



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, August 10, 2021 at 6:30 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
City Engineer Chad Gilpin
Planning Assistant Warlan Rivera
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. Discuss and consider approval of the July 27, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2021-0040 for reasons set forth: A Final Plat for Parten Ranch Phase 3 an approximately 60.41 acres situated in the Lamar Moore Survey, A-323, Hays County, Texas, generally located north of FM 1826, and west of CR 163, to be known as Parten Ranch Phase 3 Final Plat. Applicant: Lauren Crone, LJA Engineering.**

BUSINESS

- 3. Public hearing and consideration of approval of SUB2021-0041: an application to consider the plat vacation of Driftwood 967 Phase 2, an approximately 8.0259 acres of land situated in the Freelove Woody Survey No. 23, Abstract No. 20, in Hays County, Texas, consisting of a one lot subdivision being Block A, Lot 1. The property is located north of FM 967, south of RM 1826, west of Brangus Road, and east of FM 150, to be known as the Driftwood 967 Ph. 2 Plat Vacation. Applicant: Ronee Gilbert, Murfee Engineering Company, Inc.**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. SUB2021-0040

- 4. Presentation and discussion regarding the 2021 Texas Legislative Update.**

PLANNING & DEVELOPMENT REPORTS

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

August 24, 2021, at 6:30 p.m.
September 14, 2021, at 6:30 p.m.
September 28, 2021, at 6:30 p.m.

City Council & BOA Meetings

August 17, 2021, at 6:00 p.m.

September 7, 2021, at 6:00 p.m. (CC & BOA)

September 21, 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.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **August 6, 2021, at 1:45 p.m.***

City Secretary

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



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, July 27, 2021 at 6:30 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
John McIntosh
Doug Crosson
Evelyn Strong (arrived at 6:37 p.m.)
Tammie Williamson

Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught
City Administrator Michelle Fischer
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Assistant Warlan Rivera
City Engineer Chad Gilpin
Planning Consultant Robyn Miga
Transportation Consultant Leslie Pollack
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

Commissioner Crosson led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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

of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

BUSINESS

1. Approval of the July 13, 2021, Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner McIntosh to approve the July 13, 2021, Planning & Zoning Commission regular meeting minutes. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

2. Public hearing and consideration of recommendation regarding ZA2021-0003: an application for a Zoning Amendment and Conditional Use Overlay to consider a proposed zoning map amendment from Two-Family Residential- Duplex (SF-4) to Single Family Residential-Town Center (SF-3) and with a proposed conditional use overlay restricting the site further for two properties located approximately at 102 S. Bluff Street, Dripping Springs, Texas. Legal Description ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 4-5-6 & 9, ACRES 0.519 and ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 1-3 & 10-12, ACRES 0.9445. Applicant: Jon Thompson, J Thompson Professional Consulting, LLC

a. Presentation

Applicant Jon Thompson presented the item.

b. Staff Report

Robyn Miga presented the staff report which is on file. Staff recommends approval of the zoning amendment with changes to the conditional overlay ordinance where the permissions are outlined rather than prohibitions.

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

d. Zoning Amendment and Conditional Overlay

A motion was made by Commissioner Williamson to recommend City Council approval, with changes to the conditional overlay ordinance where the permissions are outlined rather than prohibitions, of ZA2021-0003: an application for a Zoning Amendment and Conditional Use Overlay to consider a proposed zoning map amendment from Two-Family Residential- Duplex (SF-4) to Single Family Residential-Town Center (SF-3) and with a proposed conditional use overlay restricting the site further for two properties located approximately at 102 S. Bluff Street, Dripping

Springs, Texas. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

- 3. Public hearing and consideration of recommendation regarding ZA2021-0004: an application for a Zoning Amendment to consider a proposed zoning map amendment from SF-1 (Single-Family Residential - Low Density) to SF-2 (Single-Family Residential-Moderate Density) for an approximately 1.82-acre tract at 1232 Creek Road, Dripping Springs, Texas. Legal Description CREEK ROAD VILLAS, LOTS 1-2, ACRES 1.82; and P.A SMITH SURVEY 0.99 ACRE A0415. Applicant: Jon Thompson, J Thompson Professional Consulting, LLC**

a. Presentation

Applicant Jon Thompson presented the item.

b. Staff Report

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

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

d. Zoning Amendment

A motion was made by Commissioner McIntosh to recommend City Council approval of ZA2021-0004: an application for a Zoning Amendment to consider a proposed zoning map amendment from SF-1 (Single-Family Residential - Low Density) to SF-2 (Single-Family Residential-Moderate Density) for an approximately 1.82-acre tract at 1232 Creek Road, Dripping Springs, Texas. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

- 4. Public hearing and consideration of recommendation regarding PDD2021-002 Cynosure-Wild Ridge: an application for a Planned Development District to consider an ordinance enacting Planned Development District Number 13 and approving the zoning change from Agriculture (AG) to Planned Development District Number 13 (PDD #13) with a base zoning of SF-3 for up to 960 units with some local retail uses to be located on approximately 283 acres on the Cynosure Tract north of the Cannon Tract and east of the Scott Tract northeast of city limits. Applicant: Rex Baker, Baker & Robertson**

a. Presentation

Peter Verdicchio with SEC Planning and John Doucet with Doucet Engineers gave a presentation which is on file.

b. Staff Report

Laura Mueller presented the staff report which is on file. Staff recommends approval of the planned development district.

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

d. Planned Development District Ordinance

A motion was made by Vice Chair Martin to recommend City Council approval of PDD2021-002 Cynosure-Wild Ridge: an application for a Planned Development District to consider an ordinance enacting Planned Development District Number 13 and approving the zoning change from Agriculture (AG) to Planned Development District Number 13 (PDD #13) with a base zoning of SF-3 for up to 960 units with some local retail uses to be located on approximately 283 acres on the Cynosure Tract north of the Cannon Tract and east of the Scott Tract northeast of city limits. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

5. Discuss and consider the Nomination of a member of the Planning & Zoning Commission to serve as the Representative on the Transportation Committee.

A motion was made by Commissioner Strong to nominate Vice Chair Martin to serve as Representative on the Transportation Committee. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

PLANNING & DEVELOPMENT REPORTS

6. DA2020-0002 Anarene/Double L Amended Development Agreement. Applicant: Pablo Martinez, BGE, Inc.

Laura Mueller's report is on file and available for review upon request.

7. Planning Report

The Planning Report is on file and available for review upon request.

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

August 10, 2021, at 6:30 p.m.

August 24, 2021, at 6:30 p.m.
September 14, 2021, at 6:30 p.m.
September 28, 2021, at 6:30 p.m.

City Council & BOA Meetings

August 3, 2021, at 6:00 p.m. (CC & BOA)
August 17, 2021, at 6:00 p.m.
September 7, 2021, at 6:00 p.m.(CC & BOA)
September 21, 2021, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner McIntosh to adjourn the meeting. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

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



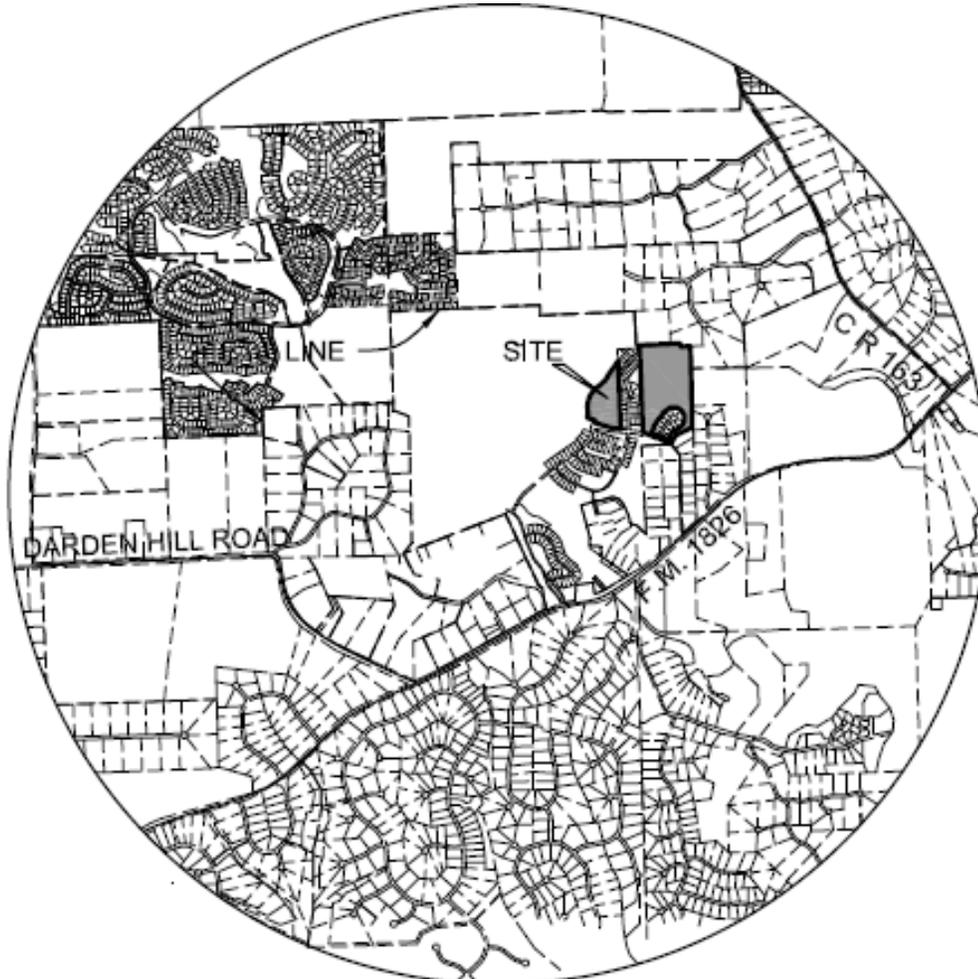
Planning & Zoning Commission Planning Department Staff Report

P& Z Meeting: August 10, 2021
Project Number: SUB2021-0040 – Parten Ranch Phase 3 Final Plat
Report From: Chad Gilpin, PE – City Engineer

Item Details

Project Name: Parten Ranch Phase 3 Final Plat
Property Location: In the City of Dripping Springs ETJ, generally located north of FM 1826 off Parten Ranch Parkway.
Legal Description: 60.41 acres of land in the Seaborn J. Whatley Survey A-18 & the Lamar Moore Survey A-323 & a portion of the 531.542 acre recorded in Doc. 2016-16004247 of Hays County, Texas
Applicant: Lauren Crone, PE – LJA Engineering
Property Owner: HM Parten Ranch Development, Inc.
Request: Approval of Final Plat

Property Location



Staff Recommendation

Staff recommends denial of the FINAL PLAT for reasons setforth in the attached comment response letter.

