



## PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Wednesday, November 18, 2020 at 6:30 PM

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### VIDEOCONFERENCE MEETING

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

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

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### Agenda

#### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/86551216252?pwd=SEUrTU9zak9oQmFWSjRhXpUT2dIZz09>

***Meeting ID:*** 865 5121 6252

***Passcode:*** 327970

***Dial Toll Free:***

877 853 5257 US Toll-free

888 475 4499 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/86551216252>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/86551216252>

#### CALL TO ORDER AND ROLL CALL

**Commission Members**

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Evelyn Strong

Tammie Williamson

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

Deputy City Administrator Ginger Faught

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Senior Planner Amanda Padilla

City Engineer Chad Gilpin

Planning Consultant Robyn Miga

## **PLEDGE OF ALLEGIANCE**

## **PRESENTATION OF CITIZENS**

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

## **CONSENT AGENDA**

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

- 1. Approval of the October 27, 2020 Planning & Zoning Commission regular meeting minutes.**
- 2. Disapproval for the reasons set forth in the item application for a Preliminary Plat (SUB2020-0030), consisting of approximately 64.964 acres out of the Philip A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas, generally located south of U.S. 290, west of RR 12, and north of Hog Hollow Road, to be known as Caliterra Phase 4, Section 12. Applicant: Bill Couch, CBD, Inc.**

## **BUSINESS**

- 3. Public hearing and consideration of a recommendation regarding ZA2020-0008: an application for a Zoning Amendment to consider a proposed zoning map amendment**

**from Agriculture District (AG) to Two Family Residential - Duplex District (SF-4) for an approximately .748 acre tract of land situated in BENJAMIN F. HANNA Survey. This property is located at 102 Rose Drive, Dripping Springs, TX (R15132). Applicant: Dave Merkel and Fred Van Cura**

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

- 4. Public hearing and consideration of a recommendation regarding ZA2020-0010: an application for a Zoning Amendment to consider a proposed zoning map amendment from Two Family Residential - Duplex District (SF-4) to General Retail District (GR) for an approximately 1 acre tract of land situated Phillip A. Smith Survey (Legal Description: A0415 PHILIP A SMITH SURVEY, ACRES 1.00). This property is generally located on Ranch Road 12 across from Summit Drive in Dripping Springs, TX. (R17873). Applicant: Jon Thompson**

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

- 5. Public Hearing and consideration regarding SUB2020-0026: an application to consider a Replat with a Vacation application for Howard Ranch Commercial for property generally located south of the intersection of Ranch Road 12 and FM 150 (Legal description: Howard Ranch Commercial, Lot 1, Acres 7.5.) Applicant: Bill Couch, Carlson Brigrance and Doering, INC.**

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

- 6. Public hearing and consideration regarding SUB2020-0021: An application to consider a Replat with a Vacation for the Parten Ranch Phase 2 Subdivision for the property generally located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R167464, R167463). The applicant is proposing to vacate an Open Space/ Drainage Lot and replat two (2) lots. Applicant: HM Parten Ranch Development, INC.**

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

- 7. Public hearing and consideration of a recommendation regarding CUP2020-0009: an application to consider a conditional use permit to allow for an accessory dwelling unit at the property located at 101 Woods Loop, Driftwood, Texas 78620. Applicant: Jon Thompson**

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

**8. Public hearing and consideration of a recommendation regarding CUP2020-0010: an application to consider a conditional use permit to allow for an accessory dwelling unit at the property located at 693 Blue Ridge Drive, Dripping Springs, TX 78620. Applicant: Josh Haro, Haro Homes LLC.**

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

**9. Public hearing and consideration of a recommendation regarding ZA2020-0009: an application for a Zoning Amendment to consider a proposed zoning map amendment from Single-Family Residential District - Low Density (SF-1) to Local Retail District (LR) for an approximately .84 acre tract of land situated Phillip A. Smith Survey. This property is located at 519 Old Fitzhugh Road, Dripping Springs, TX. (R17916). Applicant: Jon Thompson**

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

**10. Presentation on the City's process and goals for the rewrite of the Zoning Ordinance.**

**REPORTS OF STAFF AND AGENCIES**

*No action to be taken.*

**11. Planning Project Report**

**EXECUTIVE SESSION**

*The Planning and 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 and 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 16, 2020 at 6:30 p.m.

January 26, 2021 at 6:30 p.m.

February 23, 2021 at 6:30 p.m.

**City Council Meetings**

December 8, 2020 at 6:00 p.m.

December 15, 2020 at 6:00 p.m.

January 12, 2021 at 6:00 p.m.

**ADJOURN**

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

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

*Due to the Texas Governor Order, Hays County Order, City of Dripping Springs Disaster Declaration, and Center for Disease Control guidelines related to COVID-19, a quorum of this body could not be gathered in one place, and this meeting will be conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **November 13, 2020 at 3:00 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 & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, October 27, 2020 at 6:30 PM

## MINUTES

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/85842339524?pwd=aDhXa1J6Y2RVM2lTaG85Yk0zTFptZz09>

***Meeting ID:*** 858 4233 9524

***Passcode:*** 222242

***Dial Toll Free:***

877 853 5257 US Toll-free

888 475 4499 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/85842339524>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/85842339524>

### CALL TO ORDER AND ROLL CALL

**Commission Members present were:**

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

Roger Newman

Evelyn Strong

Tammie Williamson

**Commission Member absent was:**

John McIntosh

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

City Attorney Laura Mueller

Senior Planner Amanda Padilla

City Engineer Chad Gilpin

Architectural Consultant Keenan Smith

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member April Harris-Allison

With a quorum of the Commission present, Chair James called the meeting to order at 6:30 p.m.

## PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

## PRESENTATION OF CITIZENS

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Council Member April Harris-Allison spoke and introduced herself to the Commission.

## BUSINESS

### 1. Approval of the September 22, 2020 Planning & Zoning Commission regular meeting minutes.

A motion was made by Vice Chair Martin to approve the September 22, 2020 Planning & Zoning Commission regular meeting minutes. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

### 2. Discuss and consider approval of the Planning & Zoning Commission 2021 annual meeting calendar.

Andrea Cunningham's staff report is on file. Staff recommends approval of the 2021 meeting calendar with no changes.

A motion was made by Vice Chair Martin to approve the Planning & Zoning Commission 2021 annual meeting calendar as recommended by staff. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

### 3. Discuss and consider recommendation regarding the City of Dripping Springs Development Density.

Amanda Padilla presented the staff report which is on file.

Vice Chair Martin commented on the maps and would like to know both net and gross density when looking at developments.

Chair James referred to the comprehensive plan and its favor of higher density in the core. Discussion of what the City core is and the use of mix of lot sizes occurred.

**Each commissioner member weighed in on the density issue in order to provide guidance to City Council:**

Vice Chair Martin is concerned about high density causing fire safety (Texas Heritage Village). He likes the idea of setting aside green space in perpetuity, and believes walkability is important near downtown; however, he is worried about consumers' perceptions of a mix of lot sizes next to each other. Vice Chair Martin defines the City Core as East of HEB and heading West past Tractor Supply to Dripping Springs Middle School, and North on 12 to the Methodist Church and South almost to 150. He added that some of the best places to put commercial is where we already have residential because they requested it first, and the City should look at where we can still have commercial in downtown or near downtown Dripping Springs.

Commissioner Roger Newman is worried about maintenance on houses on smaller lots.

Commissioner Christian Bourguignon agrees that discussing density the core is important. He is not worried about maintenance on houses on smaller lots, deterioration occurs in all sizes of lots. He agrees with Vice Chair Martin definition of the core, and would the City to include something to encourage pedestrian traffic area and infill near downtown Dripping Springs - open spaces help with the traffic burden.

Commissioner Evelyn Strong agrees it's nice to have open space, but they become placeholders for future very valuable undeveloped real estate if they are not restricted. The City should make sure the land is restricted if that is the City's intent or save it for commercial or institutional uses, and defers to our expert planners. She sees Mercer Street and 12 as the core, and Arrowhead to Headwaters is the Core from east to west.

Commissioner Tammie Williamson is still determining the core. She likes different housing types within the same subdivision to ensure affordability, and the product in Big Sky Ranch but doesn't know if the City should have this product throughout. She also emphasized a mixture within a large subdivision is worthwhile.

Chair James stated that Texas Heritage Village supplied a niche for affordable type housing. \$310-350K is not affordable.

Keenan Smith offered three density tools/considerations. The Comprehensive Plan is the primary guidance, and the Zoning and Subdivision Ordinances are the implementation regulations. Keenan likes the conservation development option and values the open space for environmental purposes and outside activity, but has concerns that there is not affordable housing types for workers in Dripping Springs. He expressed that density is enabled by the availability of infrastructure and that development should emphasize the natural environment in Dripping Springs. Keenan defines the Core as from Wallace Mountain to the Dripping Springs Middle School, and from 150 to Dripping Springs Ranch Park. Keenan also spoke about Planned Growth Advisory Group.

Chair James discussed the possibility of creating an advisory group and how that could contribute to the zoning and comprehensive plan updates.

#### 4. Discuss and consider recommendation for a Municipal Utility District Policy.

Laura Mueller presented MUD issues to the Commission. Vice Chair James asked about debt and financing in relation to MUD and how improvements are treated after construction.

#### EXECUTIVE SESSION

*The Planning and 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 and 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.*

5. **Consultation with City Attorney related to legal issues regarding Zoning Ordinance updates, Development Agreements, and density of development.** *Consultation with City Attorney, 551.071*
6. **Consultation with City Attorney related to legal issues regarding Municipal Utility Districts and a MUD Policy.** *Consultation with City Attorney, 551.071*

The Commission did not meet in Executive Session.

#### UPCOMING MEETINGS

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

November 15, 2020 at 6:30 p.m.

December 16, 2020 at 6:30 p.m.

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

November 10, 2020 at 6:00 p.m.

November 17, 2020 at 6:00 p.m.

December 8, 2020 at 6:00 p.m.

#### ADJOURN

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

This regular meeting adjourned at 8:20 p.m.



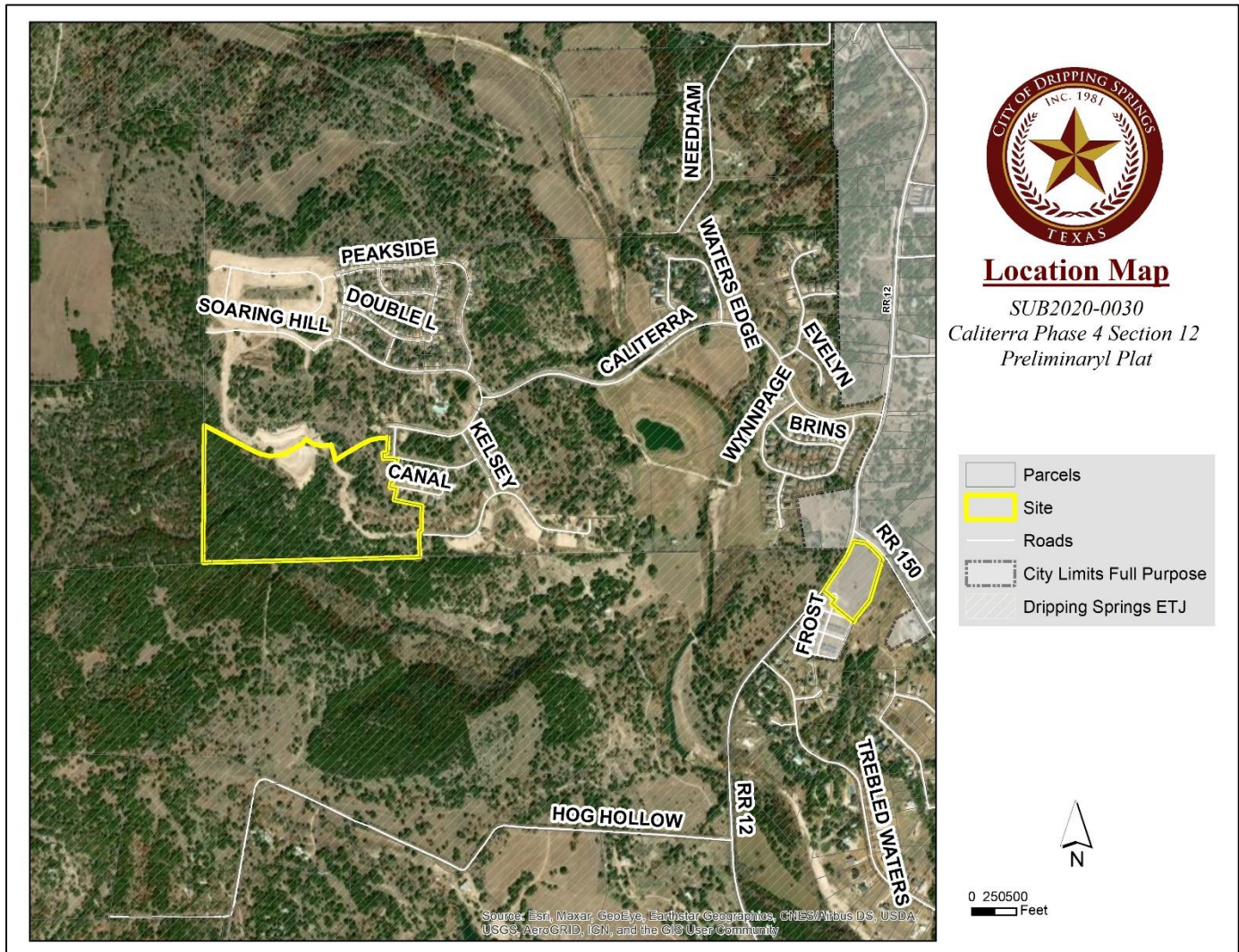
## Planning & Zoning Commission Planning Department Staff Report

**P & Z Meeting:** November 18, 2020  
**Project Number:** SUB2020-0030 – Caliterra Ph. 4, Section 12  
**Project Planner:** Robyn Miga, Consulting Planner

### Item Details

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

### Property Location



## Action Requested

Disapproval for the reasons set forth in the item application for a Preliminary Plat (SUB2020-0030), consisting of approximately 64.964 acres out of the Philip A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas, generally located south of U.S. 290, west of RR 12, and north of Hog Hollow Road, to be known as Caliterra Phase 4, Section 12.

## Site Information

### Location:

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

### Physical and Natural Features:

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

### Zoning Designation:

The property is located in the City's ETJ.

## Property History

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

## Outstanding Comments

Staff analyzed the proposed plat (SUB2020-0030) against the city's code of ordinances as well as associated agreements, and the following comments are outstanding:

### City of Dripping Springs, Section 4.7 Outstanding Comments

1. Add signature block for surveyor/engineer, property owner, and for P & Z Chair;
2. Remove all building lines;
3. Show floodplain boundary;
4. Label all filed subdivisions with recording information; and
5. Update vicinity map to make more legible.

### City Engineering Outstanding Comments

1. Impervious cover calculations in Engineering Report do not match the IC calculation table for Ph 4 Sec 12. I believe the discrepancy is in the Street and sidewalk IC and the Total IC. Please review and confirm IC calculations
2. The FEMA map provided in the Report is from Travis County and not relative to this project. Please update FEMA map in report.
3. Please confirm that drainage calculations utilize Atlas 14 rainfall for Dripping Springs. Atlas 14 rainfall data for Dripping Springs can be found at the following link: [https://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_map\\_cont.html?bkmrk=ne](https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ne)
4. Turn on Water Quality Buffer Zone (WQBZ) linework in Preliminary Plat.
5. Address how the WQBZ were sized in the engineering report. Explain the upstream drainage basin size determined that led to the sizing of the WQBZ per [WQO 22.05.017]
6. Provide a sidewalks plan. [Subdivision Ord. 15.2.2]
7. Provide a Graphic Scale Bar per [Preliminary Plat Info Requirements Checklist]
8. Provide a note naming who will be responsible for operation and maintenance of Stormwater Utilities and Ponds per [Preliminary Plat Info Requirements Checklist] 16. Provide Schematic Engineering Plans of

the water and sewer lines to be constructed to serve this Preliminary Plat per [Preliminary Plat Info Requirements Checklist].

9. Add the following note: “This Development is subject the Name of Development Agreement dated Month, Day, Year between the City of Dripping Springs and Developer recorded in Volume Document #, Public Records of Hays County, Texas.”
10. Add the following note: Street Trees shall be planted in each lot prior to the issuance of a certificate of occupancy per the quantity, size and location requirements of [Sub Ord 28.06.051].
11. Label Block I, Lot 37 as Open Space/Drainage Easement Lot.
12. Label Block L, Lot 45 as Open Space/Drainage Easement Lot.
13. Provide a table showing a direct comparison of existing vs proposed flow for the 2yr, 25yr and 100yr storm events at Analysis Points A, B & C [Preliminary Plat Info Requirements Checklist].

### **Robby Callegari, Utility Reviewer**

1. Show how water and wastewater lines on the plans before the first review can be done.

### **Recommendation**

Staff is recommending denial of the request based on the reasons set forth in item, including all attachments.

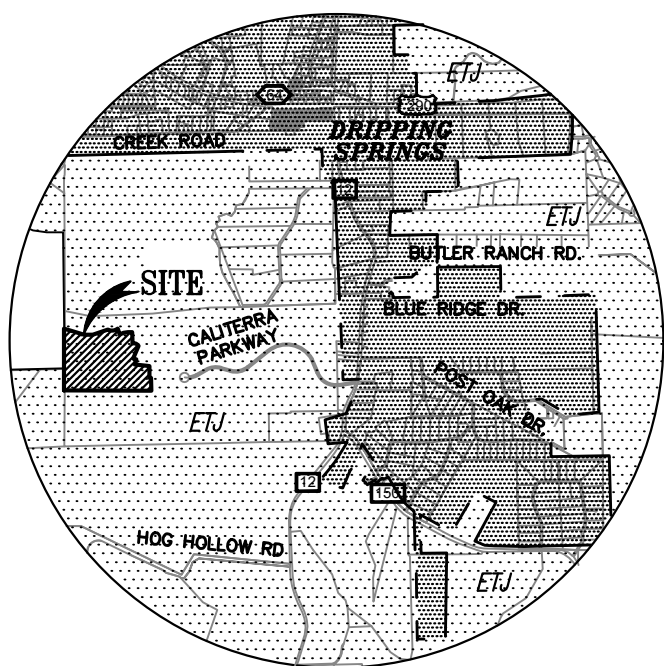
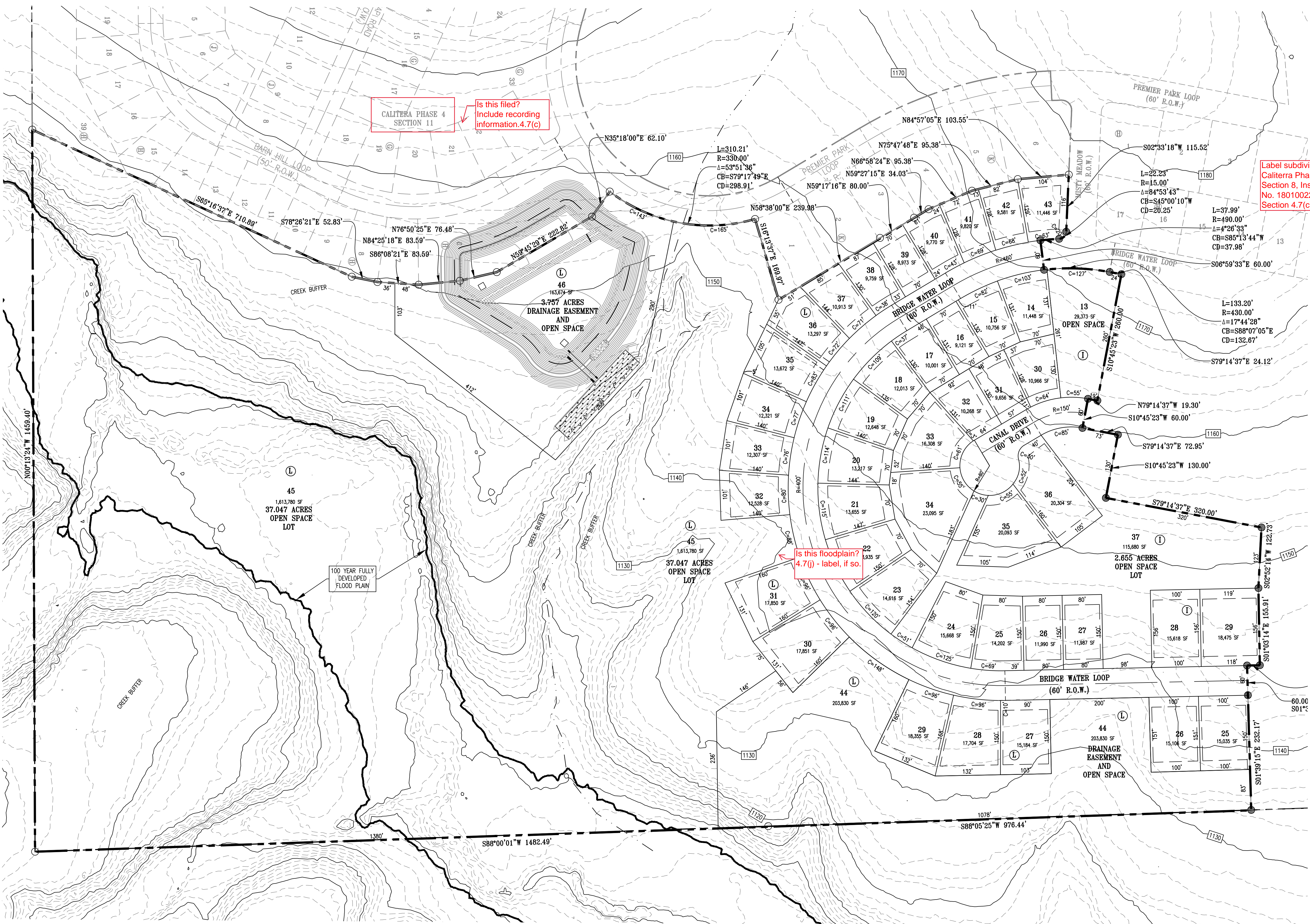
### **Attachments**

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

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

CALITERRA PHASE 4 SECTION 12  
PRELIMINARY PLAN

Plat - Sec. 4, Subd.  
Ordinance.



VICINITY MAP  
(N.T.S.)  
Vicinity map should be legible. 4.7(a)

SCALE 1" = 100'

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

ORIGINAL SUBMITTAL DATE:  
TOTAL ACREAGE: 64.964 ACRES  
FEMA MAP NO: 48209C-0115F,  
DATED SEPTEMBER 2, 2005  
  
TOTAL NO. OF LOTS: 47  
NO. OF BLOCKS: 2  
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 42  
NO. OF OPEN SPACE LOTS: 3  
NO. OF DRAINAGE EASEMENTS AND OPEN SPACES: 2

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC.  
901 IDS CENTER  
80 SOUTH 8TH STREET  
MINNEAPOLIS, MINNESOTA 55402  
  
ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TX 78749  
PHONE: 512-280-5160  
FAX: 512-280-5165

LINEAR FOOTAGE OF RIGHT-OF-WAY

BRIDGE WATER LOOP	(LOCAL STREET)	60' R.O.W.	1,857'	2,558 AC.
CANAL DRIVE	(LOCAL STREET)	60' R.O.W.	259'	0.358 AC.
TOTALS			2,116'	2,916 AC.

SUB2020-0030

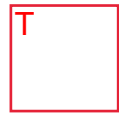
DESIGNED BY: BRP	DRAFTED BY: ISI
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRMA ID #43791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78749 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78749 Phone No. 512 280-5160 www.cbdi.com	
PRELIMINARY PLAN 100 SCALE CALITERRA PHASE 4 SECTION 12 STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	JOB NAME:
	PROJECT:
BRETT R. PASQUARELLA BRETT R. PASQUARELLA 84769 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGANCE & DOERING, INC. ID# F3791 09/08/2020	
DATE:	September 2020
JOB NUMBER:	5183
SHEET:	1 OF 3

XXX-XXXX-XXXX

FILE PATH: J:\ACCD\5183\mg5183-PRELIMINARY PLAT.dwg - Sep 08, 2020 - 2:46pm

# CALITERRA PHASE 4 SECTION 12

## PRELIMINARY PLAN



64.964 ACRES  
PHILIP A. SMITH SURVEY NUMBER 26  
ABSTRACT NUMBER 415  
HAYS COUNTY, TX

### FIELD NOTES

BEING ALL OF THAT CERTAIN 64.964 ACRE TRACT OR PARCEL OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 591.858 ACRE TRACT OF LAND CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC, IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 64.964 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 3/4" iron rod found, being the southwestern corner of said 591.858 acre tract, same being a point on a northern boundary line of a called 538.20 acre tract of land conveyed to Carole J. Smith as Trustee of the 1991 Penn Family Trust in Volume 1140, Page 278 (O.P.R.H.C.TX.), and being also a southeastern corner of a called 274.70 acre tract of land conveyed to Janice H. Campbell in Volume 855, Page 332 (O.P.R.H.C.TX.), for the southwestern corner and the **POINT OF BEGINNING** of the herein described tract,

**THENCE**, with the common boundary line of said 591.858 acre tract and said 274.70 acre tract, N00°13'24"W, a distance of 1459.40 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE", being a point on a western boundary line of said 591.858 acre tract and being also a point on an eastern boundary line of said 274.70 acre tract, for the northwestern corner of the herein described tract,

**THENCE**, crossing said 591.858 acre tract, the following fifteen (15) courses and distances, numbered 1 through 15,

1. S65°16'37"E, a distance of 710.89 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
2. S78°26'21"E, a distance of 52.83 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
3. S85°08'21"E, a distance of 83.59 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
4. N84°25'18"E, a distance of 83.59 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
5. N76°50'25"E, a distance of 76.48 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
6. N59°45'29"E, a distance of 222.82 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
7. N35°18'00"E, a distance of 62.10 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the left,
8. with said curve to the left, having a radius of 330.00 feet, an arc length of 310.21 feet, and whose chord bears S79°17'49"E, a distance of 298.91 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
9. S16°13'37"E, a distance of 169.97 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
10. N58°38'00"E, a distance of 239.98 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
11. N59°17'16"E, a distance of 80.00 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
12. N59°27'15"E, a distance of 34.03 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
13. N66°58'24"E, a distance of 95.38 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
14. N75°47'48"E, a distance of 95.38 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE", and
15. N84°57'05"E, a distance of 103.55 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE", being a point on a western right-of-way line of Misty Meadow (60' R.O.W.), a right-of-way dedicated in Caliterra Phase Two Section Eight, a subdivision recorded in Instrument Number 18010022 (O.P.R.H.C.TX.),

**THENCE**, with the common boundary line of said 591.858 acre tract and said Caliterra Phase Two Section Eight, the following seventeen (17) courses and distances, numbered 1 through 17,

1. S02°33'18"W, a distance of 115.52 feet to a 3/4" iron rod found, at a point of curvature, for a curve to the right,
2. with said curve to the right, having a radius of 15.00 feet, an arc length of 22.23 feet, and whose chord bears S45°00'10"W, a distance of 20.25 feet to a 3/4" iron rod found, at a point of curvature, for a curve to the left,
3. with said curve to the left, having a radius of 490.00 feet, an arc length of 37.99 feet, and whose chord bears S85°13'44"W, a distance of 37.98 feet to a 3/4" iron rod found,
4. S06°59'33"E, a distance of 60.00 feet to a 3/4" iron rod found, at a point of curvature, for a curve to the right,

J: 5183\SURVEY\FIELD NOTES\FN - CALITERRA 4-12.doc

64.964 ACRES  
PHILIP A. SMITH SURVEY NUMBER 26  
ABSTRACT NUMBER 415  
HAYS COUNTY, TX

5. with said curve to the right, having a radius of 430.00 feet, an arc length of 133.20 feet, and whose chord bears S88°07'05"E, a distance of 132.67 feet to a 3/4" iron rod found,
6. S79°14'37"E, a distance of 24.12 feet to a 3/4" iron rod found,
7. S10°45'23"W, a distance of 260.00 feet to a 3/4" iron rod found,
8. N79°14'37"W, a distance of 19.30 feet to a 3/4" iron rod found,
9. S10°45'23"W, a distance of 60.00 feet to a 3/4" iron rod found,
10. S79°14'37"E, a distance of 72.95 feet to a 3/4" iron rod found,
11. S10°45'23"W, a distance of 130.00 feet to a 3/4" iron rod found,
12. S79°14'37"E, a distance of 320.00 feet to a 3/4" iron rod found,
13. S02°52'14"W, a distance of 122.73 feet to a 3/4" iron rod found,
14. S01°03'14"E, a distance of 155.91 feet to a 3/4" iron rod found, at a point of curvature, for a curve to the left,
15. with said curve to the left, having a radius of 3030.00 feet, an arc length of 25.79 feet, and whose chord bears S88°42'08"W, a distance of 25.79 feet to a 3/4" iron rod found,
16. S01°32'30"E, a distance of 60.00 feet to a 3/4" iron rod found,
17. S01°39'15"E, a distance of 232.17 feet to a 3/4" iron rod found, being a point on a southern boundary line of said 591.858 acre tract, same being a southwestern corner of Lot 15, Block L of said Caliterra Phase Two Section Eight, and being also a point on a northern boundary line of said 538.20 acre tract, for the southeastern corner of the herein described tract,

**THENCE**, with the common boundary line of said 591.858 acre tract and said 538.20 acre tract, the following two (2) courses and distances, numbered 1 and 2,

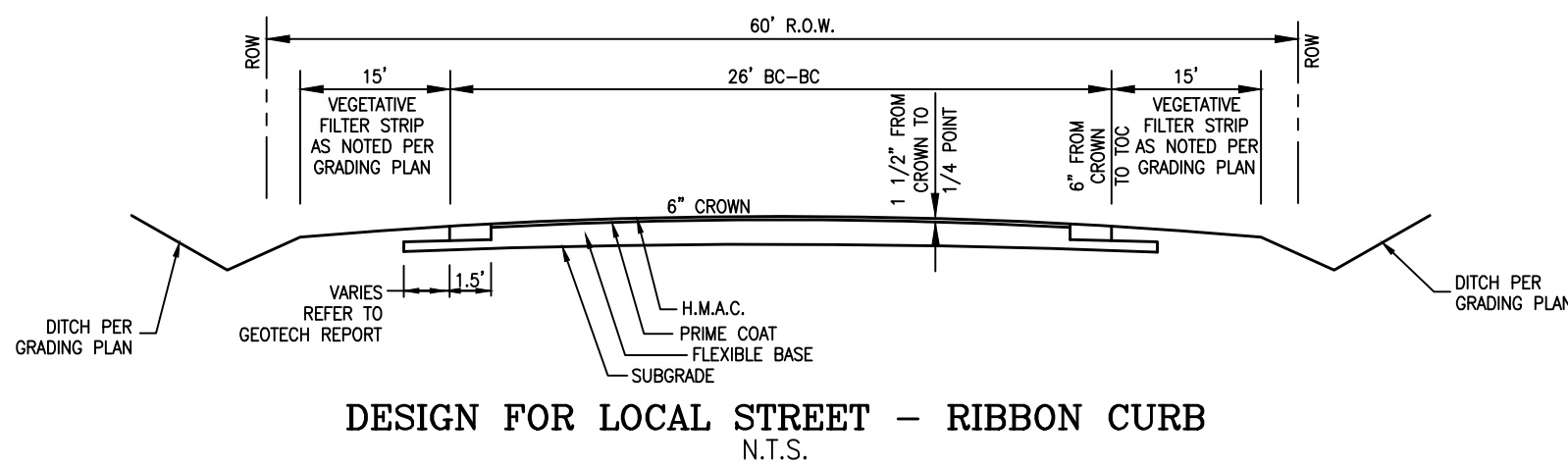
1. S88°05'25"W, a distance of 976.44 feet to a 3/4" iron rod found, and
2. S88°00'01"W, a distance of 1482.49 feet to the **POINT OF BEGINNING** and containing 64.964 acres of land.

Surveyed by:   
Aaron Thomason, R.P.L.S. NO. 6214  
**Carlson, Brigrance and Doering, Inc.**  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
[aaron@cdbgeng.com](mailto:aaron@cdbgeng.com)



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)

J: 5183\SURVEY\FIELD NOTES\FN - CALITERRA 4-12.doc



DESIGNED BY:	BRP
DRAFTED BY:	JSI
DATE	
REVISION	

Carlson, Brigrance & Doering, Inc.

Civil Engineering

Surveying

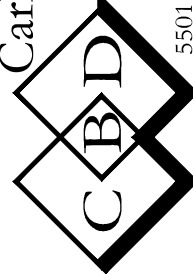
North Office

12129 RR (20 N. Sec. 600)

Austin, Texas 78749

Phone No. (512) 280-5160

www.cbeng.com



SHEET NAME: PRELIMINARY PLAN NOTE AND DETAIL (1 OF 2)

JOB NAME: CALITERRA PHASE 4 SECTION 12

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS



CARLSON, BRIGRANCE & DOERING, INC.  
D# F3791  
09/08/2020

DATE: SEPTEMBER 2020

JOB NUMBER: 5183

SHEET 2 OF 3

XXX-XXXX-XXXX

***CALITERRA PHASE 4 SECTION 12***  
***PRELIMINARY PLAN***

GENERAL NOTES:

1. THIS PROJECT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PROJECT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
11. MINIMUM FRONT SETBACK SHALL BE 20'.
12. MINIMUM REAR SETBACK SHALL BE 20'.
13. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
14. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
15. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED LINE.
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING DEVELOPMENT REGULATIONS.
17. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
20. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
21. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
22. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
23. ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
24. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
25. WATER QUALITY EASEMENT DEPICTED HEREON PROVIDE ACCESS TO HAYS COUNTY DEVELOPMENT DISTRICT NO. AND ASSIGNS, FOR INSPECTION AND MAINTENANCE OF WATER QUALITY BEST MANAGEMENT PRACTICES (BMP'S) PERMITTED UNDER TCEQ EDWARDS AQUIFER PROTECTION PROGRAM NO. 11000201.
26. SIDEWALKS WILL BE REQUIRED ALONG ONE SIDE OF ALL STREETS AND WILL BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT NO. 1.
27. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
28. ALL DRIVEWAYS SHALL HAVE ADEQUATE FRONTAGE TO ALLOW FOR COMPLIANCE WITH HAYS COUNTY DRIVEWAY SPACING REQUIREMENTS.
29. THIS PRELIMINARY PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CALITERRA DEVELOPMENT AGREEMENT.
30. THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.

Remove from plat so that it doesn't require a plat vacation if there's a needed change.

It's not a code requirement to remove them, but these seem to cause issues for developers and the city for minor issues.

BLOCK	LOT	SQ.FT.	ACRES
I	13	29,373	0.67
I	14	11,448	0.26
I	15	10,756	0.25
I	16	9,121	0.21
I	17	10,001	0.23
I	18	12,013	0.28
I	19	12,648	0.29
I	20	13,217	0.30
I	21	13,655	0.31
I	22	13,935	0.32
I	23	14,616	0.34
I	24	15,668	0.36
I	25	14,202	0.33
I	26	11,990	0.28
I	27	11,987	0.28
I	28	15,618	0.36
I	29	18,475	0.42
I	30	10,966	0.25
I	31	9,956	0.23
I	32	10,268	0.24
I	33	16,307	0.37
I	34	23,095	0.53
I	35	20,093	0.46
I	36	20,304	0.47
I	37	115,680	2.66
TOTALS		465,392	10.68

BLOCK	LOT	SQ.FT.	ACRES
L	25	15,034	0.35
L	26	16,106	0.37
L	27	15,184	0.35
L	28	18,704	0.41
L	29	18,355	0.42
L	30	17,851	0.41
L	31	17,850	0.41
L	32	12,528	0.29
L	33	12,307	0.28
L	34	12,321	0.28
L	35	13,672	0.31
L	36	13,297	0.31
L	37	10,913	0.25
L	38	9,759	0.22
L	39	8,973	0.21
L	40	9,770	0.22
L	41	9,820	0.23
L	42	9,581	0.22
L	43	11,446	0.26
L	44	203,830	4.68
L	45	1,613,780	37.05
L	46	163,674	3.76
TOTALS		2,233,755	51.28

BLOCK I		
	SQ.FT.	ACRES
SINGLE FAMILY LOTS = 23	320,339	7.354
OPEN SPACE LOTS = 2	145,053	3.330

BLOCK L		
	SQ.FT.	ACRES
SINGLE FAMILY LOTS = 19	252,471	5.796
OPEN SPACE AND DRAINAGE EASEMENT LOTS = 2	367,504	8.437
OPEN SPACE AND GREENBELT LOTS = 1	1,613,780	37.047

STREET RIGHT OF WAY		
	SQ.FT.	ACRES
CANAL DRIVE	22,321	0.512
OPEN SPACE LOTS = 2	111,481	2.559

				Lot Impervious (ft <sup>2</sup> )	Street and Sidewalk Impervious Cover (ft <sup>2</sup> )	Water Quality Wet Ponds and Drives (ft <sup>2</sup> )	Parks and Trails (ft <sup>2</sup> ) <sup>(3)</sup>	Lift Station and Access Drives (ft <sup>2</sup> )	Amenity Centers (ft <sup>2</sup> )	Other (ft <sup>2</sup> )	Total Impervious Cover (ft <sup>2</sup> )	Total Impervious Cover (acre)	Total Area (acre)	Average Lot Size (sf)	Open Space Parkland (acres)	
Phase	Section	No. of Lots(S)	L.U.E. Use <sup>(4)</sup>													
1	1	61	SF	204,000	206,656	24,051	0	4,808	100,441	0	515,904	11.8	64.1	13,800	45.67	
1	2	23	SF	98,500	44,961	0	0	0	0	0	143,461	3.3	14.2	15,500	3.36	
1	3	23	SF	101,500	42,511	0	0	0	0	0	144,011	3.3	14.1	16,700	1.44	
1	4	18	SF	90,000	107,532	0	0	0	0	0	197,532	4.5	62.5	18,500	45.82	
1	5	NA	ROW	0	75,934	0	0	0	0	0	75,934	1.7	5.1	0	38.70	
1	WC	1	Comm	42,553	0	0	4,373	0	0	0	46,926	1.1	6.6	0	0.00	
1	AMENITY	1	Comm	61,798	0	0	0	0	0	0	61,798	1.4	7.2	0	0.00	
2	7	116	SF	379,000	274,577	0	0	0	0	0	653,577	15.0	56.7	11,500	15.73	
2	8	89	SF	359,000	217,855	0	0	0	0	0	576,855	13.2	61.7	14,000	19.04	
3	9	82	SF	228,960	165,964	0	0	0	0	0	394,924	9.1	31.8	9,175	7.21	
4	11	103	SF	286,500	205,255	103,588	0	0	0	0	491,755	11.3	37.9	9,394	8.17	
4	12	42	SF	178,596	63,350	76,000	0	0	0	0	233,842	5.4	65.0	11,000	45.04	
Future Residential		85	SF	427,595	407,880	359,759	513,883	11,871	36,480	0	1,397,709	32.1	211.6	15,000	75	
Future Commercial		unknown	Comm	713,513	0	0	0	0	0	0	713,513	16.4	23.5	0	0	
Total		644		3,171,515	1,812,475	563,398	518,256	16,678	136,921		0	5,647,741	129.6	662.0	13,500	305
Total Projected Impervious Cover Percentage													19.6%			

- (1) Impervious cover for lots based upon the TCEQ's RG - 348A assumptions as illustrated in the engineering report
- (2) Welcome Center (WC) Lot impervious cover includes proposed buildings, parking lots, all trails and all sidewalks associated with the Welcome Center Plans
- (3) Welcome Center (WC) Parks and Trails includes all impervious cover associated with treehouse park
- (4) L.U.E. Use: SF - Single Family / Comm - Commercial
- (5) Single Family Lots - 600 ( Per the DA)

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

THIS PLAT, CALITERRA PRELIMINARY PLAN PHASE 4 SECTION 12  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF  
DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2020.

BY

~~MAYOR OR MAYOR PRO TEM,~~

ATTEST

ANDREA CUNNINGHAM, CITY SECRETARY

Mim James,  
Planning & Zoning  
Chair 4.7(r)(4)

		<b>Carlson, Brigrance &amp; Doering, Inc.</b> Civil Engineering   ♦   Surveying FIRM ID #F3791 Main Office: North Office 5501 West William Cannon Dr. 12129 RR #20 N., Ste. 600 Austin, Texas 78749 Austin, Texas 78750 Phone No. (512) 280-5160 www.cbding.com		DESIGNED BY: BRP		DRAFTED BY: JSL		Item 2.
				DATE		REVISION		
SHEET NAME: <b>PRELIMINARY PLAN NOTE AND DETAILS (2 OF 2)</b>		<div style="display: flex; justify-content: space-around;"> <div> <b>CALITERRA PHASE 4 SECTION 12</b> </div> <div> <b>STREET, DRAINAGE, WATER, &amp; WASTEWATER IMPROVEMENTS</b> </div> </div>						Item 2.
JOB NAME:								
PROJECT:								
		CARLSON, BRIGRANCE & DOERING, INC. 09/09/2020						Item 2.
DATE:								
JOB NUMBER:								
SHEET:		5183						Item 2.
3 OF 3								



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620  
512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Date: **November 11, 2020**

Name: **Bill Couch**  
Company: **Carlson, Brigrance and Doering, Inc.**  
Address: **5501 W William Cannon Dr.**  
**Austin, TX 78749**  
Email: **bill@cbdeng.com**

Dear Bill Couch:

This letter is to inform you that the case number **SUB2020-0030** is being denied on **November 11, 2020** due to the following:

**Amanda Padilla**  
**Development Coordinator [apadilla@cityofdrippingsprings.com](mailto:apadilla@cityofdrippingsprings.com)**

1. Add signature block for surveyor/engineer, property owner, and for P & Z Chair;
2. Remove all building lines;
3. Show floodplain boundary;
4. Label all filled subdivisions with recording information; and
5. Update vicinity map to make more legible.

**Robby Callegari**  
**[rcallegari@Cma-engineering.com](mailto:rcallegari@Cma-engineering.com)**

6. how water and wastewater lines on the plans before the first review can begin

**Dillon Polk**  
**North Hays ESD #6 [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com)**

7. Preliminary plan approved

**Chad Gilpin**  
**City Engineer [cgilpin@cityofdrippingsprings.com](mailto:cgilpin@cityofdrippingsprings.com)**

8. Impervious cover calculations in Engineering Report do not match the IC calculation table for Ph 4 Sec 12. I believe the discrepancy is in the Street and sidewalk IC and the Total IC. Please review and confirm IC calculations
9. The FEMA map provided in the Report is from Travis County and not relative to this project. Please update FEMA map in report.
10. Please confirm that drainage calculations utilize Atlas 14 rainfall for Dripping Springs. Atlas 14 rainfall data for Dripping Springs can be found at the following link:  
[https://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_map\\_cont.html?bkmrk=ne](https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ne)
11. Turn on Water Quality Buffer Zone (WQBZ) linework in Preliminary Plat.
12. Address how the WQBZ were sized in the engineering report. Explain the upstream drainage basin size determined that led to the sizing of the WQBZ per [WQO 22.05.017]
13. Provide a sidewalks plan. [Subdivision Ord. 15.2.2]

14. Provide a Graphic Scale Bar per [Preliminary Plat Info Requirements Checklist]
15. Provide a note naming who will be responsible for operation and maintenance of Stormwater Utilities and Ponds per [Preliminary Plat Info Requirements Checklist]
16. Provide Schematic Engineering Plans of the water and sewer lines to be constructed to serve this Preliminary Plat per [Preliminary Plat Info Requirements Checklist].
17. Add the following note: "This Development is subject the *Name of Development Agreement* dated *Month, Day, Year* between the City of Dripping Springs and *Developer* recorded in Volume *Document #*, Public Records of Hays County, Texas."
18. Add the following note: Street Trees shall be planted in each lot prior to the issuance of a certificate of occupancy per the quantity, size and location requirements of [Sub Ord 28.06.051].
19. Label Block I, Lot 37 as Open Space/Drainage Easement Lot.
20. Label Block L, Lot 45 as Open Space/Drainage Easement Lot.
21. Provide a table showing a direct comparison of existing vs proposed flow for the 2yr, 25yr and 100yr storm events at Analysis Points A, B & C [Preliminary Plat Info Requirements Checklist].

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



# Planning and Zoning Commission Planning Department Staff Report

Item 3.

## Planning and Zoning Commission Meeting:

November 18, 2020

## Project No:

ZA2020-0008

## Project Planner:

Robyn Miga, Consulting Planner

## Item Details

### Project Name:

Van Merkel Duplex

### Property Location:

102 Rose Drive

### Legal Description:

Approximately .748 acres situated in the B.F. Hanna Survey No. 428, Hays County, Texas

### Applicant:

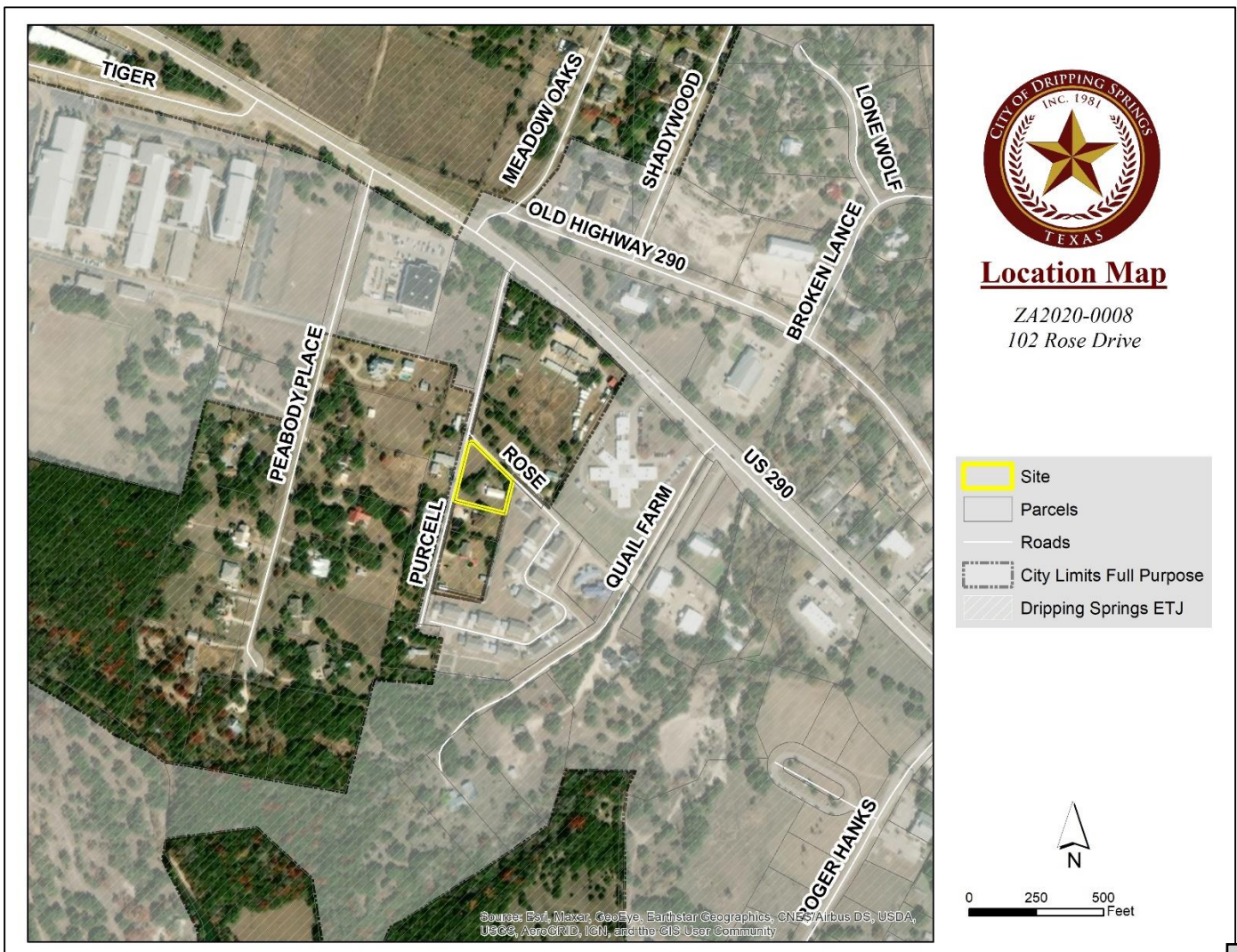
Dave Merkel and Fred Van Cura

### Property Owner:

Van Merkel, LLC

### Request:

Rezoning request from AG, Agricultural, to Two-Family Residential, Duplex, SF-4



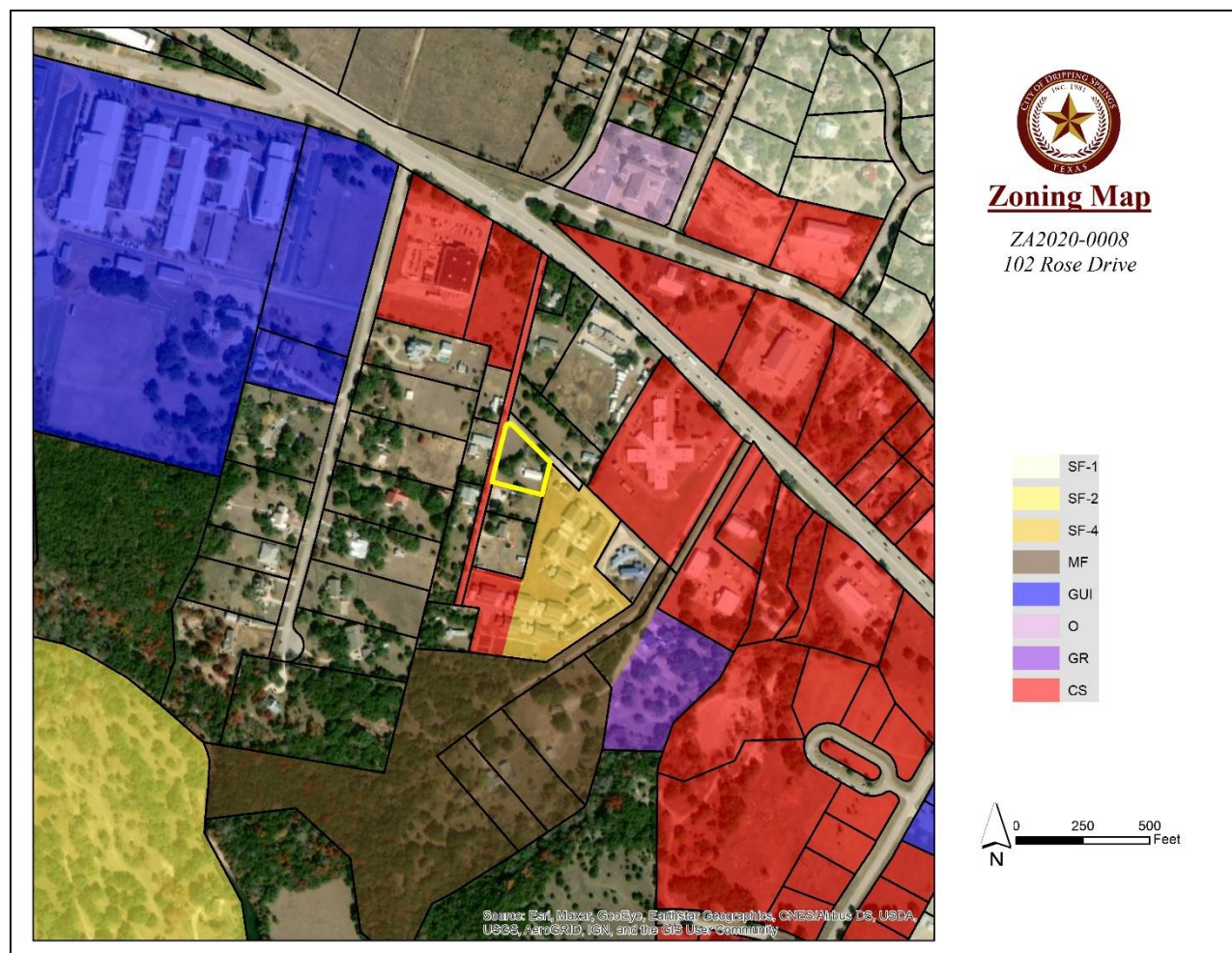
## Overview

The applicant submitted a petition for annexation of this property. City Council moved at their November 10, 2020 meeting to proceed with negotiating the service plan agreement for the proposed annexation, and the public hearing is scheduled for the annexation at the council's December 8, 2020 meeting.

When a property is annexed into the city, it is designated as Agricultural until the applicant submits a rezoning request. For this property, the applicant submitted the two applications at the same time to move forward with zoning concurrently with the annexation.

The applicant is proposing to construct two duplexes or four total units on the site if the zoning is approved. The applicant will also be required to coordinate with the owners of the private drive, because both Rose Drive, as well as Purcell Place are private driveways not owned or maintained by the city. The applicant will also be required to plat the property to construct the lots.

## Surrounding Properties



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Extraterritorial Jurisdiction (ETJ)	Low Density Residential, and commercial along U.S. 290	Not referenced
East	Two-Family Residential	Condo development of	Medium Density

# Planning Department Staff Report

Item 3.

	(SF-4)	two-family residential structures	Residential
South	Extraterritorial Jurisdiction (ETJ), and Commercial Services (CS)	Residential	Medium Density Residential
West	Extraterritorial Jurisdiction (ETJ)	Low-density residential, and retail	Medium Density Residential

The majority of this area is residential in nature, including a condo lot immediately to the east, which is known as the 26 Doors Subdivision. This lot is developed with 13 two-family structures, or 26 units.

Two-Family Residential – Duplex (SF-4) is intended to provide for development of detached, two-family residence structures on moderate size lots of at least 10,000 square feet in size.

## Development Standards

Development Standards for Two-Family Residential (SF-4)	
<b>Size of Lots</b>	
Minimum Lot area	Five thousand (10,000) square feet
Minimum Lot Width	Fifty feet (70').
Minimum Lot Depth	One hundred feet (100').
<b>Setback Requirements</b>	
Minimum Front Yard	20'
Minimum Side Yard	10'; 15' from a street ROW for a corner lot
Minimum Rear Yard	20'
<b>Height Regulations</b>	
Main Building	2 ½ stories, or 40', whichever is less, for the main building
Accessory Building	25'

Uses that are permitted within the SF-4 zoning district include single-family residential, duplexes, churches, and parks. Should the property be rezoned, the applicant will be required to plat the subdivision to accommodate more than one set of duplexes on the lot.

## Summary

2.28.2 In making a determination regarding a requested zoning change, the P&Z and the City Council shall consider the following factors:

Factors	Staff Comments
1. Whether the proposed change will be appropriate in the immediate area concerned;	This area of the city is still a little in transition from being more rural, to seeing newer developments within this area. While there is a subdivision immediately to the east of this parcel that is zoned and developed with duplexes, the area immediately west of the property is not as dense as the area to the east. However, with that said, this parcel is less than an acre and would not be able to develop more than three structures based on the square footage requirements for a lot zoned SF-4, as well as the

	constraints of adding septic.
2. Their relationship to the general area and the City as a whole;	The use proposed will fit in with the surrounding area for the most part, with the exception of the area west of the parcel with is mostly low-density residential lots.
3. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	This property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area. The streets adjacent to this lot are all private.
4. The amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This property will have no negative effect on other SF-4 zoning districts.
5. The recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	There is a development immediately to the east that is developed under the SF-4 zoning district, which has 26 units on an approximate 5.7-acre lot.
6. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Based on the area, the proposed rezone of this lot will not affect the surrounding area, or similar developments, as this site is less than an acre.
7. Whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	This property is being treated similarly to other Zoning changes.
8. Any other factors which will substantially affect the public health, safety, morals, or general welfare.	Staff does not see this Zoning Change affecting the public health, safety, morals or general welfare.

## Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

## Meetings Schedule

November 18, 2020 – Planning and Zoning Commission

December 8, 2020 - City Council Meeting

## Attachments

Exhibit 1: Rezoning Application

Exhibit 2: Concept Plan

Exhibit 3: Draft Zoning Ordinance and Survey

Recommended Action:	Recommend approval of the requested rezoning request.
Alternatives/Options:	Recommend denial of the rezoning application.

## Planning Department Staff Report

Item 3.

Budget/Financial Impact:	None calculated at this time.
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the development of affordable housing. Support varying housing types.



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Item 3.

### ZONING/PDD AMENDMENT APPLICATION

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

#### CONTACT INFORMATION

PROPERTY OWNER NAME VAN MERKEL LLC / DAVE MERKEL / FRED VAN CURA

STREET ADDRESS 102 ROSE DR.

CITY DRIPPING SPRINGS STATE TX. ZIP CODE 78620

PHONE 512 658-6776 EMAIL FASTFRED54@AOL.COM

APPLICANT NAME DAVE MERKEL / FRED VAN CURA

COMPANY VAN MERKEL LLC

STREET ADDRESS 490 OLD PARK RD.

CITY DRIPPING SPRINGS STATE TX. ZIP CODE 78620

PHONE 512 350-3969 EMAIL DMERKEL3412@GMAIL.COM

#### REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION OR MAP

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

☒ TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	VAN MERKEL LLC
PROPERTY ADDRESS	102 ROSE DR. DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	A0222 BENJAMIN F. HANNA SURVEY, 748 ACRES
TAX ID#	R-15132
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	RESIDENTIAL
REQUESTED ZONING/AMENDMENT TO PDD	SF-4 2-FAMILY RESIDENTIAL DUPLEX
REASON FOR REQUEST (Attach extra sheet if necessary)	TO GET INTO CITY LIMITS TO BUILD TWO MORE DUPLEXES
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	TO BE ANNEXED INTO CITY LIMITS TO BUILD 2- MORE DUPLEXES.

### COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? \*

(See attached agreement).

☒ YES (REQUIRED) \* ☒ YES (VOLUNTARY) \* ☐ NO \*

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

Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab* on the *CODS* webpage and online *Lighting Ordinance* under *Code of Ordinances* tab for more information).

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that FRED VAN CURP is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.  
(As recorded in the Hays County Property Deed Records, Vol. 4091, Pg. 885.) NUMBER 11007542

Name

OWNER

Title

STATE OF TEXAS

§

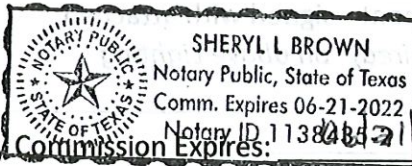
§

COUNTY OF HAYS

§

This instrument was acknowledged before me on the 23<sup>rd</sup> day of SEPTEMBER,

2020  
201 by SHERYL L. BROWN



Sheryl L. Brown  
Notary Public, State of Texas

My Commission Expires: 06-21-2022FRED VAN CURP

Name of Applicant

**ZONING AMENDMENT SUBMITTAL**

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

Applicant Signature

Date

9-23-20

**CHECKLIST**

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

Will serve: DSWSC



VANCO 18  
SEP. 16, 2000  
A1



101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
612.658.9889

27

**CITY OF DRIPPING  
SPRINGS ORDINANCE**

**No. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING TWO TRACTS OF LAND, TOTALING APPROXIMATELY 0.748 ACRES FROM AGRICULTURAL (AG) TO TWO-FAMILY RESIDENTIAL, DUPLEX (SF-4); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

**WHEREAS**, the City Council of the City of Dripping Springs (“City Council”) seeks to promote orderly land use and development within the City; and

**WHEREAS**, the City Council finds to be reasonable and necessary the rezoning of the tracts, described more fully in *Attachment “A”* and totaling approximately 0.748 acre, from Agricultural (Ag) To Two-Family Residential, Duplex (Sf-4); and

**WHEREAS**, the City Council recognizes changed conditions and circumstances in the particular location; and

**WHEREAS**, the City Council finds that the zoning change is compatible with the surrounding area and with the City’s Zoning Ordinance and Comprehensive Plan; and

**WHEREAS**, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on November 18, 2020 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

**WHEREAS**, after public hearing held by the City Council on December 8, 2020, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for

carrying out a power granted by law to the City; and

**WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

**WHEREAS**, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

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

### **1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

### **2. ENACTMENT**

One tract of land totaling approximately 0.748 acre and described more fully in *Attachment "A"* and shown in *Attachment "B"*, is hereby rezoned from Agricultural (Ag) To Two-Family Residential, Duplex (Sf-4).

### **3. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

### **4. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

### **5. CHANGE ON ZONING MAP**

The City Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Dripping Springs, Texas.

### **6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage.

### **7. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED & APPROVED** this, the \_\_\_\_ day of \_\_\_\_\_ 2020, by a vote of \_\_\_\_\_(ayes) to \_\_\_\_\_(nays) to \_\_\_\_\_(abstentions) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS:**

by: \_\_\_\_\_

Bill Foulds, Jr., Mayor

**ATTEST:**

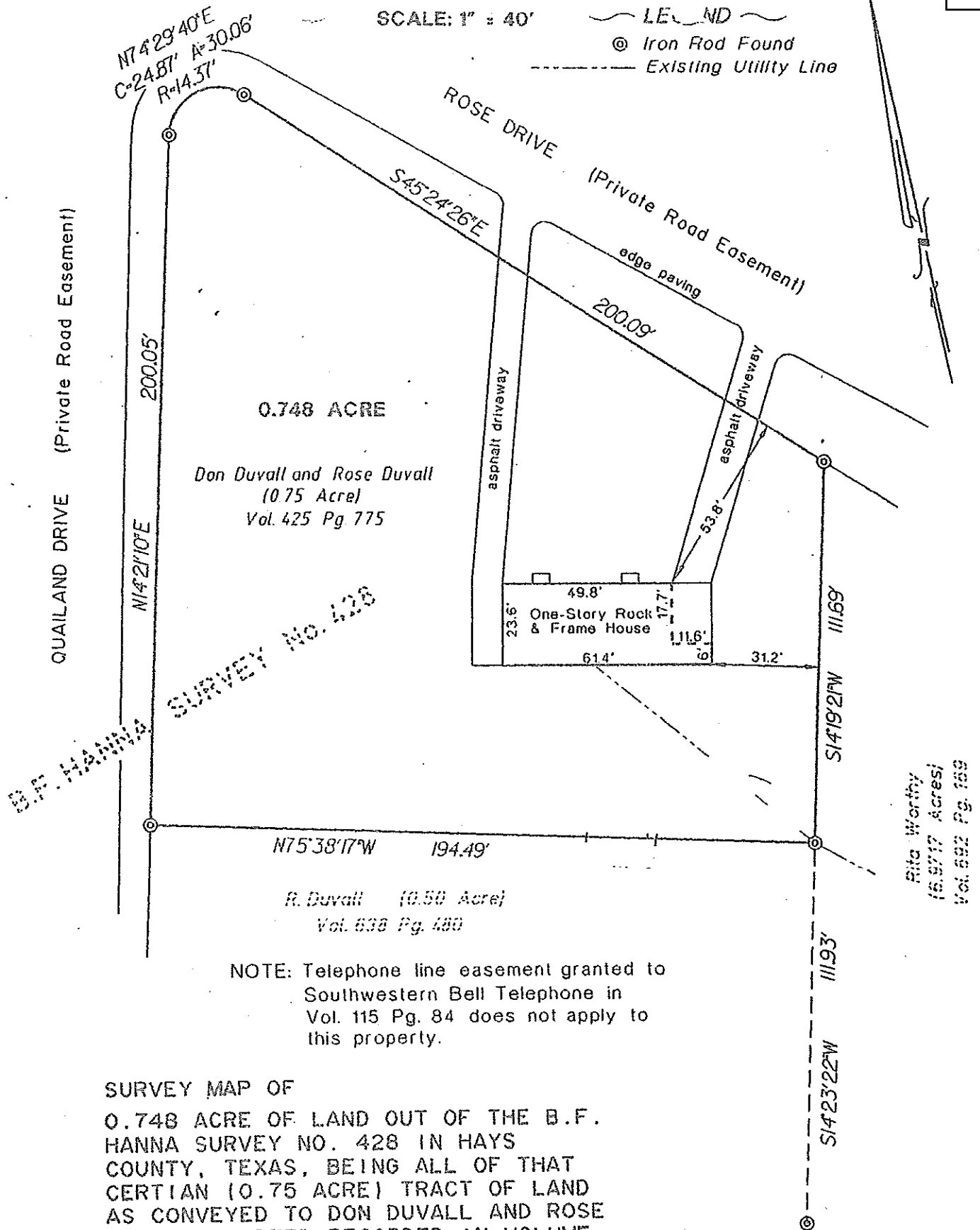
\_\_\_\_\_  
Andrea Cunningham, City Secretary

*Attachment "A" Description of Tract*

0.748 ACRE OF LAND OUT OF THE B.F. HANNA SURVEY NO. 428 IN HAYS COUNTY, TEXAS. BEING ALL OF THAT CERTAIN 10.75 ACRE TRACT OF LAND AS CONVEYED TO DON DUVALL AND ROSE DUVALL BY DEED RECORDED IN VOLUME 425 PAGE 775 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

DRAFT

DRAFT



SURVEY MAP OF  
 0.748 ACRE OF LAND OUT OF THE B.F.  
 HANNA SURVEY NO. 428 IN HAYS  
 COUNTY, TEXAS, BEING ALL OF THAT  
 CERTIAN (0.75 ACRE) TRACT OF LAND  
 AS CONVEYED TO DON DUVALL AND ROSE  
 DUVALL BY DEED RECORDED IN VOLUME  
 425 PAGE 775 OF THE DEED RECORDS OF  
 HAYS COUNTY, TEXAS.

TO: Don R. Larson  
 Rita Worthy

GF No. 93110137

THE STATE OF TEXAS \*  
 COUNTY OF TRAVIS \*



# Planning and Zoning Commission Planning Department Staff Report

Item 4.

## Planning and Zoning Commission Meeting:

November 18, 2020

## Project No:

ZA2020-0010

## Project Planner:

Robyn Miga, Consulting Planner

## Item Details

### Project Name:

Estate of Charlie N. Haydon

### Property Location:

West of RR 12, south of Springlake Drive, and north of Mercer Street

### Legal Description:

Approximately one (1) acre situated in the Phillip A. Smith Survey No. 26, Abstract No. 415

### Applicant:

J Thompson Professional Consulting, LLC c/o Jon Thompson

### Property Owner:

Estate of Charlie N. Haydon, POC Barry Haydon and Connie Brown

### Request:

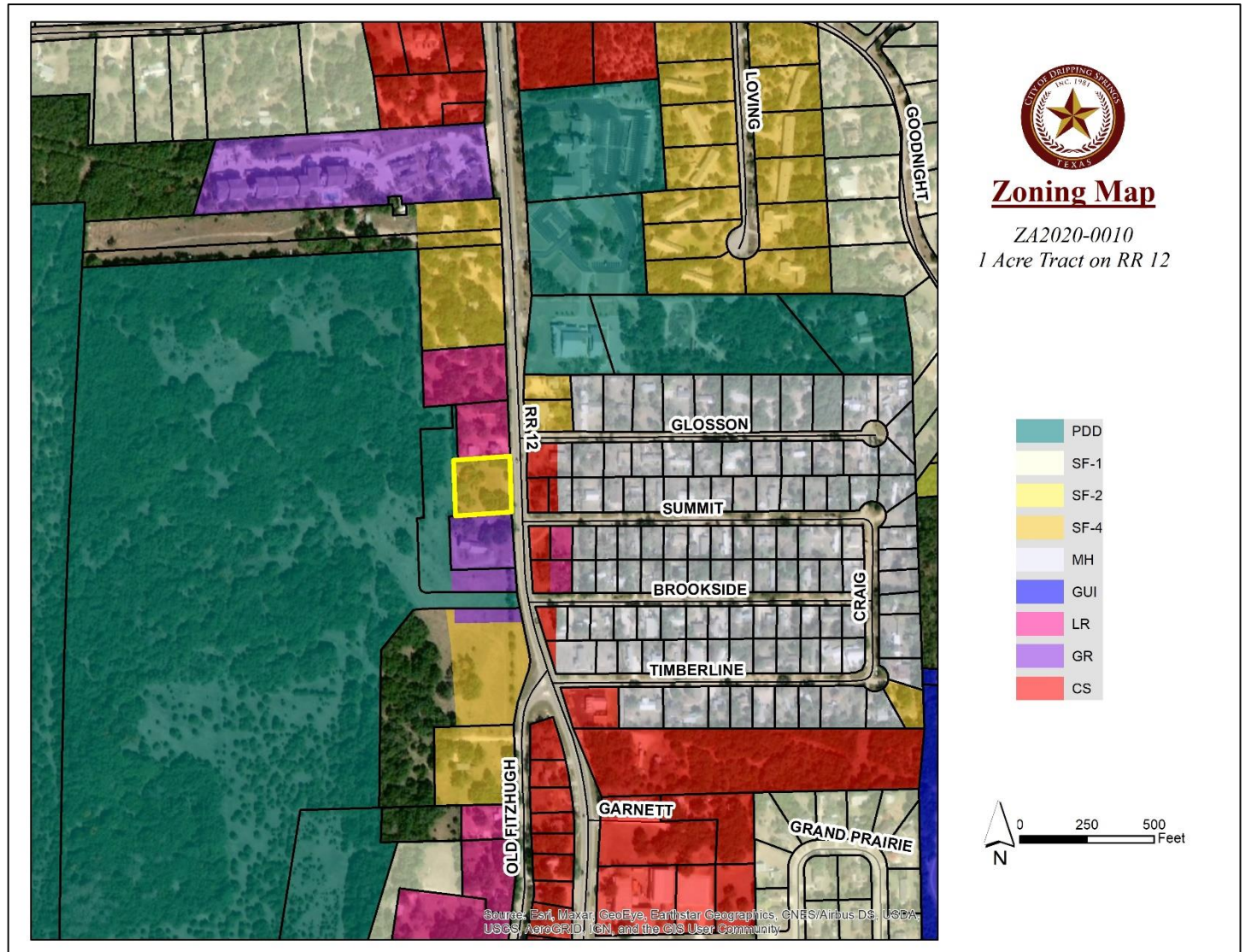
Rezoning request from Two-Family Residential, Duplex (SF-4) to General Retail (GR)



## Overview

The applicant is requesting to rezone the property from Two-Family Residential, Duplex (SF-4) to General Retail (GR). The applicant does not have a specific use in mind, but is identified potential uses as office or retail for the site.

