E.

**LAND SURVEY:** MATKIN HOOVER  
ENGINEERING & SURVEYING  
3303 SHELL ROAD, SUITE 3  
GEORGETOWN, TEXAS 78628  
(512) 868-2244


**CONTACT:** KYLE L. PRESSLER, R.P.L.S.

**LEGAL DESCRIPTION:** A 70.00 ACRE TRACT OF LAND, LOCATED IN PART OF THE MARCUS D. RAPER SURVEY, ABSTRACT NO. 394, IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 45.90 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 21054605, AND ALL OF A CALLED 46.85 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 21054605, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

**SITE AREA:** 70.00 ACRES

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

**FLOODPLAIN:** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 4803210106F, DATED SEPTEMBER 2, 2005. A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

**SUBMITTED BY:**   
RICHARD PHAM, P.E.

**ORIGINAL SUBMITTAL DATE:** AUGUST 19, 2022

**JURISDICTION:** CITY OF DRIPPING SPRINGS ETJ

PUBLIC ROADWAY TABLE					
STREET NAME	CLASSIFICATION	R.O.W.	PAVEMENT WIDTH	RIBBON CURB (2)	CL LENGTH
SILVER CREEK ROAD	COUNTRY LANE	60'	20'	Y	2,574 LF
SKYWARD LANE	COUNTRY LANE	60'	20'	Y	2,090 LF

- NOTES:**
- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS DRAINAGE EASEMENTS FOR STORMWATER AND WATER QUALITY FACILITIES (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:  
WATER - PUBLIC WATER WELL  
WASTEWATER - SEPTIC  
ELECTRICITY - P.E.C.  
GAS - TEXAS GAS SERVICE
  - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
  - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
  - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND HAYS COUNTY STANDARDS.
  - A 15 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
  - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
  - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
  - ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
  - ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
  - A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
  - THE REDUCED WATER QUALITY BUFFER ZONES FULLY CONTAINS THE 100-YR FLOODPLAIN.
  - IMPERVIOUS COVERAGE OVER THE ENTIRE TRACT WILL BE LIMITED TO NO MORE THAN 20% TOTAL.
  - THE AREA ADJACENT TO THE TOP OF THE BLUFF FOR A DISTANCE OF AT LEAST 100-FT (100 FT NATIVE BUFFER) WILL BE CLEARED OF CEDARS AND RE-SEEDDED WITH NATIVE CENTRAL TEXAS DRAUGHT TOLERANT GRASSES. GRASS MIX SHALL BE APPROVED BY THE CITY.
  - A TREE SURVEY SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THE DEVELOPMENT PER SUB. ORD. SECTION 28.06.059.
  - WITHIN THE 100 FT NATIVE BUFFER, ALL HEALTHY OAK TREES 8 INCHES IN DIAMETER AND LARGER SHALL REMAIN.
  - THE STREETS WILL BE OF OPEN SWALE DESIGN WITH RIBBON CURB AND GRASS-LINED DITCHES CONSISTENT WITH WQO 22.05.015(D)(2). CURB AND GUTTER AND PIPED STORM SYSTEMS WILL NOT BE UTILIZED.

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

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

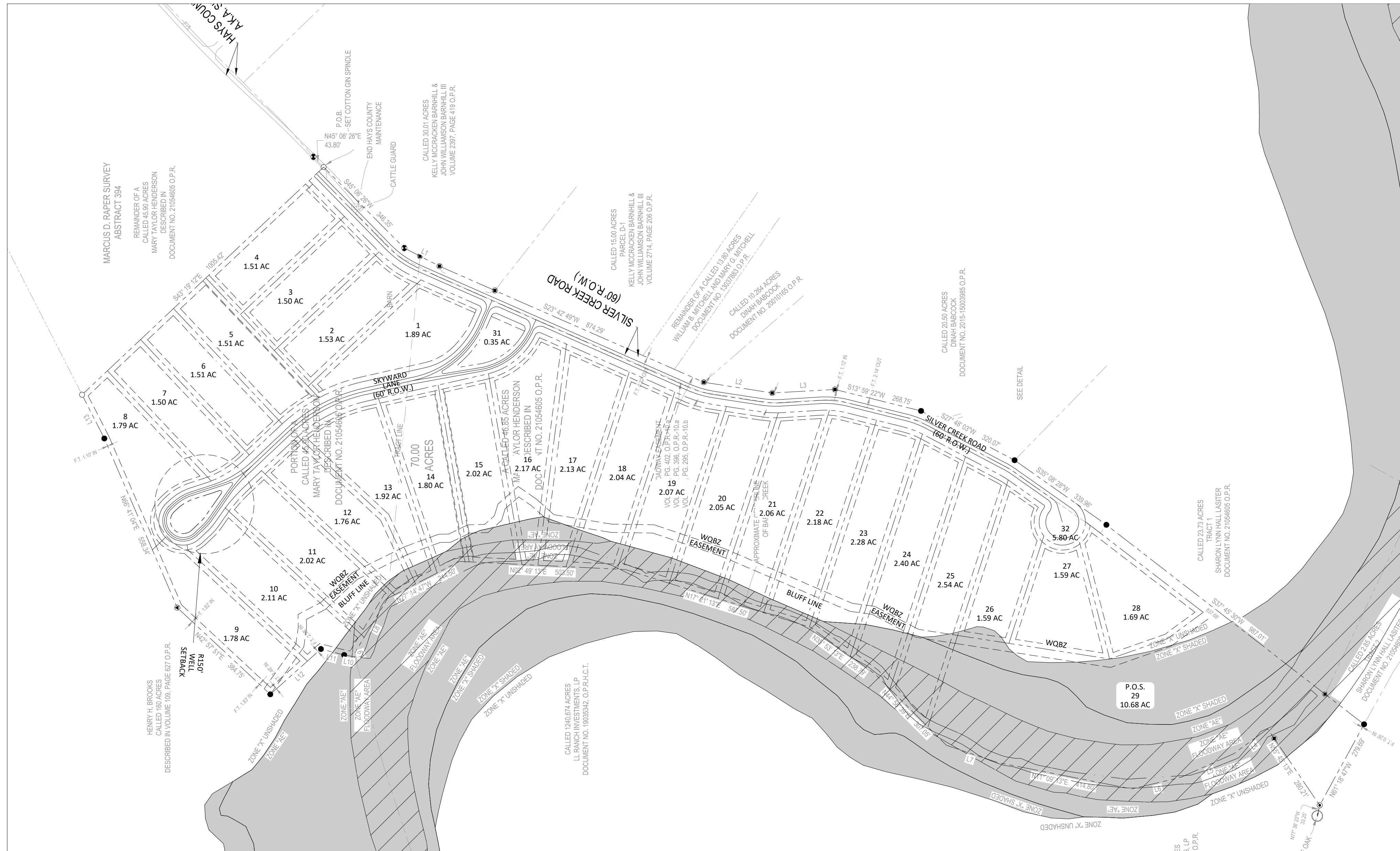
APPROVED, THIS DAY OF \_\_\_\_\_, 2022.

BY:

P&Z CHAIR OR VICE CHAIR

ATTEST:

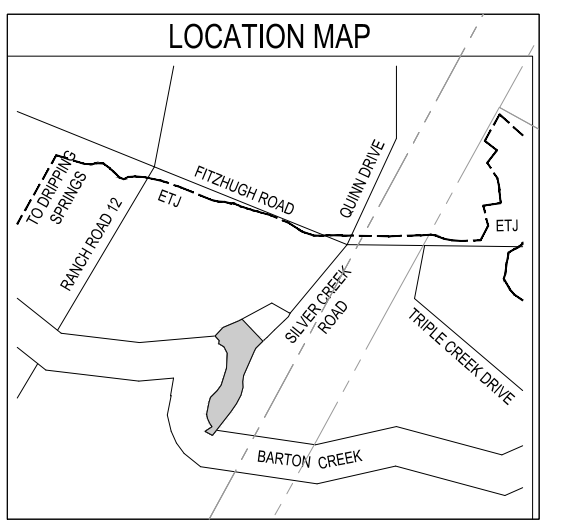
ANDREA CUNNINGHAM, CITY SECRETARY



GRAPHIC SCALE: 1"=200'