Site Information

Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by a development agreement between Dripping Springs and HM Parten Ranch Development, Inc.

Project Summary:

Parten Ranch is a 531.75-acres low density single-family residential development that is planned to include up to 575 single-family residential lots with a maximum 20% net impervious cover. The Parten Ranch Concept Plan was approved with the development agreement between Dripping Springs and HM Parten Ranch Development, Inc.

The applicant states that the proposed Phase 3 FINAL PLAT is for 60.41 acres and will include 62 single-family lots and 12 drainage/open space lots. Review comments have requested that lot count discrepancy in Phase 3 be clarified.

Access: Access will be via Parten Ranch Parkway from FM 1826 and a second access via Kinnikinik Loop to FM 1826.

Impervious Cover: The Development Agreement limits impervious cover (IC) to a maximum of 20%. Phases 1, 2, 3 & 5 currently add up to 10% IC.

Water: Service will be provided by West Travis County PUA

Wastewater: Service will be provided by Springhollow MUD and treatment provided by Hays Co. MUD #5

Previous Actions/Actions by Other Jurisdictions

- This is the first time this plat application has been considered by P&Z.
- ESD#6 approval is pending
- Hays County 1445 approval is pending

Outstanding Comments

Staff reviewed the proposed plat against the city’s code of ordinances, and the outstanding comments are attached.

Attachments

- Exhibit 1 – Proposed Final Plat
- Exhibit 2 – Staff Comments

| | |
|--------------------------|----------------------------------|
| 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 |



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 2.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

| | |
|--------------------------|-------------------------------|
| INFORMAL CONSULTATION | PRE-APPLICATION CONFERENCE |
| DATE: _____ | DATE: _____ |

| | |
|---|--|
| <input type="checkbox"/> NOT SCHEDULED | <input type="checkbox"/> NOT SCHEDULED |
|---|--|

PLAT TYPE

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

CONTACT INFORMATION

APPLICANT NAME Lauren Crone, P.E.

COMPANY LJA Engineering

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

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

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

OWNER NAME HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 1011 North Lamar Blvd.

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

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

PROPERTY INFORMATION

| | | |
|--|--|--|
| PROPERTY OWNER NAME | HM Parten Ranch Development, Inc. | |
| PROPERTY ADDRESS | 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 | |
| CURRENT LEGAL DESCRIPTION | 60.41 Ac of land in the Seaborn J. Whatley Survey A-18 & the Lamar Moore Survey A-323 & a portion of the 531.542 ac recorded in Doc. 2016-16004247 of Hays County, TX | |
| TAX ID # | R16615, R152457 | |
| LOCATED IN | <input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction | |
| CURRENT LAND ACREAGE | 60.41 acres | |
| SCHOOL DISTRICT | Dripping Springs ISD | |
| ESD DISTRICT(S) | ESD 1 & ESD 6 | |
| ZONING/PDD/OVERLAY | Dripping Springs ETJ | |
| EXISTING ROAD FRONTAGE | <input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Parten Ranch Parkway</u> | |
| DEVELOPMENT AGREEMENT? (If so, please attach agreement) | <input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Parten Ranch Development Agreement</u> | |

ENVIRONMENTAL INFORMATION

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

| PROJECT INFORMATION | |
|---|--|
| PROPOSED SUBDIVISION NAME | Parten Ranch Phase 3 |
| TOTAL ACREAGE OF DEVELOPMENT | 60.41 |
| TOTAL NUMBER OF LOTS | 75: 62 (single family), 9 (OS/drainage/WQ), 3 (Parkland, OS), 1(OS, WQ, Effluent Disposal) |
| AVERAGE SIZE OF LOTS | 11,866 sq ft |
| INTENDED USE OF LOTS | <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____ |
| # OF LOTS PER USE | RESIDENTIAL: <u>62</u> COMMERCIAL: _____ INDUSTRIAL: <u>13</u> |
| ACREAGE PER USE | RESIDENTIAL: <u>16.89 ac</u> COMMERCIAL: _____ INDUSTRIAL: <u>43.52 ac</u> |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: <u>3,635 L.F.</u> PRIVATE: _____ |
| ANTICIPATED WASTEWATER SYSTEM | <input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER |
| WATER SOURCES | SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY |
| <p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/>YES <input checked="" type="checkbox"/>NO</p> | |

COMMENTS: _____

TITLE: Vice President SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Verizon or AT&T

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): West Travis County Public Utility Agency

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Springhollow MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 6 of the application verifying completeness. Applications should be submitted only when all required information is included in the submittal.

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

Daniel Ryan

Applicant Name

Dan

Applicant Signature

Laura Krippner

3/16/2021

Date

3 16 21

Notary

Date



HM Parten Ranch Development, Inc.

Property Owner Name

Jay H

Property Owner Signature

3/15/21

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: 4/8/21

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

| | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Development Agreement/PDD (If applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this. |
| <input type="checkbox"/> | <input type="checkbox"/> | Documentation showing approval of driveway locations (TxDOT, County) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Documentation showing Hays County 911 Addressing approval (If applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | Parkland Dedication fee (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$25 Public Notice Sign Fee |
| <input type="checkbox"/> | <input type="checkbox"/> | Ag Facility Fees - \$35 per residential LUE (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of Utility Service (Water & Wastewater) or permit to serve |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 checked="" type="checkbox"/> | Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes, |

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

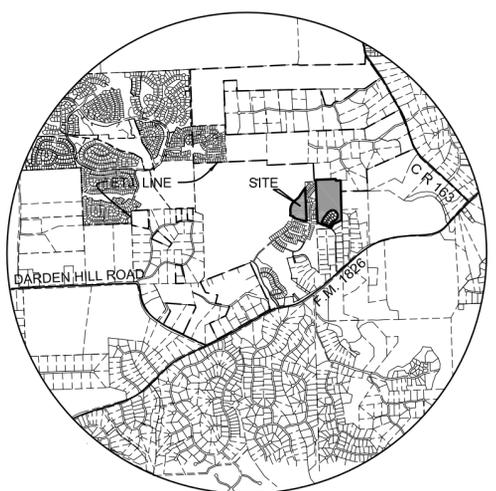
NARRATIVE OF COMPLIANCE

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

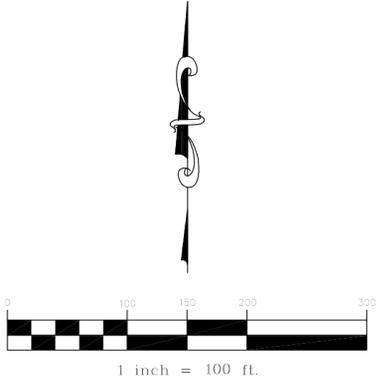
| | |
|---|--|
| <p>Outdoor Lighting, Article 24.06</p> | <p>Per section 4.1 of the Development Agreement the Owner voluntarily agreed to comply with the City's lighting ordinance in effect at the time of the Agreement which was November 2015.</p> |
| <p>Parkland Dedication, Article 28.03</p> | <p>Per section 2.4.2 of the Development agreement Parkland Dedication is met through a dedication of land out of the property to Springhollow MUD, provision of the private recreational facilities (Amenity Center), conveyance of parkland to City of Dripping Springs (Parten Ranch Phase 3, Lot 12, Block G), and conveyance of parkland to the HOA.</p> |
| <p>Landscaping and Tree Preservation, Article 28.06</p> | <p>Per the Development Agreement, Section 2.6.6 (c) and (d), the use of native species of plant materials are encouraged throughout the project. In addition, an IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.</p> |

| | |
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| | |
| 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> |

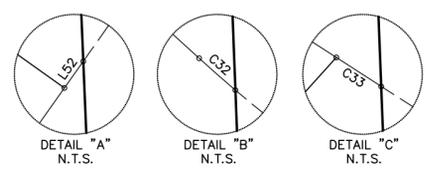
PARTEN RANCH PHASE 3



VICINITY MAP
N.T.S.



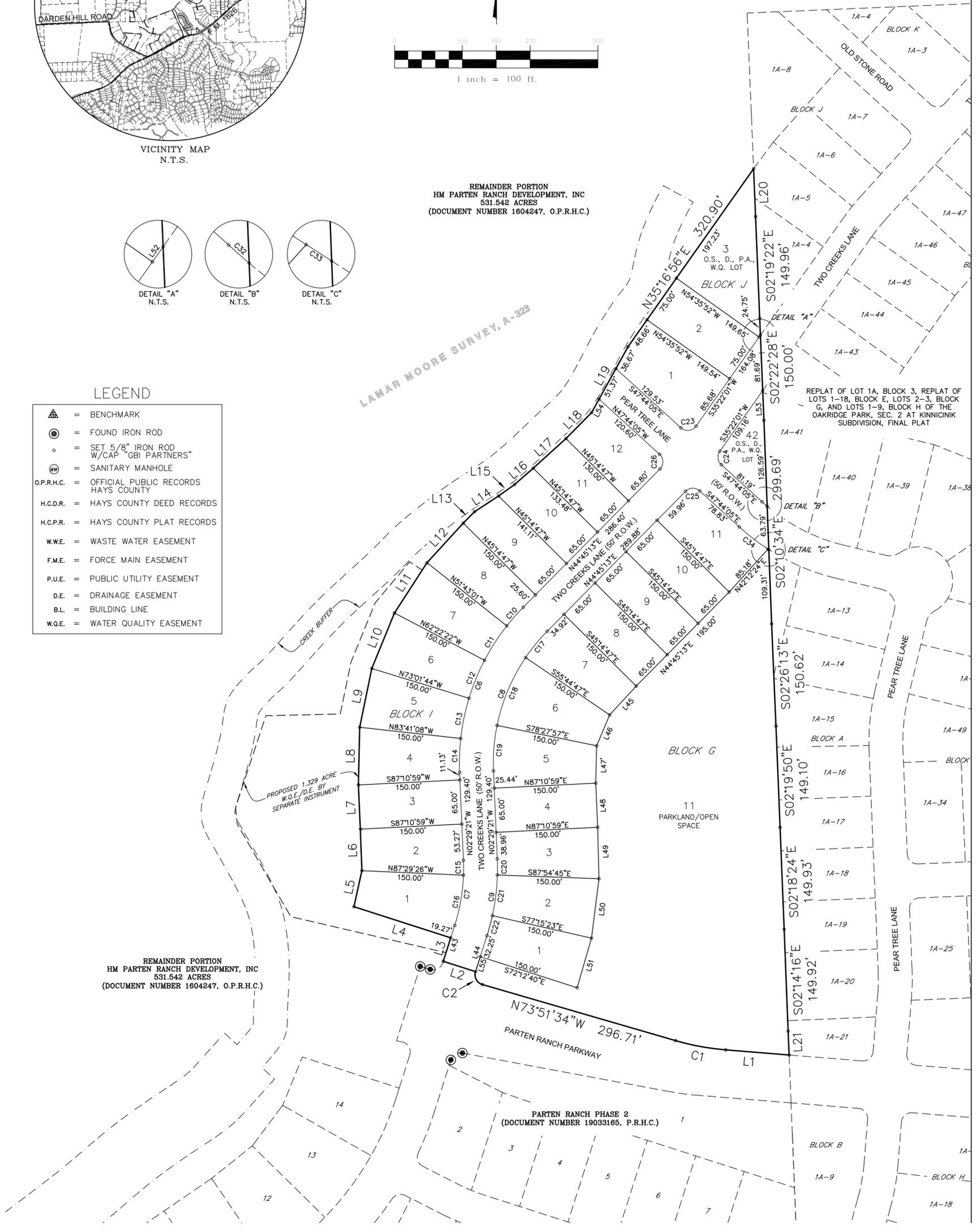
REMAINDER PORTION
HM PARTEN RANCH DEVELOPMENT, INC
531.542 ACRES
(DOCUMENT NUMBER 1604247, O.P.R.H.C.)