## Surrounding Properties



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Local Retail (LR), and SF-4	Residential	None of these properties are called out in the comprehensive plan
East	Community Services (CS)	Residential and commercial	
South	General Retail (GR)	Residential	
West	Planned Development District	Heritage Subdivision (residential)	

## Development Standards

Development Standards for General Retail (GR)	
<b>Size of Lots</b>	
Minimum Lot area	10,000 sf
Minimum Lot Width	100'
Minimum Lot Depth	150'
<b>Setback Requirements</b>	
Minimum Front Yard	25'; all yard adjacent to a street shall be considered a front yard
Minimum Side Yard	25'; 25' adjacent to a public street or residential lot
Interior Side Yards	When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the City's Building Code.
Minimum Rear Yard	25'
Adjacent to SF	Any retail use that is located adjacent to (and not across a ROW from) any SF zoning district shall be setback from the applicable residential district property line by 40'.
<b>Height Regulations</b>	
Main Building	2 ½ stories, or 40', whichever is less, for the main building
Accessory Building	Maximum of 1 story, 25'
<b>Other Development Standards</b>	
Gross Floor Area	GFA for each building shall not exceed 60,000 sf per building
Impervious Cover	60% total, including main buildings and accessory buildings
Min. Building Separation	There shall be a minimum 80' separation between structures, or a minimum separation as required by the City's Fire Code, whichever is greater.

Some uses that are permitted within the GR zoning district by right include, retail, office, convenience stores with gas sales, hotel/motel, and multi-family residential.

## Summary

2.28.2 In making a determination regarding a requested zoning change, the P&Z and the City Council shall consider the following factors:

Factors	Staff Comments
1. Whether the proposed change will be appropriate in the immediate area concerned;	The property is located along one of the major gateway streets into the City of Dripping Springs,

	where many surrounding properties are zoned for similar uses, including Local Retail and General Retail. However, it is important to note that while properties are zoned for more intense uses, the area is still mostly residential.
2. Their relationship to the general area and the City as a whole;	The use proposed will fit in with the surrounding area in regard to zoning districts in the area, however, there are several properties in the area that have not developed despite being zoned for more intense uses.
3. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	This property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.
4. The amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This property would not be affected by any proposed zoning districts that are similar.
5. The recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	This area will not be affected by this proposed rezoning.
6. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Based on the area, the proposed rezone of this lot will not affect the surrounding area, or similar developments.
7. Whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	This property is being treated similarly to other Zoning changes.
8. Any other factors which will substantially affect the public health, safety, morals, or general welfare.	Staff does not see this Zoning Change affecting the public health, safety, morals or general welfare.

## Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

## Meetings Schedule

November 18, 2020 – Planning and Zoning Commission

December 8, 2020 - City Council Meeting

## Attachments

Exhibit 1: Rezoning Application

Exhibit 2: Zoning Ordinance and Survey

Recommended Action:	Recommend approval of the requested rezoning request.
---------------------	---

## Planning Department Staff Report

Item 4.

Alternatives/Options:	Recommend denial of the rezoning application.
Budget/Financial Impact:	None calculated at this time.
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

## ZONING/PDD AMENDMENT APPLICATION

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

### CONTACT INFORMATION

**PROPERTY OWNER NAME** Estate of Charlie N. Haydon (POC: Barry Haydon / Connie Brown)  
**STREET ADDRESS** PO Box 547  
**CITY** Dripping Springs **STATE** Texas **ZIP CODE** 78620  
**PHONE** (512) 695-7493 (Barry) **EMAIL** cbtreasures04@yahoo.com (Connie Brown)

**APPLICANT NAME** Jon Thompson  
**COMPANY** J Thompson Professional Consulting, LLC  
**STREET ADDRESS** PO Box 172  
**CITY** Dripping Springs **STATE** Texas **ZIP CODE** 78620  
**PHONE** (512) 568-2184 **EMAIL** jthomsonconsultingds@gmail.com

### REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION  
OR MAP

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

☒ TO RECOGNIZE CHANGED CONDITIONS OR  
CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Estate of Charlie N. Haydon
PROPERTY ADDRESS	Unaddressed RR 12
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, ACRES 1.00
TAX ID#	R17873
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF4
REQUESTED ZONING/AMENDMENT TO PDD	GR
REASON FOR REQUEST (Attach extra sheet if necessary)	Property is vacant; prospective buyer needs zoning reflective of a commercial nature for retail / office. GR is appropriate for this area considering the tract fronts onto RR12 (the secondary main access for Dripping Springs) and considering that the tract south of this tract is also zoned GR and tracts across the street are zoned CS.
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	Potential uses are retail / office; any uses allowed for in GR zoning that are Permitted and can meet the requirements for development on a 1 acre parcel.

### COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? \*

(See attached agreement).

☒ YES (REQUIRED)\* ☐ YES (VOLUNTARY)\* ☐ NO\*

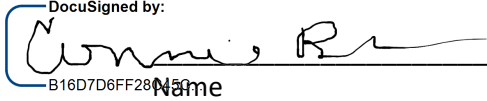
\* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab on the CORDS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

**APPLICANT'S SIGNATURE**

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

(As recorded in the Hays County Property Deed Records, Vol. 122, Pg. 403.)

DocuSigned by:  
  
B16D7D6FF2804590

Name  
Title -  
"Executress  
of Charlie N.  
Haydon  
Estate

STATE OF TEXAS           §  
                                     §  
COUNTY OF HAYS       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,

201\_\_\_\_ by \_\_\_\_\_.

Notary  
signature and  
seal

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

Jon Thompson  
Name of Applicant

**ZONING AMENDMENT SUBMITTAL**

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

Jon Thompson  
Applicant Signature

September 23, 2020

Date

**CHECKLIST**

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

Received on/by: \_\_\_\_\_

Item 4.

Project Number: \_\_\_\_\_ - \_\_\_\_\_

Only filled out by staff

Date, initials



## BILLING CONTACT FORM

Estate of Charlie N. Haydon (R17873) Zoning Amendment

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

Unaddressed RR 12

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

Jon Thompson, J Thompson Professional Consulting, LLC

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

### Billing Contact Information

Lodestar Bureau, LLC

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

PO Box 160266

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

Austin, Texas 78716

pv@lodestar.company

(512) 774-7867

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 checked="" 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

September 23, 2020

Date

**CITY OF DRIPPING  
SPRINGS ORDINANCE**

**No. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING TWO TRACTS OF LAND, TOTALING APPROXIMATELY 0.990 ACRE FROM TWO-FAMILY RESIDENTIAL, DUPLEX (SF-4) TO GENERAL RETAIL DISTRICT (GR); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

**WHEREAS**, the City Council of the City of Dripping Springs (“City Council”) seeks to promote orderly land use and development within the City; and

**WHEREAS**, the City Council finds to be reasonable and necessary the rezoning of the tracts, described more fully in *Attachment “A”* and totaling approximately 0.990 acre, from Two Family Residential, Duplex (SF-4) to General Retail District (GR); and

**WHEREAS**, the City Council recognizes changed conditions and circumstances in the particular location; and

**WHEREAS**, the City Council finds that the zoning change is compatible with the surrounding area and with the City’s Zoning Ordinance and Comprehensive Plan; and

**WHEREAS**, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on November 18, 2020 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

**WHEREAS**, after public hearing held by the City Council on December 8, 2020, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for

carrying out a power granted by law to the City; and

**WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

**WHEREAS**, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

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

### **1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

### **2. ENACTMENT**

One tract of land totaling approximately 0.990 acre and described more fully in *Attachment "A"* and shown in *Attachment "B"*, is hereby rezoned from Two Family Residential, Duplex (SF-4) to General Retail (GR).

### **3. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

### **4. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

### **5. CHANGE ON ZONING MAP**

The City Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Dripping Springs, Texas.

### **6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage.

### **7. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED & APPROVED** this, the \_\_\_\_ day of \_\_\_\_\_ 2020, by a vote of \_\_\_\_\_(ayes) to \_\_\_\_\_(nays) to \_\_\_\_\_(abstentions) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS:**

by: \_\_\_\_\_

Bill Foulds, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
Andrea Cunningham, City Secretary

*Attachment "A" Description of Tract*

BEING A 0.990 ACRE TRACT OF LAND SITUATED IN THE PHILLIP A. SMITH SURVEY NO 26, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHARLIE N. HAYDON, AS RECORDED IN INSTRUMENT NO.2011-11024616, OFFICIAL PUBLIC RECORDS, HAYS COUNTY HAYS COUNTY, TEXAS.

DRAFT

DRAFT

PROPERTY DESCRIPTION:

BEING A 0.990 ACRE TRACT OF LAND SITUATED IN THE PHILLIP A. SMITH SURVEY NO 26, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHARLIE N. HAYDON, AS RECORDED IN INSTRUMENT NO. 2011-11024616, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET AT THE COMMON CORNER OF SAID HAYDON TRACT, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NELSON M. DAVIDSON, JR. AND WIFE, BARBARA DIANE WATKINS DAVIDSON, AS RECORDED IN VOLUME 391, PAGE 223, DEED RECORDS, HAYS COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BOBWHITE INVESTMENTS, LP, AS RECORDED IN INSTRUMENT NO. 2015-15003085, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING NORTH 85° 58' 06" EAST, A DISTANCE OF 24.91 FEET FROM A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID DAVIDSON TRACT;

THENCE NORTH 02° 05' 28" WEST, A DISTANCE OF 208.00 FEET ALONG THE COMMON LINE OF SAID HAYDON AND BOBWHITE TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON WEST CORNER OF SAID HAYDON TRACT AND THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO CAROLYN SCHILTHUIS, AS RECORDED IN INSTRUMENT NO. 01031668, SAID OFFICIAL PUBLIC RECORDS (BEING DESCRIBED BY METES AND BOUNDS IN INSTRUMENT NO. 385641, SAID OFFICIAL PUBLIC RECORDS);

THENCE NORTH 85° 20' 32" EAST ALONG THE COMMON LINE OF SAID HAYDON AND SCHILTHUIS TRACTS, PASSING A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SCHILTHUIS TRACT AT A DISTANCE OF 195.05 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID HAYDON TRACT A TOTAL DISTANCE OF 209.00 FEET TO A 1/2-INCH IRON ROD SET AT THE NORTHEAST CORNER OF SAID HAYDON TRACT, SAID IRON ROD BEING ON THE WEST LINE OF RANCH ROAD 12 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 02° 03' 13" EAST, A DISTANCE OF 205.38 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID HAYDON TRACT;

THENCE SOUTH 84° 37' 20" WEST ALONG THE SOUTH LINE OF SAID HAYDON TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF AFORESAID DAVIDSON TRACT AT A DISTANCE OF 14.36 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID HAYDON AND DAVIDSON TRACTS A TOTAL DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,140 SQUARE FEET OR 0.990 OF ONE ACRE OF LAND.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:  
(10a)-EASEMENT, VOL. 199, PG. 624, D.R.H.C.T.

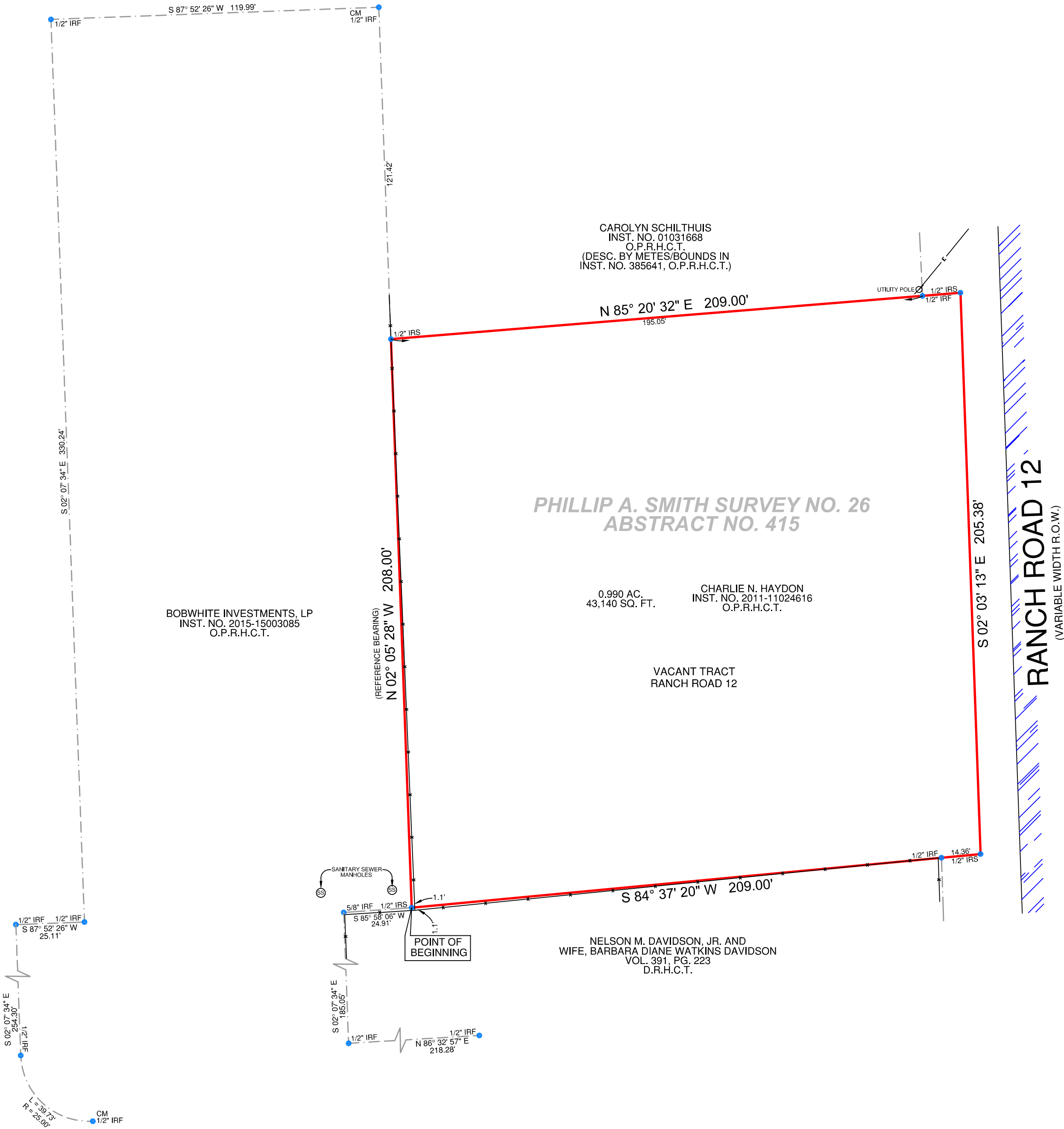
FEMA NOTE

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48209C0105 F, DATED SEPTEMBER 2, 2005.

SURVEYOR'S CERTIFICATION:  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN INST. NO. 2015-15003085, O.P.R.H.C.T.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST



Premier  
Surveying LLC  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200



Robert T. Paul, Jr.  
Registered Professional Land Surveyor

TITLE SURVEY

RANCH ROAD 12  
CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

GF#: 1829848-DRP		
BORROWER: SCOTT SCHROEDER		
TITLE CO.: INDEPENDENCE TITLE		
PREMIER JOB #: 18-06395		
TECH: MSP	DATE: 08/02/18	REV.: 08/13/18
FIELD: TM	FIELD DATE: 08/01/18	



## Planning and Zoning Commission Meeting Planning Department Staff Report

**Planning and Zoning Commission Meeting:** November 18, 2020  
**Project Number:** SUB2020-0026  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

**Project Name:** Howard Ranch Commercial Replat with Vacation  
**Property Location:** South of the intersection of Ranch Road 12 and Farm-to-Market 150  
**Legal Description:** Howard Ranch Commercial Lot 1, Acres 7.5  
**Applicant:** Bill Couch, CBD, INC  
**Property Owner:** Howard Land and Cattle Company  
**Request:** Applicant is asking to Replat with a vacation the subdivision Howard Ranch Commercial.

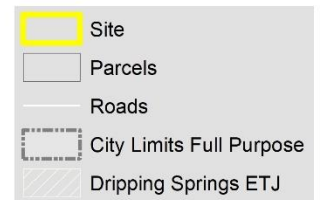
### Staff Recommendation

**Staff Recommends denial of the replat with a vacation of the Howard Ranch Commercial Subdivision**



### Location Map

*SUB2020-0026  
Howard Ranch Commercial,  
Lot 1*



0 250 500  
Feet

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

## Overview

The applicant is requesting to Replat with a Vacation the Howard Ranch Commercial Subdivision, Lot 1. The applicant is vacating a Plat note and a plat restriction. The subdivision is a single lot subdivision that had previously been administratively approved as a minor plat in 2018.

The subject property was annexed into the City Limits at the July 9, 2013 City Council Meeting (Ord No.1803.72). The property was rezoned to Commercial Services in May 2020. The lot currently has a site development permit for a Convenience Store with gas sales, retail structures, and live/work structures. The site development plan is requesting a driveway to be located on Farm-to-Market 150. The Current plat for Howard Ranch Commercial contains a plat note that restricts any additional driveways.

The purpose for the plat vacation is to remove a note and a restriction. The plat note that the applicant is vacating is note # 20 of the original plat that states:

“No other driveway access is allowed from state roads except as allowed in the access easement on the face of the plat.”

The second restriction is for a 35-foot Building line setback located adjacent to FM 150, at the northern property line.

## Property History:

The project was vested under August 1, 2003 City Code of Ordinances and the project was granted a grandfather determination status in 2016.

In 2007, the City of Dripping Springs entered into a Wastewater Agreement with the Property that granted the subject lot and adjacent lots wastewater service. The Wastewater agreement went through two (2) amendments in 2008 to extend the time to connect and pay fees for wastewater. The Second amendment to the Wastewater Agreement added Annexation requirements, proposed land uses and Architectural Standards for the Commercial Tracts.

In 2017, the City entered into an agreement regarding development matters related to future permitting and development of the Howard Commercial Tract and the 150 Commercial Tract. The agreement established a building line along FM 150. The agreement did not provide Right-of-way. The agreement stated that any acquisition of any right of way from the Owner for the widening or realignment of FM 150 must proceed according to the requirements of applicable law.

The agreement also required certain drainage improvements and allowed for reduction of the Water Quality Buffer Zone. Hays County and the City both identified FM 150 and Ranch Road 12 as a key component on their Master Transportation Thoroughfare plans for future connections. Hays County has informed the City that it is actively pursuing right of way on this property.

## Site Information

### Location:

The Subject property is located the corner of Ranch Road 12 and Farm-to Market 150.

### Current Condition of Lot:

The land is currently undeveloped, but the applicant has a site development plan on hold due to the replat with vacation.

## Summary, Recommendation, and Required Action

**Staff recommends denial of the replat with a vacation of the Howard Ranch Commercial Plat due to the Outstanding comments (Exhibit 6) attached in the staff report.**

### Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

### Attachments

Exhibit 1 –Subdivision Application  
Exhibit 2 – Howard Ranch Commercial Recorded Plat  
Exhibit 3 – Howard Ranch Commercial Proposed Plat  
Exhibit 4 – Howard Ranch Plat Vacation Document  
Exhibit 5 – Engineer Summary Letter  
Exhibit 6 – Outstanding Comments

Recommended Action:	Deny the replat with a vacation, with outstanding comments
Alternatives/Options:	N/A
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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Item 5.

### SUBDIVISION APPLICATION

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

#### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL

CONSULTATION

DATE: \_\_\_\_\_

☐ NOT

SCHEDULED

PRE-APPLICATION

CONFERENCE

DATE: \_\_\_\_\_

☐ NOT SCHEDULED

#### PLAT TYPE

☐ Amending Plat

☐ Minor Plat

☒ Replat

☐ Final Plat

☒ Plat Vacation

☐ Other: \_\_\_\_\_

#### CONTACT INFORMATION

**APPLICANT NAME** Bill E. Couch

**COMPANY** Carlson Brigrance and Doering, Inc.

**STREET ADDRESS** 5501 W. Wm Cannon Dr.

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

**PHONE** (512) O 280-5160 / D 585-8847 **EMAIL** bill@cbdeng.com

**OWNER NAME** Howard Land and Cattle Company (Erik Howard)

**COMPANY** Howard Land and Cattle, Ltd.

**STREET ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP CODE** \_\_\_\_\_

**PHONE** \_\_\_\_\_ **EMAIL** \_\_\_\_\_

PROPERTY INFORMATION	
PROPERTY OWNER NAME	HOWARD LAND & CATTLE LTD
PROPERTY ADDRESS	
CURRENT LEGAL DESCRIPTION	HOWARD RANCH COMMERCIAL, Lot 1, ACRES 7.5
TAX ID #	
LOCATED IN	<input type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	7.5 ac
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	CS
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>FM 150</u> <input checked="" type="checkbox"/> State Name: <u>RR 12</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	HOWARD RANCH COMMERCIAL, Lot 1
TOTAL ACREAGE OF DEVELOPMENT	7.5
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	7.5
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>1</u> INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>7.5</u> INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input 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 checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

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

TITLE: Sr. Project Manager SIGNATURE: \_\_\_\_\_**PUBLIC UTILITY CHECKLIST****ELECTRIC PROVIDER NAME** (if applicable): \_\_\_\_\_☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**COMMUNICATIONS PROVIDER NAME** (if applicable): \_\_\_\_\_☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**WATER PROVIDER NAME** (if applicable): \_\_\_\_\_☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**WASTEWATER PROVIDER NAME** (if applicable): \_\_\_\_\_☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**GAS PROVIDER NAME** (if applicable): \_\_\_\_\_☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**PARKLAND DEDICATION?**☐ YES ☒ NOT APPLICABLE**AGRICULTURE FACILITIES (FINAL PLAT)?**☐ YES ☒ 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.)

Erik Howard

Applicant Name

Bill E. Couch

10-2-20

Applicant Signature

*Bill E. Couch*

Date

10-5-20

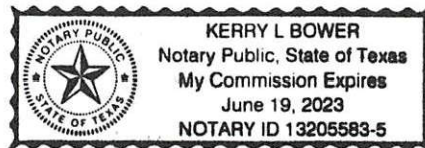
Notary

*Kerry L. Bower*

Date

10-5-20

Notary Stamp Here



Property Owner Name

*[Signature]*

Property Owner Signature

10/5/20

Date

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

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer's summary
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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

### FINAL PLAT INFORMATION REQUIREMENTS

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

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

Yes comply as per Ordinance and development agreement and site lighting plan.

Parkland Dedication,  
Article 28.03

Parkland Dedication requirement met.

Landscaping and Tree  
Preservation, Article  
28.06

Not applicable at platting

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>Amending plat to correct access language all other conditions of the plat remain.</p>
Zoning, Article 30.02, Exhibit A	Is zoned for commercial use.

Date, initials



## BILLING CONTACT FORM

Project Name: Howard Ranch Commercial  
 Project Address: intersection of Highway No. 12 east & FM 150 south  
 Project Applicant Name: Erik Howard of HOWARD LAND & CATTLE LTD

### Billing Contact Information

Name: Howard Land and Cattle Ltd. (Erik Howard)  
 Mailing Address: 23255 West F.M. 150  
Driftwood, Texas 78619  
 Email: erik@howardranch.com  
 Phone Number: 512-692-9714

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

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

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, 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, 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.*

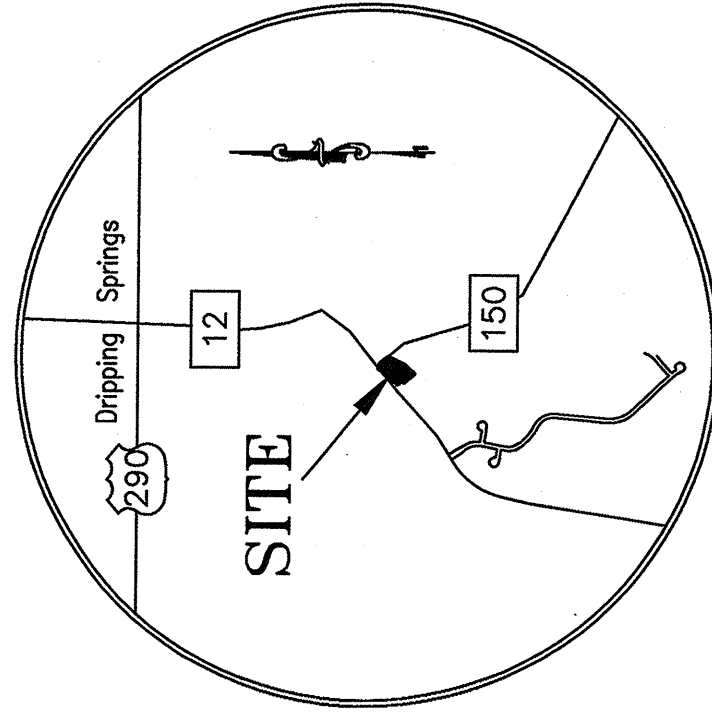
1bbffaae-fb05-4fd5-83f8-6bc5fac94bf9  
 5fac94bf9

Signature of Applicant

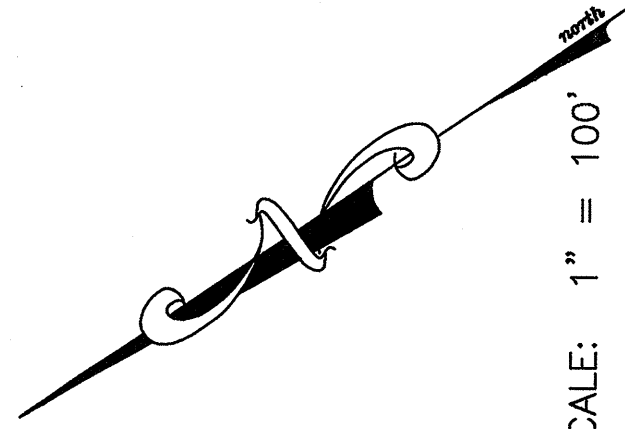
10/5/2020

Date

# HOWARD RANCH COMMERCIAL



VICINITY MAP  
(N.T.S.)



SCALE: 1" = 100'

## LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- CRITICAL WATER QUALITY ZONE (CWQZ)
- WATER QUALITY BUFFER ZONE (WQBZ)
- 100 YEAR FULLY DEVELOPED FLOOD PLAIN

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	11.00	2926.79	N3°39'00"E	11.00
C2	282.79	986.65	N27°10'28"E	282.03
C3	256.97	914.94	S45°45'33"E	256.13
C4	353.13	1000.00	S5°12'28"E	351.30

Line Table	
Line #	Length
L1	142.88
L2	57.84
L3	58.45
L4	161.53

## GENERAL NOTES:

- THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN THE CITY OF DRIPPING SPRINGS
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER
- THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT
- THIS PLAT IS BASED UPON THE TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY PERFORMED BY KERRY MACALLISTER, DATED: JULY 2001
- ALL PROPERTY CORNERS ARE SET WITH 1/2-INCH IRON RODS WITH PLASTIC CAPS STAMPED "CBD SETSTONE", UNLESS OTHERWISE NOTED
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION
- WASTEWATER SERVICE WILL BE PUBLIC SANITARY SEWER OR INDIVIDUAL ON-SITE SEWAGE FACILITIES AS AVAILABLE PER THE TERMS OF THE WASTEWATER UTILITY AGREEMENT BETWEEN THE OWNER AND THE CITY OF DRIPPING SPRINGS
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE
- TELEPHONE SERVICE WILL BE PROVIDED BY TIME WARNER CABLE
- UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED RIGHTS-OF-WAY, 10 FEET WIDE ALONG EACH SIDE OF ALL LOTS AND 15 FEET CENTERED ON ANY EXISTING PEC FACILITIES.
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS
- COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, SOUTH CENTRAL ZONE (US SURVEY FEET) AND ARE SURFACE VALUES; TO CONVERT TO GRID, MULTIPLY EACH VALUE BY A COMBINED SCALE FACTOR OF 0.9999699
- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 48209C 0115F, DATED SEPTEMBER 2, 2005
- THE REQUIREMENT CONCERNING CONSTRUCTION STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE
- THERE IS A WATER QUALITY BUFFER ZONE, AS DEFINED BY THE CITY OF DRIPPING SPRINGS.
- THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS
- THIS TRACT WILL COMPLY WITH THE 2012 INTERNATIONAL FIRE CODE ADOPTED BY THE ESD #6
- NO OTHER DRIVEWAY ACCESS IS ALLOWED FROM STATE ROADS EXCEPT AS ALLOWED IN THE ACCESS EASEMENT ON THE FACE OF THE PLAT
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT # 6, OR ITS SUCCESSORS."

DATE: OCTOBER 23, 2017

OWNER: HOWARD LAND & CATTLE, LTD  
23255 W. FM 150  
DRIFTWOOD, TEXAS 78619

ACREAGE: 7.500 ACRES

J. STILES FOWLER SURVEY NUMBER 31,  
ABSTRACT NUMBER 174  
PHILIP A. SMITH SURVEY NUMBER 26,  
ABSTRACT NUMBER 415  
NO. OF COMMERCIAL LOTS: 1  
NO. OF BLOCKS: 1

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

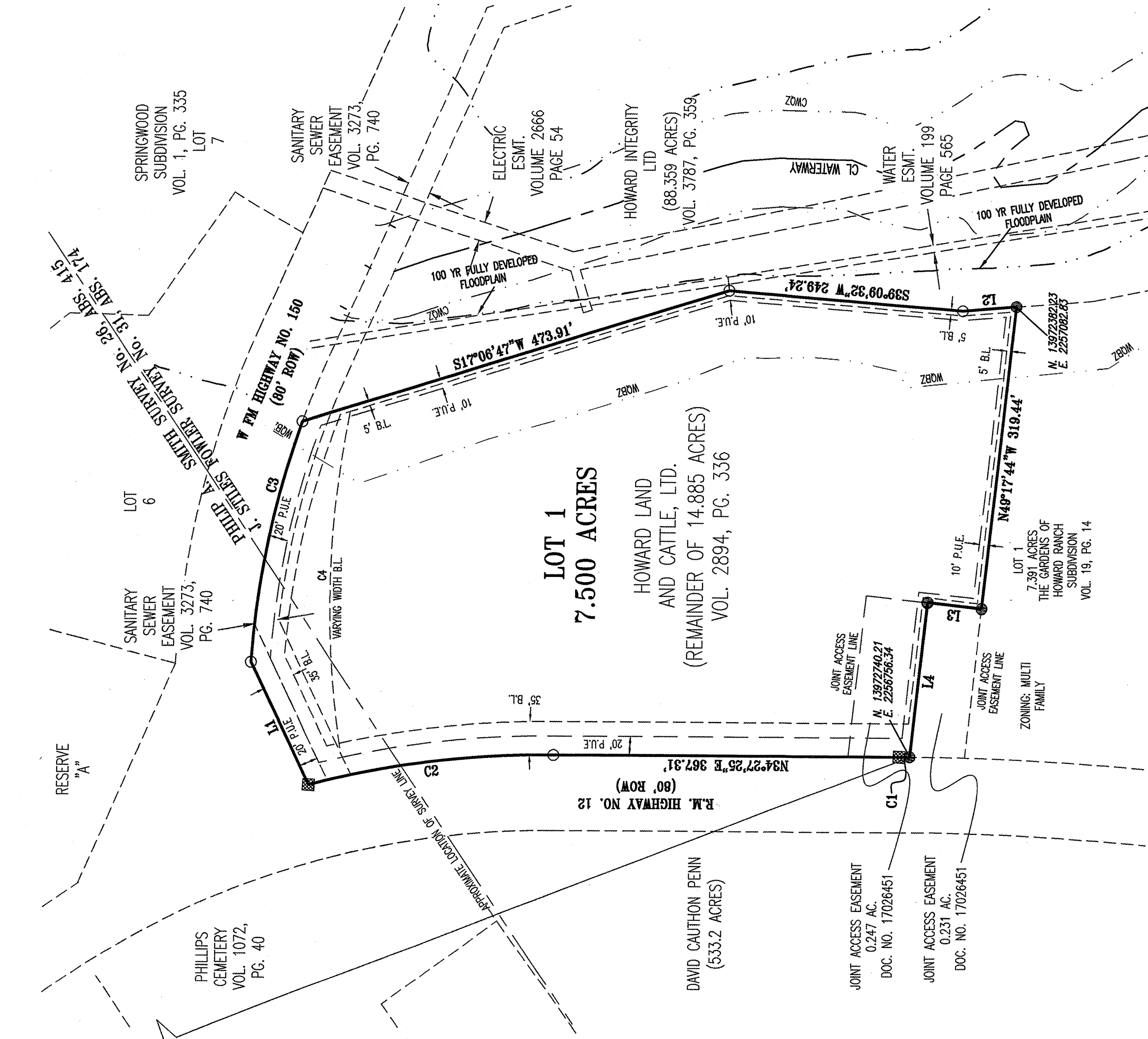
F.E.M.A. MAP NO.: 48209C 0115F  
DATED: SEPTEMBER 02, 2005  
HAYS COUNTY, TEXAS

ELEVATION DATUM:  
BENCHMARK INFORMATION BASED ON STATE PLANS OF CONSTRUCTION AT RANCH ROAD 12 AND RANCH ROAD 150 DATED NOVEMBER 24, 2003.

FOUND COTTON SPINDLE IN TELEPHONE POLE AT SOUTHEAST CORNER OF RANCH ROAD 12 AND RANCH ROAD 150.  
ELEVATION = 1096.42'

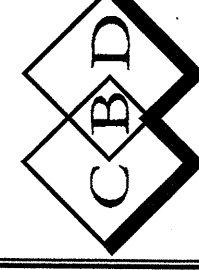
FOUND COTTON SPINDLE IN TELEPHONE POLE IN THE WEST RIGHT-OF-WAY OF RANCH ROAD 12 SOUTH OF RANCH ROAD 150.  
ELEVATION = 1084.22'

SET 1-600 BENT NAIL IN 8" LIVE OAK TREE IN LOT 2, BLOCK A OF HOWARD RANCH SUB. SEC. 1 PLAT.  
ELEVATION = 1077.34'



A SUBDIVISION OF 7.500 ACRES BEING THE HOWARD RANCH COMMERCIAL SUBDIVISION, IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174, AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, OF HAYS COUNTY, TEXAS

SHEET NO. 1 OF 2



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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

PATH-J: \4931\SURVEY\HOWARD RANCH COMMERCIAL LOT.dwg

# HOWARD RANCH COMMERCIAL


STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT HOWARD LAND & CATTLE LTD, BEING THE OWNER OF A REMAINDER 14.886 ACRES OF LAND IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174 AND THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, BOTH SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 2894, PAGE 336 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 7,500 ACRES OF LAND, TO BE KNOWN AS:

## "HOWARD RANCH COMMERCIAL"

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

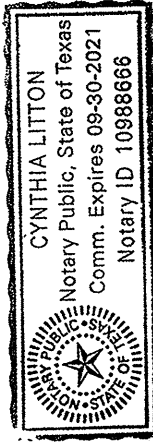
  
HOWARD LAND & CATTLE LTD  
MR. ERIK HOWARD, OWNER  
23255 W FM 150  
DRIFTWOOD, TEXAS 78619

DATE  
10-30-17

STATE OF TEXAS §  
COUNTY OF HAYS §

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

  
NOTARY PUBLIC, STATE OF TEXAS



Cynthia Litton  
PRINTED NOTARY'S NAME  
MY COMMISSION EXPIRES: 09-30-2021

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

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS PLANNING DEPARTMENT.

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 §  
CITY OF DRIPPING SPRINGS §  
HAYS COUNTY, TEXAS §

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

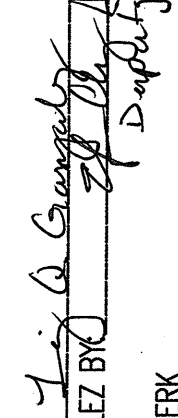
  
MICHELLE FISCHER, CITY ADMINISTRATOR

DATE: 3/18/2018

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8<sup>th</sup> DAY OF March, 2018, AT 4:07 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN VOLUME —, PAGE(S) —, CFN: 15008199

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 8<sup>th</sup> DAY OF March, 2018 A.D.

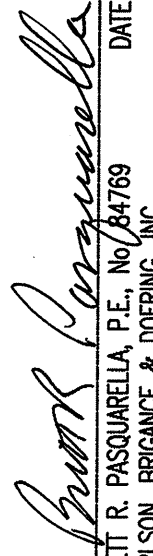


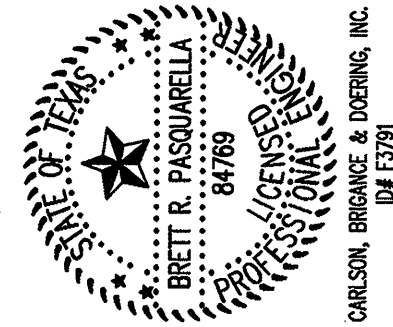
  
LIZ GONZALEZ BY  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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


ALL STORMWATER RESULTING FROM THE 100 YEAR RAIN EVENT WILL BE CONTAINED IN THE DRAINAGE EASEMENTS SHOWN ON THE PLAT. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C-0115F, DATED SEPTEMBER 02, 2005.

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



STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE CITY OF DRIPPING SPRINGS ORDINANCE.

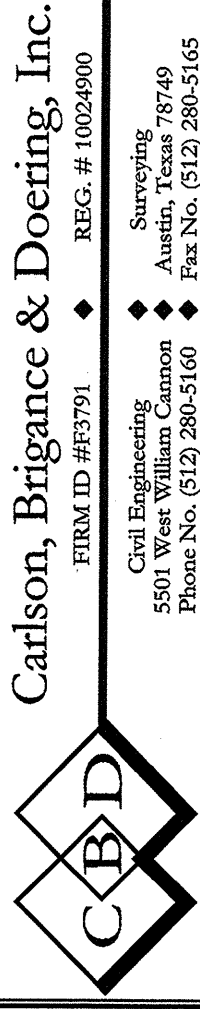
  
SURVEYED BY: AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749

DATE  
30 Oct 2017



A SUBDIVISION OF 7,500 ACRES BEING THE HOWARD RANCH COMMERCIAL SUBDIVISION, IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174, AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, OF HAYS COUNTY, TEXAS

## SHEET NO. 2 OF 2



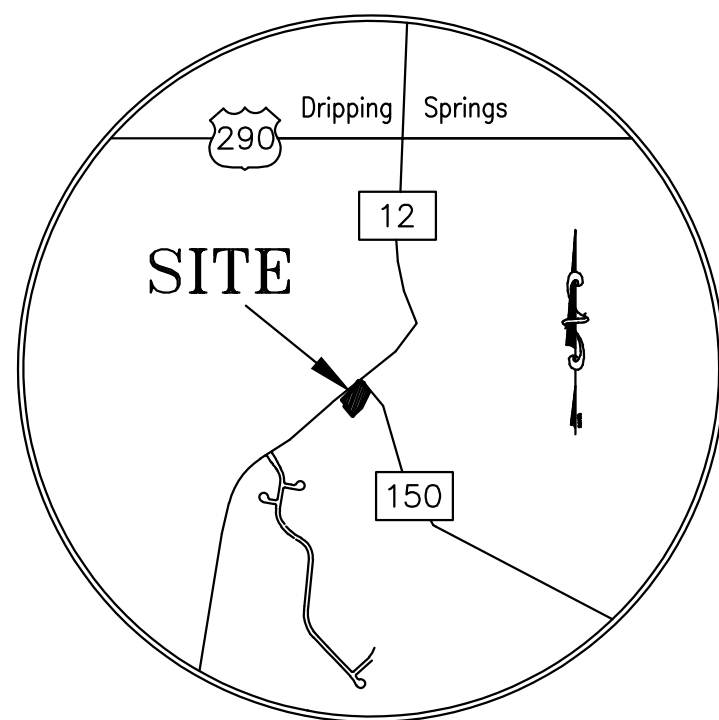
Carlson, Brigance & Doering, Inc.

FTM ID #F3791 ♦ REG. # 10024900

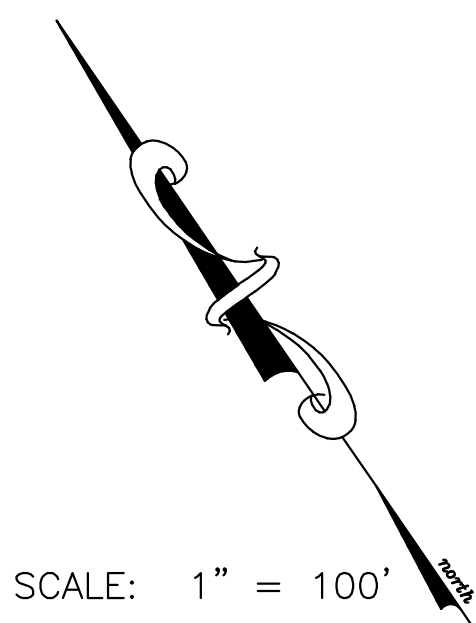
Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

PATH-J: \4931\SURVEY\HOWARD RANCH COMMERCIAL LOT.dwg

# VACATION AND REPLAT OF LOT 1 OF HOWARD RANCH COMMERCIAL



VICINITY MAP  
(N.T.S.)



SCALE: 1" = 100'

## LEGEND

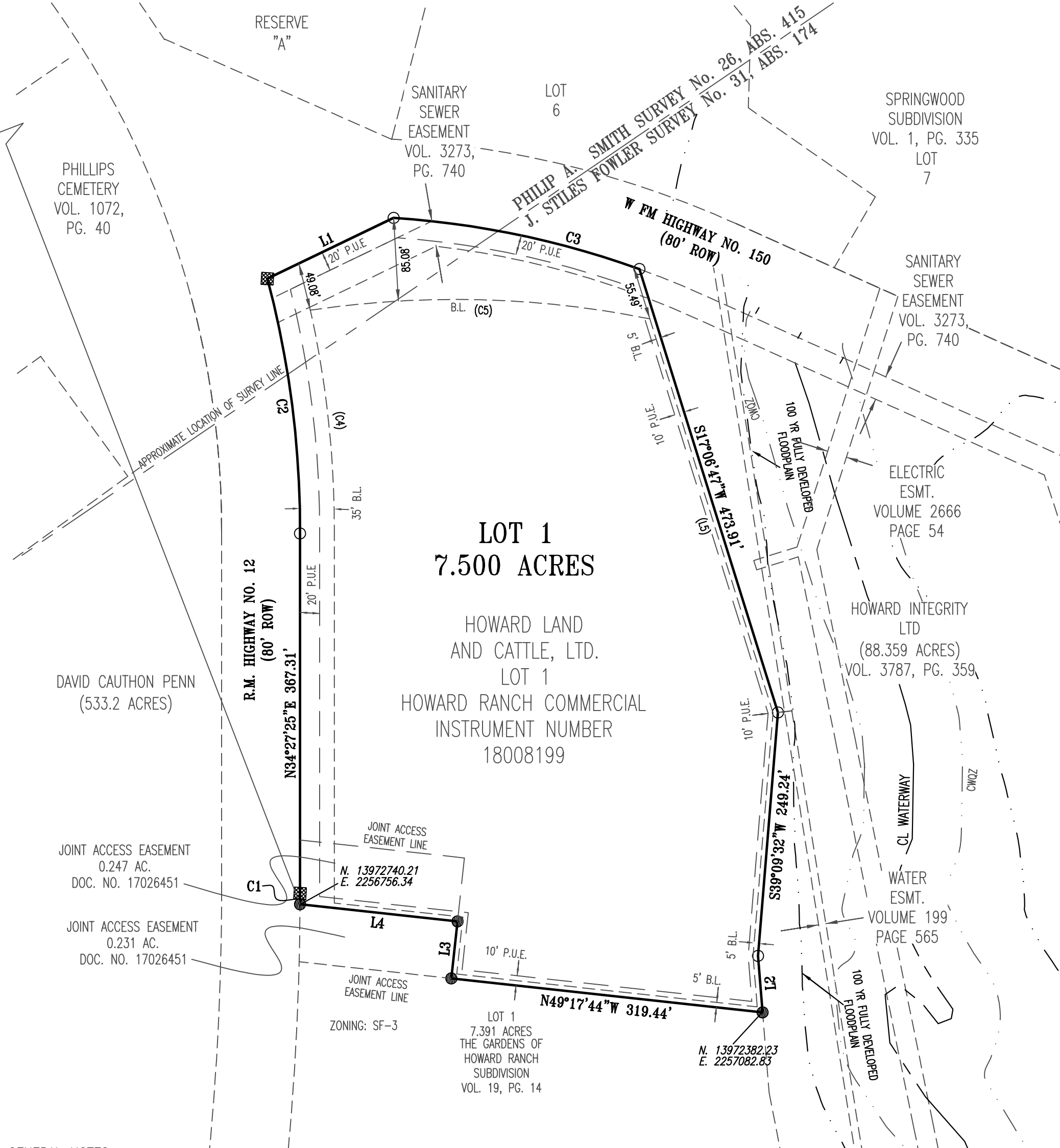
○	IRON ROD SET
●	IRON ROD FOUND
■	CONCRETE MONUMENT FOUND
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
- - - - -	CRITICAL WATER QUALITY ZONE (CWQZ)
- - - - -	100 YEAR FULLY DEVELOPED FLOOD PLAIN

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	11.00	2926.79	N34°39'00"E	11.00	5.50	0°12'55"
C2	262.79	996.65	N27°10'28"E	262.03	132.16	15°06'27"
C3	256.97	914.94	S43°45'33"E	256.13	129.34	16°05'32"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C4)	229.60	1031.65	N28°20'53"E	229.12	115.27	12°45'05"
(C5)	348.12	1000.00	N54°03'49"W	346.36	175.84	19°56'44"

Line Table		
Line #	Length	Direction
L1	142.88	S81°17'00"E
L2	57.84	S29°50'22"W
L3	58.45	N40°42'16"E
L4	161.53	N49°17'44"W

Line Table		
Line #	Length	Direction
(L5)	421.20	S17°06'47"W



## GENERAL NOTES:

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- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER
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- THE REQUIREMENT CONCERNING CONSTRUCTION STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE
- THERE IS A WATER QUALITY BUFFER ZONE, AS DEFINED BY THE CITY OF DRIPPING SPRINGS.
- THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS
- THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE ADOPTED BY THE ESD #6
- THIS TRACT WILL COMPLY WITH ALL APPROPRIATE ZONING STANDARDS AS APPLICABLE
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT # 6, OR ITS SUCCESSORS."

DATE: SEPTEMBER 24, 2020

OWNER: HOWARD LAND & CATTLE, LTD  
120 HOWARD RANCH LANE  
DRIFTWOOD, TEXAS 78619

ACREAGE: 7.500 ACRES

J. STILES FOWLER SURVEY NUMBER 31,  
ABSTRACT NUMBER 174  
PHILIP A. SMITH SURVEY NUMBER 26,  
ABSTRACT NUMBER 415  
NO. OF COMMERCIAL LOTS: 1  
NO. OF BLOCKS: 1

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

F.E.M.A. MAP NO.: 48209C 0115F  
DATED: SEPTEMBER 02, 2005  
HAYS COUNTY, TEXAS

ELEVATION DATUM:

BENCHMARK INFORMATION BASED ON STATE PLANS OF CONSTRUCTION AT RANCH ROAD 12 AND RANCH ROAD 150 DATED NOVEMBER 24, 2003.

FOUND COTTON SPINDLE IN TELEPHONE POLE AT SOUTHEAST CORNER OF RANCH ROAD 12 AND RANCH ROAD 150.  
ELEVATION = 1096.42'

FOUND COTTON SPINDLE IN TELEPHONE POLE IN THE WEST RIGHT-OF-WAY OF RANCH ROAD 12 SOUTH OF RANCH ROAD 150.  
ELEVATION = 1084.22'

SET 1-60D BENT NAIL IN 8" LIVE OAK TREE IN LOT 2, BLOCK A OF HOWARD RANCH SUB. SEC. 1 PLAT.  
ELEVATION = 1077.34'

A SUBDIVISION OF 7.500 ACRES BEING THE HOWARD RANCH COMMERCIAL SUBDIVISION, IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174, AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, OF HAYS COUNTY, TEXAS

**SHEET NO. 1 OF 2**

**CBD**

**Carlson, Brigance & Doering, Inc.**

FIRM ID #F3791    REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

PATH-J: \4931\SURVEY\HOWARD RANCH COMMERCIAL LOT.dwg



COUNTY OF HAYS §  
 §  
 STATE OF TEXAS §

**PARTIAL VACATION AND REPLAT OF SUBDIVISION TO WIT:  
 HOWARD RANCH COMMERCIAL RECORDED IN CFN 18008199, IN  
 HAYS COUNTY, TEXAS.**

**WHEREAS,** Howard Land and Cattle, Ltd, Owner of approximately 7.5 acres of land, more or less, and being known as HOWARD RANCH COMMERCIAL, recorded in CFN 18008199 of the plat records of Hays County, Texas out of the J Stiles Survey No. 31, Abstract No. 174, in Hays County, Texas as conveyed to it by special warranty deed Volume 2894 Page 336 of the official records of Hays County, Texas; and

**WHEREAS,** on the \_\_\_\_ day of \_\_\_\_\_ 2020, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, did approve the Vacation and Replat of HOWARD RANCH COMMERCIAL, of that certain plat of record by CFN 18008199 of the Plat Records of Hays County upon application thereof by the Owners of all land covered thereby; and

**NOW THEREFORE,** the Planning and Zoning Commission of the City of Dripping Springs, Texas does by these presents hereby declare that:

The above recitals are true and correct and that HOWARD RANCH COMMERCIAL, of that certain plat of record by CFN 18008199 of the Plat Records of Hays County are to be partially vacated and the REPLAT OF HOWARD RANCH is hereby approved.

EXECUTED THIS, the \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
 Michelle Fischer  
 City Administrator

**ENGINEERS SUMMARY LETTER  
PARTIAL VACATION AND  
REPLAT OF LOT 1, HOWARD  
RANCH COMMERCIAL  
FINAL PLAT  
CBD#4931**

The partial vacation and re-plat of Lot 1, Howard Ranch Commercial is a single Lot Subdivision consisting of 7.50 acres of land. The project is located in the City of Dripping Springs. HR Commercial is being platted as a single lot subdivision out of the Howard Ranch Preliminary Plat. An amendment to the Development Agreement between the Applicant and the City of Dripping Springs regarding the dedication of Right-of-Way on W FM 150 has been finalized and the plat complies with it. The purpose of the re-plat is to remove note#20, removing the restriction that the only access to TXDOT ROW would come from Ranch Road 12. A driveway to FM150 will be allowed by TXDOT.

As per the approval of the Howard Ranch Preliminary Plan this tract is allowed 80% impervious cover. The tract is located in the Contributing zone of the Edwards Aquifer. A CZP application to TCEQ will be required prior to the commencement of any construction activity. A site development application for site plan approval will be required from the City of Dripping Springs, ESD #6, and Dripping Springs Water Supply Corporation. This project will be grandfathered from current code by Local Government Code (LGC) Chapter 245. Any re-plat will negate the grandfathering. The building set back line shown along W FM150 is in compliance with the Development Agreement Amendment.

Drainage from this site will be discharge into the adjacent tributary of Onion Creek. A water quality pond is currently under construction with The Gardens at Howard Ranch. This pond has been sized to treat runoff from this tract. There is a CWQZ setback shown adjacent to the tract along with a 100 year floodplain. The design of the drainage system will be submitted at the site development stage. Water for this tract will come from an existing Dripping Springs Water Supply Corporation 12" waterline in RR 12 and an 8" waterline located adjacent to the creek in an easement. The wastewater will serve this tract as it is available per the terms of the wastewater agreement. A letter of service request was previously submitted to the City of Dripping Springs under the name Village at Howard Ranch.

All improvements will be in compliance with the City of Dripping Springs and TCEQ. The improvements will be reviewed with the site plan application.



CBD, Inc.  
F-3791



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620  
512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Date: **November 11, 2020**

Name: **Bill Couch**  
Company: **Carlson, Brigrance and Doering, Inc.**  
Address: **5501 W William Cannon Dr.**  
**Austin, Texas 78749**  
Email: [bill@cbdeng.com](mailto:bill@cbdeng.com)

Dear Bill Couch:

This letter is to inform you that the case number **SUB2020-0026 Howard Ranch Replat and Plat Vacation** is being denied on **November 11, 2020** due to the following:

**Amanda Padilla**  
**Development Coordinator [apadilla@cityofdrippingsprings.com](mailto:apadilla@cityofdrippingsprings.com)**

1. Add City Limits ad ETJ to vicintiy map [Section 4.7 (A)]
2. Add graphic scale [Section 4.7 (i)]
3. Change the City's Signature block to the following [Section 4.7 (r)(4)]:

STATE OF TEXAS }

COUNTY OF HAYS }

CITY OF DRIPPING SPRINGS }

THIS PLAT, *Name and Type of Plat*, HAS BEEN SUBMITTED TO AND CONSIDERED BY

THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE DAY OF 20 ,

BY:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

4. Change County Clerk from "Liz Gonzalez" to "Elaine Hanson Cardenas"
5. Place note on plans [Section 15]:  
Sidewalks shall be provided per City Ordinances.
6. Plat Vacation document needs to be signed by all owners prior to approval of the vacation [Section 9.1]

7. Provide a purpose of replat statement on the plat. [Section 7.3]

**Robby Callegari**

**Wastewater** [rcallegari@cma-engineering.com](mailto:rcallegari@cma-engineering.com)

8. The attached sanitary easement was supposed to be recorded for the 12 TE line constructed as part of the Amendment 1 WWTP Upgrades, but I am not sure it was. If it has not, it should be added to the plat. If it has been recorded, it should be shown on the plat.
9. The proposed 20' PUE along FM 150 cannot be recorded over the City of Dripping Springs' 25' sanitary easements. The proposed 20' PUE should be located south of the 25' sanitary easements, and run the entire length of the 25' sanitary easement until it conflicts with the existing water line easement.
10. The 20'x25' temporary construction easement should be included (if not on plat, then by separate instrument).
11. The wastewater line shown in the City's sanitary easement labeled "FM" is actually a "TE" line.
12. Verify that the entire pressure sewer system will be owned and operated by the Developer/Owner.
13. What is the anticipated wastewater peak flow from the Howard Ranch sewer systems (The Gardens at Howard Ranch and Howard Commercial Park)?
14. Provide a detail for the new FM connection to the City's manhole.
15. If TE is to be used for irrigation, irrigation lines, valve boxes and sprinkler heads need to be purple and meet the requirements of 30 TAC, Chapter 210.

**Dillon Polk**

**North Hays ESD #6** [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com)

16. Approved

**Chad Gilpin**

**City Engineer** [cgilpin@cityofdrippingsprings.com](mailto:cgilpin@cityofdrippingsprings.com)

17. Provide a building setback measured from the RM 150 right-of-way (ROW) line proposed by Hays County. The proposed RM 150 ROW line can be seen on Hays County construction plan documents for RM 150 at RM 12 currently under design. Per [Zoning Ord 5.27.5] *Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front, side, or rear yard shall be measured from the future right-of-way line.* The City encourages the applicant to take into account the Hays County construction plans when it works through this submittal.
18. Per the current City Transportation Plan, the RM 150/RM 12 intersection is to be realigned to a point south of the existing cemetery on the west side of RR12 to facilitate a future extension of FM 150 west along the southern property boundary of Caliterra. Provide Right of Way within this tract sufficient to realign FM 150 as indicated by the City Transportation Plan. [Site Dev Ord. 28.04.010(c)(7)]
19. Existing plat note 20 states "NO OTHER DRIVEWAY ACCESS IS ALLOWED FROM STATE ROADS EXCEPT AS ALLOWED IN THE ACCESS EASEMENT ON THE FACE OF THE PLAT". Removal of this note would be in conflict with Hays County's Construction Plans for the intersection of RM 150 & RM 12 currently at 60% design stage. Please provide evidence of approval from Hays County Transportation Department and TxDOT for a driveway along RM 150 before the City will consider removing Plat note 20.
20. Add a note naming who will be responsible for operation and maintenance of Stormwater Utilities and Ponds per [Final Plat Info Requirements Checklist].
21. Show the delineation of the Water Quality Buffer Zone (WQBZ) per [WQO 22.02.017].

22. The Plat signature block references Arrowhead Ranch. Update.
23. Delete City Engineer signature block. Update signature block per City Planners comments
24. Add a graphic "bar" scale per [Final Plat Info Requirements Checklist].

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



## **Hays County Development Services**

2171 Yarrington Rd, San Marcos, TX 78666

512-393-2160 / 512-493-1915 fax

10/23/2020

### **Howard Ranch Commercial Vacation and Replat Lot 1 (City of Dripping Springs)**

1. W FM Highway No. 150 – Approve (existing road)
2. RM Highway No. 12 – Approve (existing road)



## Planning and Zoning Commission Meeting Planning Department Staff Report

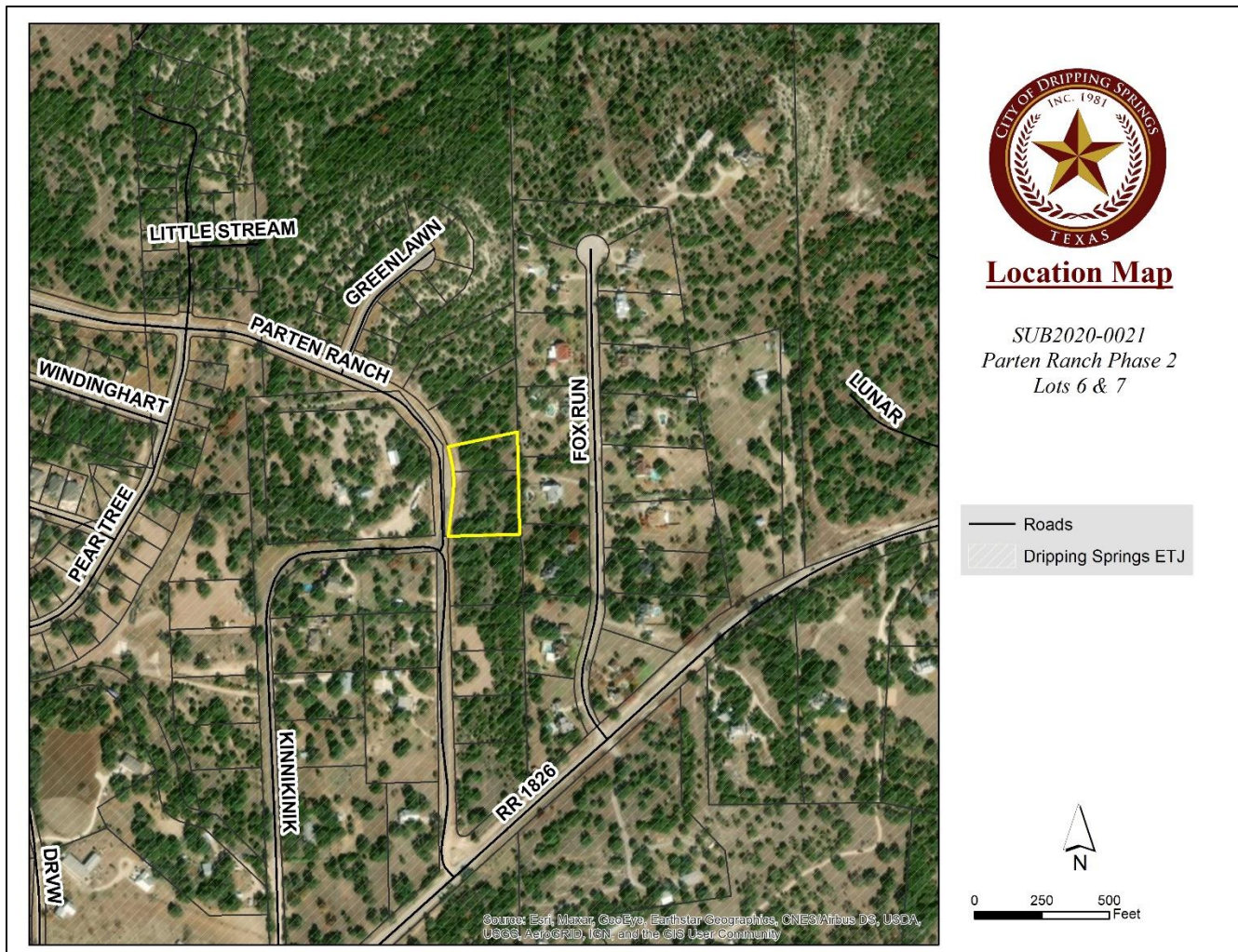
**Planning and Zoning Commission Meeting:** November 18, 2020  
**Project Number:** SUB2020-0021  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

**Project Name:** Parten Ranch Phase 2, Lots 6 and 7 Partial Vacation and Replat  
**Property Location:** 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826  
**Legal Description:** PARTEN RANCH PHASE 2, BLOCK A, Lot 7, ACRES 0.682, (OPEN SPACE/DRAINAGE); PARTEN RANCH PHASE 2, BLOCK A, Lot 6, ACRES 1.358  
**Applicant:** HM Parten Ranch Development, Inc  
**Property Owner:** HM Parten Ranch Development, Inc  
**Request:** Applicant is requesting to partially vacate an open space and drainage easement and replat lots 6 and 7.

### Staff Recommendation

Staff recommends approval of the replat with vacation for Parten Ranch Phase 2, Lots 6 and 7.



## Overview

The applicant is requesting to partially vacate the Parten Ranch Phase 2 Lot 7 Drainage and Open Space Lot and replat lots 6 and 7, to allow lot 6 to have more buildable area.

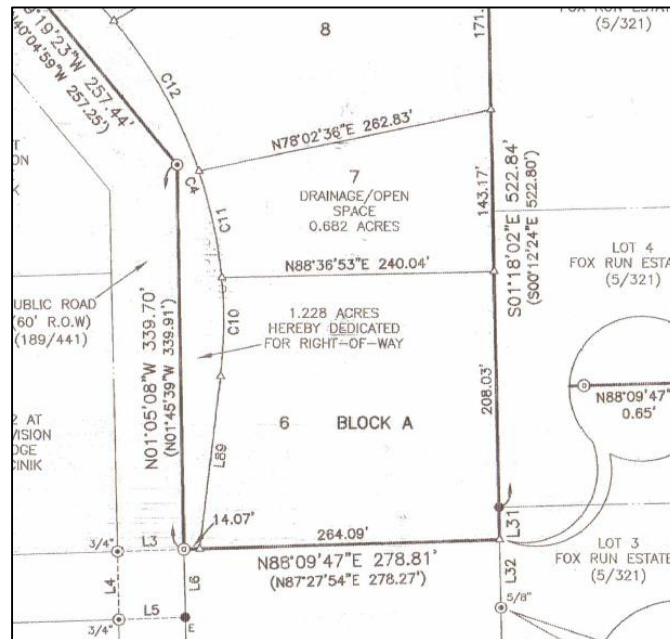


Figure 1: Original Plat

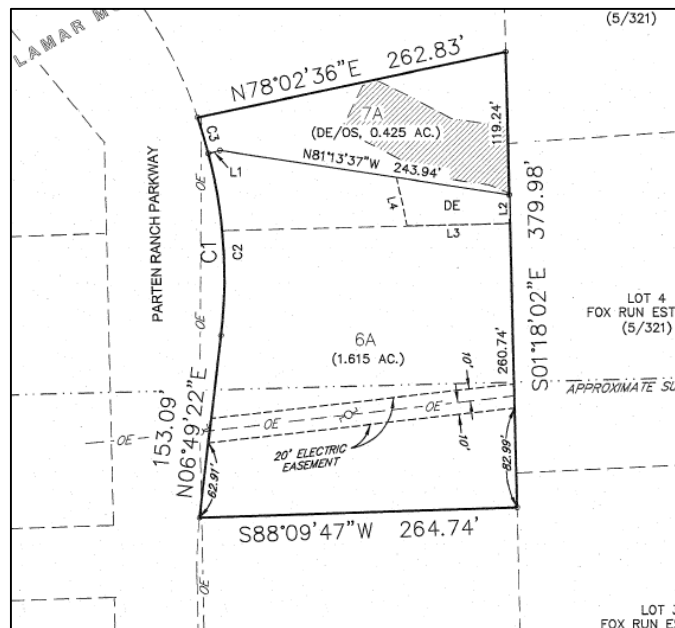


Figure 2: Proposed Replat

Parten Ranch Phase 2 Final Plat was approved and Recorded on September 12, 2019. Lot 7 was calculated and shown on the Parks and Open Space Master Plan for Parten Ranch. The Parkland Dedication amendment was sent to the parks Commission on November 2, 2020 and was recommended for approval. On November 10, 2020 City Council approved the amended Parkland Dedication amendment.



Figure 3: Approved parkland for Lot 7

The applicant also applied for a partial vacation in order to modify the Open Space and Drainage restriction. A Plat Vacation application requires signatures from all property owners within the Original Subdivision (Parten Ranch Phase 2 Final Plat) [Section 9.2 of the City's Subdivision Ordinance.] The applicant provided the plat vacation with all owner signatures [Exhibit 4].

## Site Information

### Location:

The Subject property is located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826.

### Current Condition of Lot:

The lots are currently undeveloped.

## Recommendation

**Staff recommends approval of the requested Partial Plat Vacation and Replat of Lots 6 and 7 of the Parten Ranch Phase 2 Subdivision.**

## Public Notification

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

## Attachments

- Exhibit 1 – Subdivision Application
- Exhibit 2 – Recorded Final Plat for Parten Ranch Phase 2
- Exhibit 3 – Proposed Partial Vacation and Replat of Lots 6 and 7
- Exhibit 4 – Plat Vacation document
- Exhibit 5 – Approved Parkland Dedication

Recommended Action:	Approve the Replat with a Vacation
Alternatives/Options:	N/A
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

### SUBDIVISION APPLICATION

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

#### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL

CONSULTATION

DATE:

☐ NOT

SCHEDULED

PRE-APPLICATION

CONFERENCE

DATE:

5/12/2020

☐ NOT SCHEDULED

#### PLAT TYPE

☐ Amending Plat

☐ Minor Plat

☒ Replat

☐ Final Plat

☒ Plat Vacation

☐ Other: \_\_\_\_\_

#### CONTACT INFORMATION

APPLICANT NAME HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 1011 North Lamar Blvd

CITY Austin

STATE Texas

ZIP CODE 78701

PHONE 512-477-2439

EMAIL jay@jayhanna.com

OWNER NAME HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 1011 North Lamar Blvd

CITY Austin

STATE Texas

ZIP CODE 78701

PHONE 512-477-2439

EMAIL jay@jayhanna.com

### PROPERTY INFORMATION

PROPERTY OWNER NAME	HM Parten Ranch Development, Inc.		
PROPERTY ADDRESS	1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826		
CURRENT LEGAL DESCRIPTION			
TAX ID #	R152457, R16615		
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction		
CURRENT LAND ACREAGE	2.04 acres		
SCHOOL DISTRICT	Dripping Springs ISD		
ESD DISTRICT(S)	ESD #6 and ESD #1		
ZONING/PDD/OVERLAY	Dripping Springs ETJ		
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private                      Name: _____ <input type="checkbox"/> State                              Name: _____ <input checked="" type="checkbox"/> City/County (public)      Name: <u>Parten Ranch Parkway</u>		
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Parten Ranch Development Agreement</u>		

### ENVIRONMENTAL INFORMATION

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Replat of Lots 6 & 7, Block A, Parten Ranch Phase 2
TOTAL ACREAGE OF DEVELOPMENT	2.04 acres
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	1.02 acres
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>Drainage/OS</u>
# OF LOTS PER USE	RESIDENTIAL: <u>1</u> COMMERCIAL: _____ INDUSTRIAL: <u>1</u>
ACREAGE PER USE	RESIDENTIAL: <u>1.615</u> COMMERCIAL: _____ INDUSTRIAL: <u>0.425</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>N/A</u> PRIVATE: <u>N/A</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<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: VP SIGNATURE: *Dave***PUBLIC UTILITY CHECKLIST****ELECTRIC PROVIDER NAME** (if applicable): Pedernales Electric Cooperative☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**COMMUNICATIONS PROVIDER NAME** (if applicable): Verizon or AT&T☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**WATER PROVIDER NAME** (if applicable): West Travis County Public Utility Agency☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**WASTEWATER PROVIDER NAME** (if applicable): Springhollow MUD☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**GAS PROVIDER NAME** (if applicable): \_\_\_\_\_☐ VERIFICATION LETTER ATTACHED ☒ NOT APPLICABLE**PARKLAND DEDICATION?**☐ YES ☒ NOT APPLICABLE**AGRICULTURE FACILITIES (FINAL PLAT)?**☐ YES ☒ 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.)

