



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, May 25, 2021 at 6:30 PM

VIDEOCONFERENCE MEETING

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

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

Agenda

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/88294259187?pwd=RlljZlF0NzNzTzRjQldZYlNCL3J4Zz09>

Meeting ID: 882 9425 9187

Passcode: 487699

Dial Toll Free:

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Find your local number: <https://us02web.zoom.us/j/88294259187>

Join by Skype for Business: <https://us02web.zoom.us/skype/88294259187>

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Evelyn Strong

Tammie Williamson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Senior Planner Amanda Padilla
City Planner Abraham Martinez
City Engineer Chad Gilpin
Public Works Coordinator Aaron Reed
Planning Consultant Robyn Miga

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

CONSENT AGENDA

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

- 1. Approval of the April 27, 2021, Planning & Zoning Commission regular meeting minutes.**

- 2. Approval of SUB2019-0062: a Final Plat for Big Sky Ranch at Dripping Springs Phase II an approximately 35.92-acre tract of land located off Lone Peak Way (R18077), generally located northeast of the intersection of Ranch Road 12 and US Highway 290., Dripping Springs, Texas. Applicant: Chris Reid, P.E. Doucet & Associates, Inc.**

- 3. Approval of SUB2020-0022: a Preliminary Plat for Big Sky Ranch Tract II an approximately 12.233-acre tract of land located off Lone Peak Way (R12923, R19906,**

R12924, and R19907), generally located northeast of the intersection of Ranch Road 12 and US Highway 290., Dripping Springs, Texas. Applicant: Chris Reid, P.E. Doucet & Associates, Inc.

- 4. Disapproval of a plat for the reasons set forth in the items for a Preliminary Plat (SUB2020-0028) and Final Plat (SUB2020-0029), consisting of approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, generally located south of Sports Park Road, and east of RR 12, to be known as CRTX Addition. Applicant: Doug Cobb, CRTX Development, LLC**
- 5. Approval of a plat with conditions set forth in the item SUB2021-0019: a Final Plat and Plat Vacation for Bunker Ranch Phase 3 Block 3 Lots 15-19 an approximately 5.14 acre tract of land located off Bunker Ranch Blvd (R15053), generally located south of the intersection of Bunker Ranch Blvd and Stockman Dr., Dripping Springs, Hays County, Texas. Applicant: Brian Estes, PE**
- 6. Disapproval of a plat for the reasons set forth in the item SUB2021-0029: a Preliminary Plat for the Driftwood Creek Phase II an approximately 19.30-acre tract of land located off Thurman Roberts Way, generally located north of Ranch Road 1826 (R12574), Dripping Springs, Hays County, Texas. Applicant: Murfee Engineering Co, Inc.**
- 7. Disapproval of a plat for the reasons set forth in the item SUB2021-0030: a Final Plat for Bunker Ranch Phase 4 an approximately 38.94 acre tract out of the Benjamin F. Hanna Survey No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas, generally located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd. Applicant: Brian Estes, PE**
- 8. Approval of SUB2021-0031: a Final Plat for Parten Ranch Phase 5 an approximately 46.57-acre tract of land located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R16615), Dripping Springs, Hays County, Texas. Applicant: Daniel Ryan, P.E. LJA Engineering**
- 9. Postponement by applicant of SUB2021-0020: a Preliminary Plat for the Overlook at Bunker Ranch an approximately 18.250-acre tract of land located at 2004 Creek Road, south of Highway 290, north of Creek Road (R143390), Dripping Springs, Hays County, Texas. Applicant: Brian Estes, PE**

BUSINESS

- 10. Discuss and consider approval of a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on Mercer St. and US Highway 290 between RR-12 and Rob Shelton Blvd.**
- 11. Discuss and consider approval of a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD elementary school, Dripping Springs Ranch Park, and the Harrison Hills subdivision.**