LEGEND

- = BENCHMARK
- = FOUND IRON ROD
- = SET 5/8" IRON ROD
W/CAP "GBI PARTNERS"
- = SANITARY MANHOLE
- O.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
- B.L. = BUILDING LINE
- W.Q.E. = WATER QUALITY EASEMENT

LAMAR MOORE SURVEY, A-323



REMAINDER PORTION
HM PARTEN RANCH DEVELOPMENT, INC
531.542 ACRES
(DOCUMENT NUMBER 1604247, O.P.R.H.C.)

PARTEN RANCH PHASE 2
(DOCUMENT NUMBER 19033165, P.R.H.C.)

MATCH LINE SHEET 2

SHEET 1 OF 4

| REVISIONS | |
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| 2 | |
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GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 512-296-2675 • WWW.GBISURVEY.COM
TBPLS # 10194150 • TBPE # F17284

SCALE: 1" = 100'

JOB NO. A191003 DATE: 10-19-20

CREW CHIEF: FIELD BOOK: DWG.: 191003-PLAT.DWG

PARTEN RANCH PHASE 3

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 _____ ACRES OF LAND IN THE LAMAR MOORE SURVEY, A-323, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NUMBER 16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 46.571 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS "PARTEN RANCH PHASE 3". 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 RANCH 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 _____ DAY OF _____ A.D., 20/____.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

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

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

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

STATE OF TEXAS COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AND THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ALAN J. HORTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5768

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

DANIEL RYAN
REGISTERED PROFESSIONAL ENGINEER NO. 89458

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS
THIS PLAT, PARTEN RANCH PHASE 3, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A MINOR PLAT FOR THE ADMINISTRATIVE 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

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

CAITLIN STRICKLAND
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

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

CAITLIN STRICKLAND
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS COUNTY OF HAYS
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M IN THE PLAT RECORD OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____.
WITNESS MY HAND AND SEAL OF THIS THE _____ DAY OF _____, 20____ A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

- NOTES:
- THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
 - NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 - THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD 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.
 - WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
 - ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. NO INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED.
 - ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
 - TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
 - ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
 - MINIMUM FRONT SETBACK SHALL BE 25 FEET.
 - MINIMUM REAR SETBACK SHALL BE 10 FEET.
 - MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
 - MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
 - PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
 - ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
 - LINEAR FOOTAGE OF TWO CREEK LANE (LOCAL STREET): 1,185 L.F.
LINEAR FOOTAGE OF PEAR TREE LANE (LOCAL STREET): 319 L.F.
LINEAR FOOTAGE OF LITTLE STREAM COVE (LOCAL STREET): 42 L.F.
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 1,546 L.F.
 - THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
 - AREA WITHIN NEW ROAD RIGHT-OF-WAY = 6.196 ACRES.
 - DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
 - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, 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.
 - 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 OF 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.
 - THIS PLAT IS SUBJECT TO THE PARTEN RANCH DEVELOPMENT AGREEMENT DATED APRIL 1, 2016 BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH, LP, RECORDED IN DOCUMENT NUMBER 2016-16010149, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 - THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.
 - THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
 - ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY REGULATIONS CHAPTER 725.
 - POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
 - PURSUANT TO CHAPTER 245, SECTION 004 (EXEMPTIONS), THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND 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 SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS. SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.
 - ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
 - MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).
 - SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.
 - DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
 - NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
 - THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
 - LOT 10, BLOCK A CONTAINS USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
 - IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
 - DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.

SHEET 3 OF 4

| REVISIONS | |
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| 1 | REVISION (DATE) |

GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 512-296-2675 • WWW.GBISURVEY.COM
TBPLS # 10194150 • TBPE # F17284

| | | |
|-----------------|-----------------|-----------------------|
| SCALE: 1"= 100' | JOB NO. A191003 | DATE: 10-19-20 |
| CREW CHIEF: | FIELD BOOK: | DWG.: 191003-PLAT.DWG |

PARTEN RANCH PHASE 3

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|---------|
| NUMBER | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 75.32' | 375.00' | 11°30'28" | N79°36'47"W | 75.19' |
| C2 | 23.98' | 15.00' | 91°36'53" | N28°03'10"W | 21.51' |
| C3 | 71.46' | 410.00' | 9°59'11" | N62°50'20"W | 71.37' |
| C4 | 39.27' | 25.00' | 90°00'00" | N22°49'56"W | 35.36' |
| C5 | 39.27' | 25.00' | 90°00'00" | S67°10'04"W | 35.36' |
| C6 | 267.98' | 325.00' | 47°14'34" | N21°07'56"E | 260.45' |
| C7 | 97.16' | 275.00' | 20°14'34" | N07°37'56"E | 96.65' |
| C8 | 226.75' | 275.00' | 47°14'34" | N21°07'56"E | 220.38' |
| C9 | 114.82' | 325.00' | 20°14'34" | N07°37'56"E | 114.23' |
| C10 | 36.66' | 325.00' | 6°27'46" | N41°31'20"E | 36.64' |
| C11 | 60.45' | 325.00' | 10°39'23" | N32°57'46"E | 60.36' |
| C12 | 60.45' | 325.00' | 10°39'24" | N22°18'23"E | 60.36' |
| C13 | 60.45' | 325.00' | 10°39'24" | N11°38'59"E | 60.36' |
| C14 | 49.98' | 325.00' | 8°48'38" | N01°54'58"E | 49.93' |
| C15 | 21.91' | 275.00' | 4°33'57" | N00°12'23"W | 21.91' |
| C16 | 75.24' | 275.00' | 15°40'37" | N09°54'55"E | 75.01' |
| C17 | 50.35' | 275.00' | 10°29'27" | N39°30'29"E | 50.28' |
| C18 | 109.05' | 275.00' | 22°43'15" | N22°54'08"E | 108.34' |
| C19 | 67.34' | 275.00' | 14°01'51" | N04°31'35"E | 67.18' |
| C20 | 23.88' | 325.00' | 4°12'37" | N00°23'03"W | 23.88' |
| C21 | 60.37' | 325.00' | 10°38'35" | N07°02'34"E | 60.28' |
| C22 | 30.57' | 325.00' | 5°23'21" | N15°03'32"E | 30.56' |
| C23 | 25.37' | 15.00' | 96°53'54" | N83°48'58"E | 22.45' |
| C24 | 21.76' | 15.00' | 83°06'06" | S06°11'02"E | 19.90' |
| C25 | 22.91' | 15.00' | 87°30'43" | N88°30'34"E | 20.75' |
| C26 | 24.21' | 15.00' | 92°29'17" | N01°29'26"W | 21.67' |
| C27 | 255.24' | 60.00' | 24°34'23" | N02°18'15"W | 101.91' |
| C28 | 63.96' | 60.00' | 61°04'37" | S86°21'52"W | 60.97' |
| C29 | 54.86' | 60.00' | 52°23'24" | N36°54'07"W | 52.97' |
| C30 | 54.82' | 60.00' | 52°21'12" | N15°28'11"E | 52.94' |
| C31 | 81.60' | 60.00' | 77°55'09" | N80°36'22"E | 75.45' |
| C32 | 10.07' | 275.00' | 2°05'50" | S48°46'59"E | 10.07' |
| C33 | 1.39' | 325.00' | 0°14'43" | S57°18'23"E | 1.39' |
| C34 | 54.99' | 325.00' | 9°41'40" | S52°34'54"E | 54.92' |

| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | N85°22'01"W | 93.88' |
| L2 | N72°14'47"W | 50.00' |
| L3 | N17°45'13"E | 36.23' |
| L4 | N72°12'40"W | 150.00' |
| L5 | N12°31'06"E | 54.27' |
| L6 | N02°12'15"W | 61.23' |
| L7 | N02°29'21"W | 65.00' |
| L8 | N01°17'31"E | 84.91' |
| L9 | N11°38'51"E | 88.22' |
| L10 | N22°18'14"E | 88.22' |
| L11 | N32°57'37"E | 88.22' |
| L12 | N42°33'58"E | 79.14' |
| L13 | N44°46'26"E | 23.73' |
| L14 | N56°53'29"E | 42.22' |
| L15 | N54°28'20"E | 28.96' |
| L16 | N49°03'54"E | 36.56' |
| L17 | N47°48'59"E | 65.09' |
| L18 | N44°45'45"E | 53.76' |
| L19 | N28°59'40"E | 110.68' |
| L20 | S02°22'34"E | 70.43' |
| L21 | S02°20'28"E | 35.25' |
| L22 | N22°10'04"E | 34.74' |
| L23 | N22°10'04"E | 85.00' |
| L24 | N25°28'51"E | 74.52' |
| L25 | N47°47'31"E | 76.01' |
| L26 | S39°49'06"E | 30.95' |
| L27 | N50°10'54"E | 85.00' |
| L28 | N48°12'25"E | 86.35' |
| L29 | N25°41'19"E | 77.65' |
| L30 | N00°10'50"E | 107.67' |
| L31 | N29°49'10"W | 109.74' |
| L32 | N60°15'43"W | 110.80' |
| L33 | S89°44'17"W | 106.60' |
| L34 | S55°49'22"W | 138.21' |
| L35 | S50°10'54"W | 85.00' |
| L36 | S39°49'06"E | 30.07' |
| L37 | S47°27'09"W | 102.95' |
| L38 | S34°58'06"W | 115.36' |
| L39 | S23°36'25"W | 97.70' |
| L40 | S22°10'04"W | 85.00' |
| L41 | S22°10'04"W | 27.16' |
| L42 | S02°21'08"E | 59.98' |
| L43 | S17°45'13"W | 55.50' |
| L44 | N17°45'13"E | 55.50' |
| L45 | N42°40'56"E | 57.69' |
| L46 | N22°54'44"E | 49.25' |
| L47 | N01°24'14"E | 55.04' |
| L48 | N02°29'21"W | 65.00' |
| L49 | N01°27'52"W | 75.66' |
| L50 | N07°09'38"E | 88.14' |
| L51 | N16°14'17"E | 75.99' |
| L52 | N35°22'01"E | 3.40' |
| L53 | S02°22'28"E | 43.57' |
| L54 | N28°59'40"E | 22.65' |
| L55 | N17°45'13"E | 23.25' |

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999870017.

