



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs  
Council Chambers, 511 Mercer St, Dripping Springs, TX  
Tuesday, October 26, 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

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

### 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. Disapproval of SUB2021-0048: an application to consider the final plat of Driftwood Phase 1 Section 4, an approximately 4.723 acre tract of land situated in the Fannie A. Darden Survey, Tract A, in Hays County, Texas. Applicant: Stephen Delgado, Atwell, LLC.**
- 2. Disapproval of SUB2021-0058: an application to consider the final plat of Parten Ranch Phase 4 an approximately 73.81 acre tract of land situated in the Lamar Moore Survey Abstract 323 in Hays County, Texas. Applicant: Daniel Ryan, LJA Engineering**

## **BUSINESS**

- 3. Public hearing and consideration of a recommendation regarding ZA2021-0008: 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) for an approximately 1.85 acres out of the W T Chapman # 5 subdivision. Applicant: John Doucet, P.E., Doucet & Associates, Inc.**
  - a. Presentation
  - b. Staff Report.
  - c. Public Hearing
  - d. Zoning Amendment
- 4. Public hearing and consideration of recommendation regarding VAR2021-0021: an application for a variance to allow a structure to be built within the rear setback at 430 Goodnight Trail. Applicant: Antoine Myc.**
  - a. Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Variance

## **PLANNING & DEVELOPMENT REPORTS**

- 5. Planning Department Report**
  - a. Update on upcoming PDD requests.
    - 1) New Growth
    - 2) Village Grove
  - b. Future Meeting Times and Schedules

## **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**

November 9, 2021, at 6:30 p.m.

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

### **City Council & BOA Meetings**

November 2, 2021, at 6:00 p.m. (CC & BOA)

November 16, 2021, at 6:00 p.m. (CC)

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

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

## **ADJOURN**

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

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **October 22, 2021, at 4:00 p.m.***

---

*City Secretary*

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



# Planning & Zoning Commission Planning Department Staff Report

**P& Z Meeting:** October 26, 2021  
**Project Number:** SUB2021-0048 – Driftwood Creek Phase 1 Section 4 Final Plat  
**Report From:** Tory Carpenter – Senior Planner

### Item Details

**Project Name:** Driftwood Creek Phase 1 Section 4 Final Plat  
**Property Location:** In the City of Dripping Springs ETJ, generally located north of FM 1826 off Thurman Roberts Way.  
**Legal Description:** 4.7233 acres out of land out of the A0664 Fannie Darden Survey, Tract A, recorded in Hays County, Texas  
**Applicant:** Stephen Delgado, Atwell, LLC  
**Property Owner:** Driftwood DLC Investors I, LP  
**Request:** Approval of Final Plat

### Staff Recommendation

Staff recommends denial of the FINAL PLAT to allow the applicant time to address City review comments.

### Site Information

**Zoning Designation:**  
 The property is in the City of Dripping Springs ETJ and regulated by a development agreement between the City of Dripping Springs and M. Scott Roberts, recorded in volume 5150, page 595 of the official records of Hays County, Texas.

**Project Summary:**  
 Driftwood Creek Phase 1 is a 232.68-acres low density single-family residential development that is planned to include residential lots with a maximum 17% net impervious cover.

The a The Driftwood Creek Subdivision Phase 1, Section 4 consists of one (1) 4.72 acre lot to be developed as a recreation area for the residents of Driftwood Subdivision including a sports court and field, animal pens, farming fields and gardens and a barn building.

Access: Access will be via Thurman Roberts Way from FM 1826.

Impervious Cover: The Development Agreement limits impervious cover (IC) to a maximum of 17%. Current planning and development indicates developed IC will end up at approximately 10%.

Water: Service will be provided by the City of Dripping Springs  
 Wastewater: Service will be provided by the City of Dripping Springs

### Previous Actions/Actions by Other Jurisdictions

- P&Z denied this plat on September 14, 2021.
- ESD#6 has approved



# Planning Department Staff Report

- 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 to allow the applicant time to address City review comments.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A

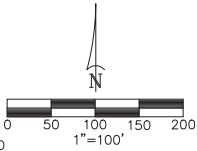


# DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION FOUR FINAL PLAT

BLOCK A

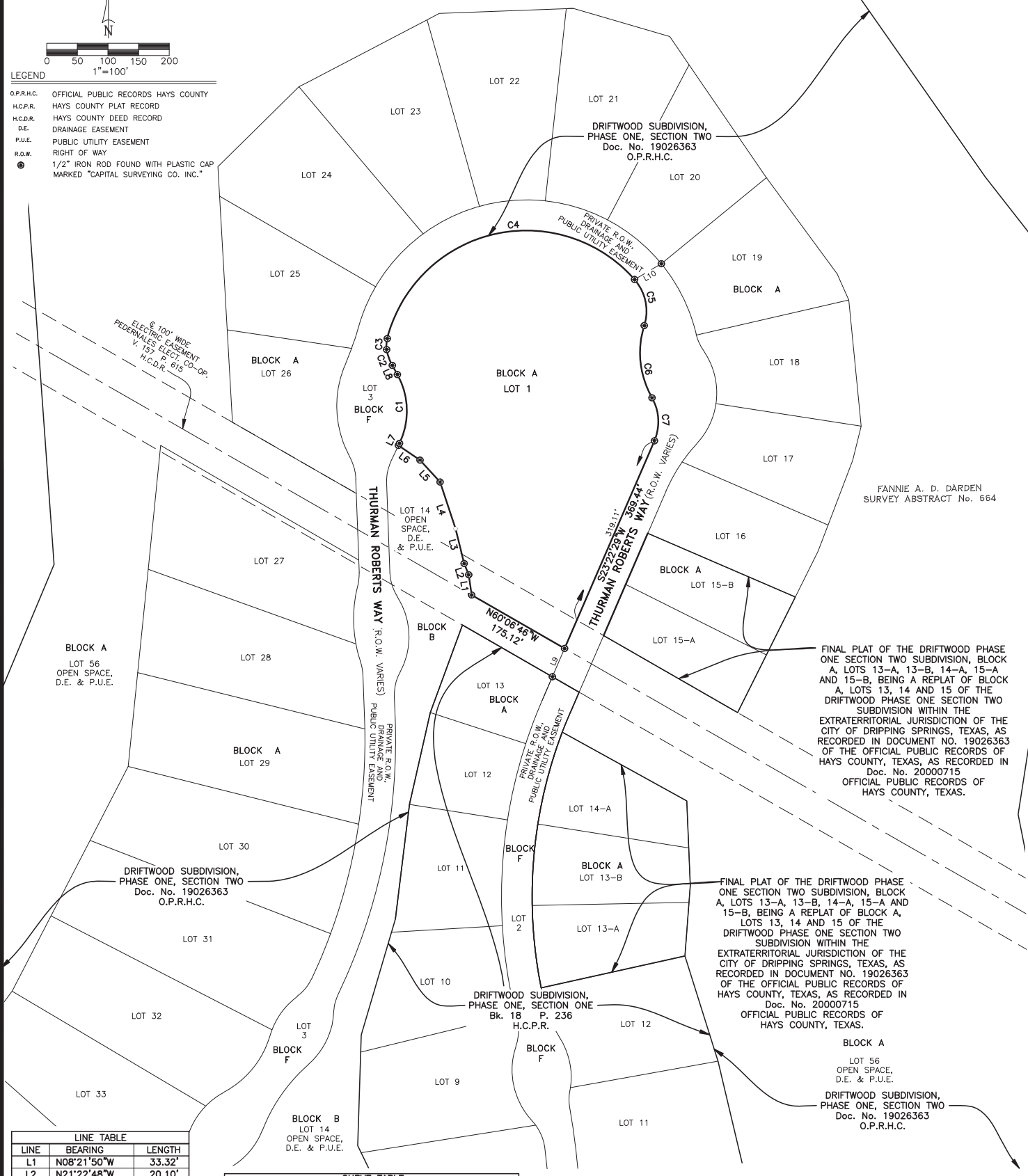
LOT 56  
OPEN SPACE,  
D.E. & P.U.E.

Item 1.



**LEGEND**

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- H.C.P.R. HAYS COUNTY PLAT RECORD
- H.C.D.R. HAYS COUNTY DEED RECORD
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."



FANNIE A. D. DARDEN  
SURVEY ABSTRACT No. 664

FINAL PLAT OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION, BLOCK A, LOTS 13-A, 13-B, 14-A, 15-A AND 15-B, BEING A REPLAT OF BLOCK A, LOTS 13, 14 AND 15 OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS, AS RECORDED IN DOCUMENT NO. 19026363 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS RECORDED IN Doc. No. 20000715 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

FINAL PLAT OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION, BLOCK A, LOTS 13-A, 13-B, 14-A, 15-A AND 15-B, BEING A REPLAT OF BLOCK A, LOTS 13, 14 AND 15 OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS, AS RECORDED IN DOCUMENT NO. 19026363 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS RECORDED IN Doc. No. 20000715 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BLOCK A  
LOT 56  
OPEN SPACE,  
D.E. & P.U.E.  
DRIFTWOOD SUBDIVISION,  
PHASE ONE, SECTION TWO  
Doc. No. 19026363  
O.P.R.H.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°21'50"W	33.32'
L2	N21°22'48"W	20.10'
L3	N14°01'53"W	58.45'
L4	N18°18'45"W	80.14'
L5	N42°20'24"W	48.60'
L6	N55°47'45"W	42.50'
L7	N25°41'33"E	3.98'
L8	N29°19'26"W	17.15'
L9	S23°22'29"W	50.32'
L10	N59°42'57"E	50.77'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	55°00'58"	121.50'	116.67'	112.24'	N01°48'57"W
C2	20°04'43"	78.50'	27.51'	27.37'	N19°17'05"W
C3	23°39'25"	44.00'	18.17'	18.04'	N02°34'59"E
C4	124°18'34"	234.79'	509.41'	415.22'	N76°33'58"E
C5	58°47'24"	78.50'	80.55'	77.06'	S11°53'03"E
C6	47°15'27"	148.00'	122.07'	118.64'	S06°07'04"E
C7	53°07'17"	78.50'	72.78'	70.20'	S03°11'09"E

**CSCI** CAPITAL SURVEYING COMPANY INCORPORATED

225 Central of Texas Highway South  
Building B, Suite 115  
Austin, Texas 78746  
(512) 327-0206

DRAWN BY: MAL SCALE: 1" = 100' F.B.L.  
JOB NO.: 21519.10 DATE: MAY 25, 2021 SHEET: 7  
DRAWING NO.: 21519P1 CRD #: 18512 2 of 2



**DRIPPING SPRINGS**  
Texas

Item 1.

**City of Dripping Springs**

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

**SUBDIVISION APPLICATION**

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

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

INFORMAL	PRE-APPLICATION
CONSULTATION	CONFERENCE
DATE:	DATE:
_____	05/11/2021
<input checked="" 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** Stephen Delgado

**COMPANY** Atwell, LLC

**STREET ADDRESS** 805 Las Cimas Parkway, Suite 310

**CITY** Austin      **STATE** Texas      **ZIP CODE** 78746

**PHONE** (512) 904-0505      **EMAIL** sdelgado@atwell-group.com

**OWNER NAME** Driftwood Golf & Ranch Club

**COMPANY** Discovery Land Group

**STREET ADDRESS** PO Box 171 / 582 Thurman Roberts Way

**CITY** Driftwood      **STATE** Texas      **ZIP CODE** 78619

**PHONE** (512) 466-5453      **EMAIL** tlawton@driftwoodgolfclub.com

**PROPERTY INFORMATION**

PROPERTY OWNER NAME	Driftwood Golf & Ranch Club	
PROPERTY ADDRESS	Thurman Roberts Way Driftwood, TX 78619	
CURRENT LEGAL DESCRIPTION	A0664 Fannie A Darden Survey, Tract A, Acres 4.7233	
TAX ID #	R167056	
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction	
CURRENT LAND ACREAGE	4.7233 acres	
SCHOOL DISTRICT	Hays CISD	
ESD DISTRICT(S)	ESD 6	
ZONING/PDD/OVERLAY	N/A	
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private                      Name: <u>Thurman Roberts Way</u> <input type="checkbox"/> State                                      Name: _____ <input type="checkbox"/> City/County (public)                      Name: _____	
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: _____	

**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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Driftwood Subdivision, Phase 1, Section 4
TOTAL ACREAGE OF DEVELOPMENT	4.7233 ac
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	4.7233 ac
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>recreational</u>
# OF LOTS PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>1</u>
ACREAGE PER USE	RESIDENTIAL: <u>0 ac</u> COMMERCIAL: <u>0 ac</u> INDUSTRIAL: <u>4.7233 ac</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0 LF</u> PRIVATE: <u>0 LF</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input type="checkbox"/> YES   <input type="checkbox"/> NO   <input checked="" type="checkbox"/> N/A</p>	

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

TITLE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**PUBLIC UTILITY CHECKLIST**

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

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

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO



**APPLICANT'S SIGNATURE**

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

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

Stephen Delgado

Applicant Name



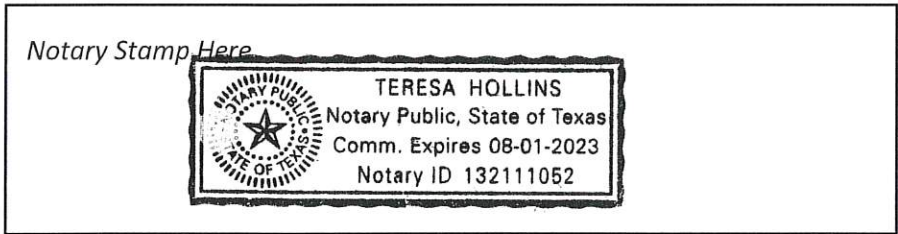
07/21/2021

Applicant Signature

Date

Notary 

Date 7/22/2021



Tommy Lawton on behalf of DGRC

Property Owner Name



7/22/21

Property Owner Signature

Date

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

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

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

**FINAL PLAT INFORMATION REQUIREMENTS**

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

<input type="checkbox"/>	<input 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"> <li>- The location and size of all watercourses; and</li> <li>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and</li> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes,</li> </ul>

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

**NARRATIVE OF COMPLIANCE**

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

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

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

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



**DRIPPING SPRINGS**  
 Texas

## BILLING CONTACT FORM

Project Name: Driftwood Subdivision, Phase 1, Section 4

Project Address: Thurman Roberts Way Driftwood, TX 78619

Project Applicant Name: Stephen Delgado Atwell, LLC

### Billing Contact Information

Name: Tommy Lawton

Mailing Address: PO Box 171

Driftwood, TX 78619

Email: tlawton@driftwoodgolfclub.com

Phone Number: (512) 466-5453

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

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

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

Signature of Applicant

07/21/21

Date





**DRIPPING SPRINGS**  
Texas

# City of Dripping Springs

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

*Open spaces, friendly faces.*

Date: **October 21, 2021**

Name: Abigail Shelton  
Company: Atwell, LLC  
Address:  
Email: ashelton@atwell-group.com

Dear : Abigail

This letter is to inform you that the case number **SUB2021-0048** is being denied on **October 26, 2021** due to the following:

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

Provide Hays County 1445 approval letter.

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

- i. The Final Plat cannot be approved until either;
  - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it;  
OR
  - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.  
(5.4.3, 5.4.2)

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

Please note that this denial of this project now results in a complete refiling of the application per Chapter 28, Exhibit A Section 3.8. If you wish to resubmit you will need to pay the refiling fee as indicated in the City's Fee Schedule and the review process begins over again with a new project number and a 10-day completeness check prior to the 30-day review.

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

Regards,

Michelle Fischer  
City Administrator  
City of Dripping Springs



## Planning & Zoning Commission Planning Department Staff Report

**P& Z Meeting:** October 26, 2021  
**Project Number:** SUB2021-0058  
**Report From:** Tory Carpenter – Senior Planner

### Item Details

**Project Name:** Parten Ranch Phase 4 Final Plat  
**Property Location:** Near the intersection of F.M. 1826 & CR 163  
**Legal Description:** 73.81 acres out of the Lamar Moore Survey, A-323  
**Applicant:** Daniel Ryan, P.E. LJA Engineering  
**Property Owner:** HM Parten Ranch Development, Inc.  
**Request:** Approval of Final Plat

### Staff Recommendation

Staff recommends denial of the FINAL PLAT to allow the applicant time to address City review comments.

### Site Information

**Zoning Designation:**

The property is in the City of Dripping Springs ETJ and regulated by the Parten Ranch Development Agreement.

**Project Summary:**

Parten Ranch Phase 4 is a 73.81-acres medium density residential development. This includes several drainage & open space lots as well as a water quality lot.

### Previous Actions/Actions by Other Jurisdictions

- 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

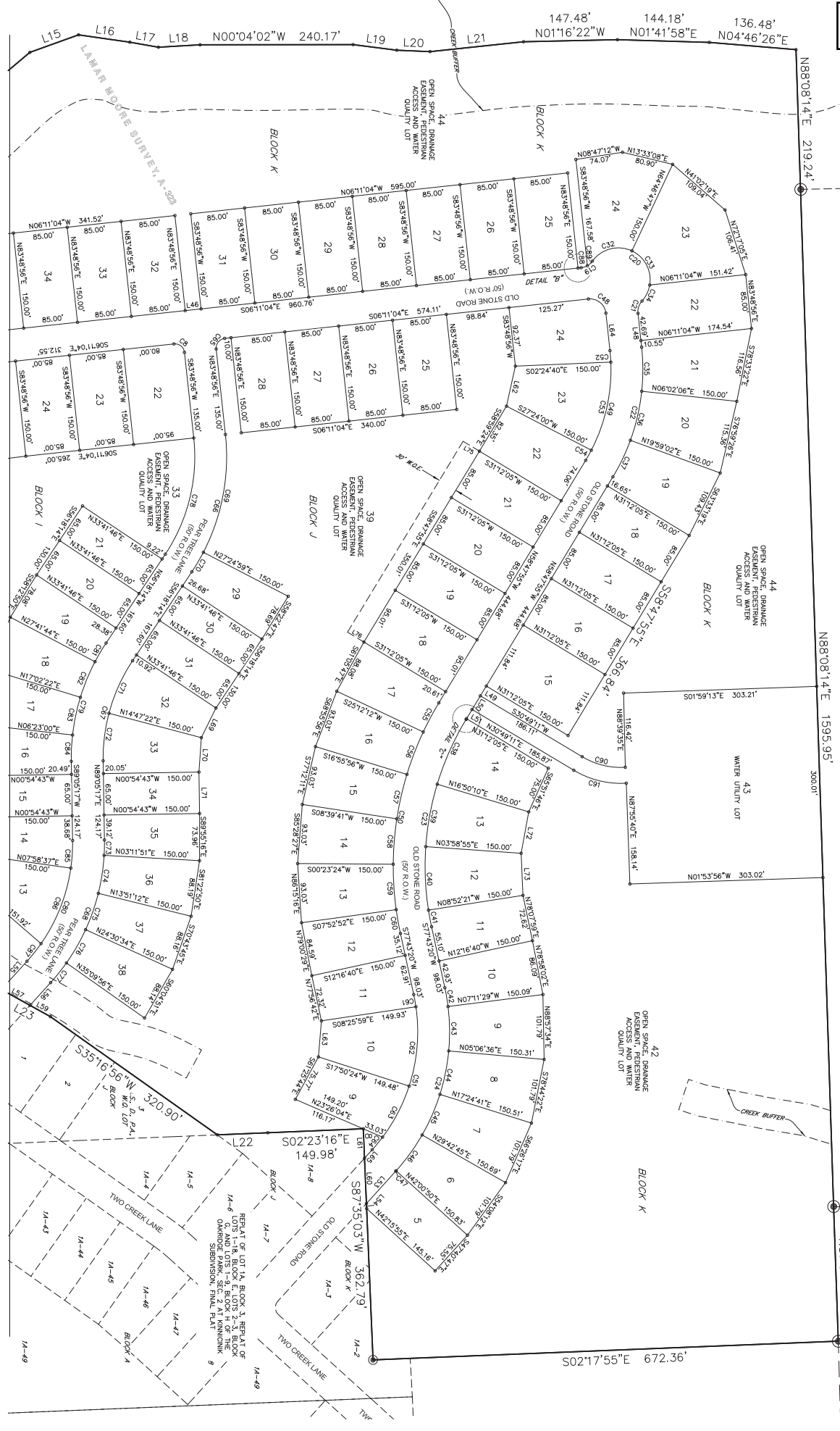
Recommended Action:	Recommend denial of the request to allow the applicant time to address City review comments.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A

Item 2.  
BRANDER, PORTON  
PLANNING, INC.  
1041/516, H.C.O.R.  
NUMBER 100427, O.P.R.H.C.