12. Public hearing and consideration of possible action regarding SUB2021-0028: an application to consider a Replat for lots 1-A-1, Block A of Counts Tracts and Lot 3, Block A of Counts Estates Phase 1 for property located at 480 and 500 Butler Ranch Road, Dripping Springs, Texas 78620 (R128343 and R148097). The applicant is proposing to replat two (2) lots and request to allow an internal lot line between Lot 3, Block A Lot 1-A-1, Block A to be adjusted. *Applicant: Steven S. Crauford, P.E, Pape-Dawson Engineers, Inc.*

1. Presentation
2. Staff Report
3. Public Hearing
4. Replat

13. Public Hearing and consideration of a recommendation regarding CUP2021-0004: an application to consider a conditional use permit to allow for the use “Accessory Dwelling” located at 451 Oak Springs Drive, Dripping Springs, Texas. *Applicant: Michael Cottone, Journey Remodeling.*

1. Presentation
2. Staff Report
3. Public Hearing
4. Conditional Use Permit

14. Public hearing and consideration of a recommendation regarding CUP2021-0002: an application for a Conditional Use Permit to consider a Conditional Use Permit to allow for the use “Mobile food vendor - longer than 10 days” located at 310 Old Fitzhugh Rd, Dripping Springs, Texas. *Applicant: Dog 'n' Bone LLC*

1. Presentation
2. Staff Report
3. Public Hearing
4. Conditional Use Permit

15. Public hearing and consideration of a recommendation regarding CUP2021-0003: an application for a Conditional Use Permit to consider a Conditional Use Permit to allow the use “Bar” to be located at 310 Old Fitzhugh Rd, Dripping Springs, Texas. *Applicant: Dog 'n' Bone LLC*

1. Presentation
2. Staff Report
3. Public Hearing
4. Conditional Use Permit

16. Public hearing and consideration of recommendation regarding VAR2021-0008: an application to consider a Special Exception to Parking Requirements for the property located at 249 Sportsplex Dr., Dripping Springs, TX 78620 (Legal Description: 1.293 Acres in the JWLP FAMILY Survey, Lot 6, Hays County). The applicant is asking for a variance to Section 5.7.6 of the Zoning Ordinance which requires buildings with mixed uses to calculate parking requirements for the most intense use. As well as a variance to

Section 5.6.2 Parking Based on use the applicant is proposing a different parking ratio for medical office. The last request is to utilize existing parking. Applicant: Jon Thompson

1. Presentation
2. Staff Report
3. Public Hearing
4. Special Exception

PLANNING & DEVELOPMENT REPORTS

17. Development Agreement Working Group & Projects Report

1. Cannon-Ashton Woods Planned Development District Draft
2. Wild Ridge Planned Development District Draft
3. Anarene Amended Development Agreement Draft

18. May Planning Report

EXECUTIVE SESSION

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

- 19. Consultation with City Attorney regarding legal issues related to upcoming projects including Cannon-Ashton Woods, Cynosure/Wild Ridge, and Anarene/Double L. Consultation with City Attorney, 551.071**

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

- June 22, 2021 at 6:0 p.m.
July 13, 2021 at 6:0 p.m.
July 27, 2021 at 6:0 p.m.

City Council & Board of Adjustment Meetings

- June 8, 2021 at 6:00 p.m. (CC & BOA)
June 15, 2021 at 6:00 p.m.
July 6, 2021 at 6:00 p.m. (CC & BOA)
July 20, 2021 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's

Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

Due to the current Public Health Emergency and guidance from the Texas Governor including the current Disaster Declarations by the Governor and the City of Dripping Springs, and Center for Disease Control guidelines related to COVID-19, the City will continue with meetings conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **May 21, 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 REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, April 27, 2021 at 6:30 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/86565563314?pwd=VEkyZ29PTnB3eW9HcDFjaDB1MnBlQT09>

Meeting ID: 865 6556 3314

Passcode: 480758

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/j/86565563314>

Join by Skype for Business: <https://us02web.zoom.us/j/86565563314>

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Evelyn Strong

Tammie Williamson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Senior Planner Amanda Padilla

City Engineer Chad Gilpin

Architectural Consultant Keenan Smith

Historic Preservation Commission Chair Bruce Lewis

Historic Preservation Commissioner Ashely Bobel

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

PLEDGE OF ALLEGIANCE

Commissioner Strong led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

CONSENT AGENDA

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

Via unanimous Consent, the Planning & Zoning Commission consider Consent Agenda Item 1 individually.