Jay Hanna

Applicant Name

Jay Hanna

Applicant Signature

[Signature]

11-19-19

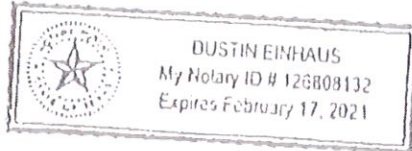
Date

11-19-19

Notary

Date

Notary Stamp Here



Jay Hanna

Property Owner Name

Jay Hanna

Property Owner Signature

11-19-19

Date

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

Applicants Signature: \_\_\_\_\_

Date: \_\_\_\_\_

### FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST

#### Subdivision Ordinance, Section 5

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<del>ESD No. 6 Application (if applicable)</del>
<input type="checkbox"/>	<input type="checkbox"/>	<del>\$240 Fee for ESD No. 6 Application (if applicable)</del>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report – Already Submitted
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer's summary – Already Submitted
<input type="checkbox"/>	<input type="checkbox"/>	<del>OSSF Facility Planning Report or approved OSSF permit (if applicable)</del>
<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"/>	<del>Copy of Preliminary Plat (if applicable)</del>
<input type="checkbox"/>	<input type="checkbox"/>	<del>Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.</del>
<input type="checkbox"/>	<input type="checkbox"/>	<del>Digital Data (GIS) of Subdivision</del>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current – Already Submitted
<input type="checkbox"/>	<input type="checkbox"/>	<del>Copy of Notice Letter to the School District – notifying of preliminary submittal</del>
<input type="checkbox"/>	<input type="checkbox"/>	<del>Outdoor Lighting Ordinance Compliance Agreement</del>

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable) - <i>Already Submitted</i>
<input type="checkbox"/>	<input type="checkbox"/>	<del>Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable).</del>  <del>*A Final Plat application will not be accepted if staff has not already approved this.</del>
<input type="checkbox"/>	<input type="checkbox"/>	<del>Documentation showing approval of driveway locations (TxDOT, County)</del>
<input type="checkbox"/>	<input type="checkbox"/>	<del>Documentation showing Hays County 911 Addressing approval (if applicable)</del>
<input type="checkbox"/>	<input type="checkbox"/>	<del>Parkland Dedication fee (if applicable)</del>
<input type="checkbox"/>	<input type="checkbox"/>	<del>\$25 Public Notice Sign Fee</del>
<input type="checkbox"/>	<input type="checkbox"/>	<del>Ag Facility Fees - \$35 per residential LUE (if applicable)</del>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve - <i>Already Submitted</i>
<input type="checkbox"/>	<input type="checkbox"/>	<del>Preliminary Conference Form signed by City Staff</del>

### FINAL PLAT INFORMATION REQUIREMENTS

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

<input type="checkbox"/>	<input type="checkbox"/>  N/A	The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input type="checkbox"/> N/A	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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 type="checkbox"/> N/A	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <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	Per section 4.1 of the Development Agreement the Owner voluntarily agreed to comply with the City's lighting ordinance in effect at the time of the Agreement which was November 2015.
Parkland Dedication, Article 28.03	Per section 2.4.2 of the Development agreement Parkland Dedication is met through a dedication of land out of the property to Springhollow MUD, provision of the private recreational facilities (Amenity Center), conveyance of parkland to City of Dripping Springs (Parten Ranch Phase 3, Lot 12, Block G), and conveyance of parkland to the HOA.
Landscaping and Tree Preservation, Article 28.06	Per the Development Agreement, Section 2.6.6 (c) and (d), the use of native species of plant materials are encouraged throughout the project. In addition, an IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>All public improvements will comply with the City of Dripping Springs and Hays County standards, as modified by the Development Agreement.</p> <p>All improvements to offsite roads have been completed or are under contract, satisfying the requirement for highway access listed under 3.13 of the Development Agreement.</p>
Zoning, Article 30.02, Exhibit A	<p>Not applicable. Per the Development Agreement Owner has agreed that all habitable buildings will be constructed in accordance with City building Code; and building permits will be obtained by the builders.</p>



AT&T  
817 W NORTH LOOP BLVD  
Suite 2nd Flr, Rm 200  
Austin, TX 78756

T: 5128704328  
F: 5128704914  
www.att.com

Item 6.

June 04, 2018

Jeremy Reyes  
LJA Engineering, Inc.  
16000 FM 1826  
AUSTIN, Texas 78737

Dear Mr. Reyes,

This letter is in response to your request for information on the availability of AT&T service at 16000 FM 1826 AUSTIN, TX 78737..

Attn: Jeremy Reyes

RE: PARTEN RANCH PHASE 2

This letter acknowledges that the above referenced project is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to 16000 FM 1826 AUSTIN, TX 78737 but an acknowledgement that we have service in this area.

Please contact me at the phone number included in this letter if you have any questions.

Thank you for contacting AT&T.

Sincerely,

Joaquin Perez  
MR OSP PLNG & ENGRG DESIGN +



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735  
t 512.439.4700 LJA.com TBPE F-1386

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August 12, 2020

Mr. Todd Washburn  
Superintendent of Schools  
Dripping Springs I.S.D.  
510 W. Mercer Street  
Dripping Springs, Texas 78620

RE: Replat of Lots 6 & 7, Block A, Parten Ranch Phase 2  
A311-404

Dear Mr. Washburn:

This letter is to inform you that HM Parten Ranch Development, Inc has submitted the Replat of Lots 6 & 7, Block A, Parten Ranch, Phase 2 subdivision located at 16000 FM 1826, Driftwood, Texas. This submittal includes the replat of one single family lot and one drainage lot. This letter is requirement of the City of Dripping Springs subdivision submittal process.

If you have any questions, please do not hesitate to contact me at 512-439-4700.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan'.

Daniel Ryan, P.E.



**Pedernales Electric Cooperative, Inc.**  
**PO Box 1 • Johnson City, Texas 78636**

**Power Outage:** 888-883-3379  
**Secure Pay Line:** 844-886-9798  
**Questions:** 888-554-4732  
**Pay Now:** pec.coop/pay-now

View and pay bill at pec.smarthub.coop  
 Agents available M-F 8am-7pm  
 Se habla español

May 04, 2018

Jeremy Reyes  
 LJA Engineering Inc  
 5316 Hwy 290 West Suite 150  
 Austin, Tx 78735

Dear Member:

Thank you for your interest in establishing service with Pedernales Electric Cooperative. Your location, 16000 FM 1826 - Parten Ranch Phase 2, is within the Cooperative's service area. We will extend service to this location in accordance with our Line Extension Policy, which requires that an application be completed and all fees be paid before construction can begin. A deposit may also be required.

If you have any questions, please call the Oak Hill Engineering Department at 800-868-4791, Extension 7925, Monday through Friday between 8:00 a.m. and 5:00 p.m.

Sincerely,

*Pedro R. Estrada* 

Pedro R. Estrada  
 Electrical Distribution Designer & Planning Manager

PRE:rr  
 A38/OHPLAN  
 Account 9999999999

## SPRINGHOLLOW MUNICIPAL UTILITY DISTRICT

### ORDER ESTABLISHING RATES AND CHARGES AND ADOPTING RULES AND POLICIES REGARDING THE DISTRICT'S SYSTEMS

(May 1, 2018)

Under Section 49.212, Texas Water Code, the Board of Directors (the "Board") of Springhollow Municipal Utility District (the "District") is authorized to adopt and enforce all necessary charges, fees or rentals for providing District facilities or services.

Under Section 54.205, Texas Water Code, the Board is authorized to adopt and enforce reasonable rules and regulations to: (i) secure and maintain safe, sanitary and adequate plumbing facilities as part of its sewer system; (ii) to preserve the sanitary condition of all water controlled by the District; and (iii) to regulate privileges on any land or easement controlled by the District.

IT IS, THEREFORE, ORDERED BY THE BOARD AS FOLLOWS:

#### I. General Policies.

A. Definitions. In addition to the terms defined in the preamble to this Order, when used in this Order,

1. "BOD" or "Biochemical Oxygen Demand" means the quantity of oxygen utilized in the biochemical oxidation of organic matter as determined by standard laboratory procedures for five days at 20° C. expressed as a concentration in mg/l.

2. "Builder" means a developer, contractor, commercial builder, or homebuilder in the District.

3. "Connection" means each residential unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building.

4. "COD" or "Chemical Oxygen Demand" means the measure of the oxygen equivalent of the organic matter content of a sample that is susceptible to oxidation by a strong chemical oxidant as determined by standard laboratory procedures as specified in Standard Methods expressed as mg/l.

5. "Commercial connection" means any property improved for a use other than one single-family or duplex residence, including a commercial or industrial development, a multi-family residential development (including apartment complexes and condominiums), a school facility, an amenity center, or any other development or structure that does not constitute one single-family or duplex residence.

6. "District's representative" means the operator for the District, another representative or employee of the District acting under the direction of the Board or the operator, or an employee of the PUA acting under the authority of a contract between the District and the PUA.

7. "District's Drainage System" means the District's water quality, drainage and stormwater collection facilities.

8. "District's Systems" means the District's Wastewater System and the District's Drainage System.

9. "District's Wastewater System" means the District's wastewater collection, treatment, and disposal system.

10. "Fee Unit Equivalent" or "FUE" means one single-family residential dwelling unit or, for any other customer, its equivalent under the following schedule:

<u>Water Meter Size</u>	<u>Fee Unit Equivalent</u>
5/8" simple	1
3/4" simple	1
1" simple	2.5
1 1/2" simple	5
2" simple	8
2" compound	8
2" turbine	10
3" compound	16
3" turbine	24
4" compound	25
4" turbine	42
6" compound	50
6" turbine	92
8" compound	80
8" turbine	160
10" compound	115
10" turbine	250
12" turbine	330

11. "Grease Trap" means a receptacle, structure, or mechanical device used by a commercial customer to intercept, collect, separate, and restrict the passage of fat, oil, grease, organic, inorganic, liquid, semi-liquid, semi-solid, or solid waste from wastewater.

12. "HCMUD 5" means Hays County Municipal Utility District No. 5.

13. "HCMUD 5 Agreement" means the "Wholesale Wastewater Services and Capacity Agreement" between HCMUD 5, HM Parten Ranch LP, a Texas limited partnership, and the District, as assigned and amended from time to time.

14. "Industrial Waste Regulations" means the regulations governing the discharge of Non-Domestic Waste established by HCMUD 5, as amended from time to time and which are applicable to the District and its customers pursuant to the HCMUD 5 Agreement.

15. "mg/l" means milligrams per liter.

16. "Non-Domestic Waste" means any wastewater or discharge other than Normal Wastewater, as defined in the Industrial Waste Regulations.

17. "PUA" means the West Travis County Public Utility Agency.

18. "Residential Connection" means a separately metered single-family residence, but does not include a multi-family residence or apartment complex.

19. "Rules" means all rules and regulations adopted by the District under Section 54.205, Texas Water Code, including the provisions of this Order and the Industrial Waste Regulations.

20. "TCEQ" means the Texas Commission on Environmental Quality, or its successor agency.

21. "TSS" or "Total Suspended Solids" means the total suspended matter that floats on the surface of or is suspended in water, wastewater, or other liquid that is removable by laboratory filtering expressed in mg/l.

22. "Uniform Plumbing Code" means the Uniform Plumbing Code, 2003 Edition, as published by the International Association of Plumbing and Mechanical Officials, as amended or superseded from time to time.

B. All Services Charged. At no time will the District render services without charge to any person, firm, corporation, organization, or entity.

C. Provisions of this Order Constitute Service Agreement. All customers receiving utility service from the District are subject to the requirements of this Order. The provisions of this Order constitute a service agreement between the District and each customer receiving utility services from the District. By requesting or accepting utility services from the District, each customer agrees to comply with the provisions of the Rules, including this Order.

## **II. Connections to the District's Systems; Construction of the District's Systems.**

A. Preconstruction Meeting. Prior to installing underground cables or other facilities or excavating in the area of the District's Systems, representatives of Builders and/or utility companies must meet with the District's representative to file their construction plans and schedules and to review the engineering plans depicting the location of the District's lines and other facilities. All Builders and/or utility companies must confirm the location of all utilities and facilities in the work area and will be responsible for the immediate repair of any damage to the utilities, services, and facilities that may result from their work and all costs and expenses incurred by the District as a result of such damage. The utilities, facilities, and services to which this provision applies include, but are not limited to, street lights, electric lines, boxes and transformers, natural gas facilities, television cable facilities, water lines, wastewater lines, telephone facilities, curbs and concrete flat work, and irrigation systems.

### **B. Applications for Connections.**

1. Any party desiring to make a connection to the District's Wastewater System must submit an application to the District's representative in the form approved by the Board. The applicant must, upon request, furnish the District's representative with evidence that the party that will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of \$300,000 for bodily injury and \$500,000 for property damage, with an underground rider and a completed operations rider.

2. The District's representative will review all applications for connections to the District's Wastewater System. If the District's representative finds that the materials to be used and the procedures and methods to be followed in laying the line and making the connection are equal to or better than the standards established by the Uniform Plumbing Code and are in compliance with this Order, the District's representative may approve the application and issue a permit for the proposed connection, subject to such terms and conditions as the District's representative deems appropriate to accomplish the purposes and objectives of the Rules.

C. Construction of Connecting Facilities. After receiving approval from the District's representative, a party may proceed with a connection to the District's Wastewater System, but before any connecting line or connection to the District's Wastewater System are covered or enclosed with dirt or any other material, the District's representative must inspect the construction to confirm that the lines and connection have been properly installed and the bedding materials used or to be used to cover or enclose the connecting line and connections are suitable under the requirements of this Order, the connection permit, and the Uniform Plumbing Code. Following such inspection, the recipient of the connection permit must ensure the connecting line and connection are covered with proper materials as authorized and approved by the District's representative, and must backfill any cuts made in paved streets with sand, road base, and/or cement materials compacted to standard acceptable densities and covered with paving material in a manner acceptable to the District's representative. All connection lines and other materials must be furnished by the party installing the lines and making the connection.

D. Scheduling Connections. An applicant for a new connection to the District's Wastewater System must notify the District's representative and pay all required District fees a minimum of 15 business days before the date the connection is proposed to be made.

E. Service to a New Customer at an Existing Service Address. A new customer desiring to receive wastewater service at an existing service address must submit the required application to the District's representative and pay all required District fees concurrently with its application for and prior to the initiation of water service to the address, and any failure to do so is a violation of this Order, and grounds for termination of service and a penalty under Section XI of this Order.

F. Payment of Fees. Any party desiring to make a connection to the District's Systems must pay all applicable District fees to the District's representative at the time the application for the connection is made. No connection may be made until all fees for the proposed connection and any outstanding fees relating to any prior connections by the applicant are paid. In addition, any non-routine charges incurred by the District in connection with any wastewater tap and/or inspection will be the responsibility of the applicant and will be payable to the District upon demand. **Any applicant with outstanding fees due to the District, including any previously backcharged but unpaid re-inspection fees, will not be permitted to make any additional connections to the District's Systems until those outstanding fees are paid.** Except as otherwise expressly provided in this Order, all fees and charges are non-refundable.

G. Reclaimed Water Service Agreement. If Reclaimed Water service is made available to the District by HCMUD 5, then, prior to any sale or use of reclaimed water, the negotiation and execution of a reclaimed water service agreement will be required for such service. The applicant for such service will be responsible for the District's costs, including legal fees, in negotiation of any such agreement and all costs assessed by HCMUD 5, and no

agreement will be executed by the District until all of such costs have been reimbursed to the District.

### III. Fee Schedule.

A. Service Initiation and Online Customer Account Profile Fees. A party desiring to receive service from the District's Systems must pay a **\$10.00** application fee to initiate service and establish an online customer account profile with the District's online billing system. Service will not be initiated until this application fee is paid.

#### B. Tap and Tap Inspection Fee Schedule.

1. The District's wastewater tap fees are as follows:

<u>Meter Size</u>	<u>Tap Fee</u>
5/8" to 3/4"	<b>\$500</b>
1"	<b>\$750</b>
1 1/2"	<b>\$1,000</b>
2"	<b>\$1,250</b>
3"	<b>\$1,500</b>
4"	<b>\$1,750</b>
6"	<b>\$2,000</b>
8"	<b>\$2,250</b>
10"	<b>\$2,500</b>
12"	<b>\$2,750</b>
Larger than 12"	<b>To be determined</b> based upon installation, three times cost

2. The District's wastewater tap inspection fees are **\$100** per connection for the initial inspection. If more than one inspection is required before a tap is approved by the District, the residential and commercial wastewater tap re-inspection fees are **\$100** for each additional inspection. Inspection fees must be paid to the District's representative at the time the inspection is requested. **Any customer that has any outstanding fees due to the District, including any previously backcharged but unpaid re-inspection fees, will not be permitted to make any additional connections to the District's Systems until all outstanding fees are paid.**

3. The District's reclaimed water tap fees will be determined at the time an agreement for reclaimed water service is negotiated.

C. Wastewater Rates. The following rates and charges will be in effect for all customers of the District from the effective date of this Order:

1. Monthly Rate for each Residential Connection (5/8 or 3/4 inch meter):  
**\$100.**
2. Monthly Rate for each Other Connection:    **\$100 per FUE.**

D. Drainage Fees. The District's drainage fee, which the Board finds is necessary in order for the District to provide or make available water quality and drainage and storm water

collection services through the District's Drainage System, is **\$300 per lot**. Any person or entity desiring to make a new wastewater Connection to serve a lot within the District must pay the appropriate District drainage fee to the District at the time of closing of the purchase of the lot.

E. Irrigation Meters. No wastewater charges will be assessed for water utilized through a dedicated irrigation meter.

F. Regulatory Assessments. A regulatory assessment of 1/2% of retail sewer charges will be added to each customer's monthly billing. These assessments are remitted by the District to the TCEQ and used by the TCEQ in performing its regulatory duties and in providing technical assistance and training to utilities.

G. Disconnect and Reconnection Fees. A customer whose service is disconnected, whether because of the customer's delinquency or upon the customer's request, will be charged the following disconnect and reconnection fees:

1. Disconnection fee of **\$100** for 5/8" or 3/4" meter;
2. Disconnection fee in the amount of the actual, reasonable cost of disconnection, but in no event less than \$100 for meters larger than 3/4";
3. Reconnection fee of **\$50** for reconnection during normal business hours (8:00 a.m. to 5:00 p.m. Monday through Friday); and
4. Reconnection fee of **\$150** for reconnection during weekends or after normal business hours (after 5:00 p.m. and before 8:00 a.m. Monday through Friday); such reconnections will only be made at the customer's request.

H. Service Call Charges. If the District responds to a customer service call due to a sewer line blockage, and the District's representative determines that the blockage is on the customer's side of the District connection, the customer will be billed all costs incurred by the District in responding to, determining the cause of and, if appropriate, clearing the blockage.

I. Additional Charges. Any non-routine charges incurred by the District in connection with any wastewater or reclaimed water tap and/or inspection will be the responsibility of the applicant for such connection and will be paid to the District upon demand.

#### IV. Security Deposits.

A. Security Deposits, Generally. All customers must pay a security deposit to the District's representative prior to receiving service. Security deposits are not transferable and will be held by the District to assure the prompt payment of all bills for service to the customer. At its option, the District may apply all or any part of a customer's security deposit against any delinquent bill of the customer. Upon any discontinuation of service, whether because of the customer's delinquency or upon the customer's request, the security deposit will be applied against any amounts due to the District, including any disconnection fees and other charges. Any portion of the deposit remaining after deduction of amounts due to the District will be refunded to the customer. In no event will any security deposit bear interest for the benefit of the customer.

B. Customer Security Deposits. An initial security deposit of **\$100 per FUE** is required if the service address is occupied by the property owner ("*Owner*") and the utility account is in the name of the Owner. An initial security deposit of **\$300 per FUE** is required if the service address is not occupied by an Owner or the utility account is not in the name of an Owner occupying the service address. The customer will have the burden of proof to establish that it is an Owner and will be presumed not to be an Owner unless: (a) the customer provides a copy of a recorded deed confirming the customer's ownership of the property in question; or (b) the customer provides a copy of a property tax bill or property tax receipt showing that the customer is the owner of the property in question. In either case, the document provided by the customer will be verified by the District's representative through a check of the county property records.

C. Additional Customer Security Deposits. If a customer is given notice of disconnection due to a failure to make timely payment of the District's utility bills and fails to pay all past-due amounts by the time and date specified on the notice of disconnection, then, regardless of whether or not service is physically disconnected, the District will require an additional security deposit of **\$100 per FUE** for each disconnection, up to a maximum total deposit of **\$400 per FUE**. This additional deposit and any reconnection fees must be paid prior to reconnection of service. Customer security deposits must be in the form of cash, money order, or other form of payment acceptable to the District's representative.

D. Builder Deposit. Each Builder must, in addition to the deposit required under Sections B and C, above, pay a security deposit of **\$3,000** to the District's representative prior to the Builder's initiation of any development or homebuilding program in the District. If a Builder fails to pay any fees or charges coming due to the District in a timely manner, the fees and charges will be deducted from the deposit, and the Builder will be required to make a payment to the District in order to restore the amount of the security deposit to its original **\$3,000** level. Each wastewater service connection by a Builder must be inspected and approved by the District's representative prior to its being covered as provided in Article II, Section C, of this Order. If this procedure is not followed, the District's representative may require the Builder, at its sole cost, to uncover or televise the service connection so that it can be inspected. Any cost to the District for additional inspections; work resulting from a connection being covered prior to inspection; as the result of damage to any District facilities or property caused by the Builder, its employees or contractors, or that is otherwise attributable to a Builder will be deducted from the Builder's security deposit and the Builder will be required to pay any amount necessary to fully restore the security deposit to its previous balance. The District's representative will not approve any additional connections for a Builder until the Builder's required security deposit has been established or reestablished at the full amount required by this Order. The security deposit will be refunded when the Builder completes its development or building program within the District and pays all sums due and owing to the District.

## **V. Prohibited Waste; Industrial Waste Regulations; Non-Domestic Waste Fees and Surcharges.**

### **A. Prohibited Waste.**

1. Non-Biodegradable Material. No waste material that is not biologically degradable, including mud and debris accumulated during construction, may be discharged into the District's Wastewater System.

2. Surface Runoff; Storm Water. No surface runoff water or storm water, including from downspouts or yard or area drain runoff, may be discharged into the District's Wastewater System.

3. Well Water. No well water may be discharged into the District's Wastewater System unless specifically approved in writing by the Board.

4. Non-Domestic Waste.

a. No Non-Domestic Waste may be discharged into the District's Wastewater System without the prior approval of HCMUD 5. The District's representative will review each application to discharge Non-Domestic Waste and make a recommendation to the Board as to approval or denial of the application. If an application is approved, the Board will establish rates and charges that cover, but are not limited to, the cost of waste treatment, taking into account the volume and character of the Non-Domestic Waste and all other waste treated, any special techniques of treatment or operation required for the Non-Domestic Waste, any costs assessed by HCMUD 5, and any administrative expenses incurred by the District.

b. If, in the opinion of HCMUD 5 or the District's representative, pretreatment of any Non-Domestic Waste is necessary to prevent harm to the District's Wastewater System or to prevent interference with the proper and efficient operation and maintenance of the District's Wastewater System or the HCMUD 5 Wastewater System, pretreatment will be required as a condition to the District's receipt and treatment of the Non-Domestic Waste.

B. Regulations for Discharge of Industrial Waste. The Industrial Waste Regulations are incorporated into this Order by reference. All discharges to the District's Wastewater System must comply with the terms of such regulations.

C. Applications and Fees. An applicant that proposes to discharge Non-Domestic Waste into the District's Wastewater System must complete all required applications, pay all required fees and comply with all requirements of HCMUD 5. No customer may discharge Non-Domestic Waste into the District's Wastewater System unless the customer has received approval from HCMUD 5 and a permit from the District authorizing such discharge.

D. Non-Domestic Waste Surcharge.

1. Payment of Surcharge for Extra Strength Wastewater. In addition to compliance with all other requirements of this article, any person discharging extra strength wastewater to the District's Wastewater System must pay a monthly surcharge for the additional costs of handling and treatment of such extra strength wastewater, in addition to the District's standard sewer service charges, in an amount established by HCMUD 5, as contemplated by the HCMUD 5 Agreement.

E. Additional Costs and Expenses. The District will be reimbursed for all costs and expenses, including legal and engineering costs and expenses and any fees, costs and expenses of HCMUD 5, incurred in connection with the enforcement of this Article and/or the Industrial Wastewater Regulations, as well as for any testing of the waste associated with such enforcement and for any damage to the District's Wastewater System or the HCMUD 5 Wastewater System. The District may add such costs and expenses to the customer's bill, and failure to pay may result in the termination of service in accordance with this Order.

## VI. Development Policies.

A. Subdivision Plan Review, Subdivision Construction Inspection, and Other Development Approval Related Fees. All plans for wastewater, drainage, and reclaimed water irrigation facilities constructed within or to serve property within the District will be subject to review and approval by the District. No construction may be commenced until such plans are approved. Applicants for approval of construction plans for wastewater, drainage, or reclaimed water irrigation facilities will be responsible for the payment of all legal and engineering fees incurred by the District for review of such plans and inspection of the facilities during construction. No facilities will be accepted for operation and maintenance by the District unless all required District inspections have been conducted, the facilities have been approved by the District's representative, and all related fees have been paid.

1. Materials testing will be performed by the District, at the cost of the developer. Copies of all test results will be provided to the developer.

2. No connections to the District's Systems may be made unless all applicable subdivision construction inspections have occurred and all related inspection fees and materials testing fees have been paid.

B. Development and Utility Construction Agreements. Applicants who desire to obtain a service commitment, a utility construction agreement, a reimbursement agreement, or other type of development agreement with the District must pay all legal and engineering fees incurred by the District in negotiation of these agreements. No agreement will be executed by the District or become effective until these fees are paid.

C. Service Commitments. Because the District's wastewater capacity is a limited resource, the Board desires to adopt policies and procedures for allocating capacity, including approving written service commitments, that will further the purposes of the District, provide for the orderly development of the property within the District, assure the availability of service as needed, and protect the integrity of the District's Systems. Accordingly, all service commitments issued by the District will be subject to this Article in order to enable the District to plan for future needs; assure the ability of the District to provide service on a uniform, nondiscriminatory basis; and provide standard criteria for the evaluation, issuance and retention of service commitments.

1. All service commitments issued by the District will be subject to (i) completion of all necessary facilities; (ii) payment of all applicable fees; (iii) all of the terms and conditions of and performance under all of the District's contracts and agreements pertaining to or affecting the District's wastewater and, if applicable, reclaimed water services, including HCMUD 5; and (iv) the policies and procedures of the District, including the Rules.

2. Any applicant requesting a service commitment from the District must submit a written application executed by the owners of the property for which the service commitment is being requested. The application must include the applicant's agreement to pay all fees incurred by the District in connection with the evaluation of the application and to grant all easements required by the District to serve the property in question without compensation. An escrow in the minimum amount of \$1,000 will be required to assure the payment of all fees.

3. The applicant must also submit:

a. 10 copies of a utility plan showing the property, the proposed utility facilities and sizing, any required easements, and all drainage patterns.

b. 10 copies of a preliminary engineering report, including a land use plan demonstrating the utility service requirements for the property, prepared and sealed by a professional engineer registered in the State of Texas.

c. Proof of ownership of the property, and proof of authority of the party signing the application.

4. The Board may approve a service commitment if:

a. All application requirements have been satisfied;

b. Either (i) the District's wastewater or reclaimed water capacity (as applicable) is or will be sufficient to serve the property, or (ii) the applicant and the District have entered into an agreement that provides for the construction of facilities necessary to provide sufficient capacity to serve the property; and

c. It finds that the District's Systems are sufficient or will be sufficient to serve the proposed development without adversely impacting existing utility customers of the District.

5. No service commitment will be issued unless the applicant has paid, concurrently with the date of issuance of the service commitment, a non-refundable fee (the "Service Commitment Fee") equal to 10% of all estimated District fees for the property, including, without limitation, the District's tap fees and inspection fees (the "Estimated Fees"), as determined by the District's representative based on the District's then-current Order Establishing Rates and Charges and Adopting Rules and Policies Regarding the District's Utility Systems. The Service Commitment Fee will be applied against the Estimated Fees.

6. In order to allow the District to accurately plan service capacity based on actual usage rather than speculative usage, a service commitment will expire and terminate:

a. one year from the date of issuance unless the holder has, by that date, paid all the Estimated Fees for the property, as determined by the District's representative based on this Order, as amended to the date of the estimate and then in effect; and

b. 18 months from the date of issuance unless the holder has, by that date, completed construction, made a connection to the District's Systems, paid all applicable District fees, including tap fees, inspection fees, security deposit, and other applicable fees for the property, based on this Order, as amended to the date of the connection and then in effect (the "Actual Fees") and initiated services to the property.

7. If a service commitment terminates, the Service Commitment Fee will not be refunded, offset, or credited against the Actual Fees, but will be retained as property of the District. The balance of any Estimated Fees that has been paid will not be refunded, but will be

applied as a credit against the Actual Fees at the time the property is developed and service initiated.

8. If full development of a tract that has been issued a service commitment results in the use of less service than that which has been committed, the remaining unused capacity will revert back to the District for redistribution by the District. The amount of service remaining after full development will be determined by the District's engineer, based on the meter size and any subdivision plat, site plan, and zoning approved for the property. Service commitments will be issued for specific tracts, and may not be transferred to any other property.

9. The Actual Fees applicable to a tract will be determined at the time utility service is initiated, based on the actual meter size; any subdivision plat, site plan, and zoning approved for the property; and this Order, as amended and then in effect. If the ultimate use of a tract that has been issued a service commitment requires a different amount of service than that upon which the Estimated Fees were based, the District's representative will make any adjustments that are necessary at the time a connection to the District's Systems is made, so that the Actual Fees will correspond to the size of meter installed and the service required to be provided. Any shortfall between the Estimated Fees and the Actual Fees must be paid before a service connection is made. Any excess of the Estimated Fees over the Actual Fees will be credited against the customer's future billings.

## **VII. District Approvals; Escrow for Expenses.**

Applicants for service commitments or out-of-district service, and of other types of District approvals, including utility construction agreements or other types of development agreements, are responsible for the payment of all legal and engineering fees incurred by the District in reviewing their applications and negotiating or preparing any related approvals or agreements. The District's representative will establish a deposit amount equivalent to the estimated consultant fees that are expected to be incurred in connection with the application, and the applicant must deposit this amount with the District prior to any review or processing work being initiated. All consultant fees associated with the application incurred by the District will be charged against the deposit. Upon completion of the review process, the applicant must pay any fees incurred by the District in excess of the deposit. Any excess deposit remaining after payment of all fees will be returned to the applicant. No service commitment or plan approval will be issued or agreement will be effective by the District until all fees are paid.

## **VIII. Rendering and Form of Bills.**

A. Rendering of Bills. Bills for service will be rendered monthly. Service initiated less than one week before the next billing cycle may be billed with the following month's bill. One bill will be rendered for each Connection.

B. Information to be Included on the Bill. The customer's bill will show the total amount due for service and any surcharge, the due date of the bill, the total amount due as penalty for nonpayment within a designated period, and the local telephone number or toll free number where the District's representative can be reached. If the due date falls on a Saturday, Sunday, or legal holiday on which banks are required to close in the State of Texas, the applicable period will be extended to the next business day.

C. Payment Obligation. If a customer does not receive a bill or bills, his obligation to make payment for services rendered is not diminished or released.

D. Overbilling and Underbilling. If billings for District services are found to differ from the District's rates for the services, or if the District fails to bill a customer for services, a billing adjustment will be calculated by the District's representative. If the customer is due a refund, an adjustment will be made for the entire period of the overcharges. If the customer was undercharged, the District will backbill the customer for the amount of the service actually used by the customer; provided, however, if the underbilling is \$25 or more, the District will offer the customer a deferred payment plan option for the same length of time as that of the underbilling.

E. Prorated Charges. When a bill is issued for a period of less than one month, the basic charge will be prorated based on the period during which service was provided.

F. Disputed Bills.

1. A customer may advise the District that a bill is in dispute by giving written notice to the District's representative. A dispute must be registered with the District prior to the date of proposed discontinuance in order for a customer to avoid discontinuance of service as provided by this Order.

2. Notwithstanding any other provision of this Order, a customer is not required to pay the disputed portion of a bill that exceeds the amount of that customer's bill based on the District's then current rates (an "Average Bill") pending the resolution of the dispute.

3. Notwithstanding any other provision of this Order, a customer's service will not be discontinued for nonpayment of that portion of a bill under dispute that exceeds an Average Bill pending resolution of the dispute. The customer must timely pay any billings not disputed and an amount per billing period equivalent to an Average Bill.

G. Equipment Damage Charges. The District will charge the responsible customer for all labor, material, equipment, and other costs necessary to repair or replace equipment and other facilities damaged due to equipment tampering or bypassing, improper erosion control, service diversion, or the discharge of wastes in violation of the terms of this Order. The District may charge for all costs necessary to correct service diversion or unauthorized taps where there is no equipment damage, including incidents where service is reconnected without authority. An itemized bill of these charges will be provided to the customer.

H. Late Charges. A late charge of 10% of the amount of the bill will be added on the Delinquency Date and this late fee will continue to be assessed each month while the delinquent amount remains unpaid.

I. District's Right to Sue. The District reserves the right to institute suit for the collection of any amounts due and unpaid, together with interest thereon at the maximum legal rate and reasonable attorneys' fees.

J. Dishonored Check Charge. The District reserves the right to charge a customer paying a bill with a dishonored or insufficient funds check an amount established from time to time by the District's representative, which amount will be based on the prevailing or usual charges made for dishonored checks and drafts by other vendors in the same general area as the District.

**IX. Protection of the District's Systems, Facilities, and Property.**

A. Tampering or Damage Prohibited. It is unlawful for any person to tamper or interfere with; to obstruct access to; or, as the result of willful action, to injure, deface, or destroy any facilities that are a part of the District's Systems.

B. Unlawful Discharges. It is unlawful for any person to deposit, throw, drain, discharge, or otherwise cause to be injected into any sewer, manhole, catch basin, flush tank, or other facility that is a part of the District's Systems any debris or foreign substance that would interfere with the proper and routine functioning of the District's Systems, or to discharge any waste into the District's Systems:

1. other than through an authorized sewer tap for which all connection fees, deposits and other charges have been paid; or
2. generated on premises other than those for which the sewer tap was originally made; or
3. generated at a building other than that for which the sewer tap was originally made, unless approved in advance by the District's representative; or
4. of a type different from that contemplated at the time the sewer tap was originally made, unless approved in advance by the District's representative.

C. Service Line Maintenance. Each customer is responsible for the maintenance of the sewer service line from the point of connection to the District's Wastewater System to the buildings or premises served. All sewer service lines must be maintained in such a manner as to prevent the infiltration of water or exfiltration of wastewater. Each customer is responsible for the maintenance of the reclaimed water service line from the point of connection to the District's reclaimed water irrigation system to the property served.

D. Protection of District Drainage System and Other Property. The District's drainage and water quality systems, including, without limitation, all drainage easements, channels, storm sewer facilities, ponds, and all other facilities owned, maintained, or controlled by the District for the purpose of collecting, controlling, storing, managing, or distributing storm and flood waters or run-off, will be protected from abuse, in order to assure the proper functioning of all such facilities for the benefit of all property owners and residents of the District. It is a violation of this Order to place, deposit, or discharge, or cause to be placed, deposited, or discharged, any foreign materials or debris (including, but not limited to, motor oil, grass or tree clippings, or construction debris) on or into any District property (including, without limitation, the District's drainage systems). Prior to construction of any improvements within the District, proper erosion control must be installed. These devices must be maintained in place during construction and, upon completion of construction, all construction debris and rubbish must be removed from the construction site, and any damage to the District's easements or facilities must be repaired at the expense of the Builder or property owner constructing the improvements. Any person or entity that violates the terms of this section will be subject to a penalty in the amount of **\$500** per violation, and will also be liable for all attorneys' fees incurred by the District and costs of court. The District may add the amount of any penalties or costs imposed by this section to the customer's utility bill, or the District may deduct the amount of any penalties or costs imposed as a result of a violation of this section from a customer's security deposit or any other amounts held by the District and may further require that the customer replenish the deposit by an equivalent amount.

## **X. Disconnection and Reconnection of Service.**

A. Notification of Alternative Payment Programs or Payment Assistance. If a customer advises the District's representative of his or her inability to pay his or her bill or need for assistance with his or her bill payment, the District's representative will inform the customer of all available deferred payment plans available from the District and the eligibility requirements and procedure for applying for them. A deferred payment plan is any arrangement or agreement between the District and a customer under which an outstanding bill will be paid in installments that extend beyond the due date of the next bill. All deferred payment plans must be in writing. The District's representative may suspend the termination of services to customers for up to 90 days based upon the District's representative's determination that the customer is making a good faith effort to pay the District's account; however, extensions beyond 90 days must be approved by the Board.

B. Post-Bankruptcy Services. In the event of any District customer's bankruptcy, amounts due for pre-bankruptcy services will be posted to the customer's existing account and amounts due for post-bankruptcy services will be posted to a separate account. The customer will be required to provide the District with adequate assurance of payment for services rendered after the date of the bankruptcy filing, in the form of a security deposit satisfying the requirements of this Order. Any existing security deposit will be held by the District as security for sums due for pre-bankruptcy services and will not be credited towards the security deposit for post-bankruptcy services. If the customer fails to furnish the required security deposit for post-bankruptcy services, the District may discontinue service to the customer in accordance with the provisions of this Order.

## **XI. Termination of Service.**

A. Termination with Notice. District service may be terminated after proper notice for any of the following reasons:

1. within 30 days from the date of the issuance of a delinquent bill, the customer has neither (a) paid the delinquent bill and all other past-due bills from the District, nor (b) entered into a written deferred payment plan and made all payments required under the plan;
2. the customer has failed to comply with the terms of a deferred payment plan;
3. the customer has paid by a check which has been rejected for insufficient funds, closed account, or for which a stop payment order has been issued;
4. violation of the Rules pertaining to the use of service in a manner that interferes with the service of others or the operation of non-standard equipment, if a reasonable attempt has been made to notify the customer and the customer is provided with a reasonable opportunity to remedy the situation; or
5. failure to comply with deposit arrangements as required by Article IV of this Order.

If a Builder fails to make timely payment of any bill due and owing to the District, the District may, after proper notice, terminate all wastewater services being provided by the District to that Builder.

B. Termination of Water Service by PUA for Non-Payment of Charges for District Wastewater Services. Water service to a District customer who fails to pay wastewater charges due to the District may be disconnected following notice of termination given in compliance with this Order.

C. Termination Without Notice. District service may be terminated without notice (i) due to existence of a known dangerous condition, (ii) if service is connected without authority, or (iii) in instances of tampering with or bypassing the District's equipment, or other instances of diversion. If reasonable, given the nature of the hazardous condition, a written statement providing notice of and the reason for disconnection will be posted at the place of common entry or upon the front door of each affected structure as soon as possible after service has been disconnected.

D. Notice of Termination of Service.

1. Mailed Notice. Proper notice of termination of service consists of a separate written statement given by first-class mail, postage prepaid, at least 10 days prior to the stated date of disconnection, with the words "termination notice" or similar language prominently displayed on the notice. The information included in the notice will be provided in English and Spanish if necessary to adequately inform the customer. A statement notifying the customer that, if they are in need of assistance with payment of their bill, they may be eligible for alternative payment programs, such as deferred payment plans, and to contact the District's representative for more information, will be attached to or included on the face of the termination notice. The notice will advise the customer of the basis for the District's decision to disconnect service, the action required to avoid disconnection, and that he or she has the right to request a hearing on the matter by contacting the District's representative at least 48 hours before the stated date of disconnection.

2. Content of Notice. The notice will include (i) the intended date of disconnection; (ii) the office hours, telephone number and address of the District's representative's local office; (iii) the total past-due charges; (iv) all reconnect fees that will be required to restore water or sewer service if service is disconnected; and (v) that failure to pay past-due sewer charges will result in termination of water service and that water service will not be reconnected until all past-due and currently due sewer service charges and the sewer reconnect fee are paid.

3. Date of Termination. If notice is mailed, the stated date of disconnection may not fall on a holiday or weekend, but will be the next working day at least 10 days after the date of the notice.

E. Customer Appeal Procedures.

1. Informal Hearing. Upon receipt of a customer's protest of the termination of service, the District's representative will schedule an informal hearing with the customer and his representative prior to disconnection. The presiding officer at the informal hearing will be an individual who did not participate in the initial decision to pursue disconnection of the customer's service. The customer will be allowed to question the District's billing representative at the informal hearing regarding the basis for the decision to terminate service and present any testimony or evidence regarding the termination of service or its basis. The presiding officer will render a decision on the matter and state reasons for the decision and the grounds upon which the decision is based.

2. Appeal. The customer may appeal the decision of the presiding officer of the Board. If the customer posts a bond in an amount sufficient to cover the cost determined by the presiding officer to be due, the District will not proceed with termination of the customer's service until a final decision is made by the Board.

F. Disconnection. If payment of all delinquent and past due amounts has not been made by 5:00 p.m. on the date specified by written notice to the customer, and no other arrangements for payment have been made, service will be disconnected. In order to reconnect service, the customer must pay all delinquent and past-due amounts, plus the applicable reconnect fee. The reconnect fee will be due regardless of whether or not service has been physically disconnected. If payment is tendered after 2:00 p.m. on the date of disconnection, the customer must pay the after-hours reconnect fee in order to obtain same-day reconnection of service. If a customer defaults under a payment plan entered into with the District, termination procedures will immediately be initiated.

G. Disconnection on Holidays or Weekends. Unless a dangerous condition exists or the customer requests disconnection, service will not be disconnected on a day, or on a day immediately preceding a day, when personnel of the District are not available to the public for the purpose of accepting payments and reconnecting service.

H. Disconnection for Ill and Disabled. The District will not discontinue service to a delinquent residential customer permanently residing in an individually-metered dwelling unit if the customer establishes that discontinuance of service will result in a person residing at the residence becoming seriously ill or more seriously ill. Each time a customer seeks to avoid termination of service under this section, the customer must have the attending physician (for purposes of this section, the term "physician" means any public health official, including medical doctors, doctors of osteopathy, nurse practitioners, registered nurses, and any other similar public health official) call or contact the District's representative within 15 days of issuance of the bill and a written statement must be received by the District's representative from the physician within 30 days of the issuance of the bill. Any customer who receives a waiver of disconnection under this section must enter into a deferred payment plan with the District and remain in compliance with the plan.

I. Reconnection of Services. If service is discontinued for any reason, reconnection of services will be established within 24 hours of receipt of payment of the past due bill in its entirety and any other outstanding charges, including all applicable reconnection fees.

## **XII. Continuity of Service.**

### **A. Service Interruptions.**

1. The District will make all reasonable efforts to prevent interruptions of service. When interruptions occur, the District will re-establish service within the shortest possible time.

2. The District will make reasonable provisions to meet emergencies resulting from failure of service, and will establish procedures to be followed in the event of an emergency in order to prevent or mitigate interruption or impairment of service.

3. In the event of a national emergency or local disaster resulting in disruption of service, the District may, in the public interest, interrupt service to other

customers to provide necessary service to civil defense or other emergency service agencies on a temporary basis until normal service to these agencies can be restored.

B. Record of Interruption. Except for momentary interruptions due to automatic equipment operations, the District's representative will keep a complete record of all interruptions, both emergency and scheduled. This record will show the cause for interruptions, date, time, duration, location, approximate number of customers affected, and, in cases of emergency interruptions, the remedy and steps taken to prevent recurrence.

### **XIII. Customer Service Agreement; Plumbing Regulations; Customer Service Inspections.**

A. Authority. Under the requirements of the Chapter 341, Subchapter C of the Texas Health and Safety Code and 30 Texas Administrative Code § 290.46(i), the District is required to adopt rules to allow for proper enforcement of the requirements of the TCEQ. Further, Title 30 Texas Administrative Code §290.46(j) requires the District to adopt rules providing for the conduct and certification of customer service inspections.

B. Purpose. The purpose of this Article is to notify each customer of the plumbing restrictions and inspections that are in place to protect the drinking water supply from contamination or pollution that could result from improper plumbing practices. Each customer must agree to comply with this Article as a condition to receiving services from the District.

C. Plumbing Restrictions. The following undesirable plumbing practices are prohibited:

1. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination must be isolated from the public water system by an air-gap or an appropriate backflow prevention device.

2. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply must be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.

3. No connection that allows water to be returned to the public drinking water supply is permitted.

4. No pipe or pipe fitting that contains more than 8% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.

5. No solder or flux that contains more than .2% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.

D. Service Conditions. The following are the terms for the provision of service between the District and each customer of the District:

1. The customer must comply with the provisions of this Order as long as the customer is receiving service from the District.

2. The customer must allow his property to be inspected for possible cross-connections and other undesirable plumbing practices as required by this Order. These inspections may be conducted by a representative of the District prior to initiating service and periodically thereafter. All inspections will be conducted during the District's normal business hours.

3. The District will notify a customer in writing of any cross-connection or other undesirable plumbing practice that has been identified during the initial inspection or the periodic re-inspection.

4. The customer must immediately correct any undesirable plumbing practice on his premises.

5. The customer must, at its expense, properly install, test, and maintain any backflow prevention device required by the District. Copies of all testing and maintenance records must be provided to the District.

E. Customer Service Inspections.

1. Inspections Required. The applicant for service or the customer must submit a completed customer service inspection certification to the District in the following instances:

- a. before the District begins providing continuous and adequate service to new construction;
- b. when the District has reason to believe that cross-connections or other unacceptable plumbing practices exist on any existing service; or
- c. after any material improvement, correction or addition to any existing private plumbing facilities.

2. Certifications. The certification must be completed in the form attached as **Exhibit "A"**. A customer service inspection certification must be completed at the applicant's or customer's expense by:

- a. a plumbing inspector and water supply protection specialist licensed by the Texas State Board of Plumbing Examiners and in good standing at the time of the inspection;
- b. a certified waterworks operator who has completed a training course, has passed an examination administered by the TCEQ or its designated agent, and holds an endorsement granted by the TCEQ or its designated agent; or
- c. a licensed plumber, if the inspection and certification are for a single-family residential service.

3. Records. The District will maintain copies of completed customer service certifications for a minimum of ten years.

4. Unacceptable Plumbing Practices. If unacceptable plumbing practices are discovered, they must be promptly corrected by the customer or applicant for service to prevent contamination of the water supplied by the District. The existence of an unacceptable plumbing practice is sufficient grounds for immediate termination of service without notice in order to protect the health and safety of all District customers. Service will not be restored until the potential source of contamination has been eliminated or additional safeguards have been taken and a new customer service inspection certification is provided to the District.

F. Enforcement. If a customer fails to comply with the terms of this Article, the District may assess fines as provided in this Order, and may either terminate service and/or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this Article will be billed to the customer.

#### **XIV. Enforcement; Penalties.**

A. Enforcement of Rules. Under Section 54.205, Texas Water Code, the provisions of this Order constitute rules that must be recognized by the courts as if they were penal ordinances of a city. This Order may be enforced by complaints filed in the appropriate court of jurisdiction in the county in which the District's principal office is located.

#### **B. Penalties.**

1. Service will not be provided by the District until all applicable requirements of this Order have been met.

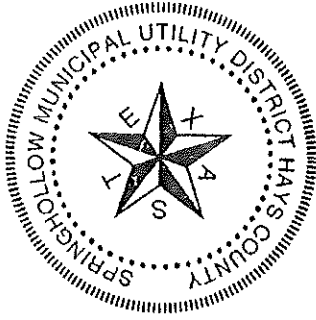
2. Violation of this Order will result in the offending party being subject to the payment of a fine in an amount per violation that does not exceed the jurisdiction of the justice court, as provided by Section 27.031, Texas Government Code, which penalty will be established by the Board. In addition, the offending party will be liable to the District for all costs incurred by the District in connection with any repairs or corrections necessitated by the violation and, if any violation results in a penalty being assessed against the District by any governmental entity or regulatory authority with jurisdiction, the offending party will be responsible for the full amount of such penalty, together with all costs incurred by the District in connection with the violation and penalty in question. If the District prevails in any suit to enforce the provisions of this Order, the District may additionally recover its reasonable attorneys' fees, expert witness fees and other costs incurred by the District before the court.

**XV. Filing.** The Secretary of the Board is hereby directed to file a copy of this Order in the principal office of the District.

**XVI. Exhibits.** The following exhibits are attached to and incorporated in this Order by reference:

**Exhibit "A"** – Customer Service Inspection Certification

Adopted and effective May 1, 2018.



**SPRINGHOLLOW MUNICIPAL UTILITY  
DISTRICT**

By: \_\_\_\_\_

Scott Deskins, Jr., President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Julie Philp, Secretary  
Board of Directors

**EXHIBIT "A"****CUSTOMER SERVICE INSPECTION CERTIFICATION**

Name of PWS: \_\_\_\_\_

PWS I.D. #: \_\_\_\_\_

Location of Service: \_\_\_\_\_

I, \_\_\_\_\_, upon inspection of the private plumbing facilities connected to the aforementioned public water supply do hereby certify that, to the best of my knowledge:

	Compliance	Non-Compliance
1. No direct connection between the public water supply and a potential source of contamination exists. Potential sources of contamination are isolated from the public water system by an air gap or an appropriate backflow prevention assembly in accordance with state plumbing regulations. Additionally, all pressure relief valves and thermal expansion devices are in compliance with state plumbing codes.	<input type="checkbox"/>	<input type="checkbox"/>
2. No cross-connection between the public drinking water supply and a private water system exists. Where an actual air gap is not maintained between the public water supply and a private water supply, an approved reduced pressure zone backflow prevention assembly is properly installed and a service agreement exists for annual inspection and testing by a certified backflow prevention device tester.	<input type="checkbox"/>	<input type="checkbox"/>
3. No connection exists which would allow the return of water used for condensing, cooling, or industrial processes back to the public water supply.	<input type="checkbox"/>	<input type="checkbox"/>
4. No pipe or pipe fitting which contains more than 8.0% lead exists in private plumbing facilities installed on or after July 1, 1988.	<input type="checkbox"/>	<input type="checkbox"/>
5. No solder or flux which contains more than 0.2% lead exists in private plumbing facilities installed on or after July 1, 1998.	<input type="checkbox"/>	<input type="checkbox"/>
6. No plumbing fixture is installed which is not in compliance with a state approved plumbing code.	<input type="checkbox"/>	<input type="checkbox"/>

Water service will not be provided or restored to the private plumbing facilities until the above conditions are determined to be in compliance.

I further certify that the following materials were used in the installation of the plumbing facilities:

Service Lines: Lead ☐ Copper ☐ PVC ☐ Other ☐

Solder: Lead ☐ Lead Free ☐ Solvent Weld ☐ Other ☐

I recognize that this document will become a permanent record of the aforementioned Public Water System and that I am legally responsible for the validity of the information I have provided.

\_\_\_\_\_  
Signature of Inspector

\_\_\_\_\_  
Registration Number

\_\_\_\_\_  
Title

\_\_\_\_\_  
Type of Registration

\_\_\_\_\_  
Date

\_\_\_\_\_  
License Expiration Date

**AGREEMENT FOR THE PROVISION OF NONSTANDARD  
RETAIL WATER SERVICE  
(Parten Ranch, Hays County, Texas)**

This Agreement for the Provision of Nonstandard Retail Water Service (this "Agreement") is entered into by and between the West Travis County Public Utility Agency (the "WTCPUA"), a public utility agency operating pursuant to Chapter 572, Texas Local Government Code, and HM Parten Ranch, LP, a Texas limited partnership ("Developer"). Unless otherwise specified, the term "Parties" shall mean the WTCPUA and Developer, collectively.

WHEREAS, Developer has contracted to purchase and plans to develop approximately 547 acres of land within the WTCPUA's water service area as shown on the attached Exhibit A (the "Development");

WHEREAS, Developer desires to obtain WTCPUA retail water service to the Development;

WHEREAS, Developer and the WTCPUA desire to enter into this Agreement to set forth the terms and conditions upon which the WTCPUA will provide retail water service to the Development; and

NOW, THEREFORE, in consideration of the terms, conditions, and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree to the following:

**ARTICLE I.  
DEFINITIONS, HEADINGS AND INTERPRETATION**

**Section 1.1**      **Definition of Terms:** In addition to the terms defined in the Recitals above, the following words and phrases as used in this Agreement shall have the meanings set forth below:

- (a) "Agreement" shall mean this Agreement, its attachments, exhibits, and matters included by reference, and any amendment or supplement thereto.
- (b) "Assignee" shall mean any person or entity that receives an express written assignment of the rights of either Party and expressly assumes such Party's duties and responsibilities in writing with respect to this Agreement, subject to the provisions of Section 6.3 herein.
- (c) "Developer" shall mean HM Parten Ranch, LP, a Texas limited partnership or its permitted Assignees.
- (d) "Developer Deposit" shall mean the payment made by Developer as specified in Section 2.8 herein.

- (e) "Developer Facilities" shall mean those facilities to be constructed by Developer pursuant to this Agreement in order to extend water service from the WTCPUA System to the Development, including internal water transmission and distribution mains/lines, water control valves (e.g., shut off valves, pressure reducing valves, flush valves, etc.), and retail water services to be located on the Property, and the off-site facilities to be constructed by the Developer that are identified on the attached Table One as Projects B, C, D, and E.
- (f) "Development" shall mean the single family residential project generally shown in Exhibit A having no more than 585 LUEs of water service.
- (g) "Development Phase" shall mean a subdivision section or phase of the Development.
- (h) "District" shall mean a utility district created under Chapter 54 or Chapter 51 of the Texas Water Code over all or a portion of the Development.
- (i) "Effective Date" shall mean the latest date of execution of this Agreement by either Developer or the WTCPUA.
- (j) "Gross Site Area" shall mean the total amount of acreage in the Development.
- (k) "Impact Fees" or "Water Impact Fees" shall mean those impact fees for water service collected by the WTCPUA and used to fund capital improvements to or facility expansions of the WTCPUA's Highway 290 Water System central water facilities that are identified in the WTCPUA's ten-year capital improvements plans as adopted and amended by the WTCPUA Board of Directors from time to time in accordance with Chapter 395 of the Texas Local Government Code.
- (l) "Impervious Cover" shall mean all man-made improvements which prevent the infiltration of water into the natural soil, or prevent the migration of infiltration of water into the natural soil, or prevent the migration of the infiltration as base flow. Impervious Cover shall include the materials and surfaces listed in the WTCPUA's Water and Sewer Service Development Policies, as amended from time to time.
- (m) "LUE", "Water LUE" or "Living Unit Equivalent" shall mean the measurement used in the WTCPUA Rules and Policies to determine the amount of water service usage per connection for its retail customers.
- (n) "Maximum LUEs" shall mean 585 LUES or such lesser number of LUEs as is required for full build-out of the Development, as provided in Section 2.1.

- (o) "Net Site Area" shall mean the net acreage in the Development calculated by subtracting the area located within undisturbed native vegetative buffers and sensitive environmental features, as described in the 2000 USFWS Recommendations, from the Gross Site Area.
- (p) "Property" or "Development" shall mean the Parten Ranch Tract, with a Gross Site Area of approximately 547 acres, as described in detail on **Exhibit A** attached to this Agreement.
- (q) "Reservation Fee" or "Water Reservation Fee" shall mean an annual fee imposed pursuant to the WTCPUA's Rules and Policies, as amended from time to time, to reserve water capacity in the WTCPUA System. As of June 19, 2014, the Water Reservation Fee is \$569.12 per Water LUE for the WTCPUA's Highway 290 Water System. The WTCPUA Board of Directors may amend the Water Reservation Fee per LUE from time to time.
- (r) "Reservation Period" shall mean a twenty (20) year period commencing on the Effective Date of this Agreement.
- (s) "Retail Customer" shall mean a person or entity applying for an individual retail water service connection located in the Development.
- (t) "Settlement Agreement" shall mean the "Settlement Agreement and Stipulation of Dismissal" from the lawsuit, Hays County Water Planning Partnership, et.al. vs. Lt. general Robert B. Flowers, U.S. Army Corps of Engineers, Thomas E. White, Secretary of the Army, Gale Norton, Secretary of the Department of the Interior, and Lower Colorado River Authority, W.D. Tex. 2002 (No. AOOCA 826SS).
- (u) "Site Plan" shall mean the conceptual site plan prepared by Developer and previously submitted to the WTCPUA and attached hereto as **Exhibit A**.
- (v) "TCEQ" shall mean the Texas Commission on Environmental Quality.
- (w) "TCEQ OEM" shall mean the TCEQ optional enhanced measures, Appendix A and Appendix B to RG-348.
- (x) "USFWS" shall mean the United States Fish and Wildlife Service.
- (y) "USFWS Measures" shall mean one of the following, selected by the Developer in its sole discretion:
  - Measures approved by the USFWS for the Development through a separate Section 7 consultation or other independent consultation; or
  - The TCEQ OEM; or

- The measures set forth in the U.S. Fish and Wildlife Service Recommendations for Protection of Water Quality of the Edwards Aquifer dated September 1, 2000.
- (z) "USFWS MOU" shall mean that certain "Memorandum of Understanding" between LCRA and the USFWS, dated May 24, 2000.
- (aa) "Water Service" shall mean retail water service to the Development in an amount equivalent to the average daily quantity of water required to serve a maximum of 585 single family residences or 263,250 gallons per day average calculated as the product of 585 LUEs times 450 gallons per day per LUE (whichever is greater), or such smaller quantity of water as may be required to serve a lower number of LUEs within the Development, as determined pursuant to Section 2.1 herein.
- (bb) "WTCPUA" shall mean the West Travis County Public Utility Agency or its permitted Assignees.
- (cc) "WTCPUA Rules and Policies," shall mean the WTCPUA's rules and policies adopted by its Board of Directors, as amended from time to time, governing the provision of retail water service to the WTCPUA retail customers within its service area and related matters.
- (dd) "WTCPUA Highway 290 Water System" shall mean that portion of the WTCPUA System located in the vicinity of State Highway 290 and so designated in the WTCPUA Rules and Policies.
- (ee) "WTCPUA Off-Site Facilities" shall mean those facilities listed on Table One as Projects F, G, and H, to be constructed by the WTCPUA.
- (ff) "WTCPUA System" shall mean the WTCPUA's existing water treatment and distribution facilities used by the WTCPUA to provide potable water service within its service area, including, but not limited to its raw water intake, water treatment plant, water storage tank and pumping facilities and related facilities.
- (gg) "2000 USFWS Recommendations" shall mean the U.S. Fish and Wildlife Service Recommendations for Protection of Water Quality of the Edwards Aquifer dated September 1, 2000.

**Section 1.2**      **Article and Section Headings.** The headings and titles of the several articles and sections of this Agreement are solely for convenience and reference and shall not affect the meaning, construction or effect of the provisions hereof.

**Section 1.3**      **Interpretation.** The singular form of any word used herein shall include the plural, and vice-versa, unless the context requires otherwise. The use of a word of any gender herein shall include all other genders, unless the context requires

otherwise. This Agreement and all of the terms and provisions hereof shall be construed so as to effectuate the purposes contemplated hereby and to sustain the validity hereof.

## **ARTICLE II. SERVICE COMMITMENT**

**Section 2.1**      **WTCPUA to Provide Service.** For and in consideration of Developer's obligations, covenants and conditions set forth in this Agreement, the WTCPUA reserves and agrees to provide 585 Water LUEs of retail water service, or such lesser amount of service as Developer determines is actually required for full build-out as provided in this Section to the Development subject to the following conditions:

- (a) Concurrently with the WTCPUA's approval of the plans and specifications for the first Development Phase, Developer must dedicate to the WTCPUA, without cost to the WTCPUA, a water facilities easement over the 2.0 acres of land shown in **Exhibit B** to this Agreement, together with any non-exclusive access and water line easements required to provide access to the 2.0 acre site. At the time the Development extends to the location of the 2.0 acre site, the water facilities easement area will be included within a subdivision plat as a lot and, upon recordation of the plat, the lot will be dedicated to the WTCPUA in fee simple for use by the WTCPUA as a water storage facility site. The 2.0 acre water facilities easement may be relocated upon the Parties' future, mutual agreement, as reasonably necessary to accommodate Developer's future development plan. At such time as access to the 2.0 acre site is provided, in part or in whole, over public roadways and/or public utility easements, the WTCPUA will release the non-exclusive access and waterline easements upon Developer's request, at no cost to Developer;
- (b) The Development will not exceed 20 percent Impervious Cover on a Net Site Area basis;
- (c) Prior to the WTCPUA's commencement of service to any phase of the Development, Developer provides written confirmation to the WTCPUA from the TCEQ that the Development (or any phase thereof) is compliant with TCEQ OEM without variance;
- (d) Developer has submitted the written Engineer's Design Certification at **Exhibit C** and Engineer's Certification of Acceptance and Completion at **Exhibit D** by the deadlines established in this Agreement regarding compliance with TCEQ OEM without variance and the 20 percent Impervious Cover limitation has been confirmed by an independent third party engineer retained by the WTCPUA and paid for by the Developer consistent with the WTCPUA's Board directive in effect as of the date of this Agreement. Both the certifications and the confirmation provided for in this Subsection will rely and be based on TCEQ RG-348A Appendix A

Table 4-1 "Impervious Cover for Residential Tract" for the purposes of calculating Impervious Cover;

- (e) Developer pays to the WTCPUA Water Impact Fees as provided in Section 4.1 herein;
- (f) Developer pays to the WTCPUA Water Reservation Fees as set forth in Section 4.3 of this Agreement; and
- (g) Developer complies with all terms and provisions set forth in this Agreement.

If Developer revises its development plan for the Property and thereby reduces its water LUE requirement for the Development below 585 LUEs, Developer will have the right, in its sole and absolute discretion, to reduce the Maximum LUEs to be provided by the WTCPUA to the Development and the Water Impact Fees and other charges to be paid by Developer under this Agreement. In that event, Developer will give written notice to the WTCPUA of the reduction and, thereafter, the reduced number of LUEs will be substituted for and replace the 585 LUES originally specified as the Maximum LUEs in this Agreement. Notwithstanding the foregoing, the Developer may not decrease the Maximum LUEs by more than 10 percent (i.e., below 526) without a mutually agreeable amendment to this Agreement.

**Section 2.2 Project Facilities and Water Service Commitment Schedule.** The WTCPUA will make water service available to the Development in accordance with the schedule attached to this Agreement as Table One. For purposes of clarification, the WTCPUA confirms that its commitment is to provide 130 LUEs of service upon the completion of Projects Nos. A and B; 300 LUEs of service upon the completion of Project Nos. C and D; and 585 LUEs of service upon the completion of Projects E and F.

**Section 2.3 Retail Water Service Use Restriction.** The WTCPUA commits and agrees to provide all water required for single-family residential customers and single-family residential lawn irrigation within the Development, plus not to exceed ten LUEs of water service for common area irrigation and amenity center usage; however, the WTCPUA will have no obligation to provide more than five LUES of the aforementioned ten LUEs of retail water service for common area irrigation, nor to provide retail water service for the filling of wet ponds and/or for stormwater treatment. In no event shall the WTCPUA have an obligation to provide more than 585 LUEs of water service to the Development. Developer agrees that the restrictive covenants applicable to the Development will require compliance with the WTCPUA's landscaping water conservation measures attached as Exhibit E.

**Section 2.4 Fire Flows.** Developer, at its sole expense, will pay for any oversizing of the WTCPUA's on-site and off-site water facilities required to provide

pressure necessary for fire flows to the Development to meet local fire code regulations and requirements.

**Section 2.5**      **WTCPUA Retail Water Meters.** The WTCPUA may, in its sole discretion, install or require installation of AMR or other radio transmitting water meters and on-site meter data collectors. The Developer will cooperate with the WTCPUA in determining suitable meter data collection points within the Development.

**Section 2.6**      **Wastewater Service.** The Developer will be responsible for arranging for wastewater service to the Development, and the WTCPUA shall have no obligation to provide retail or wholesale wastewater service. All wastewater service shall be provided in strict accordance with all applicable wastewater rules, regulations and provisions promulgated by Hays County, Texas; the TCEQ and any other agency of the State of Texas with jurisdiction; and the U.S. Environmental Protection Agency. If Developer creates a District to provide retail wastewater service within the Development, the WTCPUA and the District may enter into a billing services agreement under which the WTCPUA provides consolidated billing, collection and other customer services to District wastewater customers located within the boundaries of the Development. Any such wastewater billing services agreement will, among other things, provide for compensation by the District of the costs and expenses incurred by the WTCPUA to provide such services.

**Section 2.7**      **No Implied Waivers or Credits.** Nothing in this Agreement shall be interpreted to waive the WTCPUA's retail water service conditions for Retail Customers in the Development or otherwise grant Developer or the Development or any portion thereof any credit against or waiver of any fee, charge, or payment otherwise applicable under this Agreement or the WTCPUA's Rules and Policies, except as provided in Section 4.2.

**Section 2.8**      **Developer Deposit.** As of the Effective Date, Developer has provided the WTCPUA with the Developer Deposit in the amount of \$46,583.09. The Developer Deposit shall be used to pay the WTCPUA's actual charges and fees payable by the Developer under the WTCPUA's Rules and Policies with respect to the extension of service to the Development. The WTCPUA agrees to provide an accounting of and backup for the use of the Developer's Deposit upon request. To the extent such charges and fees incurred for the Development exceed or are in good faith projected to exceed the amount of the original Developer Deposit as specified above, the WTCPUA shall invoice Developer for the excess amount and payment by Developer shall be due upon its receipt of such invoice. Delay by Developer in paying any such invoice when due may delay the WTCPUA's review and acceptance of the Developer Facilities and the commencement of retail water service to the Development. Any funds remaining in the Developer Deposit (including any additional amounts deposited by Developer under this Section) shall be promptly refunded to Developer upon the WTCPUA's commencement of service.

**ARTICLE III.**  
**DEVELOPER FACILITIES AND WTCPUA OFF-SITE FACILITIES**

**Section 3.1**      **Developer Facilities.** The provision of retail water service to the Development pursuant to the terms of this Agreement is expressly conditioned upon the design and construction of the Developer Facilities as provided in this Agreement.

- (a) Developer, at Developer's sole cost and without reimbursement from the WTCPUA, shall design, construct, and test the Developer Facilities. The construction of the Developer Facilities will occur in phases, as required by the timing of development within the Property and as set forth in Table One.
- (b) Developer shall construct the Developer Facilities in compliance with applicable WTCPUA Rules and Policies, regulations and specifications. Developer shall submit all (i) plans and specifications for each phase or portion of the Developer Facilities and (ii) the Engineer's Design Certification at **Exhibit C** to the WTCPUA for review and approval prior to commencement of construction. The WTCPUA agrees to review all such plans and specifications and provide comments in a timely manner and in no event more than 30 days after the date of the submittal, and further agrees that its approval will not be unreasonably withheld, conditioned or delayed. Developer shall pay applicable WTCPUA plan review and inspection fees as provided in the WTCPUA Rules and Policies, and construction of the Developer Facilities shall be subject to all applicable WTCPUA Rules and Policies.
- (c) If any preliminary plan approved by Hays County for the Development is amended, Developer shall provide the WTCPUA with notice of the amendment and a copy of the amended preliminary plan within thirty (30) days of such approval.

**Section 3.2**      **Developer Facilities Conveyance Requirements.**

- (a) Upon completion of any phase of the Developer Facilities, the Developer agrees to (i) prepare, execute, and file all instruments reasonably necessary to convey that phase of the Developer Facilities to either the WTCPUA or, if applicable, the District, (ii) execute an affidavit, to the best of the Developer's knowledge, that no debt remains unpaid to any contractor, laborer, or material supplier which has or could result in a valid lien encumbering, or claim against, the applicable phase of the Developer Facilities; and (iii) prepare and provide to the WTCPUA the Engineer's Certificate of Acceptance and Completion at **Exhibit D**.
- (b) The Developer shall also convey all easements necessary to own, operate, and maintain each phase of the Developer Facilities. The Developer

represents that the Developer Facilities will be constructed in easements or on sites owned by the Developer, or within easements dedicated to the public. All documents or instruments of conveyance, release, transfer, or assignment required hereunder shall be in a form and content reasonably acceptable to the WTCPUA.

**Section 3.3 WTCPUA Off-Site Facilities.** The provision of retail water service to the Development pursuant to the terms of this Agreement for LUEs greater than 300 in the Development is expressly conditioned upon the design and construction of the WTCPUA Off-Site Facilities as provided in this Agreement. The sizing of the WTCPUA Off-Site Facilities described in Table One has been determined in part based on the WTCPUA's commitment of 585 Water LUEs to the Developer as set forth in Section 2.1, above. Subject to the provisions set forth in Section 2.1, above, if Developer amends its development plan and thereby reduces its water LUE requirement for the Development below 585 LUEs, the sizing, but not the need for, the Off-Site Facilities described in Table One will be reduced by the WTCPUA appropriately to reflect the Development's reduced water demand on the WTCPUA Water System. The WTCPUA agrees to fund, design and construct the WTCPUA Off-Site Facilities described above in accordance with the schedule set forth in Table One, provided that Developer prepays to the WTCPUA the Water Impact Fees described in Section 4.1 of this Agreement.