PROJECT BENCHMARK IS A 4" ALUMINUM DISK SET IN CONCRETE:

SURFACE COORDINATES: N 13971449.79
E 2291197.59.

GRID COORDINATES: N 13969633.74
E 2290899.77

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

| | 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 | 0.00 | 5.37 | | 0.99 | 71.77 | |
| PARTEN RANCH, PHASE 2 | 115.56 | 3.66 | 111.90 | | 19.67 | 52.10 | 50.57 |
| PARTEN RANCH, PHASE 5 | 46.57 | 3.03 | 43.54 | | 9.42 | 42.68 | 22.83 |
| PARTEN RANCH, PHASE 3 | 45.17 | 2.26 | 42.91 | | - | - | - |

**APPROXIMATE ACREAGE PER CONCEPT PLAN

| BLOCK A | | |
|---------|-------------|------------|
| LOT | AREA (S.F.) | AREA (AC.) |
| 25 | 12,749 | 0.293 |
| 26 | 11,250 | 0.258 |
| 27 | 12,273 | 0.282 |
| 28 | 21,495 | 0.493 |
| 29 | 17,884 | 0.411 |
| 30 | 17,849 | 0.410 |
| 31 | 14,920 | 0.343 |
| 32 | 12,642 | 0.290 |
| 33 | 11,250 | 0.258 |
| 34 | 12,704 | 0.292 |
| 35 | 13,082 | 0.300 |
| 36 | 12,679 | 0.291 |
| 37 | 17,094 | 0.392 |
| 38 | 16,965 | 0.389 |
| 39 | 12,910 | 0.296 |
| 40 | 13,234 | 0.304 |
| 41 | 15,281 | 0.351 |
| 43 | 9,750 | 0.224 |
| 44 | 9,750 | 0.224 |
| 45 | 9,750 | 0.224 |
| 46 | 10,595 | 0.243 |
| 47 | 9,750 | 0.224 |
| 48 | 9,750 | 0.224 |
| 49 | 9,750 | 0.224 |
| 50 | 9,750 | 0.224 |
| 51 | 9,750 | 0.224 |

| BLOCK K | | |
|---------|-------------|------------|
| LOT | AREA (S.F.) | AREA (AC.) |
| 3 | 12,614 | 0.290 |

| BLOCK J | | |
|---------|-------------|------------|
| LOT | AREA (S.F.) | AREA (AC.) |
| 1 | 13,901 | 0.319 |
| 2 | 11,250 | 0.258 |
| 5 | 11,335 | 0.260 |
| 6 | 10,135 | 0.233 |
| 7 | 11,188 | 0.257 |

| BLOCK I | | |
|---------|-------------|------------|
| LOT | AREA (S.F.) | AREA (AC.) |
| 1 | 11,260 | 0.258 |
| 2 | 10,255 | 0.235 |
| 3 | 9,750 | 0.224 |
| 4 | 10,854 | 0.249 |
| 5 | 11,038 | 0.253 |
| 6 | 11,038 | 0.253 |
| 7 | 11,038 | 0.253 |
| 8 | 10,544 | 0.242 |
| 9 | 9,567 | 0.220 |
| 10 | 8,875 | 0.204 |
| 11 | 8,563 | 0.197 |
| 12 | 10,245 | 0.235 |

| BLOCK G | | |
|---------|-------------|------------|
| LOT | AREA (S.F.) | AREA (AC.) |
| 1 | 10,370 | 0.238 |
| 2 | 11,038 | 0.253 |
| 3 | 10,355 | 0.238 |
| 4 | 9,750 | 0.224 |
| 5 | 11,166 | 0.256 |
| 6 | 11,977 | 0.275 |
| 7 | 10,773 | 0.247 |
| 8 | 9,750 | 0.224 |
| 9 | 9,750 | 0.224 |
| 10 | 9,750 | 0.224 |
| 11 | 11,532 | 0.265 |
| 13 | 12,709 | 0.292 |
| 14 | 11,568 | 0.266 |
| 15 | 12,084 | 0.277 |
| 16 | 10,426 | 0.239 |
| 17 | 10,278 | 0.236 |
| 18 | 10,278 | 0.236 |
| 19 | 10,278 | 0.236 |
| 20 | 13,575 | 0.312 |

SHEET 4 OF 4

| REVISIONS | |
|-----------|-----------------|
| NO. | REVISION (DATE) |
| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | |

GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 512-296-2675 • WWW.GBISURVEY.COM
TBPLS # 10194150 • TBPE # F17284

| | | |
|-----------------|-----------------|----------------------|
| SCALE: 1"= 100' | JOB NO. A191003 | DATE: 3-30-20 |
| CREW CHIEF: | FIELD BOOK: | DWG.: 191003-PLAT.DW |



DRIPPING SPRINGS
Texas

City of Dripping Springs

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

Item 2.

Open spaces, friendly faces.

Date: **August 5, 2021**

Name: **Lauren Crone**
Company: **LJA Engineering**
Email: **lcrone@lja.com**

Dear **Lauren Crone**:

This letter is to inform you that the case number **SUB2021-0040 Parten Ranch Phase 2B Final Plat** is being denied on **August 5, 2021** due to the following:

Robyn Miga
Planning Department **robyn@texasmunicipallawyers.com**

1. Sheet 3 legal description does not list the acreage. Please update.
2. Provide Lot table, including number of lots in the subdivision.
3. Title block should include number of lots, acreage, name of subdivision, and survey details for legal description.

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

4. Fire will approve when engineering comment 2 is cleared.

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

5. Label the width of the Water Quality Buffer Zone. All sheets.
6. Update the City approval. This is a Final Plat to be approved by P&Z. It is not a Minor Plat and will not be administratively approved.
7. Update County signature blocks. Caitlin Strickland and Top Pope no longer work at the County.
8. Add "Drainage Lot" to the descriptor of Block G, Lot 11.
9. It appears Block A, Lot 33 should have a 15 ft drainage easement per the construction plans.



Planning & Zoning Commission Planning Department Staff Report

Item 3.

P& Z Meeting: August 10, 2021
Project Number: SUB2021-0041, Plat Vacation
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Driftwood 967 Ph. 2 Minor Plat Vacation
Property Location: Generally located north of FM 967, south of RM 1826, west of Brangus Road, and east of FM 150.
Legal Description: Approximately 8.0259 acres situated in the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas, also known as Lot 1, Block A of the Driftwood 967 Phase 2 Minor Plat.
Applicant: Ronee Gilbert c/o Murfee Engineering Company, Inc.
Property Owner: Royce Wachsmann, Stephen C. Dickman, Jett Garner, Danette R. Koebele, and Sam Siddons
Request: Plat Vacation

Action Requested

Public hearing and consideration of possible action regarding SUB2021-0041: an application to consider the plat vacation of Driftwood 967 Phase 2, an approximately 8.0259 acres of land situated in the Freelove Woody Survey No. 23, Abstract No. 20, in Hays County, Texas, consisting of a one lot subdivision being Block A, Lot 1. The property is located north of FM 967, south of RM 1826, west of Brangus Road, and east of FM 150, to be known as the Driftwood 967 Ph. 2 Plat Vacation.

Site Information

Location:
Generally located north of FM 967, south of RM 1826, west of Brangus Road, and east of FM 150.

Zoning Designation:
N/A

Summary

The applicant is requesting to vacate the existing plat, Driftwood 967 Phase 2 in order to add acreage to the existing plat boundary. The applicant has also filed a plat application for a minor plat, which will be approved administratively in accordance with Section 10, Minor Plats, of the City's Code.

Outstanding Comments

Staff analyzed the proposed plat vacation (SUB2021-0041) against the city's code of ordinances, and there are no outstanding comments.

Recommendation

Staff is recommending approval of the plat vacation with the following conditions:

1. The plat vacation will not be filed until all comments have been addressed on the filed minor plat for the subdivision.
2. That the city and county approve the vacation documents as to form for filing.

Attachments

Exhibit 1 – Vacation Documents

Exhibit 2 – Application

Exhibit 3 – Proposed Minor Plat (Administrative Approval)

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

Plat Vacation Affidavit

TOTAL VACATION OF SUBDIVISION, TO WIT: VACATION OF "DRIFTWOOD 967, PHASE TWO MINOR PLAT" RECORDED IN INSTRUMENT NUMBER 19003292 IN HAYS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF HAYS

WHEREAS, Driftwood DLC Austin II, LLC, a Delaware Limited Liability Company, OWNER of 8.0259 acres of land, more or less, out of the Freelove Woody Survey No. 23, Abstract No. 20, situated in the City of Dripping Springs, Texas, did heretofore subdivide the same into the subdivision designated DRIFTWOOD 967, PHASE TWO MINOR PLAT, the plat of which is recorded in Document No. 19003292 of Hays County, Texas Plat Records, and

WHEREAS, all lots in said subdivision are now owned by the parties indicated, to wit:

- LOT 1 OWNER: Royce Wachsmann
- LOT 1 OWNER: Stephen C. Dickman
- LOT 1 OWNER: Jett Garner
- LOT 1 OWNER: Danette R. Koebele
- LOT 1 OWNER: Sam Siddons

WHEREAS, Royce Wachsmann, Stephen C. Dickman, Jett Garner, Danette R. Koebele, and Sam Siddons, who collectively constitute the owners of all original, intact lots in DRIFTWOOD 967, PHASE TWO MINOR PLAT are desirous of vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Royce Wachsmann, Stephen C. Dickman, Jett Garner, Danette R. Koebele, and Sam Siddons, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate all of said subdivision.

BE IT KNOWN, that on the ____ day of _____, 20__, the _____ Commission of the City of Dripping Springs, at its regular meeting, did approve the total vacation of the subdivision know as DRIFTWOOD 967, PHASE TWO MINOR PLAT, as recorded in Document No. 19003292 of Hays County, Texas Plat Records, upon application therefore by all the owners of all the lots in said subdivision.