1. Approval of the March 23, 2021 Planning & Zoning Commission regular meeting minutes.

A motion was made by Vice Chair Martin to approve the March 23, 2021 Planning & Zoning Commission regular meeting minutes. Commissioner McIntosh seconded the motion which carried 6 to 0 to 1, with Commissioner Strong abstaining.

2. Recommendation of Approval of the Heritage TIA and required Transportation Improvements listed in the HDR technical memo. Applicant: Alex Granados, P.E. Kimley-Horn & Associates

3. **Disapproval of a plat for the reasons set forth in the item SUB2020-0040: a Final Plat for Esperanza Subdivision Phase 2 an approximately 52.40 acre tract of land located at 4900 Bell Springs Road, Dripping Springs, Hays County, Texas. Applicant: Adrian Rosas, PE**
4. **Approval of a plat with conditions set forth in the item SUB2021-0017: a Final Plat and Plat Vacation for Driftwood Subdivision Phase 1, Section 1, Lot 1, Block F an approximately 6.8292 acre tract of land located at 214 Thurman Roberts Way, generally located north of FM 1826, east of FM 150, and south of Onion Creek, Driftwood, Hays County, Texas. Applicant: Stephen Delgado, Atwell, LLC.**
5. **Disapproval of a plat for the reasons set forth in the item SUB2021-0019: a Final Plat and Plat Vacation for Bunker Ranch Phase 3 Block 3 Lots 15-19 an approximately 5.14 acre tract of land located off Bunker Ranch Blvd (R15053), generally located south of the intersection of Bunker Ranch Blvd and Stockman Dr., Dripping Springs, Hays County, Texas. Applicant: Brian Estes, PE**
6. **Disapproval of a plat for the reasons set forth in the item SUB2021-0020: a Preliminary Plat for the Overlook at Bunker Ranch an approximately 18.250-acre tract of land located at 2004 Creek Road, south of Highway 290, north of Creek Road (R143390), Dripping Springs, Hays County, Texas. Applicant: Brian Estes, PE**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 2 – 6. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

Chair James noted that approval of the Consent Agenda includes the denial of Consent Agenda Items 3, 5 and 6.

BUSINESS

7. **Public hearing and consideration of possible action regarding VAR2021-0005: an application for a variance to Chapter 28, Exhibit A, Section 14.2 Frontage and Section 14.7 Minimum Lot Sizes. The property is located at 102 Rose Drive, Dripping Springs, TX (R15132). The applicant is requesting a variance to provide lot frontage on an access easement and to have a lot size of 0.748 acres. Applicant: Jon Thompson**

1. Presentation

Jon Thompson presented the item and was available for questions from the Commission.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the variance.

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

4. Variance

A motion was made by Vice Chair Martin to approve VAR2021-0005: an application for a variance to Chapter 28, Exhibit A, Section 14.2 Frontage and Section 14.7 Minimum Lot Sizes. The property is located at 102 Rose Drive, Dripping Springs, TX (R15132). Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

- 8. Public hearing and consideration of possible action regarding VAR2021-0008: an application for a variance to Ordinance 30, Section 14 Standards and Specification Section J (5) Lot Frontage. The property is located at 823 Post Oak Drive, Dripping Springs, TX (R97685). The applicant is requesting a variance to provide lot frontage on an access easement. Applicant: Jon Thompson**

1. Presentation

Jon Thompson presented the item and was available for questions from the Commission.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the variance.

3. *Public Hearing* – No one spoke during the Public Hearing.