#### ARTICLE IV.

#### COMMENCEMENT OF SERVICE BY WTCPUA

**Section 4.1 Water Impact Fees.** Developer agrees to pay Water Impact Fees to the WTCPUA as provided in this Section. All Impact Fees will be payable in the amount per LUE in effect at the time of payment, as adopted by the WTCPUA Board of Directors.

- (a) Except as provided in subsection (b) below, Water Impact Fees will be payable to the WTCPUA based on the number of LUEs associated with each Development Phase and will be paid upon the WTCPUA's approval of the construction plans. Developer agrees that it will not record a final plat for any Development Phase until the Water Impact Fees for that phase have been paid to the WTCPUA as required by this Section.
- (b) Unless previously paid as provided in Table One, Developer agrees to prepay the 130 Water Impact Fees referenced as Project B in Table One to the WTCPUA within 60 days of the WTCPUA's issuance of written notice to Developer confirming that the WTCPUA has approved one or more work orders for the design of the WTCPUA Off-Site Facilities, but not before the platting of the first residential lot within the Development. The WTCPUA shall diligently proceed with completion of such design and construction of such facilities in a timely manner that is consistent with Developer's build-out of the Development; provided, however that such completion shall occur no earlier than 36 months from the Effective Date

and no later than five years from Developer's prepayment of Impact Fees as provided in this subsection (b).

- (c) Developer acknowledges that the WTCPUA is not required to commence water service to a Retail Customer in the Development until Developer and/or the Retail Customer has complied with all applicable provisions of the WTCPUA Rules and Policies governing the commencement of such service, including the payment of Water Impact Fees and other charges and fees and compliance with USFWS Measures as provided in in Section 2.1.

**Section 4.2      Impact Fee Credit.** Upon Developer's payment of Water Impact Fees as provided in Section 4.1, above, the Developer will have a credit for the Impact Fees paid and the WTCPUA will grant each applicant for water service within the Development a credit for one water Impact Fee, provided that the cumulative sum of all credited Water Impact Fees within the Development does not exceed a total of 585. No applicant for water service in the Development will be entitled to obtain more than one LUE of water service per single family lot.

**Section 4.3      Reservation Fees.** Within six months of the Effective Date of this Agreement and continuing annually on or after each anniversary of the Effective Date during the Reservation Period, Developer shall pay to the WTCPUA Reservation Fees calculated by multiplying the number of LUEs of water service then reserved by the WTCPUA for Developer under this Agreement for which Impact Fees have not been paid times the then-current Reservation Fee contained in the WTCPUA Rules and Policies. Each annual payment of Reservation Fees will be due on the later of (i) the annual anniversary of the Effective Date or (ii) the date on which the WTCPUA has confirmed, in writing, the number of LUEs out of the Maximum LUEs for which Reservation Fees are due (the "Due Date"). Upon each annual payment of Reservation Fees, the LUEs for which Reservation Fees have been paid will be considered to be in "reserved status" for the next year of the Reservation Period. Reservation Fees are non-refundable and non-reimbursable. If Reservation Fees are not paid annually within thirty (30) days of any Due Date, the WTCPUA will give written notice to Developer of the Reservation Fees due and, unless Developer makes payment within 30 days of the date of that notice, any remaining LUEs for which Reservation Fees are due but have not been paid will no longer be considered in "reserved status" and such nonpayment will be considered a breach of contract and this Agreement may be terminated upon written notice to Developer by the WTCPUA.

Developer's obligation to pay Reservation Fees shall terminate at such time as water Impact Fees for ninety-five percent (95%) of the Maximum LUEs have been paid or credited.

Furthermore, the Developer agrees and understands that the WTCPUA's commitment of retail water service to the Property pursuant to this Agreement is a contract right only unique to the Development based on the conditions set forth in this

Agreement. The commitment does not run with the Property and is not automatically assigned to third parties upon conveyance of the Property except in connection with a permitted assignment under Section 6.3.

## **ARTICLE V.**

### **TERM; DEFAULT**

**Section 5.1**      **Effective Date; Termination.** This Agreement shall become effective upon the Effective Date. The WTCPUA may terminate this Agreement upon written notice to Developer if (i) for any of the Maximum LUEs for which a Retail Customer has not requested service in accordance with the WTCPUA Rules and Policies and Section 2.1 of this Agreement by the twentieth anniversary of the Effective Date; or (ii) if Developer has not submitted its first set of plans and specifications for the first Development Phase and paid the 130 Impact Fees to be prepaid under Section 4.1(b) of this Agreement by the fifth anniversary of the Effective Date; or (iii) Developer fails to pay the annual Reservation Fees when due as provided in Section 4.3. The Parties may extend the termination deadlines in this Section by written amendment of this Agreement. Unless earlier terminated, this Agreement shall extend from the Effective Date for as long as the WTCPUA provides service to Retail Customers located in the Development. Termination of this Agreement will not affect the WTCPUA's obligation to provide service to existing customers within the Development.

### **Section 5.2**      **Default.**

- (a) If Developer defaults on or materially breaches any one or more of the provisions of this Agreement, the WTCPUA shall give Developer thirty (30) days to cure such default or material breach after the WTCPUA has made written demand to cure the same. A breach is material if Developer fails to meet or otherwise violates its obligations and responsibilities as set forth in this Agreement. If Developer fails to cure a breach or default involving the payment of money to WTCPUA within such thirty days or fails to cure or take reasonable steps to effectuate such a cure within thirty days if the breach or default does not involve the payment of money to WTCPUA and is not capable of being cured within thirty days, WTCPUA may terminate this Agreement upon written notice to Developer. Upon such termination, WTCPUA will retain all payments made, if any, by Developer to the WTCPUA under this Agreement and the WTCPUA shall have no duty to extend water service to any additional Retail Customers within the Development under this Agreement after the date of termination. If any default is not capable of being cured within thirty (30) days, then WTCPUA may not terminate this Agreement or exercise any other remedies under this Agreement so long as Developer diligently and continuously pursues curative action to completion.
- (b) If the WTCPUA defaults on or materially breaches any one or more of the provisions of this Agreement, Developer shall give WTCPUA thirty (30)

days to cure such default or material breach after Developer has made written demand to cure the same and before Developer files suit to enforce the Agreement. In the event of default by WTCPUA, Developer may, as its sole and exclusive remedy (a) seek specific performance or a writ of mandamus from a court of competent jurisdiction compelling and requiring WTCPUA and its officers to observe and perform their obligations under this Agreement; or (b) if specific performance and a writ of mandamus are barred by governmental immunity, if the WTCPUA is determined to be barred or prohibited from providing or causing to be provided Water Service to the Development in the manner contemplated by this Agreement, or such remedies are otherwise unavailable under applicable law, then Developer may pursue all other legal and equitable remedies. A breach is material if WTCPUA violates its obligations and responsibilities as set forth in this Agreement.

## **ARTICLE VI.**

### **GENERAL PROVISIONS**

**Section 6.1**      **District Creation.** It is contemplated that a District may be created under Chapter 51 or Chapter 54 of the Texas Water Code upon all or a portion of the Development. The WTCPUA agrees that, upon final creation, certain rights and obligations of the Developer under this Agreement may be assigned to and be assumed by the District. The Developer will give written notice of any such assignment of the Agreement to the WTCPUA. Anything herein to the contrary notwithstanding, if the bond counsel that the Developer has engaged on behalf of the District (or, after creation of the District, the District's bond counsel) determines that the conveyance of any Developer Facilities to the WTCPUA would jeopardize the Developer's ability to be reimbursed by the District for the costs of the Developer Facilities in question, then the WTCPUA agrees that, at the Developer's request and in lieu of conveyance as contemplated by this Agreement, the Developer Facilities may, if permitted by applicable law, be conveyed to the District and the WTCPUA agrees, to the extent permitted by applicable law, to accept and operate the Developer Facilities under a long-term lease agreement encompassing terms mutually agreeable to the Parties and such bond counsel. It is the Parties controlling intention in entering into this Agreement that the WTCPUA provide or cause to be provided Water Service to the Development and that such service be provided in a manner consistent with the Developer's reimbursement of its costs to the maximum extent permitted by the Texas Water Code and the rules of the TCEQ.

**Section 6.2**      **Entire Agreement.** This Agreement contains the complete and entire agreement between the Parties respecting the matters addressed herein, and supersedes any prior negotiations, agreements, representations and understandings, oral or written, if any, between the Parties respecting such matters. This Agreement may not be modified, discharged or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties hereto.

**Section 6.3 Assignment.** Developer may assign this Agreement only with the express written approval of the WTCPUA, which approval shall not be unreasonably withheld; provided that the WTCPUA approves and agrees that Developer may assign this Agreement, (a) to (i) the District; or (ii) a new partnership or business entity that is the Developer's successor in interest with regard to the Development and represented by the same principals as the previous Developer entity if the Developer provides written notice of such assignment to the WTCPUA within two years of the Effective Date of the assignment, or (iii) to Developer's lender or a successor to Developer's lender, provided that such assignee assumes and agrees to perform Developer's obligations under this Agreement and no consent to any such assignment will be required, or (b) in accordance with the WTCPUA's Rules and Policies in effect as of the Effective Date of this Agreement. Developer agrees that the WTCPUA may assign this agreement to a successor governmental entity created for the purpose of assuming all of the WTCPUA's assets and liabilities, including a water conservation and reclamation district created pursuant to Article XVI, Section 59 of the Texas Constitution, provided that such successor governmental entity assumes and agrees to perform all of the WTCPUA's obligations under this Agreement.

**Section 6.4 Notices.** Any notice given pursuant to this Agreement must be in writing and may be given via regular U.S. Mail, via electronic mail or by hand delivery to the addresses of the Parties shown below. A notice shall be deemed delivered on the earlier of (1) the date actually received; or (2) three (3) days after posting in the U.S. Mail. Notice shall be provided to the following addresses:

WTCPUA:	General Manager West Travis County PUA 12117 Bee Cave Road Building 3, Suite 120 Bee Cave, Texas 78738 Email: <a href="mailto:generalmanager@wtcpua.org">generalmanager@wtcpua.org</a>
Copy to:	Lauren Kalisek Lloyd Gosselink Rochelle & Townsend, P.C. 816 Congress Avenue, Suite 1900 Austin, Texas 78701 Email: <a href="mailto:lkalisek@lglawfirm.com">lkalisek@lglawfirm.com</a>
Developer:	HM Parten Ranch, LP 1101 North Lamar Boulevard Austin, Texas 78703 Email: <a href="mailto:Jay@jayhanna.com">Jay@jayhanna.com</a>
Copy to:	Sue Littlefield Armbrust & Brown, PLLC 100 Congress Avenue, Suite 1300 Austin, Texas 78701 Email: <a href="mailto:SLittlefield@abaustin.com">SLittlefield@abaustin.com</a>

Any notice given under this Contract will be ineffective unless given in accordance with the provisions of this Section. Either Party may change its address for notice by giving the other Party five days' written notice of the change.

**Section 6.5**      **Invalid Provision.** Any clause, sentence, provision, paragraph or article of this Agreement held by a Court of competent jurisdiction to be invalid, illegal or ineffective shall not impair, invalidate or nullify the remainder of this Agreement, but the effect thereof shall be confined to the clause, sentence, provision, paragraph or article so held to be invalid, illegal, or ineffective.

**Section 6.6**      **Applicable Law.** This Agreement shall be construed under the laws of the State of Texas and all obligations of the Parties hereunder are performable in Travis County, Texas. Venue for any action arising under this Agreement shall be in Travis County, Texas.

**Section 6.7**      **Time is of the Essence.** Time shall be of the essence in this Agreement.

**Section 6.8**      **Third Party Beneficiaries.** Except as otherwise expressly provided herein, nothing in this Agreement, express or implied, is intended to confer upon any person, other than the Parties hereto and their heirs, personal representatives, successors and assigns, any benefits, rights or remedies under or by reason of this Agreement.

**Section 6.9**      **Saturday, Sunday, or Legal Holiday.** If any date set forth in this Agreement for the performance of any obligation or for the delivery of any instrument or notice should be on a Saturday, Sunday, or legal holiday, the compliance with such obligation or delivery shall be acceptable if performed on the next business day following such Saturday, Sunday or legal holiday. For purposes of this subparagraph, "legal holiday" shall mean any state or federal holiday for which financial institutions or post offices are generally closed in Travis County, Texas, for observance thereof.

**Section 6.10**      **Counterparts.** This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original and all of which shall together constitute one and the same instrument.

**Section 6.11**      **Exhibits.** All recitals and all schedules and exhibits referred to in this Agreement are incorporated herein by reference and shall be deemed part of this Agreement for all purposes as if set forth at length herein.

**Section 6.12**      **No Joint Venture, Partnership, Agency, Etc.** This Agreement shall not be construed as in any way establishing a partnership or joint venture, express or implied agency, or employer-employee relationship between the Parties hereto.

*(The remainder of this page has been intentionally left blank, and the signature page or pages follow.)*

IN WITNESS WHEREOF, this instrument is executed on the Effective Date.

WTCPUA:

**WEST TRAVIS COUNTY PUBLIC  
UTILITY AGENCY**

By: Larry Fox  
Larry Fox, President  
Board of Directors

Date: 02/19/2015


ATTEST:

Ray Whisenant, Jr.  
Ray Whisenant, Jr., Secretary  
Board of Directors

**DEVELOPER:**

**HM Parten Ranch, LP, a Texas limited partnership**

By: Hanna/Magee GP#1, Inc., a Texas corporation, its general partner

By:   
Blake Magee, President

Date: 4/13/15

**EXHIBIT A**

Exhibit A – Page 1

4666932.4

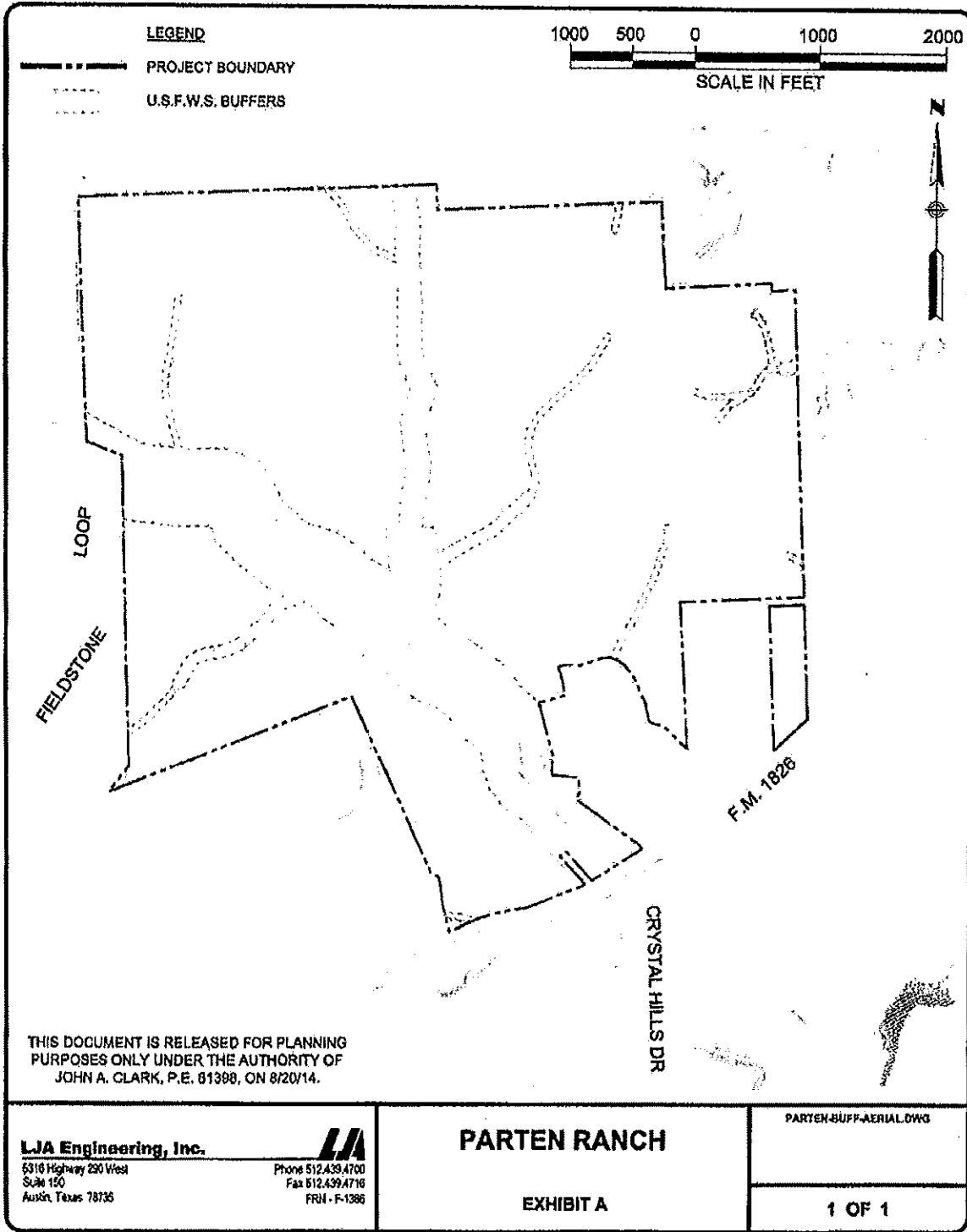


Exhibit A – Page 2

4666932.4

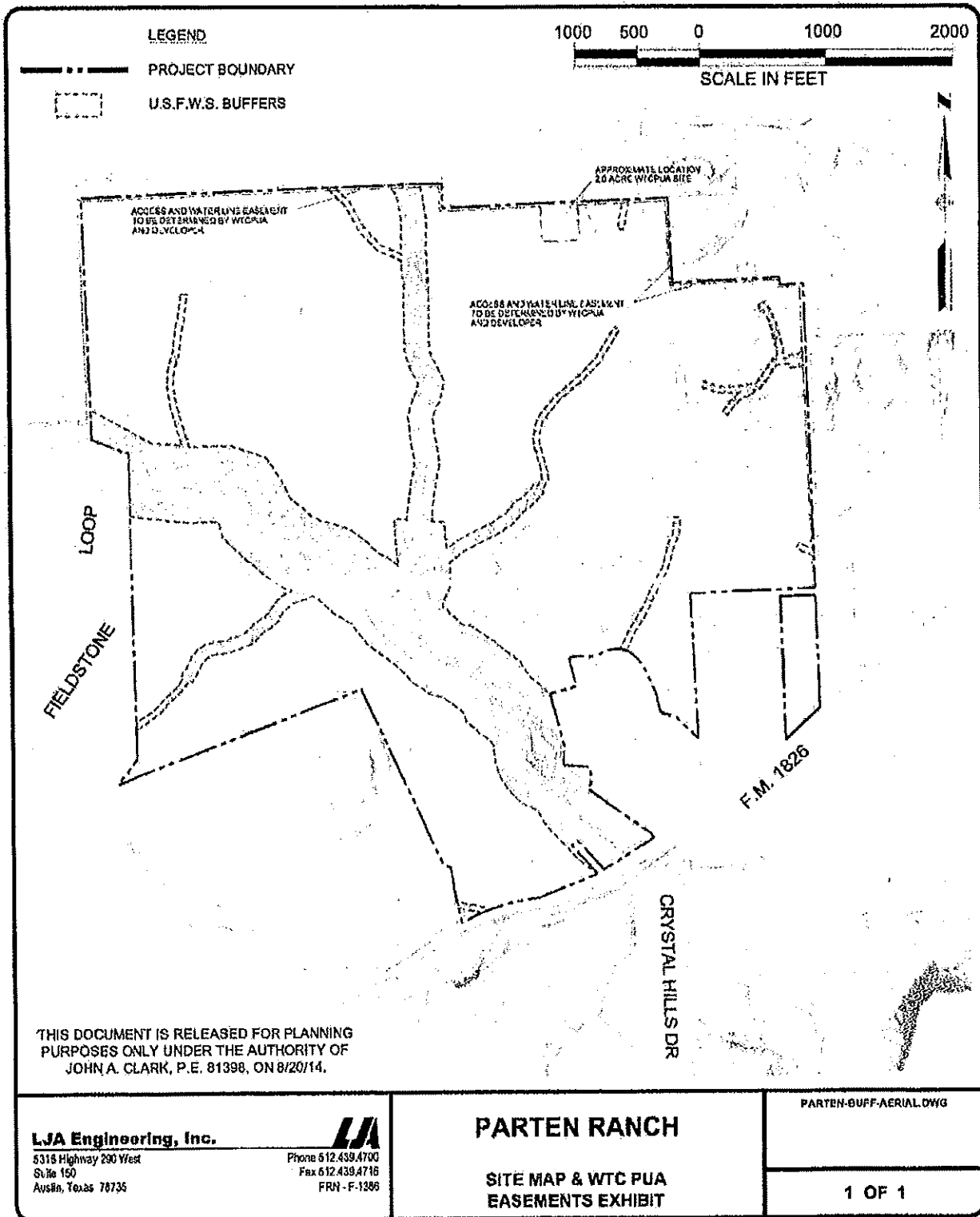
**EXHIBIT B**

Exhibit B -- Page 1

4666932.4

**EXHIBIT C****ENGINEER'S DESIGN CERTIFICATION**

The undersigned person, a professional engineer licensed with the State of Texas, hereby certifies to the following:

1. I am generally familiar with the \_\_\_\_\_ Phase \_\_\_\_\_ subdivision (the "Subdivision"), commonly known as "\_\_\_\_\_" which is part of a master planned development in Hays County, Texas (the "Master Development").
2. I am familiar with the Texas Commission on Environmental Quality's Edwards Aquifer Protection Program and, specifically, "Optional Enhanced Measures for the Protection of Water Quality in the Edwards Aquifer" published as an Appendix to the TCEQ's Regulatory Guidance Document RG-348 (February 14, 2005) approved by the United States Fish & Wildlife Service as an alternative to a no "take" determination under the Endangered Species Act ("OEM"). The OEM is incorporated herein by reference for all purposes.
3. In addition to conducting site visits of the Subdivision, I have reviewed the following plans and plats for the subdivision:
  - (a) Subdivision plat of \_\_\_\_\_, Phase \_\_\_\_\_
  - (b) Construction plans for \_\_\_\_\_, Phase \_\_\_\_\_
4. It is my opinion, as a professional engineer, that if the facilities contemplated by the above-referenced subdivision plans and plats are constructed and/or installed as contemplated, the Subdivision will be in substantial compliance with the OEM described in Paragraph 2 above, that pertain to stream buffers, permanent BMP implementation, TSS removal requirements, and measures to protect stream morphology and that the Subdivision will be in substantial compliance with the requirement that the Master Development not exceed 20% Impervious Cover on a Net Site Area basis. Furthermore, the plans, plats, deed restrictions and/or restrictive covenants for the Subdivision incorporate physical elements, such as stream buffers and permanent best management practices for the Subdivision, that are reasonably consistent with the OEM.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

(Seal) Texas Registration Number \_\_\_\_\_

**EXHIBIT D****ENGINEER'S CERTIFICATION OF ACCEPTANCE & COMPLETION**

The undersigned person, a professional engineer licensed with the State of Texas, hereby certifies to the following:

1. I am generally familiar with the \_\_\_\_\_ Phase \_\_\_\_\_ subdivision (the "Subdivision"), commonly known as "\_\_\_\_\_" which is part of a master planned development in Hays County, Texas (the "Master Development").
2. I am familiar with the Texas Commission on Environmental Quality's Edwards Aquifer Protection Program and, specifically, "Optional Enhanced Measures for the Protection of Water Quality in the Edwards Aquifer" published as an Appendix to the TCEQ's Regulatory Guidance Document RG-348 (February 14, 2005) approved by the United States Fish & Wildlife Service as an alternative to a no "take" determination under the Endangered Species Act ("OEM"). The OEM is incorporated herein by reference for all purposes.
3. In addition to conducting site visits of the Subdivision and having reviewed the plans and plats for the Subdivision, I have inspected the completed facilities:  
\_\_\_\_\_
4. Construction plans and plats for the Subdivision are filed as public records as follows:  
\_\_\_\_\_
5. It is my opinion, as a professional engineer, that the facilities were constructed as contemplated by the above-referenced Subdivision plans and plats and, accordingly, the Subdivision is in substantial compliance with the OEM described in Paragraph 2 above, that pertain to stream buffers, permanent BMP implementation, TSS removal requirements, and measures to protect stream morphology and that the Subdivision is in substantial compliance with the requirement that the Master Development not exceed 20% Impervious Cover on a Net Site Area basis. Furthermore, the plans, plats, deed restrictions and/or restrictive covenants for the Subdivision incorporate physical elements, such as stream buffers and permanent best management practices for the Subdivision, that are reasonably consistent with the OEM.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

(Seal) Texas Registration Number

Exhibit D – Page 1

4666932.4

**EXHIBIT E**  
**WATER CONSERVATION MEASURES**

**Irrigation System Specifications:**

1. All newly installed irrigation systems, must be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34 and Title 30 Texas Administrative Code, Chapter 344 rules, as regulated and enforced by the Texas Commission on Environmental Quality.
2. Landscape irrigation systems shall not be mandatory.
3. Landscape irrigation systems shall be designed by a licensed irrigator unless the homeowner is physically installing the system.
4. Irrigation systems shall be in accordance with TCEQ Chapter 344 requirements.
5. Irrigation systems shall be designed with:
  - a. an isolation valve between the water meter and the backflow prevention device;
  - b. a master valve installed on the discharge side of the backflow prevention device;
  - c. separate zones based on plant material type, microclimate factors, topographic features, soil conditions, hydrological requirements, and with all emission devices at the same precipitation rate;
  - d. sprinkler heads spaced for head-to-head coverage, or heads spaced according to manufacturer's recommendations and adjusted for prevailing winds;
  - e. a benchmark distribution uniformity percentage of 0.6 or higher;
  - f. no run-off, with no direct over spray onto non-irrigated areas;
  - g. pop-up spray heads and rotors set back at least 4 inches from impervious surfaces;
  - h. no above-ground spray irrigation in landscapes that are less than 48 inches;
  - i. a rain or moisture shut-off device or other technology;
  - j. depth coverage of piping in accordance with the manufacturer's specifications (if unspecified, the piping must be installed to provide minimum depth coverage of six inches of select backfill, between the top of the pipe and the natural grade of the topsoil);

- k. underground electrical wiring must be listed by Underwriters Laboratories as acceptable for underground burial, sized according to the manufacturer's recommendation, and include waterproof wire splices;
  - l. emission devices installed to operate at the minimum and not above the maximum sprinkler head pressure as published by the manufacturer for the nozzle and head spacing that is used; and
  - m. a controller capable of dual or multiple programming, with at least several start times for each irrigation program, a water budgeting feature and programmable to irrigate with a frequency of every one to ten days, or by day of week.
6. An irrigator must present the irrigation system owner with an irrigation plan drawn to scale that includes, at a minimum, the following information:
- a. the irrigator's seal, signature, and date of signing;
  - b. all major physical features and the boundaries of the areas to be watered;
  - c. a North arrow and legend;
  - d. the zone flow measurement for each zone;
  - e. location and type of controller and sensor;
  - f. location, type and size of water meter, backflow prevention, water emission device, valve, pressure regulation component, main line and lateral piping;
  - g. the scale used;
  - h. the design pressure;
  - i. monthly irrigation schedule for the plant establishment period (first three months); and
  - j. the water utility recommended watering schedule (no more than twice per week), including seasonal adjustments, in a format that can be posted by the controller box;
7. Spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000 sq foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.
8. Irrigation systems for entryways and common areas shall incorporate design and conservation features applicable to lots within the subdivision. Drip irrigation in common areas will be used where feasible.

### **Irrigation System Maintenance Specifications:**

1. The developer, builder and/or homeowner association shall follow and educate homeowners on the water utility recommended watering schedule both at residences and in common areas, as follows:

June, July, August and September – ½ inch of water twice per week

March, April, May and October – ½ inch of water once per week

November through February – turn off irrigation system

2. Irrigation systems in common areas shall be monitored once per month, and any repairs will be made in a timely manner;
3. Watering of common areas and residential landscapes shall be limited to the recommended time of day watering schedule of the water utility (no watering between 10:00 AM and 7:00 PM) unless irrigation of reclaimed water during the day is necessary to meet regulatory requirements.

### **Soil Specifications:**

1. All irrigated and newly planted turf areas will have a minimum settled soil depth of 4 inches;
  - a. builders and owners will import soil if needed to achieve sufficient soil depth;
  - b. soil in these areas may be either native soil from the site or imported, improved soil;
  - c. improved soil shall have a minimum organic content of 5% or will be an amended mix of no less than twenty percent compost blended with sand and loam (caliche shall not be considered as soil);
  - d. undisturbed, non-irrigated natural areas are exempt from these requirements.
2. In new development;
  - a. native soil shall be stockpiled and reused on site;
  - b. topsoil that is added to the site shall be incorporated in a 2 to 3 inch scarified transition layer to improve drainage.

### **Planting Specifications:**

1. Builders shall offer homeowner a conservation landscape option such as the LCRA Hill Country Landscape Option (HCLO) that includes only plants selected from native and adapted plant list approved by the LCRA. Turf that is used as part of this option shall have

summer dormancy capabilities. General specifications of the HCLO and the WaterWise plant list is available at <http://www.lcra.org/water/save>.

2. New developments shall have an example of a conservation landscape, including appropriate soil depth, plant choice, plant spacing and efficient irrigation system at a minimum of one model home and/or at a community/amenity center.
3. Invasive plants listed in this document shall not be used.
4. In new homes, no more than fifty percent of the landscape may be planted in turf.

**Landscape Chemical Use Specifications:**

1. Landscape companies providing maintenance on all common areas and individual landscapes must only use integrated pest management (IPM) to minimize exposure of storm water runoff to chemicals (fertilizers, herbicides and pesticides). IPM techniques shall include the following steps:
  - a. accurately identify pest or disease problem before considering treatment;
  - b. explore cultural or mechanical controls (i.e. modification of irrigation, pruning, etc.);
  - c. look for biological control options (i.e. predatory insects for pest control, Bt for caterpillar control, etc.);
  - d. consider chemical control only if other options fail;
  - e. utilize least-toxic and targeted chemical controls;
  - f. baits are preferable to broad-spectrum chemical application;
  - g. follow instructions on chemical labels exactly; and
  - h. perform periodic monitoring for early detection of potential problems.
2. Landscape companies providing maintenance on all common areas and individual landscapes shall use the following fertilizer practices;
  - a. fertilization of turf areas shall not be required;
  - b. in turf areas that are to be fertilized, natural or certified organic fertilizers with less than 4% phosphorus shall be used;
  - c. fertilizer shall be applied at a rate of ½ pound of nitrogen per 1000 square feet, not to exceed a total of one pound of nitrogen per 1000 square feet per year.

3. Builders or property managers must present guidelines for IPM plans and fertilizer practices meeting the deed restriction requirements to home buyers at the time of closing. These guidelines shall also be included in HOA or POA landscape maintenance contracts.

### List of Invasive Plants Not Acceptable for Use

The following list comes from the August 2004 edition of the Grow Green Guide to Native and Adapted Landscape Plants, available at <http://www.ci.austin.tx.us/growgreen>

#### Trees to Avoid

Chinaberry	<i>Melia azedarach</i>
Chinese Parasol tree	<i>Firmiana simplex</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Chinese Tallow	<i>Sapium sebiferum</i>
Mimosa (non-native)	<i>Albizzia julibrissin</i>
Paper Mulberry	<i>Broussonetia papyrifera</i>
Salt Cedar	<i>Tamarisk spp.</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Vitex	<i>Vitex agnus-castus</i>
White Mulberry	<i>Morus alba</i>

#### Shrubs to Avoid

Chinese Photinia	<i>Photinia spp.</i>
Common Privet	<i>Ligustrum sinense, L. vulgare</i>
Japanese Ligustrum	<i>Ligustrum lucidum</i>
Nandina (berrying varieties)	<i>Nandina domestica</i>
Pyracantha	<i>Pyracantha spp.</i>
Russian Olive	<i>Elaeagnus angustifolia</i>
Wax Leaf Ligustrum	<i>Ligustrum japonicum</i>

#### Vines to Avoid

Cat's Claw Vine	<i>Macfadyena unguis-cati</i>
English Ivy	<i>Hedera helix</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Kudzu	<i>Pueraria lobata</i>
Vinca	<i>Vinca major, V. Minor</i>
Wisteria (non-active)	<i>Wisteria sinensis, W. floribunda</i>

#### Other Plants to Avoid

Elephant Ear	<i>Alocasia spp., Colocasia spp.</i>
Giant Cane	<i>Arundo donax</i>
Holly Fern	<i>Cyrtomium falcatum</i>
Running Bamboo	<i>Phyllostachys aurea</i>

**TABLE ONE DEVELOPER AND WTCPUA OFF-SITE FACILITIES AND  
ANTICIPATED SCHEDULE**

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6
PROJECT NO.	FACILITY	RESPONSIBILITY	SCHEDULE	NO. OF WATER LUES MADE AVAILABLE TO DEVELOPMENT	COMMENTS
A.	2-acre Water storage tank site and 20-foot water line easement (location to be determined)	To be conveyed by Developer at no cost to WTCPUA	Simultaneous with WTCPUA's approval of the plans and specifications for the first Development Phase	NONE	Easement and Site to be provided at sole cost of Developer; Not Subject to Impact Fee Credits
B.	RM 1826 12-inch connection 1 and PRV Relocation	Developer	Prior to First Residential Water Connection in the Development	Upon completion of Project Nos. B, C and E by Developer. Developer shall prepay water impact fees at the time of final platting of any Development Phase. The maximum of LUEs that will be set by the WTCPUA within the Development is 130 before the Developer completes the construction of Project D below.	100% Developer Funded - Not Subject to Impact Fee Credits - Developer Designed and Construction with WTCPUA Approval
C.	Sawyer Ranch Road 12-inch Connection	Developer	Within 12 months of first residential water connection in the Development	No Additional Water LUEs	To be constructed by Developer unless previously constructed as part of the Highpointe development project. 100% Developer funded-- Not subject to Impact Fee Credits--Developer designed and constructed subject to WTCPUA approval

D. <sup>1</sup>	Highpointe-Parten Ranch 12-inch Connection	Developer	The earlier of the date the final platting of the 131 <sup>st</sup> Development lot or fifth anniversary date of the setting of the first residential water connection in the Development	Upon completion of Project D by Developer. Developer shall prepay water impact fees at the time of final platting of any Development Phase. The maximum number of LUEs that will be set by the WTCPUA within the Development is 300.	100% Developer Funded - Not Subject to Impact Fee Credits - Developer Designed and Constructed With WTCPUA Approval
E. <sup>1</sup>	RM 1826 12-inch Connection 2	Developer	The earlier of the date the final platting of the 131 <sup>st</sup> Development lot or fifth anniversary date of the setting of the first residential water connection in the Development	No Additional Water LUEs	100% Developer Funded - Not Subject to Impact Fee Credits - Developer Designed and Construction with WTCPUA Approval
F.	Off-Site 1340 600,000 gallon Elevated Storage Tank	WTCPUA	Constructed by the WTCPUA following the 75/90 Guideline as applied to water service requirements within the WTCPUA's 1308 Pressure System/Service Area and provided the Developer has prepaid water impact fees for the first 300 Development lots whether or not such lots have been final platted.	Developer will be able to continue Final Plat any Development phase beyond the 301 <sup>st</sup> Final Platted lot up to 585 LUEs of water service within the Development provided Developer shall prepay water impact fees at the time of final platting of any Development Phase. The maximum number of LUEs that will be set by the WTCPUA within the Development is 585.	WTCPUA Capital Project to be 100% funded by WTCPUA, in part With Developer Funded Water Impact Fees

<sup>1</sup> Developer has option to construct Project Nos. D and E in any order, provided both projects are constructed in accordance with their respective Column 5 conditions and provided both are constructed prior to the Developer final platting of any Development Phase beyond the 301<sup>st</sup> residential lot.

G.	Off-Site 1340 20-inch, 9,500 LF Water Transmission Main	WTCPUA	Same as F.	Same as F.	WTCPUA Capital Project to be 100% funded by WTCPUA, in part With Developer Funded Water Impact Fees
H.	Off-Site County Line 3,500 gpm Pump Station Modifications and Upgrades	WTCPUA	Same as F.	Same as F.	WTCPUA Capital Project to be 100% funded by WTCPUA, in part With Developer Funded Water Impact Fees

**TAX CERTIFICATE**

Item 6.

Jennifer O'Kane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2018

**Entities to which this certificate applies:**

GHA - Hays County  
 ENR - North Hays County ESD #1  
 MSH - SPRINGHOLLOW MUD

RSP - Special Road Dist  
 FNW - Hays County ESD #6  
 SDS - Dripping Springs ISD

**Property Information**

Property ID : 10-0018-0008-00000-4

Quick-Ref ID : R12431

**Value Information**

	Land HS	:	\$0.00
16000 FM 1826 AUSTIN TX	Land NHS	:	\$480,170.00
78737	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0018 A0018 - SEABORN J	Ag Mkt	:	\$253,770.00
WHATLEY SURVEY, ACRES	Ag Use	:	\$3,790.00
108.172	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$483,960.00

**Owner Information**

Owner ID : 00214622

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

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Taxes	Discount	P&I	Atty Fee	TOTAL
RSP	2018	1,260.35	0.00	0.00	0.00	0.00
GHA	2018	11,894.00	0.00	0.00	0.00	0.00
FNW	2018	2,278.98	0.00	0.00	0.00	0.00
ENR	2018	788.89	0.00	0.00	0.00	0.00
SDS	2018	43,596.80	0.00	0.00	0.00	0.00
MSH	2018	12,117.82	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2019 : \$0.00

Total due on all bills 6/30/2019 : \$0.00

2018 taxes paid for entity RSP \$1,260.35

2018 taxes paid for entity GHA \$11,894.00

2018 taxes paid for entity FNW \$2,278.98

2018 taxes paid for entity ENR \$788.89

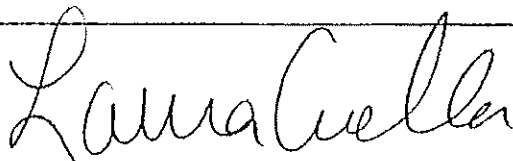
2018 taxes paid for entity SDS \$43,596.80

2018 taxes paid for entity MSH \$12,117.82

2018 Total Taxes Paid : \$71,936.84

Date of Last Payment : 02/01/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/18/2019

Requestor : HM PARTEN RANCH DEVELOPMENT IN

Receipt : KY-2019-54665

Fee Paid : \$10.00

Payer : HM PARTEN RANCH DEVELOPMENT

147

# TAX RECEIPT

Jenifer O'Kane Tax Assessor-Collector, Hays County  
712 S. Stagecoach Trail  
San Marcos, TX 78666  
Ph: 512-393-5545 Fax: 512-393-5517

Item 6.

Receipt Number: KY-2019-54665

Payor: HM PARTEN RANCH DEVELOPMENT INC  
(00214622)  
1011 N LAMAR BLVD  
AUSTIN, TX 78703

Owner: HM PARTEN RANCH DEVELOPMENT INC  
(00214622)  
1011 N LAMAR BLVD  
AUSTIN, TX 78703

Quick Ref ID: R12431  
Owner: HM PARTEN RANCH DEVELOPMENT INC  
(00214622) - 100%  
Owner Address: 1011 N LAMAR BLVD  
AUSTIN, TX 78703

Property: 10-0018-0008-00000-4  
Legal Description: A0018 A0018 - SEABORN J WHATLEY  
SURVEY, ACRES 108.172  
Situs Address: 16000 FM 1826 AUSTIN TX 78737

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
Total Payment Amount		10.00
Check Payment (Ref # 7221) Tendered		10.00
Total Tendered		10.00
Remaining Balance Due, including other fees, as of 6/18/2019		0.00

Date Paid: 06/18/2019  
Effective Date: 06/18/2019  
Station/Till: laurac/Laura's Till  
Cashier:

148

**TAX CERTIFICATE**

Item 6.

Jenifer O'Kane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2018

**Entities to which this certificate applies:**

GHA - Hays County  
 ENR - North Hays County ESD #1  
 MSH - SPRINGHOLLOW MUD

RSP - Special Road Dist  
 FNW - Hays County ESD #6  
 SDS - Dripping Springs ISD

**Property Information**

Property ID : 10-0362-0003-00000-4

Quick-Ref ID : R159927

**Value Information**

	Land HS	:	\$0.00
FM 1826 AUSTIN TX 78737	Land NHS	:	\$0.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0362 JAMES B PIER	Ag Mkt	:	\$756,840.00
SURVEY, ACRES 90.232	Ag Use	:	\$9,150.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$9,150.00

**Owner Information**

Owner ID : 00214622

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

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
RSP	2018	4.01	0.00	0.00	0.00	0.00
GHA	2018	35.67	0.00	0.00	0.00	0.00
FNW	2018	7.18	0.00	0.00	0.00	0.00
ENR	2018	2.75	0.00	0.00	0.00	0.00
SDS	2018	139.09	0.00	0.00	0.00	0.00
MSH	2018	7,568.40	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2019 : \$0.00

Total due on all bills 6/30/2019 : \$0.00

2018 taxes paid for entity RSP \$4.01

2018 taxes paid for entity GHA \$35.67

2018 taxes paid for entity FNW \$7.18

2018 taxes paid for entity ENR \$2.75

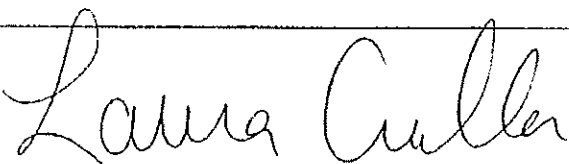
2018 taxes paid for entity SDS \$139.09

2018 taxes paid for entity MSH \$7,568.40

2018 Total Taxes Paid : \$7,757.10

Date of Last Payment : 02/01/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. }



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/18/2019

Requestor : HM PARTEN RANCH DEVELOPMENT IN

Receipt : KY-2019-54664

Fee Paid : \$10.00

Payer : HM PARTEN RANCH DEVELOPMENT

149

# TAX RECEIPT

Jenifer O'Kane Tax Assessor-Collector, Hays County  
712 S. Stagecoach Trail  
San Marcos, TX 78666  
Ph: 512-393-5545 Fax: 512-393-5517

Item 6.

Receipt Number: KY-2019-54664

Payor: HM PARTEN RANCH DEVELOPMENT INC  
(O0214622)  
1011 N LAMAR BLVD  
AUSTIN, TX 78703

Owner: HM PARTEN RANCH DEVELOPMENT INC  
(O0214622)  
1011 N LAMAR BLVD  
AUSTIN, TX 78703

Quick Ref ID: R159927  
Owner: HM PARTEN RANCH DEVELOPMENT INC  
(O0214622) - 100%  
Owner Address: 1011 N LAMAR BLVD  
AUSTIN, TX 78703

Property: 10-0362-0003-00000-4  
Legal Description: A0362 JAMES B PIER SURVEY, ACRES  
90.232  
Situation Address: FM 1826 AUSTIN TX 78737

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
Total Payment Amount		10.00
Check Payment (Ref # 7221) Tendered		10.00
Total Tendered		10.00
Remaining Balance Due, including other fees, as of 6/18/2019		0.00

Date Paid: 06/18/2019  
Effective Date: 06/18/2019  
Station/Till: laurac/Laura's Till  
Cashier:

**TAX CERTIFICATE**

Item 6.

Jenifer O'Kane Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2018

**Entities to which this certificate applies:**

GHA - Hays County  
 ENR - North Hays County ESD #1  
 MSH - SPRINGHOLLOW MUD

RSP - Special Road Dist  
 FNW - Hays County ESD #6  
 SDS - Dripping Springs ISD

**Property Information**

Property ID : 10-0323-0005-00000-4

Quick-Ref ID : R16615

**Value Information**

1600 FM 1826 AUSTIN TX 78737	Land HS :	\$0.00
	Land NHS :	\$79,930.00
	Imp HS :	\$0.00
	Imp NHS :	\$0.00
A0323 LAMAR MOORE SURVEY, ACRES 225.32	Ag Mkt :	\$1,448,870.00
	Ag Use :	\$21,650.00
	Tim Mkt :	\$0.00
	Tim Use :	\$0.00
	HS Cap Adj :	\$0.00
	Assessed :	\$101,580.00

**Owner Information**

Owner ID : 00214622

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

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty. Fee	TOTAL
RSP	2018	218.86	0.00	0.00	0.00	0.00
GHA	2018	2,060.47	0.00	0.00	0.00	0.00
FNW	2018	395.61	0.00	0.00	0.00	0.00
ENR	2018	137.53	0.00	0.00	0.00	0.00
SDS	2018	7,571.82	0.00	0.00	0.00	0.00
MSH	2018	16,083.41	0.00	0.00	0.00	0.00

Total for current bills If paid by 6/30/2019 : \$0.00

Total due on all bills 6/30/2019 : \$0.00

2018 taxes paid for entity RSP \$218.86

2018 taxes paid for entity GHA \$2,060.47

2018 taxes paid for entity FNW \$395.61

2018 taxes paid for entity ENR \$137.53

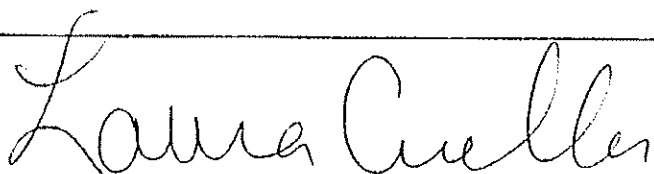
2018 taxes paid for entity SDS \$7,571.82

2018 taxes paid for entity MSH \$16,083.41

2018 Total Taxes Paid : \$26,467.70

Date of Last Payment : 02/01/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/18/2019

Requestor : HM PARTEN RANCH DEVELOPMENT IN

Receipt : KY-2019-54663

Fee Paid : \$10.00

Payer : HM PARTEN RANCH DEVELOPMENT

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# TAX RECEIPT

Jenifer O'Kane Tax Assessor-Collector, Hays County  
712 S. Stagecoach Trail  
San Marcos, TX 78666  
Ph: 512-393-5545 Fax: 512-393-5517

Item 6.

Receipt Number: KY-2019-54663

Payor: HM PARTEN RANCH DEVELOPMENT INC  
(00214622)  
1011 N LAMAR BLVD  
AUSTIN, TX 78703

Owner: HM PARTEN RANCH DEVELOPMENT INC  
(00214622)  
1011 N LAMAR BLVD  
AUSTIN, TX 78703









Quick Ref ID: R16615  
Owner: HM PARTEN RANCH DEVELOPMENT INC  
(00214622) - 100%  
Owner Address: 1011 N LAMAR BLVD  
AUSTIN, TX 78703

Property: 10-0323-0005-00000-4  
Legal Description: A0323 LAMAR MOORE SURVEY,  
ACRES 225.32  
Situs Address: 1600 FM 1826 AUSTIN TX 78737

Schedule	Charge	Payment Amount
Tax Certificate	10.00	10.00
Total Payment Amount		<b>10.00</b>
Check Payment (Ref # 7221) Tendered		10.00
Total Tendered		<b>10.00</b>
Remaining Balance Due, including other fees, as of 6/18/2019		<b>0.00</b>

Date Paid: 06/18/2019  
Effective Date: 06/18/2019  
Station/Till: laurac/Laura's Till  
Cashier:

HM PARTEN RANCH DEVELOPMENT, INC.  
PORTION OF 531.542 ACRES  
(2016-16004247)

	1 1/2" REBAR WITH ILLEGIBLE CAP FOUND
	1 1/2" REBAR WITH "B&G" CAP FOUND
	1 1/2" REBAR WITH "EMERALD" CAP FOUND
	1 1/2" REBAR FOUND (OR AS NOTED)
	IRON PIPE FOUND (SIZE NOTED)
	REBAR WITH "TRIAD" CAP FOUND
	CALCULATED POINT
	CONTROL POINT/BENCHMARK LOCATION
W.Q.B.Z.	WATER QUALITY BUFFER ZONE
V.F.S.	VEGETATIVE FIELD STRIP
( )	RECORD INFORMATION

HM PARTEN RANCH DEVELOPMENT, INC.  
PORTION OF 531.542 ACRES  
(2016-16004247)

PROPOSED REPLAT OF LOT 1A, BLOCK E,  
REPLAT OF LOTS 1-18, BLOCK E, LOTS  
2-3, BLOCK C, AND LOTS 1-9, BLOCK H  
OF THE OAKRIDGE PARK, AT KINNICKINIK  
AND RESUBDIVISION OF PORTION OF  
OAKRIDGE PARK, SECTION 1, AT  
KINNICKINIK SUBDIVISION, FINAL PLAT

PROPOSED PARTEN RANCH PARKWAY

PROPOSED REPLAT OF LOT 1A, BLOCK E,  
REPLAT OF LOTS 1-18, BLOCK E, LOTS  
2-3, BLOCK G, AND LOTS 1-9, BLOCK H  
OF THE OAKRIDGE PARK AT KINNICKINIK  
AND RESUBDIVISION OF PORTION OF  
OAKRIDGE PARK, SECTION 1, AT  
KINNICKINIK SUBDIVISION, FINAL PLAT

BLOCK H

LOT  
OPEN SPACE,  
PEDESTRIAN  
WATER QUALITY  
0.721

OAKRIDGE  
KINNICKINIK A  
OF PORTIC  
PARK SEC.  
(1

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1373-001

1373-001

1373-001

FINAL PLAT ESTABLISHING  
PARTEN RANCH PHASE 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°36'51"E	59.84'
L2	N01°02'58"W	59.96'
L3	N88°07'55"E	58.72'
L4	S01°21'12"E	60.08'
L5	S87°57'32"W	58.56'
L6	S01°12'12"E	59.91'
L7	S89°14'54"W	60.46'
L8	N89°10'31"W	125.96'
L9	S87°21'42"W	60.12'
L10	N02°18'15"W	76.91'
L11	N22°10'04"E	27.16'
L12	N22°10'04"E	85.00'
L13	N23°36'24"E	97.70'
L14	N34°58'06"E	115.36'
L15	N47°27'09"E	102.95'
L16	N39°49'06"W	30.07'
L17	N50°10'54"E	85.00'
L18	N89°44'17"E	106.60'
L19	S60°15'43"E	110.80'
L20	S29°49'10"E	109.74'
L21	S00°10'50"W	107.67'
L22	S25°41'19"W	77.65'
L23	S48°12'25"W	86.35'
L24	S50°10'54"W	85.00'
L25	N39°49'06"W	30.95'
L26	S47°47'31"W	76.01'
L27	S25°28'51"W	74.52'
L28	S22°10'04"W	85.00'
L29	S22°10'04"W	34.74'
L30	S67°49'56"E	124.06'
L31	S01°18'02"E	28.79'
L32	S01°18'46"E	60.11'
L33	N50°10'54"E	100.99'
L34	S50°10'54"W	99.64'
L35	N22°10'04"E	134.45'
L36	S22°10'04"W	126.87'
L37	S02°20'28"E	70.52'
L38	S02°20'28"E	44.32'
L39	S02°18'21"E	149.99'
L40	S02°17'41"E	149.93'
L41	S02°17'42"E	151.21'
L42	N86°28'23"W	240.89'
L43	S13°26'59"E	209.83'
L44	N17°49'30"E	150.18'
L45	N72°08'48"W	70.20'
L46	N71°59'17"W	62.58'
L47	N58°06'45"W	48.18'
L48	N34°38'17"W	68.14'
L49	N55°47'33"E	22.85'
L50	N34°25'13"W	60.00'
L51	N34°18'14"W	149.95'
L52	N51°24'10"E	76.68'
L53	N36°53'28"E	74.75'
L54	N22°16'51"E	76.75'
L55	N17°45'13"E	51.16'
L56	N79°29'26"W	8.17'
L57	N17°45'13"E	114.80'
L58	S73°51'34"E	15.43'
L59	N17°45'13"E	2.25'
L60	S72°14'47"E	50.00'
L61	S85°22'01"E	93.88'
L62	N63°06'52"W	57.76'
L63	N17°45'13"E	80.15'
L64	N72°14'47"W	77.91'
L65	N72°14'47"W	75.00'
L66	N72°14'47"W	75.00'
L67	N72°14'47"W	75.00'
L68	N72°14'47"W	75.00'
L69	N70°47'44"W	75.02'
L70	N63°06'52"W	88.28'
L71	N17°45'13"E	4.15'
L72	N17°45'13"E	66.06'
L73	N72°14'47"W	113.78'
L74	N72°14'47"W	75.00'
L75	N72°14'47"W	75.00'
L76	N72°14'47"W	75.00'
L77	N72°14'47"W	75.00'
L78	N72°14'47"W	75.00'
L79	N71°31'18"W	76.22'
L80	N64°23'28"W	97.48'
L81	N55°47'33"E	18.18'
L82	S63°06'52"E	61.61'
L83	S17°45'13"W	17.55'
L84	S55°47'33"W	18.40'
L85	S85°22'01"E	108.15'
L86	S85°22'01"E	50.00'
L87	S85°22'01"E	97.88'
L88	S67°49'56"E	20.48'
L89	N06°49'22"E	153.09'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	25.00'	90°00'00"	39.27'	N67°10'04"E	35.36'	
C2	25.00'	90°00'00"	39.27'	S22°49'56"E	35.36'	
C3	410.00'	9°59'11"	71.46'	S62°50'20"E	71.37'	
C4	410.00'	64°40'07"	462.76'	N25°30'42"W	438.58'	
C6	251.93'	17°47'45"	78.25'	N50°02'42"E	77.93'	(N49°20'02"E 77.99')
C7	251.93'	16°56'00"	74.46'	N67°24'35"E	74.19'	(N66°42'20"E 74.19')
C8	251.93'	7°29'32"	32.94'	N79°37'21"E	32.92'	
C9	325.00'	6°14'41"	35.42'	S69°04'48"E	35.40'	(S69°47'15"E 35.55')
C10	410.00'	12°14'32"	87.60'	N00°42'06"E	87.44'	
C11	410.00'	13°32'21"	96.88'	N12°11'20"W	96.66'	
C12	410.00'	21°24'25"	153.18'	N29°39'43"W	152.30'	
C13	410.00'	17°28'49"	125.09'	N49°06'20"W	124.60'	
C14	275.00'	28°00'50"	134.46'	N36°10'29"E	133.12'	
C15	25.00'	53°11'22"	23.21'	N76°46'35"E	22.38'	
C16	60.00'	287°55'43"	304.52'	N40°35'35"W	70.59'	
C17	25.00'	54°44'21"	23.88'	S22°48'43"W	22.99'	
C18	325.00'	28°00'50"	158.90'	S36°10'29"W	157.33'	
C19	275.00'	15°05'03"	72.40'	N29°42'36"E	72.19'	
C20	275.00'	12°55'47"	62.06'	N43°43'00"E	61.93'	
C21	60.00'	16°14'22"	17.01'	S84°44'55"E	16.95'	
C22	60.00'	72°05'51"	75.50'	N51°04'59"E	70.62'	
C23	60.00'	60°00'00"	62.83'	N14°57'56"W	60.00'	
C24	60.00'	60°00'00"	62.83'	N74°57'56"W	60.00'	
C25	60.00'	79°35'31"	83.35'	S35°14'18"W	76.81'	
C26	25.00'	1°06'39"	0.48'	S04°00'08"E	0.48'	
C27	25.00'	53°37'42"	23.40'	S23°22'03"W	22.55'	
C28	325.00'	8°14'19"	46.73'	S46°03'44"W	46.69'	
C29	325.00'	13°56'57"	79.12'	S34°58'06"W	78.93'	
C30	325.00'	5°49'34"	33.05'	S25°04'51"W	33.03'	
C31	15.00'	97°14'39"	25.46'	N30°52'07"W	22.51'	
C32	15.00'	88°23'13"	23.14'	N61°56'50"E	20.91'	
C33	15.00'	91°36'47"	23.98'	S28°03'10"E	21.51'	
C34	375.00'	11°30'27"	75.32'	S79°36'47"E	75.19'	
C35	275.00'	9°07'55"	43.83'	N67°40'50"W	43.78'	
C36	15.00'	88°18'02"	23.12'	N18°57'51"W	20.90'	
C37	500.00'	7°25'57"	64.86'	N21°28'11"E	64.82'	
C38	15.00'	82°45'21"	21.67'	N59°07'53"E	19.83'	
C39	375.00'	5°52'34"	38.46'	S82°25'44"E	38.44'	
C40	275.00'	4°32'49"	21.82'	N69°58'23"W	21.82'	
C41	275.00'	4°35'06"	22.01'	N65°24'25"W	22.00'	
C42	500.00'	21°41'12"	189.25'	N44°56'57"E	188.12'	
C43	15.00'	82°46'47"	21.67'	N75°29'45"E	19.84'	
C44	325.00'	9°07'55"	51.80'	S67°40'50"E	51.74'	
C45	440.00'	38°02'20"	292.12'	S36°46'23"W	286.78'	
C46	440.00'	11°27'21"	87.97'	N50°03'52"E	87.83'	
C47	440.00'	14°48'24"	113.71'	N36°56'00"E	113.39'	
C48	440.00'	11°46'35"	90.44'	N23°38'31"E	90.28'	
C49	325.00'	5°07'27"	29.07'	N69°41'04"W	29.06'	
C50	325.00'	4°00'28"	22.73'	N65°07'06"W	22.73'	
C51	15.00'	90°00'00"	23.56'	N49°37'59"E	21.21'	
C52	15.00'	90°00'00"	23.56'	S40°22'01"E	21.21'	
C53	410.00'	17°32'05"	125.48'	S76°35'58"E	124.99'	

	TOTAL ACREAGE	USFWS BUFFERS	TOTAL ACREAGE MINUS USFWS BUFFERS	ALLOWABLE IMPERVIOUS COVER 20% NET SITE AREA	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	85.89			**300
PARTEN RANCH, PHASE 1	82.56	30.14	52.419		13.13	72.76	47.67
PARTEN RANCH, AMENITY CENTER	5.37	0	5.37		0.99	71.77	
PARTEN RANCH, PHASE 2	56.15	1.48	54.67		11.81	59.96	5.33

\*\*APPROXIMATE ACREAGE PER CONCEPT PLAN

BLOCK A		
LOT	ACRES	SQ. FEET
6	1.358	59169
7	0.682	29701
8	1.461	63650
9	1.923	83761
11	0.293	12750
12	0.328	14292
13	0.323	14058
14	0.347	15122
15	0.401	17487
16	0.463	20165
17	0.463	20164
18	0.353	15374
19	0.350	15244
20	0.315	13702
21	0.329	14337
22	0.309	13439
23	0.293	12750
Total	9.991	435165

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P948".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 13971449.79  
E 2291197.59.

TEXAS STATE PLANE COORDINATES:  
N 13969633.74  
E 2290899.77

ELEVATION = 1003.44'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 0°29'59"

AREA TABLE

TOTAL AREA OF SUBDIVISION = 22.97 ACRES  
AREA WITHIN ROADWAYS = 4.471 ACRES  
AREA WITHIN RESIDENTIAL LOTS = 14.445 ACRES  
AREA WITHIN OPEN SPACE LOTS = 4.054 ACRES

BENCHMARK INFORMATION:

BM #3: COTTON SPINDLE SET IN EAST SIDE A LIVE OAK 48", TAG NO. 10105, +- 320' EAST FROM THE NORTHEAST TERMINUS OF TWO CREEKS LANE WITHIN PARTEN RANCH SUBDIVISION PHASE 1.

ELEVATION = 1041.42'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #4: COTTON SPINDLE SET IN NORTH SIDE OF A LIVE OAK 32", TAG NO. 10084, +- 300' NORTHEAST OF THE NORTHEAST CORNER OF LOT 9, BLOCK E, PARTEN RANCH SUBDIVISION PHASE 1.

ELEVATION = 1037.88'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM #5: COTTON SPINDLE SET ON NORTHEAST SIDE OF A LIVE OAK 43", TAG NO. 10079, EAST SIDE OF POND.

ELEVATION = 1015.69'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BLOCK B		
LOT	ACRES	SQ. FEET
1	0.855	37259
2	0.307	13358
3	0.260	11315
4	0.258	11250
5	0.258	11250
6	0.258	11250
7	0.258	11250
8	0.363	15793
Total	2.817	122725

BLOCK E		
LOT	ACRES	SQ. FEET
12	0.362	15781
13	0.258	11250
14	0.258	11250
15	0.258	11250
16	0.258	11250
17	0.258	11250
18	0.260	11317
19	0.295	12853
10	1.796	78241
Total	4.003	174442

BLOCK F		
LOT	ACRES	SQ. FEET
12	0.318	13850
13	0.328	14271
14	0.321	13981
Total	0.967	42102

BLOCK H		
LOT	ACRES	SQ. FEET
53	0.721	31398



Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.: 1373-001  
DRAWING NO.: 1373-001-PL-PHASE 2C  
PLOT DATE: 09/09/19  
PLOT SCALE: 1" = 100'  
DRAWN BY: BBP/JBE/JED

SHEET 03 OF 05

FINAL PLAT ESTABLISHING  
PARTEN RANCH PHASE 2

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 22.97 ACRES OF LAND, BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT # 2016-16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 22.97 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS:

PARTEN RANCH SUBDIVISION PHASE 2

SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

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

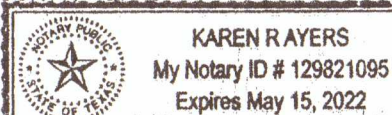
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA, PARTNER OF HM PARTEN DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 9th DAY OF September A.D., 2019

NOTARY PUBLIC IN AND FOR

TRAVIS

COUNTY, TEXAS



NOTES:

- 1) THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- 2) NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS' AQUIFER RECHARGE ZONE.
- 3) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 4) THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- 5) NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 6) WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
- 7) ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED FOR LOTS 6, 8, AND 9, BLOCK A. LOTS 6 AND 8 ARE RESTRICTED TO ADVANCED ON-SITE SEWAGE SYSTEMS.
- 8) ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
- 9) TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
- 10) ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
- 11) MINIMUM FRONT SETBACK SHALL BE 25 FEET.
- 12) MINIMUM REAR SETBACK SHALL BE 10 FEET.
- 13) MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
- 14) MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
- 15) PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
- 16) ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
- 17) LINEAR FOOTAGE OF PARTEN RANCH PARKWAY (RURAL COLLECTOR): 1082 L.F.  
LINEAR FOOTAGE OF TWO CREEKS LANE (SECONDARY COLLECTOR): 545 L.F.  
LINEAR FOOTAGE OF GREENLAWN COVE (LOCAL STREET): 537 L.F.  
LINEAR FOOTAGE OF WINDINGHART LANE (LOCAL STREET): 646 L.F.  
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 2810 L.F.
- 18) THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
- 19) AREA WITHIN NEW ROAD RIGHT-OF-WAY = 4.471 ACRES
- 20) DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- 21) 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 ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721.01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.
- 22) IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
- 23) THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND HM PARTEN RANCH, INC.
- 24) THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.
- 25) THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
- 26) ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY DEVELOPMENT REGULATIONS CHAPTER 725.

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

SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
512-443-1724

ENGINEER:  
LJA ENGINEERING, INC.  
7500 RIALTO BLVD.  
BUILDING 11, SUITE 100  
AUSTIN, TX 78735

27) POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

28) PURSUANT TO CHAPTER 245 SECTION 004 (EXEMPTIONS) THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRAND-FATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS, SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.

29) ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.

30) MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).

31) SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.

32) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

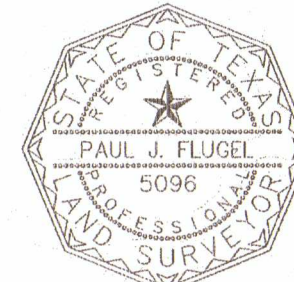
33) NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

34) POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

STATE OF TEXAS  
COUNTY OF TRAVIS

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

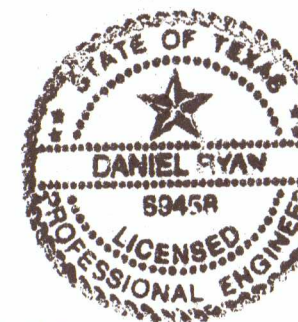
Paul J. Flugel  
PAUL J. FLUGEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096



STATE OF TEXAS  
COUNTY OF TRAVIS

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

Daniel Ryan  
DANIEL RYAN  
LICENSED PROFESSIONAL ENGINEER NO. 89458



STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

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

Michelle Fischer  
MICHELLE FISCHER, CITY ADMINISTRATOR

9/13/2019  
DATE

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR APPROVED ON-SITE SEWAGE FACILITY.

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

Caitlyn Strickland  
CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

9-12-19  
DATE

Tom Pope  
TOM POPE, R.S. C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

9-12-2019  
DATE

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

Caitlyn Strickland  
CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

9-12-19  
DATE

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

16th DAY OF September, 2019 A.D., AT 4:11 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK Instrument # 19033165

WITNESS MY HAND AND SEAL OF THIS THE 16th DAY OF September, 2019 A.D.