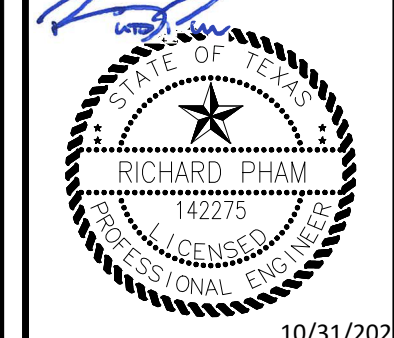
**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- POWER POLE
- ⬇ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEF)
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE
- WQBZ WATER QUALITY BUFFER ZONE
- FEMA 100-YR FLOODPLAIN

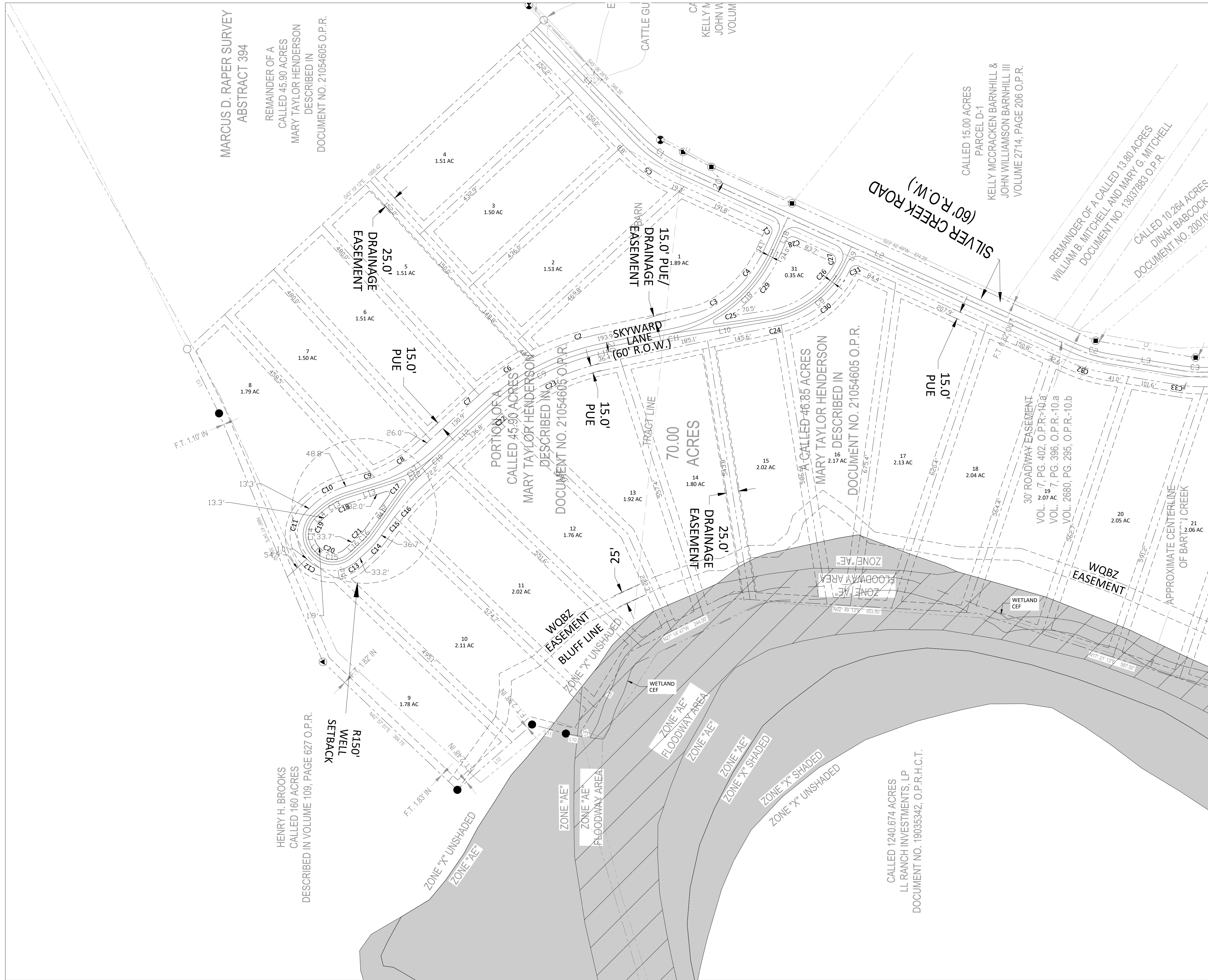


**SITE DATA TABLE**

TOTAL SITE AREA		70.00 AC
TOTAL RESIDENTIAL LOTS	28	52.94 AC
PUBLIC OPEN SPACE	1	10.68 AC
HOA LOTS	2	0.58 AC
STREET R.O.W.		4,664 LF
R.O.W. ACREAGE		5.80 AC

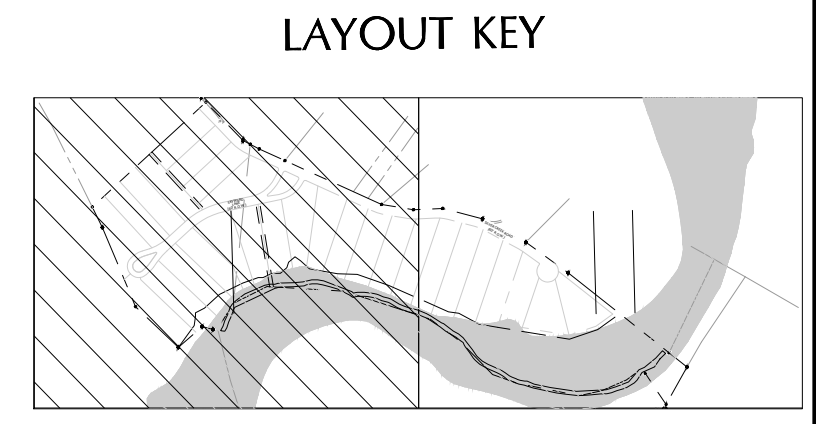


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 Plot Date/Time: Oct 31 22 14:34:13



GRAPHIC SCALE: 1"=100'

LEGEND	
	IRON ROD FOUND
	FIRE HYDRANT
	SIGN
	POWER POLE
	DOWN GUY
	SUBDIVISION BOUNDARY
	LOT LINES
	BUILDING SETBACK LINE
	EASEMENTS
	PROPOSED RIGHT OF WAY
	PROPOSED FACE OF CURB
	EXISTING CONTOURS
	WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEF)
	P.P.D. PUBLIC PARKLAND DEDICATION
	P.O.S. PUBLIC OPEN SPACE
	WQBZ WATER QUALITY BUFFER ZONE
	FEMA 100-YR FLOODPLAIN



**DOUCET**  
 Civil Engineering // Enfillements // Geospatial  
 7401 B. Highway 71 W, Ste. 140  
 Austin, TX 78735, Tel: (512)-583-2400  
 www.doucetengineers.com  
 TBPE Firm Number: 3937  
 TBPELS Firm Number: 10105800

PRELIMINARY PLAT I

**SOUTHERN LAND COMPANY**  
 SILVER CREEK SUBDIVISION  
 HAYS COUNTY, TEXAS 78620

10/31/2023

Designed:	RP
Drawn:	JS
Reviewed:	TB
Date:	

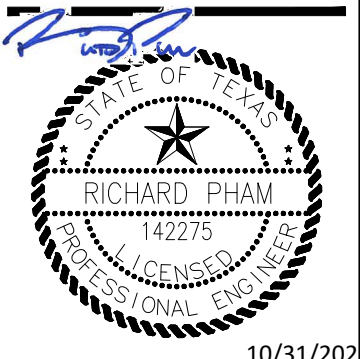
SHEET  
**2**

Project No.: 2408-002



PRELIMINARY PLAT II

**SOUTHERN LAND COMPANY**  
 SILVER CREEK SUBDIVISION  
 HAYS COUNTY, TEXAS 78620



Designed: RP  
 Drawn: JS  
 Reviewed: TB  
 Date:

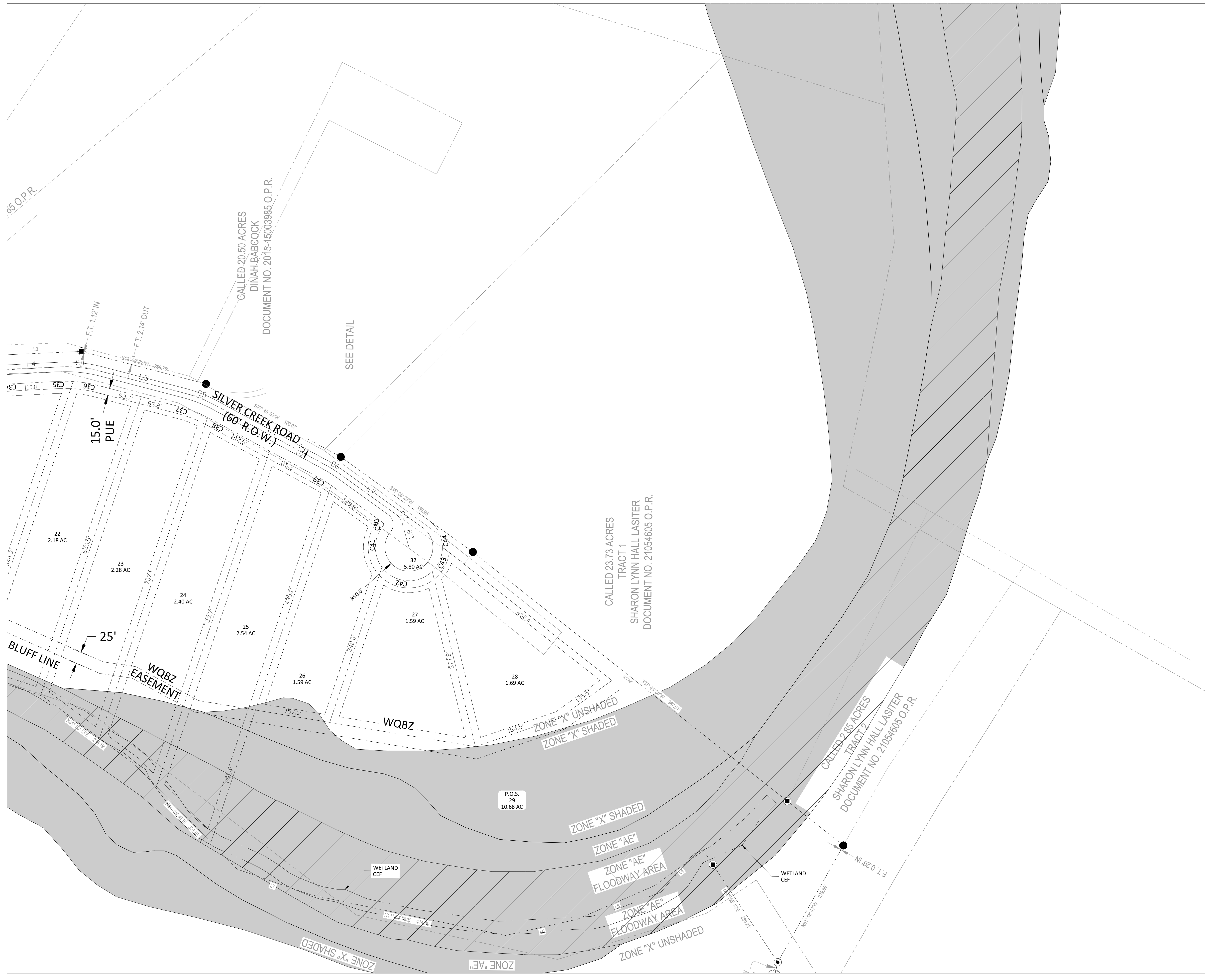
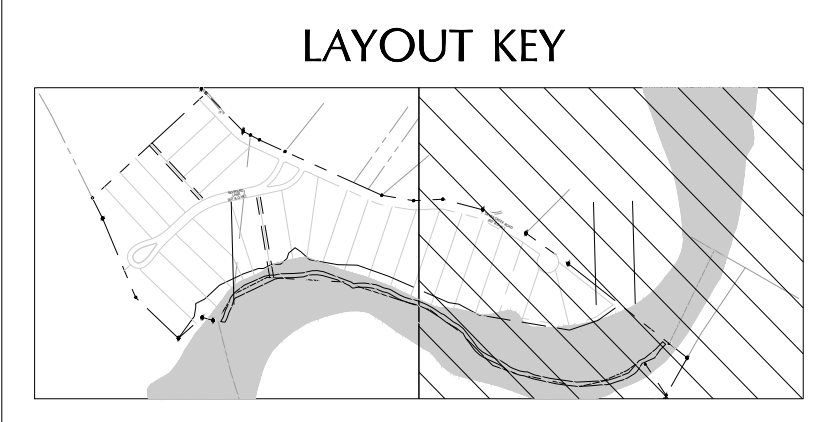
SHEET  
**3**

Project No.:  
 2408-002

GRAPHIC SCALE: 1"=100'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEF)
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE
- WQBZ WATER QUALITY BUFFER ZONE
- FEMA 100-YR FLOODPLAIN



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 Plot Date/Time: Oct 31 2:14:31:18

SILVER CREEK ROAD			
Number	Length	Radius	Line/Chord Direction
L1	310.490		S45° 30' 56.29"W
C1	114.286	300.000	S34° 36' 07.65"W
L2	892.536		S23° 49' 30.55"W
C2	81.864	300.000	S16° 00' 27.83"W
L3	142.680		S08° 41' 07.74"W
C3	64.592	300.000	S02° 31' 02.72"W
L4	109.952		S03° 39' 02.30"E
C4	92.363	300.000	S05° 10' 09.67"W
L5	177.578		S13° 59' 21.64"W
C5	72.316	300.000	S20° 53' 42.14"W
L6	258.935		S27° 48' 02.64"W
C6	38.434	300.000	S31° 28' 15.14"W
L7	142.490		S35° 08' 27.64"W
C7	23.650	35.000	S54° 29' 57.03"W
L8	51.645		S73° 51' 26.41"W

Sunset Bluff Main			
Number	Length	Radius	Line/Chord Direction
L9	32.566		N66° 17' 11.00"W
C8	194.373	207.750	N39° 28' 59.49"W
L10	211.414		N09° 18' 57.79"W
C11	11.742	200.000	N10° 59' 52.88"W
L11	144.285		N12° 40' 47.98"W
C9	267.384	500.000	N27° 59' 59.90"W
L12	146.128		N43° 19' 11.83"W
C10	4.809	249.913	N42° 46' 07.99"W

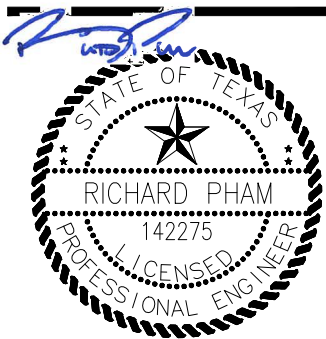
Sunset Bluff CDS			
Number	Length	Radius	Line/Chord Direction
C12	105.460	250.000	N30° 07' 58.82"W
L13	93.237		N18° 02' 53.49"W
C13	66.161	150.000	N30° 41' 02.66"W
L14	13.322		N43° 19' 11.83"W
C14	86.394	55.000	N88° 19' 11.83"W
L15	1.901		S46° 40' 48.17"W
C15	86.394	55.000	S01° 40' 48.17"W
L16	33.734		S43° 19' 11.83"E
C16	30.636	150.000	S49° 10' 15.87"E
L17	100.104		S55° 01' 19.92"E
C17	102.121	500.000	S49° 10' 15.87"E

Sunset Bluff Entrance			
Number	Length	Radius	Line/Chord Direction
L18	77.274		N66° 17' 10.99"W
C18	280.682	300.000	N39° 28' 59.49"W