EXECUTED, this ____ day of _____, 20__

Chair

Commission
City of Dripping Springs
Hays County, Texas

ATTEST:

Executive Secretary

Commission of the City of Dripping Springs

STATE OF TEXAS

COUNTY OF HAYS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the _____ Commission of the City of Dripping Springs, Texas a municipal corporation, and she/he acknowledge to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__

Seal

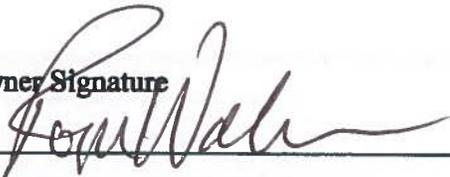
Printed Name _____
Notary Public in and for the State of Texas
My Commission Expires: _____

EXECUTED THE DAYS HEREAFTER NOTED

Date

6-17-2021

Owner Signature



Printed Name: Royce Wachsmann

Title: Assistant secretary

Date

6-17-2021

Owner Signature



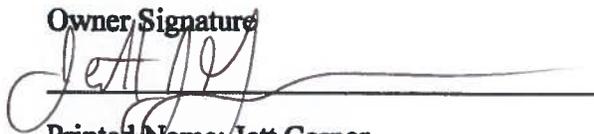
Printed Name: Stephen C. Dickman

Title: President

Date

6-17-2021

Owner Signature



Printed Name: Jett Garner

Title: Assistant secretary

Date

6-16-2021

Owner Signature



Printed Name: Danette R. Koebele

Title: Secretary

Date

6-26-2021

Owner Signature



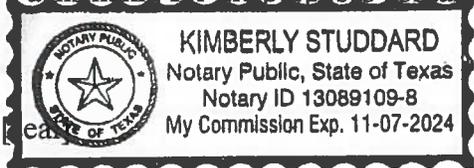
Printed Name: Sam Siddons

Title: Vice President

NOTARIZATION PAGE TO PLAT VACATION AFFIDAVIT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

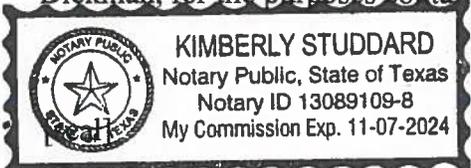
This instrument was acknowledged before me on the 17th day of June, 2021, by Royce Wachsmann, for the purposes contained herein.



Kimberly Studdard
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

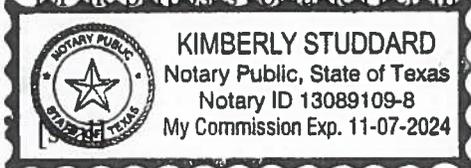
This instrument was acknowledged before me on the 17th day of June, 2021, by Stephen C. Dickman, for the purposes contained herein.



Kimberly Studdard
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

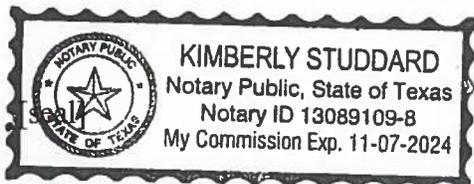
This instrument was acknowledged before me on the 17th day of June, 2021, by Jett Garner, for the purposes contained herein.



Kimberly Studdard
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 16th day of June, 2021, by Danette R. Koebele, for the purposes contained herein.



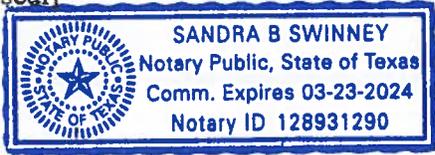
Kimberly Studdard
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on the 26th day of June, 2021, by Sam Siddons, for the purposes contained herein.

Sandra B. Swinney
Notary Public, State of Texas

[seal]



DRIFTWOOD GRC, MINOR PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT STEPHEN C. DICKMAN, 20% OWNER RECORDED IN DOCUMENT No. 20016790 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, JETT GARNER, 20% OWNER RECORDED IN DOCUMENT No. 20016770 OF THE SAID OFFICIAL PUBLIC RECORDS, DANETTE R. KOEBELE, 20% OWNER RECORDED IN DOCUMENT No. 20016771 OF THE SAID OFFICIAL PUBLIC RECORDS, SAM SIDONS, 20% OWNER RECORDED IN DOCUMENT No. 20016772 OF THE SAID OFFICIAL PUBLIC RECORDS, AND ROYCE WACHSMANN, 20% OWNER RECORDED IN DOCUMENT No. 21031902 OF THE SAID OFFICIAL PUBLIC RECORDS, ALL BEING OWNERS OF THAT 8.0259 ACRES, BEING ALL OF DRIFTWOOD 967, PHASE TWO, A MINOR PLAT RECORDED IN DOCUMENT No. 19003292 OF THE SAID OFFICIAL PUBLIC RECORDS, HAVING BEEN VACATED IN DOCUMENT No. _____, IN THE OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE 6.6576 ACRES, TO BE KNOWN AS "DRIFTWOOD GRC, MINOR PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

Stephen C. Dickman
BY: STEPHEN C. DICKMAN
6005 UPVALLEY RUN
AUSTIN, TEXAS 78731

6-17-21
DATE

Jett Garner
BY: JETT GARNER
1307 ORLANDO ROAD
AUSTIN, TEXAS 78733

6-17-21
DATE

Danette R. Koebele
BY: DANETTE R. KOEBELE
1108 LAVACA STREET, SUITE 110-484
AUSTIN, TEXAS 78701

6-24-21
DATE

Sam Siddons
BY: SAM SIDONS
130 STRATTON COURT
AUSTIN, TEXAS 78737

6/24/2021
DATE

Royce Wachsmann
BY: ROYCE WACHSMANN
160 SAINT RICHIE LANE
AUSTIN, TEXAS 78737

6-17-2021
DATE

STATE OF TEXAS)
COUNTY OF TRAVIS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF JUNE, 2021.

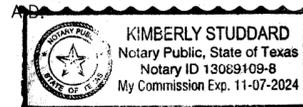


Kimberly Studdard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF TRAVIS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF JUNE, 2021.

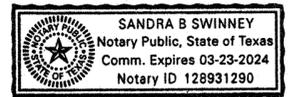


Kimberly Studdard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANETTE R. KOEBELE, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24th DAY OF JUNE, 2021. A.D.

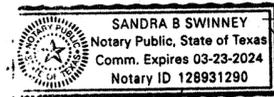


Sandra B. Swinney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF HAYS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24th DAY OF JUNE, 2021. A.D.

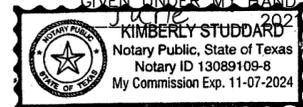


Sandra B. Swinney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF HAYS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF JUNE, 2021. A.D.



Kimberly Studdard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

WITNESS MY HAND THIS THE 16th DAY OF JUNE, 2021.

Kenneth W. Martin
KENNETH W. MARTIN, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



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

WITNESS MY HAND THIS THE 16th DAY OF JUNE, 2021.

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



GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND RECHARGE ZONE.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. TOTAL ACREAGE OF DEVELOPMENT: 6.6576 TOTAL ACREAGE OF LOTS: 6.6576
INTENDED USE OF LOTS: NON-RESIDENTIAL
TOTAL NUMBER OF LOTS: 1 AVERAGE SIZE OF LOTS: 6.6576
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 1
Between 2 & 5 acres 0 Between 1 & 2 acres 0
Less than an acre 0

GENERAL NOTES CONTINUED:

6. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
7. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
8. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.

GENERAL NOTES CONTINUED ON SHEET 3 OF 3:

UTILITY NOTES:

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

ENGINEER'S NOTES:

1. A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
2. A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0140F, #48209C0255 F EFFECTIVE DATE SEPTEMBER 2, 2005.

SUBDIVISION PLAT NOTES:

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

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

MARCUS PACHECO, DIRECTOR DATE _____ ERIC VAN GAASBEEK, R.S., C.F.M. DATE _____
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT FLOODPLAIN ADMINISTRATOR

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL:

THIS PLAT, DRIFTWOOD GRC MINOR 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, CITY ADMINISTRATOR

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

MARCUS PACHECO, DIRECTOR DATE _____
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

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

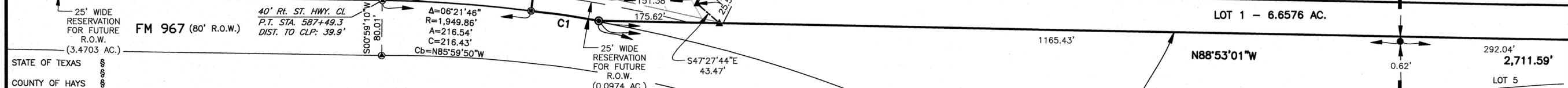
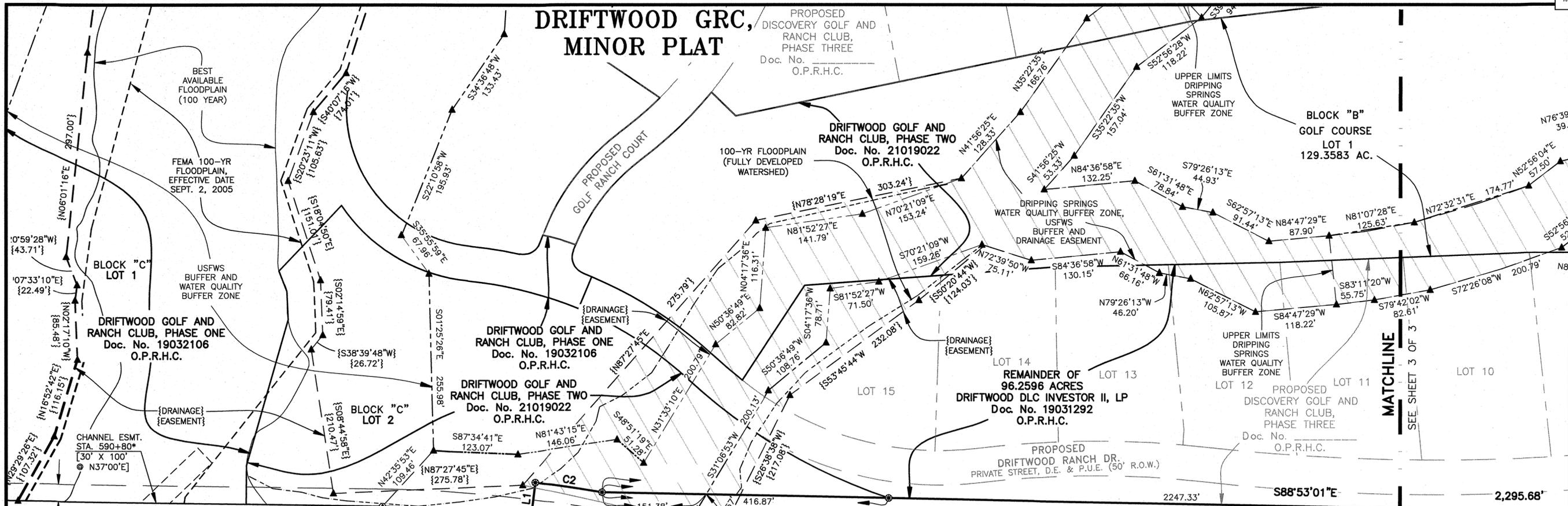
ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

| | | | |
|--|----------|--|---------------|
| CSCI | | CAPITAL SURVEYING COMPANY INCORPORATED | |
| 925 Capital of Texas Highway South Building 9, Suite 115 Austin, Texas 78746 (512) 327-4008 | | FIRM REGISTRATION No. 101287-0 | |
| DRAWN BY: | WAL | SCALE: | N/A |
| JOB NO.: | 21517.10 | DATE: | JUNE 16, 2021 |
| DRAWING NO.: | 21517p1 | CRD #: | 17532 |
| | | | F.B. |
| | | | SHEET NO.: |
| | | | 1 OF 3 |

DRIFTWOOD GRC MINOR PLAT

DRIFTWOOD GRC, MINOR PLAT

PROPOSED
DISCOVERY GOLF AND
RANCH CLUB,
PHASE THREE
Doc. No. _____
O.P.R.H.C.