Elaine H. Cardenas by Sue Kahan, Deputy  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS



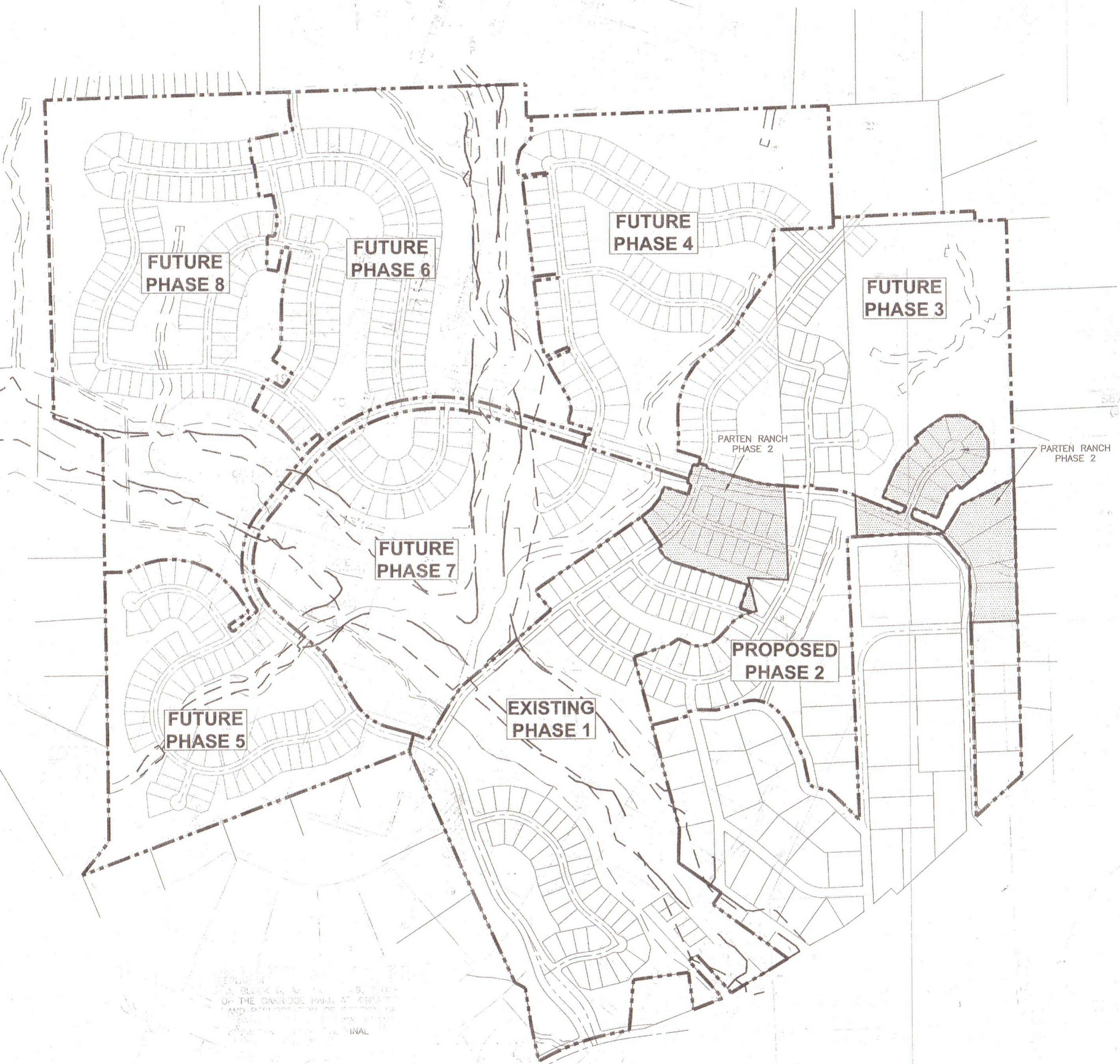
Chaparral  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1373-001  
DRAWING NO.:  
1373-001-PL-  
PHASE 2C  
PLOT DATE:  
09/09/19  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
BBP/JBE/JED  
SHEET  
04 OF 05

# FINAL PLAT ESTABLISHING PARTEN RANCH PHASE 2 OVERALL LAYOUT BY PHASE

SCALE: 1" = 100'

GRAPHIC SCALE



RECORD 1373-001-PL-PHASE 2C  
ON THE DAKOTA PARK AT KENNESAW  
AND ESTABLISHMENT OF BOUNDARIES  
AND OTHER INTERESTS THEREON  
THE FINAL PLAT

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1373-001

DRAWING NO.:  
1373-001-PL-  
PHASE 2C

PLOT DATE:  
09/09/19

PLOT SCALE:  
1" = 100'

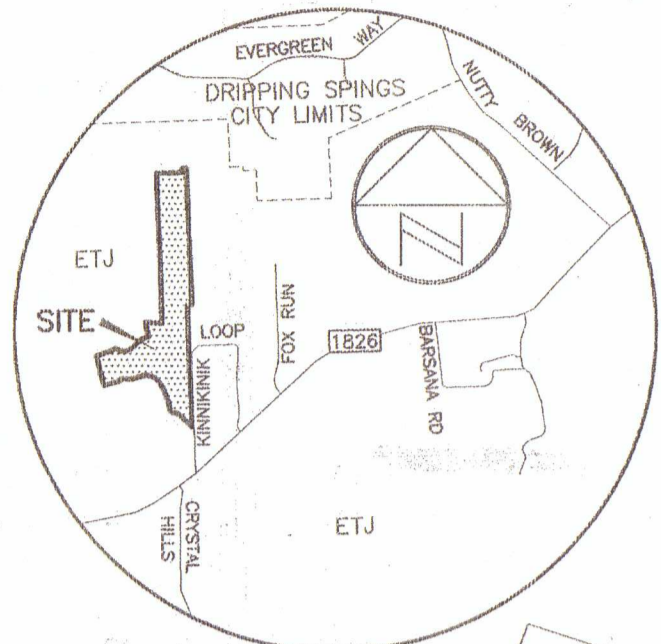
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BBP/JBE/JED

SHEET  
05 OF 05

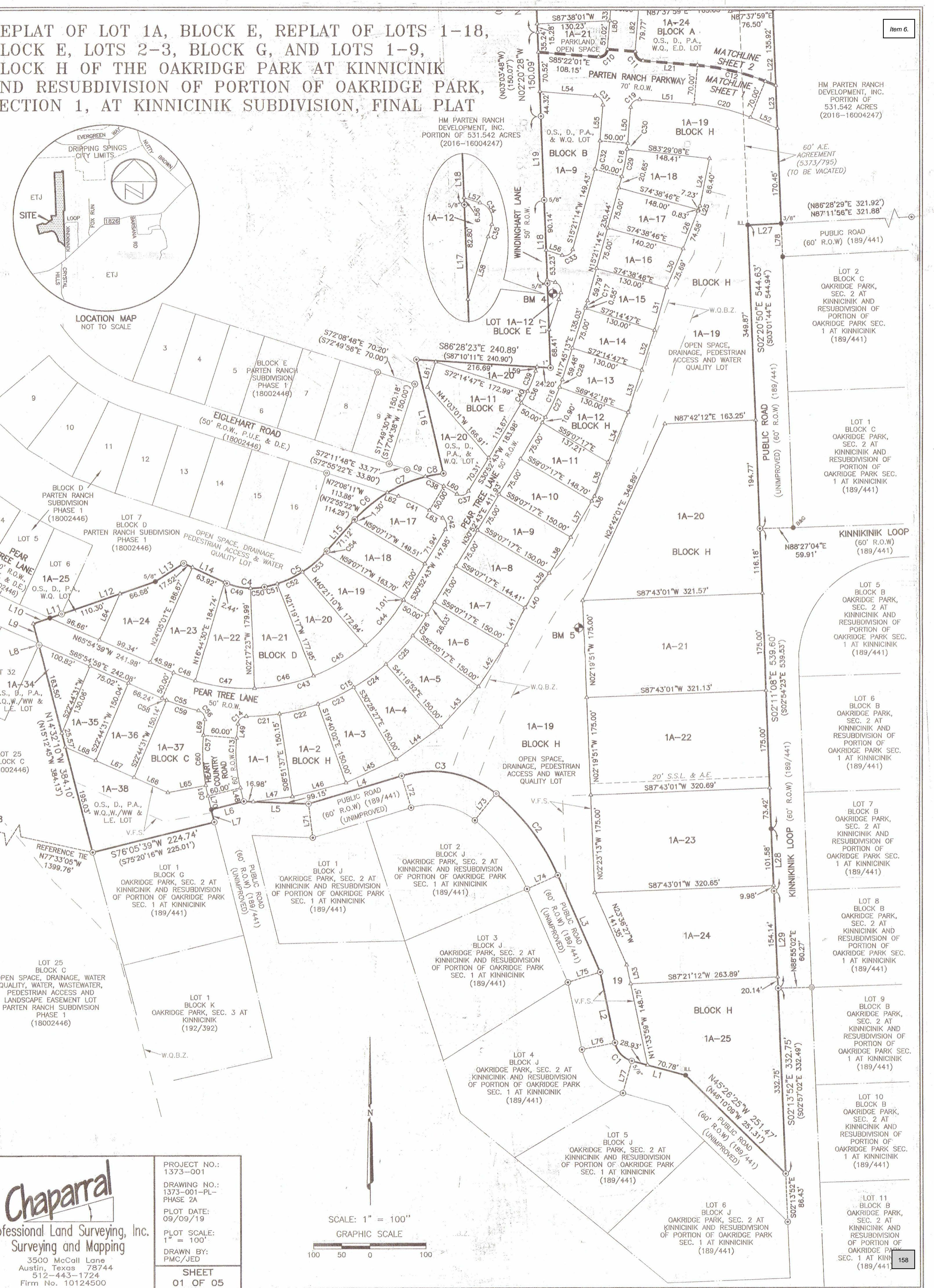
# REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICKINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICKINIK SUBDIVISION, FINAL PLAT

Item 6.

HM PARTEN RANCH DEVELOPMENT, INC.  
PORTION OF 531.542 ACRES  
(2016-16004247)

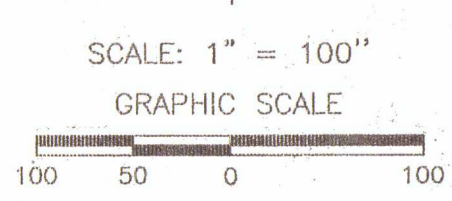


LOCATION MAP  
NOT TO SCALE



**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.: 1373-001  
DRAWING NO.: 1373-001-PL-PHASE 2A  
PLOT DATE: 09/09/19  
PLOT SCALE: 1" = 100'  
DRAWN BY: PMC/JED  
**SHEET**  
01 OF 05



ELIZABETH AREND LERNER  
10.21 ACRES  
(3350/840)

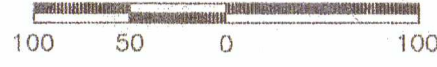
N87°39'57"E 602.07'  
(N86°57'38"E 601.80')

N87°42'07"E 187.34'  
(N86°59'23"E 187.48')

HM PARTEN RANCH DEVELOPMENT, INC.  
PORTION OF 531.542 ACRES  
(2016-16004247)

REPLAT OF LOT 1A, BLOCK E, REPLAT  
OF LOTS 1-18, BLOCK E, LOTS 2-3,  
BLOCK G, AND LOTS 1-9, BLOCK H OF  
THE OAKRIDGE PARK AT KINNICKINIK AND  
RESUBDIVISION OF PORTION OF  
OAKRIDGE PARK, SECTION 1, AT  
KINNICKINIK SUBDIVISION, FINAL PLAT

SCALE: 1" = 100'  
GRAPHIC SCALE



HM PARTEN RANCH DEVELOPMENT, INC.  
PORTION OF 531.542 ACRES  
(2016-16004247)

HM PARTEN RANCH DEVELOPMENT, INC.  
PORTION OF 531.542 ACRES  
(2016-16004247)

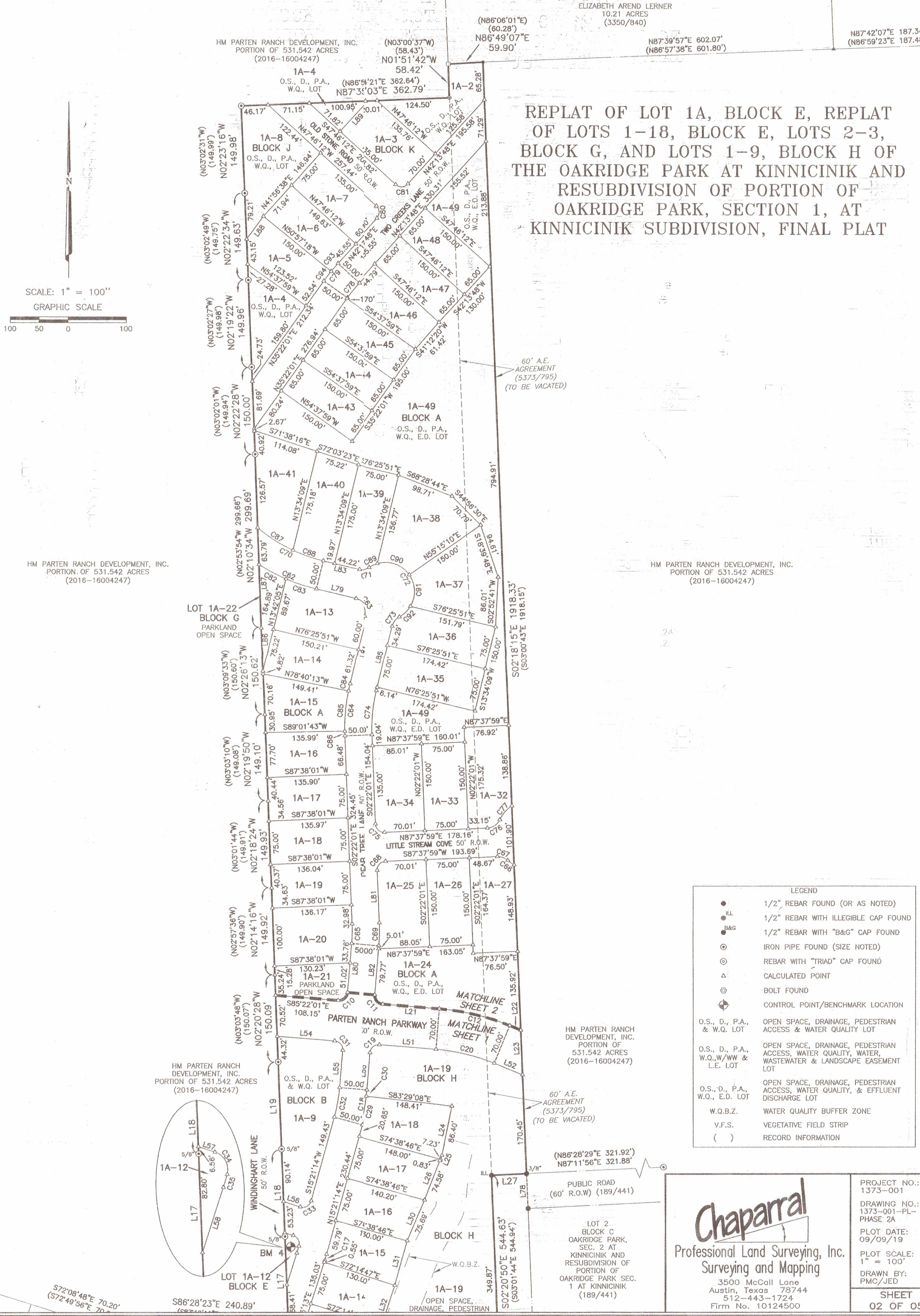
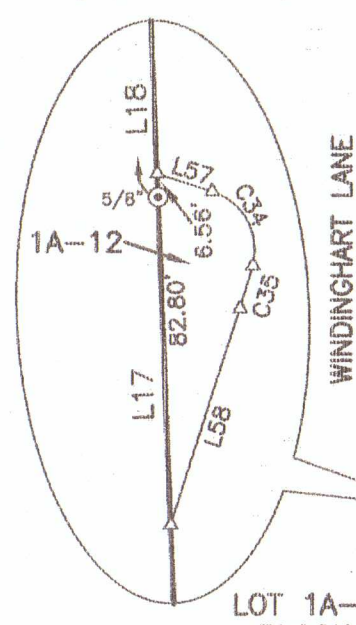
HM PARTEN RANCH DEVELOPMENT, INC.  
PORTION OF 531.542 ACRES  
(2016-16004247)

HM PARTEN RANCH DEVELOPMENT, INC.  
PORTION OF 531.542 ACRES  
(2016-16004247)

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
●	1/2" REBAR WITH ILLEGIBLE CAP FOUND
●	1/2" REBAR WITH "B&G" CAP FOUND
○	IRON PIPE FOUND (SIZE NOTED)
⊙	REBAR WITH "TRIAD" CAP FOUND
△	CALCULATED POINT
⊙	BOLT FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
O.S., D., P.A., & W.Q. LOT	OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS & WATER QUALITY LOT
O.S., D., P.A., W.Q., W/WW & L.E. LOT	OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS, WATER QUALITY, WATER, WASTEWATER & LANDSCAPE EASEMENT LOT
O.S., D., P.A., W.Q., E.D. LOT	OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS, WATER QUALITY, & EFFLUENT DISCHARGE LOT
W.Q.B.Z.	WATER QUALITY BUFFER ZONE
V.F.S.	VEGETATIVE FIELD STRIP
( )	RECORD INFORMATION

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.: 1373-001  
DRAWING NO.: 1373-001-PL-PHASE 2A  
PLOT DATE: 09/09/19  
PLOT SCALE: 1" = 100'  
DRAWN BY: PMC/JED  
SHEET 02 OF 05



# REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	42.38'	62°47'56"	46.45'	N42°49'54"W	44.16'	(N43°19'15"W 44.02')
C2	391.30'	27°06'20"	185.12'	N37°05'41"W	183.40'	(N37°47'15"W 183.50')
C3	183.81'	56°09'35"	180.17'	N79°12'55"W	173.04'	(N79°52'21"W 173.10')
C4	117.93'	34°05'20"	70.16'	S83°47'25"E	69.13'	(S84°26'18"E 69.44')
C5	195.58'	38°35'54"	131.76'	N59°54'48"E	129.28'	(N59°11'45"E 129.30')
C6	251.93'	17°47'45"	78.25'	N50°02'42"E	77.93'	(N49°20'02"E 77.99')
C7	251.93'	16°56'00"	74.46'	N67°24'35"E	74.19'	(N68°42'20"E 74.19')
C8	251.93'	7°29'32"	32.94'	N79°37'21"E	32.92'	
C9	325.00'	6°14'41"	35.42'	S69°04'48"E	35.40'	(S69°47'15"E 35.55')
C10	15.00'	90°00'00"	23.56'	N49°37'59"E	21.21'	
C11	15.00'	90°00'00"	23.56'	S40°22'01"E	21.21'	
C12	410.00'	17°32'05"	125.48'	S76°35'58"E	124.99'	
C13	270.00'	19°04'36"	89.90'	N04°28'11"W	89.48'	
C14	15.00'	85°12'21"	22.31'	N47°40'17"E	20.31'	
C15	375.00'	59°23'44"	388.74'	N60°34'35"E	371.57'	
C16	325.00'	13°07'30"	74.45'	N24°18'58"E	74.29'	
C17	325.00'	2°23'59"	13.61'	N16°33'13"E	13.61'	
C18	325.00'	10°43'15"	60.81'	N09°59'37"E	60.72'	
C19	15.00'	90°00'00"	23.56'	N49°37'59"E	21.21'	
C20	340.00'	17°32'05"	104.05'	S76°35'58"E	103.65'	
C21	375.00'	9°08'08"	59.79'	N85°42'23"E	59.73'	
C22	375.00'	10°48'26"	70.73'	N75°44'06"E	70.63'	
C23	375.00'	10°48'26"	70.73'	N64°55'41"E	70.63'	
C24	375.00'	10°48'26"	70.73'	N54°07'15"E	70.63'	
C25	375.00'	10°48'26"	70.73'	N43°18'50"E	70.63'	
C26	375.00'	7°01'54"	46.02'	N34°23'40"E	45.99'	
C27	325.00'	10°35'01"	60.03'	N25°35'13"E	59.95'	
C28	325.00'	2°32'29"	14.42'	N19°01'28"E	14.41'	
C29	325.00'	8°50'22"	50.14'	N10°56'03"E	50.09'	
C30	325.00'	1°52'53"	10.67'	N05°34'26"E	10.67'	
C31	15.00'	90°00'00"	23.56'	S40°22'01"E	21.21'	
C32	275.00'	10°43'15"	51.46'	S09°59'37"W	51.38'	
C33	15.00'	92°23'59"	24.19'	S61°33'13"W	21.85'	
C34	15.00'	87°36'01"	22.93'	S28°26'47"E	20.76'	
C35	277.94'	2°34'05"	12.46'	S16°27'48"W	12.46'	
C36	275.00'	13°07'30"	63.00'	S24°18'58"W	62.86'	
C37	15.00'	89°43'04"	23.49'	S75°44'15"W	21.16'	
C38	325.00'	6°33'15"	37.18'	N62°40'50"W	37.16'	
C39	275.00'	8°08'58"	39.12'	S21°49'42"W	39.08'	
C40	275.00'	4°58'32"	23.88'	S28°23'27"W	23.87'	
C41	275.00'	12°47'35"	61.40'	S65°48'00"E	61.28'	
C42	15.00'	90°16'56"	23.64'	S14°15'45"E	21.27'	
C43	325.00'	83°12'18"	471.97'	S72°28'52"W	431.57'	
C44	325.00'	18°46'00"	106.45'	S40°15'43"W	105.98'	
C45	325.00'	19°01'54"	107.95'	S59°09'40"W	107.46'	
C46	325.00'	19°01'55"	107.96'	S78°11'35"W	107.46'	
C47	325.00'	19°01'55"	107.96'	N82°46'30"W	107.46'	
C48	325.00'	7°20'33"	41.65'	N69°35'16"W	41.62'	
C49	117.93'	22°00'18"	45.29'	S77°44'54"E	45.01'	
C50	117.93'	12°05'02"	24.87'	N85°12'26"E	24.83'	
C51	195.58'	6°56'15"	23.68'	N75°44'37"E	23.67'	
C52	195.58'	14°36'22"	49.86'	N64°58'19"E	49.72'	
C53	195.58'	15°31'41"	53.01'	N49°54'17"E	52.84'	
C54	195.58'	1°31'35"	5.21'	N41°22'39"E	5.21'	
C55	375.00'	10°33'04"	69.06'	S71°11'31"E	68.96'	
C56	15.00'	81°32'09"	21.35'	S35°41'58"E	19.59'	
C57	329.99'	19°04'37"	109.87'	S04°28'11"E	109.37'	
C58	375.00'	1°20'31"	8.78'	S66°35'15"E	8.78'	
C59	375.00'	9°12'33"	60.27'	S71°51'46"E	60.21'	
C60	329.99'	15°42'10"	90.44'	S02°46'58"E	90.16'	
C61	329.99'	3°22'28"	19.43'	S12°19'16"E	19.43'	
C62	325.00'	19°00'00"	107.77'	S66°55'51"E	107.28'	
C63	25.00'	90°00'00"	39.27'	S31°25'51"E	35.36'	
C64	325.00'	15°56'09"	90.39'	S05°36'04"W	90.10'	
C65	275.00'	7°00'00"	33.60'	S01°07'59"W	33.58'	
C66	60.00'	12°42'15"	13.30'	N54°04'36"W	13.28'	
C67	25.00'	44°38'33"	19.48'	N70°02'45"W	18.99'	
C68	15.00'	90°00'00"	23.56'	S42°37'59"W	21.21'	
C69	325.00'	7°00'00"	39.71'	S01°07'59"W	39.68'	
C70	275.00'	26°35'48"	127.66'	S63°07'57"E	126.51'	
C71	25.00'	48°11'23"	21.03'	N79°28'27"E	20.41'	
C72	50.00'	186°22'46"	162.65'	S31°25'51"E	99.85'	
C73	25.00'	48°11'23"	21.03'	S37°39'50"W	20.41'	
C74	275.00'	15°56'09"	76.49'	S05°36'04"W	76.24'	
C75	15.00'	90°00'00"	23.56'	S47°22'01"E	21.21'	
C76	25.00'	62°17'32"	27.18'	N56°29'13"E	25.86'	
C77	60.00'	30°28'45"	31.92'	N40°34'50"E	31.54'	
C78	275.00'	6°51'47"	32.94'	N38°47'55"E	32.92'	
C79	325.00'	6°51'47"	38.93'	N38°47'55"E	38.91'	
C80	15.00'	90°00'00"	23.56'	N02°46'12"W	21.21'	
C81	15.00'	90°00'00"	23.56'	N87°13'48"E	21.21'	
C82	325.00'	9°16'26"	52.60'	S62°04'04"E	52.55'	
C83	325.00'	9°43'35"	55.17'	S71°34'04"E	55.10'	
C84	325.00'	2°14'22"	12.70'	S12°26'58"W	12.70'	
C85	325.00'	12°18'05"	69.78'	S05°10'45"W	69.64'	
C86	325.00'	1°23'43"	7.92'	S01°40'09"E	7.91'	
C87	275.00'	15°03'12"	72.25'	S57°21'39"E	72.04'	
C88	275.00'	11°32'36"	55.40'	S70°39'33"E	55.31'	
C89	50.00'	18°01'33"	15.73'	S64°23'32"W	15.67'	
C90	50.00'	71°50'51"	62.70'	N70°40'16"W	58.67'	
C91	50.00'	66°00'00"	57.60'	N01°44'50"W	54.46'	
C92	50.00'	30°30'22"	26.62'	N46°30'21"E	26.31'	
C93	325.00'	3°11'06"	18.07'	S40°38'15"W	18.06'	
C94	325.00'	3°40'41"	20.86'	S37°12'22"W	20.86'	

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
L1	N75°02'53"W	99.71'	(N75°46'32"W 100.06')
L2	N11°39'32"W	129.52'	(N12°22'27"W 129.50')
L3	N23°18'58"W	189.26'	(N24°02'15"W 189.06')
L4	S73°16'34"W	173.43'	(S72°28'05"W 173.42')
L5	N87°48'51"W	116.14'	(N88°30'32"W 116.14')
L6	S75°59'31"W	60.00'	(S75°24'07"W 59.90')
L7	S13°52'25"E	22.91'	(S14°35'53"E 22.81')
L8	N14°32'10"W	2.92'	(N15°12'45"W 2.80')
L9	N14°32'10"W	36.52'	(N15°12'45"W 36.51')
L10	N70°56'06"E	31.38'	(N70°11'15"E 31.36')
L11	N70°56'06"E	22.19'	(N70°11'15"E 22.10')
L12	N70°56'06"E	176.97'	(N70°11'15"E 177.05')
L13	N57°17'32"E	60.56'	(N56°35'43"E 60.82')
L14	S65°13'15"E	83.87'	(S65°49'11"E 83.59')
L15	N41°36'18"E	72.42'	(N40°53'25"E 72.40')
L16	N13°26'59"W	209.83'	(N14°12'08"W 209.91')
L17	N02°17'42"W	151.21'	(N03°01'49"W 151.31')
L18	N02°17'41"W	149.93'	(N02°59'20"W 149.82')
L19	N02°18'21"W	149.99'	(N02°59'49"W 150.01')
L20	S85°22'01"E	50.00'	
L21	S85°22'01"E	97.88'	
L22	S67°49'56"E	20.48'	
L23	S02°18'15"E	77.38'	
L24	S11°23'59"W	86.40'	
L25	S21°17'31"W	8.06'	
L26	S21°17'31"W	74.58'	
L27	S87°21'42"W	60.12'	(S86°51'19"W 59.73')
L28	S02°30'38"E	111.56'	(S03°07'59"E 111.48')
L29	S02°20'59"E	174.29'	(S03°07'28"E 174.34')
L30	S23°07'00"W	75.69'	
L31	S15°39'30"W	79.40'	
L32	S17°45'13"W	75.00'	
L33	S18°04'32"W	79.66'	
L34	S21°53'19"W	95.65'	
L35	S21°01'28"W	66.14'	
L36	S29°52'55"W	9.84'	
L37	S29°52'55"W	75.01'	
L38	S30°52'43"W	75.00'	
L39	S40°07'22"W	35.20'	
L40	S30°47'31"W	40.25'	
L41	S26°36'46"W	75.21'	
L42	S33°22'58"W	90.39'	
L43	S43°18'51"W	98.88'	
L44	S54°07'17"W	98.88'	
L45	S64°55'42"W	98.88'	
L46	S75°38'52"W	98.89'	
L47	S82°31'07"W	70.55'	
L48	N14°00'29"W	25.01'	
L49	N05°04'06"E	25.38'	
L50	N04°37'59"E	64.44'	
L51	S85°22'01"E	97.88'	
L52	S67°49'56"E	52.33'	
L53	N11°33'59"W	34.58'	
L54	S85°22'01"E	99.58'	
L55	S04°37'59"W	64.44'	
L56	N72°14'47"W	30.26'	
L57	S72°14'47"E	15.36'	
L58	S17°45'13"W	57.11'	
L59	S17°45'13"W	7.70'	
L60	N59°24'12"W	27.51'	
L61	N17°45'13"E	47.71'	
L62	S72°11'48"E	21.18'	
L63	S59°24'12"E	27.12'	
L64	N24°05'01"E	90.61'	
L65	S79°25'54"W	69.18'	
L66	N65°54'59"W	66.33'	
L67	N65°54'59"W	75.02'	
L68	N65°54'59"W	59.53'	
L69	S05°04'06"W	28.26'	
L70	S14°00'29"E	25.01'	
L71	S07°04'42"E	61.15'	
L72	S16°49'03"E	59.60'	
L73	S38°45'43"W	61.03'	
L74	S66°13'48"W	60.77'	
L75	S72°22'23"W	60.21'	
L76	S78°20'09"W	60.05'	
L77	S15°39'04"W	59.86'	
L78	S02°36'51"E	59.84'	
L79	S76°25'51"E	70.09'	
L80	S04°37'59"W	84.79'	
L81	S02°22'01"E	90.42'	
L82	S04°37'59"W	84.79'	
L83	S76°25'51"E	64.19'	
L84	S13°34'09"W	121.32'	
L85	S13°34'09"W	115.42'	
L86	N02°26'13"W	75.63'	
L87	N02°10'34"W	109.33'	
L88	N36°26'08"E	48.90'	
L89	N42°13'48"E	70.94'	

BLOCK A		
LOT	ACRES	SQ. FEET
1A-13	0.292	12710
1A-14	0.266	11567
1A-15	0.274	11957
1A-16	0.237	10334
1A-17	0.234	10195
1A-18	0.234	10200
1A-19	0.234	10207
1A-20	0.309	13467
1A-21	0.152	6601
1A-24	0.619	26963
1A-25	0.293	12749
1A-26	0.258	11250
1A-27	0.285	12427
1A-32	0.294	12805
1A-33	0.258	11250
1A-34	0.292	12704
1A-35	0.300	13082
1A-36	0.291	12661
1A-37	0.393	17110
1A-38	0.390	16974
1A-39	0.296	12910
1A-40	0.304	13239
1A-41	0.345	15012
1A-43	0.224	9750
1A-44	0.224	9750
1A-45	0.224	9750
1A-46	0.243	10595
1A-47	0.224	9750
1A-48	0.224	9750
1A-49	2.452	10684
Total	8.457	368403

REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E,  
LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE  
PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE  
PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 41.820 ACRES OF LAND, BEING A PORTION OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK 6, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK, SEC. 2 AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK SEC. 1, AT KINNICINIK SUBDIVISION, FINAL PLAT, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 91 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2016-16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 41.820 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS:

REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E, LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 9th DAY OF September A.D., 2019

NOTARY PUBLIC IN AND FOR

Travis

COUNTY, TEXAS



NOTES:

- 1) THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- 2) NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- 3) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 4) THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- 5) NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 6) WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
- 7) ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED ONLY FOR LOTS 1A-20 THRU 1A-25, BLOCK H. LOTS 1A-21, 1A-22, 1A-23, 1A-24, AND 1A-25 ARE RESTRICTED TO ADVANCED ON-SITE SYSTEMS.
- 8) ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
- 9) TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
- 10) ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
- 11) MINIMUM FRONT SETBACK SHALL BE 25 FEET.
- 12) MINIMUM REAR SETBACK SHALL BE 10 FEET.
- 13) MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
- 14) MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
- 15) PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
- 16) ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
- 17) LINEAR FOOTAGE OF PARTEN RANCH PARKWAY (RURAL COLLECTOR): 433 L.F.  
LINEAR FOOTAGE OF HEART COUNTRY ROAD (LOCAL STREET): 189 L.F.  
LINEAR FOOTAGE OF WINDINGHART LANE (LOCAL STREET): 63 L.F.  
LINEAR FOOTAGE OF PEAR TREE LANE (LOCAL STREET): 2788 L.F.  
LINEAR FOOTAGE OF EIGLEHART ROAD (LOCAL STREET): 130 L.F.  
LINEAR FOOTAGE OF LITTLE STREAM COVE (LOCAL STREET): 262 L.F.  
LINEAR FOOTAGE OF TWO CREEKS LANE (LOCAL STREET): 636 L.F.  
LINEAR FOOTAGE OF OLD STONE ROAD (LOCAL STREET): 272 L.F.  
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 4773 L.F.
- 18) THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
- 19) AREA WITHIN NEW ROAD RIGHT-OF-WAY = 5.566 ACRES
- 20) DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- 21) 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 ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721.01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.
- 22) IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
- 23) THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH DEVELOPMENT, INC.
- 24) THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.
- 25) THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
- 26) ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY DEVELOPMENT REGULATIONS CHAPTER 725.

27) POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

28) PURSUANT TO CHAPTER 245 SECTION 004 (EXEMPTIONS) THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRAND-FATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS, SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.

29) ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.

30) MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).

31) SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.

32) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

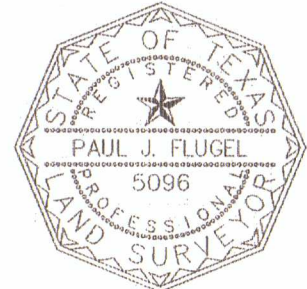
33) NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

34) POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

STATE OF TEXAS  
COUNTY OF TRAVIS

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

Paul J. Flugel 9-09-2019  
PAUL J. FLUGEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096



STATE OF TEXAS  
COUNTY OF TRAVIS

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

Daniel Ryan 9-9-2019  
DANIEL RYAN  
LICENSED PROFESSIONAL ENGINEER NO. 89458

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

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

Michelle Fischer 9/16/19  
MICHELLE FISCHER, CITY ADMINISTRATOR

DATE

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR APPROVED ON-SITE SEWAGE FACILITY.

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

Caitlyn Strickland 9-12-19  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

DATE

Tom Pope 9-13-2019  
TOM POPE, R.S. C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DATE

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

Caitlyn Strickland 9-12-19  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

DATE

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

16th DAY OF September, 2019, AT 4:11 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK Instrument# 19033166

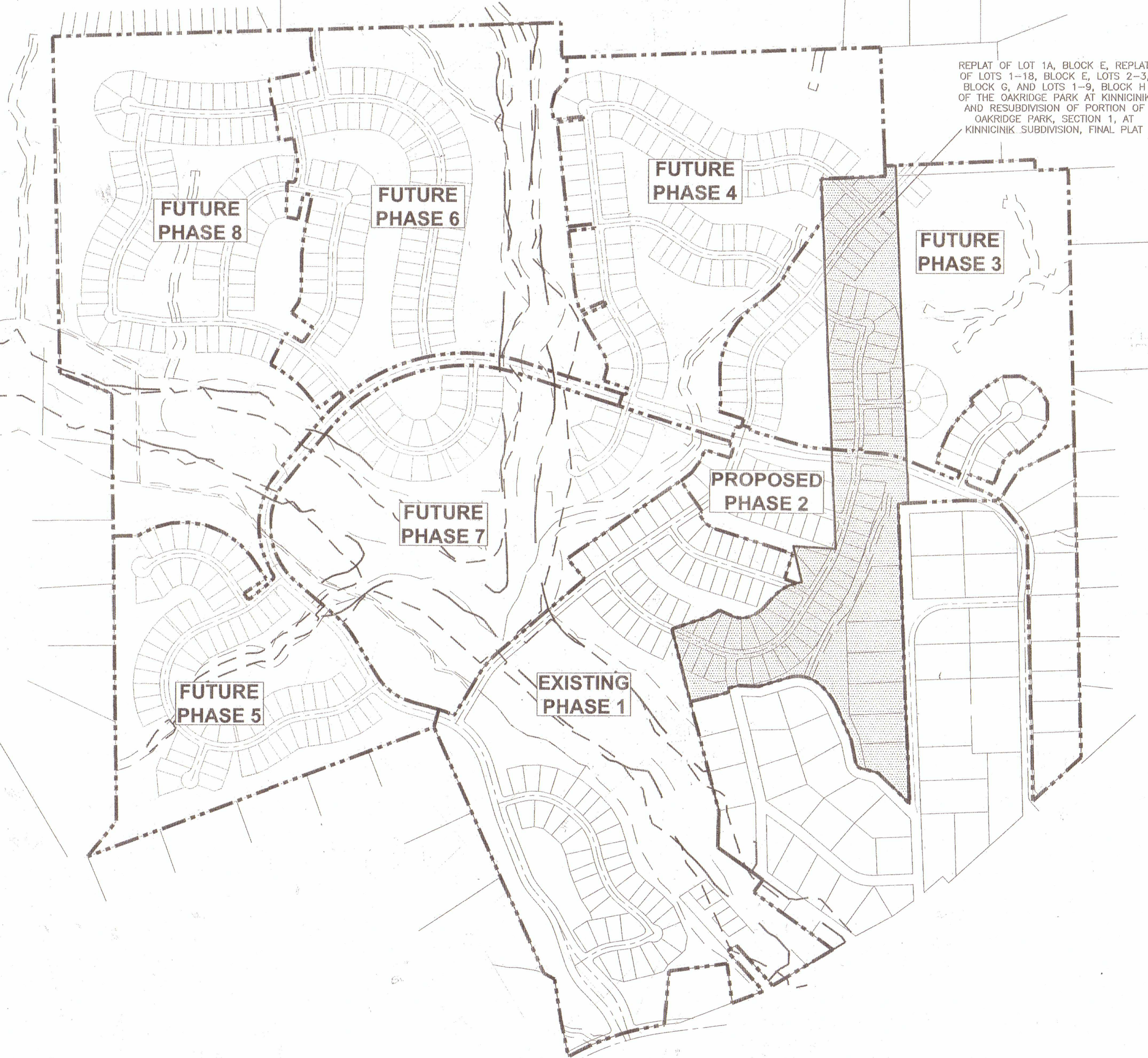
WITNESS MY HAND AND SEAL OF THIS THE 16th DAY OF September, 2019, A.D.

Elaine H. Cardenas by: Jedd Krutyn, Deputy  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS



REPLAT OF LOT 1A, BLOCK E, REPLAT OF LOTS 1-18, BLOCK E,  
 LOTS 2-3, BLOCK G, AND LOTS 1-9, BLOCK H OF THE OAKRIDGE  
 PARK AT KINNICINIK AND RESUBDIVISION OF PORTION OF OAKRIDGE  
 PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT  
 OVERALL LAYOUT BY PHASE

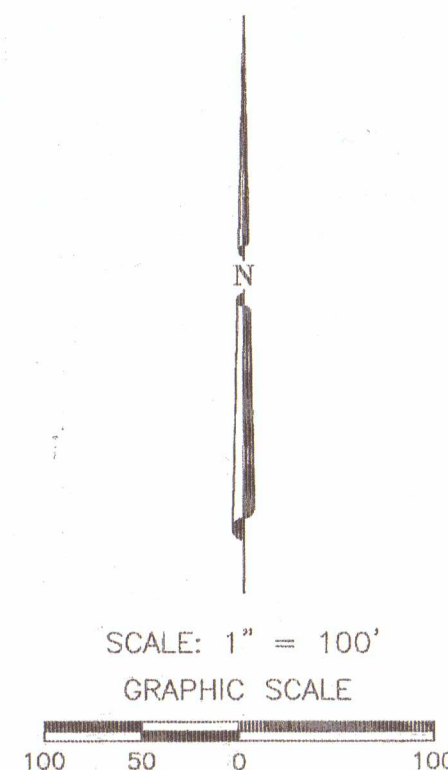
Item 6.










REPLAT OF LOT 1A, BLOCK E, REPLAT  
 OF LOTS 1-18, BLOCK E, LOTS 2-3,  
 BLOCK G, AND LOTS 1-9, BLOCK H  
 OF THE OAKRIDGE PARK AT KINNICINIK  
 AND RESUBDIVISION OF PORTION OF  
 OAKRIDGE PARK, SECTION 1, AT  
 KINNICINIK SUBDIVISION, FINAL PLAT

32

 <b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1373-001
	DRAWING NO.: 1373-001-PL- PHASE 2A
	PLOT DATE: 09/09/19
	PLOT SCALE: 1" = 100'
	DRAWN BY: PMC/JED
SHEET 05 OF 05	



LEGEND	
	1/2" REBAR WITH "EMERALD" CAP FOUND
	1/2" REBAR FOUND (OR AS NOTED)
	IRON PIPE FOUND (SIZE NOTED)
	REBAR WITH "TRIAD" CAP FOUND
	CONC. HIGHWAY MON. FOUND
	CALCULATED POINT
	CONTROL POINT/BENCHMARK LOCATION
( )	RECORD INFORMATION

TOTAL AREA OF SUBDIVISION = 6.668 ACRES  
AREA WITHIN ROADWAYS = 0.282 ACRES  
AREA WITHIN RESIDENTIAL LOTS = 6.386 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	130°48'12"	57.07'	N66°44'40"W	45.46'
C2	340.00'	8°10'36"	48.52'	N02°44'44"E	48.48'

REPLAT OF LOT 1A, BLOCK A,  
REPLAT OF LOTS 1-3, BLOCK A  
OF OAKRIDGE PARK, SECTION 1,  
AT KINNICINIK SUBDIVISION,  
FINAL PLAT

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A  
OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 6.668 ACRES OF LAND, BEING A PORTION OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A OF OAKRIDGE PARK, SEC.1, AT KINNICINIK, FINAL PLAT, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 90 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2016-16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 6.668 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS:

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A  
OF OAKRIDGE PARK, SECTION 1, AT KINNICINIK SUBDIVISION, FINAL PLAT.

SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 9th DAY OF September A.D., 2019

*Karen R. Ayers*  
NOTARY PUBLIC IN AND FOR  
Travis COUNTY, TEXAS

NOTES:

- 1) THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- 2) NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- 3) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 4) THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- 5) NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 6) WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
- 7) INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED FOR LOTS 1A-1-2-3 LOTS 1A-2, 1A-3, & 1A-4 ARE RESTRICTED TO ADVANCED ON SITE SEWAGE SYSTEMS.
- 8) ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
- 9) TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
- 10) ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
- 11) MINIMUM FRONT SETBACK SHALL BE 25 FEET.
- 12) MINIMUM REAR SETBACK SHALL BE 10 FEET.
- 13) MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
- 14) MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
- 15) PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
- 16) ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
- 17) THIS PLAT INCLUDES A 10' DEDICATION OF RIGHT-OF-WAY TO KINNINIK LOOP.
- 18) THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
- 19) AREA WITHIN NEW ROAD RIGHT-OF-WAY = 0.282 ACRES
- 20) DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- 21) 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 ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721.01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.
- 22) IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
- 23) THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND HM PARTEN RANCH, INC.
- 24) THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.
- 25) THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
- 26) ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY DEVELOPMENT REGULATIONS CHAPTER 725.

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

SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
512-443-1724

ENGINEER:  
LJA ENGINEERING, INC.  
7500 RIALTO BLVD.  
BUILDING II, SUITE 100  
AUSTIN, TX 78735

	TOTAL ACREAGE	USFWS BUFFERS	TOTAL ACREAGE MINUS USFWS BUFFERS	ALLOWABLE IMPERVIOUS COVER 20% NET SITE AREA	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	85.89			**300
PARTEN RANCH, PHASE 1	82.56	30.14	52.419		13.13	72.76	47.67
PARTEN RANCH, AMENITY CENTER	5.37	0	5.37		0.99	71.77	
PARTEN RANCH, PHASE 2	56.15	1.48	54.67		11.81	59.96	5.33

\*\*APPROXIMATE ACREAGE PER CONCEPT PLAN

27) POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

28) PURSUANT TO CHAPTER 245 SECTION 004 (EXEMPTIONS) THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THUS ARE NOT CONSIDERED GRAND-FATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF FINAL PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS, SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.

29) ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.

30) MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).

31) SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.

32) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

33) NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

34) POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

STATE OF TEXAS  
COUNTY OF TRAVIS

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

*Paul J. Flugel* 9-09-2019  
PAUL J. FLUGEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096

STATE OF TEXAS  
COUNTY OF TRAVIS

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

*Daniel Ryan* 9-9-2019  
DANIEL RYAN  
LICENSED PROFESSIONAL ENGINEER NO. 89458

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

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

*Michelle Fischer* 9/16/19  
MICHELLE FISCHER, CITY ADMINISTRATOR

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM.

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

*Caitlyn Strickland*  
CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

DATE 9-12-19

*Tom Pope*  
TOM POPE, R.S. C.E.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DATE 9-13-2019

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

*Caitlyn Strickland*  
CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

DATE 9-12-19

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

16th DAY OF September, 2019 A.D., AT 4:11 O'CLOCK P M IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK Instrument # 19033167

WITNESS MY HAND AND SEAL OF THIS THE 16th DAY OF September, 2019 A.D.

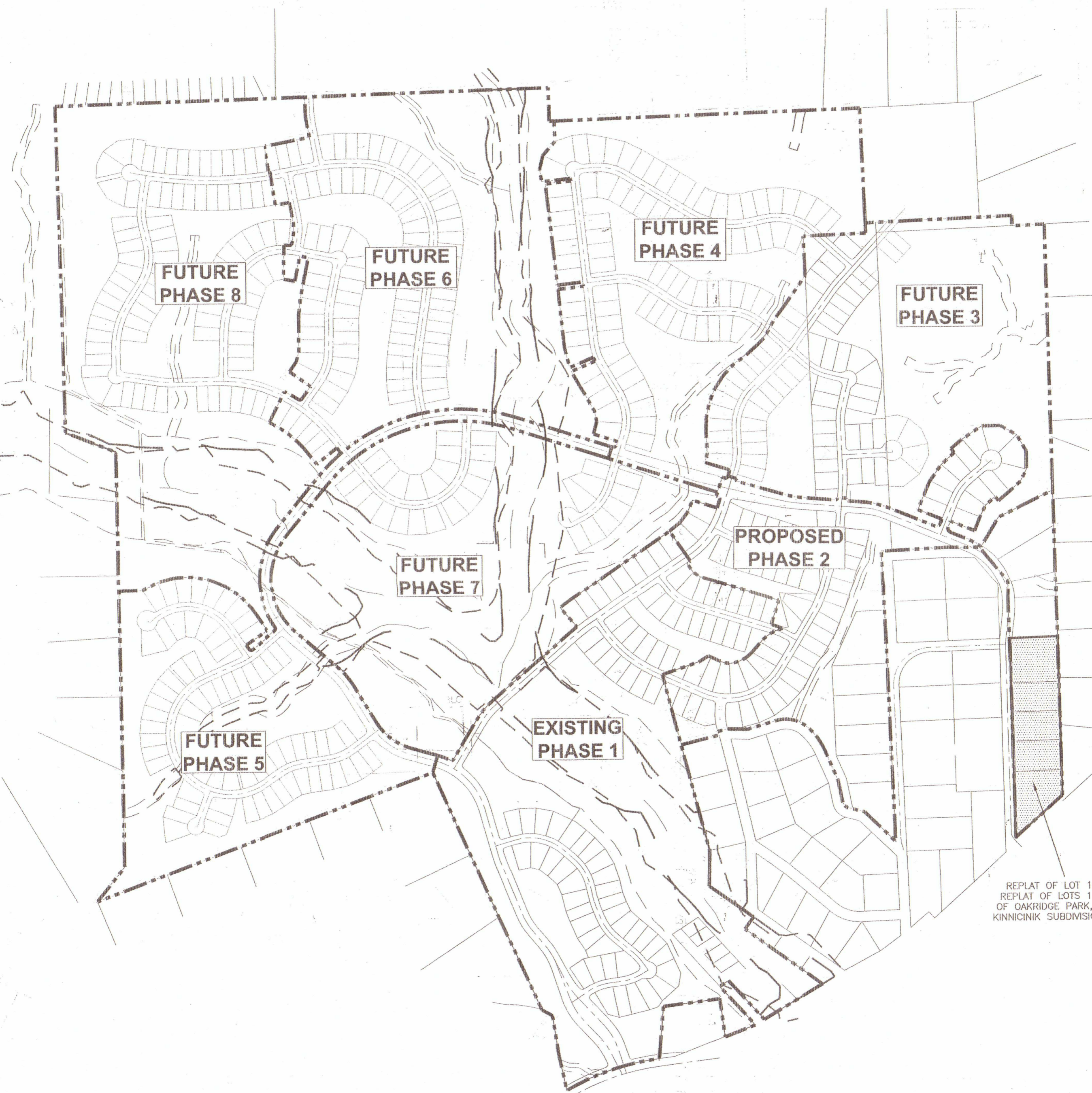
*Elaine H. Cardenas*  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1373-001  
DRAWING NO.:  
1373-001-PL-  
PHASE 2B  
PLOT DATE:  
09/09/19  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
BBP/JBE/JED  
SHEET  
02 OF 03

REPLAT OF LOT 1A, BLOCK A, REPLAT OF LOTS 1-3, BLOCK A  
OF OAKRIDGE PARK, SECTION 1, AT KINNICKINIK SUBDIVISION, FINAL PLAT  
OVERALL LAYOUT BY PHASE



REPLAT OF LOT 1A, BLOCK A,  
REPLAT OF LOTS 1-3, BLOCK A  
OF OAKRIDGE PARK, SECTION 1, AT  
KINNICKINIK SUBDIVISION, FINAL PLAT

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1373-001

DRAWING NO.:  
1373-001-PL-  
PHASE 2B

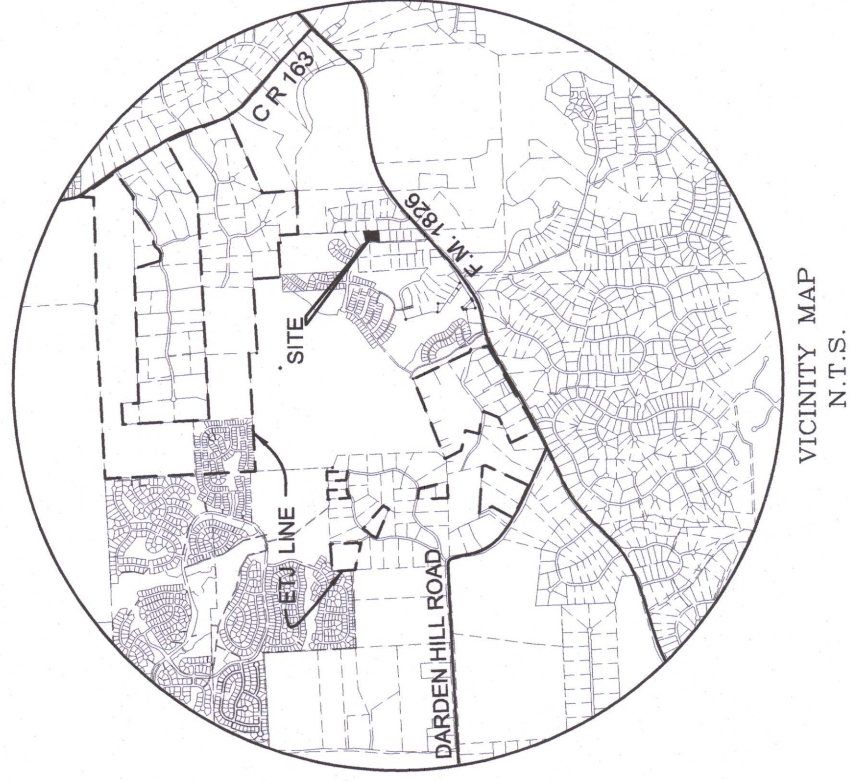
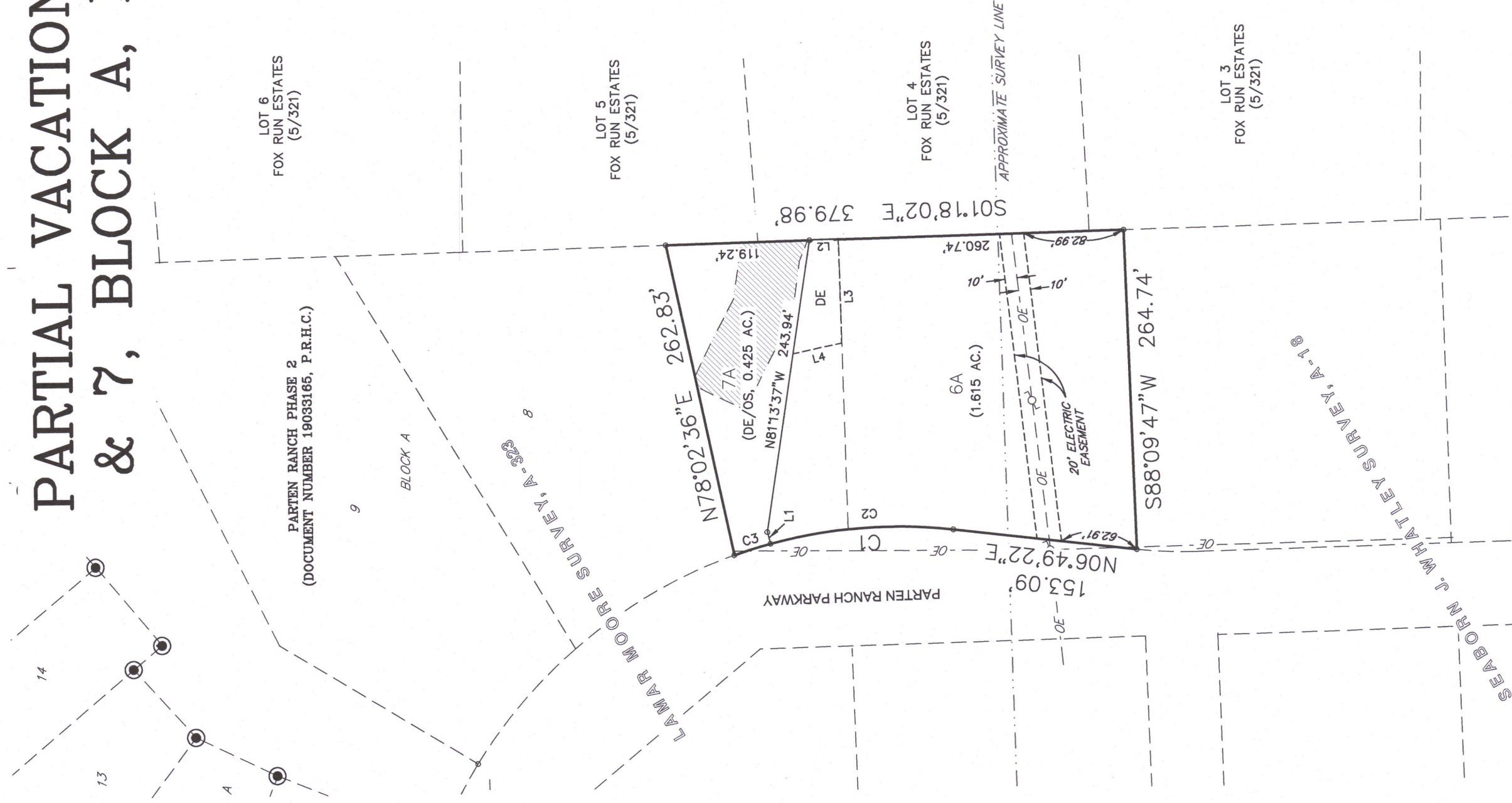
PLOT DATE:  
09/09/19

PLOT SCALE:  
1" = 100'

DRAWN BY:  
BBP/JBE/JED

SHEET  
03 OF 03

PARTIAL VACATION AND REPLAT OF LOTS 6  
& 7, BLOCK A, PARTEN RANCH PHASE 2



- NOTES:
1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
  2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
  3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
  4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
  5. NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  6. WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
  7. INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED FOR LOT 6A AND WILL BE RESTRICTED TO ADVANCED ON-SITE SEWAGE SYSTEMS.
  8. ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
  9. TELEPHONE SERVICE SHALL BE PROVIDED BY VERIZON OR AT&T.
  10. ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
  11. MINIMUM FRONT SETBACK SHALL BE 25 FEET.
  12. MINIMUM REAR SETBACK SHALL BE 10 FEET.
  13. MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
  14. MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
  15. PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
  16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS.
  17. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
  18. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
  19. 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 ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721.01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.
  20. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDINGS, PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
  21. THIS PLAT IS SUBJECT TO THE PARTEN RANCH DEVELOPMENT AGREEMENT DATED APRIL 1, 2016 BETWEEN THE CITY OF DRIPPING SPRINGS AND THE PARTEN RANCH, LP, RECORDED IN DOCUMENT NUMBER 201603049, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
  22. THE WUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.
  23. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
  24. ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY REGULATIONS CHAPTER 725.
  25. POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS PRE- AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
  26. PURSUANT TO CHAPTER 245, SECTION 004 (EXEMPTIONS), THE CONSTRUCTION STANDARDS APPLICABLE TO THIS PLAT SHALL BE THE STANDARDS FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THIS ARE NOT CONSIDERED GRANDFATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF 5 YEARS FROM THE DATE OF FINAL PLAY ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE-YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR WHICH THE COUNTY HAS FULLY DESIGNED AND APPROVED AT STANDARDS. SUBSEQUENT PHASES TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS THAT FUTURE DEVELOPMENT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.
  27. ALL CULVERTS WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
  28. MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE AN APPROVED TxDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).
  29. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.
  30. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
  31. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
  32. THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESAL CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
  33. LOT 7A CONTAIN UPSTREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
  34. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION.
  35. DECORATIVE LIGHTS SHALL NOT BE ALTERED.
  36. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

LEGEND

▲	= BENCHMARK
●	= FOUND IRON ROD
○	= SET 5/8" IRON ROD W/CAP "GBI PARTNERS"
⊙	= SANITARY MANHOLE
○ P.R.H.C.	= OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.D.R.	= HAYS COUNTY DEED RECORDS
H.C.P.R.	= HAYS COUNTY PLAT RECORDS
W.W.E.	= WASTE WATER EASEMENT
F.M.E.	= FORCE MAIN EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
O.S.	= OPEN SPACE
B.L.	= BUILDING LINE



LINE TABLE	BEARING	RADIUS	DELTA	DISTANCE
L1	S75°15'24"W	410.00'	25°46'53"	10.01'
L2	S01°18'02"E	410.00'	21°23'14"	23.92'
L3	N88°36'53"E	410.00'	4°23'39"	85.91'
L4	N11°57'24"W	410.00'	25°46'53"	41.39'

CURVE TABLE	NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
	C1	184.49'	410.00'	25°46'53"	N06°04'04"W	182.93'
	C2	153.04'	410.00'	21°23'14"	N03°52'15"W	152.16'
	C3	31.44'	410.00'	4°23'39"	N16°45'41"W	31.44'

SHEET 1 OF 2



GBI PARTNERS  
LAND SURVEYING CONSULTANTS  
7696 183-A, BUILDING 2, STE. A • LEANDER, TX 78641  
PHONE: 512-296-2675 • WWW.GBISURVEY.COM  
TBPLS # 10194150 • TBPE # F17284

REVISIONS

REVISION	REVISION	DATE	CREW CHIEF	SCALE: 1"= 100'	JOB NO. A201002	FIELD BOOK:	DATE: 9-29-20	DWG.: 201002-PLAT
5								
4								
3								
2								
1								



**THE STATE OF TEXAS                   §**

**COUNTY OF HAYS                   §**

**PARTIAL VACATION OF SUBDIVISION, TO WIT: VACATION OF  
LOTS 6 & 7, BLOCK A OF THE PARTEN RANCH PHASE 2  
SUBDIVISION, RECORDED IN DOCUMENT NUMBER 19033165 OF THE  
HAYS COUNTY PLAT RECORDS IN HAYS COUNTY, TEXAS.**

**WHEREAS,** HM Parten Ranch Development, Inc., Owner of approximately 2.040 acres of land, more or less, and being part of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County, Texas being a portion of a called 531.542 acre tract of land conveyed by special warranty deed with vendor's line in document 2016-16004247 of the official records of Hays County, Texas; and

**WHEREAS,** on the \_\_\_\_th day of \_\_\_\_\_ 2020, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, approved the vacation of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County upon application thereof by the Owners of all land covered thereby; and

**NOW THEREFORE,** the Planning and Zoning Commission of the City of Dripping Springs, Texas does by these presents hereby declare that:

The above recitals are true and correct and that Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County, are to be partially vacated and replatted as shown in Instrument Number \_\_\_\_\_ of the Plat Records of Hays County.

**EXECUTED THIS,** the \_\_\_\_ day of \_\_\_\_\_.

**CITY OF DRIPPING SPRINGS:**

**CHAIR OR VICE CHAIR OF THE PLANNING AND ZONING COMMISSION**  
 City of Dripping Springs, Texas

THE STATE OF TEXAS           §  
   §  
 COUNTY OF HAYS             §

**BEFORE ME**, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument as Mayor of the City of Dripping Springs, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
 Andrea Cunningham, Notary Public  
 State of Texas

**HM Parten Ranch Development, Inc.**

Jay Hanna  
 \_\_\_\_\_  
 THE STATE OF TEXAS

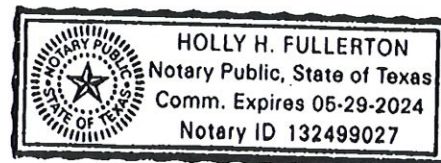
§  
§  
§

COUNTY OF HAYS

**BEFORE ME**, the undersigned authority, on this day personally appeared Jay Hanna, known to me to be the person whose name is subscribed to the foregoing instrument as President and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the 29<sup>th</sup> day of September 2020.

Holly H. Fullerton  
 \_\_\_\_\_  
 Notary Public/Signature



**Highland Homes**

  
 THE STATE OF TEXAS

§

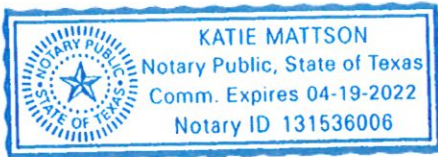
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COUNTY OF HAYS

§

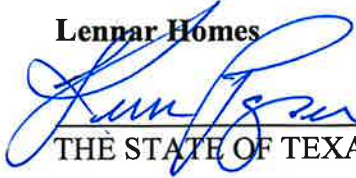
**BEFORE ME**, the undersigned authority, on this day personally appeared JEFF STINSON, known to me to be the person whose name is subscribed to the foregoing instrument as VICE PRESIDENT and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the 6<sup>TH</sup> day of OCTOBER 2020.



Katie Mattson  
Notary Public Signature

Lennar Homes



THE STATE OF TEXAS

§

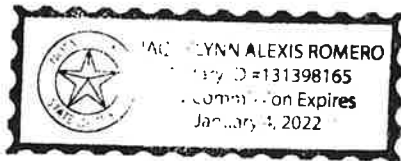
§

COUNTY OF WILLIAMSON

§

**BEFORE ME**, the undersigned authority, on this day personally appeared Kevin Pape, known to me to be the person whose name is subscribed to the foregoing instrument as Authorized Agent and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the 11 day of November 2020.



  
Notary Public Signature

Taylor Morrison Homes

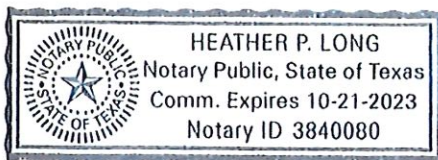
*R. Mattox*

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §  
HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared *Ryan Mattox*  
*Vice President*, known to me to be the person whose name is subscribed to the  
 foregoing instrument as *Vice President* and they acknowledged to me that they  
 executed the same for the purposes and consideration therein expressed, in the capacity therein  
 stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the *8<sup>th</sup>* day of *October* 2020.



*Heather P. Long*  
 Notary Public Signature



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620  
512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Item 6.

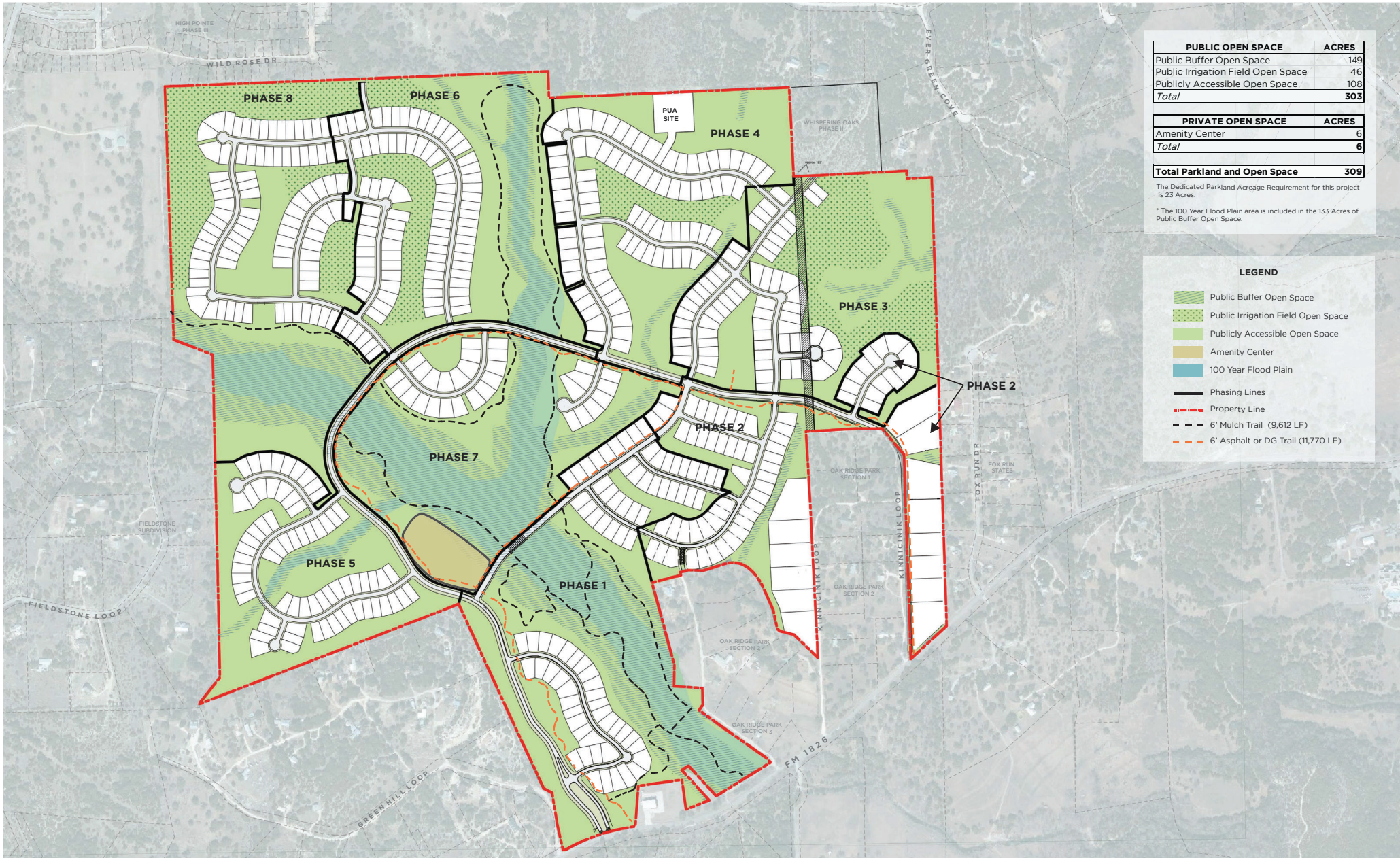
November 11, 2020

Daniel Ryan  
LJA Engineering  
7500 Rialto Blvd., Building II, Suite 100  
Austin, Texas 78735  
[dryan@lja.com](mailto:dryan@lja.com)

RE: City Council Approval Issues November 10, 2020  
Application for Parkland Dedication  
Location: Parten Ranch Development

The City of Dripping Springs City Council met on November 10<sup>th</sup> and approved your proposed Parkland Dedication Amendment for the Parten Ranch Subdivisions Master Open Space and Parks Plan. This vote passed 4-0 in November 10<sup>th</sup> on the consent agenda.

Best Regards,  
Amanda Padilla, City of Dripping Springs Senior Planner



**PARTEN RANCH**  
**EXHIBIT 1 - OPEN SPACE AND MASTER PARK PLAN**  
 OCTOBER 26, 2020



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735  
t 512.439.4700 LJA.com TBPE F-1386

October 27, 2020

Amanda Padilla  
Senior Planner  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, Texas 78620

RE: SUB2020-0021  
Parten Ranch Phase 2 RP PV  
Parten Ranch Parkland Plan  
A311-404-311

Dear Ms. Padilla:

This letter is submitted along with the updated Parkland plan for the Parten Ranch Development. The original parkland plan was approved along with the subdivision concept plan, and has been updated to reflect the current development plan along with some minor changes to layout of the streets and lots.

No change in overall impervious cover, lot sizes, or development character has occurred. We have changed the amenity center site (there is an approved site plan and plat) and have reconfigured some open space lots. Additionally, the phasing of the project has been adjusted and Phase 5 is currently under construction, with Phase 3 scheduled to begin first quarter of 2021.

Overall, open space has increased from approximately 305 to 309 acres. We feel the proposed changes are minor but would appreciate consideration and approval of the updated plan by the Parks Commission.

If you have any questions, please do not hesitate to contact me at 512-439-4700.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel'.

Daniel Ryan, P.E.



# Planning and Zoning Commission Planning Department Staff Report

Item 7.

**Planning and Zoning Commission Meeting:** November 18, 2020  
**Project No:** CUP2020-0009  
**Project Planner:** Amanda Padilla, Senior Planner

## Item Details

**Project Name:** 101 Woods Loop Accessory Dwelling Unit  
**Property Location:** 101 Woods Loop, Driftwood, Texas 78619  
**Legal Description:** THE WOODS LOT 23 3.08 AC GEO#90406493  
**Applicant:** Jon Thompson, J Thompson Professional Consulting  
**Property Owner:** Whitenight, Evan K & Sarah  
**Request:** Conditional use permit for an accessory dwelling structure

## Staff Recommendation

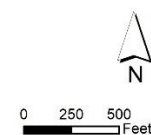
**Staff recommends approval of the requested CUP with the conditions outlined in the staff report.**



## Location Map

*CUP2020-0009  
101 Woods Loop  
Accessory Dwelling Unit*

Parcels  
City Limits Full Purpose  
Dripping Springs ETJ



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

## Overview

The applicant is requesting a Conditional Use Permit (CUP) to allow a 1,749 square foot accessory dwelling to be located at 101 Woods Loop, Driftwood, TX 78619. The Property is located within the Single-Family Residential District- Low Density (SF-1) zoning district. Accessory dwellings are permitted in SF-1 zoning districts with an approved Conditional Use Permit. A conditional use is a land use that is compatible with the permitted land uses in a given zoning district only under certain conditions. Such conditions include a determination that the external effects of the conditional use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of additional standards and conditions

Accessory Dwelling is defined as a secondary living space that is on-site with a primary living space and that may be contained within the space structure as the primary or may be contained in a separate structure. Occupants of secondary living spaces typically include a caretaker, servant, or farm worker employed by the owner/occupant, or a guest or family member of the owner/occupant

Single- Family Residential– Low Density (SF-1) zoning district is intended to provide for development of low density, detached, single- family residences on lots of at least one (1) acres in size. This accessory dwelling unit would be placed in The Woods Subdivision where the smallest lot is just over one (1) acre. The Woods subdivision was established in the 1980s. The subdivision is the southernmost subdivision in the City Limits and is adjacent to the City’s Park, Charro Ranch Park.

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

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

The accessory dwelling will be located at the southwest corner of the lot, adjacent to Farm to Market 150 [See Exhibit 2]. It is currently not visible from FM 150 but abuts right-of-way. The accessory dwelling is a three (3) bedroom ranch house with two (2) bathrooms, and one (1) car garage. 1,292 square feet of the structure is habitable space. The accessory dwelling will need to comply with the setbacks required in SF-1 zoning district, see below table 1.

	Code requirement	Code Met?
Front	Twenty-five feet (25')	Yes
Rear	Twenty-five feet (25')	Yes, setback 155 feet
Side	Total of forty (40) feet combining both side yards with a minimum of fifteen feet (15') on either side.	Yes, setback 50 feet
Setback for Garage	Side-Entry Garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.	Yes
Height	Accessory Building(s): Maximum	Yes, the ADU will be 19 feet at

	twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.	the max ridge height.
Impervious Cover	Thirty Percent (30%)	Yes, 7.39%

**Table 1 Code requirements**

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

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

The Accessory Dwelling Unit will have separate utilities from the Main Residential Building. Utilities are below:

Water: Dripping Springs Water Supply Corporation (DSWSC). DSWSC has already tapped the 6" main and installed a new meter for service and placed the meter in the same easement for ease of service and reporting.