4. Variance

A motion was made by Vice Chair Martin to approve VAR2021-0008: an application for a variance to Ordinance 30, Section 14 Standards and Specification Section J (5) Lot Frontage, located at 823 Post Oak Drive, Dripping Springs, TX (R97685). Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

- 9. Public hearing and consideration of possible action regarding SUB2021-0021: an application to consider a Replat for lots 1B, 1C, and 1 D of the Caliche Hill Section 1 Subdivision for property located at 245 and 264 American Way, Dripping Springs, Texas 78620 (R103064 and R103066) and 200 S Canyonwood Drive, Dripping Springs Texas 78620 (R103065). The applicant is proposing to replat three (3) lots into two (2) lots. Applicant: Joel Bock, Sunland Group**

1. Presentation

Joel Bock presented the item.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the replat, with the condition that the applicant agree to comply with the City Lighting Ordinance.

3. *Public Hearing* – No one spoke during the Public Hearing.

4. *Replat*

A motion was made by Vice Chair McIntosh to approve SUB2021-0021: an application to consider a Replat for lots 1B, 1C, and 1 D of the Caliche Hill Section 1 Subdivision for property located at 245 and 264 American Way, Dripping Springs, Texas 78620 (R103064 and R103066) and 200 S Canyonwood Drive, Dripping Springs Texas 78620 (R103065). Commissioner Williamson seconded the motion which carried 6 to 0 to 1, with Commissioner Strong abstaining.

- 10. Public hearing and consideration of a recommendation regarding ZA2021-0002: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to Single-Family Residential District - Moderate Density (SF-2) for an approximately 52.88-acre tract of land and Multiple-Family Residential District (MF) for an approximately 27.269-acre tract of land situated in Benjamin F. Hanna Survey, No. 28, Abstract No. 222. This property is located at 2901 W US Highway 290, Dripping Springs, TX (R15103). Applicant: Brian Estes, Civil and Environmental Consultants Inc.**

1. *Presentation*

Philip Southwick, Brian Estes, and Mac Holder gave a presentation which is on file.

2. *Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends the approval of the zoning amendment as originally submitted by the applicant. However, the applicant is now proposing a new overlay which staff has not had the opportunity to review, and thus cannot provide a recommendation at this time.

3. *Public Hearing*

Patricia Van Buskirk spoke during the Public Hearing and addressed concerns related to traffic, property devaluation, and potential drainage issues. She is not opposed to the zoning of SF-2, but has concerns related to MF.

4. *Zoning Amendment*

A motion was made by Vice Chair Martin to postpone City Council recommendation of ZA2021-0002: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to Single-Family Residential District - Moderate Density (SF-2) for an approximately 52.88-acre tract of land and Multiple-Family Residential District (MF) for an approximately 27.269-acre tract of land situated in Benjamin F. Hanna Survey, No. 28, Abstract No. 222 to the May 25, 2021, Planning & Zoning Commission regular meeting with direction to staff to re-notice for the proposed amendment. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

11. Discuss and consider recommendation regarding amendments for the Certificate of Appropriateness Process and Mobile Food Vendors in the Mercer Street Historic District.

Laura Mueller presented the staff report which is on file.

Bruce Lewis presented the Historic Preservation Commission Report.

Chair James opened a Public Hearing on this item.

Pam Owens, President/CEO of the Dripping Springs Visitors Bureau, spoke in favor of having mobile food vendors on Mercer Street.

A motion was made by Vice Chair Martin to recommend City Council approve an Ordinance related to the Certificate of Appropriateness procedures regarding the appeals process. Commissioner Newman seconded the motion which carried unanimously 7 to 0.

A motion was made by Vice Chair Martin to recommend City Council make no changes to Mobile Food Vendor ordinances in the Mercer Street Historic District while the code rewrite is underway. Commissioner Williamson seconded the motion which carried 6 to 0 to 1, with Commissioner McIntosh abstaining.

12. Discuss and consider recommendation related to adding an additional monthly meeting for the consideration of plats for a total of two meetings a month.

Laura Mueller presented the staff report which is on file.

A motion was made by Vice Chair Martin to recommend approval of the additional monthly Planning & Zoning Commission meeting, with the first meeting of the month for plats only and the second of the month for other business. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

PLANNING & DEVELOPMENT REPORTS

Reports are on file and available for review upon request.