FIELDNOTE DESCRIPTION of a tract or parcel of land containing 6.6576 acres situated in the FreeLove Woody Survey No. 23, Abstract No. 20, Hays County, Texas, being a portion of Lot 1, Driftwood 967, Phase Two, a subdivision in Document No. 19003292 of the Official Public Records of Hays County, Texas; the herein described 6.6576 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post found for the southeast corner of the said Lot 1, being the northeast corner of that 13.136 acre tract conveyed to Sarah R. Naver by deed recorded in Volume 3334, Page 526 of the said Official Public Records and a point on the westerly line of Rutherford West, Section 2, a subdivision recorded in Book 14, Pages 49 through 53 of the Plat Records of Hays County, Texas;

THENCE, N88°53'01"W, leaving the westerly line of said Rutherford West, Section 2 subdivision, along the common southerly line of the said Lot 1 and northerly line of the said 13.136 acre tract and Downstream Subdivision, a subdivision recorded in Book 15, Page 347 of the said Plat Records, for a distance of 2711.59 feet to a 5/8" iron pipe found for the point of curvature of a non-tangent curve to the left on the northerly right-of-way line of State Highway FM 967 (80' ROW), same being the northwest corner of Lot 6, Downstream Subdivision;

THENCE, leaving the northwest corner of said Lot 6, Downstream Subdivision, along the common southerly line of aforesaid Lot 1 and northerly right-of-way line of FM 967, with the said non-tangent curve to the left having a central angle of 02°56'20", a radius of 1949.86 feet, a chord distance of 100.00 feet (chord bears N81°20'47"W), for an arc distance of 100.01 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the point of non-tangency, from which a 5/8" iron rod, with cap marked "Kent McMillan, Land Surveyor, RPLS 4341", found on the common south line of Lot 2, Block "C", Driftwood Golf and Ranch Club, Phase Two, a subdivision recorded in Document No. 21019022 of the said Official Public Records same being on the northerly right-of-way line of FM 967, bears N85°59'50"W, a chord distance of 216.43 feet;

THENCE, N07°11'03"E, leaving the northerly right-of-way line of said State Highway FM 967, with the common westerly line of said Lot 1, and southeasterly line of said Lot 2, Block "C", Driftwood Golf and Ranch Club, Phase Two, subdivision, for a distance of 50.00 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the point of curvature of a non-tangent curve to the right on the common northerly line of aforesaid Lot 1 and southerly line of ;

THENCE, continuing with the common northerly line of said Lot 1 and southerly line of said 96.2596 acre tract, for the following two (2) courses:

1) With the said non-tangent curve to the right having a central angle of 02°49'31", a radius of 1999.86 feet, a chord distance of 98.60 feet (chord bears S81°24'12"E), for an arc distance of 98.61 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the point of non-tangency

2) S88°53'01"E, at a distance of 416.87 feet pass a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the most easterly corner of said Lot 2, Block "C", Driftwood Golf and Ranch Club, Phase Two, subdivision, same being a southwest corner of that 96.2596 acre tract conveyed to Driftwood DLC Investor II, LP by deed recorded in Document No. 190321292 of the said Official Public Records, and continuing along the common line between the aforesaid 96.2596 acre tract and Lot 1, at a distance of 2247.33 feet pass a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for an angle point on the westerly line of aforesaid Lot 1, and easterly line of said 96.2596 acre tract and continuing across said Lot 1, for a total distance of 2295.68 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for corner;

THENCE, continuing across aforesaid Lot 1, for the following two (2) courses:

1) N33°34'43"E, 286.36 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for corner;

2) N22°52'36"E, 610.56 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set on the common easterly line of aforesaid Lot 1 same being the westerly line of said Rutherford West, Section 2 subdivision, from which a 1/2" iron rod, without cap, found on the westerly line of said Rutherford West, Section 2 subdivision, for the northeast corner of aforesaid Lot 1, bears N01°00'52"W, 99.60 feet;

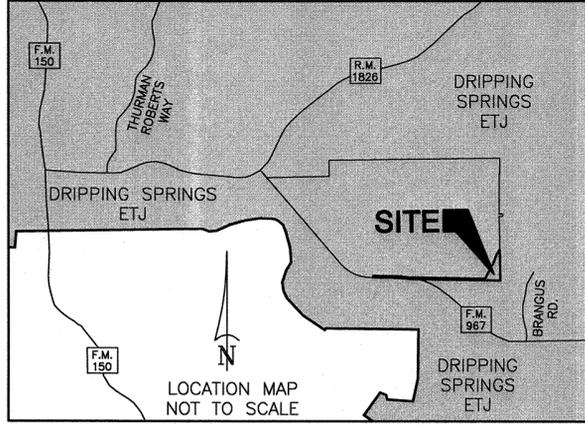
THENCE, S01°00'52"E, with the common easterly line of said Lot 1 and westerly line of Rutherford West, Section 2 subdivision for a distance of 859.27 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 6.6576 acres of land area.

Bearing Basis is the Texas State Plane Coordinate System, South Central Zone, NAD 83 (GRID).

| CURVE TABLE | | | | | |
|-------------|-----------|----------|---------|---------|-------------|
| CURVE | DELTA | RADIUS | ARC | CHORD | CH. BEARING |
| C1 | 02°56'20" | 1949.86' | 100.01' | 100.00' | N81°20'47"W |
| C2 | 02°49'31" | 1999.86' | 98.61' | 98.60' | S81°24'12"E |

| Block A - 1 Lot | |
|-----------------|---------------|
| Lot No. | Acres |
| 1 | 6.6576 |
| TOTAL | 6.6576 |

- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
 - L.C.R.A. LOWER COLORADO RIVER AUTHORITY
 - USFWS UNITED STATES FISH AND WILDLIFE SERVICE
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () RECORD INFORMATION
 - { } DRAINAGE EASEMENT TEXT
 - ☐ TxDOT CONCRETE MONUMENT FOUND
 - 5/8" IRON PIPE FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
 - 5/8" IRON ROD WITH ALUMINUM CAP MARKED "KENT McMILLAN, LAND SURVEYOR, RPLS 4341" FOUND
 - × 1/2" IRON ROD WITH PLASTIC CAP MARKED "HARRIS GRANT" FOUND
 - FENCE CORNER POST FOUND



**DRIFTWOOD GRC,
MINOR PLAT**

CSCI
CAPITAL SURVEYING COMPANY INCORPORATED

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

FIRM REGISTRATION No. 101267-0

| | | |
|----------------------|---------------------|---------------|
| DRAWN BY: WAL | SCALE: 1"=100' | F.B. |
| JOB NO.: 21517.10 | DATE: JUNE 16, 2021 | SHEET NO.: |
| DRAWING NO.: 21517P1 | CRD #: 17532 | 2 OF 3 |



CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • www.cityofdrippingsprings.com

PLAT VACATION APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

APPLICANT NAME Ronee Gilbert
 COMPANY Murfee Engineering Company, Inc.
 STREET ADDRESS 1101 S Capital of TX Hwy, Bldg. D-110
 CITY Austin STATE TX ZIP CODE 78746
 PHONE 512-327-9204 EMAIL rgilbert@murfee.com

OWNER NAME Royce Wachsmann, Stephen C. Dickman, Jett Garner, Danette R. Koebele, Sam Siddons
 COMPANY c/o Don Bosse, VP of Development, Driftwood Golf and Ranch Club
 STREET ADDRESS 582 Thurman Roberts Way
 CITY Driftwood STATE Texas ZIP CODE 78619
 PHONE 737-241-3517 EMAIL dbosse@driftwoodgolfclub.com

PLAT VACATION

The purpose of a Plat Vacation is to nullify a portion of or the entire previously recorded plat. A plat vacation application must be considered by the Planning and Zoning Commission as permitted and in compliance with Ch. 28, Exhibit A, Sec 9 of the Code of Ordinances. There will be property owner notifications and newspaper notifications prior to the meeting that the plat vacation will be on the agenda. Please note: a vacation of plat is not guaranteed. If the vacation intends to vacate an easement and one of the utility providers refuses to grant the vacation, then you may, at your own expense, attempt to negotiate with the utility company. Depending on what is being vacated, other entities may need to sign off on the vacation. **Also, be aware that all plat vacation (partial or total) require the signatures of 100% of the property owners in the subdivision who own intact original lots as shown on the original plat as required by State Law per Section 212.013 of the Local Government Code, prior to submittal for completeness check.**

| PROPERTY INFORMATION | |
|--|--|
| PROPERTY OWNER NAME | Royce Wachsmann, Stephen C. Dickman, Jett Gamer, Danette R. Koebele, Sam Siddons |
| PROPERTY ADDRESS | FM 967 |
| CURRENT LEGAL DESCRIPTION | Driftwood 967 Phase Two Minor Plat, Lot 1 |
| TAX ID # | R167020 |
| JURISDICTION | <input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 8.0259 |
| SCHOOL DISTRICT | Hays CISD |
| ESD DISTRICT(S) | ESD #1 and ESD #6 |
| ZONING/PDD/OVERLAY | NA |
| DEVELOPMENT AGREEMENT? (If so, please attach agreement) | <input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood 552 LLC, DW Golf Club Dev Inc, Brown Tract</u> |

PLAT ATTRIBUTES

Requesting Partial Plat Vacation Total Plat Vacation

Do the lot(s) being vacated receive utility service? Yes No

Specific Services and utility provider(s):
 Water City of Dripping Springs Waste Water: City of Dripping Springs

Electric: Pedernales Gas: Texas Gas Service

Communications: Charter Spectrum Communications

Has any development occurred on the lot(s) being vacated? Yes No

Specify type of development:
No development

Will a replat also be submitted? Yes (this is recommended) No

Have parkland fees been paid for the lot(s) being vacated? Yes No

Was a Right-of-Way dedicated by the plat? Yes No

Was an easement dedicated by the plat? Yes No 25' ROW RESERVE

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

LOT HAS NEVER BEEN DEVELOPED, ONLY PLATTED.