# PARTEN RANCH PHASE 4

THOMAS WESSMAN  
46,941 ACRES  
1041/516, H.C.O.R.

LOT 18  
WHISPERING OAKS SUBDIVISION  
PH 7/23



MATCH LINE SHEET 2

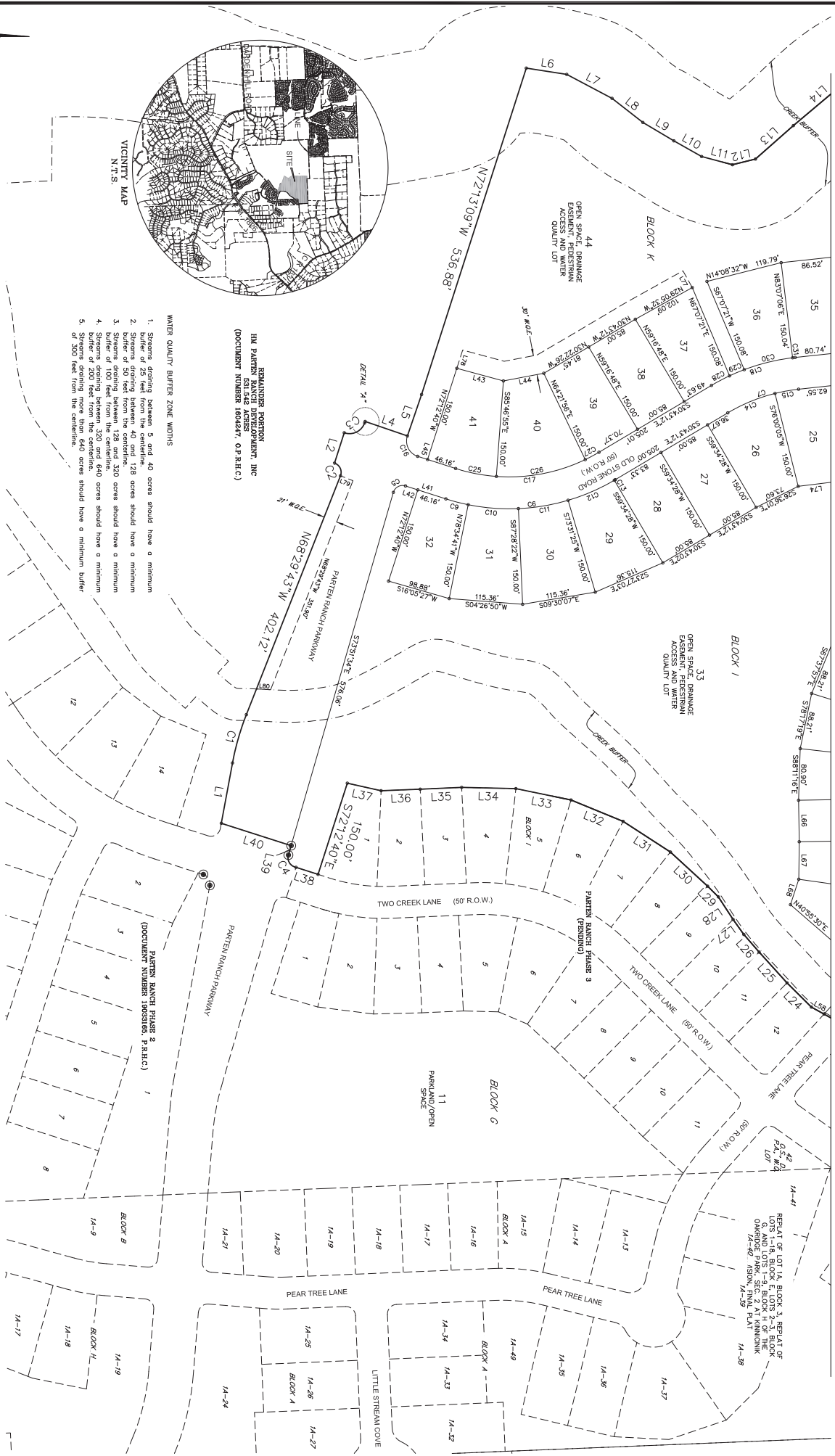
SHEET 1 OF 4

**GPI PARTNERS**  
**LAND SURVEYING CONSULTANTS**  
 7880 JAKA BUILDING 25, STE. A • LEANOR, TX 78841  
 TEL: 361/444-9000 • FAX: 361/444-9001  
 TRIPLETS # 10194430 • TIRE # 17284

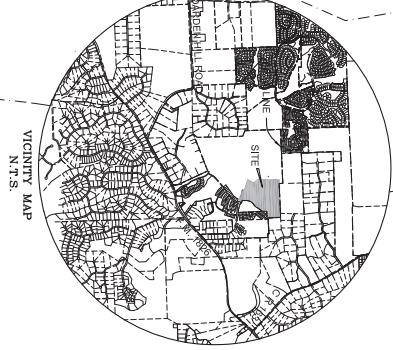
SCALE: 1" = 100'  
 CREW CHIEF: \_\_\_\_\_  
 JOB NO. A191004  
 FIELD BOOK: \_\_\_\_\_  
 DATE: 8-03-21  
 DWG.: 191004-PLAT

# PARTTEN RANCH PHASE 4

## MATCH LINE SHEET 1



- REMANUER PORTION  
 HM PARTTEN RANCH DEVELOPMENT, INC  
 (DOCUMENT NUMBER 1604247, O.E.R.H.C.)
- WATER QUALITY BUFFER ZONE WIDTHS
1. Stream dishing between 5 and 40 acres should have a minimum buffer of 100 feet from the centerline.
  2. Stream dishing between 40 and 128 acres should have a minimum buffer of 50 feet from the centerline.
  3. Stream dishing between 128 and 320 acres should have a minimum buffer of 25 feet from the centerline.
  4. Stream dishing between 320 and 640 acres should have a minimum buffer of 200 feet from the centerline.
  5. Stream dishing between 640 acres should have a minimum buffer of 500 feet from the centerline.



REPEAT OF LOT 1A, BLOCK 3, REPEAT OF  
 G, AND LOTS 1-5, BLOCK H OF THE  
 PARTTEN RANCH PHASE 4, FINAL PLAT  
 14-40, REVISION, FINAL PLAT  
 14-39

**GBI PARTNERS**  
 LAND SURVEYING CONSULTANTS  
 7880 JASON BUILDING 2, STE. A, WILSON, TEXAS 75384  
 TEL: 281.439.4339 FAX: 281.439.4339  
 TRFELS: #10194130 TIRE: #11254

SCALE: 1" = 100'  
 JOB NO. A191004  
 DATE: 8-03-21

CREW CHIEF: \_\_\_\_\_  
 FIELD BOOK: \_\_\_\_\_  
 DWG: 191004-PLAT



# PARTEN RANCH PHASE 4

Item 2.

STATE OF TEXAS  
COUNTY OF HAYS

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\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE PLAT RECORD OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.  
WITNESS MY HAND AND SEAL OF THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 73,810 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 18004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 73,810 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS "PARTEN RANCH PHASE 4" 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.

ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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:  
LIA 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

LAUREN CRONE, 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.

*Lauren Crone 9/8/2021*  
LAUREN CRONE  
REGISTERED PROFESSIONAL ENGINEER NO. 128018



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.

MARCUS PACHECO  
DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, 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.

MARCUS PACHECO  
DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

- NOTES:
1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
  2. A PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
  3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
  4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
  5. NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  6. WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
  7. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. NO INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED.
  8. ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
  9. TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
  10. ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
  11. MINIMUM FRONT SETBACK SHALL BE 25 FEET.
  12. MINIMUM REAR SETBACK SHALL BE 10 FEET.
  13. MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
  14. MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
  15. PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
  16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
  17. LINEAR FOOTAGE OF PARTEN RANCH PARKWAY (LOCAL STREET): 667 L.F.  
LINEAR FOOTAGE OF PEAR TREE LANE (LOCAL STREET): 1,137 L.F.  
LINEAR FOOTAGE OF OLD STONE ROAD (LOCAL STREET): 3,320 L.F.  
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 5,124 L.F.
  18. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
  19. AREA WITHIN NEW ROAD RIGHT-OF-WAY = 6.703 ACRES.
  20. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
  21. IN ORDER TO SAFELY USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721.01 OF THE HAYS COUNTY DEVELOPMENT REQUIREMENTS.
  22. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED 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 CONNECTION THEREWITH.
  23. THIS PLAT IS SUBJECT TO THE PARTEN RANCH DEVELOPMENT AGREEMENT DATED APRIL 1, 2016 BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH, L.P., RECORDED IN DOCUMENT NUMBER 2016-18010148, 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.
  24. 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.
  25. ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLANS FOR FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY REGULATIONS CHAPTER 725.
  26. 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.
  27. 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 PLAT ACCEPTANCE. IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE-YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR 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.
  28. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
  29. 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).
  30. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.
  31. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
  32. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
  33. 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.
  34. LOT 33, BLOCK I, LOT 39, BLOCK J, LOT 42, BLOCK K AND LOT 44, BLOCK K CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS, AND ARE CONTAINED WITHIN DRAINAGE EASEMENTS.
  35. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
  36. DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
  37. LOT 33, BLOCK I, LOT 39, BLOCK J, LOT 42, BLOCK K AND LOT 44, BLOCK K, ARE OPEN SPACE/DRAINAGE/PEDESTRIAN ACCESS/WATER QUALITY LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
  38. THIS PLAT LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
  39. A STORMWATER CONTROL MEASURES MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED AS DOCUMENT # \_\_\_\_\_ IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

**GBI PARTNERS**  
LAND SURVEYING CONSULTANTS  
7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641  
PHONE: 281-499-4539 • WWW.GBISURVEY.COM  
TBPELS # 10194150 • TBPE # F17284

SCALE: 1" = 100'  
CREW CHIEF:

JOB NO. A191004  
FIELD BOOK:

DATE: 8-05-21  
DWG.: 191004-PLAT

26

\\sbs\p19004\F19004-plat.dwg

# PARTEN RANCH PHASE 4

Item 2.

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	78.87	411.00'	10°59'43"	N73°59'34"W	78.75'
C2	24.53'	15.00'	93°42'57"	S64°38'49"W	21.89'
C3	38.79'	25.00'	88°53'53"	N26°39'36"W	35.01'
C4	23.14'	15.00'	88°22'25"	S61°56'50"W	20.91'
C5	23.99'	15.00'	91°38'54"	S28°02'07"E	21.52'
C6	275.16'	325.00'	48°30'32"	N06°27'56"W	267.01'
C7	117.76'	275.00'	24°32'08"	S18°27'08"E	116.87'
C8	23.56'	15.00'	90°00'00"	S38°48'56"W	21.21'
C9	36.12'	325.00'	6°22'02"	N14°36'19"E	36.10'
C10	79.12'	325.00'	13°56'57"	N04°26'50"E	78.93'
C11	79.12'	325.00'	13°56'57"	N09°30'07"W	78.93'
C12	79.12'	325.00'	13°56'57"	N23°27'03"W	78.93'
C13	1.67'	325.00'	0°17'40"	N30°34'22"W	1.67'
C14	80.26'	275.00'	16°43'17"	S22°21'34"E	79.97'
C15	37.51'	275.00'	7°48'51"	S10°05'29"E	37.48'
C16	38.75'	25.00'	91°06'07"	N63°20'24"E	35.69'
C17	232.83'	275.00'	48°30'32"	S06°27'56"E	225.93'
C18	139.17'	325.00'	24°32'08"	S18°27'08"E	138.11'
C19	21.03'	25.00'	48°11'23"	S30°16'45"E	20.41'
C20	162.65'	50.00'	186°22'46"	S38°48'56"W	99.85'
C21	21.03'	25.00'	48°11'23"	N72°05'22"W	20.41'
C22	212.06'	325.00'	37°23'08"	N77°29'30"W	208.32'
C23	337.69'	445.00'	43°28'45"	N80°32'18"E	329.65'
C24	309.19'	325.00'	54°30'28"	N75°01'26"W	297.66'
C25	65.14'	275.00'	13°34'15"	N11°00'13"E	64.98'
C26	143.28'	275.00'	29°51'09"	N10°42'30"E	141.67'
C27	24.41'	275.00'	5°05'08"	N28°10'38"W	24.40'
C28	31.98'	325.00'	5°38'18"	S27°54'03"E	31.97'
C29	25.01'	325.00'	4°24'30"	S22°52'39"E	25.00'
C30	78.23'	325.00'	13°47'30"	S13°46'38"E	78.04'
C31	3.95'	325.00'	0°41'50"	S62°31'58"E	3.95'
C32	69.46'	50.00'	79°35'40"	S14°34'37"E	64.01'
C33	64.90'	50.00'	74°22'07"	S06°24'16"W	60.44'
C34	28.29'	50.00'	32°24'59"	N64°12'11"W	27.91'
C35	69.31'	325.00'	12°13'02"	S89°55'31"E	69.18'
C36	79.12'	325.00'	13°56'57"	N76°59'26"W	78.93'
C37	63.63'	325.00'	11°13'02"	N64°24'26"W	63.53'
C38	111.57'	445.00'	14°21'54"	S65°58'52"E	111.28'
C39	99.84'	445.00'	12°51'16"	S79°35'27"E	99.63'
C40	99.84'	445.00'	12°51'16"	N87°33'17"E	99.63'
C41	26.45'	445.00'	3°24'19"	N79°25'29"E	26.44'
C42	29.87'	325.00'	5°16'00"	S80°21'19"W	29.86'
C43	68.73'	325.00'	12°17'37"	S89°08'08"W	69.60'
C44	69.69'	325.00'	12°17'09"	N78°34'29"W	69.56'
C45	69.65'	325.00'	12°16'43"	N66°17'33"W	69.52'
C46	69.61'	325.00'	12°16'21"	N54°01'01"W	69.48'
C47	0.63'	325.00'	0°06'39"	N47°49'31"W	0.63'
C48	39.27'	25.00'	90°00'00"	S38°48'56"W	35.36'
C49	179.44'	275.00'	37°23'08"	N77°29'30"W	176.27'
C50	375.63'	495.00'	43°28'45"	S80°32'18"E	366.68'
C51	261.62'	275.00'	54°30'28"	N75°01'26"W	251.86'
C52	18.11'	275.00'	3°46'23"	S85°42'08"W	18.11'
C53	143.08'	275.00'	29°48'40"	N77°30'20"W	141.47'
C54	18.25'	275.00'	3°48'05"	N60°41'58"W	18.24'
C55	51.82'	495.00'	5°59'53"	S61°47'52"E	51.80'
C56	71.46'	495.00'	8°16'16"	S68°55'56"E	71.39'
C57	71.46'	495.00'	8°16'16"	S77°21'21"E	71.39'
C58	71.46'	495.00'	8°16'16"	S85°29'27"E	71.40'
C59	71.46'	495.00'	8°16'16"	N82°15'16"E	71.40'
C60	37.99'	495.00'	4°23'48"	N78°55'14"E	37.98'
C61	19.48'	275.00'	4°03'28"	S79°45'04"W	19.47'
C62	125.97'	275.00'	26°14'41"	N85°05'51"W	124.87'
C63	90.67'	275.00'	18°53'26"	N62°31'48"W	90.26'
C64	25.51'	275.00'	5°18'53"	N50°25'38"W	25.50'
C65	23.56'	15.00'	90°00'00"	S51°11'04"E	21.21'
C66	226.22'	325.00'	39°52'50"	N76°14'39"W	221.68'
C67	166.11'	275.00'	34°36'30"	S73°36'28"E	163.59'
C68	244.92'	325.00'	43°10'39"	N69°19'24"W	239.16'
C69	190.59'	325.00'	33°36'02"	N79°23'03"W	187.87'
C70	35.62'	325.00'	6°16'48"	N59°26'38"W	35.60'
C71	90.75'	275.00'	18°54'25"	S65°45'26"E	90.34'
C72	75.36'	275.00'	15°42'05"	S83°03'41"E	75.13'
C73	24.10'	325.00'	4°14'56"	N88°47'15"W	24.10'
C74	60.42'	325.00'	10°39'06"	N81°20'14"W	60.33'
C75	60.39'	325.00'	10°38'49"	N70°41'16"W	60.31'
C76	60.37'	325.00'	10°38'34"	N60°02'34"W	60.28'
C77	39.63'	325.00'	6°59'13"	N51°13'41"W	39.61'
C78	191.41'	275.00'	39°52'50"	N76°14'39"W	187.57'
C79	196.31'	325.00'	34°36'30"	S73°36'28"E	193.34'
C80	207.24'	275.00'	43°10'39"	N69°19'24"W	202.37'
C81	34.04'	325.00'	6°00'03"	S59°18'15"E	34.02'
C82	60.44'	325.00'	10°39'22"	S67°37'57"E	60.36'
C83	60.44'	325.00'	10°39'22"	S78°17'19"E	60.36'
C84	41.38'	325.00'	7°17'44"	S87°51'51"E	41.35'
C85	43.45'	275.00'	9°03'08"	N86°23'09"W	43.40'
C86	128.59'	275.00'	26°47'33"	N68°27'49"W	127.43'
C87	35.19'	275.00'	7°19'58"	N51°24'03"W	35.17'
C88	10.27'	25.00'	23°32'05"	N17°57'06"W	10.20'
C89	10.76'	25.00'	24°39'18"	N42°02'48"W	10.67'
C90	70.79'	117.51'	34°30'50"	N13°50'44"E	69.72'
C91	86.12'	142.53'	34°37'10"	N13°54'00"E	84.82'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N79°29'26"W	96.14'
L2	N72°12'40"W	50.00'
L3	N71°06'33"W	2.31'
L4	N10°53'22"E	70.00'
L5	N71°06'33"W	68.59'
L6	N08°48'51"E	64.15'
L7	N27°52'38"E	80.24'
L8	N37°59'54"E	61.26'
L9	N30°42'32"E	56.46'
L10	N29°27'50"E	49.96'
L11	N14°51'08"E	49.96'
L12	N13°48'13"W	37.14'
L13	N41°26'32"W	79.17'
L14	N40°03'10"W	121.18'
L15	N19°46'13"W	81.20'
L16	N08°06'07"E	81.20'
L17	N10°03'13"E	45.67'
L18	N03°21'25"W	65.50'
L19	N07°17'12"E	68.97'
L20	N02°26'56"E	52.33'
L21	N06°00'58"W	147.48'
L22	S02°22'34"E	79.20'
L23	S28°59'40"W	110.68'
L24	S44°45'45"W	53.76'
L25	S47°48'59"W	65.09'
L26	S49°03'54"W	36.56'
L27	S54°28'20"W	28.96'
L28	S56°53'29"W	42.22'
L29	S44°46'26"W	23.73'
L30	S42°33'58"W	79.14'
L31	S32°57'37"W	88.22'
L32	S22°18'14"W	88.22'
L33	S11°38'51"W	88.22'
L34	S01°17'31"W	84.91'
L35	S02°29'21"E	65.00'
L36	S02°12'15"E	61.23'
L37	S12°31'06"W	54.27'
L38	S17°45'13"W	36.23'
L39	N73°51'34"W	15.43'
L40	S17°45'13"W	114.80'
L41	S17°47'20"W	66.46'
L42	N17°47'20"E	20.30'
L43	N19°08'31"E	75.57'
L44	N10°42'30"W	64.39'
L45	N17°47'20"E	16.33'
L46	N06°11'04"W	25.00'
L47	N06°11'04"W	5.02'
L48	N83°48'56"E	53.24'
L49	S58°47'55"E	18.09'
L50	S58°47'55"E	25.00'
L51	S58°47'55"E	16.85'
L52	S58°47'55"E	1.24'
L53	N47°46'12"W	68.64'
L54	N87°35'03"E	7.90'
L55	N47°44'05"W	59.90'
L56	S47°44'05"E	54.00'
L57	N28°59'40"E	51.37'
L58	N28°59'40"E	22.65'
L59	N28°59'40"E	36.67'
L60	S87°35'03"W	71.15'
L61	S87°35'03"W	46.17'
L62	S77°30'20"E	64.31'
L63	S85°17'47"E	56.82'
L64	S83°48'56"W	59.14'
L65	N47°46'12"W	18.02'
L66	N89°05'17"E	65.00'
L67	S89°19'47"E	58.79'
L68	S71°54'14"E	41.90'
L69	S63°46'30"E	51.87'
L70	S85°57'52"E	54.08'
L71	N89°05'17"E	65.00'
L72	S79°35'27"E	66.04'
L73	N87°33'17"E	66.04'
L74	S07°01'13"E	79.56'
L75	S31°12'05"W	30.00'
L76	S31°12'05"W	30.00'
L77	S60°54'28"W	30.00'
L78	S72°12'40"E	30.00'
L79	S21°30'17"W	21.00'
L80	N02°59'29"E	22.15'