13. April 2021 Planning Report

14. Unified Development Code Update Monthly Report

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

May 25, 2021 at 6:30 p.m.

June 22, 2021 at 6:30 p.m.

July 27, 2021 at 6:30 p.m.

City Council Meetings

May 11, 2021 at 6:00 p.m.

May 18, 2021 at 6:00 p.m.

June 8, 2021 at 6:00 p.m.

June 15, 2021 at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at 9:15 p.m.



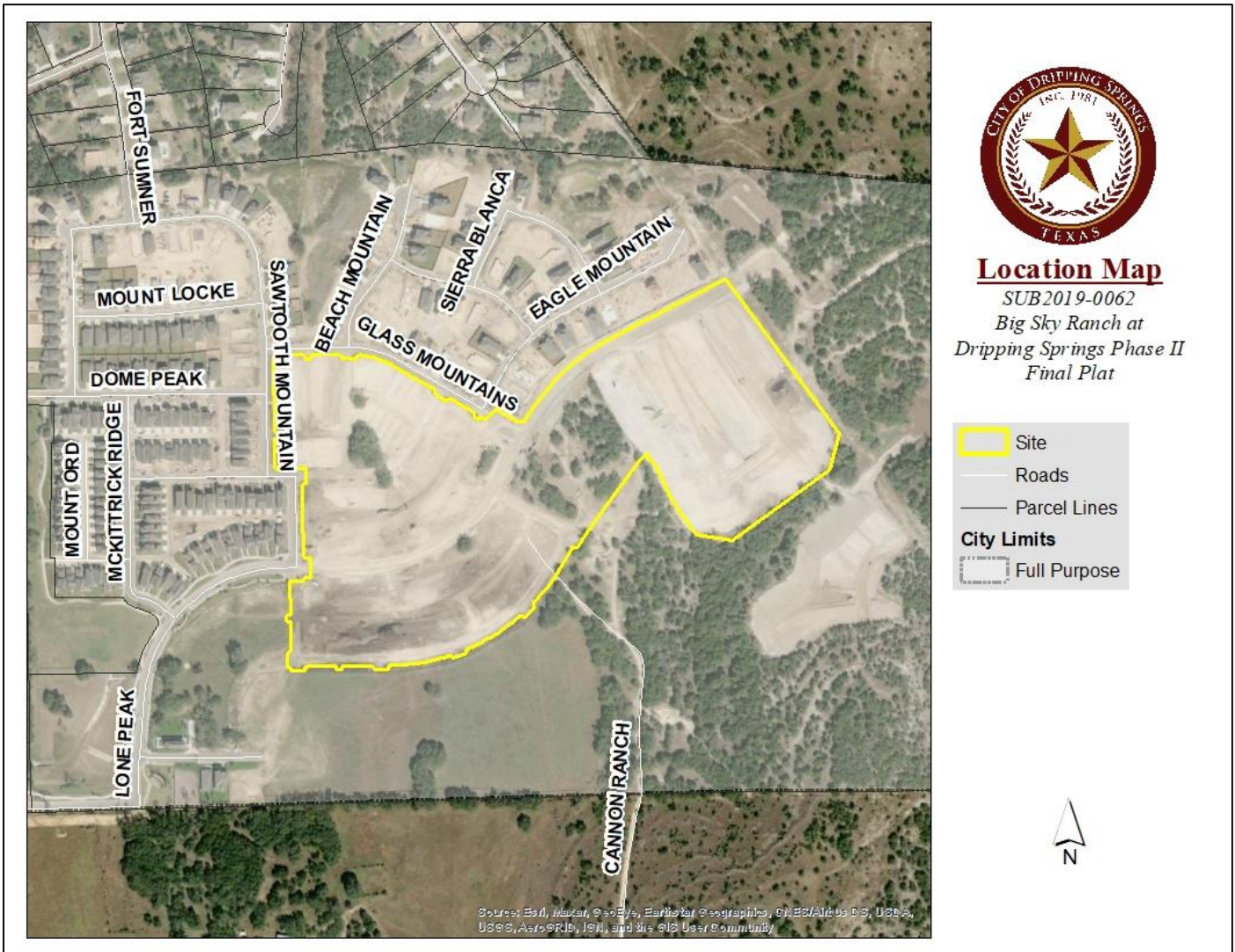
Planning and Zoning Commission Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting: May 25, 2021
Project No: SUB2019-0062
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Big Sky Ranch at Dripping Springs Phase 2
Property Location: Off Lone Peak Way
Legal Description: ABS 415 Philip A Smith Survey
Applicant: Chris Reid, P.E., Doucet and Associates, Inc.
Property Owner: Meritage Homes of Texas, LLC
Request: Final Plat Big Sky Ranch Phase 2
Staff recommendation: Staff recommends approval of the Final Plat