PARCEL CURVE TABLES					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.79'	13.25'	89° 53' 24"	S68° 46' 09.78"W	18.72'
C2	140.65'	530.00'	15° 12' 36"	N20° 16' 57.71"W	140.24'
C3	112.50'	200.00'	32° 13' 48"	N28° 47' 40.17"W	111.02'
C4	105.50'	282.75'	21° 22' 48"	N55° 35' 52.05"W	104.88'
C5	125.68'	330.00'	21° 49' 12"	S34° 36' 19.08"W	124.92'
C6	136.72'	530.00'	14° 46' 48"	N35° 16' 31.80"W	136.34'
C7	6.05'	530.88'	0° 39' 0"	N42° 59' 34.01"W	6.05'
C8	114.71'	300.00'	21° 54' 36"	N32° 27' 39.69"W	114.02'
C9	18.11'	300.00'	3° 27' 36"	N19° 46' 39.56"W	18.11'
C10	73.38'	167.52'	25° 6' 0"	N30° 35' 52.08"W	72.79'
C11	114.38'	72.50'	90° 23' 24"	N88° 07' 21.53"W	102.89'
C12	70.69'	72.50'	55° 51' 36"	S18° 44' 46.20"W	67.93'
C13	43.69'	72.50'	34° 31' 48"	S26° 26' 57.26"E	43.03'
C14	34.21'	167.50'	11° 42' 0"	S49° 10' 15.87"E	34.15'
C15	17.02'	500.00'	1° 57' 0"	S54° 02' 48.58"E	17.02'
C16	85.60'	500.00'	9° 48' 36"	S48° 10' 02.20"E	85.50'
C17	12.48'	5.00'	143° 1' 12"	S53° 27' 53.56"W	9.48'
C18	58.44'	132.50'	25° 16' 12"	S30° 41' 02.66"E	57.97'
C19	58.90'	37.50'	90° 0' 0"	N01° 40' 48.17"E	53.03'
C20	58.90'	37.50'	90° 0' 0"	S88° 19' 11.83"E	53.03'
C21	27.06'	132.50'	11° 42' 0"	N49° 10' 15.87"W	27.02'
C22	14.02'	470.00'	1° 42' 36"	S42° 27' 56.26"E	14.02'
C23	237.33'	470.00'	28° 55' 48"	S27° 08' 44.34"E	234.81'
C24	10.56'	214.90'	2° 49' 12"	S12° 48' 21.37"E	10.56'
C25	13.03'	5.00'	149° 20' 24"	N65° 21' 18.34"E	9.64'
C26	166.31'	190.58'	50° 0' 0"	N37° 50' 04.46"W	161.09'
C27	21.58'	13.25'	93° 20' 24"	S70° 29' 41.20"W	19.28'
C28	20.84'	13.25'	90° 6' 36"	S21° 13' 51.23"E	18.76'
C29	145.70'	317.25'	26° 18' 36"	S53° 07' 48.26"E	144.42'
C30	190.46'	214.90'	50° 52' 12"	S39° 36' 14.52"E	184.29'
C31	20.24'	13.25'	87° 31' 48"	S19° 56' 18.27"E	18.33'
C32	89.92'	330.00'	15° 36' 36"	S16° 01' 09.31"W	89.64'
C33	56.58'	330.00'	9° 49' 12"	S03° 46' 24.53"W	56.51'
C34	14.47'	330.00'	2° 30' 36"	S02° 23' 40.48"E	14.47'
C35	30.84'	270.00'	6° 32' 24"	S00° 22' 43.18"E	30.82'
C36	52.29'	270.00'	11° 6' 0"	S08° 26' 28.79"W	52.21'
C37	61.57'	270.00'	13° 4' 12"	S20° 31' 19.39"W	61.44'
C38	3.52'	270.00'	0° 45' 0"	S27° 25' 39.89"W	3.52'
C39	32.25'	270.00'	6° 50' 24"	S31° 13' 19.35"W	32.23'
C40	8.19'	5.00'	93° 49' 12"	S82° 02' 58.77"W	7.30'
C41	93.11'	70.00'	76° 12' 36"	N89° 08' 53.36"W	86.40'
C42	119.11'	70.00'	97° 29' 24"	S03° 59' 58.30"W	105.25'
C43	56.41'	70.00'	46° 10' 12"	S67° 49' 59.33"E	54.90'
C44	64.98'	70.00'	53° 10' 48"	N62° 29' 16.26"E	62.67'

Local Roadway Table		
Street Name	Silver Creek Road	Blue Sky Court
Classification	Local Road	Local Road
R.O.W. Width	60'	60'
Pavement Width	20'	20'

Drawing: C:\pwworking\RichardPham\10138745\2408002-PR.dwg  
 User: RPHAM Oct 31 2: 44:04  
 Plot Date/Time: Oct 31 2: 44:12:24



Designed: RP  
 Drawn: JS  
 Reviewed: TB  
 Date:

SHEET  
**4**

Project No.:  
 2408-002



**DRIPPING SPRINGS**  
Texas

City of Dripping Springs

Item 4.

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: 12/1/2021

DATE: 6/16/2022

NOT SCHEDULED

NOT SCHEDULED

**CONTACT INFORMATION**

**APPLICANT NAME** Richard Pham, P.E.

**COMPANY** Doucet & Associates

**STREET ADDRESS** 7401 B Hwy 71 West, Suite 160

**CITY** Austin **STATE** TX **ZIP CODE** 78735

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

**OWNER NAME** Brian Sewell

**COMPANY** Dripping Springs Owner, LLC

**STREET ADDRESS** 3990 Hillsboro Pike, Suite 400

**CITY** Nashville **STATE** TN **ZIP CODE** 37215

**PHONE** 615-778-2889 **EMAIL** brian.sewell@southernland.com

**PROPERTY INFORMATION**


PROPERTY OWNER NAME	Dripping Springs Owner, LLC	
PROPERTY ADDRESS	Silver Creek Road	
CURRENT LEGAL DESCRIPTION	A 70.0 acre tract of land, located in part of the Marcus D. Raper Survey, Abstract No. 394, in Hays County, Texas.	
TAX ID #	R94015, R140286	
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction	
CURRENT LAND ACREAGE	70.0	
SCHOOL DISTRICT	Dripping Springs ISD	
ESD DISTRICT(S)	ESD #1 and #6	
ZONING/PDD/OVERLAY	N/A	
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Silver Creek Road</u>	
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____	

**ENVIRONMENTAL INFORMATION**

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Silver Creek Subdivision
TOTAL ACREAGE OF DEVELOPMENT	70.0
TOTAL NUMBER OF LOTS	31
AVERAGE SIZE OF LOTS	Minimum 1.5-acre residential lots
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>28</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>52.9 acres</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>4,660</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input checked="" 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: Project Engineer SIGNATURE: 

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): PEC

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): \_\_\_\_\_

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): Water well system

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): Septic

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

<b><u>PARKLAND DEDICATION?</u></b>	<b><u>AGRICULTURE FACILITIES (FINAL PLAT)?</u></b>
<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](http://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.)

Richard Pham, P.E. (Doucet & Associates)

Applicant Name



8/17/2022

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Property Owner Name      Dripping Springs Owner, LLC



7/31/2022

Property Owner Signature

Date

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# Owner's Certification

I hereby certify that I have given permission for the below applicant to submit this Application and to represent me in all matters affecting said Application. By signing below, I (Owner), agree and certify that I have given permission for the below individual to submit this Application and to represent me in all matters affecting said Application. The below individual will be known as the "Applicant.

Owner Name: Dripping Springs Owner, LLC Phone Number: 615.778.3150

Applicant Name: Richard Pham, P.E. (Doucet & Associates) Phone Number: 512-806-0307

Owner Email: alex.fisch@southernland.com

Owner Signature: [Handwritten Signature]

STATE OF ~~TEXAS~~ <sup>Tennessee</sup> §  
COUNTY OF ~~HAYS~~ <sup>Davidson</sup> §

Subscribed and sworn to before me this 5<sup>th</sup> day of July, 20 22.


(seal)

[Handwritten Signature]  
Notary Public, State of ~~Texas~~ <sup>Tennessee</sup>

My Commission expires: 01/26/2025



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

Applicants Signature:  Date: 8/17/2022

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

<b>PRELIMINARY PLAT CHECKLIST</b>		
<b>Subdivision Ordinance, Section 4</b>		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable) <b>N/A, located within ETJ</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (3 copies required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement <b>N/A</b>
<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (If applicable) <b>N/A</b>
<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,) <b>N/A</b>

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

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

		<p>(FEMA) information; and</p> <ul style="list-style-type: none"> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- 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].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- 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</li> <li>- Ravines; and</li> <li>- Bridges; and</li> <li>- Culverts; and</li> <li>- Existing structures; and</li> <li>- Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and</li> <li>- 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.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure</p>

		(including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated
<input type="checkbox"/>	<input 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. <b>N/A</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.
<input type="checkbox"/>	<input type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits. <b>N/A</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor’s certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>
<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). <b>N/A</b></p>
--	--	--

**NARRATIVE OF COMPLIANCE**

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Development is located within the City's ETJ. Therefore, outdoor lighting compliance per City's Outdoor Lighting Ordinance is not required.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>The development is required to dedicate 1 acre of parkland per 23 dwelling units per the City's Parkland Dedication Ordinance. Total parkland required is 1.22 acres. The development will include 10.7 acres of undisturbed open space dedicated for parkland. Therefore, parkland dedication requirements are fulfilled meeting the City's Parkland Dedication Ordinance.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Development is located within the City's ETJ. Therefore, landscaping and tree preservation compliance per City's Landscaping and Tree Preservation Ordinance is not required.</p>

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Public roadways to be maintained by Hays County are in conformance with Hays County Roadway Standards. Additionally, other public and private improvements are in conformance with the City/County standards. Regarding water quality treatment, a Contributing Zone Plan Application will be submitted to TCEQ for the proposed development.</p>
Zoning, Article 30.02, Exhibit A	<p>Development is located within the City's ETJ. Therefore, City's Zoning Ordinance does not apply to this development.</p>



Project Number: \_\_\_\_\_ - \_\_\_\_\_  
 Only filled out by staff



**DRIPPING SPRINGS**  
 Texas

## BILLING CONTACT FORM

Project Name: Silver Creek Subdivision

Project Address: Silver Creek Road

Project Applicant Name: Richard Pham, P.E.