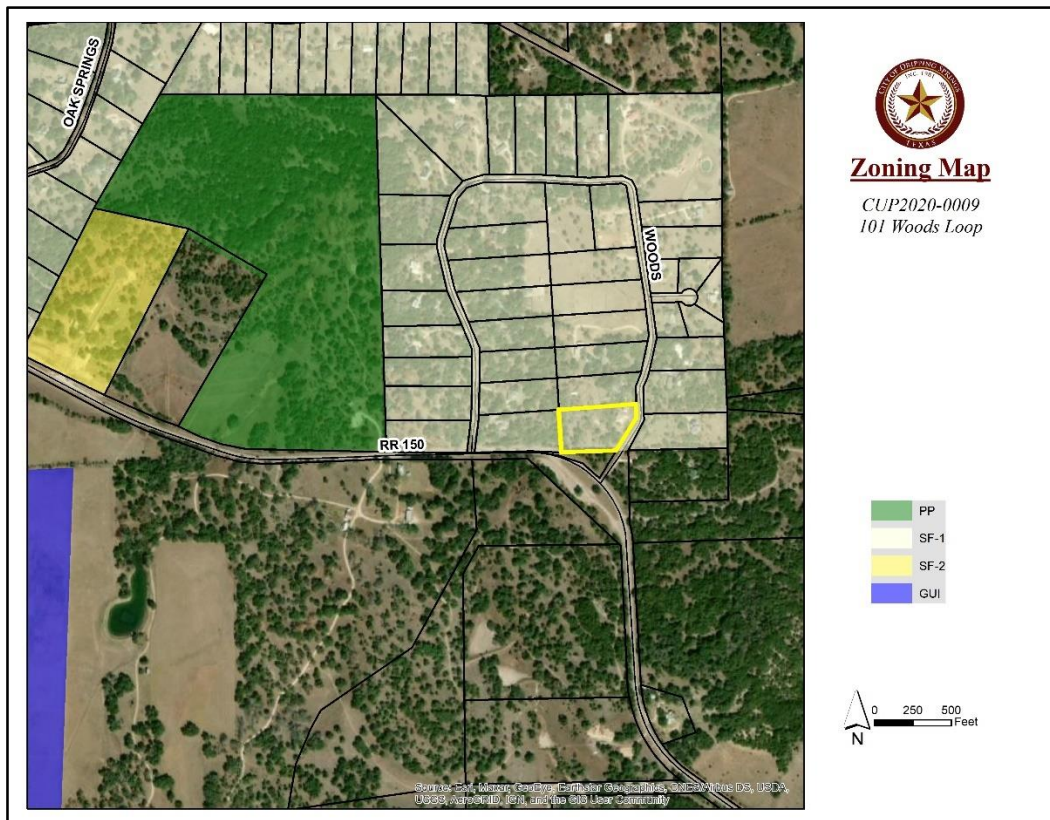
Wastewater: OSSF. The applicant has contracted and done a septic engineering study. The proposed placement of the new wastewater septic is also noted on the attached survey. A permit from the City will be required.

Electricity: PEC has already set a new pole and transformer and run power to a power pole and meter in the easement.

The applicant stated that the utilities are separately connected due to cost, environmental concerns, and to keep them all in an existing easement.

It is important to note that the applicant had already begun construction of the accessory dwelling unit and a code enforcement notice of violation has been issued due to the lack of a CUP. If the requested CUP is not granted the ADU must be removed.

## Surrounding Properties



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Single- Family Residential – Low Density (SF-1) /ETJ	Single family residential	Not Applicable, Outside of Comprehensive Plan
East	Single- Family Residential – Low Density (SF-1) /ETJ	Single family residential/ Undeveloped	
South	ETJ	Single Family Residential / Undeveloped	
West	Single- Family Residential – Low Density (SF-1) /Public Park or Preserve (PP)	Single Family Residential / Charro Ranch Park (City Park)	

In 2017 the City received two conditional use permits for properties located in the Woods subdivision for accessory dwelling units. There is a total of 40 lots in the Woods Subdivision. Majority of the Lots within the Subdivision have accessory structures and including some which are accessory dwelling units. The feel of the subdivision is a low-density rural neighborhood with gravel driveways and open yards.

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

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	The Comprehensive Plan addresses accessory dwelling units in the Comprehensive Plan Goal 3.1. ADUs are an option for supporting housing options in Dripping Springs.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	The subject property is zoned Single-family Residential District – Low Density (SF-1). Accessory dwelling units are a listed conditional use in this zoning district.
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	Based on the concept plan the proposed use meets all the development standards established in the section 5. The structure will be reevaluated at the building permit stage.
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:	
a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;	The applicant will be utilizing an existing gravel driveway and replacing it with a concrete driveway.
b. Off-street parking areas, loading areas, and pavement type;	The accessory dwelling unit will have adequate parking. One space in the garage and the other in the driveway.
c. Refuse and service areas;	The City's solid waste service will be alerted, and an additional trash can will be delivered upon completion of the ADU and will be picked up with the existing trash and recycle can from the main dwelling
d. Utilities with reference to location, availability, and compatibility;	See staff report
e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;	The ADU is set 50' off the south build line and 155' off of the west build line. No trees have been removed from the property at all to maintain adequate cover and buffer from the main dwelling structure and any neighboring properties or easements
f. Control of signs, if any;	N/A
g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;	The applicant plans to have three exterior lights, two in the front and one on the back patio. The back patio will be recessed in the ceiling of the patio and will be facing down. The ones in the front will be "hat" style to match the existing dwelling which comply with the dark sky requirements based on the lighting compliance application.
h. Required yards and open space;	The ADU will have access to the open space and yard of the main dwelling per the attached survey
i. Height and bulk of structures;	See attached ADU plan document, the height of the structure is noted on the plans and is 17' top of ridge height per build plan and with the foundation will be 19' total in building height which is under the restrictions of 25' for an ADU on SF- 1. The size of the structure in terms of sq ft and dimensions is also called out in

	this attachment.
j. Hours of operation;	N/A
k. Exterior construction material, building design, and building facade treatment;	See the ADU plan attachment, the architectural renderings have been provided. The exterior will be hardy siding board and batten to match the main dwelling exactly along with exact matching colors and will also feature the same stone accent work on the front of the ADU as the main dwelling has.
l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	N/A
m. Provision for pedestrian access/amenities/areas;	N/A
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	The proposed use is not materially detrimental to the public safety, convenience and welfare, or results in material damage or prejudice to other properties in the vicinity.
6. Noise;	N/A
7. Odors; and	N/A
8. Dust.	N/A

## Summary

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

- 1. No more than two driveways permitted on the lot.**
- 2. The ADU shall be connected to an approved on-site septic system prior to occupancy.**

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

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

- (a) P&Z Recommendation: Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the City Council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.

## Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

## Meetings Schedule

November 18, 2020 – Planning and Zoning Commission

December 8, 2020 - City Council Meeting

## Attachments

Exhibit 1: Conditional Use Permit Application

## Planning Department Staff Report

Item 7.

Exhibit 2: Concept Plan, Elevations, Plans  
Exhibit 3: Project Summary (Submitted by Applicant)  
Exhibit 4: The Woods Subdivision  
Exhibit 5: Letter of Support from neighbors  
Exhibit 6: Deed  
Exhibit 7: Impervious cover sheet  
Exhibit 8: Notice of Violation  
Exhibit 9: Draft Conditional Use Permit Ordinance

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



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Item 7.

### CONDITIONAL USE PERMIT APPLICATION

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

☒ NEW APPLICATION ☐ EXTENSION OF A PREVIOUSLY APPROVED CUP

#### CONTACT INFORMATION

PROPERTY OWNER NAME Evan and Sarah Whitenight

STREET ADDRESS 101 Woods Loop

CITY Driftwood STATE TX ZIP CODE 78619

PHONE 512-971-4991 EMAIL evan.whitenight@yahoo.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Evan and Sarah Whitenight
PROPERTY ADDRESS	101 Woods Loop, Driftwood TX 78619
CURRENT LEGAL DESCRIPTION	THE WOODS LOT 23 3.08 AC GEO#90406493
TAX ID#	R53175
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-1
PROPOSED USE	Accessory Dwelling Unit
REASON FOR REQUEST (Attach extra sheet if necessary)	Accessory structure to be used as a home office, guest space and storage space Proposed future use for lodging and family care of an elderly family member

### COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? \*

(See attached agreement).

☒ YES (REQUIRED)\* ☐ YES (VOLUNTARY)\* ☐ NO\*

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

Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab* on the *CODS* webpage and online *Lighting Ordinance* under *Code of Ordinances* tab for more information).

**APPLICANT'S SIGNATURE**

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

(As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.) **Instrument # 2001384**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

STATE OF TEXAS           §

§

COUNTY OF HAYS       §

§

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,

201\_\_\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

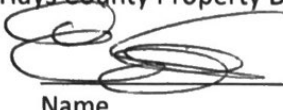
Jon Thompson

\_\_\_\_\_  
Name of Applicant

## APPLICANT'S SIGNATURE

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

(As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.)

 Sarah Whitnight  
Name

Evan Whitnight & Sarah Whitnight  
Title

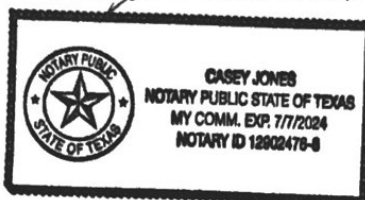
STATE OF TEXAS

§

§

COUNTY OF HAYS

§



This instrument was acknowledged before me on the 30 day of Sept

2020 by 

  
Notary Public, State of Texas

My Commission Expires: 7/7/2024

Evan Whitnight & Sarah Whitnight  
Name of Applicant

**CONDITIONAL USE PERMIT SUBMITTAL**

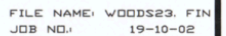
All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above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

Jon Thompson  
Applicant Signature

October 4, 2020  
Date

**CHECKLIST**

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted Documents <b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings ( <i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans Floor plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevation ( <i>if applicable</i> ) w/ floor plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

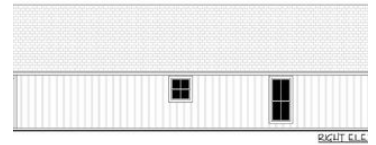
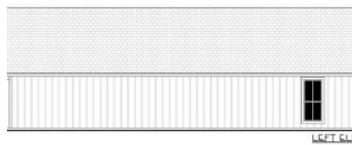




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selling quality house plans for over 40 years.

**Plan 518** Item 7.

## 3-Bed Ranch House Plan with Vaulted Ceiling



View this and more for this plan by visiting  
**[www.architecturaldesigns.com/51815HZ](https://www.architecturaldesigns.com/51815HZ)**

Need Help?  
**800-854-7852**

Plan  
**518** 190

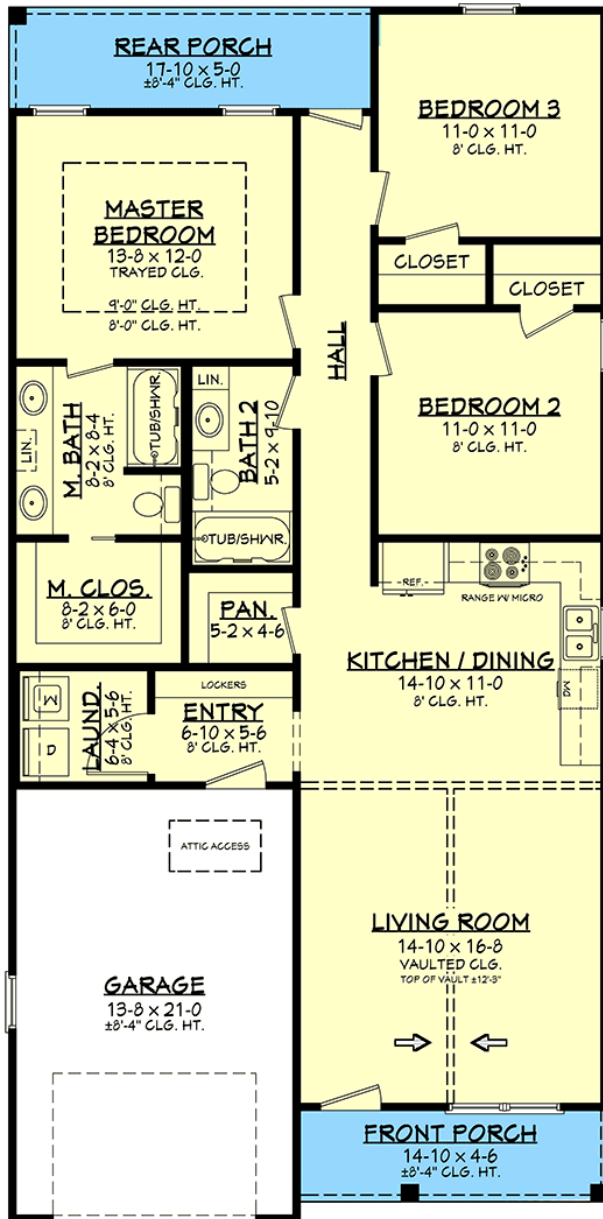


# Architectural Designs

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## Plan 51815HZ

Item 7.



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[www.architecturaldesigns.com/51815HZ](http://www.architecturaldesigns.com/51815HZ)

Need Help?  
**800-854-7852**

Plan  
**51815HZ**

191

## Plan Details

### Square Footage Breakdown

Total Heated Area:	1st Floor:	Porch, Rear:	Porch, Front:
<b>1,292 sq. ft.</b>	<b>1,292 sq. ft.</b>	<b>89 sq. ft.</b>	<b>68 sq. ft.</b>

### Beds/Baths

Bedrooms:	Full bathrooms:
<b>3</b>	<b>2</b>

### Foundation Type

Standard	Optional
Foundations:	Foundations:
<b>Crawl, Slab</b>	<b>Basement, Walkout</b>

### Exterior Walls

Standard Type(s):
<b>2x4</b>

Optional Type(s):
<b>2x6</b>



## Dimensions

Width:

**29' 6"**

Depth:

**59' 10"**

Max ridge height:

**17' 0"**

## Garage

Type:

**Attached**

Area:

**300 sq. ft.**

Count:

**1 Cars**

Entry Location:

**Front**

## Ceiling Heights

Floor / Height:

**First Floor / 8' 0"**

## Roof

Framing Type:

**Stick**

View this and more for this plan by visiting

**[www.architecturaldesigns.com/51815HZ](https://www.architecturaldesigns.com/51815HZ)**

Need Help?

**800-854-7852**

Plan

**518**

193

**From:** [Jon Thompson](#)  
**To:** [Amanda Padilla](#)  
**Cc:** [Evan Whitenight](#)  
**Subject:** Response to questions for the CUP at 101 Woods Loop  
**Date:** Thursday, October 22, 2020 8:55:29 PM  
**Attachments:** [Impervious Cover Worksheet for 101 Woods Loop.xlsx](#)  
[101 Woods Loop Accessory Structure Elevation and Plans.pdf](#)  
[New Survey.pdf](#)

---

Amanda,

Please find the responses to the questions you asked below in regard to the CUP

First list of questions:

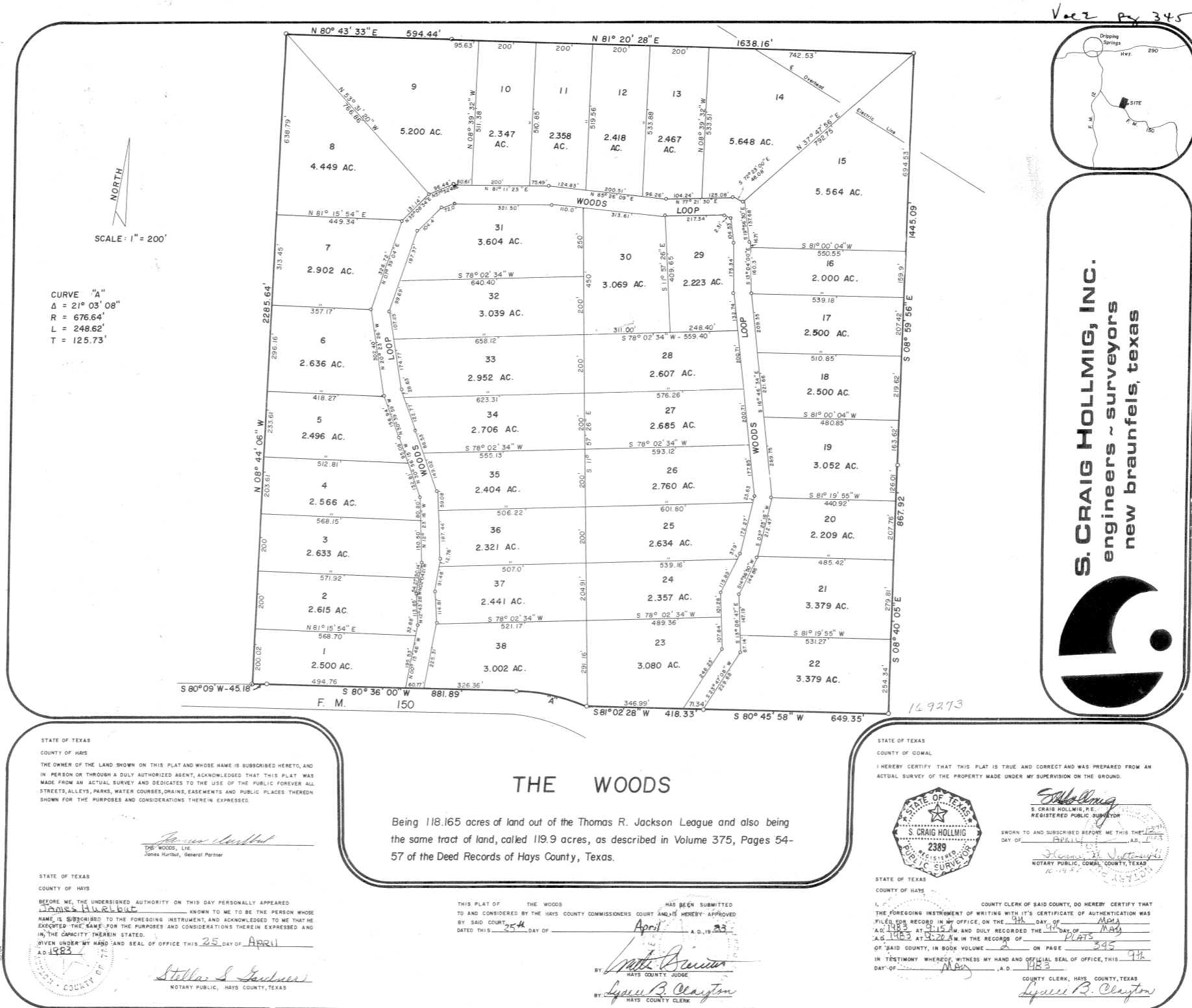
1. Utilities - power and water are already in place and have been set in the easement noted on the attached survey on the southeast corner of the property. PEC has already set a new pole and transformer and run power to a power pole and meter in the easement. Dripping Springs Water Company has already tapped the 6" main and installed a new meter for service and placed the meter in the same easement for ease of service and reporting. We have also contracted and done a septic engineering study and the proposed placement of the new wastewater septic is also noted on the attached survey.
2. Attached is the impervious cover worksheet we have done which includes the existing cover as well as the new cover. Based on our calculations and the lot size of 3.08ac our projected impervious cover is 7.39%
3. The driveway to the new structure is not existing and is in the plan for the impervious cover restrictions as it will be stained concrete to match the existing main dwelling.

Second list:

1. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
  - On the attached survey there is an existing driveway that will be purposed for the ingress and egress of the proposed ADU which will provide the same accessibility as the main dwelling and accessibility that already exists on Woods Loop from before we acquired the property.
2. Off-street parking areas, loading areas, and pavement type;
  - On the attached survey there is the new driveway that is called out that will accommodate off street parking on the site as well as an attached 13'8" x 21' single car garage included in the structure
3. Refuse and service areas;
  - The City's solid waste franchisee will be alerted and an additional trash can will be delivered upon completion of the ADU and will be picked up with the existing trash and recycle can from the main dwelling
4. Utilities with reference to location, availability, and compatibility;
  - See number 1 above
5. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
  - The ADU is set 50' off of the south build line and 155' off of the west build line. No trees have been removed from the property at all to maintain adequate

- cover and buffer from the main dwelling structure and any neighboring properties or easements
6. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
    - We plan on only having three exterior lights, two in the front and one on the back patio. The back patio will be recessed in the ceiling of the patio and will be facing down. The ones in the front will be “hat” style to match the existing dwelling which comply with the dark sky requirements based on the lighting compliance application we have signed along with our CUP.
  7. Required yards and open space;
    - The ADU will have access to the open space and yard of the main dwelling per the attached survey
  8. Height and bulk of structures;
    - See attached ADU plan document, the height of the structure is noted on page 4 and is 17’ top of ridge height per build plan and with the foundation will be 19’ total in building height which is under the restrictions of 25’ for an ADU on SF-1. The size of the structure in terms of sq ft and dimensions is also called out in this attachment.
  9. Exterior construction material, building design, and building facade treatment;
    - See the ADU plan attachment, on page 1 is the architectural rendering of the front elevation. The exterior will be Hardy siding board and batten to match the main dwelling exactly along with exact matching colors and will also feature the same stone accent work on the front of the ADU as the main dwelling has.
  10. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and
    - No existing roadway adjustments are needed as prior to purchase of the property a gate and a driveway existed on the property as noted on the survey from the previous owners and the city. We will be utilizing this as the means of ingress and egress per number 1 above.

Jon Thompson  
 J Thompson Professional Consulting  
 PO Box 172  
 Dripping Springs, Texas 78620  
 (512) 568-2184  
[jthompsonconsultingds@gmail.com](mailto:jthompsonconsultingds@gmail.com)



Dear Woods Loop Neighbor,

The Whitenights, at 101 Woods Loop, are in the process of applying for a Conditional Use Permit for our property for the right to build a guest house for remote working and guest use for family only. We would like to share our plans with you so that you may see and have an understanding of what we are constructing on our property.

Please see the attached plans and if you could please sign below in support of our application with the Dripping Springs Building and Zoning Department as well as the Dripping Springs City Council. By signing below you are relaying your support of our project and intended use of our property.

Sincerely,  
The Whitenights

Woods Loop Neighbor Support

Name LORETTA R SCHENK

Signature Loretta R. Schenk

Address 900 Woods Loop

Address line 2 \_\_\_\_\_

Dear Woods Loop Neighbor,

The Whitenights, at 101 Woods Loop, are in the process of applying for a Conditional Use Permit for our property for the right to build a guest house for remote working and guest use for family only. We would like to share our plans with you so that you may see and have an understanding of what we are constructing on our property.

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Sincerely,  
The Whitenights

Woods Loop Neighbor Support

Name

Jay & Michelle Williams

Signature

Address

1900 Woods Loop

Address line 2

Dr. St. Wood TX 78619

Dear Woods Loop Neighbor,



The Whitenights, at 101 Woods Loop, are in the process of applying for a Conditional Use Permit for our property for the right to build a guest house for remote working and guest use for family only. We would like to share our plans with you so that you may see and have an understanding of what we are constructing on our property.

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Sincerely,  
The Whitenights

Woods Loop Neighbor Support

Name Chuck & Melanie Miller

Signature  

Address 300 Woods Loop

Address line 2 Dripping Springs, TX 78619

Dear Woods Loop Neighbor,

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Sincerely,  
The Whitenights

Woods Loop Neighbor Support

Name Mary Green

Signature MBYan

Address 201 Woods Loop Driftwood, Tx 78619

Address line 2 \_\_\_\_\_

15/ITC/ 1945648 -DRP/MFB

## GENERAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: April 6, 2020

GRANTOR: Ron McGuire Construction, LLC

GRANTOR'S MAILING ADDRESS: 5007 LONE, DEER RUN  
ALSTON, TX 78737

GRANTEE: Evan K. Whitenight and Sarah Whitenight, husband and wife

GRANTEE'S MAILING ADDRESS: 101 WOODS LANE  
DR. F. WOOD, TX 78645

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$510,400.00, and is executed by Grantee, payable to the order of Capstar Lending, LLC. The note is secured by a vendor's lien retained in favor of Capstar Lending, LLC in this deed and by a deed of trust of even date from Grantee to Ruth W Garner, Trustee.

PROPERTY (including any improvements):

Lot 23, THE WOODS, according to the map or plat thereof, recorded in Volume 2, Page 345, Plat Records, Hays County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2020 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Capstar Lending, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Capstar Lending, LLC and are transferred to that party.

Ron McGuire Construction, LLC

By: 

Name: Ron A. McGuire

Title: MANAGING DIRECTOR

**NOTICE:** This instrument was prepared by Hancock McGill & Bleau, LLP (HMB) at the request of Independence Title Company or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the seller, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.

Acknowledgement

STATE OF TEXAS  
COUNTY OF HAYS

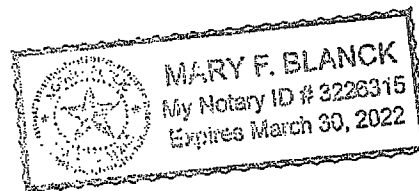
This instrument was acknowledged before me on the 6 day of April, 2020, by Ron A. McGuire, Madalys McMe of Ron McGuire Construction, LLC, a TX corporation, on behalf of said corporation.

  
Notary Public, State of TEXAS

Prepared by:  
Hancock McGill & Bleau, LLP  
Attorneys at Law  
File No. 1945648

After Recording Return To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Da5648-sw

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

20013484 DEED  
04/07/2020 04:43:51 PM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas



## IMPERVIOUS COVER CALCULATION SHEET

Total Lot Size	3.08 ac	134,164.80
----------------	---------	------------

Description	SQ/FT
Main Area Exisiting Home	3220
Covered Porch	342
Covered Porch	74
Detached Garage	1864
Front Driveway	596
Detached Patio	384
ADU Residence Main Area	1292
ADU Residence Front Porch	68
ADU Residence Back Porch	89
Proposed new driveway	1992
<b>Total</b>	<b>9921</b>
<b>Impervious Cover with new structures</b>	<b>7.39%</b>



# Notice of Violation

**DATE ISSUED:** September 29<sup>th</sup>, 2020

**NAME & ADDRESS OF VIOLATOR:** Whitenight, Evan K & Sarah  
101 Woods Loop  
Driftwood, TX 78619

**LOCATION OF SITE:** 101 Woods Loop  
Driftwood, Hays County, Texas  
Property ID: R53175

**NOTICE ISSUED BY:** Sarah Cole  
Building Official  
Phone: 512-858-4725

**CEASE & DESIST:** You are hereby ordered to ***cease and desist*** from the violation cited below, and to ***stop work*** on the above-described property until authorized by the City in writing to recommence and proceed with the work.

**VIOLATIONS:** Development on land, tract, parcel, or lot within the City limits without the proper permit obtained from the City.

**VIOLATION NOTICE:** You are in violation of the City of Dripping Springs Code of Ordinances: Volume II, Chapter 24, Section 24.02.063 Permit Required.

**ACTION REQUIRED:** Please submit a completed building permit application to the City of Dripping Springs. Feel free to contact my office at the City of Dripping Springs for assistance in this matter. By cooperating with the City, you can bring your property in compliance with the law and avoid your case being taken to court.

**FAILURE TO ACT:** Failure to remedy the violations stated in this notice shall result in the filing of criminal charges and/or the filing of a civil lawsuit.

**CITY OF DRIPPING SPRINGS****ORDINANCE No. [REDACTED]****Conditional Use Permit**

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE USE OF ACCESSORY DWELLING WITHIN THE SINGLE-FAMILY RESIDENTIAL - LOW DENSITY (SF-1) ZONING DISTRICT FOR A PROPERTY LOCATED AT 101 WOODS LOOP, DRIFTWOOD, TX 78619 UNDER EXHIBIT A, ZONING ORDINANCE, SECTION 3.17, CONDITIONAL USE PERMIT AS ATTACHED IN EXHIBIT "A"; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; PUBLICATION; EFFECTIVE DATE; PROPER NOTICE & MEETING.

**WHEREAS,** the City Council of the City of Dripping Springs ("City Council") seeks to promote reasonable, sound, and efficient land use and development within the City of Dripping Springs ("City"); and

**WHEREAS,** pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to regulate zoning within the City; and

**WHEREAS,** the City of Dripping Springs desires to approve a conditional use permit because of the unique nature of this property, and the land use is compatible with the permitted land uses in a given zoning district only under current conditions; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

**WHEREAS,** the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

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

**1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

## 2. ENACTMENT

The Conditional Use Permit is approved as presented in Exhibit "A" to this ordinance.

## 3. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

## 4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

## 5. EFFECTIVE DATE

This Ordinance and Conditional Use Permit shall be effective immediately upon passage and publication.

## 6. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED & APPROVED** this, the \_\_\_\_ day of \_\_\_\_\_ 2020, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS:**

by: \_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Andrea Cunningham, City Secretary

*Attachment "A"***City of Dripping Springs | Conditional Use Permit**

Granted to allow the land use of "Accessory Dwelling" on a property that is currently zoned Single-Family Residential - Low Density (SF-1) District located at:

101 Woods Loop, Driftwood, Texas, 78619

Approved by the City of Dripping Springs City Council on \_\_\_\_\_

The use of a Accessory dwelling at the above-mentioned location is allowed pursuant to the following regulations:

1. No more than two driveways permitted on the lot.
2. The ADU shall be connected to an approved on-site septic system prior to occupancy.
3. Conditional Use Permits for new uses/structures shall be deemed to have expired and shall become null and void if construction is not completed and occupation commenced within two years of the date the CUP was approved.
4. City Administrator may revoke the CUP for failure to comply with municipal regulations and the conditions placed on the use (City of Dripping Springs Zoning Ordinance Section 3.17.9).
5. Conditional Use Permit is effective on \_\_\_\_\_.

*Attachment “B”*  
*Concept Plan, Elevations, Plans*



# Planning and Zoning Commission Planning Department Staff Report

Item 8.

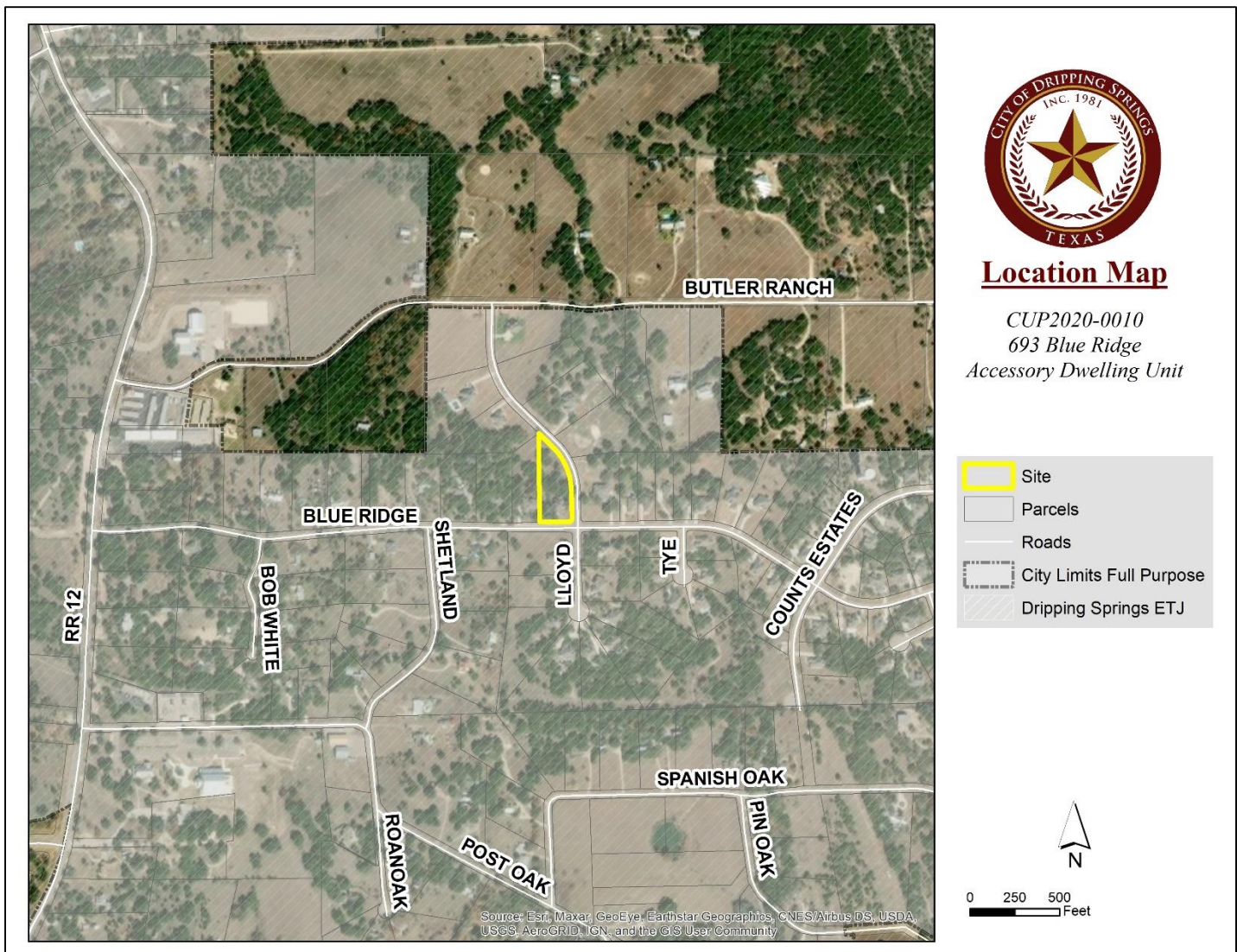
**Planning and Zoning Commission Meeting:** November 18, 2020  
**Project No:** CUP2020-0010  
**Project Planner:** Amanda Padilla, Senior Planner

## Item Details

**Project Name:** 693 Blue Ridge Accessory Dwelling Unit  
**Property Location:** 693 Blue Ridge, Dripping Springs, Texas 78619  
**Legal Description:** COUNTS ESTATES PHASE TWO (AKA BUTLER RANCH ESTATES), BLOCK C, Lot 4, ACRES 1.6452  
**Applicant:** Josh Haro, Haro Homes, LLC  
**Property Owner:** Adrienne Golias and Karleen Watson  
**Request:** Conditional use permit for an accessory dwelling structure

## Staff Recommendation

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



## Overview

The applicant is requesting a Conditional Use Permit (CUP) to allow an 1059 square foot accessory dwelling to be located at 693 Blue Ridge, Dripping Springs, Texas 78620. The Property is located within the Single-Family Residential District-Low Density (SF-1) zoning district. Accessory dwellings are permitted in SF-1 zoning districts with an approved Conditional Use Permit. A conditional use is a land use that is compatible with the permitted land uses in a given zoning district only under certain conditions. Such conditions include a determination that the external effects of the conditional use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of additional standards and conditions

Accessory Dwelling is defined as a secondary living space that is on-site with a primary living space and that may be contained within the space structure as the primary or may be contained in a separate structure. Occupants of secondary living spaces typically include a caretaker, servant, or farm worker employed by the owner/occupant, or a guest or family member of the owner/occupant

Single- Family Residential– Low Density (SF-1) zoning district is intended to provide for development of low density, detached, single- family residences on lots of at least one (1) acres in size. This accessory dwelling unit would be placed in Counts Estates Phase 2 Subdivision where the lots vary in size. Counts Estates Phase 2 subdivision was established in 2014.The subdivision is east of Ranch Road 12 and south of US Highway 290.

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

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

The accessory dwelling will be located north on the lot, adjacent to Lloyd Lane [See Exhibit 2]. The structure would be visible from Lloyd Ln. The accessory dwelling unit is a two (2) bedroom, one (1) bath, and one (1) car garage. The accessory structures habitable area is 863 sf. This is intended to be a mother-in-law suite that has been approved through the community’s homeowner’s association (HOA). The structure will have its own mailing address (Unit B) for 911 purposes, this was a requirement through the HOA. The accessory dwelling will need to comply with the setbacks required in SF-1 zoning district, see below table 1.

	Code requirement	Code Met?
Front	Twenty-five feet (25')	Yes, 209.7 feet
Rear	Twenty-five feet (25')	Yes
Side	Total of forty (40) feet combining both side yards with a minimum of fifteen feet (15') on either side.	Yes, setback 106 feet from side facing Lloyd Ln and 25 feet from other side
Setback for Garage	Side-Entry Garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.	N/A, Garage is not side entry
Height	Accessory Building(s): Maximum	Height is 13 feet 10 inches.

	twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.	
Impervious Cover	Thirty Percent (30%)	Yes, they are under the impervious cover

**Table 1 Code requirements**

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

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

The Accessory Dwelling Unit will connect into utilities from the Main Residential Building. Utilities are below:

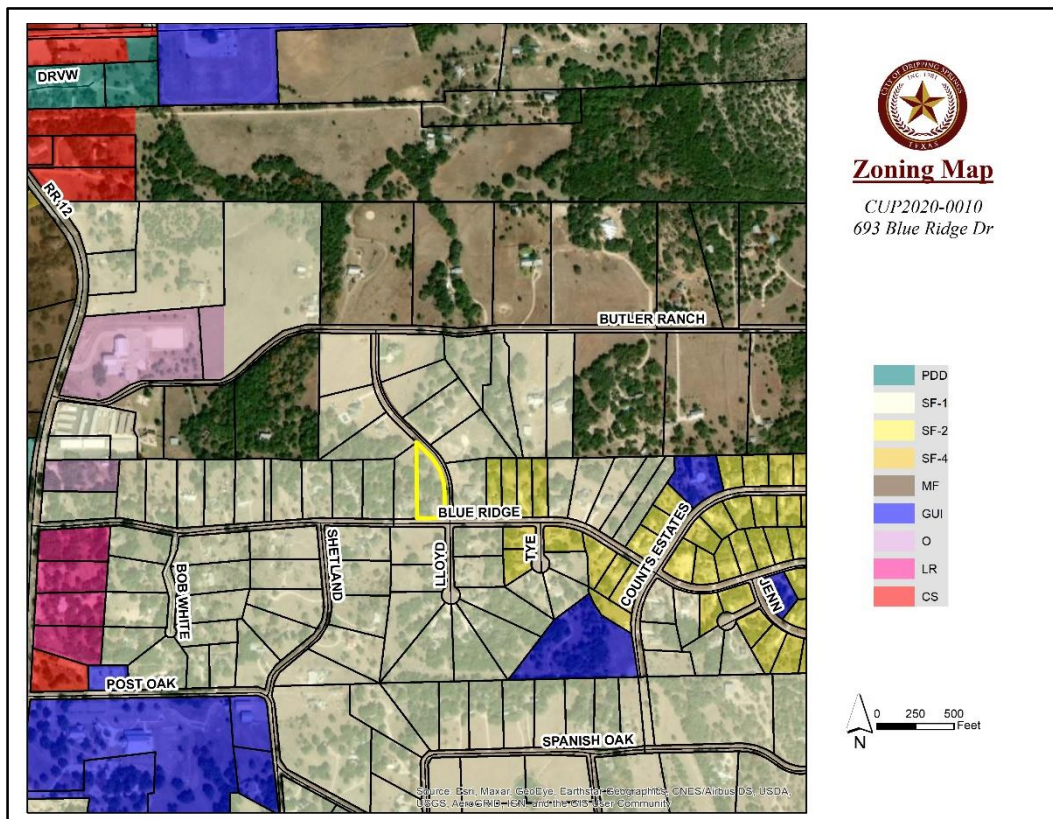
Water: Dripping Springs Water Supply Corporation (DSWSC). The structure will connect into existing 1" Water Line on Main House.

Wastewater: OSSF. Existing house on property has septic system that has been reviewed by Paul Sawyer's Engineer and cleared to tie into existing. No new septic system will be needed.

Electricity: PEC

It is important to note that the applicant had already begun construction of the accessory dwelling unit and a code enforcement notice of violation has been issued due to the lack of a CUP. If the requested CUP is not granted the ADU must be removed.

## Surrounding Properties



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

table below:

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Single- Family Residential – Low Density (SF-1) /ETJ	Single family residential	Not Applicable, Outside of Comprehensive Plan
East	Single- Family Residential – Low Density (SF-1) /Single-Family Residential – Moderate Density (SF-2)	Single family residential	
South	Single- Family Residential – Low Density (SF-1)	Single Family Residential	
West	Single- Family Residential – Low Density (SF-1)	Single Family Residential	

The feel of the subdivision is a low to moderate dense rural neighborhood with open yards. The neighborhood has very little fencing. The applicant does not intend to place a fence.

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

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	The Comprehensive Plan addresses accessory dwelling units in the Comprehensive Plan Goal 3.1. ADUs are an option for supporting housing options in Dripping Springs.
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	The subject property is zoned Single-family Residential District – Low Density (SF-1). Accessory dwelling units are a listed conditional use in this zoning district.
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	Based on the concept plan the proposed use meets all the development standards established in the section 5. The structure will be reevaluated at the building permit stage.
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:	
a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;	The applicant will be utilizing the existing driveway already in place for main structure and extending the driveway with crushed granite.
b. Off-street parking areas, loading areas, and pavement type;	The accessory dwelling unit will have adequate parking. One space in the garage and the other in the driveway.
c. Refuse and service areas;	The City's solid waste service will need to be alerted.
d. Utilities with reference to location, availability, and compatibility;	See staff report
e. Screening and buffering, features to	There will be no new permanent fencing with this

minimize visual impacts, and/or setbacks from adjacent uses;	additional structure and there is no current permanent fencing – it is all open space.
f. Control of signs, if any;	N/A
g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;	Lighting for the new structure will match the current house structure in accordance with city codes.
h. Required yards and open space;	The ADU will have access to the open space and yard of the main dwelling per the attached survey
i. Height and bulk of structures;	
j. Hours of operation;	N/A
k. Exterior construction material, building design, and building facade treatment;	The new structure is required and has already been approved by the HOA to match all existing exterior materials to the main house.
l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	N/A
m. Provision for pedestrian access/amenities/areas;	N/A
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	The use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.
6. Noise;	N/A
7. Odors; and	N/A
8. Dust.	N/A

## Summary

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

- 1. No driveway permitted off Lloyd Drive**
- 2. The ADU shall be connected to a City approved on-site septic system prior to occupancy.**

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

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

- (a) P&Z Recommendation: Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the City Council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.

## Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

### Meetings Schedule

November 18, 2020 – Planning and Zoning Commission

December 8, 2020 - City Council Meeting

### Attachments

Exhibit 1- Conditional Use Permit Application

Exhibit 2- Concept Plan, Elevations, Plans

Exhibit 3- Project Summary (Submitted by Applicant)

Exhibit 4- Notice of Violation

Exhibit 5- Draft Conditional Use Permit Ordinance

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



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

### CONDITIONAL USE PERMIT APPLICATION

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

☒ NEW APPLICATION    ☐ EXTENSION OF A PREVIOUSLY APPROVED CUP

#### CONTACT INFORMATION

PROPERTY OWNER NAME Adrienne Gollas & Karleen Watson  
 STREET ADDRESS 493 Blue Ridge Dr.  
 CITY Dripping Springs STATE TX ZIP CODE 78620  
 PHONE 512-393-5545 EMAIL \_\_\_\_\_

APPLICANT NAME \_\_\_\_\_  
 COMPANY Hard Homes, LLC  
 STREET ADDRESS 22221 Red Yucca  
 CITY Spicewood STATE TX ZIP CODE 78669  
 PHONE 5129003066 EMAIL joshhard79@gmail.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Adrienne Golias & Karleen Watson
PROPERTY ADDRESS	1493 Blue Ridge Dr., Dripping Springs
CURRENT LEGAL DESCRIPTION	Block C, Lot 4, Acres 1.6452 TX
TAX ID#	11-2112-0000-00401-4 78620
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	
PROPOSED USE	Mother In Law House
REASON FOR REQUEST (Attach extra sheet if necessary)	ADU request for mother in law house.

### COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? \*

(See attached agreement).

☒ YES (REQUIRED)\* ☐ YES (VOLUNTARY)\* ☐ NO\*

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

Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab* on the CODS webpage and online *Lighting Ordinance* under *Code of Ordinances tab* for more information).

**APPLICANT'S SIGNATURE**

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

(As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.)

Adrienne Golias & Karleen Watson

Name

Owners

Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 6<sup>th</sup> day of October,

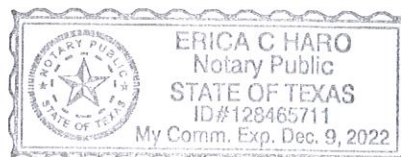
201\_\_ by Adrienne Golias & Karleen Watson

Erica C Haro  
Notary Public, State of Texas

My Commission Expires: 12/9/2022

Adrienne Golias & Karleen Watson

Name of Applicant



## CONDITIONAL USE PERMIT SUBMITTAL

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

Adrian Salas & Karleen Watson  
Applicant Signature

10/6/2020

Date

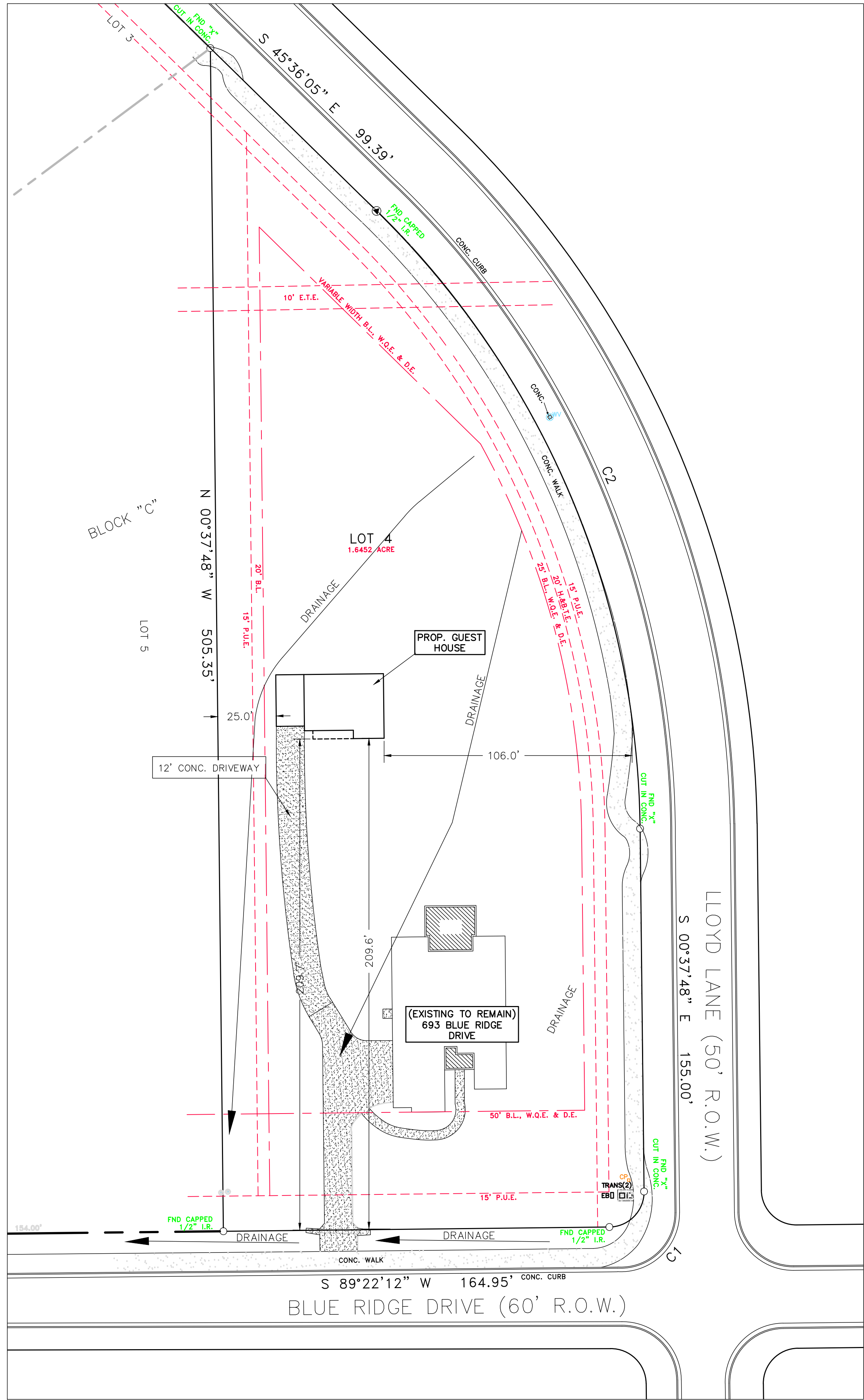
### CHECKLIST

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

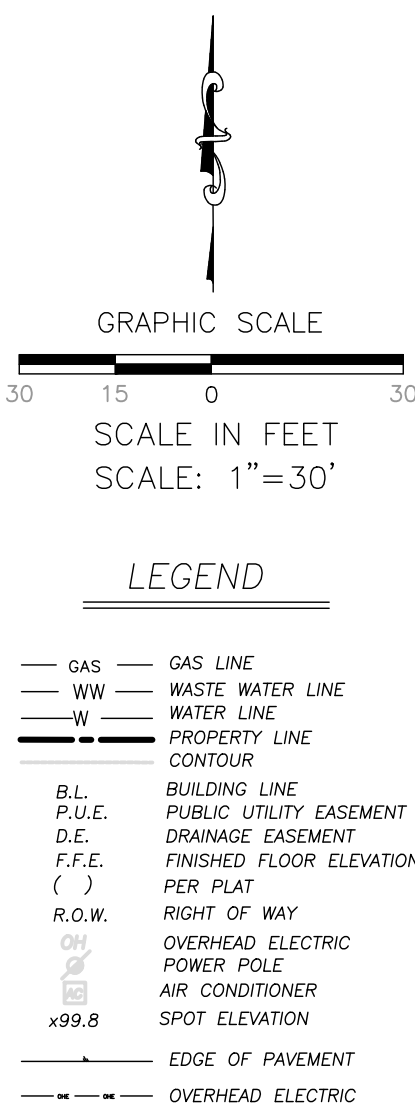
# 693 BLUE RIDGE DRIVE SITE LAYOUT PLAN

693 BLUE RIDGE DR.

DRIPPING SPRINGS, TEXAS 78620

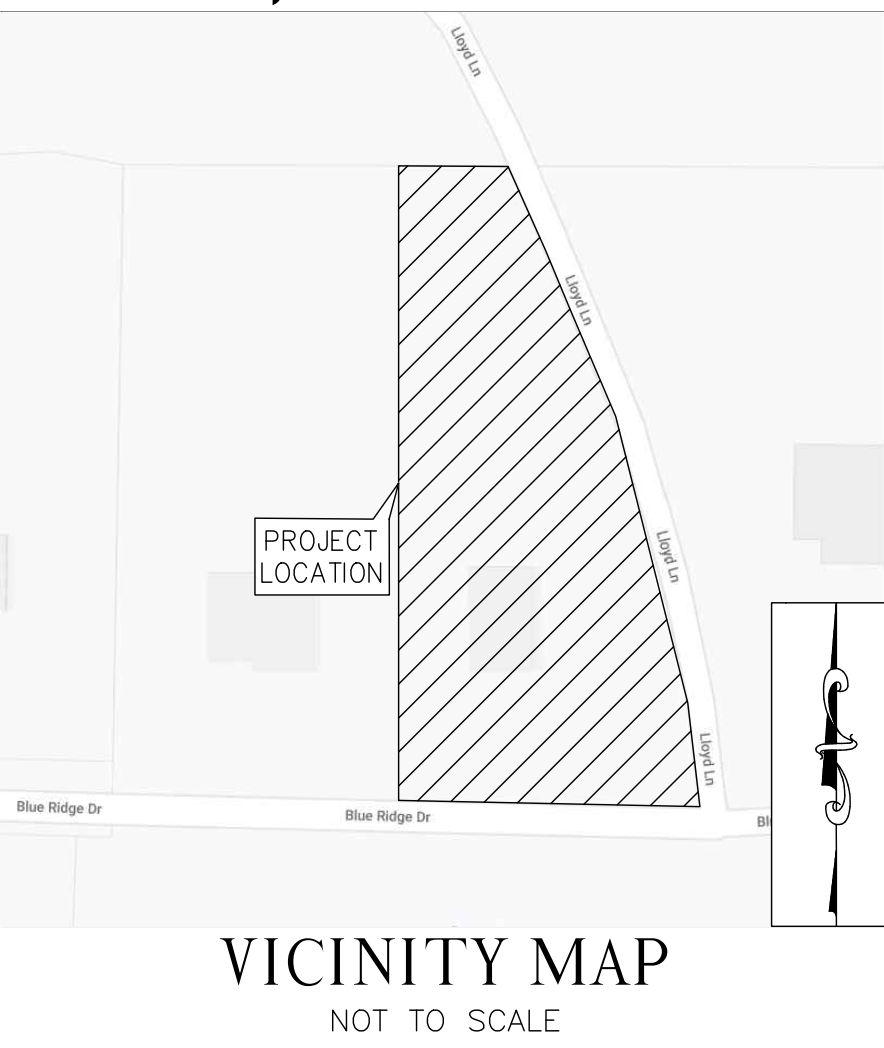


SITE LAYOUT

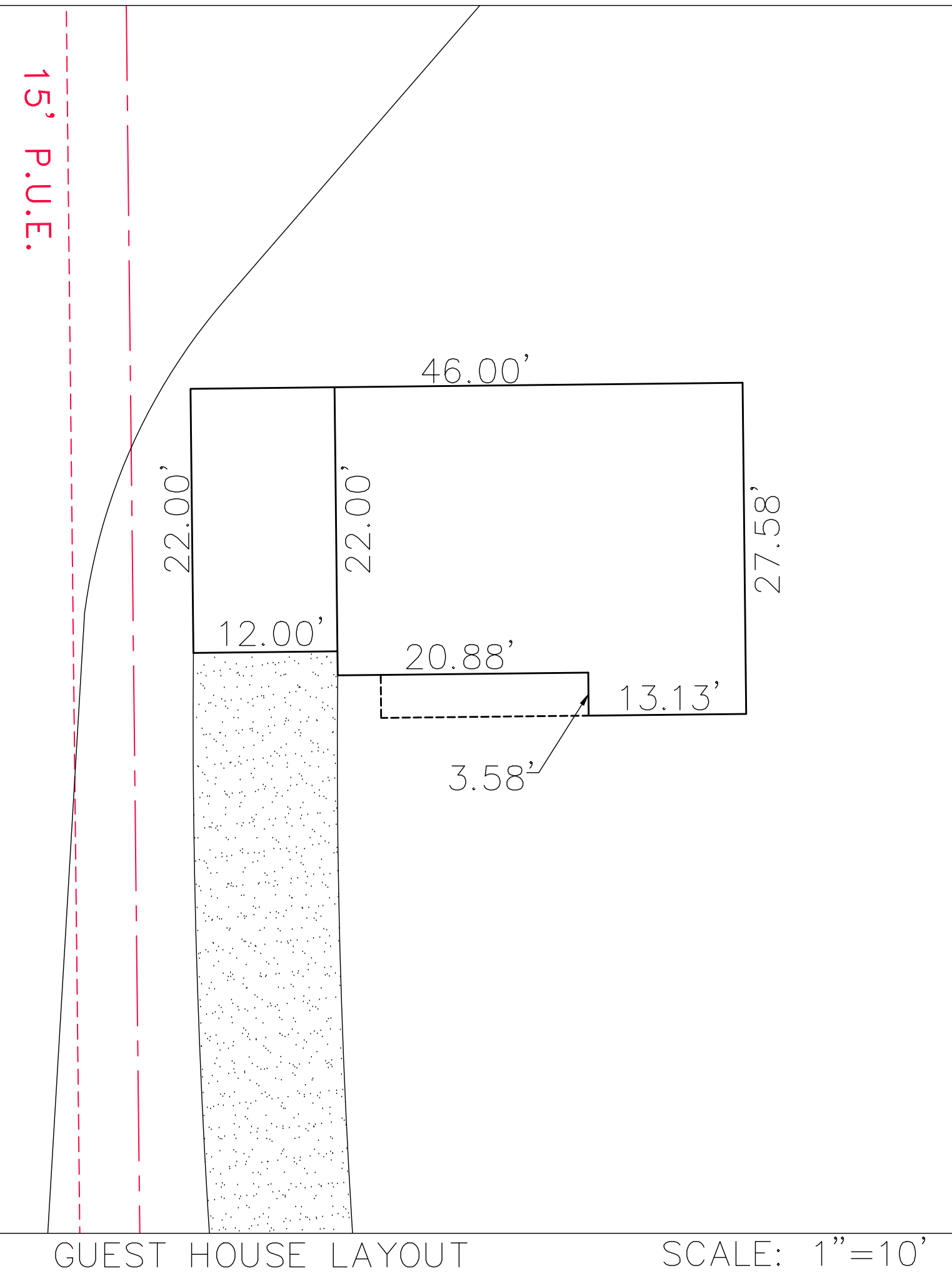


OWNER:  
ADRIANNE & BRANDY GOLIAS  
693 BLUE RIDGE DRIVE  
DRIPPING SPRINGS, TX 78620

**LEGAL DESCRIPTION**  
LOT 4, BLOCK C, COUNTS ESTATES PHASE 2, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 2, PLAT RECORDS, HAYS COUNTY, TEXAS.



NOTE:  
1. OWNER/CONTRACTOR TO OBTAIN PERMIT FROM HOMEOWNERS ASSOCIATION



10-02-19

**SERVANT ENGINEERING & CONSULTING PLLC**  
12000 MANHACA ROAD, SUITE C  
AUSTIN, TEXAS 78748 (512) 368-5251 TEL  
F-16504

SITE LAYOUT PLAN  
693 BLUE RIDGE DRIVE WATER TAP PLAN  
693 BLUE RIDGE DRIVE  
DRIPPING SPRINGS, TEXAS 78620

NO.	REVISION/CORRECTION	BY	DATE
1	ROTATE HOUSE, DELETE APPROACH		














DATE: 10/02/2019  
FILE: 693 BLUE RIDGE  
DRAWN: J.J.F.  
SHEET

**1**  
OF 1

ABBREVIATIONS

ACC.	=	ACCESS
BWL.	=	BRACED WALL LINE
BWP.	=	BRACED WALL PANEL
C.O.	=	CASED OPENING
C.J.	=	CEILING JOIST
CLOS.	=	CLOSET
COL.	=	COLUMN
COMP.	=	COMPOSITION
CONC.	=	CONCRETE
CONT.	=	CONTINUOUS
C.M.A.	=	CARBON MONOXIDE ALARM
C.M.U.	=	CONCRETE MASONRY UNIT
D.H.	=	DOUBLE HUNG
DIA.	=	DIAMETER
D.J.	=	DOUBLE JOIST
DN.	=	DOWN
EXH.	=	EXHAUST
EXT.	=	EXTERIOR
FL. J.	=	FLOOR JOIST
FTG.	=	FOOTING
G.F.I.	=	GROUND FAULT INTERRUPTER
H.B.	=	HOSE BIB
LVL	=	LAMINATED VENEER LUMBER
M.O.	=	MASONRY OPENING
MAS.	=	MASONRY
MAX.	=	MAXIMUM
M.C.	=	MEDICINE CABINET
MTL.	=	METAL
MIN.	=	MINIMUM
O.C.	=	ON CENTER
OSB	=	ORIENTED STRAND BOARD
PERF.	=	PERFORATED
REC.	=	RECESSED
REINF.	=	REINFORCED
SCR.	=	SCREENED
S.D.	=	SMOKE DETECTOR
SEC.	=	SECOND
SHWR.	=	SHOWER
S.Y.P.	=	SOUTHERN YELLOW PINE
S.P.F.	=	SPRUCE/PINE/FIR
SUSP.	=	SUSPENDED
TYP.	=	TYPICAL
U.O.N.	=	UNLESS OTHERWISE NOTED
WASH.	=	WASHER
W.H.	=	WATER HEATER
W.P.	=	WEATHER PROOF
W.W.M.	=	WELDED WIRE MESH
WDW. HT.	=	WINDOW HEIGHT
WD.	=	WOOD

SYMBOLS

	=	HOSE BIB
	=	SWITCH
	=	3-WAY SWITCH
	=	LIGHT FIXTURE
	=	EXHAUST FAN & LIGHT
	=	SMOKE DETECTOR
	=	SHOWER HEAD
	=	TELEPHONE JACK
	=	CONVENIENCE OUTLET
	=	220 VOLT OUTLET
	=	GROUND FAULT INTERRUPTER
	=	CEILING FAN
	=	CARBON MONOXIDE ALARM

GENERAL NOTES AND SPECIFICATIONS

COPYRIGHT

THIS PLAN IS PROTECTED UNDER THE FEDERAL COPYRIGHT ACT. REPRODUCTION IN WHOLE OR IN PART, INCLUDING DIRECT COPYING AND/OR PREPARATION OF DERIVATIVE WORKS, FOR ANY REASON WITHOUT THE PRIOR WRITTEN CONSENT FROM STANDARD HOMES PLAN SERVICE, INC. IS STRICTLY PROHIBITED.

ORIGINAL PURCHASE AGREEMENT

SEE ATTACHED STANDARD HOMES CONSTRUCTION LICENSE FOR FAMILYHOMEPLANS INVOICE #20181115095832 FOR JOSH HARO.

BUILDING CODE INFORMATION

THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION (2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, CURRENT EDITION) WITH AMENDMENTS UNLESS OTHERWISE NOTED. (SEE ATTACHMENTS)

PRIOR TO CONSTRUCTION

THE CONTRACTOR SHALL REVIEW THE PLAN(S) FOR THIS PARTICULAR BUILDING PROJECT TO ENSURE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES, CLIMATIC GEOGRAPHIC DESIGN CRITERIA, AND ANY OTHER PROVISIONS THAT MAY BE REQUIRED BY VA/FHA/RD.

THE CONTRACTOR SHALL VERIFY PLAN DIMENSIONS, STRUCTURAL COMPONENTS, AND GENERAL SPECIFICATIONS CONTAINED IN THIS SET OF PLANS AND REPORT ANY DISCREPANCIES TO STANDARD HOMES PLAN SERVICE, INC. FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH WORK ON HOUSE.

THE CONTRACTOR SHALL DETERMINE ROUGH OPENING SIZES FOR ALL BUILT-IN EQUIPMENT AND/OR FACILITIES AND ADJUST PLAN DIMENSIONS AS REQUIRED.

DO NOT SCALE FROM BLUEPRINTS. REFER TO THE LABELED DIMENSIONS FOR ACTUAL MEASUREMENTS.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO PROVIDE FOR THE SERVICES OF A PROFESSIONAL ENGINEER IF REQUIRED BY THE BUILDING CODE OFFICIAL.

SHIPPING DATE : \_\_\_\_\_

STAMP MUST APPEAR IN RED. PLANS FOR WHICH A BUILDING PERMIT HAS NOT BEEN OBTAINED ONE YEAR FROM THE ABOVE DATE IS SUBJECT TO REVIEW BY STANDARD HOMES PLAN SERVICE, INC. A FEE MAY BE CHARGED FOR THIS SERVICE.

EXCAVATION

EXCAVATE TO UNDISTURBED SOIL. BOTTOM OF FOOTING SHALL EXTEND BELOW LOCAL FROST LINE AND TO A MINIMUM DEPTH OF 12" BELOW ADJACENT GRADE. (PRESUMED 2000 PSF SOIL BEARING CAPACITY).

EXPANSIVE, COMPRESSIVE OR SHIFTING SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSUME A STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE.

FOUNDATION

PROVIDE 1/2" DIA. STEEL ANCHOR BOLTS 6'-0" O.C., 1'-0" MAX. FROM CORNERS AND 1'-0" MAX. FROM ENDS OF EACH PLATE SECTION, WITH 7" MIN. EMBEDMENT.

PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.

SLOPE GRADE AWAY FROM FOUNDATION WALLS 6" MINIMUM WITHIN THE FIRST 10 FEET.

PROVIDE PRESSURE TREATED LUMBER FOR SILLS, PLATES, BANDS AND ANY LUMBER IN CONTACT WITH MASONRY.

PROVIDE APPROVED AND BONDED CHEMICAL SOIL TREATMENT AGAINST FUNGUS, TERMITES AND OTHER HARMFUL INSECTS.

CRAWL SPACE

ALL GIRDER JOINTS AND ENDS OF GIRDERS SHALL REST ON SOLID BEARINGS. FILL CORES OF HOLLOW MASONRY TO FOOTING WITH CONCRETE. FILL TOP COURSE CORES OF EXTERIOR FOUNDATION WALL WITH CONCRETE.

FOOTINGS SHALL EXTEND 6" AND SHALL BE 12" THICK UNDER GIRDER PIERS.

CHIMNEY FOOTING SHALL EXTEND 12" MINIMUM BEYOND EACH SIDE AND SHALL BE AT LEAST 12" THICK.

BASEMENT

ALL GIRDER JOINTS SHALL BREAK ON COLUMN CENTER LINES (STAGGERED) AND ENDS OF GIRDERS SHALL REST ON SOLID MASONRY.

DOUBLE SILL AND USE LEDGER OVER ALL BASEMENT OPENINGS.

ALL BASE. SASH SHALL BE 18/20 2-LT. 3'-3 7/8" X 1'-11 15/16" 3420 HB.

FRAMING

ALL FLOOR JOISTS, CEILING JOISTS, RAFTERS, GIRDERS, HEADERS, SILLS AND BEAMS SHALL BE NO. 2 SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

ALL LOAD BEARING WALLS SHALL BE STUD GRADE SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

DESIGN SPECIFICATIONS FOR LAMINATED VENEER LUMBER (LVL)  
BEAMS AND HEADERS :  
GRADE : 2950Fb-2.0E  
BENDING Fb : 2950  
MOE : 2.0 X 10<sup>6</sup>  
SHEAR Fv : 290

MISCELLANEOUS

LOCATE ALL CONVENIENCE OUTLETS ABOVE KITCHEN BASE CABINETS 42" ABOVE FINISHED FLOOR.

EMERGENCY EGRESS REQUIREMENTS

IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY CONFORMITY WITH EGRESS REQUIREMENTS BASED ON SPECIFICATIONS PROVIDED BY WINDOW MANUFACTURER.

2012 NORTH CAROLINA RESIDENTIAL CODE  
THE REQUIRED EGRESS WINDOW FROM EVERY SLEEPING ROOM SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR. THE NET CLEAR OPENING SHALL NOT BE LESS THAN 4.0 SQUARE FEET WHERE THE NET CLEAR OPENING HEIGHT SHALL BE AT LEAST 22 INCHES AND THE NET CLEAR OPENING WIDTH SHALL BE AT LEAST 20 INCHES. IN ADDITION THE MINIMUM TOTAL GLASS AREA SHALL NOT BE LESS THAN 5.0 SQUARE FEET IN THE CASE OF A GROUND STORY WINDOW AND NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF A SECOND STORY WINDOW.

2009 INTERNATIONAL RESIDENTIAL CODE  
THE REQUIRED EGRESS WINDOW FROM EVERY SLEEPING ROOM SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

ROOF LIVE LOAD (POUNDS PER SQUARE FOOT) : 20 PSF  
BASIC WIND SPEED (MILES PER HOUR) : 100 MPH (3-SECOND GUST), EQUIVALENT TO 80 MPH (FASTEST MILE)

EXPOSURE CATEGORY "B" UNLESS OTHERWISE NOTED  
WINDOW DESIGN PRESSURE RATING : DP 25

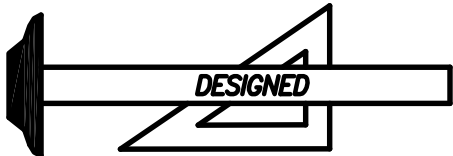
COMPONENT AND CLADDING LOADS FOR THE FOLLOWING MEAN ROOF HEIGHTS:

PRESSURE ZONE	0'-0" TO 30'-0"	30'-1" TO 35'-0"	35'-1" TO 40'-0"	40'-1" TO 45'-0"
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0

ASSUMED MEAN ROOF HEIGHT: 12'-0"

SEISMIC CONDITION BY ZONE : ZONES A, B, AND C  
SUBJECT TO DAMAGE FROM WEATHERING : MODERATE

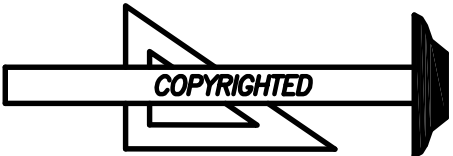
CLIMATE ZONES (UNLESS OTHERWISE NOTED): ZONE 4  
MINIMUM VALUES FOR ENERGY COMPLIANCE:  
CEILING R-38; EXTERIOR WALLS R-15; SLAB R-10  
WINDOW U-FACTOR ≤ 0.35; RECOMMENDED SHGC ≤ 0.30



Standard Homes Plan Service, Inc.