BLOCK K		
LOT	AREA (S.F.)	AREA (AC.)
13	12,861	0.295
14	10,611	0.244
15	9,750	0.224
16	10,636	0.244
17	11,038	0.253
18	11,038	0.253
19	10,483	0.241
20	9,750	0.224
21	9,750	0.224
22	14,202	0.326
23	12,750	0.293
24	12,750	0.293
25	13,514	0.310
26	14,445	0.332
27	12,750	0.293
28	12,750	0.293
29	14,337	0.329
30	14,337	0.329
31	14,337	0.329
32	13,498	0.310
33	378,975	8.700

BLOCK J		
LOT	AREA (S.F.)	AREA (AC.)
8	702	0.016
9	12,505	0.287
10	13,843	0.318
11	11,612	0.267
12	11,780	0.270
13	12,239	0.281
14	12,239	0.281
15	12,239	0.281
16	12,239	0.281
17	11,966	0.275
18	14,251	0.327
19	12,750	0.293
20	12,750	0.293
21	12,750	0.293
22	13,110	0.301
23	15,790	0.362
24	14,487	0.333
25	12,750	0.293
26	12,750	0.293
27	12,750	0.293
28	12,750	0.293
29	10,516	0.241
30	9,750	0.224
31	9,750	0.224
32	11,621	0.267
33	11,303	0.259
34	9,750	0.224
35	10,257	0.235
36	11,035	0.253
37	11,031	0.253
38	11,027	0.253
39	291,702	6.697

BLOCK K		
LOT	AREA (S.F.)	AREA (AC.)
5	11,325	0.260
6	12,749	0.293
7	12,738	0.292
8	12,725	0.292
9	12,710	0.292
10	11,867	0.272
11	11,579	0.266
12	12,533	0.288
13	12,533	0.288
14	14,220	0.326
15	16,776	0.385
16	12,750	0.293
17	12,750	0.293
18	12,750	0.293
19	14,028	0.322
20	14,337	0.329
21	15,503	0.356
22	14,379	0.330
23	20,155	0.463
24	17,056	0.392
25	12,750	0.293
26	12,750	0.293
27	12,750	0.293
28	12,750	0.293



# CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • www.cityofdrippingsprings.com

## SUBDIVISION APPLICATION

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

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL  
CONSULTATION

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

NOT  
SCHEDULED

PRE-APPLICATION  
CONFERENCE

DATE:  
9/16/2021

NOT SCHEDULED

### PLAT TYPE

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

### CONTACT INFORMATION

**APPLICANT NAME** Daniel Ryan, 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** dryan@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	73.81 Acres of land in the Lamar Moore Survey, A-323, Hays County, Texas
TAX ID #	R16615
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	73.81 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Parten Ranch Phase 4
TOTAL ACREAGE OF DEVELOPMENT	73.81
TOTAL NUMBER OF LOTS	92: 87 (single family), 4 (OS/drainage/WQ), 1 (Utility)
AVERAGE SIZE OF LOTS	12,747 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>87</u> COMMERCIAL: _____ INDUSTRIAL: <u>5</u>
ACREAGE PER USE	RESIDENTIAL: <u>25.46 ac</u> COMMERCIAL: _____ INDUSTRIAL: <u>41.65 ac</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>5124 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	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input type="checkbox"/> YES   <input checked="" type="checkbox"/> NO</p>	

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

TITLE: Agent SIGNATURE: Drew

**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](http://www.cityofdrippingsprings.com) and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

David Ryan

Applicant Name

David

11/6/2020

Applicant Signature

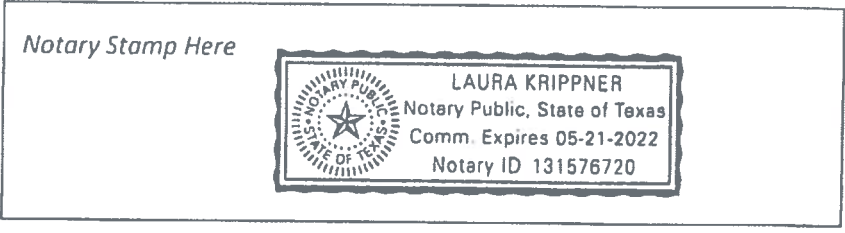
Date

Laura Kruppner

11-6-20

Notary

Date



Property Owner Name

Jay H. [Signature]

10-8-20

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



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

**NARRATIVE OF COMPLIANCE**

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

<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>

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>



## CITY OF DRIPPING SPRINGS

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

Date: October 22, 2021

Alyssa Flynn  
LJA Engineering  
7500 Rialto Blvd,  
Austin TX 78736  
aflynn@lja.com

Permit Number: SUB2021-0058  
Project Name: Parten Ranch Ph 4 Final Plat  
Project Address:

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

### City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email [tcarpenter@cityofdrippingsprings.com](mailto:tcarpenter@cityofdrippingsprings.com).

1. Please provide GIS data as a shape file or dwg.
2. Provide Hays County 1445 approval letter. (4.8.3)
3. Does a portion of the plat sit within the Edwards Aquifer recharge zone? The preliminary plat notes indicate that they don't, but the final plat note #2 states that it does.

### Engineer/Public Works Comments

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

1. The Final Plat cannot be approved until either;
  - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it;
  - OR
  - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.
2. Label the various widths of the WQBZ.
3. Note 2 states that a portion of this plat lies within the Edwards Recharge Zone. I don't believe that is accurate. Please confirm.
4. Provide a note outlining the purpose of; limitations and maintenance requirements of the Water Quality Easements.
5. The construction plans showed significantly more area of vegetative filter strip than is contained by water quality easements. I believe your intent is to contain all vegetative filter strips in easements and outline restrictions and maintenance requirements for the easements.

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to [www.mygovernmentonline.org](http://www.mygovernmentonline.org)\*\*.

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

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Tory Carpenter,

\*\*\*If you are wanting to resubmit on My Government Online, go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.



# Planning and Zoning Commission Planning Department Staff Report

**Planning and Zoning Commission Meeting:** October 26, 2021

**Project No:** ZA2021-0008

**Project Planner:** Tory Carpenter, Senior Planner

### Item Details

**Project Name:** Hays Street Zoning Change

**Property Location:** North line of Hays Street at the terminus of Hays Street and Haydon Street

**Legal Description:** W T CHAPMAN #5 LOT 1,2,3,4,7,8 BLK 1 9-2210-17-02 & 0.68 AKA SPRING ST

**Applicant:** John Doucet, P.E.; Doucet & Associates, Inc.

**Property Owner:** Haydon Willie Mae Estate

**Request:** A zoning map amendment from SF-4 Two-Family Residential – Duplex zone to SF-3 Single-Family Residential – Town Center zone, within the Hays Street Historic District



**Background**

The property is currently zoned SF-4, Two-Family Residential- Duplex.

*Per Ch. 30 Exhibit A, §3.5-3.6*

- **SF-4 Two-family residential – Duplex:** The SF-4, two-family residential district is intended to provide for development of detached, two-family residence structures on moderate size lots of at least 10,000 square feet in size.

The applicant is requesting to rezone the property from SF-4, Two-Family residential – Duplex, to SF-3, Single-Family Residential – Town Center with a conditional overlay that would restrict the site to only allow single-family residential detached housing, as well as prohibits accessory dwelling units, multi-family uses, and places a minimum lot/unit size of 7,540 sq. ft. Furthermore, staff has requested that this conditional overlay have a non-buildable area within 60’ of U.S. 290 right-of-way, and requires a 35’ landscape buffer to be planted at the back of the lots to provide a buffer from the arterial.

- **SF-3 Single-family residential – Town Center:** The SF-3, single family residential district is intended to promote stable, quality, detached-occupancy residential development on individual lots at increased densities. Individual ownership of each lot is encouraged. This district provides a “buffer” or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.

**Historic Preservation Commission action.**

At their meeting on October 7, the History Preservation approved the design of the residential structures on the property pending approval of the zoning amendment.

**Site Information**

**Location:**

The Subject property is located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District.

**Physical and Natural Features:**

The tracts are currently undeveloped with a barn/shop and shed. The tracts contain clusters of heritage trees that will be addressed at the COA and Site Plan.

There is an existing barn on the property which the developer intends to expand and convert to a single-family residence. This barn is 2 feet from the side property line and is considered legal nonconforming since the required setback is 5 feet. The applicant must apply for and be granted a special exception from the Board of Adjustments to expand this nonconforming structure.

**Overview**

The property is undeveloped and approximately ±1.855 acres. It is found in the Hays Street Historic District and is generally located on the north line of Hays Street at the terminus of Hays Street and Haydon Lane, approximately ±0.4 miles southeast of City Hall. Currently the applicant is requesting a zoning map

amendment from SF-4 to SF-3 to develop a proposed detached residential subdivision with lots/units that are a minimum of 7,540 sq. ft.

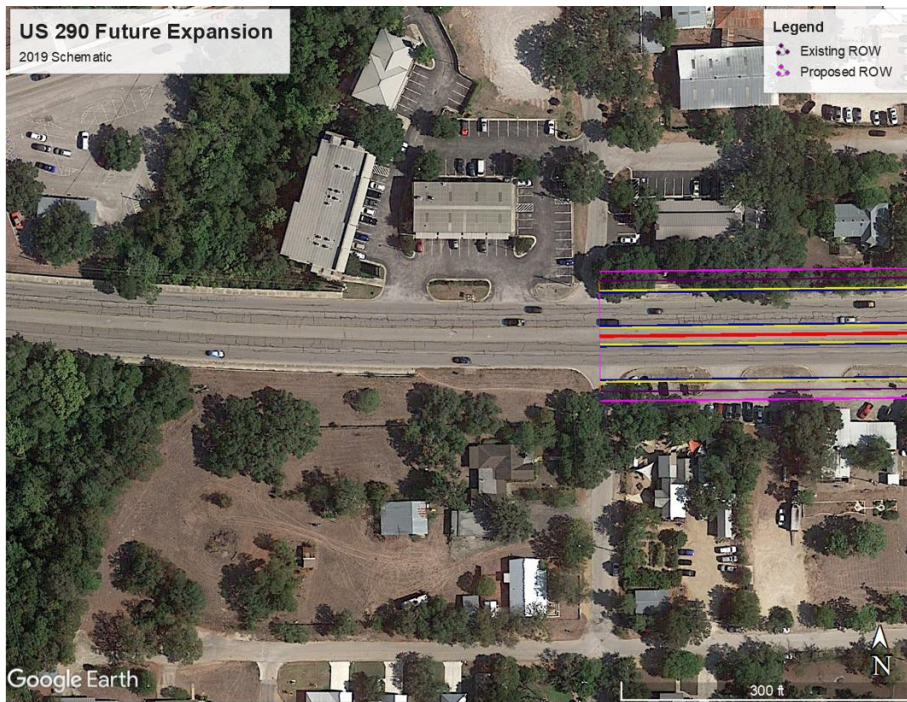
The following are the development regulations for the current and proposed zoning districts for the site.

	<b>SF-4</b>	<b>SF-3</b>	<b>Differences between SF-4 to SF-3</b>
<b>Max Height</b>	2-1/2 stories, or 40 feet	2-1/2 stories, or 40 feet	None
<b>Min. Lot Size</b>	10,000-sq-ft	3,500-sq-ft	6,500-sq-ft less
<b>Min. Lot Width</b>	70 feet	35 feet	35 feet less
<b>Min. Lot Depth</b>	100 feet	N/A	N/A
<b>Min. Front/Side/Rear Yard Setbacks</b>	20 feet / 10 feet / 20 feet	10 feet / 5 feet / 10 feet	10 feet / 5 feet / 10 feet less
<b>Impervious Cover</b>	50%	65%	15% more

Staff requests that criteria be added to the conditional overlay to preserve the proposed lots from U.S. 290 and future expansions of that arterial. The requests are for 60' of non-buildable area from the U.S. 290 right-of-way, with a required 35' landscape buffer required at the rear of the lots. The reason for this request is because of schematics of U.S. 290 in this area show that approximately 30' of right-of-way will be needed along the north boundary of this property. Furthermore, structures that back onto an arterial should have a significant buffer to provide a barrier from high-level roadways.

The following exhibit shows the future expansion of U.S. 290 as it aligns just east of the property proposed for rezoning. TxDOT plans are proposed to continue this similar right-of-way width, and start tapering toward Sportsplex Dr.





The following language is proposed for the conditional overlay:

**1.3.2. Prohibited Uses:**

- a) Accessory Dwelling Units
- b) Multi-family uses

**1.3.3. Density:**

- a) One (1) dwelling unit per lot/unit.

**1.3.4. Lot Sizes**

- a) Minimum lot size shall be 7,540 sq. ft.

**1.3.5. Non-Buildable Area**

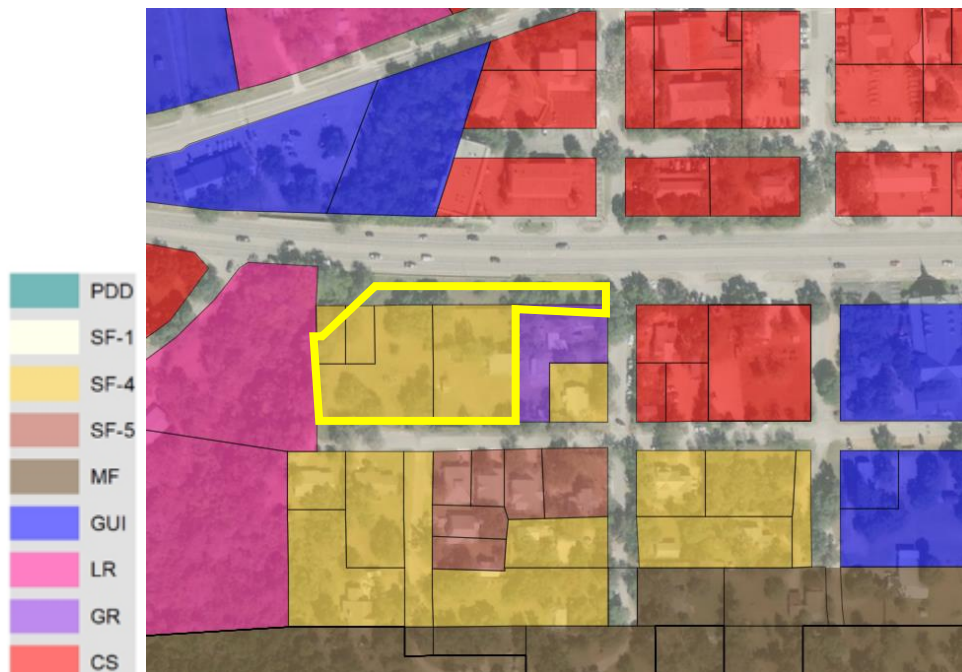
- a) There shall be no structures built within 60 feet from the right-of-way of U.S. 290 as depicted in Attachment A.

**1.3.6. Landscape Buffer**

- a) There shall be a 35-foot landscape buffer planted parallel to U.S. 290 at the rear of the platted residential lots/units.

- b) Planting Requirements:
  - 1. All plant material shall be of native or adapted species.
  - 2. All new proposed shade trees shall be a minimum of four inches in diameter.
  - 3. All proposed ornamental trees shall be a minimum of two inches in diameter.
  - 4. All shrubs shall be a minimum of five-gallon container size and small shrubs/groundcovers a minimum of one-gallon container size.
- c) Landscape buffer spacing requirements. The following landscape buffer spacing requirements shall apply to the 35' landscape buffer.
  - 1. Shade trees (such as live oak or cedar elm). One per 50' of buffer frontage.
  - 2. Ornamental trees (such as crape myrtle or desert willow). One per 25 feet of buffer frontage.
  - 3. Small shrubs/groundcovers, one gallon (such as lantana liriopae). One per three feet of buffer frontage.
- d) This buffer area shall contain either native vegetation in the form of trees and bushes left in their natural, undisturbed condition, or, if no such native vegetation exists, shall consist of landscaping in conformance with this article. If the area consists of landscaped plantings, maintenance of such plantings shall be the sole responsibility of the developer or the homeowners' or property owners' association.

**Surrounding Properties**



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

Direction	Zoning District	Existing Use	Future Land Use
North	Government, Utility, Institutional (GUI), Commercial Services (CS)	City Hall, Office & Retail (Spring Bluff Center)	Not Shown on the Future Land Use Map
East	General Retail with a Conditional Use Overlay	Existing residential uses	
South	Single-Family Attached Residential District (SF-5) Garden Home	Garden Homes	
West	Local Retail (LR)	Commercial Development/ Vacant Building	

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

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

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	The proposed change from SF-4 to SF-3 with a Conditional Overlay is an appropriate change. The Conditional Overlay provides development standards that allows for the Tracts to fit in well with the adjoining lots, as well as provides buffer protections to the lots from U.S. 290.
2. their relationship to the general area and the City as a whole;	Staff worked with the applicant to provide a conditional overlay that complemented the area and the City as a whole.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The tracts are not within any existing or proposed City Plans.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This rezoning will not impact any undeveloped land in the vicinity with the same zoning district.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	Moderately/High Dense residential developments are at an influx within the City of Dripping Springs.

<p>6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;</p>	<p>No areas designated for similar development will be affected by this proposed amendment.</p>
<p>7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and</p>	<p>The proposed change does not treat the subject tracts of land in a manner which is significantly different from decisions made involving other, similarly situated parcels.</p>
<p>8. any other factors which will substantially affect the public health, safety, morals, or general welfare.</p>	<p>The rezoning does not affect the public health, safety, morals, or general welfare.</p>

**Staff Recommendation**

Staff recommends approval of the rezoning request with the proposed Conditional Overlay.

*Planning and Zoning action:*

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

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

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

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

**Public Notification**

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

**Attachments**

Exhibit 1 – Zoning Map Amendment Application

Exhibit 2 – Proposed Ordinance & Survey

Recommended Action:	Recommend approval of the requested zoning map amendment for Tracts 1 & 2 with the conditional use overlay.
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A
Comprehensive Plan Goal:	Livability /Quality of Life Support Housing Options in Dripping Springs

**CITY OF DRIPPING SPRINGS**

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

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING TWO TRACTS OF LAND, TOTALING APPROXIMATELY 1.855 ACRES FROM TWO-FAMILY RESIDENTIAL - DUPLEX (SF-4) TO SINGLE-FAMILY RESIDENTIAL – TOWN CENTER, SF-3; ADOPTING A CONDITIONAL USE OVERLAY; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

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

**WHEREAS,** the City Council finds to be reasonable and necessary the rezoning of the tracts, described more fully in *Attachment “A”* and totaling approximately 1.855 acres, from Two-Family Residential - Duplex (SF-4) to Single-Family residential – Town-Center (SF-3) with a Conditional Use Overlay; and

**WHEREAS,** the City Council finds to be reasonable and necessary the adoption of a conditional use overlay to the tracts in addition to the rezoning, described more fully in *Attachment “B”* and totaling approximately 1.855 acres, from Two-Family Residential - Duplex (SF-4) to Single-Family residential – Town Center (SF-3); and

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

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

**WHEREAS,** after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on October 26, 2021 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

**WHEREAS,** after public hearing held by the City Council on November 2, 2021, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

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

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

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

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

**1. FINDINGS OF FACT**

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

**2. ENACTMENT**

Two tracts of land totaling approximately 1.855 acres and described more fully in *Attachment "A"*, is hereby rezoned from Two-Family Residential - Duplex (SF-4) to Single-Family residential – Town Center (SF-3) with a Conditional Use Overlay as attached in Attachment B.