### Billing Contact Information

Name: Doucet & Associates

Mailing Address: 7401 B Hwy 71 West, Suite 160

Austin, TX 78735

Email: rpham@doucetengineers.com Phone Number: 512-806-0307

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

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

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

Signature of Applicant

8/17/2022

Date



# Planning and Zoning Commission

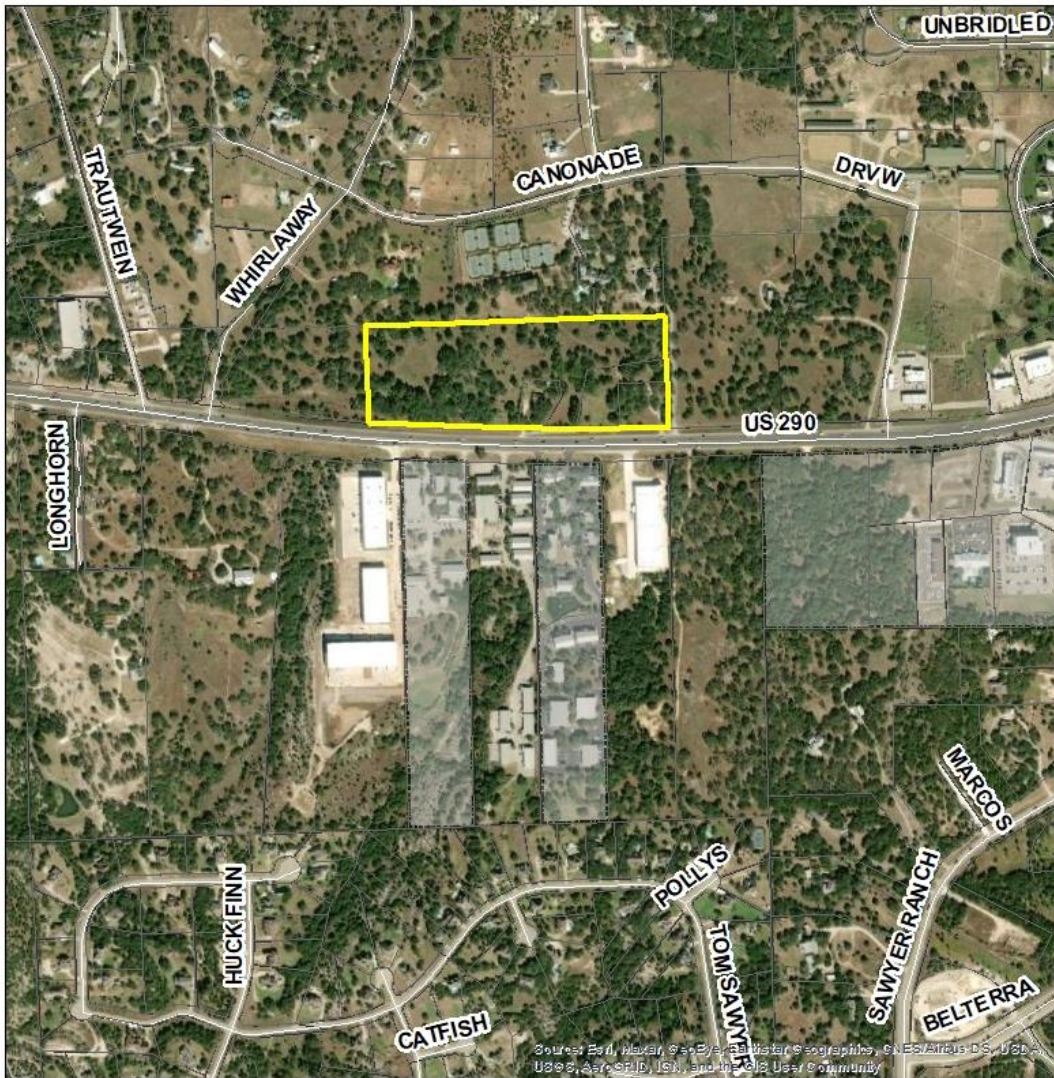
## Planning Department Staff Report

Item 5.

**Planning and Zoning Commission Meeting:** November 22, 2022  
**Project No:** SUB2022-0022  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

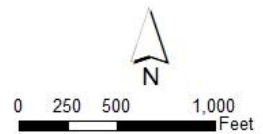
**Project Name:** Ariza Multifamily Final Plat  
**Property Location:** 13900 W US 290  
**Legal Description:** 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys  
**Applicant:** Katie Steward, P.E. Pape Dawson Engineers  
**Property Owner:** Dustin Lindig, Henna Investments, LLC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



### Location Map

*Ariza Multifamily Preliminary Plat*

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



# Planning Department Staff Report

## Overview

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

## Site Information

**Location:** Thurman 13900 W US 290

**Zoning Designation:** ETJ

## Property History

A moratorium waiver was approved for this project on March 8, 2022 and the preliminary plat was approved may 24, 2022.

## Recommendation

Denial to allow the applicant to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Exhibit 3 – Outstanding Comments

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



**DRIPPING SPRINGS**  
Texas

City of Dripping Springs

Item 5.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

## SUBDIVISION APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL	PRE-APPLICATION
CONSULTATION	CONFERENCE
DATE:	DATE:
_____	11/2/2021
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

### PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: \_\_\_\_\_

### CONTACT INFORMATION

---

**APPLICANT NAME** Katie Stewart, P.E.  
**COMPANY** Pape-Dawson Engineers  
**STREET ADDRESS** 10801 N. MoPac Expressway, Bldg. 3, Suite 200  
**CITY** Austin **STATE** Texas **ZIP CODE** 78759  
**PHONE** 512-454-8711 **EMAIL** kstewart@pape-dawson.com

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**OWNER NAME** Luis Bordes  
**COMPANY** Cypressbrook 290 LP  
**STREET ADDRESS** 1776 Woodstead Ct Ste 218  
**CITY** Spring **STATE** Texas **ZIP CODE** 77380-1480  
**PHONE** 832-602-4779 **EMAIL** Lbordes@cypressbrook.com

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	<b>Cypressbrook 290 LP</b>
PROPERTY ADDRESS	<b>(Approximately) 13900 W. US Highway 290, Dripping Springs, TX</b>
CURRENT LEGAL DESCRIPTION	A0240 E B HARGRAVES SURVEY, ACRES 14.875 A0040 HERMON BENSON SURVEY, ACRES 1.00 A0240 E B HARGRAVES SURVEY, ACRES 1.905 A0240 E B HARGRAVES SURVEY ACRES 1.38
TAX ID #	10-0240-0002-00010-4, 10-0040-000500000-4, 10-0240-0002-00001-4, 10-0240-0003-00000-4
LOCATED IN <b>Dripping Springs ETJ</b>	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	<b>19.16 ACRES</b>
SCHOOL DISTRICT	<b>DRIPPING SPRINGS ISD</b>
ESD DISTRICT(S)	NORTH HAYS COUNTY ESD #1, HAYS COUNTY FIRE ESD #6
ZONING/PDD/OVERLAY	<b>N/A - SITE IS IN ETJ</b>
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>W US HIGHWAY 290</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

<b>ENVIRONMENTAL INFORMATION</b>	
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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	ARIZA 290 WEST
TOTAL ACREAGE OF DEVELOPMENT	19.16 ACRES
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	19.16 ACRES
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> <small>(MULTIFAMILY RESIDENTIAL)</small> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>1</u> INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>19.16 ACRES</u> INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>N/A</u> PRIVATE: <u>N/A</u>
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM      Proposed WW Treatment Plant through TLAP with TCEQ <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> Public water from WTCPUA <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

COMMENTS: \_\_\_\_\_

TITLE: PROJECT MANAGER SIGNATURE: *Katie Stewart*

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): PEC

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): AT&T

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): WEST TRAVIS COUNTY PUA

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): (WWTP through TLAP with TCEQ)