Overview

The applicant is requesting to Final Plat Big Sky Ranch at Dripping Springs Phase two. The Big Sky Ranch development is planned as a single-family residential development located northeast of the intersection of Ranch road 12 and US highway 290, within the City of Dripping Springs City Limits. Big Sky Ranch Phase two is a portion of the Big Sky Ranch Concept Plan approved with the Big Sky Ranch Development Agreement and Planned Development District. The 36-acre Final Plat consists of 188 residential lots out of the approved 780 residential lots.

ACCESS AND TRANSPORTATION

Access to this project shall be from phase one of the Big sky Ranch development off Lone Peak Way. Access to Lone Peak Way will be through Founders Park Road. The approved Preliminary Plat shows additional future connections to the Cannon tract in the south, Carter tract to the west, Gary Morris tract to the east, and the ultimate extension of Lone Peak Way (the spine road) to the northeast as shown on the proposed amendment to the NE quadrant of the City of Dripping Springs Master Transportation Plan.

SITE DRAINAGE AND WATER QUALITY

The proposed drainage plan will capture and convey the developed condition runoff within underground storm sewers. The storm sewer system will discharge to one of five water quality ponds, four of which are also detention ponds. Runoff generated from Phase Two directly to the east of Phase One will flow into two batch detention water quality ponds that were constructed as part of Phase One. Additional runoff generated from Phase Two will flow to a proposed batch detention pond and a proposed extended detention pond. Runoff from the southwest portion of the Phase Two development will ultimately drain to Onion Creek and the rest of the site will drain to Barton Creek. The water quality and detention ponds are designed and sized for the proposed improvements to this site.

Big Sky Ranch at Dripping Springs Phase 2 Final Plat utility providers are listed below:

- Water: Dripping Springs Water Supply Corporation
- Wastewater: City of Dripping Springs
- Electric: PEC

Recommendation:

The property is within a Development Agreement, all comments have been met and the proposed plat is consistent and complies with the development standards set forth in the Development Agreement and City Ordinances.

Staff is recommending *approval of the plat.*

Outstanding Comments:

None

Public Notification

Signs were posted on the site; notice was placed on the City Website.

Attachments

- Attachment 1 – Subdivision Application
- Attachment 2 – Big Sky Ranch Phase 2 Final Plat

Planning Department Staff Report

Recommended Action	Approve the Plat
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



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): _____ - 7401B West

PLAT TYPE (check all that apply)

- Concept Plan
- Preliminary Plat
- Final Plat
- Amended Plat
- Replat
- Plat Vacation
- Construction Plans

CONTACT INFORMATION

APPLICANT NAME Jennifer Paisley, PE, LEED AP

COMPANY Doucet & Associates, Inc.