Electric Utility Provider N/A
Provider: Pedernales Electric Cooperative, Inc
Printed Name: Pedro R Estrada
Title: Electrical Distribution Planning and Design Manager
Contact Info:
Phone Number: 800-868-4791 x7925
Email: wzzielh.marquez@peci.com
Approval of the Vacation Yes No
Signature:

Communications Utility Provider N/A
Provider: Spectrum Business
Printed Name: Donald Worth
Title: Construction Coordinator / Business Development
Contact Info:
Phone Number: 254-290-9944
Email: Jaylon.plunkett@charter.com
Approval of the Vacation Yes No
Signature:

Water Utility Provider N/A
Provider: City of Dripping Springs
Printed Name: Sarah Cole
Title: Building Official & Utility Coordinator
Contact Info:
Phone Number: 512-858-4725
Email: scole@cityofdrippingsprings.com
Approval of the Vacation Yes No
Signature: 

Sewer Utility Provider N/A
Provider: City of Dripping Springs
Printed Name: Sarah Cole
Title: Building Official & Utility Coordinator
Contact Info:
Phone Number: 512-858-4725
Email: scole@cityofdrippingsprings.com
Approval of the Vacation Yes No
Signature: 

Gas Utility Provider N/A
Provider: Texas Gas Service
Printed Name: Jonathan Cuero
Title: Sr Project Manager
Contact Info:
Phone Number: 512-407-1527
Email: Jonathan.Cuero@onegas.com
Approval of the Vacation Yes No
Signature:

Other Utility Provider N/A
Provider: _____
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____
Approval of the Vacation Yes No
Signature:

LOT HAS NEVER BEEN DEVELOPED, ONLY PLATTED.

Electric Utility Provider N/A
Provider: Pedernales Electric Cooperative, Inc
Printed Name: Pedro R Estrada
Title: Electrical Distribution Planning and Design Manager
Contact Info:
Phone Number: 800-868-4791 x7925
Email: wzzielh.marquez@peci.com

Approval of the Vacation Yes No
Signature: Wzzielh Marquez

Communications Utility Provider N/A
Provider: Spectrum Business
Printed Name: Donald Worth
Title: Construction Coordinator / Business Development
Contact Info:
Phone Number: 254-290-9944
Email: Jaylon.plunkett@charter.com

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Contact Info:
Phone Number: 512-858-4725
Email: scole@cityofdrippingsprings.com

Approval of the Vacation Yes No
Signature:

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Provider: Texas Gas Service
Printed Name: Jonathan Cuero
Title: Sr Project Manager
Contact Info:
Phone Number: 512-407-1527
Email: Jonathan.Cuero@onegas.com

Approval of the Vacation Yes No
Signature:

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Provider: _____
Printed Name: _____
Title: _____
Contact Info:
Phone Number: _____
Email: _____

Approval of the Vacation Yes No
Signature:

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 Email: Jaylon.plunkett@charter.com
 Approval of the Vacation Yes No
 Signature: 

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 Title: Building Official & Utility Coordinator
 Contact Info:
 Phone Number: 512-858-4725
 Email: scole@cityofdrippingsprings.com
 Approval of the Vacation Yes No
 Signature: 

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 Title: _____
 Contact Info:
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 Approval of the Vacation Yes No
 Signature:

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 Approval of the Vacation Yes No
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 Provider: City of Dripping Springs
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 Approval of the Vacation Yes No
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 Printed Name: Jonathan Cuero
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 Approval of the Vacation Yes No
 Signature:

Other Utility Provider N/A
 Provider: _____
 Printed Name: _____
 Title: _____
 Contact Info:
 Phone Number: _____
 Email: _____
 Approval of the Vacation Yes No
 Signature:

DocuSigned by:

 5C6AD703C5A1494...

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

APPLICANT'S SIGNATURE

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

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

KEN MARTIN

Applicant Name

Ken Martin

6/18/2021

Applicant Signature

Sandra B. Swinney

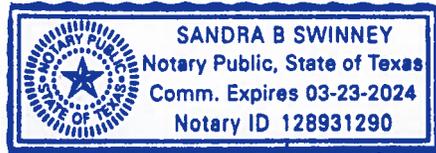
Date

6/18/2021

Notary

Date

Notary Stamp Here



Royce Wachsmann

Property Owner Name

* Royce Wachsmann

6-17-2021

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

512.858.4725 • www.cityofdrippingsprings.com

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Applicant Name

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Stephen C. Dickman

Property Owner Name

* 

6-17-21

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

512.858.4725 • www.cityofdrippingsprings.com

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Date

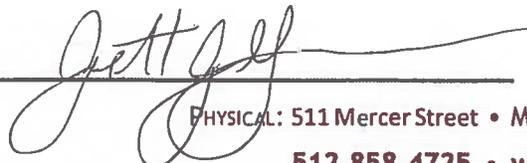
Notary

Date

Notary Stamp Here

Jett Garner

Property Owner Name

* 

6-17-2021

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

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.)

Applicant Name

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Danette R. Koebele

Property Owner Name

* *Danette R Koebele*

7-1-2021

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

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Applicant Name

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Sam Siddons

Property Owner Name

* Samuel H. Siddons

6-26-2021

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

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Property Owner Signature

Date

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

Applicants Signature: Ken Martin Date: 6/18/2021

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

PLAT VACATION CHECKLIST

| STAFF | APPLICANT | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Completed application form – including all required notarized signatures |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application fee (refer to Fee Schedule) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Copies/PDF of all submitted items - please provide a coversheet outlining what digital contents are included on the CD/USB drive. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Application Submittal - proof of online submission (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contract Form (Attached) |
| <input type="checkbox"/> | <input type="checkbox"/> NA | Drainage Study (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plat to be vacated or plat containing lot(s) to be vacated |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificates and Deeds for lot(s) or plat to be vacated |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Letter of Intent - Specify the existing legal description (subdivision name, lot(s), block(s)) - Indicate the original legal description that will be resumed upon the plat vacation - Explain the location of all structures on the property |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Development Agreement/PDD (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utility Service Provider Letters Authorizing the Vacation (if applicable) SIGNATURES |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Letter signed by the property owner(s) within the subdivision indicating their consent c |

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| | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$25 Public Notice Sign Fee |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plat Vacation Affidavit <ul style="list-style-type: none">- A signed and notarized affidavit filled out completely and accurately by the landowner for the type of plat that is proposed to be vacated must be included (Affidavit template is a Word document on the City website) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vicinity Map (8 ½" X 11") |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Survey of existing/proposed buildings <ul style="list-style-type: none">- Submit map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hays Trinity Groundwater Conservation District approval of water well (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary Conference Form signed by City Staff |

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: FM 967

Commercial Residential

Applicant's Name (and Business Name, if Applicable):
Royce Wachsmann, Stephen C. Dickman, Jett Garner, Danette R. Koebele, Sam Siddons,

Applicant's Address: C/O Don Bosse, VP of Dev, Driftwood Golf and Ranch Club, 582 Thurman Roberts Way, Driftwood, TX 78619

Applicant's Email: dbosse@driftwoodgolfclub.com

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:
IF APPLYING FOR:

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

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

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

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

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

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

Royce Wachsmann

* Royce Wachsmann
Signature

6-17-21
Date

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: FM 967

- Commercial
- Residential

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

Royce Wachsmann, Stephen C. Dickman, Jett Garner, Danette R. Koebele, Sam Siddons,

Applicant's Address: C/O Don Bosse, VP of Dev, Driftwood Golf and Ranch Club, 582 Thurman Roberts Way, Driftwood, TX 78619

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Stephen C. Dickman

Signature

6-17-21

Date

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: FM 967

- Commercial
- Residential

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

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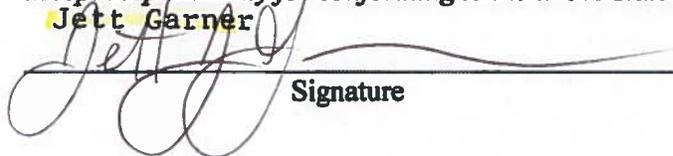
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By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

Jett Garner

Signature

6-17-21
Date

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

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- Commercial
- Residential

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

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

Danette R. Koebele
Signature

6-16-2021
Date

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

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Commercial Residential

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Sam Siddons

Samuel S. Siddons

Signature

6-26-2021

Date



Legislative Update

Laura Mueller, City Attorney

2021 Legislative Session



Item 4.

- Ended at beginning of June 2021
- House members walked out at end of session, killing many bills
- Died:
 - “shot clocks” in the building permitting and land development fields
 - “super preemption” bill that would have prevented many city regulations from applying to any state license holder
 - Bee bill that would have prevented cities from regulating backyard agricultural practices