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): TEXAS GAS

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

**APPLICANT'S SIGNATURE**

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

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

Katie Stewart, P.E.  
\_\_\_\_\_

Applicant Name

*Katie Stewart*  
\_\_\_\_\_

10/11/2022  
\_\_\_\_\_

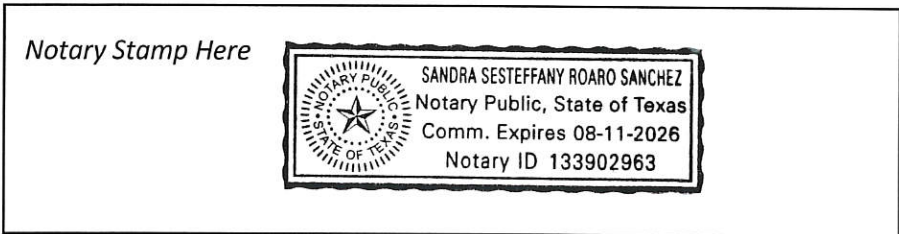
Applicant Signature

*Sandra Roaro*  
\_\_\_\_\_

Date  
10-12-2022

Notary

Date



Luis Bordes, VP of LP  
\_\_\_\_\_

Property Owner Name

*[Signature]*  
\_\_\_\_\_

10/12/2022  
\_\_\_\_\_

Property Owner Signature

Date



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

Applicants Signature: Katie Stewart Date: 10/11/2022

<b>FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST</b>			
<b>Subdivision Ordinance, Section 5</b>			
STAFF	APPLICANT		
1	<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
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
3	<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)
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
	<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
	<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
11	<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
12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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

**FINAL PLAT INFORMATION REQUIREMENTS**

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

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

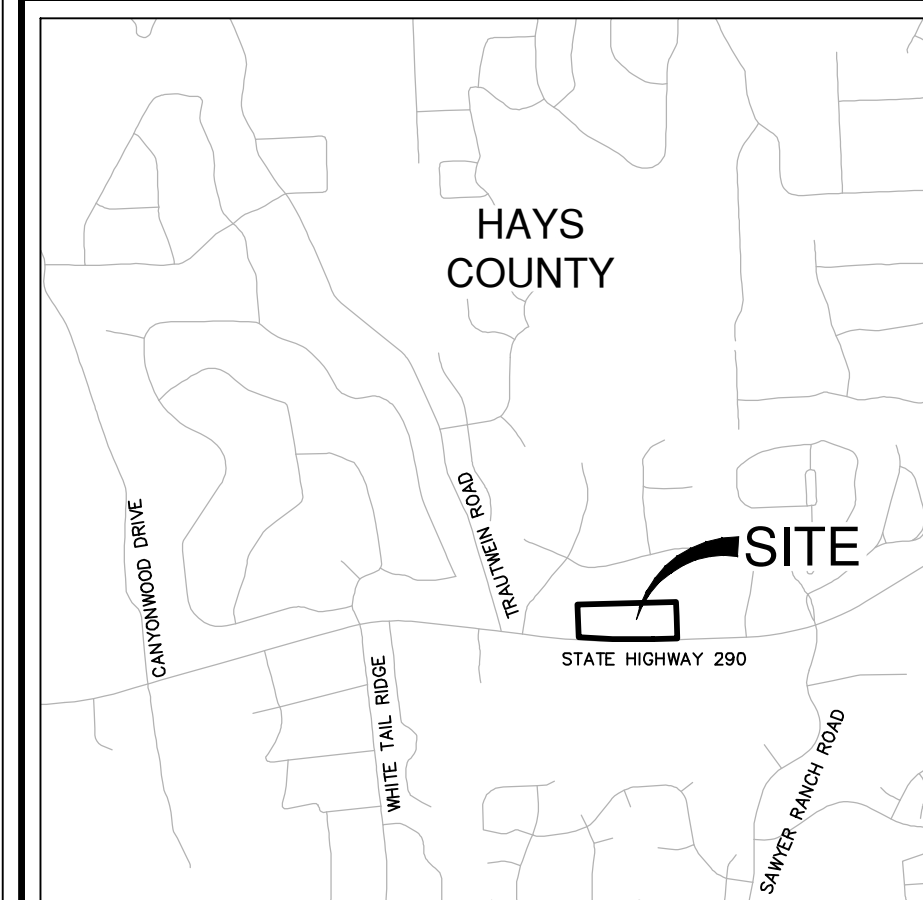
		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>

**NARRATIVE OF COMPLIANCE**

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

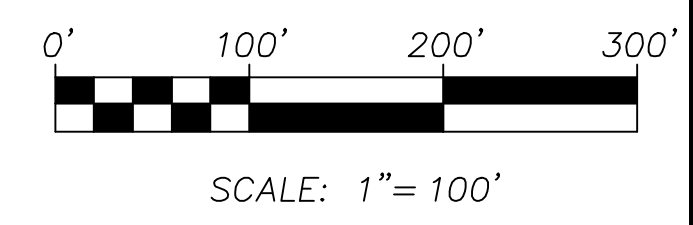
<p>Outdoor Lighting, Article 24.06</p>	<p>The project intends to comply with the outdoor lighting ordinance voluntarily.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Fee-in-lieu with SDP</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Provided in SDP phase</p>

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



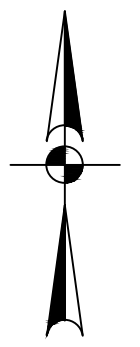
LOCATION MAP

FINAL PLAT  
OF  
**ARIZA 290 WEST**  
19.16 ACRES  
OUT OF THE EB HARGRAVES, ABSTRACT NO 240  
HAYS COUNTY, TEXAS.



LEGEND

- BL BUILDING SETBACK LINE
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF (INSERT) COUNTY, TEXAS
- PR PLAT RECORDS OF (INSERT) COUNTY, TEXAS
- DR DEED RECORDS OF (INSERT) COUNTY, TEXAS
- FD, I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)



COMBINED SCALE FACTOR IS 0.999987

BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK-10  
SET MAG NAIL IN ASPHALT  
GRID NORTHING: 13983850.5'  
GRID EASTING: 2281928.4'  
ELEVATION: 1248.25'  
NAVD88 (GEOID12B)

BENCHMARK-11  
SET MAG NAIL IN ASPHALT  
GRID NORTHING: 13983834.5'  
GRID EASTING: 2282592.7'  
ELEVATION: 1243.09'  
NAVD88 (GEOID12B)

LINE TABLE

LINE #	BEARING	LENGTH
L1	N53°23'04"W	48.83'
L2	N32°31'49"E	69.04'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11370.00'	000°29'21"	S88°31'26"W	97.06'	97.06'
C2	11370.00'	005°20'21"	N88°06'54"W	1059.16'	1059.54'