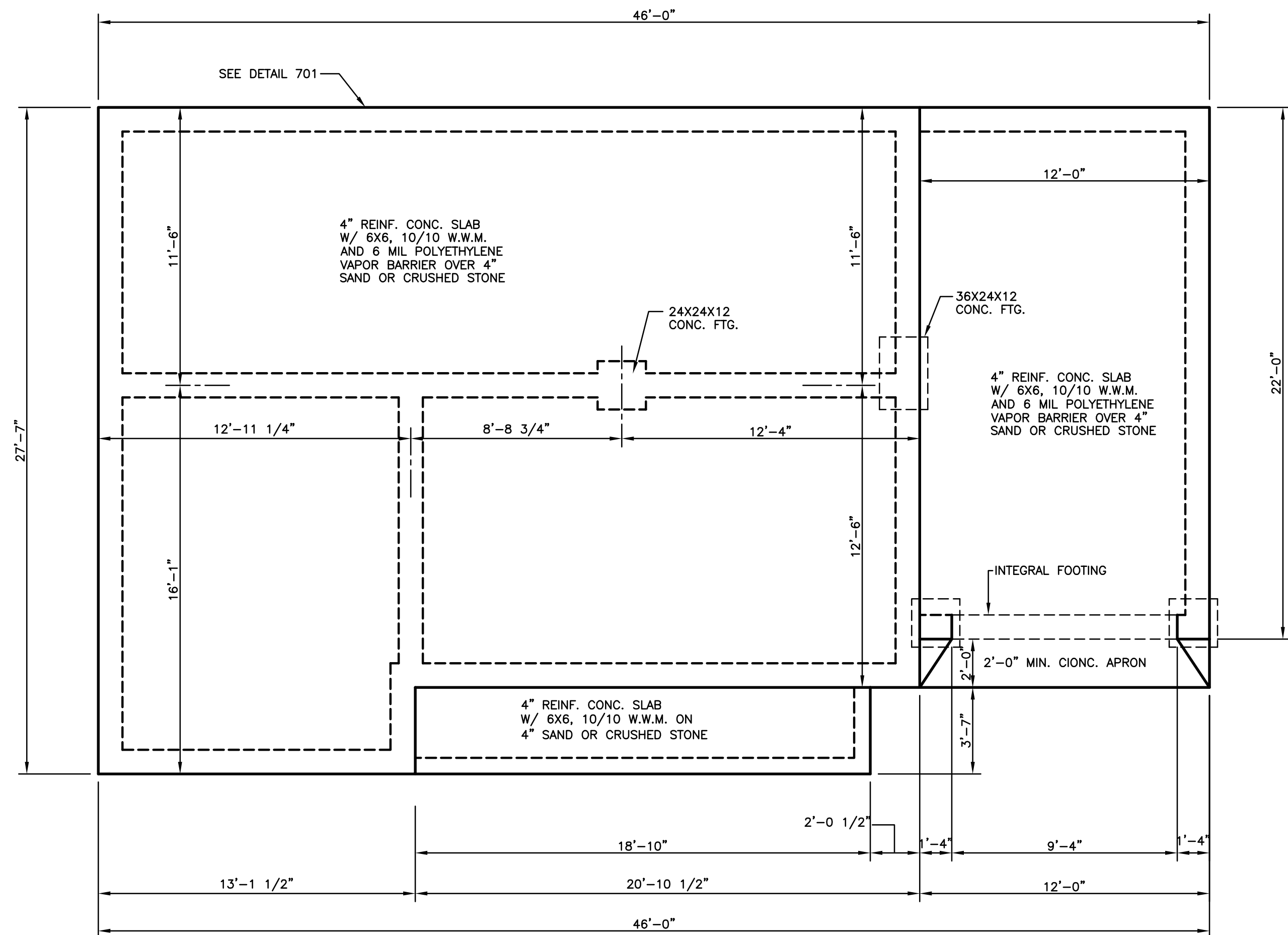
7200 SUNSET LAKE ROAD FUQUAY-VARINA, NC 27526 (919)552-5677

SEE HOME DESIGN PREVIEWS ONLINE AT WWW.STANDARDHOMES.COM



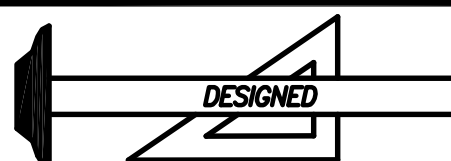
DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
	FARROW	2	SID.		1 OF 7

FLOATING SLAB  
REVISED 01-04-17

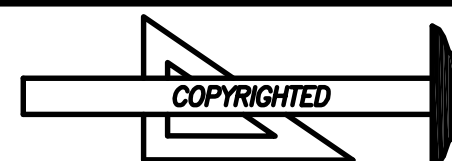


FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

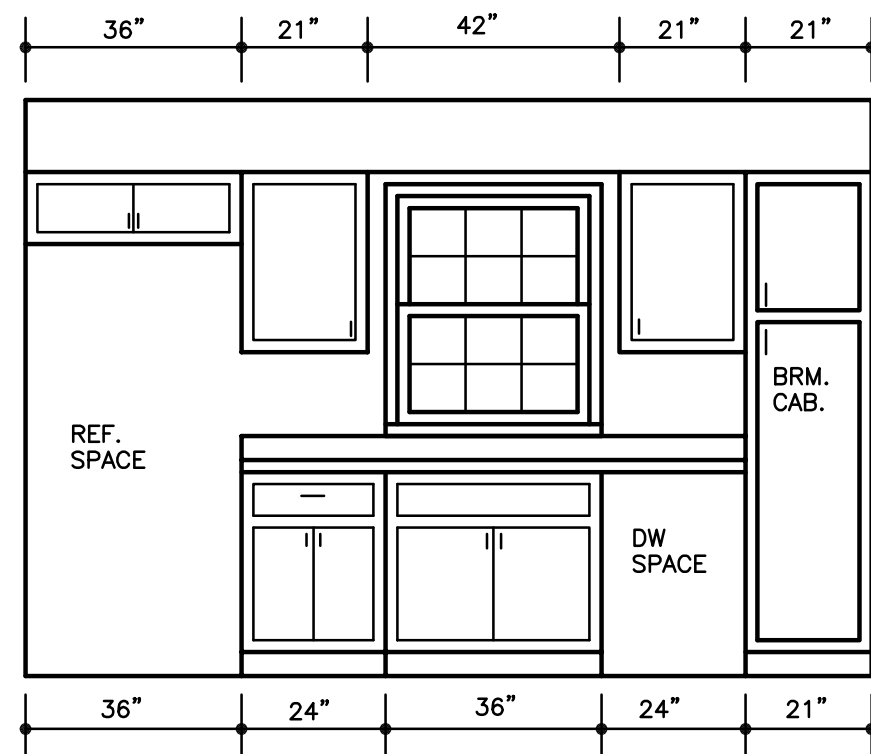
FLOATING SLAB  
REVISED 01-04-17



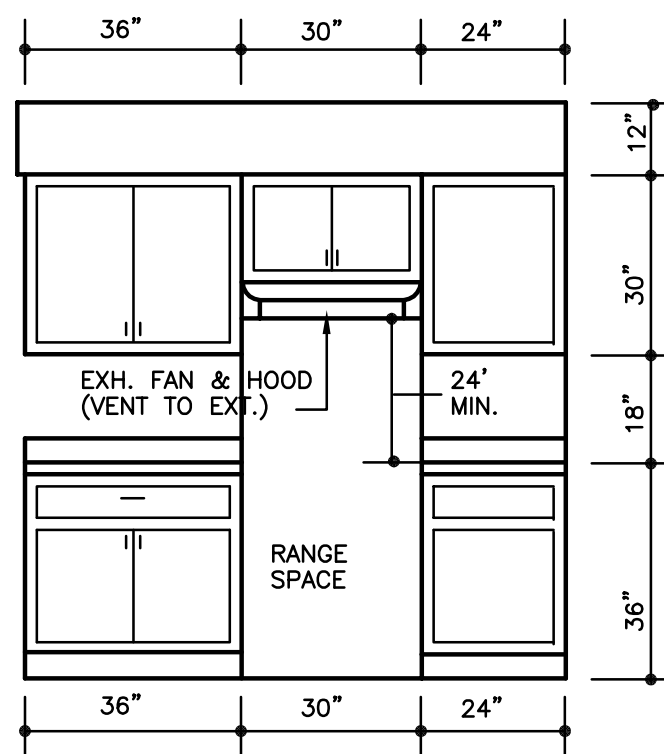
Standard Homes Plan Service, Inc.  
7200 SUNSET LAKE ROAD FUQUAY-VARINA, NC 27526 (919)552-5677  
SEE HOME DESIGN PREVIEWS ONLINE AT WWW.STANDARDHOMES.COM



DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
	FARROW	2	SID.		2 OF 7

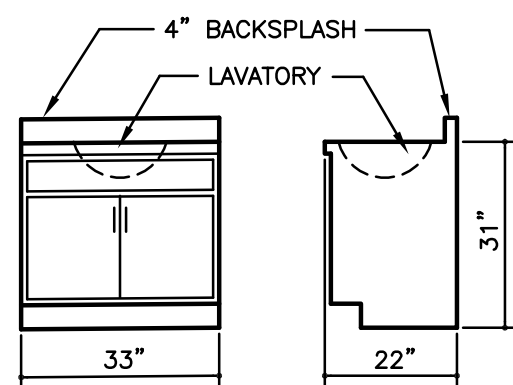


SINK SIDE



RANGE SIDE

VANITY DETAILS  
SCALE : 3/8"=1'-0"



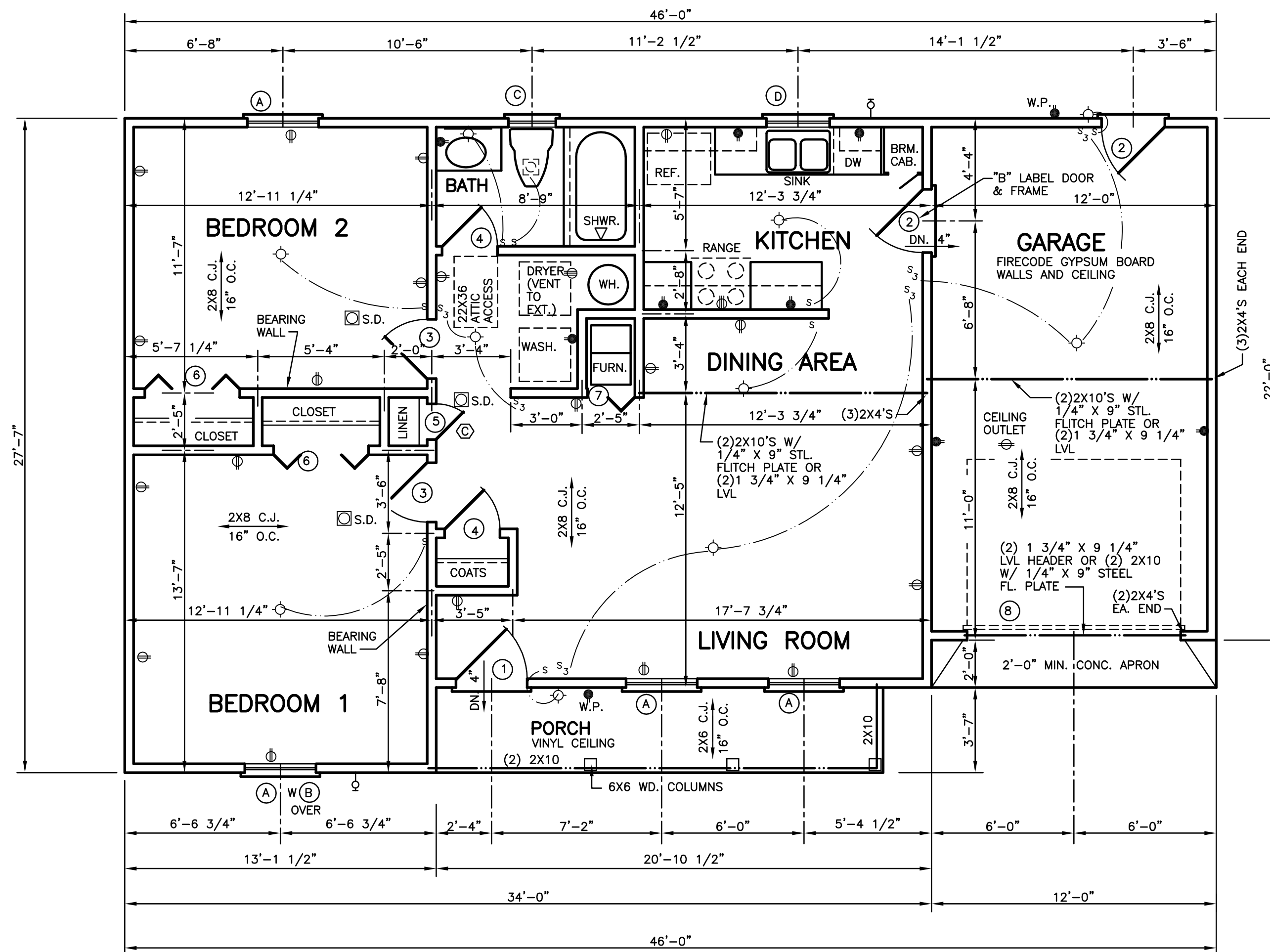
BATH

SECT.

# KITCHEN CABINET ELEVATIONS

SCALE : 3/8"=1'-0"

FOR SECTION THRU CABINETS,  
SEE DETAIL ON COVER SHEET.



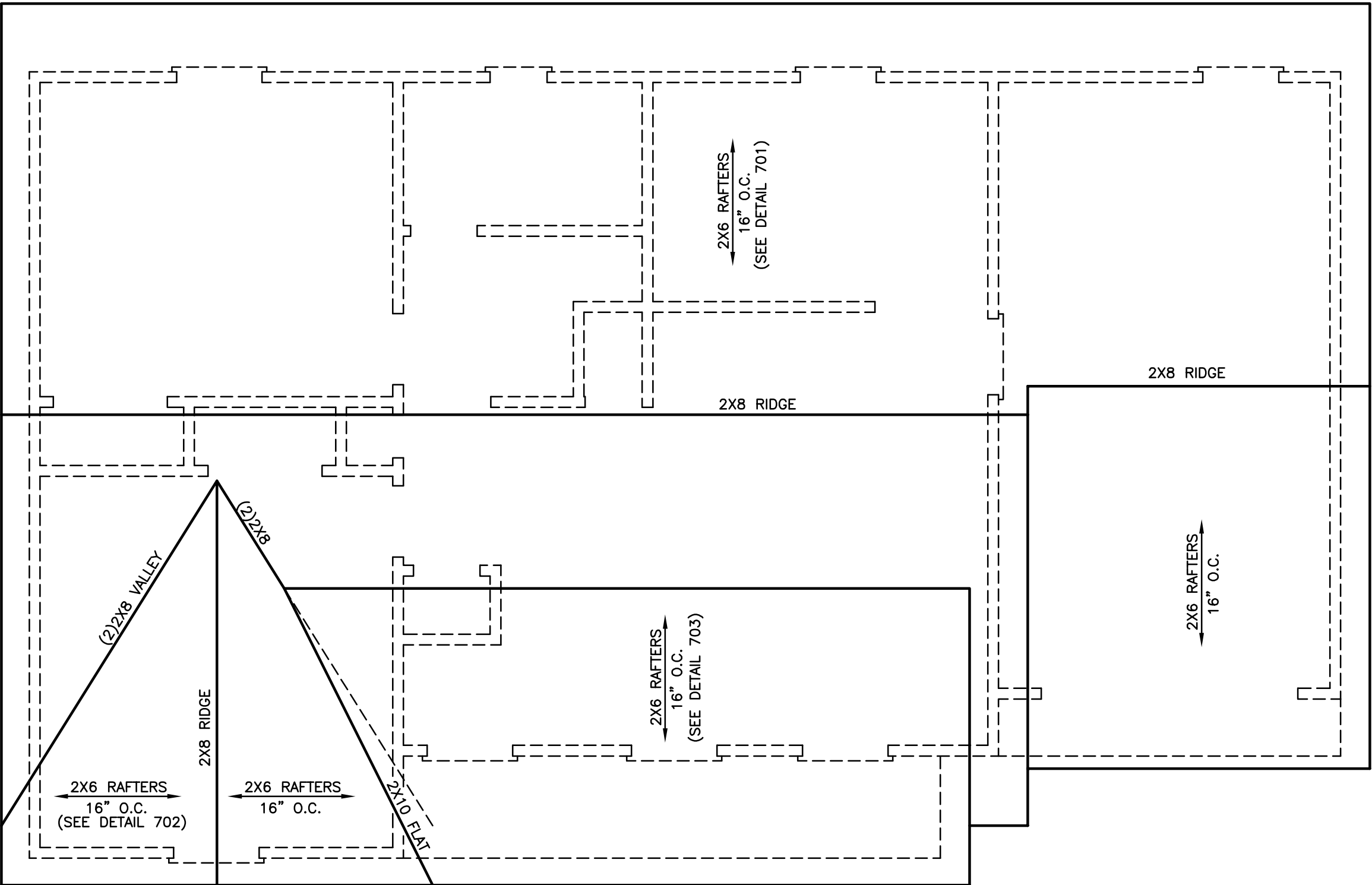
863 SQ. FT. HEATED AREA IN SIDING  
264 SQ. FT. GARAGE  
67 SQ. FT. PORCH

FLOOR PLAN  
SCALE 1/4" = 1'-0"

FLOATING SLAB  
REVISED 01-04-17

WINDOW SCHEDULE						DOOR SCHEDULE						Standard Homes Plan Service, Inc.			
A	3'-0" X 4'-6" WD. D.H.	D	2'-8" X 3'-2" WD. D.H.	G		L		1	3'-0" X 6'-8" X 1 3/4"	4	2'-4" X 6'-8" X 1 3/8"	7	LOUVERED BIFOLD 2'-0" X 6'-8" X 1 3/8"	10	
B	3'-0" BASE ROUND TOP	E		H		M		2	2'-8" X 6'-8" X 1 3/4"	5	1'-6" X 6'-8" X 1 3/8"	8	GARAGE DOOR 9'-0" X 7'-0"	11	
C	2'-0" X 3'-2" WD. D.H.	F		K		N		3	2'-6" X 6'-8" X 1 3/8"	6	BIFOLD 4'-0" X 6'-8" X 1 3/8"	9		12	

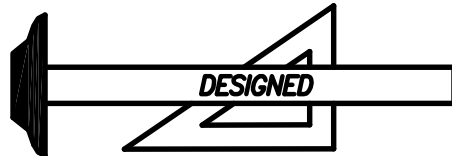
DESIGNED FOR		SHEET	
PLAN		3 OF 7	
FARROW		2	
MATERIAL		SID.	



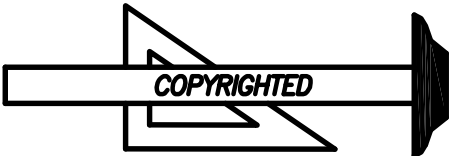
ROOF PLAN  
SCALE 1/4" = 1'-0"

ATTIC VENTILATION REQUIREMENTS :  
1194 SQ. FT. -- 150 = 7.9 SQ. FT. NET  
FREE AREA REQUIRED

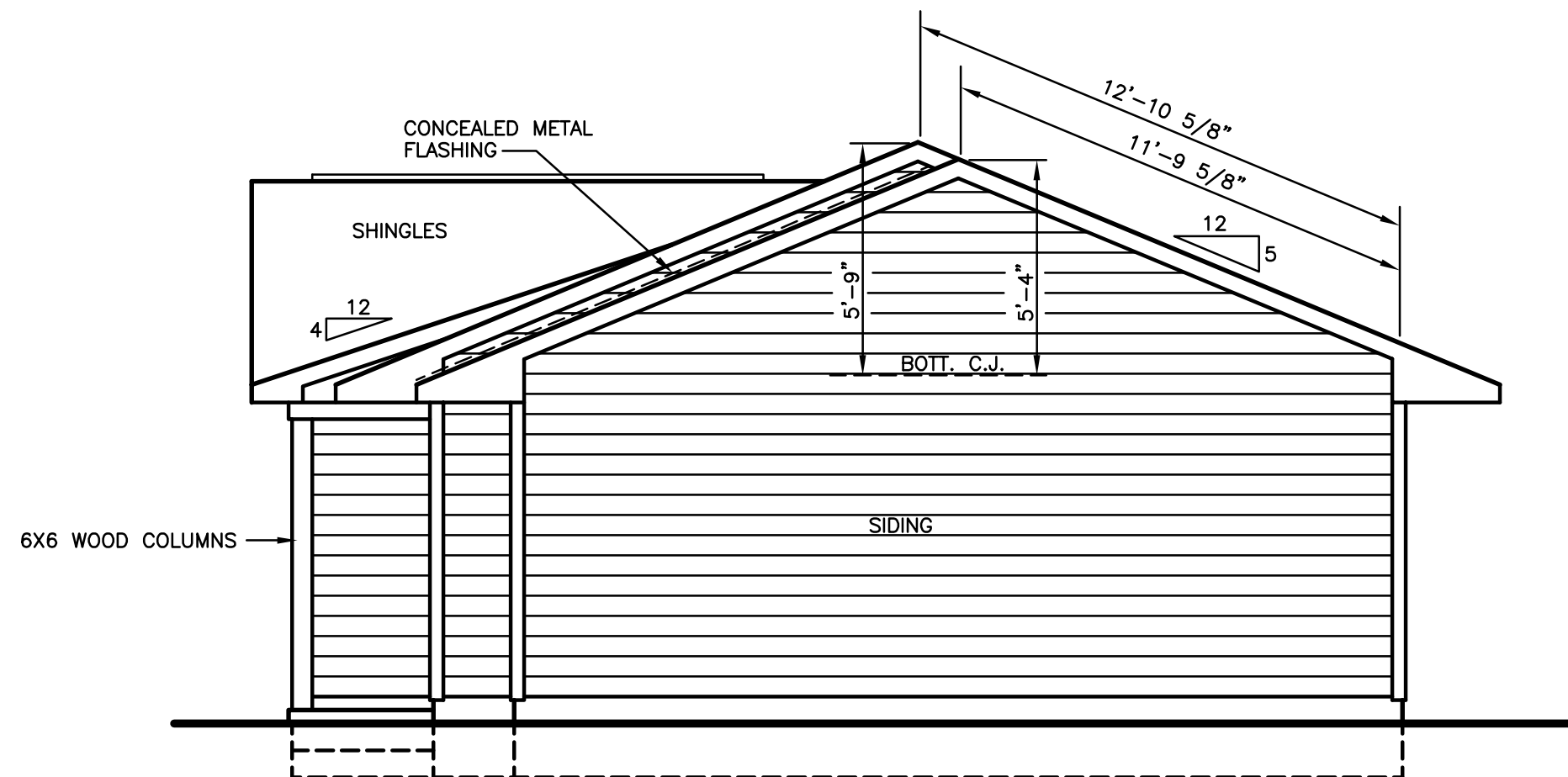
FLOATING SLAB  
REVISED 01-04-17



Standard Homes Plan Service, Inc.  
7200 SUNSET LAKE ROAD    FUQUAY-VARINA, NC 27526    (919)552-5677  
SEE HOME DESIGN PREVIEWS ONLINE AT WWW.STANDARDHOMES.COM

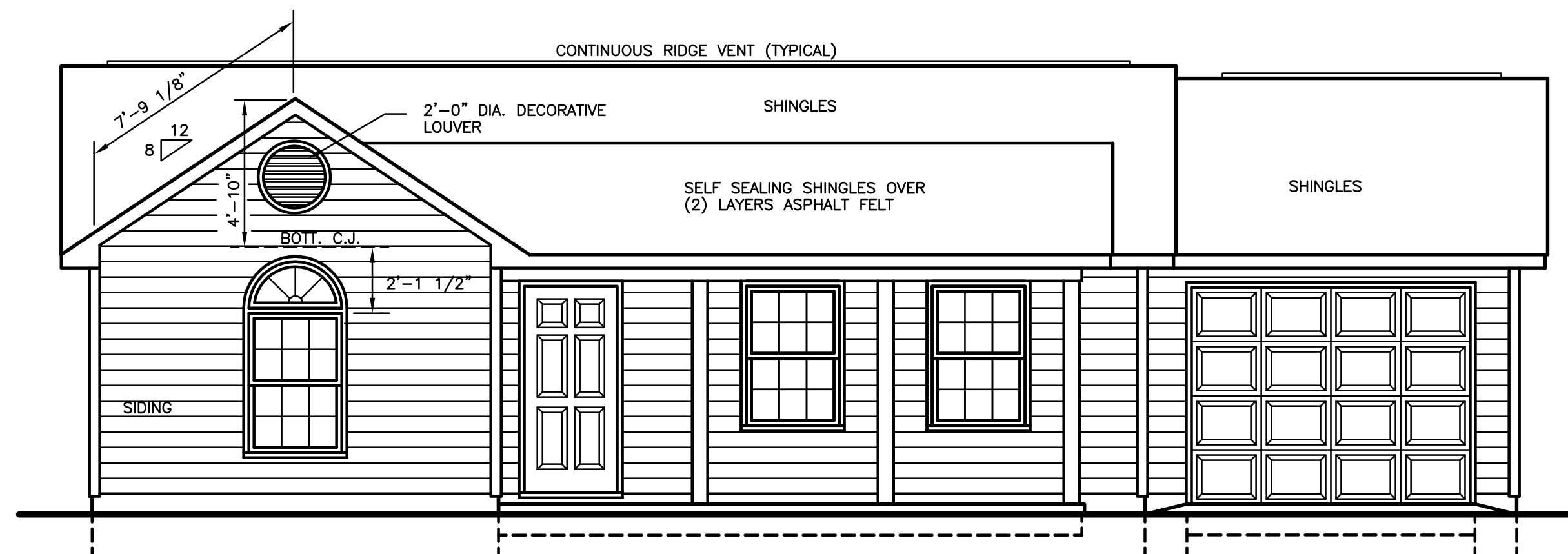


DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
	FARROW	2	SID.		4 OF 7



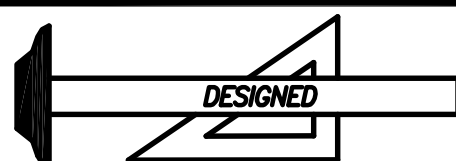
PROVIDE GUTTERS, DOWNSPOUTS AND SPLASHPADS  
ACCORDING TO LOCAL CODE AND RAINFALL CONDITIONS.  
ALL SPLASHPADS SHALL CARRY WATER 60"  
FROM BUILDING.

**GARAGE SIDE ELEVATION**  
SCALE 1/4" = 1'-0"

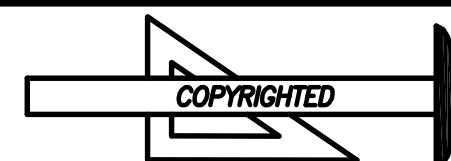


**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"

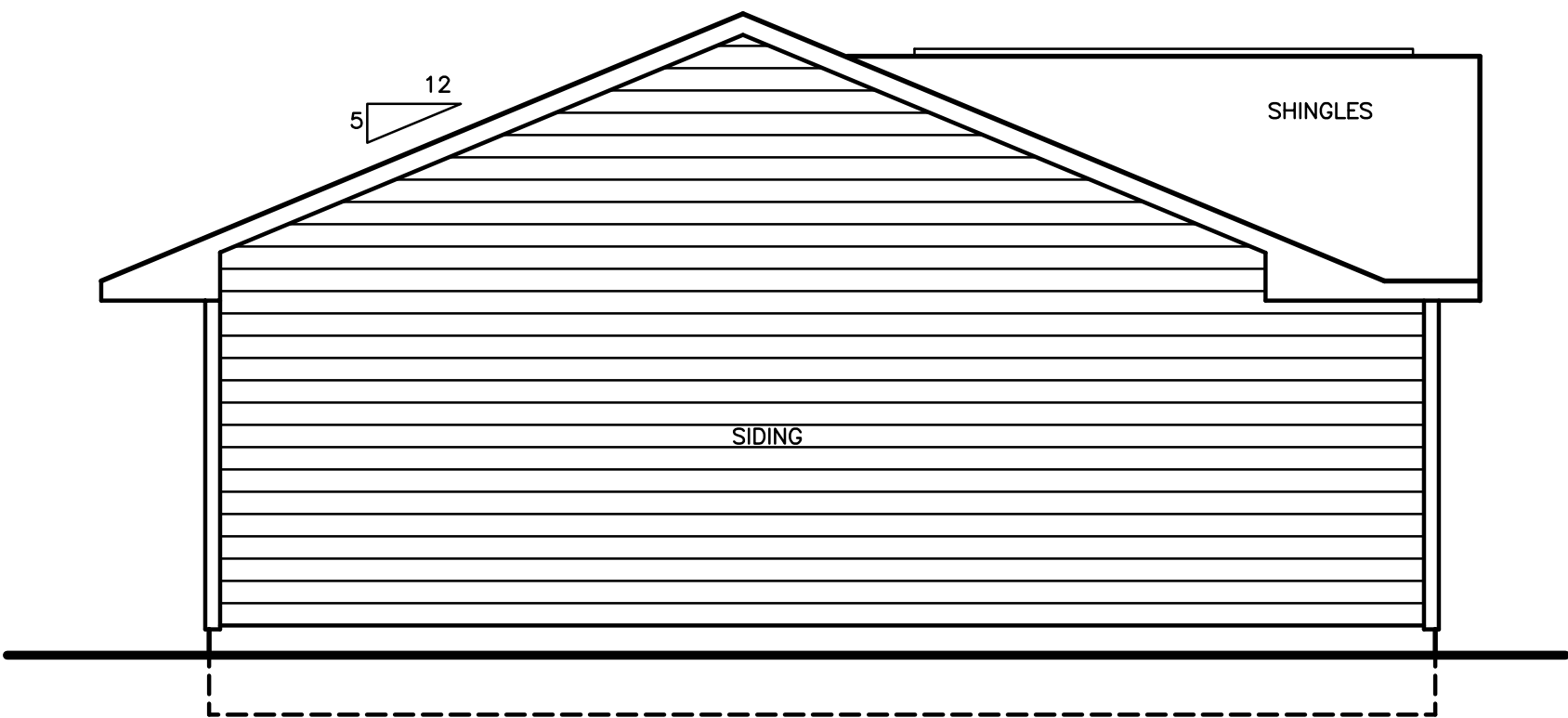
FLOATING SLAB  
REVISED 01-04-17



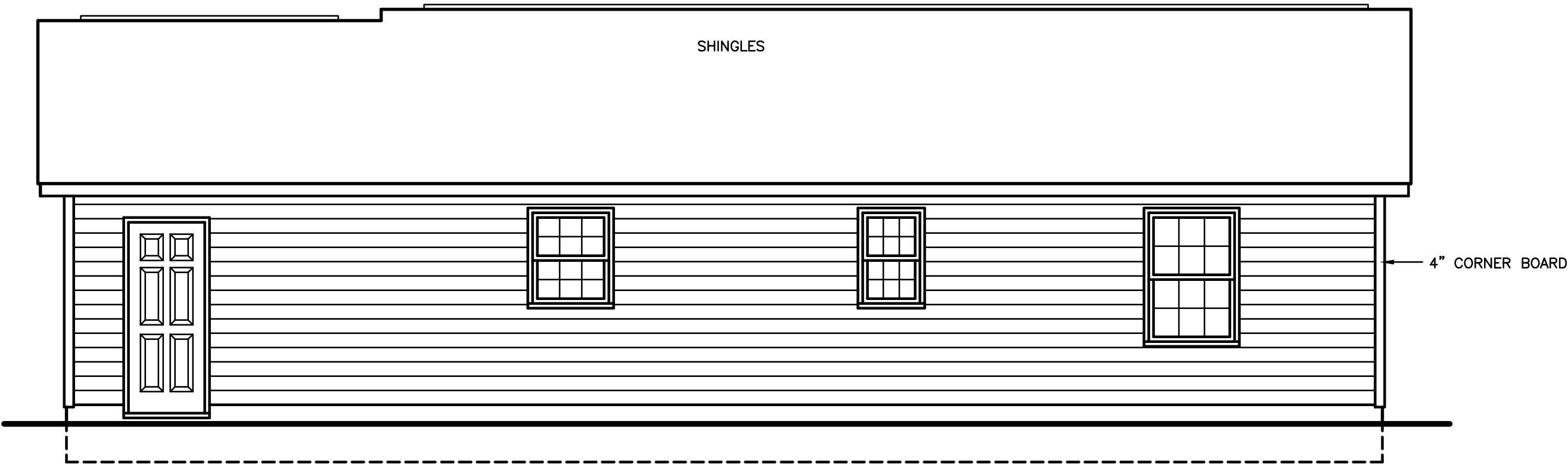
**Standard Homes Plan Service, Inc.**  
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SEE HOME DESIGN PREVIEWS ONLINE AT WWW.STANDARDHOMES.COM



DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
	FARROW	2	SID.		5 OF 7

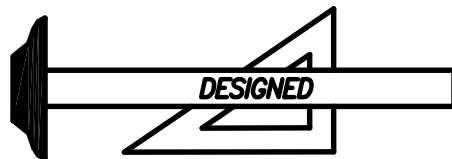


BEDROOM SIDE ELEVATION

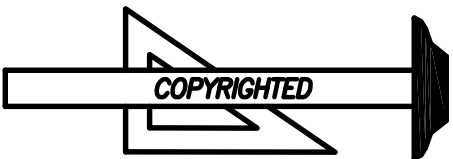


REAR ELEVATION  
SCALE 1/4" = 1'-0"

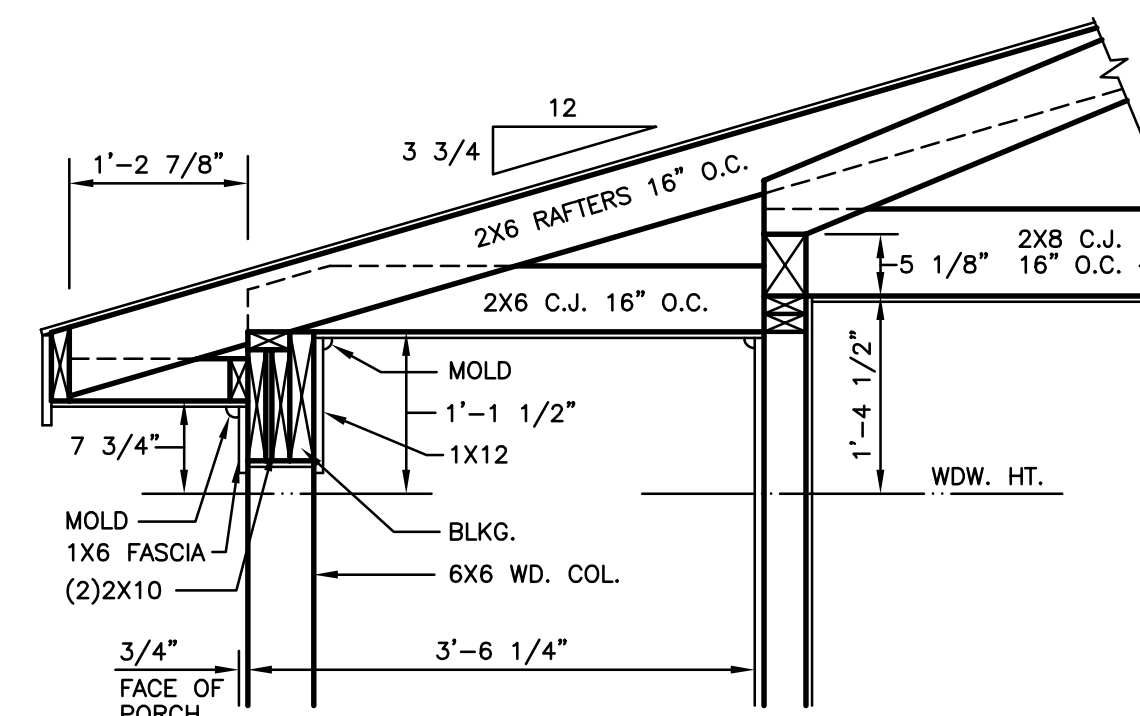
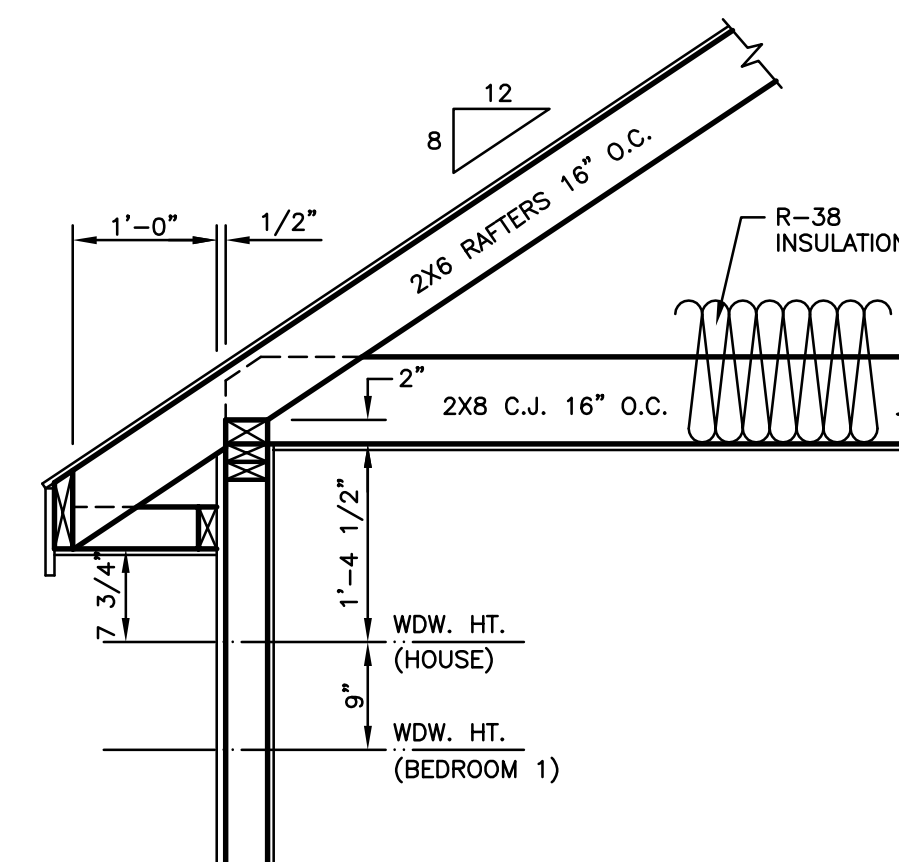
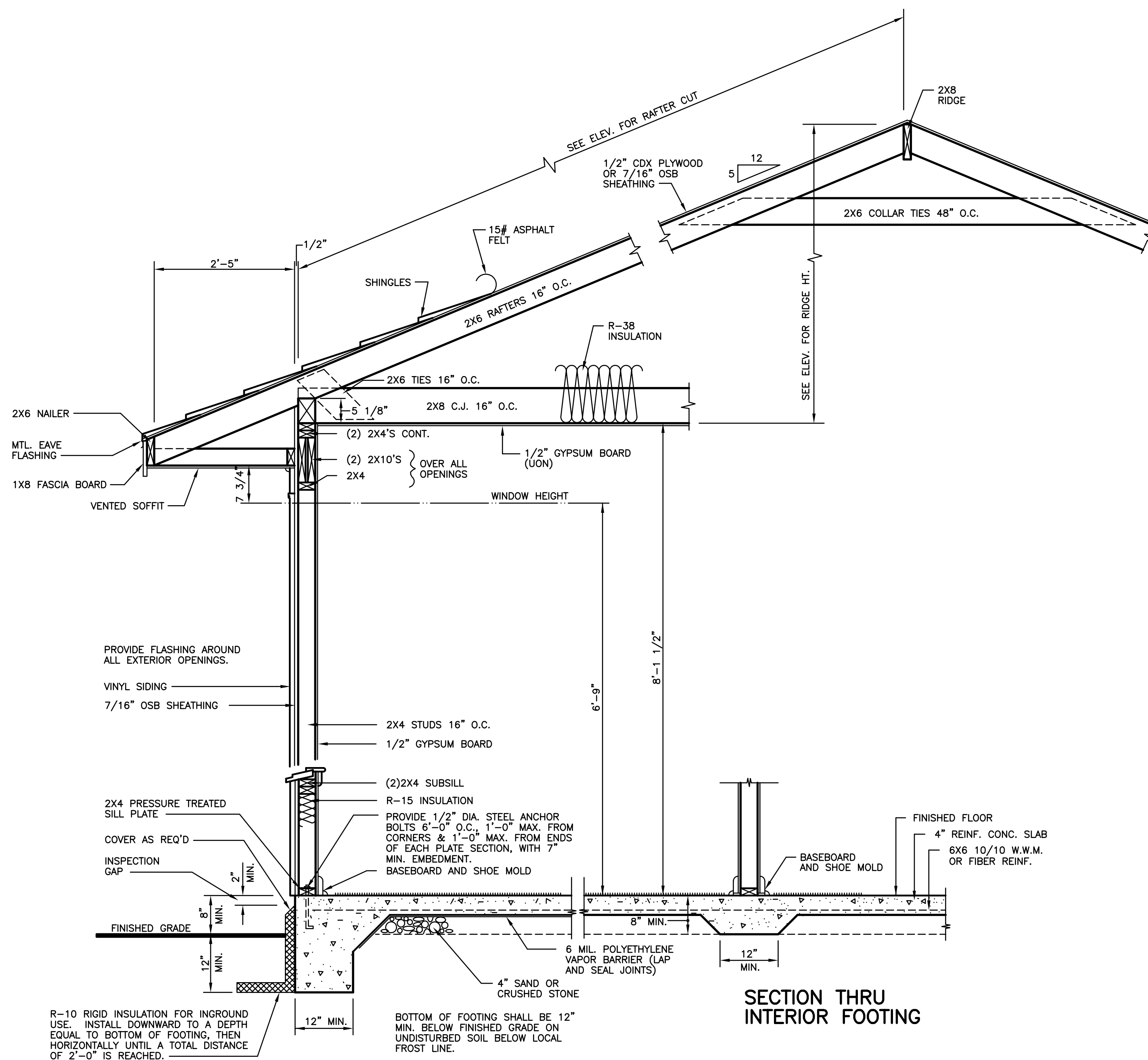
FLOATING SLAB  
REVISED 01-04-17



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DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
	FARROW	2	SID.		6 OF 7



### SECTION THRU INTERIOR FOOTING

### 701 TYPICAL WALL SECTION

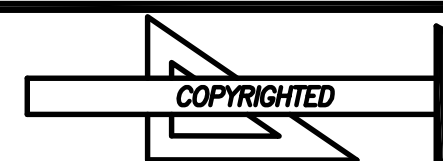
SCALE : 3/4" = 1'-0"

# Standard Homes Plan Service, Inc.

7200 SUNSET LAKE ROAD FUQUAY-VARINA, NC 27526

(919)552-5677

SEE HOME DESIGN PREVIEWS ONLINE AT WWW.STANDARHHOMES.COM



DESIGNED FOR

PLAN

NO.

MAT'L.

SHOWN

SHEET

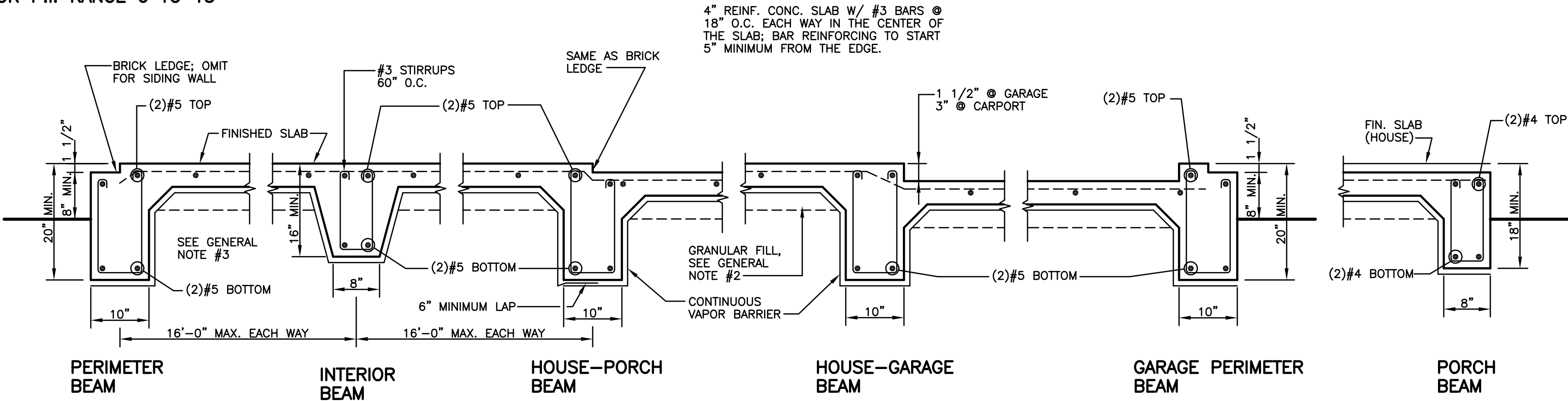
FARROW

2

SID.

7 OF 7

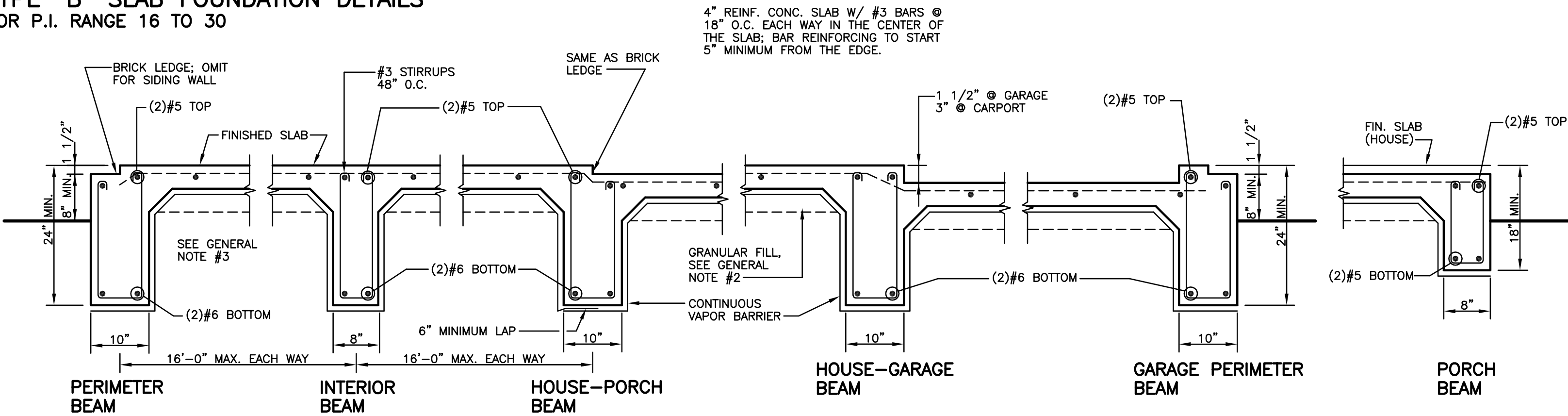
TYPE "A" SLAB FOUNDATION DETAILS  
FOR P.I. RANGE 0 TO 15



GENERAL NOTES

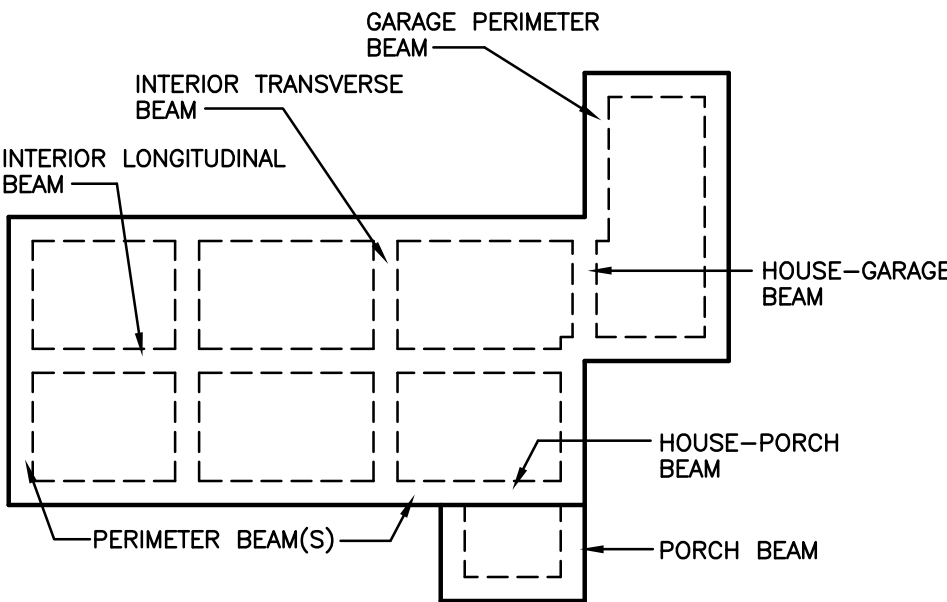
1. REMOVE EXPANSIVE SOILS TO A DEPTH AND WIDTH SUFFICIENT TO ASSURE STABLE CONDITIONS. REPLACE REMOVED SOIL WITH STABLE FILL OR STABILIZED FILL. EXCAVATED FILL MAY BE STABILIZED BY CHEMICAL TREATMENT, DE-WATERING AND COMPACTION, OR WETTING AND COMPACTION.
2. USE SAND FILL; EXCEPT IN AREA WHERE HIGH WATER TABLE IS ENCOUNTERED--USE GRAVEL, CRUSHED STONE OR COMPARIABLE MATERIAL.
3. BOTTOMS OF ALL BEAMS SHALL EXTEND 6" MINIMUM INTO UNDISTURBED SOIL.
4. ALL CONCRETE SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I.
5. NO DEAD-END BEAMS ALLOWED.
6. ALL BEAM REINFORCING SHALL EXTEND TO WITHIN 1 1/2" OF EXTERIOR FORMS.
7. ALL REINFORCING TO BE CONTINUOUS.
8. BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 5'-0" MIN.
9. LAP ALL BAR REINFORCING 40 DIAMETERS.
10. PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR SLABS.
11. GARAGE AND PORCH SLABS SHALL BE THE SAME AS HOUSE SLAB.
12. PLUMBING MAY CROSS BEAMS, BUT NOT BE PLACED IN BEAMS.
13. REINFORCE PORCH BEAMS WITH (4)#4 BARS.
14. ALL REINFORCING TO HAVE A MINIMUM OF 1 1/2" CONCRETE COVER.

TYPE "B" SLAB FOUNDATION DETAILS  
FOR P.I. RANGE 16 TO 30

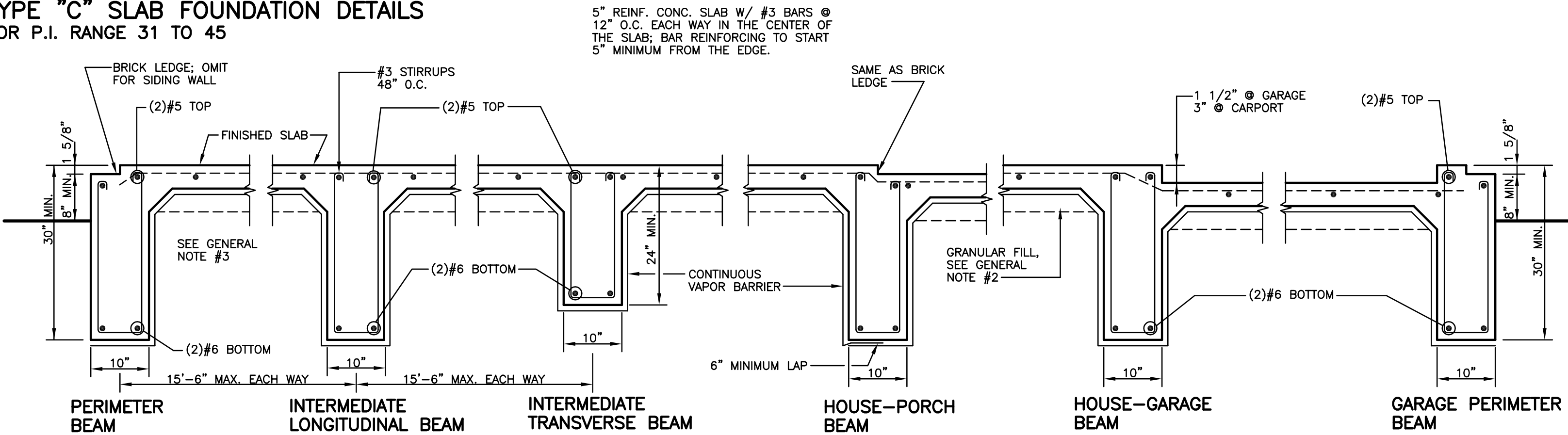


GENERAL NOTES

- SAME AS TYPE "A" SLAB EXCEPT AS FOLLOWS:
8. BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 4'-0" MIN.
  13. REINFORCE PORCH BEAMS WITH (4)#5 BARS.
  15. (3)#5 REBARS MAY BE SUBSTITUTED FOR (2)#6 REBARS.

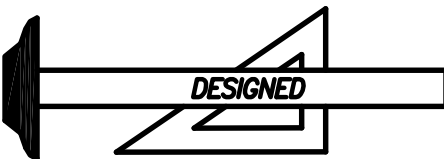
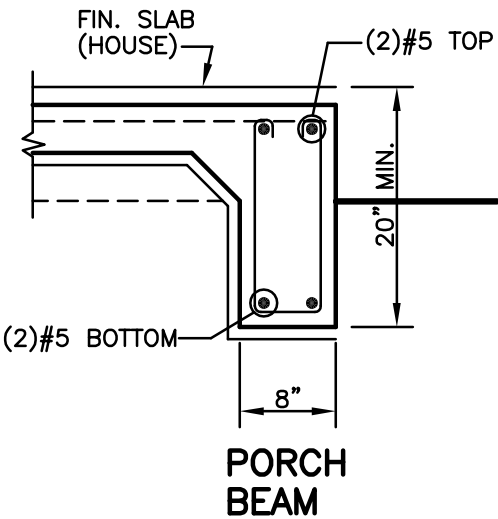


TYPE "C" SLAB FOUNDATION DETAILS  
FOR P.I. RANGE 31 TO 45

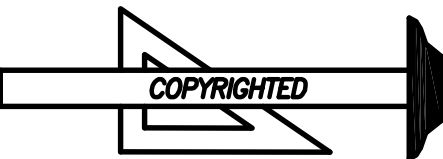


GENERAL NOTES

- SAME AS TYPE "A" SLAB EXCEPT AS FOLLOWS:
7. BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 4'-0" MIN.
  13. REINFORCE PORCH BEAMS WITH (4)#5 BARS.
  15. (3)#5 REBARS MAY BE SUBSTITUTED FOR (2)#6 REBARS.
  16. FOR HOUSE LENGTHS MORE THAN 50' AND UP TO 60' IN LENGTH, PROVIDE (3)#6 BARS IN BOTTOM, AND (2)#5 BARS IN TOP OF ALL LONGITUDINAL BEAMS.

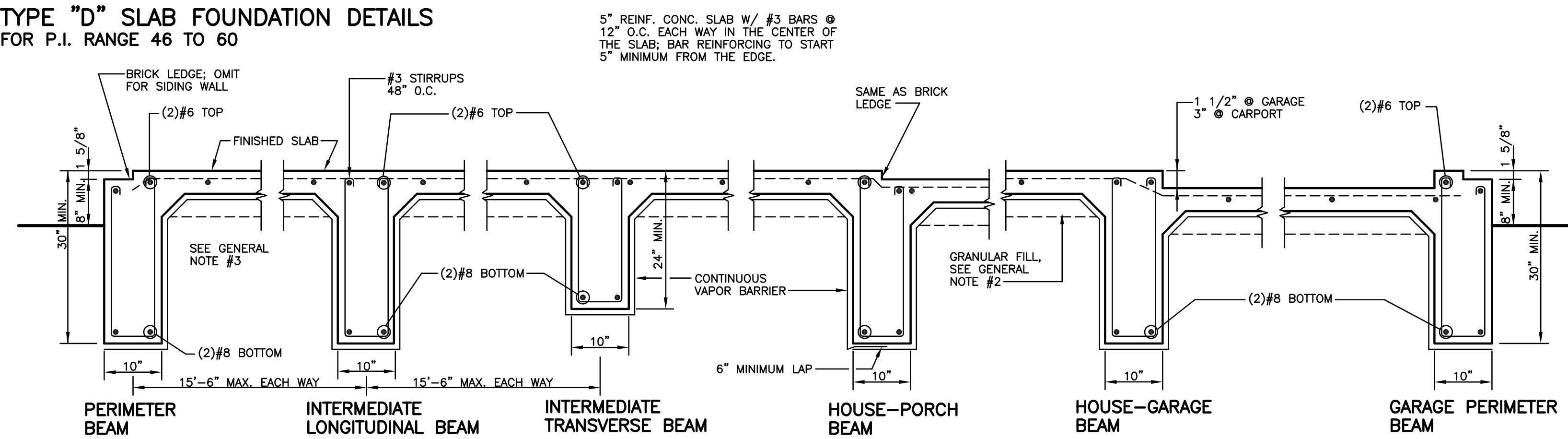


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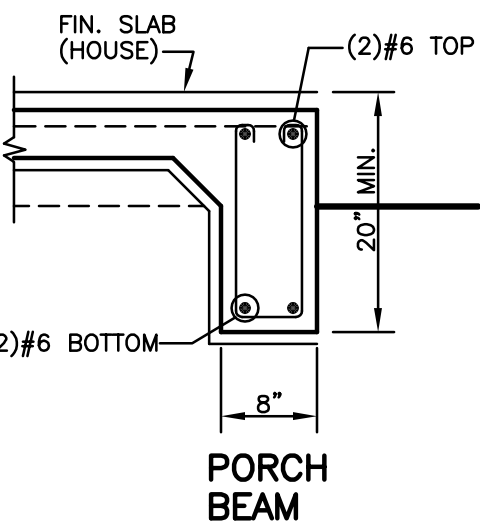
DESIGNED FOR	PLAN	NO.	MAT'L	SHOWN	SHEET
CONC. SLAB FOUND. DETAILS (TEXAS)			700		1 OF 2

TYPE "D" SLAB FOUNDATION DETAILS  
FOR P.I. RANGE 46 TO 60

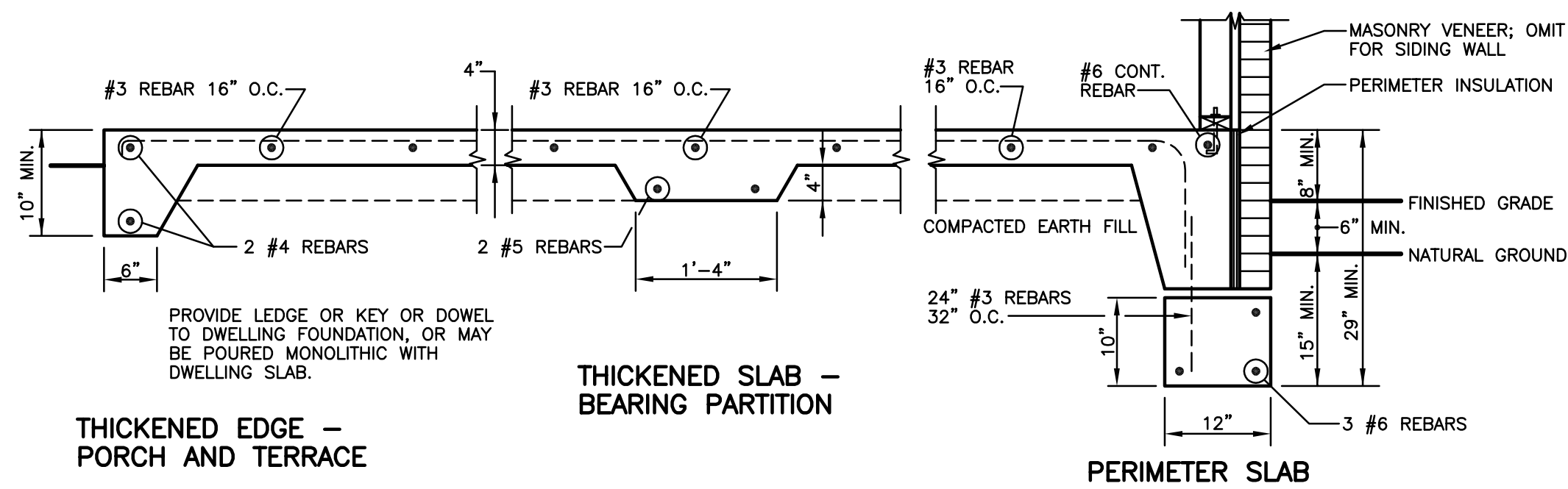


GENERAL NOTES

- SAME AS TYPE "A" SLAB EXCEPT AS FOLLOWS:
7. BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 4'-0" MIN.
  13. REINFORCE PORCH BEAMS WITH (4)#6 BARS.
  15. (3)#5 REBARS MAY BE SUBSTITUTED FOR (2)#6 REBARS.
  16. FOR HOUSE LENGTHS MORE THAN 50' AND UP TO 60' IN LENGTH, PROVIDE (3)#7 BARS IN BOTTOM, AND (2)#6 BARS IN TOP OF ALL LONGITUDINAL BEAMS.



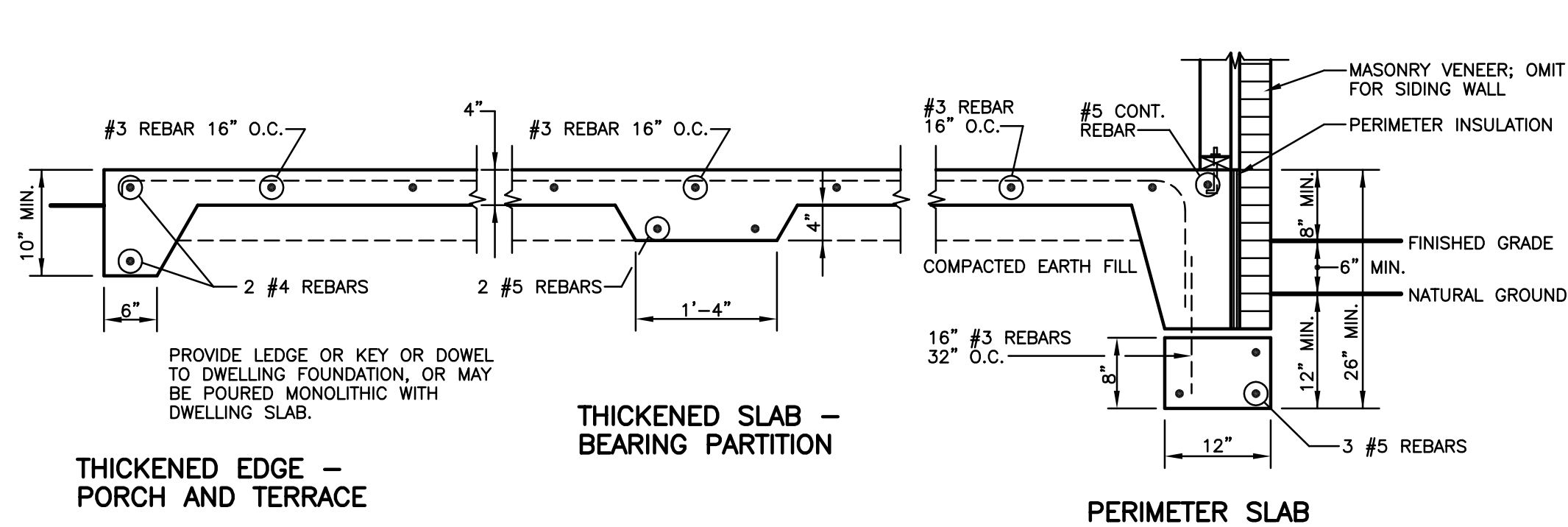
AMARILLO AREA SLAB FOUNDATION DETAILS  
TWO POUR SYSTEM



GENERAL NOTES

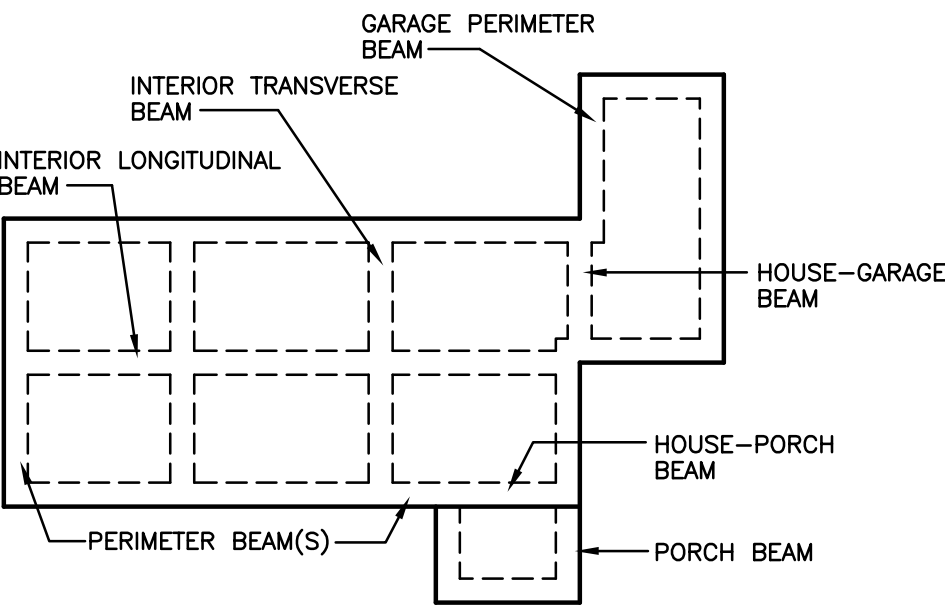
1. REMOVE EXPANSIVE SOILS TO A DEPTH AND WIDTH SUFFICIENT TO ASSURE STABLE CONDITIONS. REPLACE REMOVED SOIL WITH STABLE FILL OR STABILIZED FILL. EXCAVATED FILL MAY BE STABILIZED BY CHEMICAL TREATMENT, DE-WATERING AND COMPACTION, OR WETTING AND COMPACTION.
2. USE SAND FILL; EXCEPT IN AREA WHERE HIGH WATER TABLE IS ENCOUNTERED--USE GRAVEL, CRUSHED STONE OR COMPARIABLE MATERIAL.
3. ALL PERIMETER BEAMS SHALL EXTEND 6" MINIMUM INTO UNDISTURBED SOIL.
4. ALL CONCRETE SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I.
5. NO DEAD-END BEAMS ALLOWED.
6. ALL BEAM REINFORCING SHALL EXTEND TO WITHIN 1 1/2" OF EXTERIOR FORMS.
7. ALL REINFORCING TO BE CONTINUOUS.
8. BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 4'-0" MIN.
9. LAP ALL BAR REINFORCING 40 DIAMETERS.
10. PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR SLABS.
11. PLUMBING MAY CROSS BEAMS, BUT NOT BE PLACED IN BEAMS.
12. ALL REINFORCING TO HAVE A MINIMUM OF 1 1/2" CONCRETE COVER.

LUBBOCK-MIDLAND-ODESSA AREA SLAB FOUNDATION DETAILS  
TWO POUR SYSTEM

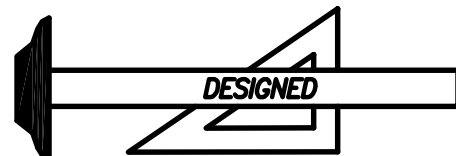


GENERAL NOTES

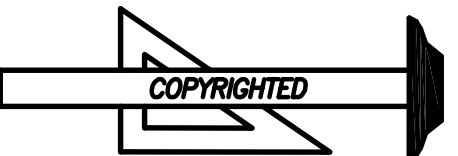
SAME AS AMARILLO AREA SLAB NOTES



SCHEMATIC BEAM PLAN



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DESIGNED FOR	PLAN	NO.	MAT'L	SHOWN	SHEET
CONC. SLAB FOUND. DETAILS (TEXAS)			700		2 OF 2

HARO HOMES, LLC

JOSH HARO

10/23/2020

RE: CONDITIONAL PERMIT (693 BLUDERIDGE, DRIPPING SPRINGS TX 78620)

#### 1<sup>st</sup> Portion

- 1.) Connecting into existing 1" Water Line on Main House. Existing House on property has septic system that has been reviewed by Paul Sawyer's Engineer and cleared to tie into existing. No new septic system will be needed.
- 2.) This is a Mother N Law house that has been approved through the communities HOA, the new structure is for the homeowners Mother to reside in as a permanent home.
- 3.) Impervious Coverage – Lots SQFT 82,820 X 30% = 24,846 sqft of Impervious Coverage
- 4.) This structure is one bedroom but will have its own mailing address (Unit B) for 911 purposes as required by the HOA. This unit will not be leased or rented out to anyone, again this unit will be lived in permanently by the owners Mother as primary residence.