Further, the property will also have a conditional overlay that limits certain development standards on the property. The conditional use overlay is described in *attachment "B"*.

**3. REPEALER**

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

**4. SEVERABILITY**

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

**5. CHANGE ON ZONING MAP**

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

**6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage.

**7. PROPER NOTICE & MEETING**

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

**PASSED & APPROVED** this, the \_\_\_ day of \_\_\_\_\_, 2021, by a vote of \_\_\_\_\_(ayes) to \_\_\_\_\_(nays) to \_\_\_\_\_(abstentions) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS:**

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

Bill Foulds, Jr., Mayor

**ATTEST:**

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



*Attachment "A" Survey and Metes and Bounds*

**PROPERTY DESCRIPTION**

**BEING A 0.876 OF ONE ACRE OF LAND, BEING A PORTION OF A CALLED 2,996 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA AND WILLIE MAE HAYDON RECORDED IN DOCUMENT NO. 70025404, VOLUME 3237, PAGE 802 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A PORTION OF BLOCK NO. 1 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS; SAID 0.876 OF ONE ACRE BEGIN MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 4203.**

**BEGINNING** at a TxDOT Type 1 monument found (TxDOT Sta. 492+00, 150.00' Rt) located on the southerly right of way line of U.S. Hwy 290 in Dripping Springs, Texas;

**THENCE**, with said southerly right of way line, N59°19'41"E, 182.45 feet to a ½-inch iron rod set with cap stamped "AST" for the beginning of a non-tangent curve to the left;

**THENCE**, with the arc of said non-tangent curve to the left 11.38 feet, having a radius of 5730.18 feet, a central angle of 00°06'50" and a chord bearing and distance of S88°14'04"E, 11.38 feet to a ½-inch iron rod set with cap stamped "AST" marking the northeast corner of said 2996 square foot tract, same being the northwest corner of a called 12750 square foot tract described in a deed to Alva Haydon and executed December 9, 1966;

**THENCE**, leaving said southerly right of way line and with the easterly line of said 2996 square foot tract and the westerly line of said 12750 square foot tract, S00°57'47"E, passing at approximately 45.5 feet the northerly line of Blocks 1 and 10 of said Fifth Addition to the Town of Dripping Springs and continuing for a total distance of 246.80 feet to a ½-inch iron rod set with cap stamped "AST" for the southeast corner of the herein described tract and being the southeast corner of said Block 1 and the southwest corner of said Block 10, same being on the northerly right of way line of Hays Street;

**THENCE**, with the northerly right of way line of said Hays Street, same being the southerly line of said Block 1, S89°02'13"W, 190.83 feet to a ½-inch iron rod set with cap stamped "AST" on the easterly line of a 1.741 acre tract of land as described in a deed to TAMBJM, LLC as recorded in Document No. 18014079 of said Official Public Records, same being the southwest corner of said Block 1;

**THENCE**, leaving said northerly right of way line and with the easterly line of said Block 1, same being the westerly line of said 4.741 acre tract, N01°00'16"W, 158.68 feet to a ½-inch iron rod set with cap stamped "AST" on the southerly right of way line of said U.S. Hwy 290;

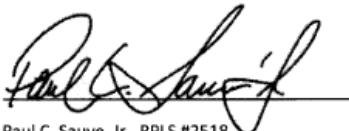
City of Dripping Springs  
Ordinance No

ZA2021-0008

**THENCE**, with said southerly right of way line, S86°11'22"E, 21.18 feet to the **POINT OF BEGINNING** and containing 0.876 of one acre of land, more or less.

**SURVEYOR'S STATEMENT**

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.



Paul C. Sauve, Jr., RPLS #2518  
Austin Spatial Technologies, LLC  
January 18, 2019



DRAFT

City of Dripping Springs  
Ordinance No

ZA2021-0008

DRAFT

City of Dripping Springs  
Ordinance No

ZA2021-0008



**PROPERTY DESCRIPTION**

**BEING A 0.979 OF ONE ACRE OF LAND, 42,639 SQ. FT., BEING A ALL OF A CALLED 12,750 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA HAYDON RECORDED IN EXECUTED DECEMBER 9, 1966 AND A PORTION OF BLOCK NO. 10 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS; SAID 0.979 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 4203.**

**COMMENCING** at a TxDOT Type 1 monument found (TxDOT Sta. 492+00, 150.00' Rt) located on the southerly right of way line of U.S. Hwy 290 in Dripping Springs, Texas;

**THENCE**, with said southerly right of way line the following courses and distance:

1. N59°19'41"E, 182.45 feet to a ½-inch iron rod set with cap stamped "AST" for the beginning of a non-tangent curve to the left;
2. with the arc of said non-tangent curve to the left 11.38 feet, having a radius of 5730.18 feet, a central angle of 00°06'50" and a chord bearing and distance of S88°14'04"E, 11.38 feet to a ½-inch iron rod set with cap stamped "AST" marking the northeast corner of said 2996 square foot tract, same being the northwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, continuing with said southerly right of way line the following courses and distances:

1. continuing along the arc of a said curve to the left, 270.06 feet, having a radius of 5730.18 feet, a central angle of 02°42'01" and a chord bearing and distance of S89°38'29"E, 270.03 feet to a ½-inch iron rod set with cap stamped "AST" (TxDOT Sta. 496+29.0, 50' Rt.)
2. N89°01'14"E, 30.12 feet to a ½-inch iron rod set with cap stamped "AST" on the westerly right of way line of Bluff Street (50 feet wide ROW);

**THENCE**, leaving said southerly right of way and with the westerly right of way line of Bluff Street, S00°58'46"E, 40.58 feet to a ½-inch iron rod set with cap stamped "AST" on the northerly line of said Block 10;

**THENCE**, leaving said westerly right of way line and with the northerly line of said Block 10, S89°03'37"W, 152.60 feet to a ½-inch iron rod set with cap stamped "AST";

**THENCE**, leaving said northerly line and crossing said Block 10, the following courses and distances:

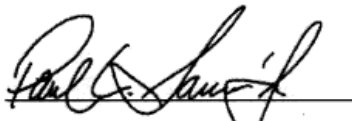
1. S01°22'29"E, 77.69 feet to a ½-inch iron rod set with cap stamped "AST";
2. N88°01'03"E, 1.98 feet to a ½-inch iron rod set with cap stamped "AST";
3. S01°58'57"E, 47.42 feet to a ½-inch iron rod set with cap stamped "AST";
4. S00°57'47"E, 75.00 feet to a ½-inch iron rod set with cap stamped "AST" on the northerly right of way line of Hays Street;

**THENCE**, with said northerly right of way line, same being the southerly line of said Block 10, S89°02'13"W, 150.87 feet to a ½-inch iron rod set with cap stamped "AST", same being the southeast corner of Block 1 of said Fifth Addition to the Town of Dripping Springs;

**THENCE**, leaving said northerly right of way line and with the common line of Blocks 1 and 10, N00°57'47"W, 246.80 feet to the **POINT OF BEGINNING** and containing 0.979 acres of land, more or less.

**SURVEYOR'S STATEMENT**

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.



Paul C. Sauve, Jr., RPLS #2518  
Austin Spatial Technologies, LLC  
January 29, 2019



DRAFT

City of Dripping Springs  
Ordinance No

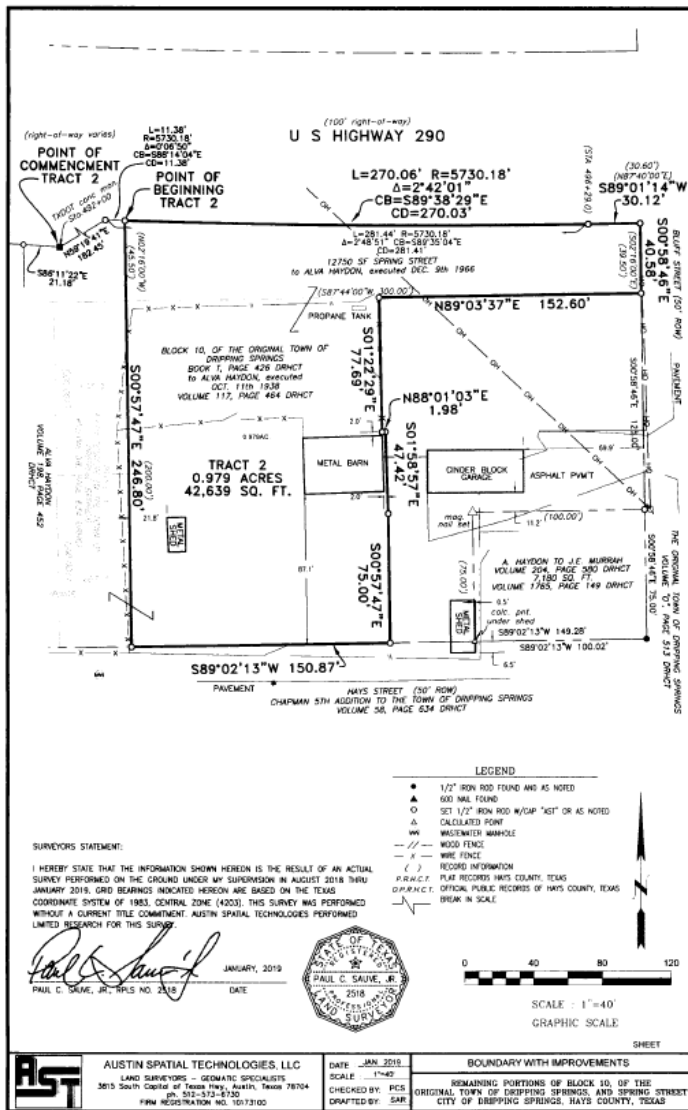
ZA2021-0008

DRAFT

City of Dripping Springs  
Ordinance No

ZA2021-0008





City of Dripping Springs  
Ordinance No

ZA2021-0008

Attachment "B"

**City of Dripping Springs**

**CODE OF ORDINANCES**

**CHAPTER 30: ZONING**

**EXHIBIT A**

**1.1. Applicability**

This Ordinance shall apply solely to the following tracts, which shall herein be referred to as the subject properties;

**Tract 1:**

Being a 0.876 of one acre of land, being a portion of a called 2,996 square foot tract as described in a deed to Alva and Willie Mae Haydon recorded in document no. 70025404, volume 3237, page 802 of the official public records of Hays County, Texas and a portion of block No. 1 of the fifth addition of the town of dripping springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County Deed records;

**Tract 2:**

Being a 0.979 of one acre of land, 42,639 sq. ft., being all of a called 12,750 square foot tract as described in a deed to Alva Haydon recorded in executed December 9, 1966 and a portion of block No. 10 of the fifth addition of the town of Dripping Springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County deed records;

**1.2. Base Zoning District**

Except as provided in section 1.3 (below), the subject property shall be governed by the rules applying in Single-Family Residential – Town Center (SF-3) zoning district.

**1.3. Overlay**

**1.3.1.** The Conditional Overlay is hereby amended and effectuated upon the subject property. The boundary of the Overlay District shall be coterminous with the perimeter of the subject properties.

City of Dripping Springs  
Ordinance No

ZA2021-0008

**1.3.2.** Only uses listed in the conditional use overlay are permitted.

Permitted Uses:

- a) Single-Family Dwelling, Detached
- b) Swimming Pool, Private
- c) Accessory building/structures (residential)

**1.3.3.** Density:

- a) One (1) dwelling unit per lot/unit.

**1.3.4.** Lot Sizes

- a) Minimum lot size shall be 7,500 sq. ft.

**1.3.5.** Non-Buildable Area

- a) There shall be no structures built within 60 feet from the right-of-way of U.S. 290 as depicted in Attachment A.

**1.3.6.** Landscape Buffer

- a) There shall be a 35-foot wide by approximately 140-foot long landscape buffer planted parallel to U.S. 290 at the rear of the platted residential lots/units as depicted on the attached Conceptual Plan.
- b) Planting Requirements:
  - a. All plant material shall be of native or adapted species.
  - b. All new proposed shade trees shall be a minimum of four inches in diameter.
  - c. All proposed ornamental trees shall be a minimum of two inches in diameter.
  - d. All shrubs shall be a minimum of five-gallon container size and small shrubs/groundcovers a minimum of one-gallon container size.
- c) Landscape buffer spacing requirements. The following landscape buffer spacing requirements shall apply to the 35' landscape buffer.
  - a. Shade trees (such as live oak or cedar elm). One per 50' of buffer frontage.
  - b. Ornamental trees (such as crape myrtle or desert willow). One per 25 feet of buffer frontage.
  - c. Small shrubs/groundcovers, one-gallon (such as lantana liriopse). One per three feet of buffer frontage.
- d) This buffer area shall contain either native vegetation in the form of trees and bushes left in their natural, undisturbed condition, or, if no such native vegetation exists, shall consist of landscaping in

conformance with this article. If the area consists of landscaped plantings, maintenance of such plantings shall be the sole responsibility of the developer or the homeowners' or property owners' association.

DRAFT



**DRIPPING SPRINGS**  
Texas

Item 3.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

**ZONING/PDD AMENDMENT APPLICATION**

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

**CONTACT INFORMATION**

PROPERTY OWNER NAME Charles W. & Sherry E. Haydon / Robert L. & Martha Haydon

STREET ADDRESS 601 Gatlin Creek Road

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE 512-924-7728 EMAIL 601charliesherry@gmail.com

APPLICANT NAME John Doucet, P.E.

COMPANY Doucet & Associates, Inc.

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

CITY Austin STATE TX ZIP CODE 78735

PHONE 512-517-3485 EMAIL jdoucet@doucetengineers.com

**REASONS FOR AMENDMENT**

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

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

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Willie Mae Haydon Estate c/o Charles W. & Robert L. Haydon
PROPERTY ADDRESS	102 South Bluff Street, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	W T CHAPMAN #5 LOT 1,2,3,4,7,8 BLK 1 9-2210-17-02 & 0.68 AKA SPRING ST
TAX ID#	R23586
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF4
REQUESTED ZONING/AMENDMENT TO PDD	SF3
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Proposed zoning change is to reflect the proposed replat of the property into six residential lots.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	See attached conceptual plan and description

**COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? \***  
*(See attached agreement).*

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

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

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

**APPLICANT'S SIGNATURE**

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

(As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.) Cause #18-0113

Charles W. Hayden  
Name

Owner  
Title

STATE OF TEXAS            §  
   §  
COUNTY OF HAYS        §

This instrument was acknowledged before me on the 8<sup>th</sup> day of September

2021 by Charles W. Hayden

Keely K. Odell  
Notary Public, State of Texas

My Commission Expires: May 17, 2025

John Doucet, Doucet & Associates, Inc.  
Name of Applicant



## ZONING AMENDMENT SUBMITTAL

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

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

9/07/2021  
 \_\_\_\_\_  
 Date

### CHECKLIST

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

Exempt





## LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 102 S Bluff St, Dripping Springs, Texas 78620

Commercial

Residential

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

John Doucet, P.E., (Doucet & Associates, Inc.)

Applicant's Address: 7401B Highway 71 West, Suite 160, Austin, Texas 78735

Applicant's Email: jdoucet@doucetengineers.com

**VOLUNTARY COMPLIANCE** with mitigation conditions:

**MANDATORY COMPLIANCE:**

**IF APPLYING FOR:**

Conditional Use Permit

Zoning Amendment Application

Subdivision Approval

Building Permit

Site Development Permit

Sign Permit

Alcoholic Beverage Permit

Food Establishment Permit

On-Site Sewage Facility Permit

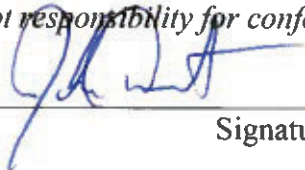
By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of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



Signature

9/7/21

Date



September 8, 2022

Ms. Laura Mueller  
Dripping Springs City Attorney  
511 Mercer St.  
PO Box 384  
Dripping Springs, TX 78620

Re: Haydon Property at 102 Bluff St. Re-Zoning  
Formerly City Case No. ZA2021-0003

Dear Ms. Mueller,

This letter is to serve as a formal request to the City for consideration of a zoning amendment of approximately 1.85 acres of property currently owned by the Haydon family on Hays Street in the Original Town of Dripping Springs. The Haydon's desire is to rezone the property from its current SF-4 designation to SF-3 to allow for the construction of 6 single family detached residential lots. The applicant's intent is to match the local building architectural vernacular, to save as many existing trees as possible and to re-purpose the Haydon Barn, believed to be built pre-WW2.

The most recent homes constructed in the area are across Hays Street to the south of this property. These were designed and built by architect Jim Polkinghorn, and if allowed to proceed, the homes built on the property under consideration will also be designed and built by Jim. Mr Polkinghorn's design will be in the same style, using similar materials and colors as those he built previously. A conceptual street elevation of the six homes is attached. Mr Polkinghorn, if structurally possible, will save the Haydon barn by incorporating it into the design of the home located on the easternmost lot. A conceptual site plan is attached showing the location of the lot lines and the proposed homes.

There are several large live oak and cedar elm trees on the property. These trees will be considered when laying out lot lines on the subdivision plat; and the placement of the homes will be such that most, if not all trees will be saved. The trees and home footprints can be seen on the conceptual site plan. There is a large hackberry tree on the property that will be in the back yard of Lot 2. While hackberries are not always considered valuable trees, this tree is unusually large for a hackberry and will be saved.

The subdivision plat, to be submitted following the approval of the zoning amendment, will consist of 7 lots. Six of the lots will be for the six homes and the 7<sup>th</sup> lot will be an open space lot to the north of the rear of the homes. Lot 7 will not be built on, except for perhaps park amenities and trails, and will serve as a buffer between the residential lots and US 290 right-of-way. The subdivision plat will include a 35-foot-wide buffer zone adjacent and parallel to the 290 right-of-way. The existing trees will serve as a visual landscape screen between the road and the lots. However, in areas where there are no trees, the landscape buffer will be planted in accordance with the zoning conditional overlay.



**DOUCET**

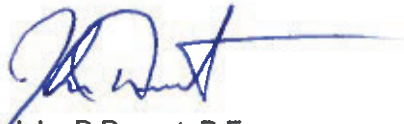
7401B Highway 71 West, S Item 3.  
Austin, TX 78733  
Office: 512.583.2600  
Fax: 512.583.2601  
DoucetEngineers.com

The Haydon barn is an existing structure that is 2 feet from the existing property line. As stated above, it is the applicant's intent to incorporate the barn into the home on Lot 1. To accomplish this, the existing structure will not conform to the required side yard setback. Notwithstanding, any addition to the existing structure will meet the required 5 ft setback and if the barn is ever removed, new constructing will meet setbacks. We request that this is acknowledged and allowed for in the conditional overlay.

As you know, P&Z has seen this project before, but we withdrew the application to give the City and the applicant time to understand the project better. We are now respectfully requesting to be placed on the September 28th P&Z agenda followed by the City Council on October 5<sup>th</sup>.

Please let me know if you have any questions or require additional information. Thank you.

Sincerely,



John D Doucet, P.E.