OWNER: CYPRESSBROOK 290, LP  
ADDRESS: 1776 WOODSTEAD COURT, NO. 218  
THE WOODLANDS, TEXAS 77380

ACREAGE: 19.16 ACRES  
LOTS ACREAGE: 19.16 ACRES  
ROW ACREAGE: 0 ACRES

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

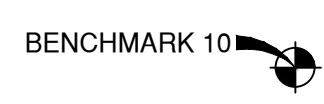
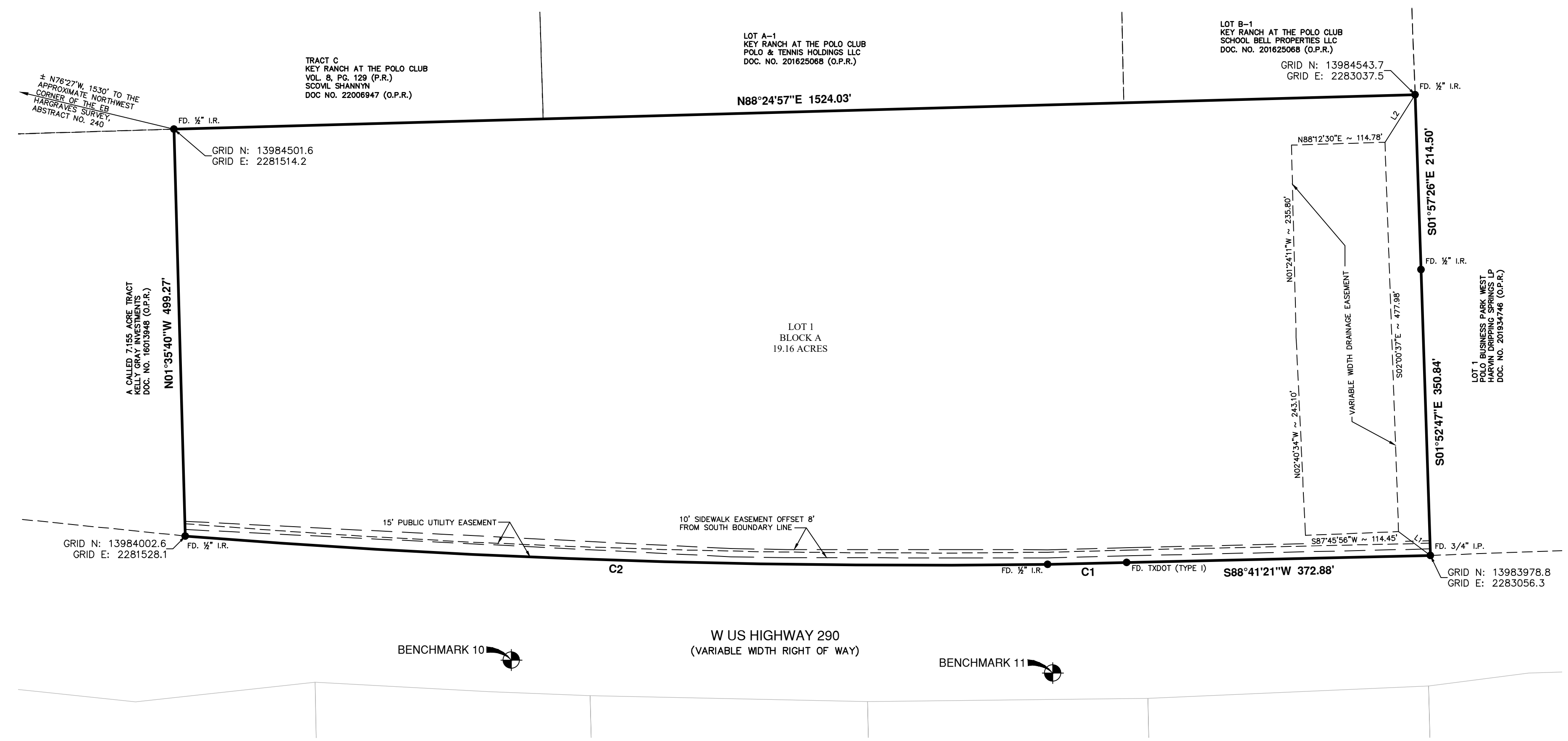
SURVEY: EB HARGRAVES SURVEY  
ABSTRACT NO. 240

NUMBER OF BLOCKS: 1

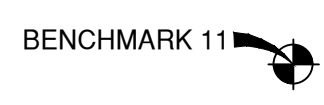
MULTI-FAMILY LOTS: 1  
RIGHT OF WAY LOTS: 0  
TOTAL LOTS: 1

LINEAR FEET OF NEW STREETS: 0'  
LINEAR FEET OF FRONTAGE ONTO A REGULATED ROADWAY: 1,529.48'

SUBMITTAL DATE: SEPTEMBER 21, 2022



W US HIGHWAY 290  
(VARIABLE WIDTH RIGHT OF WAY)



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

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

DATE OF PLAT PREPARATION: SEPTEMBER 8, 2022  
DATE OF PLAT SUBMITTAL: SEPTEMBER 21, 2022

SHEET 1 OF 2

# FINAL PLAT OF ARIZA 290 WEST

19.16 ACRES  
OUT OF THE EB HARGRAVES, ABSTRACT NO 240  
HAYS COUNTY, TEXAS.

**GENERAL NOTES:**

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND, IN SAME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAD BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
3. NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
4. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE POND ON-SITE.

**UTILITY INFORMATION:**

WATER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY  
 SEWER: ON-SITE WASTEWATER TREATMENT PLANT  
 ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.  
 TELEPHONE: AT&T  
 NATURAL GAS: TEXAS GAS SERVICE

**SCHOOL DISTRICT:** DRIPPING SPRINGS ISD

**EMERGENCY SERVICES:** HAYS COUNTY ESD 1 & 6

**GROUNDWATER CONSERVATION DISTRICT:** TRINITY GROUNDWATER CONSERVATION DISTRICT #2

**DRIVEWAY PERMIT NOTE:**

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

**CULVERT NOTE:**

ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03

**ROADWAY CLASSIFICATION:**

W US HIGHWAY 290 - MINOR ARTERIAL

**ROAD MAINTENANCE STATEMENT**

NO NEW ROADS ARE PROPOSED WITH THIS SUBDIVISION

**EDWARDS AQUIFER NOTE:**

THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. NO PORTION OF THIS PROPERTY LIES WITHIN THE EDWARD AQUIFER RECHARGE ZONE.

**FLOODPLAIN NOTE:**

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C0109F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

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

KNOW ALL MEN BY THESE PRESENTS, THAT CYPRESSBROOK 290, LP, LP, BEING THE OWNER OF A 19.16 ACRE TRACT OF LAND OUT OF THE EB HARGRAVES SURVEY, ABSTRACT NO. 240, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 22009266, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVISION 19.16 ACRES OF LAND, TO BE KNOWN AS "ARIZA 290 WEST", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREOF.

CYPRESSBROOK 290, LP

\_\_\_\_\_  
DATE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME MY COMMISSION EXPIRES

**ENVIRONMENTAL HEALTH DEPARTMENT**

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

\_\_\_\_\_  
HOWARD J. KOONTZ DATE  
PLANNING DIRECTOR

**CITY OF DRIPPING SPRINGS PLAT APPROVAL NOTE**

THIS PLAT, ARIZA 290 WEST, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT, IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS CODE OF ORDINANCES, CHAPTER 28, EXHIBIT A, SECTION 5 "FINAL PLAT APPROVAL PROCEDURES."

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
MICHELLE FISCHER  
CITY ADMINISTRATOR

**ENGINEER'S CERTIFICATION:**

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

\_\_\_\_\_  
DATE

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

**SURVEYORS CERTIFICATION:**

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

\_\_\_\_\_  
VALERIE ZURCHER DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222

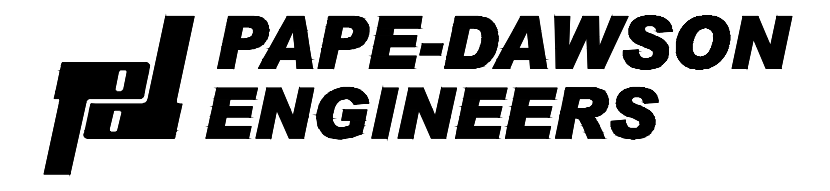
STATE OF TEXAS  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200  
AUSTIN, TEXAS, 78759

THE STATE OF TEXAS §  
COUNTY OF HAYS §

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

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

\_\_\_\_\_  
Elaine H. Cárdenas,  
County Clerk  
Hays County, Texas



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





**DRIPPING SPRINGS**  
Texas

# City of Dripping Springs

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

*Open spaces, friendly faces.*

Date: **November 18, 2022**

Name: Katie Stewart  
Company: Pape-Dawson Engineers  
Email: kstewart@pape-dawson.com

Dear : Katie Stewart

This letter is to inform you that the case number **SUB2022-0047** is being denied on **November 22, 2022** due to the following:

**Tory Carpenter**  
**tcarpenter@cityofdrippingsprings.com**

1. Show City Limits and ETJ boundary on the vicinity map. (4.7(a)).
2. Provide a note stating, "IN THE EVENT THAT PUBLIC UTILITY PROVIDERS DAMAGED OR REMOVE PORTIONS OF THE SIDEWALK WITHIN THE PUE, THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE SIDEWALK."
3. Remove the signature line for Howard J Koontz. This section should be signed by Hays County.
4. This plat is required to be approved by the Planning & Zoning Commission. Please update the City approval statement and signature lines to reflect this. This should include signatures for the P&Z Chair or Vice Chair, and the City Secretary. (4.7(r)(4)).
5. Fee in lieu for parkland dedication and improvements is required prior to recordation of the final plat. Please provide an appraisal consistent with 28.03.011 (b) to determine fee in lieu amount. (28.03.011 (b))
6. Provide the Hays County 1445 approval letter.