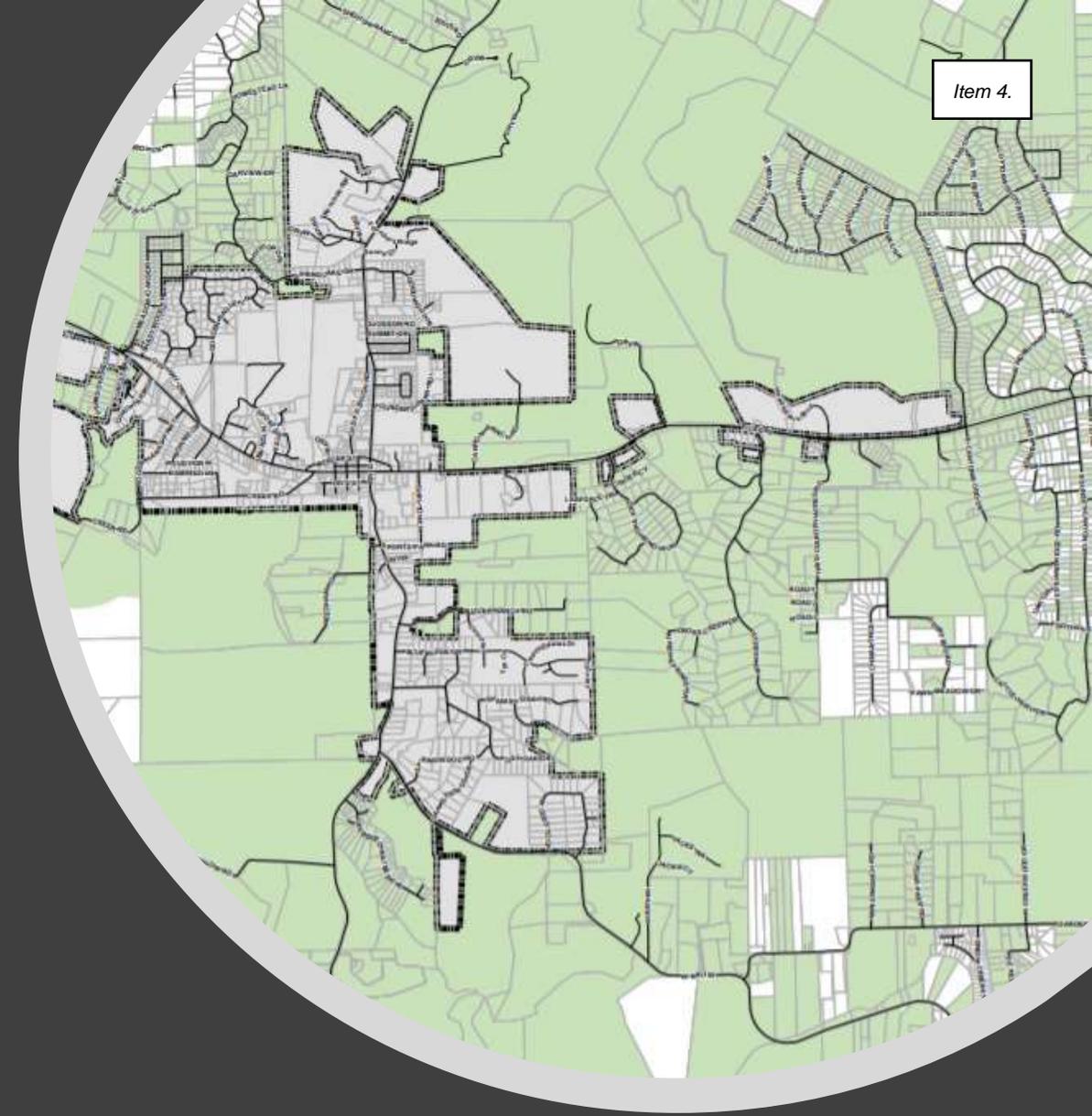


Building Bills

- **HB 738 – Building Codes:** fire sprinkler prohibition (again) – moved to 2012 codes – will require public hearings for building code amendments by ordinance. Effective 09/01/2021.
- **SB 877 – Building Inspections:** during emergencies anyone can inspect who is certified and does not have an interest in the property. Effective Immediately.
- **SB 952 – Concrete Batch Plants** – more info for TCEQ reviews. Effective 09/01/2021

Planning Bills- Annexation and DAs

- **SB 374 – Annexation of Right of Way:** Annexation of ROW is easier because only notice to the property owner (TxDOT/Hays County) is required rather than permission. Effective Immediately.
- **HB 1929 – Development Agreements:** City now have liability for breach of contract for Development Agreements including any costs that are incurred by the landowner due to the breach of the agreement. Effective 09/01/2021.
- **HB 2404 – 380 Agreements:** Requires reporting of 380 agreements or amendments to 380 agreements. Effective 09/01/2021.



Planning Bills-Broadband Development & Camping Band

- **HB 5 – Broadband Development Office:** Creates a State Broadband Plan with a broadband development office that can award grants or loans for the purpose of expanding access to, and adoption of, broadband service. Effective Immediately.
- **HB 1925 – Camping in Public:** Creates a Class C misdemeanor for a person who intentionally or knowingly camps in a public place without the effective consent of the officer or agency having the authority to manage the public place. Effective 09/01/2021.





Planning-Board of Adjustment and TIRZ

HB 1475 – Board of Adjustment: allows the BOA to consider financial considerations when granting variances including the cost of compliance. Effective 09/01/2021.

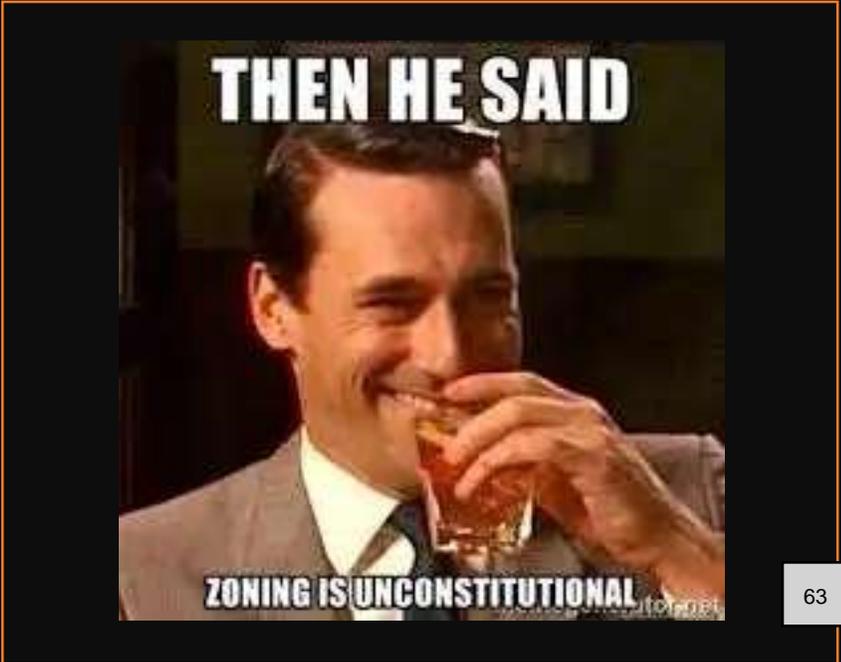
SB 244 – TIRZ: TIRZ Boards are now subject to the Open Meetings Act. Effective 09/01/2021.

Planning-Religious Organizations and Learning Pods

HB 525 – Religious Organizations: emergency management bill that limits how churches can be regulated if it limits how churches perform services. Effective Immediately.

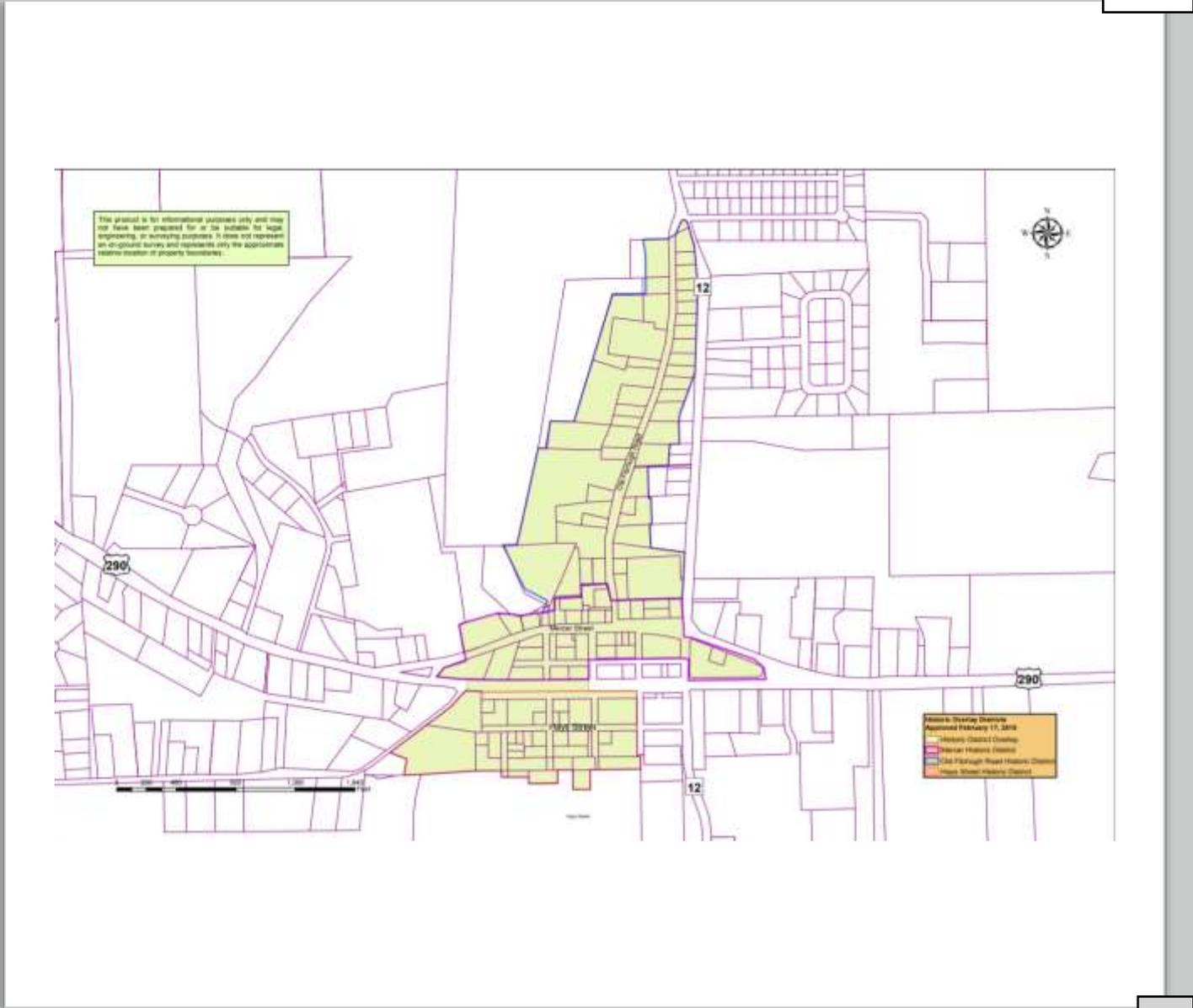
HB 1239 – Religious Freedom: emergency management bill that limits when churches can be required to close but is broadly written to prohibit any action that “effectively” closes the church. Effective Immediately.

SB 1955 – Learning Pods: cannot regulate residences or other buildings differently as a learning pod then if it wasn't being used a learning pod including as a child-care facility. Effective Immediately.



City Administration: Historic Landmarks

- **SB 1585 – Historic Landmark:** Modifies how a City can designate a historic landmark or include property in a historic district. City will need to designate one commission to take care of this issue and will need to work with property owners on historic properties. Effective 09/01/2021.



AN ACT

relating to municipal board of adjustment zoning variances based on unnecessary hardship.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 211.009, Local Government Code, is amended by adding Subsection (b-1) to read as follows:

(b-1) In exercising its authority under Subsection (a)(3), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

(1) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;

(2) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;

(3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

(4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(5) the municipality considers the structure to be a nonconforming structure.

SECTION 2. Section 211.009(b-1), Local Government Code, as added by this Act, applies only to an appeal filed with a municipal board of adjustment on or after the effective date of this Act.

SECTION 3. This Act takes effect September 1, 2021.

- Caption
- Sections affected
- Additional info and possible repealers
- Effective Date



Special Session
July 8, 2021-
Ended
Additional
Special Sessions
Expected



QUESTIONS