STREET ADDRESS 7401B West Highway 71, Suite 160

CITY Austin STATE Texas ZIP CODE 78735

PHONE (512) 583-3600 EMAIL jpaisley@doucetengineers.com

OWNER NAME Matthew Scrivener

COMPANY Meritage Homes of Texas, LLC

STREET ADDRESS 8920 Business Park Drive, Suite 350

CITY Austin STATE Texas ZIP CODE 78759

PHONE (512) 615-6409 EMAIL matthewscrivener@meritagehomes.com

WAIVER REQUEST

I agree to comply with all platting requirements of the City of Dripping Springs and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date. If an applicant chooses not to agree to this waiver, the item will be acted on within the 30-day requirement. However, if the City staff and applicant have not had adequate time to ensure compliance with all City requirements due to the hurried processing time then the application may be denied by the Planning and Zoning Commission until all requirements are met causing delay in the project.

Signature of Applicant: Jennifer Paisley Date: 12-11-2019

Printed Name: JENNIFER J. PAISLEY, PE, LEED AP

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	Lone Peak Way
CURRENT LEGAL DESCRIPTION	ABS 415 Philip A Smith Survey
TAX ID#	R18077
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT LAND ACREAGE	35.92
SCHOOL DISTRICT	Hays ISD
ESD DISTRICT(S)	#6
ZONING/PDD/OVERLAY	PDD #10
EXISTING ROAD FRONTAGE	<input type="checkbox"/> PRIVATE NAME: _____ <input type="checkbox"/> STATE NAME: _____ <input checked="" type="checkbox"/> CITY/COUNTY (PUBLIC) NAME: <u>Lone Peak Way</u>
DEVELOPMENT AGREEMENT? <i>(If so please attach agreement)</i>	<input type="checkbox"/> YES (SEE ATTACHED) <input checked="" type="checkbox"/> NOT APPLICABLE NAME: _____

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

PROJECT INFORMATION		
PROPOSED SUBDIVISION NAME	Big Sky Ranch, Phase Two	
TOTAL ACREAGE OF DEVELOPMENT	35.92	
TOTAL NUMBER OF LOTS	188	
AVERAGE SIZE OF LOTS	34x115, 45x120	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER	
# OF LOTS PER USE	RESIDENTIAL: <u>188</u> COMMERCIAL: <u>0</u> INDUSTRIAL/OTHER: <u>0</u>	
# OF ACREAGE PER USE	RESIDENTIAL: <u>35.92</u> COMMERCIAL: <u>0</u> INDUSTRIAL/OTHER: <u>0</u>	
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>6720</u> PRIVATE: _____	
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER	
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAINWATER	GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY

*IF DOING WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:

HAYS-TRINITY GCD NOTIFIED? YES NO NOT APPLICABLE

COMMENTS:

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (IF APPLICABLE) _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

SEWER PROVIDER NAME (IF APPLICABLE) _____

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 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).*

YES (REQUIRED)* YES (VOLUNTARY)* NO

APPLICANT'S SIGNATURE

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

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

Jennifer Paisley

Applicant Name

Jennifer Paisley

Applicant Signature

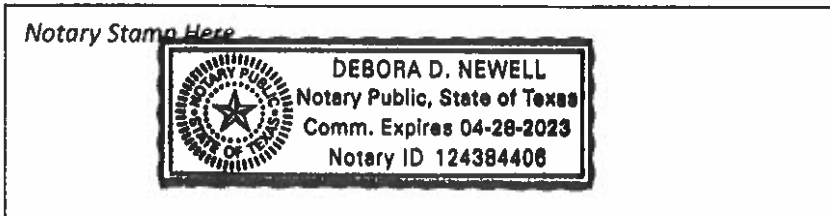
12.10.2019

Date

December 19, 2019

Date

Notary



MORTGAGE HOMES OF TEXAS, LLC

Property Owner Name

[Signature]

Property Owner Signature

11.7.19

Date

SUBDIVISION APPLICATION SUBMITTAL

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 accepted.** By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicant Signature

Date

For Projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review.