- Attachments:
- i. Application for Zoning Amendment
  - ii. Conceptual Plan with Aerial Imagery
  - iii. Conceptual Site Plan w/o Aerial Imagery
  - iv. Tree Survey
  - v. Previous Public Notice for July 27, 2021 PZ Commission Meeting
  - vi. Previous Staff Report for July 27, 2021 PZ Commission Meeting
  - vii. Draft Zoning Ordinance
  - viii. Conceptual Street Elevation of Homes
  - ix. Suggested Redlined Changes of Zoning Ordinance

Copy: Jim Polkinghorn  
Mr. and Ms. Charlie Haydon  
Mr. and Ms. Robert Haydon

## CITY OF DRIPPING SPRINGS

## RESOLUTION NO. 2015-10

**VISION STATEMENTS AND IMPLEMENTATION STANDARDS  
AND GUIDELINES FOR HISTORIC DISTRICTS**

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS  
AMENDING THE HISTORIC PRESERVATION PROGRAM  
IMPLEMENTATION MANUAL TO INCLUDE VISION  
STATEMENTS AND DESIGN AND DEVELOPMENT  
STANDARDS FOR HISTORIC DISTRICTS

**WHEREAS,** the City of Dripping Springs City Council adopted the “City of Dripping Springs Historic Preservation Program Implementation Manual” on September 11, 2007;

**WHEREAS,** the “Historic Preservation Program Implementation Manual” includes design and development standards for Historic Districts;

**WHEREAS,** the Implementation Manual should be reviewed from time to time and may be modified and new design and development guidelines may be adopted in accordance with the City of Dripping Springs Code of Ordinances, Section 24.07.012 (a);

**WHEREAS,** City staff developed vision statements (incorporated herein as *Attachment “A”*) to encourage the preservation of existing structures and compatible growth in the historic districts; and

**WHEREAS,** City Staff has reviewed the current design and development standards and recommend that they be amended in light of the vision statements; and

**WHEREAS,** the City Council finds it to be reasonable, necessary, and in the public interest to review and amend the Implementation Manual.


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

1. The Council hereby amends the Implementation Manual to include Historic Districts Vision Statements in accordance with *Attachment “A”*, incorporated herein.
2. The Council hereby amends the Implementation Manual to include Design Development Standards in accordance with *Attachment “B”*, incorporated herein.
3. The City Secretary is directed to post the amended Implementation Manual on the City’s website and make it available to the public at City Hall.

4. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED & APPROVED** this, the 17<sup>th</sup> day of February 2015, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS**

by:   
Mayor Pro Tem Bill Foulds

**ATTEST:**

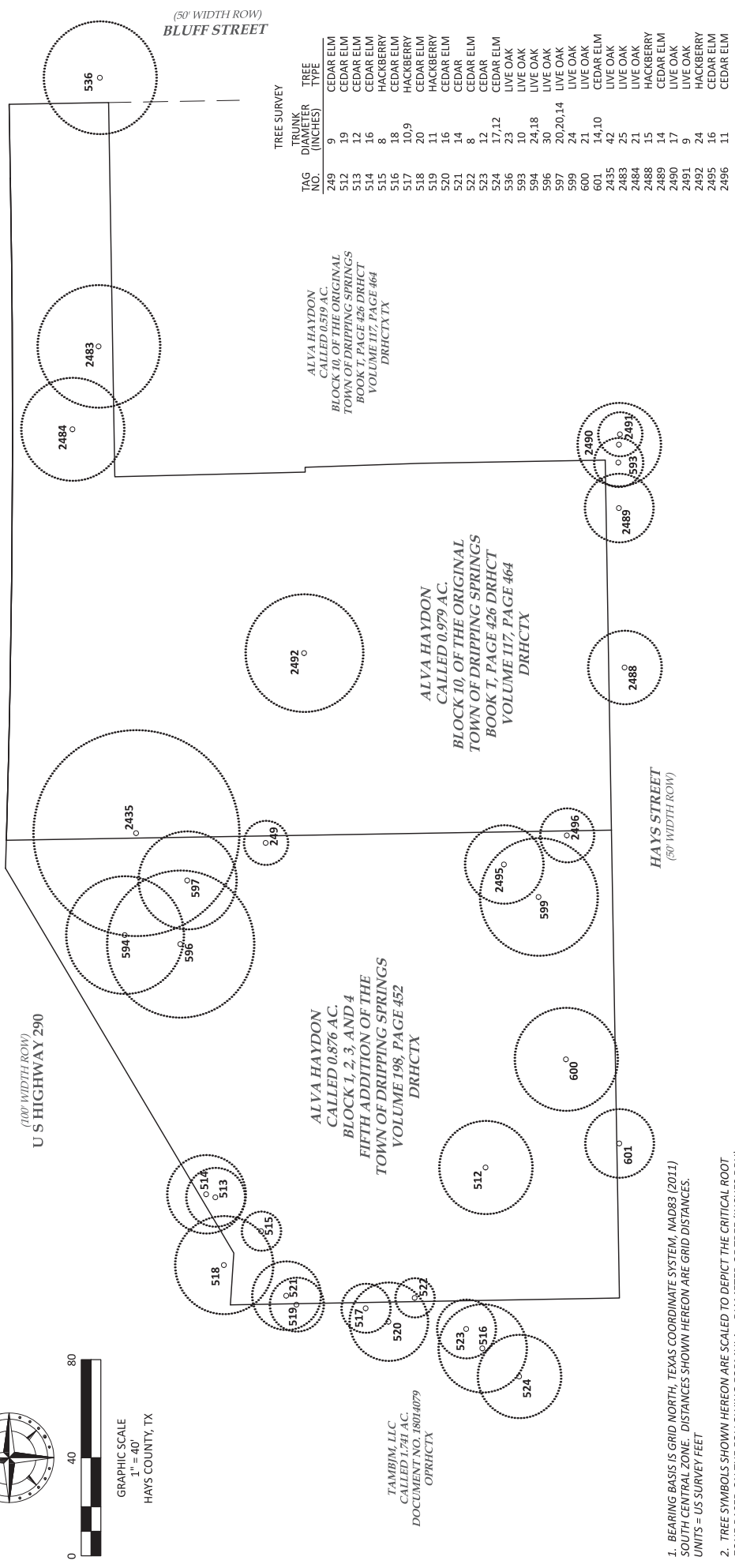
  
Kerri Craig, City Secretary

*Attachment "A"*  
*Addendum to the Historic Preservation Program Implementation Manual*  
*Adopted September 11, 2007*

**CITY OF DRIPPING SPRINGS**  
**DRIPPING SPRINGS HISTORIC DISTRICTS VISION STATEMENTS**  
*February 17, 2015*



GRAPHIC SCALE  
1" = 40'  
HAYS COUNTY, TX



TAG NO.	TRUNK DIAMETER (INCHES)	TREE TYPE
249	9	CEDAR ELM
512	19	CEDAR ELM
513	12	CEDAR ELM
514	16	CEDAR ELM
515	8	HACKBERRY
516	8	CEDAR ELM
517	10.9	HACKBERRY
518	20.0	CEDAR ELM
519	11	HACKBERRY
520	16	CEDAR ELM
521	4	CEDAR ELM
522	9	CEDAR ELM
523	17.12	CEDAR ELM
524	23	LIVE OAK
525	10	LIVE OAK
526	24.18	LIVE OAK
527	30	LIVE OAK
528	20.20.14	LIVE OAK
529	24	LIVE OAK
530	21	LIVE OAK
531	14.10	CEDAR ELM
532	2435	LIVE OAK
533	2483	LIVE OAK
534	2484	LIVE OAK
535	2488	HACKBERRY
536	2489	CEDAR ELM
537	2490	LIVE OAK
538	2491	LIVE OAK
539	2492	HACKBERRY
540	2495	CEDAR ELM
541	2496	CEDAR ELM

SHEET 1  
OF 1



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

**REMAINING PORTIONS OF  
BLOCK 10, OF THE  
ORIGINAL TOWN OF  
DRIPPING SPRINGS, AND  
SPRING STREET  
CITY OF DRIPPING SPRINGS,  
HAYS COUNTY, TEXAS.**

PROJECT NAME:	HAYDON TREE SURVEY
CLIENT:	RANDY LAWRENCE- HOMES
JOB NUMBER:	1900125
SURVEY DATE:	DECEMBER 3, 2019
SURVEYOR:	WH
TECHNICIAN:	WH, LH

LEGEND

- ..... CRITICAL ROOT ZONE
- SUBJECT TRACT BOUNDARY
- DRHCTX DEED RECORDS
- OPRHCTX HAYS COUNTY, TEXAS
- OPRHCTX OFFICIAL PUBLIC RECORDS
- OPRHCTX HAYS COUNTY, TEXAS

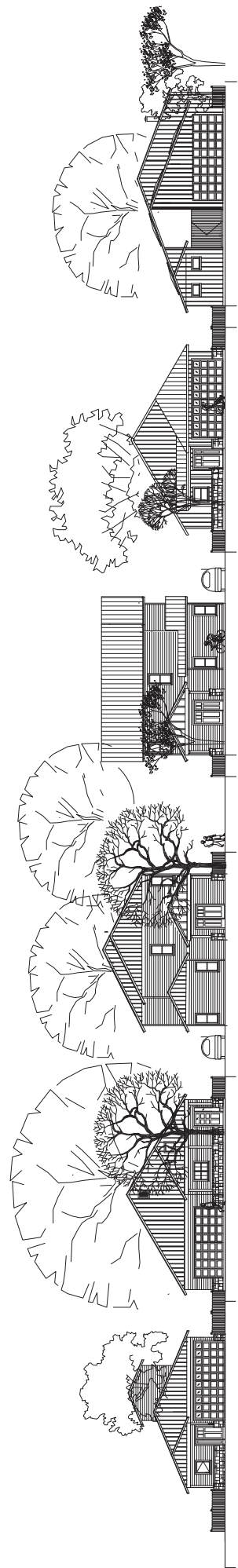
1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. DISTANCES SHOWN HEREON ARE GRID DISTANCES. UNITS = US SURVEY FEET
2. TREE SYMBOLS SHOWN HEREON ARE SCALED TO DEPICT THE CRITICAL ROOT ZONE BASED ON THE FOLLOWING FORMULA - DIAMETER OF TREE (INCHES DBH) x 2 = DIAMETER FEET OF CRITICAL ROOT ZONE. CRITICAL ROOT ZONES OF TREES WITH MULTIPLE TRUNKS ARE DEPICTED BY USING THE LARGEST MEASURED TRUNK.
3. WHITECAP SURVEY COMPANY, LLC DOES NOT EMPLOY TREE ARBORISTS OR TREE SPECIALISTS. TREE TYPES LISTED HEREON SHOULD BE VERIFIED.
4. PROPERTY LINES SHOWN HEREON ARE BASED ON SURVEY PERFORMED BY AUSTIN SPATIAL TECHNOLOGIES, LLC, DATED JANUARY, 2019. THIS BOUNDARY DELINEATION IS NOT INTENDED AS A COMPLETE BOUNDARY SURVEY, IS FOR DESIGN PURPOSES ONLY, AND IS NOT TO BE RECORDED FOR ANY REASON. REESTABLISHING PROPERTY CORNERS FOUND TO BE MISSING, DISTURBED, OR OBLITERATED WAS BEYOND THE SCOPE OF SERVICES OF THIS SURVEY.

Item 3.

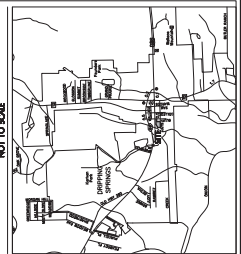








**VICINITY MAP**  
8/20/2024



**COULDS MODEL:**  
THIS IS THE TEXAS COORDINATE SYSTEM  
CENTRAL ZONE (4204), NORTH AMERICAN  
DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH  
DATE 2011.01.01). ALL ANGLES AND DISTANCES  
SHOWN ARE SURFACE VALUES AND MAY BE  
CONVERTED TO GRID BY USING THE SURFACE  
TO GRID CORRECTION FACTOR (SC) OF 0.0006.  
UNITS: US SURVEY FEET.

**THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT  
OF ANY TITLE COMMITMENT, EASEMENTS, OR OTHER  
UTILITIES OR RECORDS THAT MAY EXIST. NONE ARE  
SHOWN.**

**TREE SURVEY NOTE:**  
THE CANOPY/ROOT ZONE (RZ) SHOWN HEREON WERE  
MEASURED USING THE TREE CANOPY/ROOT ZONE (TCRZ)  
DIAMETER (DBH) MEASURED AT 4.5 FEET. CANOPY/ROOT ZONE (RZ)  
FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED  
BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN  
EACH ADDITIONAL TRUNK).  
UNITS: DIAMETER (IN INCHES)

**UTILITY NOTE:**  
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES  
ARE SHOWN HEREON AS PRECAUTIONS. MEASURE  
& ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR  
THE ACCURACY OF THESE UTILITIES. THE LOCATION OF  
UNDERGROUND UTILITIES WITHIN OR AROUND THE  
SUBJECT SITE ALL UTILITIES SHOULD BE FIELD VERIFIED  
AND CHECKED BY CONTRACTOR.

NUMBER	SIZE(IN)	SPECIES	GRZ(FT)	WT(IN)
3000	14"	CEDAR ELM	28'	
3001	17"	CEDAR ELM	34'	
3002	12"	CEDAR ELM	24'	
3003	25"	LIVE OAK	50'	
3004	23"	LIVE OAK	46'	18 17
3005	13"	CEDAR ELM	26'	
3006	20"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	18'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	14"	CEDAR ELM	28'	
3011	17"	CEDAR ELM	34'	
3012	30"	LIVE OAK	60'	
3013	31"	LIVE OAK	62'	25 15
3014	37"	LIVE OAK	74'	21 20 15
3015	42"	LIVE OAK	84'	
3016	21"	LIVE OAK	42'	
3017	24"	LIVE OAK	48'	
3018	24"	LIVE OAK	48'	
3019	24"	LIVE OAK	48'	
3020	24"	LIVE OAK	48'	
3021	24"	LIVE OAK	48'	
3022	24"	LIVE OAK	48'	
3023	24"	LIVE OAK	48'	
3024	24"	LIVE OAK	48'	
3025	24"	LIVE OAK	48'	
3026	24"	LIVE OAK	48'	
3027	24"	LIVE OAK	48'	
3028	24"	LIVE OAK	48'	
3029	24"	LIVE OAK	48'	
3030	24"	LIVE OAK	48'	
3031	24"	LIVE OAK	48'	
3032	24"	LIVE OAK	48'	
3033	24"	LIVE OAK	48'	
3034	24"	LIVE OAK	48'	
3035	24"	LIVE OAK	48'	
3036	24"	LIVE OAK	48'	
3037	24"	LIVE OAK	48'	
3038	24"	LIVE OAK	48'	
3039	24"	LIVE OAK	48'	
3040	24"	LIVE OAK	48'	
3041	24"	LIVE OAK	48'	
3042	24"	LIVE OAK	48'	
3043	24"	LIVE OAK	48'	
3044	24"	LIVE OAK	48'	
3045	24"	LIVE OAK	48'	
3046	24"	LIVE OAK	48'	
3047	24"	LIVE OAK	48'	
3048	24"	LIVE OAK	48'	
3049	24"	LIVE OAK	48'	
3050	24"	LIVE OAK	48'	
3051	24"	LIVE OAK	48'	
3052	24"	LIVE OAK	48'	
3053	24"	LIVE OAK	48'	
3054	24"	LIVE OAK	48'	
3055	24"	LIVE OAK	48'	
3056	24"	LIVE OAK	48'	
3057	24"	LIVE OAK	48'	
3058	24"	LIVE OAK	48'	
3059	24"	LIVE OAK	48'	
3060	24"	LIVE OAK	48'	
3061	24"	LIVE OAK	48'	
3062	24"	LIVE OAK	48'	
3063	24"	LIVE OAK	48'	
3064	24"	LIVE OAK	48'	
3065	24"	LIVE OAK	48'	
3066	24"	LIVE OAK	48'	
3067	24"	LIVE OAK	48'	
3068	24"	LIVE OAK	48'	
3069	24"	LIVE OAK	48'	
3070	24"	LIVE OAK	48'	
3071	24"	LIVE OAK	48'	
3072	24"	LIVE OAK	48'	
3073	24"	LIVE OAK	48'	
3074	24"	LIVE OAK	48'	
3075	24"	LIVE OAK	48'	
3076	24"	LIVE OAK	48'	
3077	24"	LIVE OAK	48'	
3078	24"	LIVE OAK	48'	
3079	24"	LIVE OAK	48'	
3080	24"	LIVE OAK	48'	
3081	24"	LIVE OAK	48'	
3082	24"	LIVE OAK	48'	
3083	24"	LIVE OAK	48'	
3084	24"	LIVE OAK	48'	
3085	24"	LIVE OAK	48'	
3086	24"	LIVE OAK	48'	
3087	24"	LIVE OAK	48'	
3088	24"	LIVE OAK	48'	
3089	24"	LIVE OAK	48'	
3090	24"	LIVE OAK	48'	
3091	24"	LIVE OAK	48'	
3092	24"	LIVE OAK	48'	
3093	24"	LIVE OAK	48'	
3094	24"	LIVE OAK	48'	
3095	24"	LIVE OAK	48'	
3096	24"	LIVE OAK	48'	
3097	24"	LIVE OAK	48'	
3098	24"	LIVE OAK	48'	
3099	24"	LIVE OAK	48'	
3100	24"	LIVE OAK	48'	
3101	24"	LIVE OAK	48'	
3102	24"	LIVE OAK	48'	
3103	24"	LIVE OAK	48'	
3104	24"	LIVE OAK	48'	
3105	24"	LIVE OAK	48'	
3106	24"	LIVE OAK	48'	
3107	24"	LIVE OAK	48'	
3108	24"	LIVE OAK	48'	
3109	24"	LIVE OAK	48'	
3110	24"	LIVE OAK	48'	
3111	24"	LIVE OAK	48'	
3112	24"	LIVE OAK	48'	
3113	24"	LIVE OAK	48'	
3114	24"	LIVE OAK	48'	
3115	24"	LIVE OAK	48'	
3116	24"	LIVE OAK	48'	
3117	24"	LIVE OAK	48'	
3118	24"	LIVE OAK	48'	
3119	24"	LIVE OAK	48'	
3120	24"	LIVE OAK	48'	
3121	24"	LIVE OAK	48'	
3122	24"	LIVE OAK	48'	
3123	24"	LIVE OAK	48'	
3124	24"	LIVE OAK	48'	
3125	24"	LIVE OAK	48'	
3126	24"	LIVE OAK	48'	
3127	24"	LIVE OAK	48'	
3128	24"	LIVE OAK	48'	
3129	24"	LIVE OAK	48'	
3130	24"	LIVE OAK	48'	
3131	24"	LIVE OAK	48'	
3132	24"	LIVE OAK	48'	
3133	24"	LIVE OAK	48'	
3134	24"	LIVE OAK	48'	
3135	24"	LIVE OAK	48'	
3136	24"	LIVE OAK	48'	
3137	24"	LIVE OAK	48'	
3138	24"	LIVE OAK	48'	
3139	24"	LIVE OAK	48'	
3140	24"	LIVE OAK	48'	
3141	24"	LIVE OAK	48'	
3142	24"	LIVE OAK	48'	
3143	24"	LIVE OAK	48'	
3144	24"	LIVE OAK	48'	
3145	24"	LIVE OAK	48'	
3146	24"	LIVE OAK	48'	
3147	24"	LIVE OAK	48'	
3148	24"	LIVE OAK	48'	
3149	24"	LIVE OAK	48'	
3150	24"	LIVE OAK	48'	
3151	24"	LIVE OAK	48'	
3152	24"	LIVE OAK	48'	
3153	24"	LIVE OAK	48'	
3154	24"	LIVE OAK	48'	
3155	24"	LIVE OAK	48'	
3156	24"	LIVE OAK	48'	
3157	24"	LIVE OAK	48'	
3158	24"	LIVE OAK	48'	
3159	24"	LIVE OAK	48'	
3160	24"	LIVE OAK	48'	
3161	24"	LIVE OAK	48'	
3162	24"	LIVE OAK	48'	
3163	24"	LIVE OAK	48'	
3164	24"	LIVE OAK	48'	
3165	24"	LIVE OAK	48'	
3166	24"	LIVE OAK	48'	
3167	24"	LIVE OAK	48'	
3168	24"	LIVE OAK	48'	
3169	24"	LIVE OAK	48'	
3170	24"	LIVE OAK	48'	
3171	24"	LIVE OAK	48'	
3172	24"	LIVE OAK	48'	
3173	24"	LIVE OAK	48'	
3174	24"	LIVE OAK	48'	
3175	24"	LIVE OAK	48'	
3176	24"	LIVE OAK	48'	
3177	24"	LIVE OAK	48'	
3178	24"	LIVE OAK	48'	
3179	24"	LIVE OAK	48'	
3180	24"	LIVE OAK	48'	
3181	24"	LIVE OAK	48'	
3182	24"	LIVE OAK	48'	
3183	24"	LIVE OAK	48'	
3184	24"	LIVE OAK	48'	
3185	24"	LIVE OAK	48'	
3186	24"	LIVE OAK	48'	
3187	24"	LIVE OAK	48'	
3188	24"	LIVE OAK	48'	
3189	24"	LIVE OAK	48'	
3190	24"	LIVE OAK	48'	
3191	24"	LIVE OAK	48'	
3192	24"	LIVE OAK	48'	
3193	24"	LIVE OAK	48'	
3194	24"	LIVE OAK	48'	
3195	24"	LIVE OAK	48'	
3196	24"	LIVE OAK	48'	
3197	24"	LIVE OAK	48'	
3198	24"	LIVE OAK	48'	
3199	24"	LIVE OAK	48'	
3200	24"	LIVE OAK	48'	