#### 2<sup>nd</sup> Portion

- 1.) Per site Plan which has already been approved, all parking will be kept to existing driveway already in place for main structure – No additional parking on the street will be needed
- 2.) Driveway Parking – Parking will be on existing driveway w/ additional parking extended from main driveway with crushed granite.
- 3.) All service areas (Electrical, Water) are located in the front and south east side of main structure.
- 4.) All utilities will be tied into existing utilities, adequate load and calculations have been completed and deemed adequate.
- 5.) Job site will be covered w/ mulch and silt fencing to mitigate erosion control and tree protection.
- 6.) Lighting for the new structure will match the current house structure in accordance to county and city codes.
- 7.) There will be no new permanent fencing with this additional structure and there is no current permanent fencing – it is all open space.
- 8.) Height Umbrella for structure – 13'10", Heated Area 863 sqft, Garage 264 sqft, Porch 67 sqft (This is also on the plans that is have been provided)
- 9.) The new structure is required and has already been approved by the HOA to match all existing exterior materials to the main house.
- 10.) No traffic control will be necessary – all access to utilities and site will be limited to the property itself.





# Notice of Violation

**DATE ISSUED:** November 3, 2020

**NAME & ADDRESS OF VIOLATOR:** Golias Adrienne & Brandy  
693 Blue Ridge Dr  
Dripping Springs, TX 78620

**LOCATION OF SITE:** 693 Blue Ridge Dr  
Dripping Springs, TX 78620, Texas  
Property ID: R53175

**NOTICE ISSUED BY:** Sarah Cole  
Building Official  
Phone: 512-858-4725

**CEASE & DESIST:** You are hereby ordered to *cease and desist* from the violation cited below, and to *stop work* on the above-described property until authorized by the City in writing to recommence and proceed with the work.

**VIOLATIONS:** Development on land, tract, parcel, or lot within the City limits without the proper permits obtained from the City.

**VIOLATION NOTICE:** You are in violation of the City of Dripping Springs Code of Ordinances: Volume II, Chapter 24, Section 24.02.063 Permit Required. Volume II, Chapter 30, Section 3.17.2 CUP required

**ACTION REQUIRED:** Please submit a completed Building Permit application and Conditional Use Permit application to the City of Dripping Springs. Feel free to contact my office at the City of Dripping Springs for assistance in this matter. By cooperating with the City, you can bring your property in compliance with the law and avoid your case being taken to court.

**FAILURE TO ACT:** Failure to remedy the violations stated in this notice shall result in the filing of criminal charges and/or the filing of a civil lawsuit.

**CITY OF DRIPPING SPRINGS****ORDINANCE No. [REDACTED]****Conditional Use Permit**

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE USE OF ACCESSORY DWELLING WITHIN THE SINGLE-FAMILY RESIDENTIAL - LOW DENSITY (SF-1) ZONING DISTRICT FOR A PROPERTY LOCATED AT 693 BLUE RIDGE DRIVE UNDER EXHIBIT A, ZONING ORDINANCE, SECTION 3.17, CONDITIONAL USE PERMIT AS ATTACHED IN EXHIBIT "A"; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; PUBLICATION; EFFECTIVE DATE; PROPER NOTICE & MEETING.

**WHEREAS,** the City Council of the City of Dripping Springs ("City Council") seeks to promote reasonable, sound, and efficient land use and development within the City of Dripping Springs ("City"); and

**WHEREAS,** pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to regulate zoning within the City; and

**WHEREAS,** the City of Dripping Springs desires to approve a conditional use permit because of the unique nature of this property, and the land use is compatible with the permitted land uses in a given zoning district only under current conditions; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

**WHEREAS,** the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

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

**1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

## 2. ENACTMENT

The Conditional Use Permit is approved as presented in Exhibit "A" to this ordinance.

## 3. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

## 4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

## 5. EFFECTIVE DATE

This Ordinance and Conditional Use Permit shall be effective immediately upon passage and publication.

## 6. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED & APPROVED** this, the \_\_\_\_ day of \_\_\_\_\_ 2020, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS:**

by: \_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Andrea Cunningham, City Secretary

*Attachment "A"***City of Dripping Springs | Conditional Use Permit**

Granted to allow the land use of "Accessory Dwelling" on a property that is currently zoned Single-Family Residential - Low Density (SF-1) District located at:

693 Blue Ridge Drive, Dripping Springs, Texas 78620

Approved by the City of Dripping Springs City Council on \_\_\_\_\_

The use of an Accessory dwelling at the above-mentioned location is allowed pursuant to the following regulations:

1. No driveway permitted off Lloyd Drive
2. The ADU shall be connected to an approved on-site septic system prior to occupancy.
3. Conditional Use Permits for new uses/structures shall be deemed to have expired and shall become null and void if construction is not completed and occupation commenced within two years of the date the CUP was approved.
4. City Administrator may revoke the CUP for failure to comply with municipal regulations and the conditions placed on the use (City of Dripping Springs Zoning Ordinance Section 3.17.9).
5. Conditional Use Permit is effective on \_\_\_\_\_.

*Attachment “B”*  
*Concept Plan, Elevations, Plans*



## Planning and Zoning Commission Meeting Planning Department Staff Report

**Planning and Zoning Commission Meeting:** November 18, 2020

**Project Number:** ZA2020-0009

**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

**Project Name:** 519 Old Fitzhugh Road

**Property Location:** 519 Old Fitzhugh Road

**Legal Description:** Tract 1: A0415 PHILIP A SMITH SURVEY, ACRES 0.84  
Tract 2: A0415 PHILIP A SMITH SURVEY, ACRES 2.07

**Applicant:** Jon Thompson

**Property Owner:** Charlie N. Haydon

**Request:** A proposed zoning map amendment for two (2) tracts located at 519 Old Fitzhugh Rd, within the Old Fitzhugh Road Historic District. The two tracts are requesting to rezone from Single Family - Low Density (SF-1) to Local Retail (LR).

**Staff Recommendation:** Staff recommends approval of the requested Zoning Change from Single Family - Low Density (SF-1) to Local Retail (LR).



## Overview

The applicant is requesting a zoning map amendment change for two (2) tracts located at 519 Old Fitzhugh Road, within the Old Fitzhugh Road Historic District. The two tracts are requesting to rezone from Single Family - Low Density (SF-1) to Local Retail (LR). The applicant is proposing to rehabilitate the existing home and convert it to a children's bookstore. The applicant is also proposing site improvements and the addition of two (2) one (1)-story buildings at the rear of the lot (west) for an early childhood education school (Young Children Academy.) The applicant received a certificate of appropriateness from the Historic Preservation Commission on October 1, 2020.

A Bookstore and early childhood education school (Child day-care facility) are permitted uses within the Local Retail District.

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

Permitted Uses: Those uses listed for the LR District or any less intense commercial district and Single-Family Four (SF-4), Single-Family Five (SF-5), and Multifamily Residential (MF) uses in Appendix E (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

Early childhood education schools are typically established near single family subdivisions to allow easy access to surrounding family's and neighborhoods.

The two (2) tracts are within the Old Fitzhugh Road Historic District. When a lot is within the historic district, they shall comply with the Historic District Overlay as well as the Local Retail Use Chart. Certain uses could be prohibited in the Historic District but allowed in Local Retail. For example, Check Cashing Service, Credit Agencies, and Furniture Store (New and/or Used) are allowed in a Local Retail District but are not allowed within the Historic District, so this property would be prohibited from allowing those uses. If a use requires a CUP within Local Retail and not in the Historic District (or vice-versa) the CUP would be required because the City would implement whichever is the most restrictive requirement, this would also apply if a use is prohibited in one district but not the other.

Development Standards and Regulations for Local Retail Zoning District and Historic District		
	Local Retail	Old Fitzhugh Historic District
Size of Lots		
Minimum Lot area	Five thousand (5,000) square feet	
Minimum Lot Width	Fifty feet (50').	
Minimum Lot Depth	One hundred feet (100').	
Setback Requirements		
Minimum Front Yard	Fifteen feet (15'); all yards adjacent to a street shall be considered a front yard. See Section 5 for any additional setback requirements.	Ten feet (10')
Minimum Side Yard	Ten feet (10'); fifteen feet (15') adjacent to a public street or residential lot.	Five feet (5')
Interior Side Yards	When retail uses are platted adjacent to other retail uses and are integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the City's Building Code and allows for connectivity.	Five feet (5')
Minimum Rear Yard	Ten feet (10').	Ten feet (10')
Adjacent to any Single-Family District	Any neighborhood service use that is located adjacent to (and not across a	

	right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by thirty feet (30').	
Maximum Lot Coverage	Sixty percent (60%) total, including main buildings and accessory buildings.	
Gross Floor	The gross floor area for each building shall be forty thousand square feet (40,000 sq. ft.) per building.	
Open Storage	Open storage is prohibited.	
Height Regulations		
Main Building	Maximum two (2) stories, or forty feet (40'), whichever is less.	Maximum two and a half (2.5) stories
Accessory Building	Maximum one (1) story, or twenty-five feet (25') for accessory buildings.	
<p>(e) Outside Display: Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following:</p> <p>(1) Outside display areas shall not be placed or located more than thirty feet (30') from the main building.</p> <p>(2) Outside display areas shall not occupy any of the parking spaces that are required by this Chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two (2) displays per calendar year.</p> <p>(3) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.</p> <p>(4) Outside display areas shall not extend into public right-of-way or onto adjacent property.</p> <p>(5) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.</p> <p>(f) On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.</p> <p>(h) Temporary Facilities: There shall be no permanent use of temporary facilities or buildings.</p> <p>(j) Other Regulations: Refer to Section 5, Development Standards &amp; Use Regulations.</p>		

## Site Information

### Location:

The Subject property is located at 519 Old Fitzhugh Road, just north of Mercer Street.

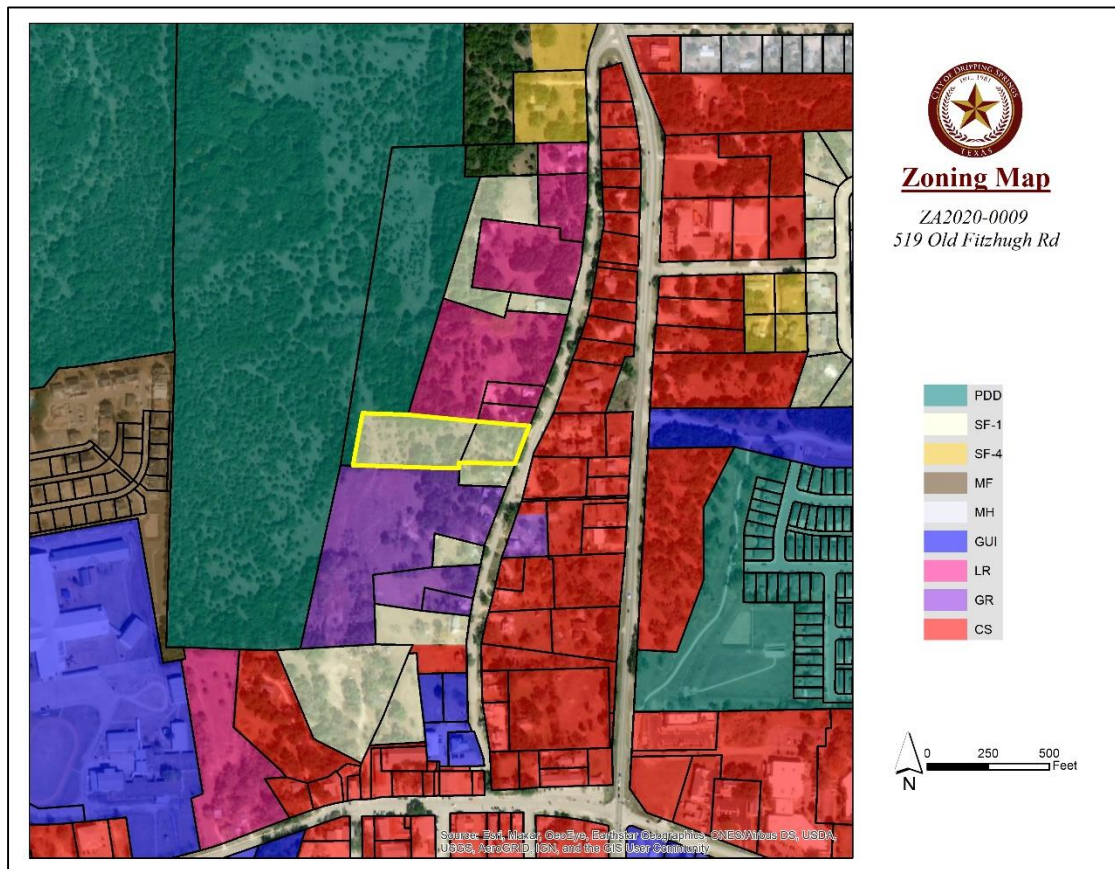
### Physical and Natural Features:

The property currently has an existing residential home. The front of the lot is partially developed with a lush tree canopy. To the rear of the Lot is open space and slopes towards a tributary creek. At the site development stage engineering for drainage will have to be accounted for.

### Future Land Use and Zoning Designation:

The City's Future Land Use Map does not show this property on the Map. The property is within the Old Fitzhugh Road Historic District and shall comply with the Historic District Overlay use chart.

Surrounding Properties



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

Direction	Zoning District	Existing Use	Future Land Use
North	Local Retail (LR)	Salon (Pink West Salon)	Not Shown on the Future Land Use Map
East	Commercial Services (CS)	Town homes, Verizon Communications	
South	General Retail (GR)	Vacant (Past Buffalo Gals Upholstery)	
West	Planned Development District 5 (PDD 5)	Heritage Subdivision	

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

2.28.1 The City declares the enactment of these regulations governing the use and development of land, buildings, and structures as a measure necessary to the orderly development of the community. No change shall be made in these regulations or in the boundaries of the zoning districts except:

- To correct any error in the regulations or map;
- To recognize changed conditions or circumstances in a particular locality;
- To recognize changes in technology, the style of living, or manner of conducting business;

- d. To make changes in order to implement policies reflected within the Comprehensive Plan.

2.28.2 In making a determination regarding a requested zoning change, the P&Z and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	Staff believes the proposed change from SF-1 to LR is an appropriate change for the area because it complements the adjacent commercial properties and the use is suitable along Old Fitzhugh Road.
2. their relationship to the general area and the City as a whole;	The use proposed will fit in with the surrounding area. The lot is adjacent to the Heritage subdivision that has a proposed 595 SF Lots. A bookstore and early childhood education school suits dripping springs community and can benefit the recent influx of single-family housing in the city.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	This property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This property will have no negative effect on other LR zoning districts. There are surrounding commercial properties that utilize their lot as a pre-school. "Your Growing Child" and "Little Tigers Learning Center" are both 0.6 miles away.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	Local Retail uses have been placed on adjacent lots and shows the transition of Old Fitzhugh Historic District from a residential neighborhood to local and general retail. The City of Dripping Springs is seeing an increase in development.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	The use intended, pre-school, would benefit the surrounding residential properties. The bookstore will have no negative affect. The City of Dripping Springs does not have any bookstores and the only access to books can be found at the Dripping Springs Library.
7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	This property is being treated similarly to other Zoning changes.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	Staff does not see this Zoning Change affecting the public health, safety, morals or general welfare.

## Summary, Recommendation, and Required Action

Based on the uses permitted in the Local Retail Zoning District and Historic Overlay District, the adjacent land uses, the opportunity to attract more individuals to the area, and the increase in sales tax, **Staff recommends approval of the requested Zoning Change for the two (2) tracts from Single-Family Residential District - Low Density (SF-1) to Local Retail (LR).**

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

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

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

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

### Public Notification

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

### Attachments

Exhibit 1 – Zoning Map Amendment Application  
Exhibit 2 – Proposed Ordinance & Survey  
Exhibit 3 – Certificate of Appropriateness Staff report  
Exhibit 4 – Certificate of Appropriateness  
Exhibit 5 – Photos of property, materials, and finishes

Recommended Action:	Recommend approval of the requested zoning map amendment for 519 Old Fitzhugh Road.
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	No fees have been calculated, but sales tax would be acquired.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A
Comprehensive Plan Goal:	Support the expansion of business and professional services



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

### ZONING/PDD AMENDMENT APPLICATION

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

#### CONTACT INFORMATION

PROPERTY OWNER NAME Estate of Charlie N. Haydon, c/o Connie Brown  
 STREET ADDRESS PO Box 547  
 CITY Dripping Springs STATE Texas ZIP CODE 78620  
 PHONE \_\_\_\_\_ EMAIL cbtreasures04@yahoo.com

APPLICANT NAME Jon Thompson  
 COMPANY J Thompson Professional Consulting, LLC  
 STREET ADDRESS PO Box 172  
 CITY Dripping Springs STATE Texas ZIP CODE 78620  
 PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.com

#### REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION  
OR MAP

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

☒ TO RECOGNIZE CHANGED CONDITIONS OR  
CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Estate of Charlie N. Haydon
PROPERTY ADDRESS	519 Old Fitzhugh Road, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, ACRES 0.84
TAX ID#	R17916
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-1
REQUESTED ZONING/AMENDMENT TO PDD	LR
REASON FOR REQUEST (Attach extra sheet if necessary)	The property is in an area, the Old Fitzhugh Road Historic District, that is undergoing a transition from purely residential to a mixed use district. This property has been a residential property since around the 1930's. The estate of Mr. Haydon has placed the property for sale and the buyers interested in purchasing it have a desire to repurpose the property as a bookstore and a early childhood education school (Young Children Academy). The Certificate of Appropriateness was approved by the HPC on October 1, 2020.
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	The proposed uses are a children's bookstore and a private school (early childhood education). The existing residence and carport are to be repurposed to preserve the history of the community while allowing a repurpose of the property to reflect the change in the community.

### COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? \*

(See attached agreement).

☒ YES (REQUIRED)\* ☐ YES (VOLUNTARY)\* ☐ NO\*

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

Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab on the CORDS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

**APPLICANT'S SIGNATURE**

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

(As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.)

Connie Br  
Name

property owner  
Title

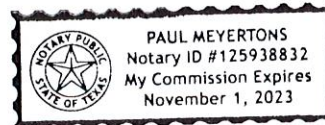
STATE OF TEXAS           §  
  §  
COUNTY OF HAYS       §

This instrument was acknowledged before me on the 5<sup>th</sup> day of OCTOBER,  
2020 by PAUL MEYERTONS.

Paul Meyertons  
Notary Public, State of Texas

My Commission Expires: 11/1/23

Jon Thompson  
Name of Applicant



**ZONING AMENDMENT SUBMITTAL**

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

Jon Thompson  
Applicant Signature

October 4, 2020

Date

**CHECKLIST**

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	GIS Data N/A (property is not platted; no GIS data available)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings ( <i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Planned Development District ( <i>if applicable</i> ) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment

**CITY OF DRIPPING  
SPRINGS ORDINANCE**

**No. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING TWO TRACTS OF LAND, TOTALING APPROXIMATELY 2.90 ACRES FROM SINGLE FAMILY - LOW DENSITY (SF-1) TO LOCAL RETAIL DISTRICT (LR); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

**WHEREAS**, the City Council of the City of Dripping Springs (“City Council”) seeks to promote orderly land use and development within the City; and

**WHEREAS**, the City Council finds to be reasonable and necessary the rezoning of the tracts, described more fully in *Attachment “A”* and totaling approximately 2.90 acres, from Single Family - Low Density (SF-1) to Local Retail District (LR); and

**WHEREAS**, the City Council recognizes changed conditions and circumstances in the particular location; and

**WHEREAS**, the City Council finds that the zoning change is compatible with the surrounding area and with the City’s Zoning Ordinance and Comprehensive Plan; and

**WHEREAS**, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on November 18, 2020 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

**WHEREAS**, after public hearing held by the City Council on December 8, 2020, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for

carrying out a power granted by law to the City; and

**WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

**WHEREAS**, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

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

### **1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

### **2. ENACTMENT**

Two tracts of land totaling approximately 2.90 acres and described more fully in *Attachment "A"* and shown in *Attachment "B"*, is hereby rezoned from Single Family - Low Density (SF-1) to Local Retail (LR).

### **3. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

### **4. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

### **5. CHANGE ON ZONING MAP**

The City Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Dripping Springs, Texas.

### **6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage.

### **7. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED & APPROVED** this, the \_\_\_\_ day of \_\_\_\_\_, 2020, by a vote of \_\_\_\_\_(ayes) to \_\_\_\_\_(nays) to \_\_\_\_\_(abstentions) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS:**

by: \_\_\_\_\_

Bill Foulds, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
Andrea Cunningham, City Secretary

*Attachment "A" Description of Tract*

BEING A 2.90 ACRES OF LAND, OUT OF THE PHILLIP A. SMITH SURVEY, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN CHARLIE N. HAYDON TRACTS 1 AND 2 RECORDED IN VOLUME 4210, PAGE, 204, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

DRAFT

DRAFT

LEGEND

- 1/2" ROD FOUND

○

1/2" IRON PIPE FOUND

⊙

60D NAIL FOUND IN 18" LIVE OAK TREE

⊕

FENCE POST FOR CORNER

- X -

WIRE FENCE

- // -

WOOD FENCE

( )

RECORD INFORMATION

WLE

WATER LINE ESMT

■

WATER METER

⚡

UTILITY POLE

⊙

DOWN GUY

OH

OVERHEAD UTILITY LINE(S)

⊙

PROPANE TANK

○

CLEAN OUT

ON

INSIDE OF SUBJECT BOUNDARY

OFF

OUTSIDE OF SUBJECT BOUNDARY

P.O.B.

POINT OF BEGINNING

WOOD

WOOD

CONCRETE

CONCRETE

GRAVEL/DIRT

GRAVEL/DIRT

STONE

STONE

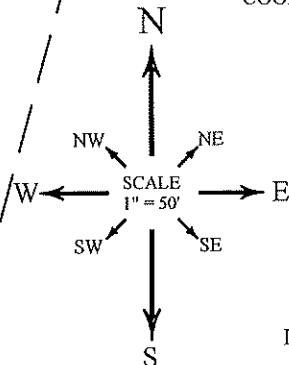
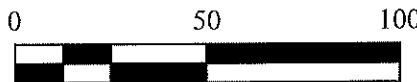
ASPHALT

ASPHALT

WATER WELL

WATER WELL

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS  
COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE  
(4204) NAD83 HARN HORIZONTAL CONTROL.



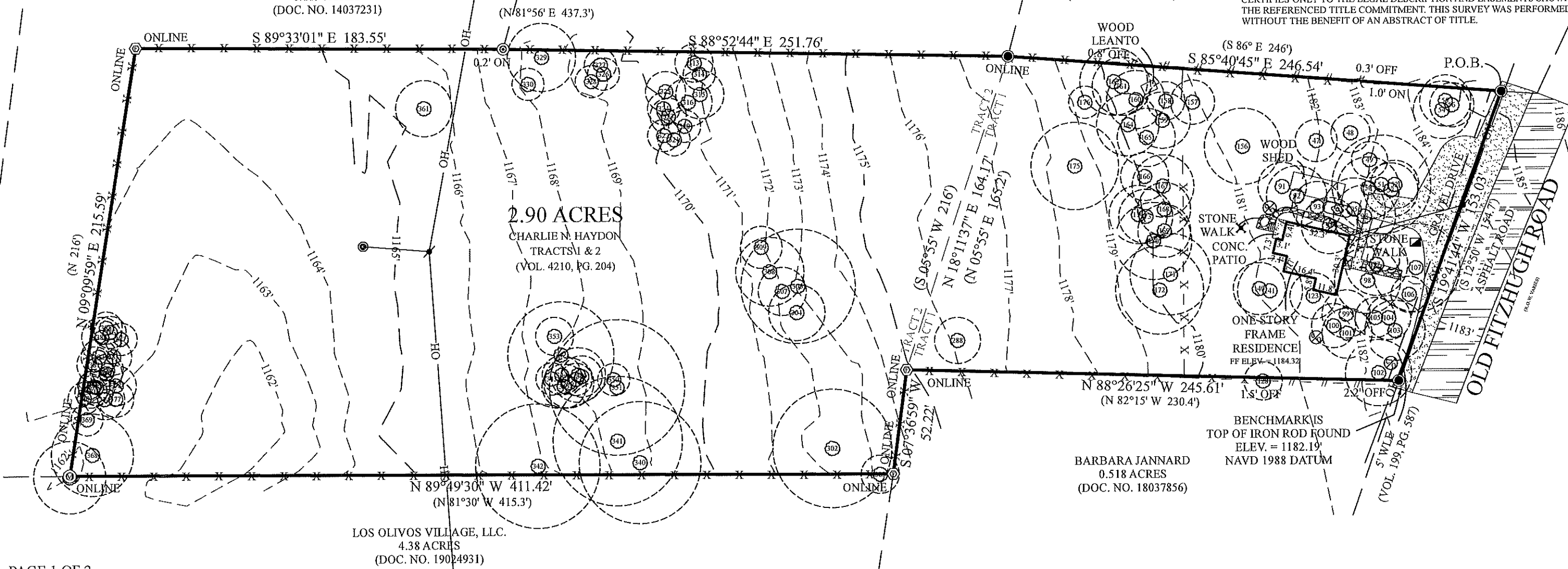
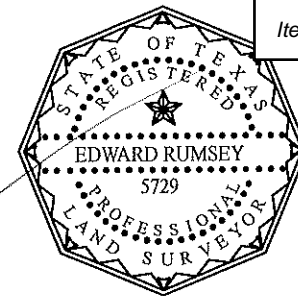
DRIPPING SPRINGS OUTFITTERS, LLC.  
4.39 ACRES  
(DOC. NO. 17032696)

DEBORAH CARTER  
0.504 ACRES  
(DOC. NO. 11020892)

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

INDEPENDENCE TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND  
UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE  
PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO  
BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF  
IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND  
CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON  
THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED  
WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



ADDRESS

YOUNG CHILD ACADEMY OF SEATTLE, LLC.  
519 OLD FITZHUGH ROAD  
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE  
WITHIN THE 100 YEAR FLOOD-  
PLAIN, AND HAS A ZONE "X"  
RATING AS SHOWN ON THE  
FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO. 48209C0105F  
PANEL: 0105F  
DATED: 09/02/2005

**ALLSTAR**  
Land surveying

9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPLS FIRM NO. 10135000

RESTRICTIONS

SUBJECT TO EASEMENTS RECORDED IN VOL. 199, PG. 587. (SHOWN)

LEGAL DESCRIPTION

BEING A 2.90 ACRES OF LAND, OUT OF THE PHILLIP A. SMITH SURVEY, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAME BEING ALL OF  
THAT CERTAIN CHARLIE N. HAYDON TRACTS 1 AND 2 RECORDED IN VOLUME 4210, PAGE 204, OFFICIAL PUBLIC RECORDS, HAYS COUNTY,  
TEXAS, SAID 2.90 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND  
MADE A PART HEREOF.

SURVEY DATE:	SEPTEMBER 01, 2020	FIELD BY:	CHRIS ZOTTER	08/31/2020
TITLE CO.:	INDEPENDENCE TITLE CO.	CALC. BY:	EDWARD RUMSEY	09/01/2020
G.F. NO.:	2039989-DRP	DRAWN BY:	DAVID BAK	09/01/2020
JOB NO.:	A0805520	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	09/01/2020

THIS CERTIFICATION IS FOR  
INSURANCE PURPOSES ONLY AND IS  
NOT A GUARANTEE THAT THIS  
PROPERTY WILL OR WILL NOT FLOOD.  
CONTACT YOUR LOCAL FLOOD PLAIN  
ADMINISTRATOR FOR THE CURRENT  
STATUS OF THIS TRACT.



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 23, 2020**

Project: **Young Child Academy**  
**519 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Jon Thompson (512) 568-2184**

Historic District: **Old Fitzhugh Rd Historic District**

Base Zoning: **SF-1 / HO**

Proposed Use: **Mixed Use Rehabilitation-** (Zoning Change Required- re: Conditions of Approval #1)

Submittals: ☒ Current Photograph ☒ Concept Site Plan ☒ Exterior Elevations – Arch'l Elevs  
☒ Color & Materials Samples - Photomontage

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

### Project Type & Description:

**"Adaptive Re-use"** of the existing dwelling and shed, which are **Contributing Resources** and **"Medium Preservation Priorities** in the **Old Fitzhugh Rd. Historic District**, as a proposed Children's Bookstore. Also includes **"New Construction"** of two (1) one-story buildings behind the existing structures, with associated parking and site improvements, for a proposed Pre-School use. Existing zoning requires a Zoning Change to permit the proposed uses.

### Review Summary, General Findings: **"Approval in Concept With Conditions"**

General Compliance Determination- ☒ **Compliant** ☐ Non-Compliant ☐ Incomplete

**City of Dripping Springs**  
P.O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725

**Staff Recommendations: “Approval in Concept with Conditions”**

- 1) **Zoning Change:** shall be processed in conjunction with the City of Dripping Springs Planning Dept and meeting Zoning Ordinance requirements in order to permit the proposed land uses.
- 2) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Building Permits, at a minimum).
- 3) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those Permits.
- 4) **Colors - Painted Mural:** Color palette, general design, and artistic themes for proposed hand-painted “Graphical Mural” on the existing historic resource shall be reviewed & approved by Staff prior to Building Permits.
- 5) **Building Materials & Finishes:**
  - a) Painted Masonry (Brick @ Existing chimney) is disallowed by City Historic Preservation Manual Guidelines. Approved material cleaning and restoration techniques & methods shall be used.
  - b) Native Stone Masonry only shall be used (@ Retaining Walls and Veneer). Synthetic Stone products are disallowed. Provide “basis of design” specifications on Permit Drawings.

\* \* \*

**CERTIFICATE OF APPROPRIATENESS:**

**Historic Resource Background / Survey Information:**

**(RFC- Resource Site #14A / 14B; HHM Site No. 50)**

**“#519 Old Fitzhugh Rd. (Bungalow Style Dwelling), ca. 1935, with associated Shed outbuilding: Contributing Resources and a Medium Preservation Priorities.”**

“As it exists today, Old Fitzhugh Road retains buildings and landscape features that reflect the area’s evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.”

---

**City of Dripping Springs**  
P.O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725

This property retains its architectural integrity and represents a surviving example of a primary dwelling accompanied by the “mostly older domestic and agricultural outbuildings” which characterize the Pre-WWII development of the lower portion of Old Fitzhugh Rd from roughly 1910 - 1935.

“RFC’s medium priority ratings were assigned where alterations and additions have occurred but do not overwhelm the historic-age form and character of the building. For some properties ... medium priority ranking also reflect the presence of historic-age outbuildings and landscape elements that contribute (to) the historic-era setting of the Old Fitzhugh Rd. study area.”

“RFC ... recommends that the City recognize historic-age garages, barns, and other historically intact ancillary structures associated with the recorded primary dwellings as historically contributing features of the Old Fitzhugh Road streetscape.”

**(Source: Roark Foster Consulting- Historic Resources Survey Report & Inventory: 8/5/2014)**

\* \* \*

#### **Staff Review Summary: #519 OFR – Young Child Academy**

##### **“Adaptive Re-Use of Existing Dwelling & New Construction Infill Development ”**

The scope of work for this COA consists of two major components reflecting the fundamental programmatic elements of the Young Child Academy operations.

The existing Dwelling and Shed facing Old Fitzhugh Rd. are to be preserved and adaptively re-used as a Children’s Bookstore, with outdoor seating and open-air reading area. The approach to the historic resources respects preservation goals, including cleaning, maintenance, repairs, and selective renovations aimed at maintaining the existing form and character of these two (2) structures. One unusual visual arts concept is a proposed “hand painted mural (artist TBD)” on the façade(s) of the renovated structure. OFR Design and Development Standards do allow a “full range of hues;” w/color palettes to be approved.” In this case, due to the conceptual and creative nature of this feature, further review and secondary approval is recommended as the color palette, general design, and artistic themes of the mural are better defined.

The second development component of the proposed concept entails introduction of two (2) new, one (1)-story buildings behind the existing structures, housing a Pre-School Academy. Preservation of the large number of existing trees has driven a sensitive site planning scheme for these buildings, with its

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associated drives, parking (sited to the rear) and other site improvements. The rear of the property slopes gently to a natural watershed drainage. Site engineering will need to incorporate any development-related drainage accommodations and water quality buffer zones. These elements and their layout will be defined, engineered and reviewed by Staff during site development phase. Technical requirements will likely be minimized by the relatively small development footprint and the “low impact” approach. Conceptual Plans show the entire back half of the site left in a relatively undisturbed state, utilized only for Play Areas and Nature Trails for the children.

The proposed design for the infill buildings respects the small-scale character, massing and rooflines of the OFR District, and the architectural approach is consistent with the OFR Design and Development Standards, including Building Footprints, Massing, Articulation, Porches, & Roof requirements. Proposed Materials and Finishes are almost entirely acceptable. One noted exception (detail) is the proposed “Painted Brick” (chimney), which is specifically disallowed by the City’s Historic Preservation Standards. Further materials specification refinements, clarification and approvals are also required for “Native Stone Masonry” (Retaining Walls, Brick Veneer).

At this conceptual phase, Staff generally finds the proposed development and design approach to be appropriate to the scale and character of the Old Fitzhugh Rd. Historic District. The modest development ambition and relatively low impact of the proposed scheme shows both sensitivity and restraint. It respects and preserves the property’s contributing Historic Resources. The careful planning appears to work well with the site’s many existing trees & drainage. The proposed architectural design concepts are appropriate in character. Overall, the proposal is compatible with its surroundings and would fit-in well with the vision and evolution the Old Fitzhugh Road Historic District.

#### **Staff Findings & Recommendations:**

- 1) **Findings for “Appropriateness.”** Staff finds the approach, design concept & proposal to be consistent with the vision, development guidelines and standards established for the **Old Fitzhugh Rd. Historic District** (see detailed Compliance Review below).
- 2) **Approval in Concept** is recommended. A zoning change is required to permit the proposed uses (Condition of Approval #1). Site Development and Construction Documents shall be reviewed for consistency with this COA prior to issuance of Permits (Conditions of Approval #2, #3).
- 3) **Secondary Review & Approval of Painted Mural** is recommended (Condition of Approval #4).
- 4) **Materials Refinements, Specifications & Approval** is recommended prior to issuance of Permits (Condition of Approval #5).

\* \* \*

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### **“Old Fitzhugh Rd. Design and Development Standards”**

**Compliance Review / Statement:** The proposed scope of work as described in the Application and submitted information is found to be appropriate and consistent with applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is recommended.

**Character/Vision:** Consistent: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel, with Gathering Spaces, etc; New Construction shall be compatible with surroundings.”

**Design Principles:** Consistent: “New Construction shall be compatible with surroundings.”

**Preferred Uses:** Consistent: “Mixed Use Rehab; Residential Rehab or Infill.”

**Site Planning & Building Placement:** Consistent: “Site Buildings within existing trees & landscape features.” Setbacks: Front / Rear > 10’; Sides > 5’ (verify @ Site Development).

**Parking Arrangement:** Consistent: “Onsite Lots @ Rear of Property.”

**Building Footprint / Massing / Scale:** Consistent: Proposed (new) Preschool Buildings. Building #1 = 3,000 GSF < 5,000 max. Building #2 = 5,000 GSF < / = 5,000 max.

**Street Frontage / Articulation:** Consistent: Proposed (new) Preschool Buildings massing meets 45’ max. articulation increment requirements.

**Porches:** Consistent: Proposed (new) Preschool Buildings Canopies & Courtyard Trellises meet Porch requirements.

**Roofs:** Consistent: Proposed (new) Preschool Buildings- 30yr Composition Roofs meet requirements.

**Materials:** Consistent (with exceptions): New materials @ Proposed (new) Preschool Buildings (Sealed Stucco, Shiplap Siding) meet requirements. **Exceptions:** a) Painted Brick Chimney disallowed by guidelines. b) Retaining Walls & Brick Veneer must meet “Native Stone Masonry” requirements. Synthetic Stone products disallowed (Conditions of Approval #5).

**Color Palette:** Consistent (with conditions): Basic proposed color palette meets requirements.

**Conditions:** Hand-painted “Graphical Mural” requires secondary Staff review & approval of Color Palette, General design, and Artistic themes prior to Permits (Conditions of Approval #4).

**Tree Preservation:** Consistent (with conditions): “Trees to be Removed” over 8” dia. shall be replaced per requirements. **Conditions:** Tree Preservation Plan to be reviewed & approved prior to Site Development Permits (Conditions of Approval #2, #3).

**Landscape Features:** N/A- no existing landscape features appear to be affected.

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**CRITERIA FOR CERTIFICATE OF APPROPRIATENESS  
(SECTION 24.07.014)**

- (a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**  
Project is guided by applicable Historic Preservation Standards and Design Guidelines.  
[See detailed summary above.](#) ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (b) **MINIMAL ALTERATION:**  
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (c) **ORIGINAL QUALITIES PRESERVED:**  
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (d) **PERIOD APPROPRIATENESS:**  
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**  
Cumulative changes with acquired and contributing significance are recognized and respected.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**  
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (g) **DETERIORATED ARCHITECTURAL FEATURES:**  
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**  
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods. (See: “Conditions of Approval #5A”- re: “Painted Brick”)  
☐ Compliant ☒ Non-Compliant ☐ Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**  
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**  
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**  
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**  
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture. See “Conditions of Approval #4” – Painted Graphical Mural”  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**  
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable

\* \* \*

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)**

- (g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**  
 Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

<b>Building Footprint Expansion/Reduction?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Façade Alterations facing Public Street or ROW?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Color Scheme Modifications?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Substantive/Harmful Revisions to Historic District?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

\* \* \*

Please contact (512) 659-5062 if you have any questions regarding this review.



By: **Keenan E. Smith, AIA**  
**Historic Preservation Consultant**

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## CERTIFICATE OF APPROPRIATENESS

*Granted to Estates of Charlie N Haydon  
519 Old Fitzhugh Road  
Dripping Springs, Texas 78620*

**For the proposed exterior restoration and repaint of the existing buildings and the building of two one-story buildings intended to be Young Child Academy**

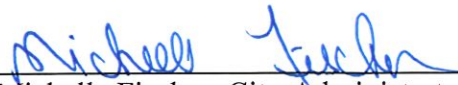
**Conditions of the Approval:**

1. Zoning changes shall be processed in conjunction with the City of Dripping Springs Planning Department and meeting Zoning Ordinance requirements in order to permit the proposed land uses.
2. Necessary Permits: Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit, Building Permits, at a minimum)
3. Approval in concept: Historic Preservation Commission Review and Approval is for design concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those Permits
4. Colors/Painted Mural: Color palette, general design, and artistic themes for proposed hand-painted "Graphical Mural" on the existing historic resource shall be reviewed and approved by Staff prior to Building Permits
5. Building Materials and Finishes
  - a. Painted Masonry (Brick at existing chimney) is disallowed by City Historic Preservation Manual Guidelines. Approved material cleaning and restoration techniques and methods shall be used.
  - b. Native Stone Masonry only shall be used (at Retaining Walls and Veneer). Synthetic Stone products are disallowed. Provide "basis of design" specifications on Permit Drawings.

**These improvements are found to be in compliance with the City of Dripping Springs Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties.**

*Approved by the City of Dripping Springs Historic Preservation Commission  
on the 1<sup>st</sup> day of October 2020.*

This Certificate of Appropriateness expires one year from the date issued if the approved work has not commenced, and it expires two years from the date issued if the approved work has not been completed.

  
Michelle Fischer, City Administrator

  
Date



Existing Homestead







Original House - Tree Canopy



Second Clearing - Future School Site





Lower Third - Preserve Draw





Some native stone examples from past projects

Material Selection  
References

Item 9.



Some native stone examples  
from past projects

Daniel  
Scott  
Turner  
Design



Some native stone examples  
from past projects

Future Bookstore  
Vision

Item 9.



Daniel  
Scott  
Turner  
Design

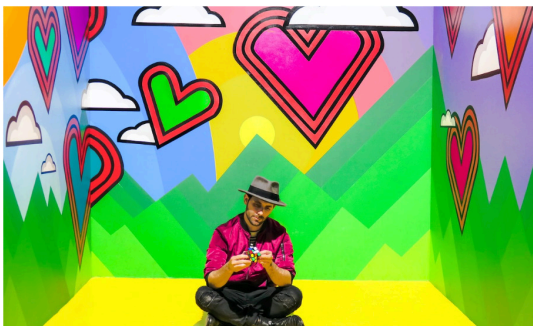
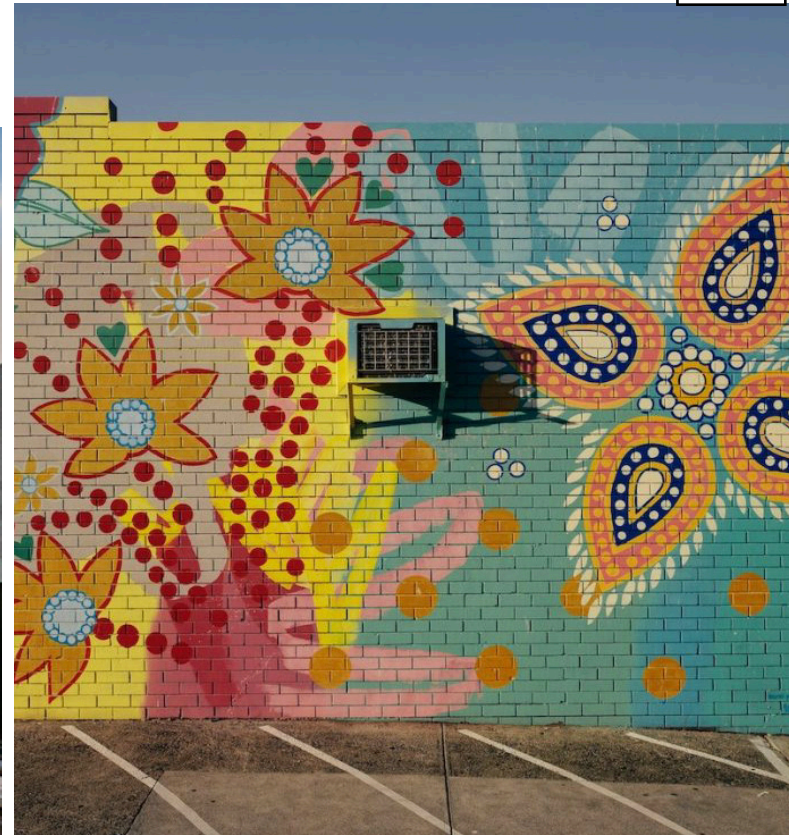
Graphical treatment samples for the  
field (teardrop siding)  
portion of the original home



danielscottturner.co

# Future Bookstore Vision

Graphical treatment samples for the  
field (teardrop siding)  
portion of the original home



Daniel  
Scott  
Turner  
Design

## Materials and Finishes

### Retaining Walls:

Weston Stone

3 PIECE

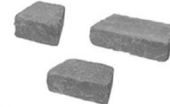
4 x 8 x 8

4 x 12 x 8

4 x 16 x 8

Weston Universal

4 x 12 x 8



### Brick Veneer:

Silvermine Stone

6 in x 24 in. PIECE

Stone Veneer



### Sealed Tinted Stucco:

SW 0052 Pearl Grey by Sherwin Williams



### 8" Shiplap Rain Screen:

Shiplap Pattern



SW 0052 Pearl Grey by Sherwin Williams

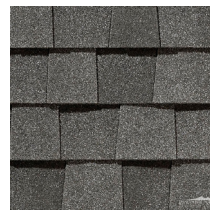


SW 6701 Moonraker by Sherwin Williams



### 30 Yr Composition Roof:

Color/Finish: Estate Gray:



## Materials and Finishes

**STEEL FRAME WITH  
RETRACTABLE FABRIC  
AWNING:**



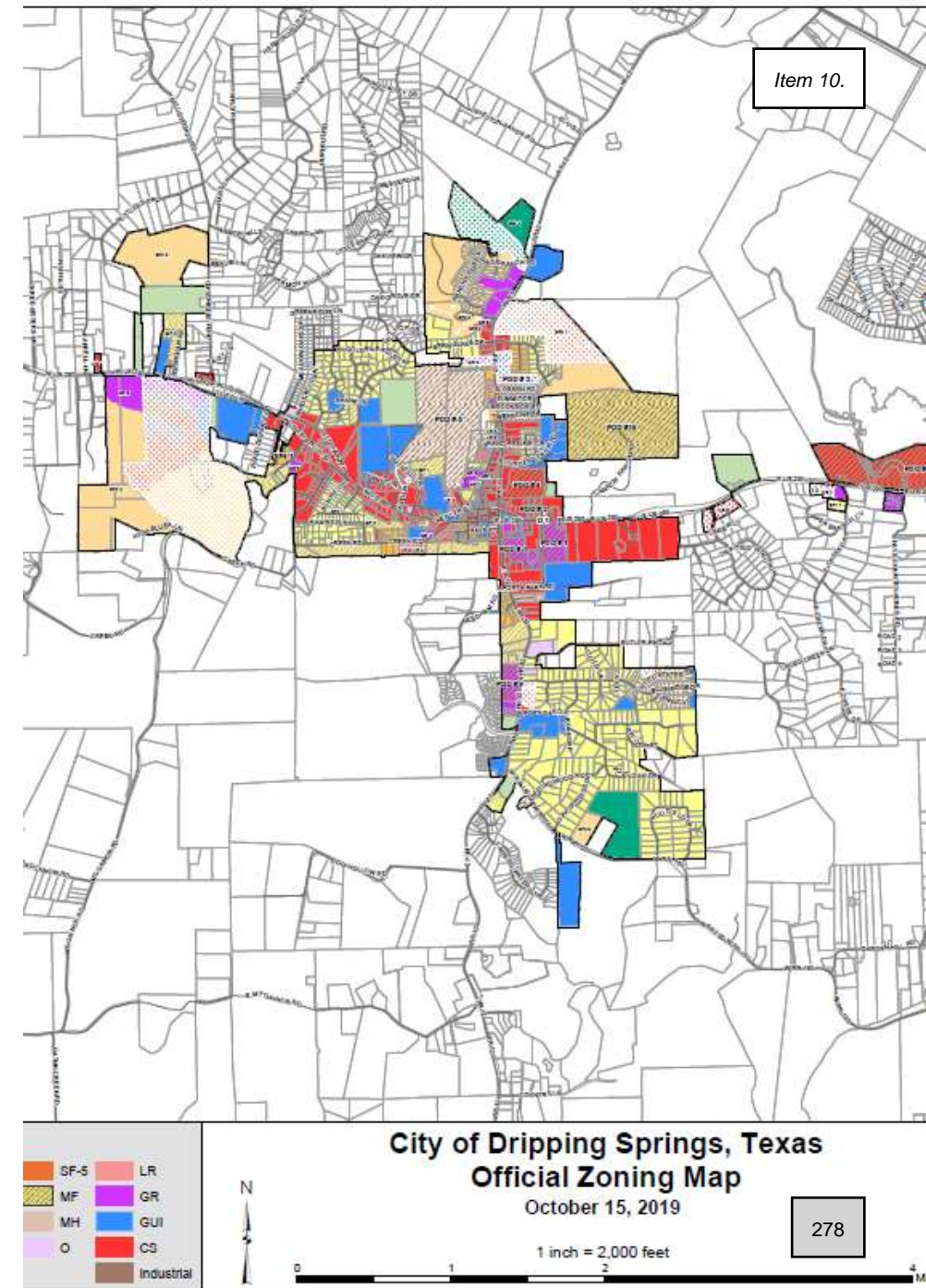
# City of Dripping Springs Development Code Rewrite

Planning Department

Wednesday, November 18, 2020

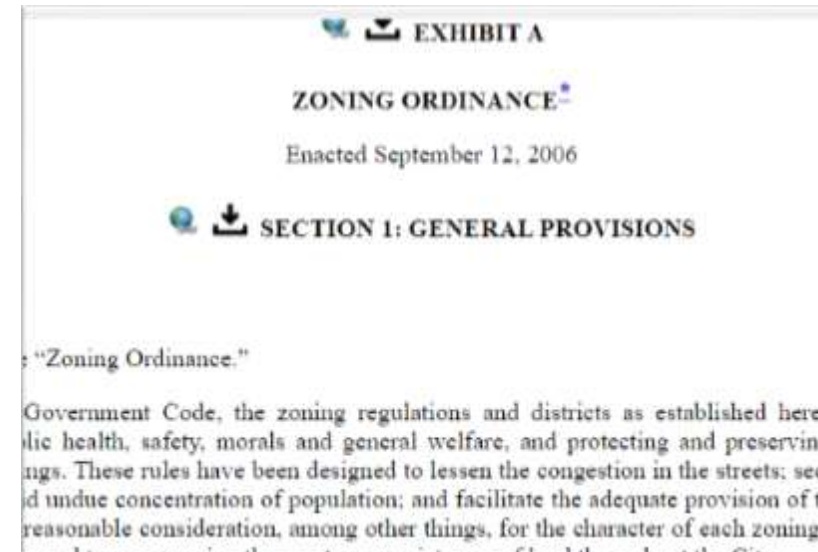
# The Zoning Ordinance

- Determines the appropriate uses for a given location
- Limits the operation of each type of use
- Regulates the layout and form of development
  - With standards such as Building height, Building Setbacks, Impervious Cover, etc
- Establishes processes to oversee the above



# Current City Zoning Ordinance

- The first Zoning Ordinance that was enacted by the City of Dripping Springs was April 28, 1995.
- This Zoning Ordinance was based on the 1985 Comprehensive Plan.
- The City has done various amendments to the 1985 Zoning Ordinance, but never a complete rewrite
- Zoning has changed significantly from 1995 to 2020 through growth and various amendments.



# Development Code Potential Schedule



# Goals for Development Code Rewrite

1

Reorganize all  
Planning Code of  
Ordinances into a  
Unified  
Development Code

2

User Friendliness

3

Update zoning  
districts to support  
and protect the  
distinct character  
of the City

4

Modernize and  
Customize the  
Development  
Standards

5

Streamline  
Processes

6

Setting Clear  
Expectations

# Reorganizing

# Reorganize Planning Code of Ordinances into a Unified Development Code (UDC)

- A unified development code (UDC) will consolidate and update regulations and standards currently found in the Zoning ordinance.
- The UDC will also use more graphics and a common language that will avoid conflicts and confusing terminology.
- Would include every step in the development process prior to building permit including subdivision, zoning, signs, landscaping, and lighting.

# User Friendly

# Improve User Friendliness

- Promote development standards that are easier to enforce and understand
- Fix critical issues in the current Zoning Ordinance that impede staff review and applicant compliance
- Easy to read
- Re-organize the structure of the current ordinance
- Add more charts and figures
- Compiling development regulations into one location
- Ensure terms are defined and criteria are clear
  - Update definitions to stay consistent with the entire UDC
- Use "plain English"



## Planning Links

[Planning Department - Home](#)

[Pre-Development Meetings](#)

[Submitting an Application](#)

[City Regulations](#)

[Public Notices](#)

[Maps & Plans](#)

## Development Manual

We really want to help you through the development process with as much ease as possible. To that end, we've created the City's new Development Manual. This manual is designed to provide applicants with information, guidance, and the forms necessary to submit a complete application as required by the City's adopted ordinances. Click on the link below.

[City of Dripping Springs Development Manual](#)

## WHEN A BUILDING PERMIT IS REQUIRED

– By the City of Dripping Springs Building Department Do I need a building permit? It's one of the most common questions we're asked. This blog post aims to address some of those questions. If your project is inside the city limits, within a subdivision created after 2006, OR in the City's CTJ within a [...]

[READ MORE](#)

# Updating

# Update Zoning Districts to support and protect the distinct character of the City



New development should fit the neighborhood and the character of the City



Standards should ensure development reflects the City's expectations, needs, and market conditions of Dripping Springs.



Reduce reliance on Planned Development Districts



Minimize variances, nonconformities

# Modernize & Customize

# Modernize & Customize development standards

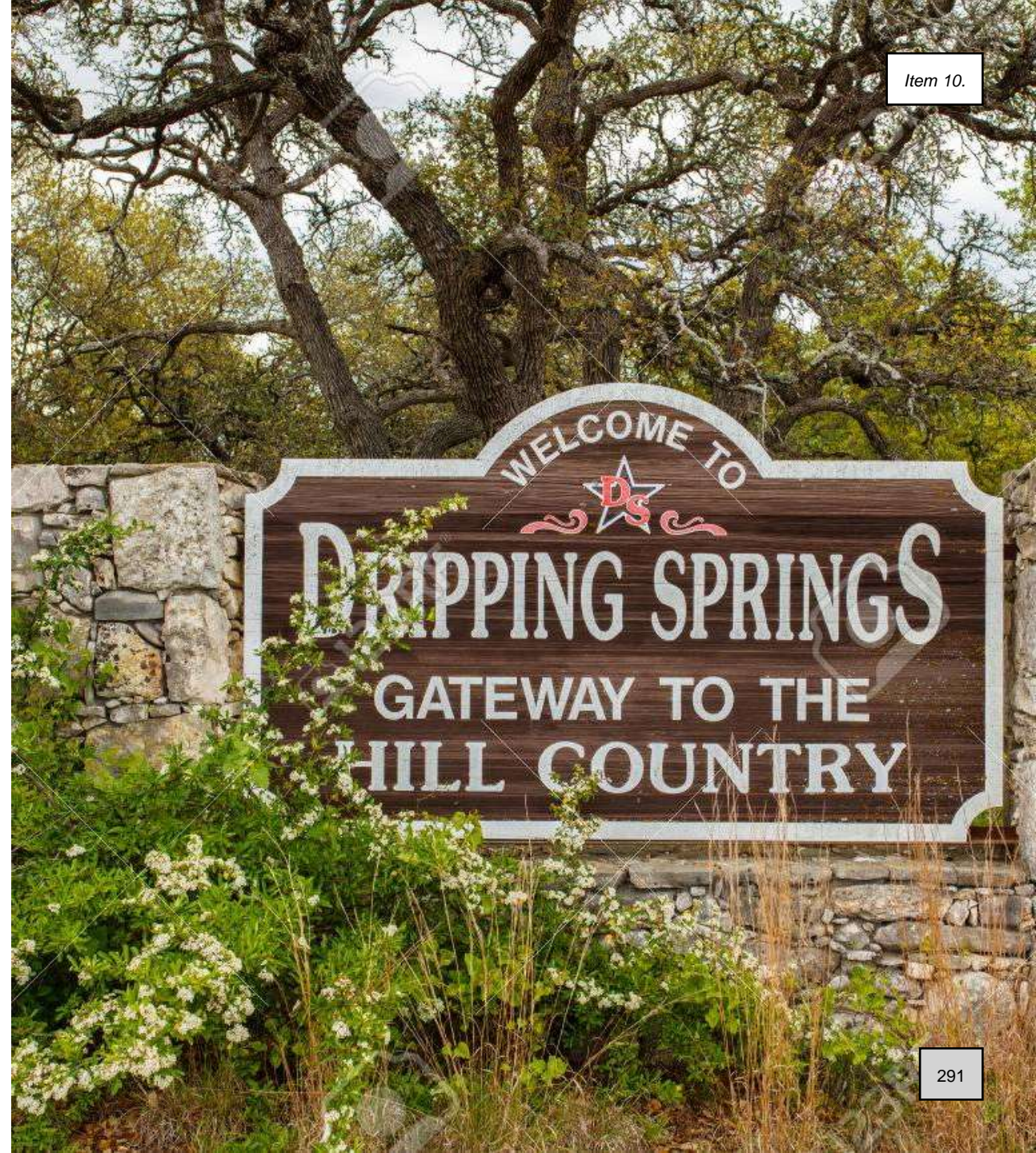
- Modernize and clarify the uses and the use regulations
  - Such as Accessory Structures and Accessory Dwelling Units
  - Add small scale and low dense multi-family standards
  - Parking Standards
- Update Sign Regulations in response to recent case law
- Ensure consistency with State and Federal Law
  - Change Single-Family districts to Residential districts (Federal law)
- Inclusion of Historic Districts as Overlays



# Streamlined Processes

# Streamlined Processes

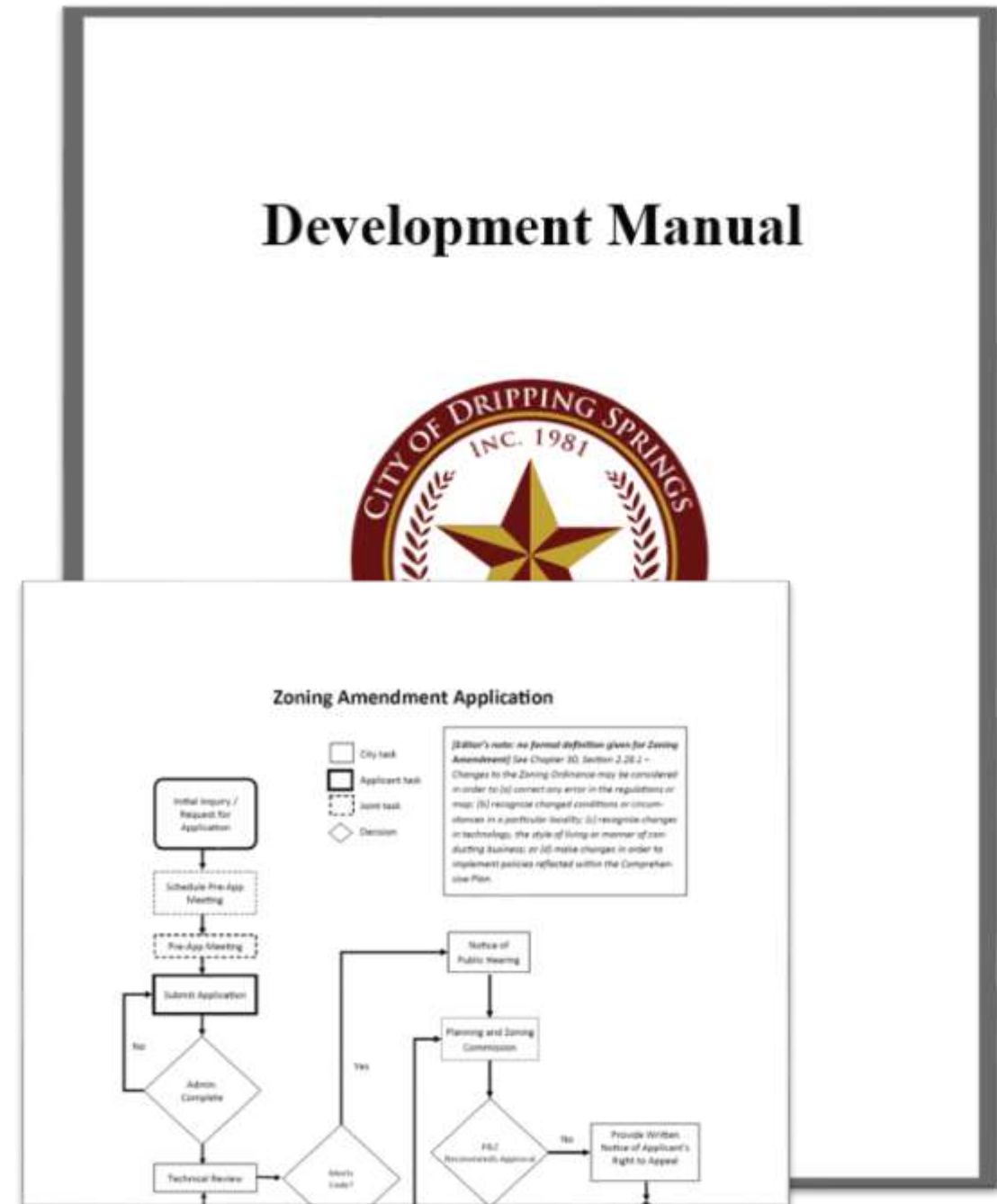
- Reevaluate the review process for various permits
- Expanding Administrative approvals
  - Such as shared parking
  - Lighting, landscaping, and signage approvals
  - Minor modifications



# Setting Expectations

# Setting clear expectations

- Improve the Development Manual
- Explaining each step of every process, including informal steps
  - Adding easier checklist
- Avoid unexpected surprises to applicants or neighborhoods





Update Comprehensive  
Plan



Update Future Land Use  
Map



Update Applications

# Future Goals

# Development Code Committee

- The Committee members are:
  - 2 City Council Members
  - 2 Planning and Zoning Commissioners
  - City Administrator/Deputy City Administrator
  - City Engineer (when applicable)
  - City Attorney
  - Planning Department
  - Various Consultants (when applicable)
- Meetings with the Committee will be once or twice a month to review the drafted ordinance and discuss direction of the Zoning Ordinance



# Questions to Consider

- Is the Zoning Ordinance easy to use? If not, why?
- Are there ways the Zoning Ordinance could be revised to be more user friendly?
- Are there comprehensive plan policies that are important to prioritize for code implementation?
- Are you concerned about any particular land uses in the City?
- Are you concerned about the quality of new development? The Costs of new development?
- How can zoning regulations respond to the needs of neighborhoods, the general public, and applicants?
- What are 3 aspects of high-quality design for new development or redevelopment?
- Is the process transparent? How can we better communicate with the public? With applicants?

# Questions/Comments



Subdivision Project Name	City Limits / ETJ	Location	Description	Status
Driftwood Phase 3	ETJ	17901 RM 1826	1 lot subdivision	Waiting on the County
SUB2018-0038_Calitterra Ph 4 Sec 11_FP	ETJ	RR12 & FM 150	Subdivision of 108 Residential lots	Turned in Plat amendment adding additional ROW, Comments have been issued.
SUB2018-0043_Treaty Oak Subdivision MP	ETJ	16604 Fitzhugh Rd	1 Lot subdivision	Waiting on resubmittal
SUB2018-0061 Headwaters at Barton Creek_AP	ETJ	2401 E Hwy 290	Edits to metes and bounds error	Waiting on resubmittal/ everyone approved as of 6/25/2019
SUB2019-0017 Parten Ranch Amenity Center MP	ETJ	NW Corner of Two Creeks Lane and Parten Ranch Pkwy	1 Lot for amenity center	Waiting on the County
SUB2019-0023 Driftwood Golf & Ranch Club Phase. 1 CP	ETJ	10450 FM 967 N Side	42 Lot Subdivision on 59.14 acres	Waiting on resubmittal
SUB2019-0029 Arrowhead Ranch Ph. 4 FP	CL	Arrowhead Ranch Blvd	162 Lot Subdivision- 155 SF Lots	In recordation process
SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	4 Lot subdivision	Waiting on the County
SUB2019-0044 Calitterra Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peaksides Circle	amended plat	waiting on resubmittal
SUB2019-0049 Driftwood Club Core Ph. 1 CP	ETJ	582 Thurman Roberts Way	infrastructure for subdivision	Waiting on resubmittal
SUB2019-0050 Driftwood Golf and Ranch Club Ph. 2 FP	ETJ	Thurman Roberts Way	57 SF lots, 3 Open Space, 4 Golf Course Lots, 8 ROW lots	waiting on fiscal or construction completion
SUB2019-0051 Driftwood Club Core Ph. 2 CP	ETJ	Thurman Roberts Way	infrastructure for subdivision	Waiting on Resubmittal
SUB2019-0060 Driftwood Phase 1 Section 2 CP	ETJ	Thurman Roberts Way	Update to WW and Rainwater Service details	Under Review
SUB2019-0062 Big Sky Ranch Phase 2 CP & FP	CL	Lone Peak Way	188 Single Family, Drainage, and Open Space lots	construction plans are approved, waiting on resubmittal for the final plat
SUB2020-0002 Headwaters at Barton Creek, Phase 5, sections 1&2 CP	ETJ	headwaters blvd and sage thrasher circle	188 Residential Lots, Open Space, MUD Utilities with WQ and drainage improvements	Gathering signatures
SUB2020-0005 Highpointe phase II 2A-2B, lots 7&8. Block C AP	ETJ	118 Red River Cover Austin	amended plat	Gathering signatures
SUB2020-0012 Parten Ranch Phase 3 CP	ETJ	1.5 Miles Southwest of Nutty Brown and 1826	Single Family Subdivision	Under Review
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal
SUB2020-0017 611 Butler Ranch Road	ETJ	611 Butler Ranch Road		under review (Became a variance)
SUB2020-0020 Polo Business Park East MP	etj	13550 US 290	1 lot subdivision to create a legal lot	under review
SUB2020-0027 Sawyer Ranch 33	CL	unaddressed, R95789	3 lot subdivision near 290 and Sawyer ranch	under review
SUB2020-0031 Heritage Construction Plans	CL	Sportsplex Drive (Heritage Development)	Construction Plans for the Heritage development	under review
SUB2020-0032 Driftwood West Wholesale Water Connection	ETJ	Fm 1826	Improvements including master vault and water meter vault providing point of connection to existing 12 inch WL	Under Review
SUB2020-0033 Headwaters Phase 4 Sections 2-5 CP revision	CL	Intersection of Headwaters Blvd and Hazy Hills Loop	Proposed revision is generally to remove the proposed bridge and add culvert crossin. Minor adjustments to Fire Hydrants are also proposed	Under Review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Tractor and Site improvements	Waiting on resubmittal
SD2019-0017 Storserv	ETJ	E Hwy 290	Self Storage facility	approved w conditions
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-00026 DSWSC Filling Station	CL	198 Creek Rd		Gathering Signatures
SD2019-0032 Coffman Real Estate	CL	27401 RR 12	Parking lot improvements	Waiting on resubmittal
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2019-0041 Driftwood Creek Temporary Kitchen	ETJ	415 Thurman Roberts Way	Temporary kitchen facility comprised of 2 shipping containers	Approved with Conditions
SD2020-0006 Ghost Hill Ranch Phase 2	ETJ	31430 Ranch Road 12, Dripping Springs, Texas	Two Commercial Buildings	Waiting on resubmittal
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0017 Home Depot TRC	cl	260 E Hwy 290	tool rental center	Waiting on resubmittal
SD2020-0018 DSWSC Elevated Storage Tank	etj	Hart Lane	elevated Storage tang	Gathering Signatures
SD2020-0020 Revision to Texas Regional Bank	cl	333 E Hwy 290 #305, Dripping Springs, TX 78620	The Site Development Plans have been revised for connectivity between the current site and future development	Approved w/ Conditions
SD2020-0022 Skye Headwaters Revision 2	cl	201 Headwaters Blvd.	Reverting back to the originally approved project.	Waiting on resubmittal
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0023 Dripping Springs Elementary #5 Aka 2020-1412	etj	11091 Darden Hill Road	Educational institute comprised of 5.0 acres of Lot 74 of the Onion Creek Ranch Subdivision	under review, & issued for construction
SD2020-0028 DSMS Remodel AKA 2020-1495	CL	111 & 113 Tiger Lane	This project includes a new building for the relocation of Walnut Springs Elementary School, designed to serve 850 students to be built south of the existing Dripping Springs Middle School. Additional site and interior improvements proposed at DSMS and are included in this scope. Sanitary sewer and demolition have been submitted for approval separately.	Under review, approved and issued for construction
SD2020-0029 Headwaters Phase II	CL	Kibo Ridge and Hwy 290	this project includes the construction of four 3-story apartment buildings, associated parking and drives, and utilities	Approved w/ Conditions
SD2020-0030 Howard Ranch Commercial	CI	FM 150 and RR12	one 5. 110-sf general store/fueling station, two 10,400-sf retail stores, two 6,800-sf retail stores. One 17,600-sf retail store, and a 10,350-sf live/work building to be located on 7.391 acres	Waiting on resubmittal
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6.055 sqft office/warehouse and parking	Waiting on resubmittal
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Waiting on resubmittal
SD2020-0033 Hill Country Senior Citizen Activity Center	CL	1310 US-290, DRIPPING SPRINGS, TX 78620	A 3,150 sq ft building is proposed.	Under Review
SD2020-0035 Harrison Hills Business Park	CL	North of Whisenant, across from Founders Ridge (No address given)	Infrastructure including construction of Driveway to 12, water quality and detention ponds, utilites, offsite improvements for wastewater tie in	Waiting on Resubmittal
SD2020-0036 Arrowhead Ranch Amenity Center Revision	CI	Arrowhead Ranch Blvd	Proposed Site Development for future arrowhead ranch amenity Center	Approved w/ conditions
SD2020-0037 Sawyer Ranch Phase 2 Lot 2A Revision	CL	13441 W US Hwy 290	Site Development Improvements for Lot 2A, 5.5982 acres of the Sawyer Ranch Subdivision. Commercial buildings, associated parking, utilites and sidewalks	Waiting on resubmittal
SD2020-0038 Belterra Building X2	ETJ	Lot 1B-2 LTD	The project is proposing a 5,063 SF retail building with associated parking and utility improvements	Approved with Conditions
SD2020-0040 Forbes Tract Revision	ETJ	14300 FM 1826	proposed revision would include switching from a bar ditch conveyance system to an underground drainage system	under review
SD2020-0041 Skybridge Academy	CL	26540 Ranch road 12	deck addition at rear of building for outdoor classroom	Gathering Signatures
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	waiting on resubmittal
SD2020-0044 Founder Parking Lot Improvements	CL	419 Founders Park Rd	Install an asphalt parking area consisting on approximately 48 parking spaces within Founders Memorial Park.	Waiting on resubmittal
SD2020-0045 12 South	CL	4500 RR 12	8,000 Sq ft warehouse w associated parking and drainage	under review
SD2020-0046 Parten Ranch Amenity Center Correction	ETJ	1.5 Miles Southwest of Nutty Brown Rd and 1826		Under Review