**Chad Gilpin**  
**City Engineer cgilpin@cityofdrippingsprings.com**

7. Provide copy of approved TLAP TCEQ permit when received. [Plat Application Checklist]
8. Show all adjacent property owner information including properties on the other side of US290. [Sub. Ord. 4.7(c)]
9. Show all existing easements as shown on the approved preliminary plat.
10. It is my understanding that a joint use access easement is proposed on the east property line. If so, please show.
11. Please provide the status of the TIA. Please provide the latest copy of the TIA and the latest comments from the City and TxDOT. [Sub Ord 11.11]

12. Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)] Provide a solid light gray shade to indicate City Limits.
13. Update the Driveway Permit note to clarify driveways are permitted by TxDOT not Hays County.
14. Provide a statement on cover sheet with a description of what portion of the project, if any, is located in a FEMA designated floodplain. Provide associated FEMA FIRM panel number and effective date. [Plat Information Requirements Checklist]
15. Add a signature block for WTPUA and their corresponding notes. [Sub Ord 4.7(t)]
16. Since this property is in the ETJ the Environmental Health department note should be signed by the County.
17. It is my understanding that WTPUA has an easement along the frontage of US 290. Please identify.
18. It is my understanding that a WTPUA water main is proposed to serve this site. It is also my understanding that improvements to US290 will be required to serve this site. The Final Plat cannot be approved until either;
  - a.) Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
  - b.) Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned. For more information regarding resubmitting an application and dates please visit our website at <http://www.cityofdrippingsprings.com/page/Planning.Submittinganapp>

Please note that this is the first denial of this project. If the project is denied again for unaddressed comments it will require a complete refiling including a refiling fee, 10-day completeness check, and 30-day comment review period. To avoid this, we encourage applicants to schedule a meeting with reviewers to properly address the above comments.

Should you have any questions or concerns in the meantime, please feel free to reach out to the planning department.

Regards,

Michelle Fischer  
City Administrator  
City of Dripping Springs

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
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	Approved w/ Conditions
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			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	Approved w/ Conditions
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0002 East Ledgestone Commercial	ETJ	Ledgestone	5 mixed-use, commercial buildings with associated utilities, paving, sidewalks and drainage	Waiting on resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0008 Patriot's Hall Phase 1B	ETJ	231 Patriots Hall Blvd	New Patriot's Hall event building with parking, infrastructure and water quality	Waiting on resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Waiting on resubmittal
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0015 Over Yonder Nature School	ETJ	5000 Bell Springs	Addition of structures, parking, utility and drainage for a nature school	Approved w/ Conditions
SD2022-0016 JWLP Lot 6 Revision 1	CL	249 Sportsplex Drive	Revision to the original site plan	Waiting on resubmittal
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Waiting on resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Waiting on resubmittal
SD2022-0022 Belterra Medical Office	ETJ	164 Belterra Village Way	Medical office building with associated parking, sidewalk, utility and drainage improvements	Waiting on resubmittal
SD2022-0023 Christian Automotive	ETJ	100 N. Canyonwood Drive	Construction of an approximately 6,000 square feet of light automotive facility	Waiting on resubmittal
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	In administrative completeness
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Waiting on resubmittal
SD2022-0026 Driveway 100 US 290	CL	100 US 290	The addition of new asphalt driveway including culvert extension to create access from Wallace St.	Waiting on resubmittal
SD2022-0027 Sawyer Ranch Lot 3A	CL	13341 W US 290	Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities.	Waiting on resubmittal
SD2022-0028 Panda Express Revision	ETJ	12680 W US 290	Revision to the original site plan of Panda Express	Waiting on resubmittal
SD2022-0029 Headwaters Commercial East Phase 1 SP	CL	Headwaters Blvd.	Development of a preschool with associated utility infrastructure, storm infrastructure, parking lot improvements, and a water quality/detention pond that accounts for future developments	Waiting on resubmittal
SD2022-0030 Fire Station 62	ETJ	15850 FM 1826	Renovation of existing fire station and addition of paving around west side of building.	Waiting on resubmittal
SD2022-0031 WHIM Corporate Site Plan	CL	27950 RR12	The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan.	Under Review
SD2022-0032 Driftwood Ranch Clubhouse	ETJ	17901 FM 1826	Clubhouse buildings and parking	Under Review
SD2022-0033 Hays County ESD EMS Station 72 - Heritage Oaks	ETJ	1 Heritage Oaks Drive	New ESD EMS Station	Waiting on resubmittal
SD2022-0034 HTeaO Revision	ETJ	12680 W US 290	Revision to the approved HTeaO site plan last year	Approved
SD2022-0035 100 Daisy Lane Site Plan	ETJ	100 Daisy Lane	A metal building for manufacturing, office, storage, tasting room for a distillery and associated paving	Under Review
SD2022-0036 Hays County ESD EMS Station 73 - RR 12	ETJ	31331 RR 12	New ESD EMS Station	Waiting on resubmittal
SD2022-0037 Burlebo	ETJ	149 American Way	Warehouse/office for business and distribution operation of Burlebo	Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan	CPAC Scenario meetings on October 17th and 18th
Cannon East	Converted to Hilltop Vista
Cannon Mixed-Use	In Process

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
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
SUB2021-0069 Cannon Ranch Ph 1 Construction Plans	CL	Cannon Ranch Road	Development of 122 residential lots with public roadways, utilities, and drainage features.	Approved with conditions
SUB2021-0071 Cannon Ranch OffSite Waterline	CL	Cannon Ranch Road	The construction of an offsite waterline that is approximately 4 acres	Under Review
SUB2021-0073 Hardy Preliminary Plat	CL	2901 W US 290	41 Residential lots on 39.341	Waiting for Resubmittal
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Waiting for Resubmittal
SUB2022-0006 AHC Preliminary Plat (PDD11)	CL	27110 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Approved with conditions
SUB2022-0007 AHC Final Plat (PDD11)	CL	27111 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Approved with conditions
SUB2022-0008 Wild Ridge Preliminary Plat	CL	E US 290	Preliminary Plat for 863 residential lots and one commercial lot.	Approved
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0011 BR Subdivision MP	CL	26918 RR 12	Moratorium Exception Form	Approved with conditions
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Approved with conditions
SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP	ETJ	17901 FM 1826	FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres	Approved with conditions
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0017 Rob Shelton - Cannon	CL	Rob Shelton Boulevard	Construction Plans	Approved with conditions
SUB2022-0019 Ladera Sub, Lot 2 Replat	ETJ	4630 W Hwy 290	Replat	Approved with conditions
SUB2022-0021 Headwaters at BC Phase 3 CP	ETJ	Intersection of Hazy Hills Loop and Roy Branch Road	Construction Plans	Approved with conditions
SUB2022-0023 Overlook at Bunker Ranch CP	CL	2004 Creek Road	Construction Plans for 12 single family lots with 1 drainage lot	Approved with conditions
SUB2022-0025 Driftwood Club Core Ph 5 CP	ETJ	Thurman Roberts Way	Condo Regime with nine (35) detached residential units	In Administrative Completeness
SUB2022-0026 101 Bob White Cove Replat	CL	101 Bob White	One lot into two lots	In Administrative Completeness
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Trickling Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0029 Vitoich Plaza, Lot 1 Replat	ETJ	Bell Springs Rd	From one lot to two lots	Approved with conditions
SUB2022-0030 Burke Subdivision, Lot 1A Replat		20650 FM 150	From one lot to two lots	Approved with conditions
SUB2022-0031 Patriots Hall AP	ETJ	231 Patriots Hall Blvd	Combining the existing 4 lots into 1 lot	Waiting for Resubmittal
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Waiting for Resubmittal
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP	Waiting for Resubmittal
SUB2022-0037 Re-subdivision of Lot 2, Driftwood 967 Phase One FP	ETJ	Near the intersection of FM 1826 and FM 967	Replatting the already platted lot for mixed-use development. This is to be part of the Driftwood Development	Approved with conditions
SUB2022-0038 Hanelius Replat	ETJ	449 Twin Oaks Trl	From one lot to two lots	Waiting for Resubmittal
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of wich are residential and 1 will be landscaping	Waiting for Resubmittal
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of wich are residential and 1 will be landscaping	Waiting for Resubmittal
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	In Administrative Completeness
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting for Resubmittal
SUB2022-0044 Arrowhead Ranch Phase 2D AP	CL	Arrowhead Ranch	Add the water quality buffer zone line to the plat.	Approved with conditions
SUB2022-0045 Ellington Estates MP	ETJ	206 Darden Hill Rd	Legalizing the lot	Under Review
SUB2022-0046 Kali Kate	ETJ	4550 FM 967	City of Dripping Springs and City of Buda Interlocal Agreement	Under Review
SUB2022-0047 Ariza West 290	ETJ	13900 W US Highway 290	The Final Plat for an apartment complex	Under Review