**CONCEPTUAL SITE PLAN  
OF 1.855 ACRES OF THE HAYS STREET SUBDIVISION  
HAYS COUNTY, TEXAS**

**U.S. HIGHWAY 290  
(100' WIDE R.O.W.)**

**BLUFF STREET  
(50' WIDE R.O.W.)  
(NO RECORD INFORMATION FOUND.)**



LINE	BEARING	DISTANCE	CURVE TABLE	CHORD BEARING	CHORD LENGTH
L1	S89°05'57"W	152.67'	RADIUS	DELTA	CHORD BEARING
L2	S89°02'36"W	150.83'	6,720.16'	0°08'52"	S89°05'57"E
L3	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L4	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L5	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L6	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L7	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L8	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L9	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L10	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L11	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L12	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L13	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L14	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L15	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L16	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L17	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L18	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L19	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L20	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L21	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L22	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L23	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L24	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L25	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L26	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L27	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L28	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L29	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L30	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L31	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L32	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L33	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L34	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L35	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L36	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L37	S89°02'36"W	150.83'	6,720.16'	3°00'08"	S89°05'57"E
L38	S89°02'36"W	150.83'	6,720.16'		





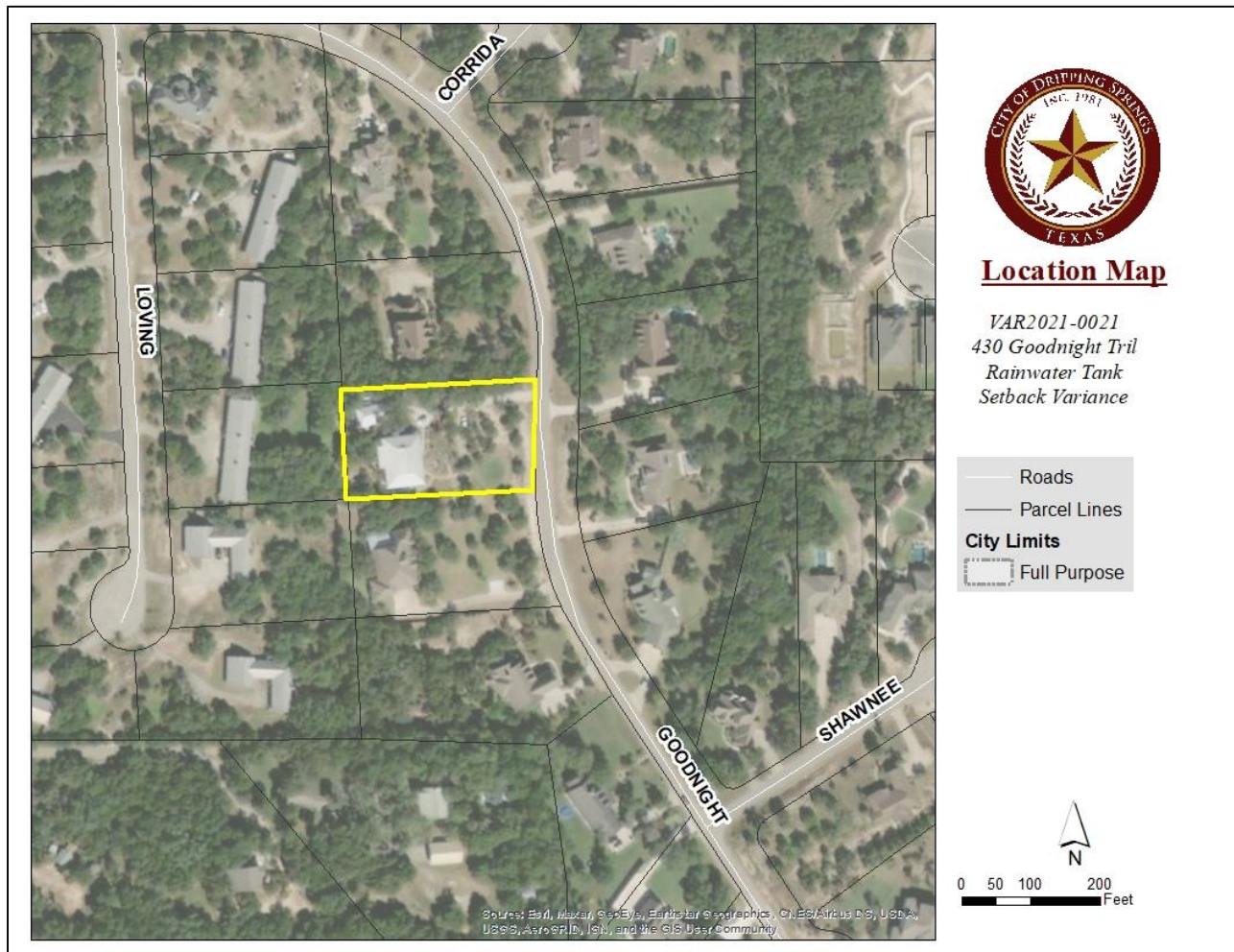
# Planning and Zoning Commission Planning Department Staff Report

Item 4.

**Planning and Zoning Commission Meeting:** October 26, 2021  
**Project No:** VAR2021-0021  
**Project Planner:** Tory Carpenter, Senior Planner

### Item Details

**Project Name:** Rainwater Tank Setback Variance  
**Property Location:** 430 Goodnight Trail  
**Legal Description:** Pound house Hills section 2, Block B, Lot 3.  
**Applicant:** Antoine Myc  
**Property Owner:** Antoine Myc  
**Request:** Applicant is requesting a variance to Section 3.3.4(b)(3) requiring a 30-foot rear setback for properties zoned SF-1 for installation of a rainwater collection system.



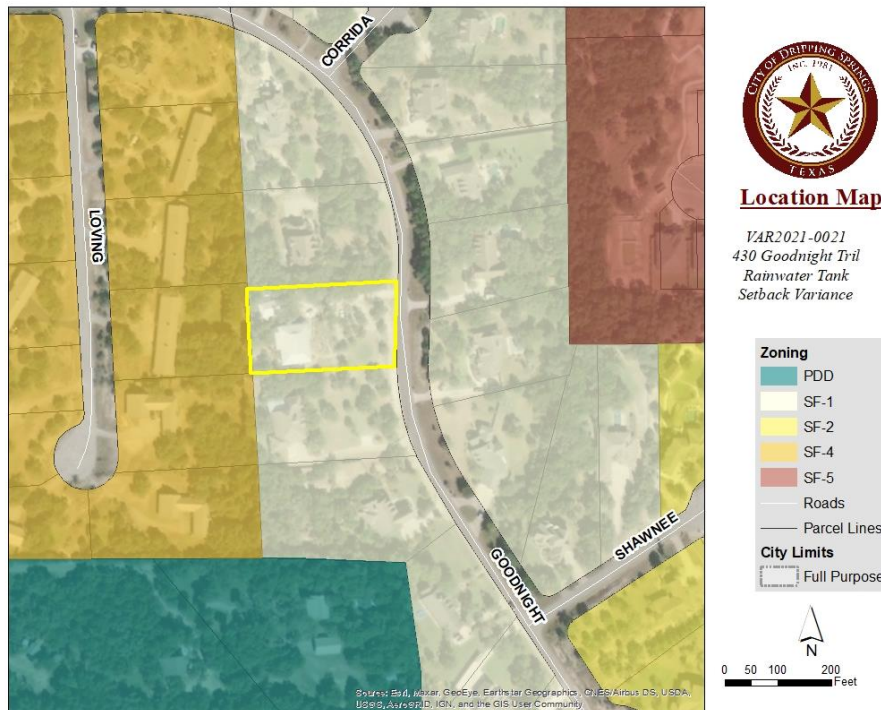
The applicant is requesting a variance to encroach into the rear setback of 30 feet for the installation of a rainwater collection tank. The applicant is requesting to construct the ≈ 550 tank to within 7 feet of the property line.

The property owner provided the following description of the hardship and reason for this request:

1. *Collecting rainwater and using it for the normal household usage is the most sensible thing to do in terms of water efficiency.*
2. *It reduces the pressure on city's water resources.*
3. *Collecting and diverting the rainwater helps control erosion on a small scale.*
4. *Finally locating the water storage tank in the back of the property makes the tank invisible from the street and maintains the existing beautiful neighborhood intact. Without a variance we will have no option but to locate the tank in the front part of the house, which may not be so desirable for many of the neighbors.*
5. *The current setback at the rear of the property is 30 feet versus the common 10 feet with no specific reason we could find.*
6. *Proposed location for the rainwater tank will be excavated so it is at the same elevation of the frame building/garage. As a result, the tank will be virtually invisible to the neighbors. In addition to the low elevation of the rainwater tank, the surrounding trees will provide additional cover.*
7. *The proposed location is also the only one not conflicting with current locations of septic sprinklers, pool, driveway, underground septic/electrical/gas lines and older trees. Please refer to the Photographs and Map/Site Plan/Plat sections.*

Code Requirement	Applicant Request	Required Yard Deficit
30-foot rear yard.	Installing tank structure 7-feet from the property line	<b>23 feet</b>

**Surrounding Properties**



Direction	Zoning District	Existing Use	Comprehensive Plan
North	SF-1	Single Family	The area is not shown on the city’s comprehensive future land use plan.
East	SF-1	Single Family	
South	SF-1	Single Family	
West	SF-4	Duplexes	

**Property History**

This property was platted in 2000 and the home was likely built shortly after. There are no records of other variances or special exception requests for this property.

The applicant contacted the property owner to the rear and requested to purchase a portion of their property with the goal of increasing their backyard and allowing the rainwater tank to be installed as shown in the application. The adjacent property owner stated that she does not want to sell any of her property and is opposed to this variance request.

**Approval Criteria for Variance (2.22.2-Zoning Ordinance)**

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	The property has already been developed, so the owner is not being deprived of reasonable use of their land.
2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and By preserving the natural features and topography of the land; and	This variance is not necessary for the property to be used as-is. Additionally, it appears that trees would need to be removed to install the tank in the proposed location.
3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	Granting of the variance would not be detrimental to the public health, safety, welfare, or injurious to other property within the area.
4. the granting of the variance constitutes a minimal departure from this Chapter; and	Most of the rainwater collection tank is within the required setback. The property owner can install the tank in front of the house which would not require approval of a variance.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	There are no apparent hardships to this property.
6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ul style="list-style-type: none"> <li>a. the public health, safety and welfare may be secured; and</li> <li>b. that substantial justice may be done.</li> </ul>	The granting of this variance is not in harmony with the spirit, general purpose, and intent of this chapter.

**Summary and Recommendation**

Based on the above findings Staff believe that the intent of the code is not being met and there are no apparent hardships associated with this property or the proposed improvements. **Staff recommends denial of the variance request.**

**Public Notification**

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

**Meetings Schedule**

October 26, 2021 Planning & Zoning Commission

November 16, 2021 Board of Adjustments/City Council

**Attachments**

Attachment 1 – Variance Application

Attachment 2 – Application Materials

Recommended Action	Recommend disapproval of the requested variance
Alternatives/Options	Recommend approval of the variance with no or alternate conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



**DRIPPING SPRINGS**  
Texas

Item 4.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

**ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION**

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

**CONTACT INFORMATION**

PROPERTY OWNER NAME Antoine Myc

STREET ADDRESS 430 Goodnight Trl

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE (347) 938-5244 EMAIL candy.swung458@4wrd.cc

APPLICANT NAME Antoine Myc

COMPANY \_\_\_\_\_

STREET ADDRESS 430 Goodnight Trl

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE (347) 938-5244 EMAIL candy.swung458@4wrd.cc

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

<b>PROPERTY INFORMATION</b>	
<b>PROJECT NAME</b>	Rainwater tank installation
<b>PROPERTY ADDRESS</b>	430 Goodnight Trl, Dripping Springs, TX 78620
<b>CURRENT LEGAL DESCRIPTION</b>	
<b>TAX ID#</b>	
<b>LOCATED IN</b>	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

o Description of request & reference to section of the Code of Ordinances applicable to request:

o Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

1. Collecting rainwater and using it for the normal household usage is the most sensible thing to do in terms of water efficiency.
2. It reduces the pressure on city's water resources.
3. Collecting and diverting the rainwater helps control erosion on a small scale.
4. Finally locating the water storage tank in the back of the property makes the tank invisible from the street and maintains the existing beautiful neighborhood intact. Without a variance we will have no option but to locate the tank in the front part of the house, which may not be so desirable for many of the neighbors.
5. The current setback at the rear of the property is 30 feet versus the common 10 feet with no specific reason we could find.
6. Proposed location for the rainwater tank will be excavated so it is at the same elevation of the frame building/garage. As a result the tank will be virtually invisible to the neighbors. In addition to the low elevation of the rainwater tank, the surrounding trees will provide additional cover.
7. The proposed location is also the only one not conflicting with current locations of septic sprinklers, pool, driveway, underground septic/electrical/gas lines and older trees.  
Please refer to the Photographs and Map/Site Plan/Plat sections.




- o Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

Proposed rainwater tank location will step over the 30-foot setback at the rear (west side) of the property. It will be 23 feet in the current setback.

**APPLICANT'S SIGNATURE**

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

ANTOINE MYC  
Name 

PROPERTY OWNER  
Title

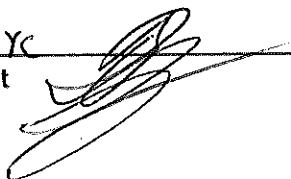
STATE OF TEXAS            §  
  §  
COUNTY OF HAYS         §

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


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

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

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

ANTOINE MYC  
Name of Applicant 

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

ANTOINE MYC  
 Applicant Signature 

09/17/2021  
 Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (refer to Fee Schedule)
		PDF/Digital Copies of all submitted documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cut/Fill Data Sheet (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (attach extra sheets if necessary)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

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

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



**DRIPPING SPRINGS**  
Texas

**BILLING CONTACT FORM**

Project Name: Rainwater tank installation

Project Address: 430 Goodnight Trl, Dripping Springs, TX 78620

Project Applicant Name: Antoine Myc

**Billing Contact Information**

Name: Antoine Myc

Mailing Address: 430 Goodnight Trl, Dripping Springs, TX 78620

Email: candy.swung458@4wrd.cc Phone Number: (347) 938-5244

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

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

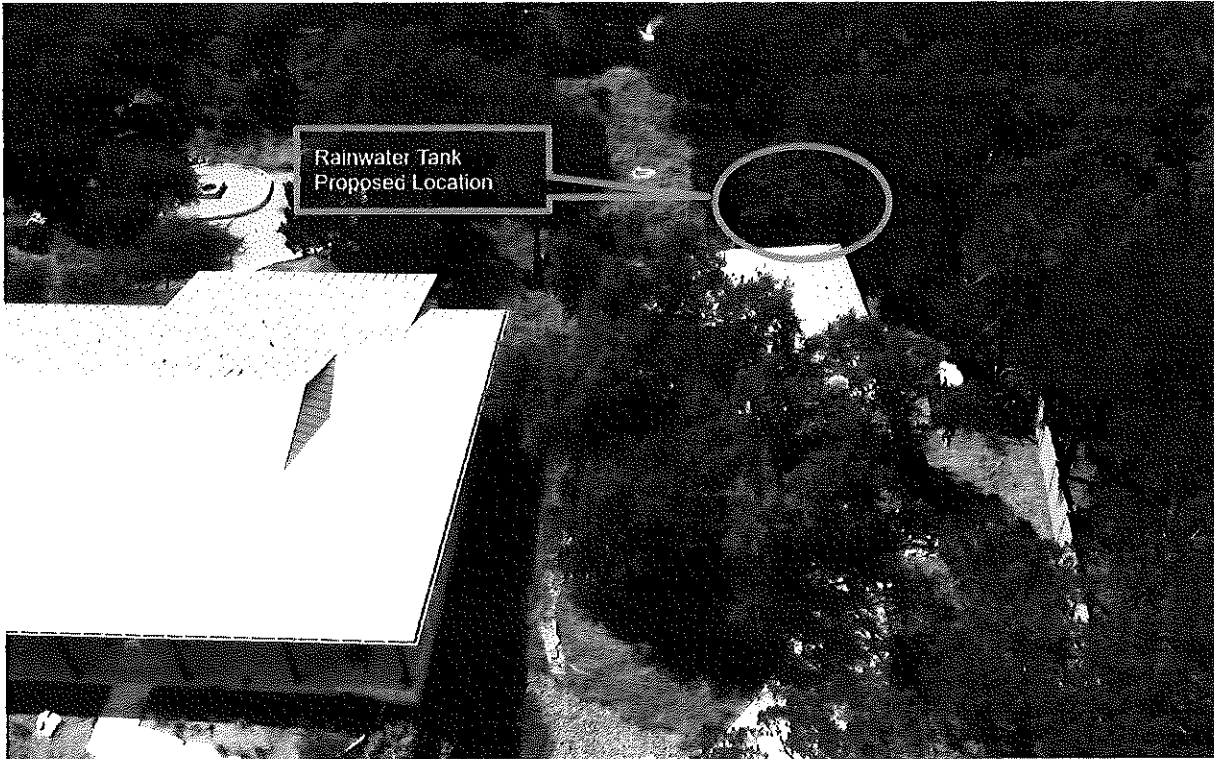
*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and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

ANTOINE MYC   
Signature of Applicant

09/17/2021  
Date

**Photographs:**

Proposed location:



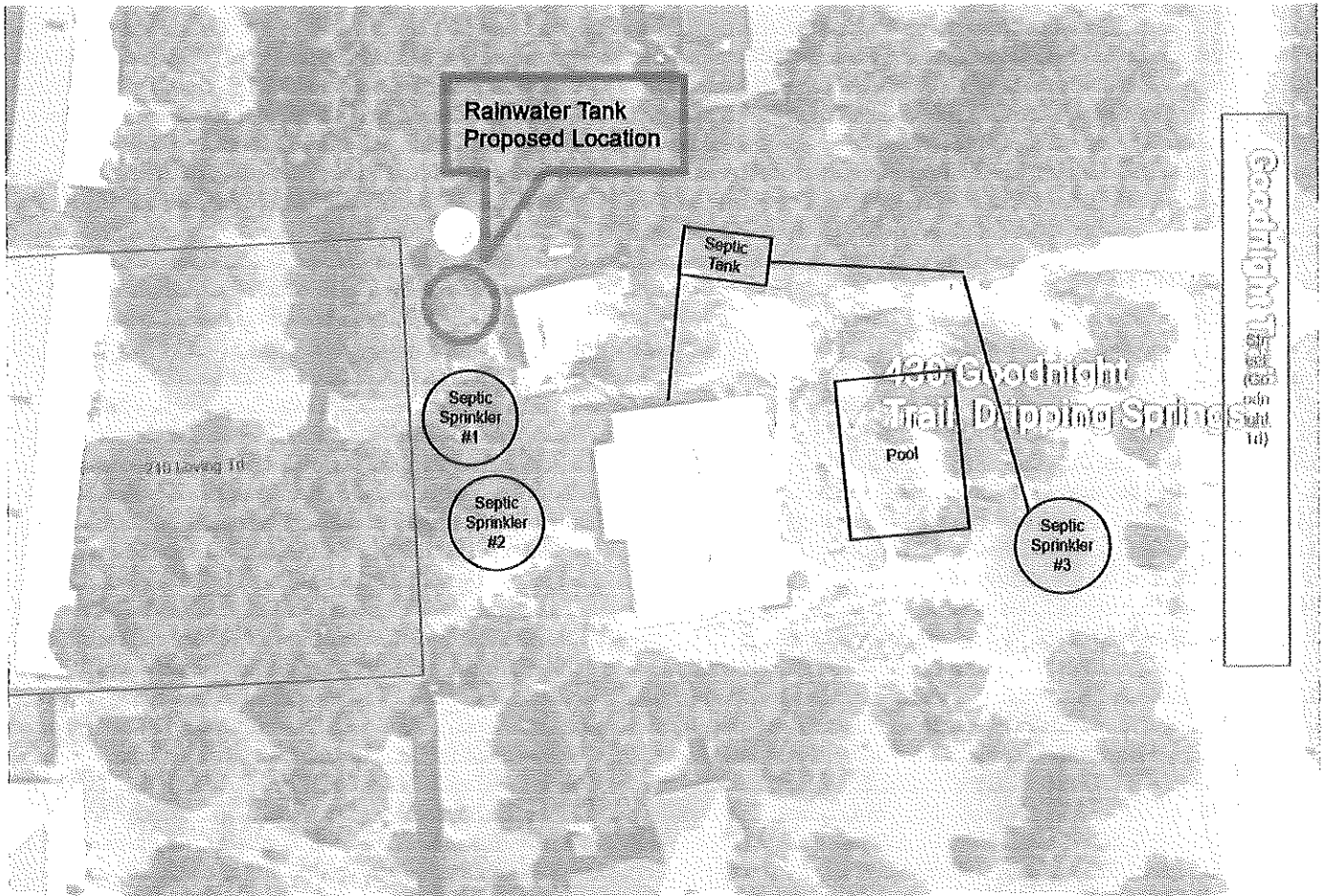
Proposed location at the rear of the garage (only one young tree will be cut):



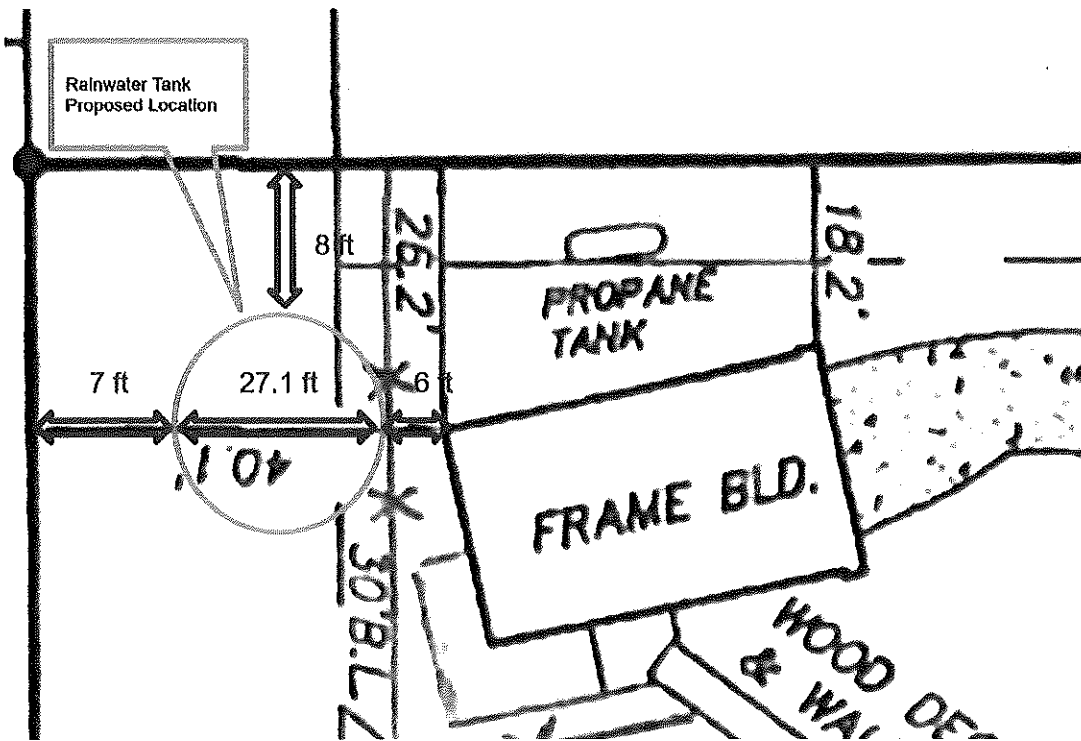


Satellite view:

Item 4.



Zoom:



**Cut/Fill Data Sheet:**

Rainwater Tank model: Pioneer Water Tanks Model XL 23/02 with 29,093-Gallons Capacity

<https://pioneerwatertanksamerica.com/30000-gallon-water-storage-tanks/>

Capacity: 29,093-Gallons Nominal Capacity

Diameter: 26' 4" Diameter

**Architectural Elevations:**

Wall height: 7' 2" Tank Wall Height

Proposed location for the rainwater tank will be excavated so it is at the same elevation of the frame building/garage. As a result the tank will be almost invisible to the neighbors. In addition to the low elevation of the rainwater tank, the surrounding trees will provide additional cover.

**Description and reason for request (attach extra sheets if necessary):**

Please refer to the section above "Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:"





EXECUTED effective as of the 8th day of March, 2021.

GRANTOR:

Rodney J. Martin  
RODNEY J. MARTIN

Susan M. Martin  
SUSAN M. MARTIN

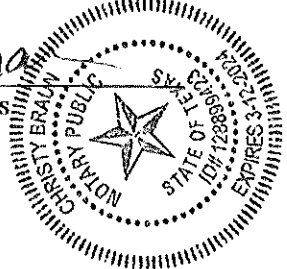
Address of Grantee:

430 Goodnight Trl.  
Dripping Springs, TX 78620

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS         §

This instrument was acknowledged before me this 8 day of March, 2021 by RODNEY J. MARTIN.

Christy Bra  
Notary Public, State of Texas



STATE OF TEXAS           §  
  §  
COUNTY OF HAYS         §

This instrument was acknowledged before me this 8 day of March, 2021 by SUSAN M. MARTIN.

Christy Bra  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
CORRIDOR TITLE, LLC  
GF No. 21-0810-D





## Pioneer Water Tanks Model XL 23/02 with 29,093-Gallons Capacity

---



### START WITH A QUOTE

---

Call Now (877) 223-7784 (tel:1-877-223-7784)

Name (required)

Email (required)

Item 4.

Phone Number

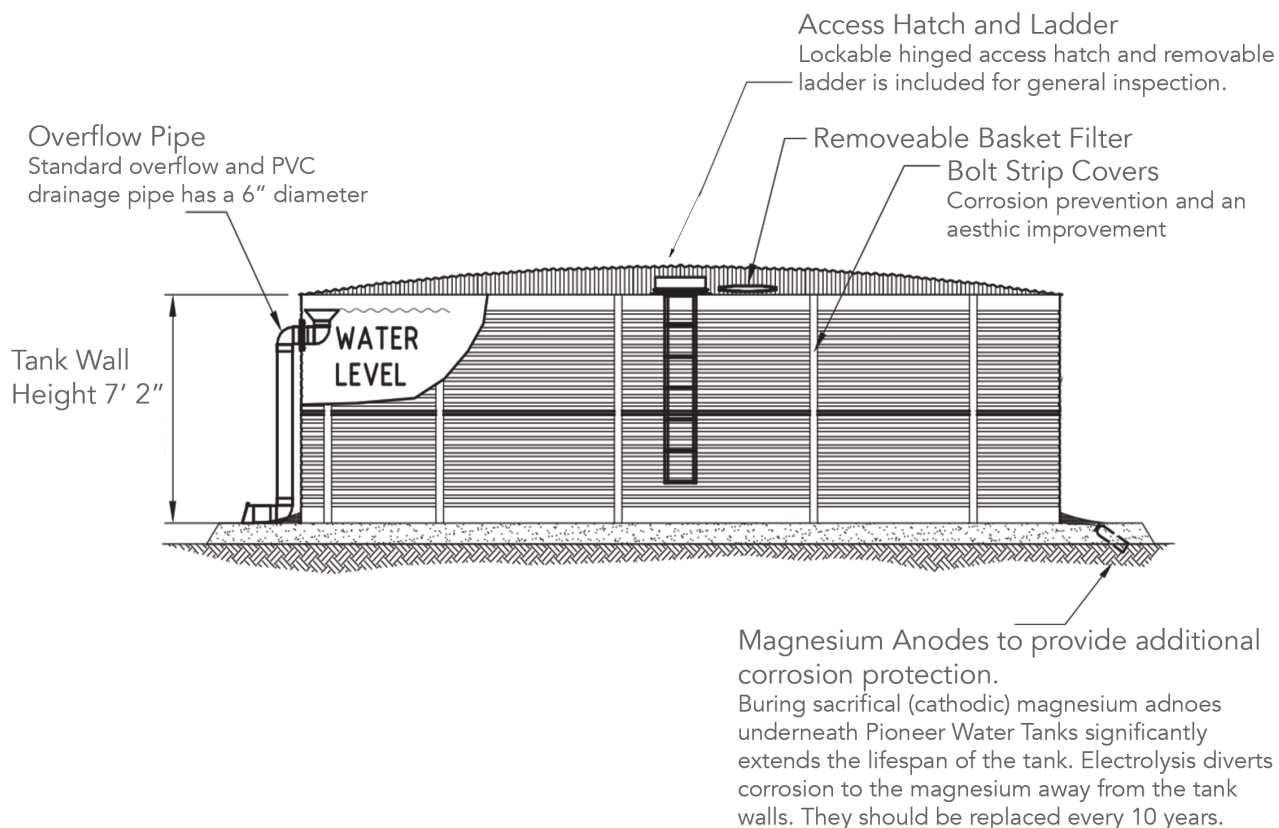
Location (required)

Model of Pioneer Water Tank

XL04/02 4,990 Gallons



Send



## MODEL

Pioneer Water Tanks XL 23/02

## CAPACITY

29,093-Gallons Nominal Capacity

## DIAMETER

26' 4" Diameter

## WALL HEIGHT

7' 2" Tank Wall Height

Get 30,000-Gallon water storage tanks for your best price per gallon. Our standard 30,000-Gallon water tanks are approved for residential and commercial systems. Pioneer Water Tanks are backed with our 20-Year warranty on the tank body and tank liner to ensure the quality and engineering of our water storage system.

Our 30,000-Gallon water tanks are ready to be delivered and installed on site within two weeks for standard systems. Pioneer Water Tanks can also be configured for a multifunctional water system for fire protection, irrigation, drinking water and more.





## ONLY PIONEER HAS OVER 30-YEARS OF PROVIDING...

1. The AQUALINER® Fresh, the only antimicrobial tank liner in the world.
2. The PIONEER V-LOCK® tank wall profile provides the strength of corrugated steel and maintains support for the liner while minimizing stress.
3. The industry-leading 20-year conditional warranty on the tank and liner.
4. The heavy-duty roof truss system, manufactured for extreme conditions.
5. Our standard accessories and commercial upgrades expand the functionality of your tank.

## STANDARD INCLUSIONS

---

# AQUALINER® FRESH

The first antimicrobial tank liner in the world, our exclusive five-layer AQUALINER® Fresh keeps your water fresher for longer with embedded Sanitized® Silver technology. With a life expectancy of 65 years, the AQUALINER® Fresh is designed to fit the Pioneer Water Tank to prevent contamination.

# GEOTEXTILE UNDERLAY

Our geotextile underlay is the ideal way to protect your AQUALINER® Fresh from being compromised by sharp objects that may be caught inside your water tank.

# SUPER SEAL

Reduce the number of contaminants to protect your precious water supply with Pioneer Water Tanks' high-density foam sealer.

Item 4.

## SACRIFICIAL ANODES

Our sacrificial magnesium anodes significantly extend the life of your water tank by protecting the tank from corrosion. Made from magnesium, the anodes erode in place of the water tank, thereby protecting the steel and allowing the tank to last longer than other systems. Pioneer Water Tanks recommend your anodes be replaced every 10 years so you can enjoy the benefits of your tank for life.

## 6-INCH DIAMETER OVERFLOW

Pioneer Water Tanks provides a 6" diameter overflow downpipe, the largest overflow system on the market. The overflow size moves excess water away from the tank quickly to effectively reduce pressure on your tank and avoid

98

costly damage to your tank components.

## START WITH A QUOTE

---

Call Now (877) 223-7784 (tel:1-877-223-7784)

Name (required)

Email (required)

Phone Number

Location (required)

Model of Pioneer Water Tank

XL04/02 4,990 Gallons ▼

Send

Long-Lasting Pioneer Water Tanks

Pioneer Water Tanks offer a heavy-duty configurable water storage solution



for even the most demanding projects. Built from high-quality Zincalume® steel and engineered to specifications, our tanks are among the most durable in the industry. This claim is backed by a competitive, per-project manufacturer's warranty on the tank body, liner, and accessories where conditions are met.

Item 4.

## Complete Project Management, We Help with Permitting

Commercial Pioneer Water Tanks are delivered to and built directly at the project site without the use of cranes, which reduces the overall project cost and allows for the most flexibility in adapting to the site's installation requirements.

Cement Ring Beam Installation for a 51,785-Gallon Pioneer Water T...



## TIME-SAVING INSTALLATIONS ON PROJECT SITE

Our North American wide dealer and installer network provide comprehensive project management and coordination of all aspects of your project. Pioneer Water Tanks are backed with detailed engineering drawings that can be provided per project, including plans for the cement ring beam or sand pad.

The experienced, efficient and professional installation teams are trained in safe methods of work within the strictest of client site requirements.

Pioneer Water Tanks can be installed with our standard models within two weeks. Pioneer Water Tanks can also be configured for your project application for residential and commercial needs.

Learn More about the Applications of Pioneer Water Tanks

Commercial Water Tanks ▾



## NSF 61 Certified

Pioneer Water Tanks are third party NSF-61 certified for drinking water storage.

(<http://info.nsf.org>

/Certified

/PwsComponents

/Listings.asp?Company=3A240&



# Commercial Accessories

We offer water accessories for multiple applications including for fire protection.

(<https://pioneerwatertanksamerica.com>



/pioneer-

water-

tank-



# AQUALINER® Fresh

The exclusive AQUALINER® Fresh tank liner is NSF-61 certified for drinking water storage.

(<https://pioneerwatertanksamerica.com>



/aqualiner-

fresh/)



## Engineering Packages

Engineering packages available for multiple applications including for fire protection.

(<http://pioneerwatertanksamerica.com>



/water-

tank-

... ^



Zincalume® Steel

Outlasts Galvanized Steel by 200%

Only Pioneer can last a lifetime without corrosion or leaking

Next generation  
**Zincalume®**  
with Activated™ technology

## ZINCALUME® STEEL IS TESTED AND PROVEN TO LAST LONGER

Next-generation ZINCALUME® steel AM125 introduces magnesium into the aluminum-zinc alloy coating, which improves galvanic protection by activating the aluminum. The result is more effective corrosion resistance. BlueScope Steel research and testing have found that the addition of 2% magnesium is the optimum level of corrosion performance and coating integrity. Along with a capital investment of over \$100 million to facilitate the required manufacturing capability, BlueScope Steel can now produce next-generation ZINCALUME® steel AM125 with even greater durability and a more efficient protective coating mass.

Only the highest quality Zincalume® and Colorbond® steel are used in Pioneer Water Tanks, providing unmatched durability that no other tank manufacturer can offer- that's why Pioneer Tanks last longer than any other brand. Pioneer Water Tanks come standard in Zincalume® Steel with your option of upgrading to a wide selection of Colorbond® steel color options.

LEARN MORE



Pioneer Water Tanks America offers our standard water storage tank models with the option to upgrade or addon accessories

Tank Code	US Gallons	Diameter
XL 04/02 ( <a href="https://pioneerwatertanksamerica.com/5000-gallon-pioneer-water-tanks/">https://pioneerwatertanksamerica.com/5000-gallon-pioneer-water-tanks/</a> )	<b>4,990</b>	11' 0"
XL 08/02 ( <a href="https://pioneerwatertanksamerica.com/10000-gallon-pioneer-water-tanks/">https://pioneerwatertanksamerica.com/10000-gallon-pioneer-water-tanks/</a> )	<b>9,907</b>	15' 5"

			Item 4.
XL 13/02 ( <a href="https://pioneerwatertanksamerica.com/15000-gallon-pioneer-water-tanks/">https://pioneerwatertanksamerica.com/15000-gallon-pioneer-water-tanks/</a> )	<b>16,392</b>	19' 9"	
XL 15/02 ( <a href="https://pioneerwatertanksamerica.com/20000-gallon-pioneer-water-tanks/">https://pioneerwatertanksamerica.com/20000-gallon-pioneer-water-tanks/</a> )	<b>20,243</b>	22' 0"	
XL 23/02 ( <a href="https://pioneerwatertanksamerica.com/29000-gallon-pioneer-water-tanks/">https://pioneerwatertanksamerica.com/29000-gallon-pioneer-water-tanks/</a> )	<b>29,093</b>	26' 4"	
XL 30/02 ( <a href="https://pioneerwatertanksamerica.com/40000-gallon-pioneer-water-tanks/">https://pioneerwatertanksamerica.com/40000-gallon-pioneer-water-tanks/</a> )	<b>39,626</b>	30' 9"	
XL 40/02 ( <a href="https://pioneerwatertanksamerica.com/50000-gallon-pioneer-water-tanks/">https://pioneerwatertanksamerica.com/50000-gallon-pioneer-water-tanks/</a> )	<b>51,785</b>	35' 2"	
XL 50/02 ( <a href="https://pioneerwatertanksamerica.com/65000-gallon-pioneer-water-tanks/">https://pioneerwatertanksamerica.com/65000-gallon-pioneer-water-tanks/</a> )	<b>65,567</b>	39' 6"	

XL 50/03 ( <a href="https://pioneerwatertanksamerica.com/100000-gallon-water-storage-tanks/">https://pioneerwatertanksamerica.com/100000-gallon-water-storage-tanks/</a> )	<b>97,148</b>	39' 6"	Item 4.
Custom Sizes ( <a href="https://pioneerwatertanksamerica.com/custom-water-storage-tanks/">https://pioneerwatertanksamerica.com/custom-water-storage-tanks/</a> )	<b>Custom</b>	Designed to Project	



(<https://pioneerwatertanksamerica.com/>)

**TANK SIZES ([HTTPS://PIONEERWATERTANKSAMERICA.COM/CHOOSE-YOUR-WATER-TANK/](https://pioneerwatertanksamerica.com/choose-your-water-tank/))**

**GET A QUOTE ([HTTPS://PIONEERWATERTANKSAMERICA.COM/PIONEER-WATER-TANKS-QUOTE/](https://pioneerwatertanksamerica.com/pioneer-water-tanks-quote/))**



(<https://www.facebook.com/pioneerwatertanksamerica/>)



([https://twitter.com/PioneerTanks\\_NA](https://twitter.com/PioneerTanks_NA))



(<https://www.linkedin.com/company/pioneer-water-tanks-america/>)



([https://instagram.com/pioneerwatertanks\\_na](https://instagram.com/pioneerwatertanks_na))

Call Now (877) 223-7784 (tel:1-877-223-7784)

1600 Clovis R. Barker Rd, Suite 209

San Marcos, Texas 78666

Privacy Policy (<https://pioneerwatertanksamerica.com/privacy-policy/>)

Pioneer Water Tanks America Copyright 2019





ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Traylor and Site improvements	Waiting on resubmittal
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	Waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0030 Howard Ranch Commercial	Cl	FM 150 and RR12	one 5. 110-sf general store/fueling station, two 10,400-sf retail stores, two 6,800-sf retail stores. One 17,600-sf retail store, and a 10,350-sf live/work building to be located on 7.391 acres	Approved
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6.055 sqft office/warehouse and parking	Waiting on resubmittal
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Approved w/ conditions
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	Waiting on resubmittal
SD2020-0045 12 South	CL	4500 RR 12	8,000 Sq ft warehouse w associated parking and drainage	Under Review
SD2020-0047 Dripping Springs RV Resort	ETJ	3601 W US 290, Dripping Springs,	335 RV lots with associated roadway and drainage. All	Waiting on resubmittal
SD2020-0048 Patriots Hall of Dripping Springs	ETJ	3400 E US 290	New VFW Building with parking infrastructure and water quality	Approved w/ Conditions
SD2021-0002 Driftwood Greeter House	ETJ	214 Thurman Roberts Way	2,100 sq-ft guard house adjacent to entrance gate into Driftwood Subdivision, small driveway connecting the northbound and southbound sides of Thurman Roberts Way, and 3 parking spaces.	Approved
SD2021-0004 AAA Self-Storage Expansion	CL	2300 Hwy 290	Addition of 2 self-storage buildings, 50,000sqft and 20,400 sqft and connecting pavement	Under Review
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	Under Review
SD2021-0008 AHC Development (aka PDD 11)	CL	27110 RR 12	Construction of a new Multi-Family complex and its necessary infrastructure and a public extension of S Rob Shelton Blvd	Waiting on resubmittal
SD2021-0011 Blue Ridge Business Park	CL	26228 RR 12	6 small office buildings with associated parking and utilities	Waiting on resubmittal
SD2021-0012 Pet Paradise	ETJ	13526 W Hwy 290	This project is a pet retreat facility with building, parking, and utilities. The site will drain via a storm sewer network to an existing shared water quality pond.	Waiting on resubmittal
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0014 Cottages East at Bunker Ranch	CL			Waiting on resubmittal
SD2021-0017 Hays County WCID No. 2 Trail Extension Project	ETJ	Belterra		Approved
SD2021-0018 P. Terry's Burger Stand	ETJ	12680 W. US 290 Suite 200	Construction of 1,100 sq. ft dual lane drive through	Approved
SD2021-0020 Ledgestone Commercial Access Drive	ETJ	Ledgestone	Access easements for future developments such as P. Terry's, Panda Express, Popeyes	Approved
SD2021-0022 Sawyer Ranch Lot 4A	ETJ	13341 W US HWY 290	Commercial buildings, parking, utilities and sidewalks on 4.68 acres of the Sawyer Ranch subdivision	Waiting on resubmittal
SD2021-0016 Headwaters Professional Office Rev.	CL	Kibo Ridge and Hwy 290	Revision to Headwaters Professional Office to use fill Block A Lot 2	Approved
SD2021-0024 Skye Headwaters Minor Amendment 3	CL	201 Headwaters	176 Unit, Senior Living Multi Family Community	Approved
SD2021-0025 DS Rapid Express Wash	CL	Fourstar Blvd	Car Wash	Waiting on resubmittal
SD2021-0026 Belterra Mighty Fine	ETJ	Belterra	Mighty Fine Burgers	Waiting on resubmittal
SD2021-0027 Driftwood Pond 2B Club Core	ETJ	Driftwood Club Core	Water Quality Pond	Waiting on resubmittal
SD2021-0028 Sawyer Ranch 33, Tract 3	CL	Sawyer Ranch	Infrastructure Plan to Install and construct utilities, drainage, water quality, and street/driveway improvements for the entirety of the tract	Under Review
SD2021-0029 Jackson Lighting	CL	Along US 290 near Sawyer Ranch Rd	Construction of new building for the Jackson Lighting business	Under Review

<i>Ongoing Projects</i>				
RFQ				
Code Rewrite				
Village Grove				
New Growth				

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
Driftwood Phase 3	ETJ	17901 RM 1826	1 lot subdivision	Waiting on the County
SUB2018-0038_Caliterra Ph 4 Sec 11_FP	ETJ	RR12 & FM 150	Subdivision of 108 Residential lots	Turned in Plat amendment adding additional ROW, Comments have been issued.
SUB2018-0061 Headwaters at Barton Creek_AP	ETJ	2401 E Hwy 290	Edits to metes and bounds error	Waiting on resubmittal/ everyone approved as of 6/25/2019
SUB2019-0017 Parten Ranch Amenity Center MP	ETJ	NW Corner of Two Creeks Lane and Parten Ranch Pkwy	1 Lot for amenity center	Approved
SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	4 Lot subdivision	Waiting on the County
SUB2019-0044 Caliterra Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peaksides Circle	amended plat	waiting on resubmittal
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal
SUB2021-0002 Roger Hanks Parkway Extension	CL	Roger Hanks Parkway	3120 LF of Collector Roadway. The infrastructure includes all associated streets, grading, and water quality improvements.	Waiting on Resubmittal
SUB2021-0009 Glass Business Park CP	CL	2650 W Hwy 290	Construction Plans for Glass Business Park	Approved
SUB2021-0016 Driftwood Club Core Phase 3 SP and CP	ETJ	Thurman Roberts Way	Project will be developed in a condominium regime with 9 detached residential unites and a parking lot. The site will be accessed via driveway that ties to a driveway that is a part of Driftwood Club Core Phase 2 that ties to Thurman Roberts Way.	Approved
SUB2021-0023 Bunker Ranch 3-4 Preliminary Plat Minor Revision	CL	2751 US 290	A revision to the approved Buunker Ranch Phase 3 and 4 Preliminary Plat to create a ROW reserve for the future connection of the Florio Tract and adjust affect lots.	Approved
SUB2021-0024 Crooked Oaks Amending Plat	ETJ	823 Post Oak Drive	Adjusting lot lines	Denied
SUB2021-0025 102 Rose Drive Minor Plat	CL	102 Rose Drive	1 lot subdivision to create a legal lot	Waiting on Resubmittal
SUB2021-0029 Driftwood Creek Ph 2 Prelim Plat	ETJ	Thurman Roberts Way	23 lots on 19.30 acres for the Driftwood Ph 2 Prelim Plat	Waiting on Resubmittal
SUB2021-0030 Bunker Ranch Ph 4 Final Plat	CL	2751 US 290	Subdivision of phase 4 of Bunker Ranch, 28 lots on 38.94 acres	Approved
SUB2021-0032 Daisy Acres Minor Plat	ETJ	100 Daisy Lane	Establish a lot	Approved
SUB2021-0033 Arrowhead Ranch C-Store Minor Plat	CL		establish 2 commercial lots	Waiting on Resubmittal
SUB2020-0028 CRTX Prelim Plat	CL	27110 RR 12	Establish a lot	Waiting on Resubmittal
SUB2020-0029 CRTX Final Plat	CL	27110 RR 12	Establish a lot	Waiting on Resubmittal
SUB2021-0034 Caliterra Ph 4 Sec 12 Construction Plans	ETJ	Premier Park Loop amd Misty Meadows	42 singlfamily lots on 65.17 acres with associated infrastructure	Approved with conditions
SUB2021-0035 Heritage Phase 2 Construction Plans	CL	Sportsplex Drive (Heritage Development)	165 lot (162 residential lots, 2 drainage lots, and 1 parkland lot), 33.96 acre Phase of the Heritage Subdivision	Waiting on Resubmittal
SUB2021-0036 Springlake Lot 76A-1 Replat	CL	501 Springlake Dr	replating to 2 lots	Approved with conditions
SUB2021-0038 Big Sky Ranch Phase 3 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 3 of Big Sky Ranch	Waiting on Resubmittal
SUB2021-0039 Big Sky Ranch Phase 4 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 4 of Big Sky Ranch	Waiting on Resubmittal
SUB2021-0044 Driftwood Phase 1 Section 3 Final Plat	ETJ	Thurman Roberts Way	Proposing 20 single family lots, 4 open space lots and 2 private street lots on 42.17 acres	Approved
SUB2021-0045 Driftwood Phase 1 Section 3 Construction Plans	ETJ	Thurman Roberts Way	Proposing 20 single family lots, 4 open space lots and 2 private street lots on 42.17 acres	Approved with conditions
SUB2021-0012 Caliterra Ph 4 Sec 12 FP	ETJ	Premier Park Loop	47 lots on 65.172 acres with associated infrastructure	Waiting on Resubmittal
SUB2021-0046 Driftwood GRC Ph 3 Final Plat	ETJ	Driftwood Ranch Drive	34 lots on 56.3328 acres with average lot size as 1.6568 acres	Waiting on Resubmittal
SUB2021-0047 Driftwood GRC Ph 3 Construction Plans	ETJ	Driftwood Ranch Drive	Proposing 30 single family lots, 1 open space lot and 3 private street lots on 56.3328 acres	Waiting on Resubmittal
SUB2021-0048 Driftwood Ph 1 Section 4 Final Plat	ETJ	Thurman Roberts Way	A one lot plat for 4.7233 acre land	Under Review
SUB2021-0049 Grand Prairie Lot 1 Replat	CL	27950 RR 12	A replat of one lot of 1.698 acre	Waiting on Resubmittal
SUB2020-0034 Heritage Ph 1 Fp	CL	Sportsplex Drive (Heritage Development)	Heritage Final Plat	Waiting on Resubmittal
SUB2021-0050 Club Core Phase 4 Construction Plans	ETJ	Thurman Roberts Way	Construction plans for Driftwood Club Core phase 4	Waiting on Resubmittal
SUB2021-0051 Hardy T Land Preliminary Plat	ETJ	2901 W US 290	Condmnium of 7 lots	Under Review
SUB2021-0053 Amending Plat of Creek Road Villas	CL	1232 Creek Road	Changing the configuration of lots 1 & 2	Waiting on Resubmittal
SUB2021-0054 Driftwood Subdivision Phase 2 Final Plat	ETJ	Thurman Roberts Way	Final Plat for Driftwood phase 2	Waiting on Resubmittal
SUB2021-0052 Cannon Ranch Preliminary Plat	CL	Cannon Ranch Road	100.58 acre development of 375 lots	Waiting on Resubmittal
SUB2021-0056 Driftwood Subdivision Phase 2 Construction Plans	ETJ	Thurman Roberts Way	Proposing 18 single family lots, 3 open space lots and 2 private street lots on 19.30 acres	Waiting on Resubmittal
SUB2021-0055 210 Creek Road	CL	210 Creek Road	Amending plat on 4 acres	Waiting on Resubmittal
SUB2021-0057 Headwaters at Barton Creek, Phase 3 Construction Plans	ETJ	Intersection of Hazy Hills Loop & Roy Branch Road	172 Residential Lots, Open Space, MUD Utilities with associated WQ and drainage improvements	Under Review
SUB2021-0058 Paren Ranch Phase 4 Final Plat	ETJ	1.5 miles SW of the intersection of Nutty Brown Road and FM 1826	87 Single family lots, 4 (OS/drainage/WQ), 1 Utility lot on 73.81 acres	Under Review
SUB2021-0059 Headwaters Phases 3-5 Preliminary Plat Minor Revision	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Minor Revision of previously approved preliminary plat, moving 6 lots and a slight change in road placement	Under Review
SUB2021-0060 Parten Ranch 6 & 7 Preliminary Plat	ETJ	End of Parten Ranch Parkway near Running Bird Road Intersection	126 Lots on 129.03 acres. 122 are residential whil 4 are open space and drainage	Under Review
SUB2021-0061 Big Sky Ranch Phase 3 Final Plat	CL	Big Sky Ranch	224 Lots on 81.71 acres. 215 are Residential	Under Review
SUB2021-0062 Big Sky Ranch Phase 4 Final Plat	CL	Big Sky Ranch	136 Lots on 24.86 acres. 134 are Residential	Under Review

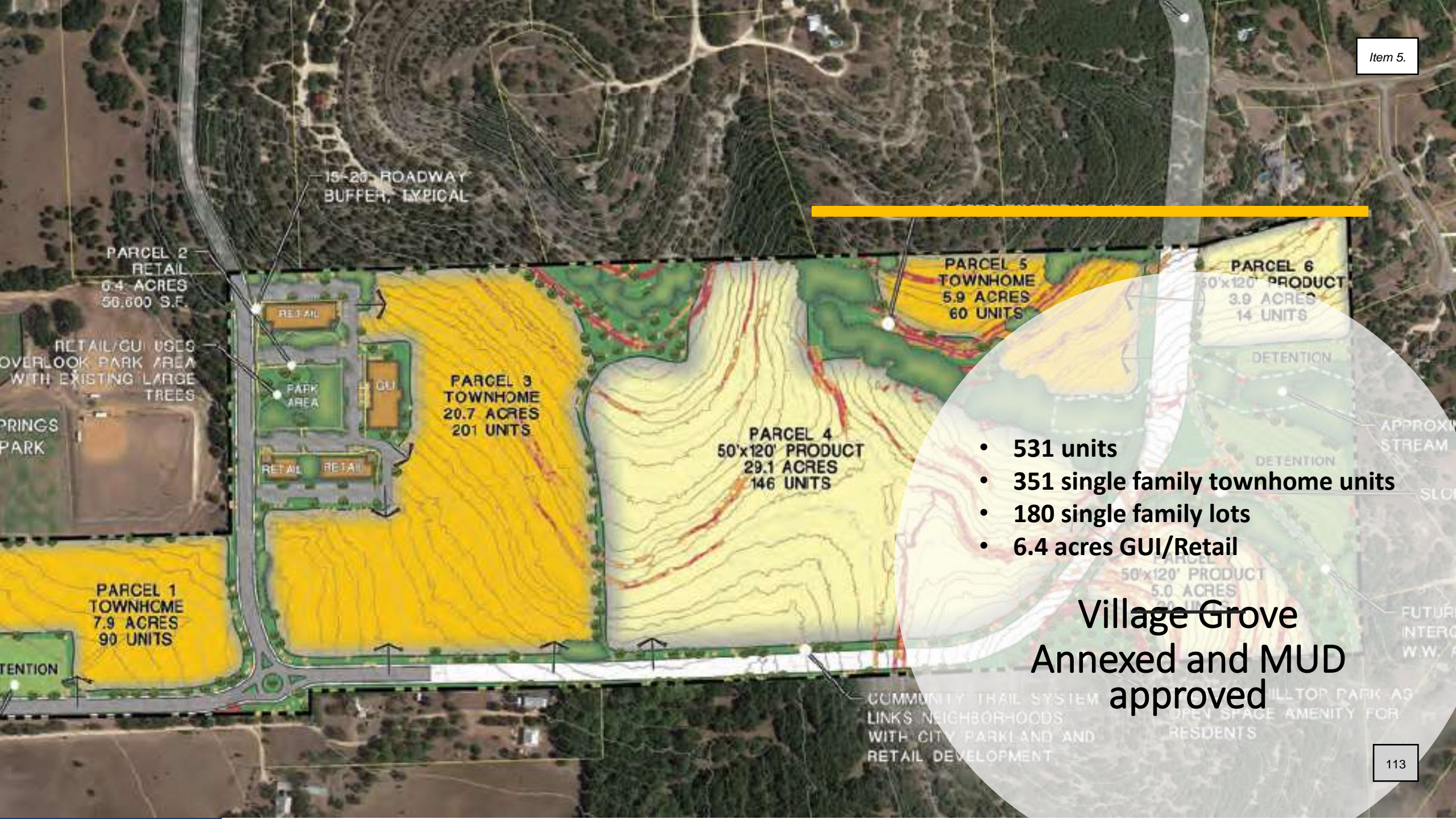


**DRIPPING SPRINGS**  
Texas

# Village Grove

Laura Mueller, City Attorney





- 531 units
- 351 single family townhome units
- 180 single family lots
- 6.4 acres GUI/Retail

## Village Grove Annexed and MUD approved



# Consent to Municipal Utility District - HIGHLIGHTS

Easement and  
Road to 290 from  
Site

Road to Rob  
Shelton south of  
Sports Park Road

Consent to MUD  
with Exterior  
Design Standards

Annexation of 112  
acres adjacent to  
Sports and  
Recreation Park

Potential  
Partnership with  
City on GUI/Retail



## Parks

- Trails throughout development
- Park Development Fee Paid in Full
- 2 Planned Public Parks

*Proposed Plan Approved by Parks Committee*

*Will be reviewed again at Planned Development District process*

PARKLAND SUMMARY			
Residential	531 units		
Required Parkland Area:	23.09 acres	1 AC / 23 DU	
Parkland Credit Summary	Area	Calculation	Dedication
<b>Public Parkland</b>			
Public Park	2.60 acres	100% credit	2.60 acres
Public Open Space	16.12 acres	100% credit	16.12 acres
Amenity Pond	2.84 acres	100% credit	2.84 acres
<b>Total Public Parkland Dedicated:</b>	<b>21.56 acres</b>		<b>21.56 acres</b>
<b>Private Parkland</b>			
Private Parkland	7.06 acres	100% credit	5.77 acres*
Private Open Space	1.23 acres	0% credit	0.00 acres
Non-Amenity Pond	0.49 acres	0% credit	0.00 acres
<b>Total Private Parkland :</b>	<b>9.55 acres</b>		<b>5.77 acres*</b>
<b>Total Private &amp; Public Parkland Credits:</b>			<b>27.33 acres</b>
<b>Required Parkland Dedication:</b>			<b>23.09 acres</b>
<b>Delta:</b>			<b>4.24 acres</b>
<b>Parkland Development Fee</b>			
	Units	Calculation	Total Fee
<b>Total Required Fee</b>	<b>531</b>	<b>\$648 / DU</b>	<b>\$344,068</b>
Offroad Trails	11,038 ft		
Roadside Concrete Trails	6,360 ft		

\*Private Parks can count up to 25% of total required parkland acreage.

Item 5.



# Open Issues

Coordinate project with Sports and Recreation Park

Plan Retail/GUI tract

Parking

Finalize location of roadway connection to 290

On-site amenities are adequate for the density

Coordination with neighbors

Lot sizes

# *Next Steps:*

**Annex the property and approve the Consent to MUD Agreement**

- **Submission of Planned Development District Ordinance and Zoning Application**
- **Development Agreement Working Group meetings**
- **Finalize Wastewater Agreement**
- **Coordination on Retail/GUI tract**
- **Zoning Process**
- **Platting Process**
- **Site Plan**





**DRIPPING SPRINGS**  
Texas

# QUESTIONS?





**DRIPPING SPRINGS**  
Texas

# Update on Planning Projects

Laura Mueller, City Attorney

Howard Koontz, Planning Director



**CONCEPTUAL PROJECT INFORMATION\***

TOTAL RESIDENTIAL AREA - 28.78 ACRES

RESIDENTIAL - 275 UNITS AT ± 9.56 DU/AC GROSS

- 1 BD DUET HOME - 1-STORY DUPLEX - 66 UNITS
- 2 BD COTTAGE HOME - 1-STORY ATTACHED GARAGE - 34 UNITS
- 2 BD COTTAGE HOME - 2-STORY ATTACHED GARAGE - 50 UNITS
- 3 BD COTTAGE HOME - 2-STORY ATTACHED GARAGE - 49 UNITS
- TOWNHOMES - 2-STORY ATTACHED GARAGE - 76 UNITS

\*PROJECT DETAILS ARE REPRESENTATIVE AND MAY CHANGE BASED ON FURTHER ANALYSIS DURING THE DESIGN PROCESS

Item 5.

# New Growth Memorandum of Understanding

- 240 units
- 5.8 acres commercial
- Single Family Attached and Detached Residential Units
- Provision of Wastewater with Wastewater Agreement with Interim Solutions to follow



# Memorandum of Understanding- HIGHLIGHTS



Rental Townhome Project – 240 (New Type of Project)



Improve Roger Hanks Parkway



Wastewater will be covered by Wastewater Agreement with needed wastewater improvements



Park Development Fee and Parkland Dedication




Commercial Tract to benefit the residents and 290 access





## ***Next Steps, if approved:***

- **Development Agreement Working Group meetings on updated PDD Application**
  - **Finalize Wastewater**
  - **Full Parks review**
  - **Zoning Process**
  - **Platting Process**
  - **Site Plan**
- 



**DRIPPING SPRINGS**  
Texas

# QUESTIONS?