PLEASE SUBMIT AN APPLICATION TO THE COUNTY (at www.mygovernmentonline.org):

- SCREENSHOT/PROOF OF SUBMITTAL– INCLUDED IN DIGITAL SUBMISSION TO CITY
- NOT APPLICABLE

PRELIMINARY PLAT CHECKLIST
Section 3.7, Subdivision Ordinance

STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required notarized signatures
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>) \$
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copies/PDF of all submitted items - please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal - proof of online submission (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	ESD #6 Application (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD #6 Application (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Plats (3 copies required -11 x17)
<input type="checkbox"/>	<input type="checkbox"/>	Tax Certificates- verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Notice Letter to the School District - notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Utility Service Provider Letters
<input type="checkbox"/>	<input type="checkbox"/>	Driveway Permit Application (TxDOT, County, City) - showing either approval, or as submitted
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication Submittal (narrative, fees,)
<input type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee

FINAL, REPLAT, & AMENDED PLAT CHECKLIST
Section 3.7, Subdivision Ordinance

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 (<i>refer to Fee Schedule</i>) \$84,850
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal - proof of online submission (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in Engineer's Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geotech Report (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Quality Maintenance Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pesticide & Fertilizer Management Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Integrated Pest Management Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (1 copy of half sized plans to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current configuration of plat (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Plans (1 reduced - half-size to scale) (<i>as applicable</i>)
<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 checked="" type="checkbox"/>	Copy of Notice Letter to The School District - revised for final submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider Letters – verifying their easements
<input type="checkbox"/>	<input type="checkbox"/>	Driveway Permit Application (TxDOT, County, City) - showing either approval, or as submitted
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost Estimate of Public Improvements (<i>If in City Limits, all public improvements to include water, wastewater (as applicable to sewer), roads, drainage, curbs, sidewalks, etc.) (if applicable)</i>)
<input type="checkbox"/>	<input type="checkbox"/>	<p>“Letter of Satisfactory Completion” (<i>see below</i>) (<i>if applicable</i>)</p> <p>Article 28 Sec. 5.2 “Letter of Satisfactory Completion” (<i>of the public improvements from the City, and other required information, including documentation that all required public improvements have been constructed and installed in accordance with City standards, letters from utility companies verifying their easements, and submission of the proper assurances or escrow funds for the completion of the improvements will be considered incomplete, shall not be accepted for submission by the City, and shall not be considered by the City Administrator or scheduled on a P&Z or City Council agenda until the proper information is provided to City staff.</i>)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication Fees (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL ME BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 200.4 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 35.920 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

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

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 2021.

MATTHEW SCRIVENER
MERITAGE HOMES

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED MATTHEW SCRIVENER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2021.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

FINAL PLAT NOTES:

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48209C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS. SEWER CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS WASTEWATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND MERITAGE HOMES OF TEXAS, DATED SEPTEMBER 18, 2018.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
- MINIMUM FRONT SETBACK SHALL BE 10 FEET.
- MINIMUM REAR SETBACK SHALL BE 10 FEET.
- MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5 FEET.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PDD #10.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ'S) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
- TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
- THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY AS AMENDED BY ORDINANCE #2020-25 ON JUNE 9, 2020.
- ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF LOTS ADJACENT TO PUBLIC STREETS, IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
- THE FOLLOWING PARKLAND LOTS ARE DEDICATED AS P.U.E.s: BLOCK 19, LOT 6, BLOCK 23, LOT 25, BLOCK 24, LOT 25, BLOCK 47, LOTS 36, 37, 38 AND 39, AND BLOCK 48, LOT 24.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
- PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
- ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACE UNDERGROUND IN A PUBLIC UTILITY EASEMENT.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PDD #10 BIG SKY (OCT 9, 2018)

ENVIRONMENTAL NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY; RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE. 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 DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

CHAD GILPIN
CITY ENGINEER

DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, BIG SKY RANCH PHASE TWO, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS _____ DAY OF _____ 20____
BY: _____

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW BY ALL MEN 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 CITY OF DRIPPING SPRINGS, TEXAS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

DATE

STATE OF TEXAS
COUNTY OF TRAVIS

I, CHRIS A. REID, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO 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 NO. 48209C0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

CHRIS A. REID
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 81546

DATE

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE HANSON 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 _____ A.D. 2021, AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

CFN: _____

WITNESS MY SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2021.

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

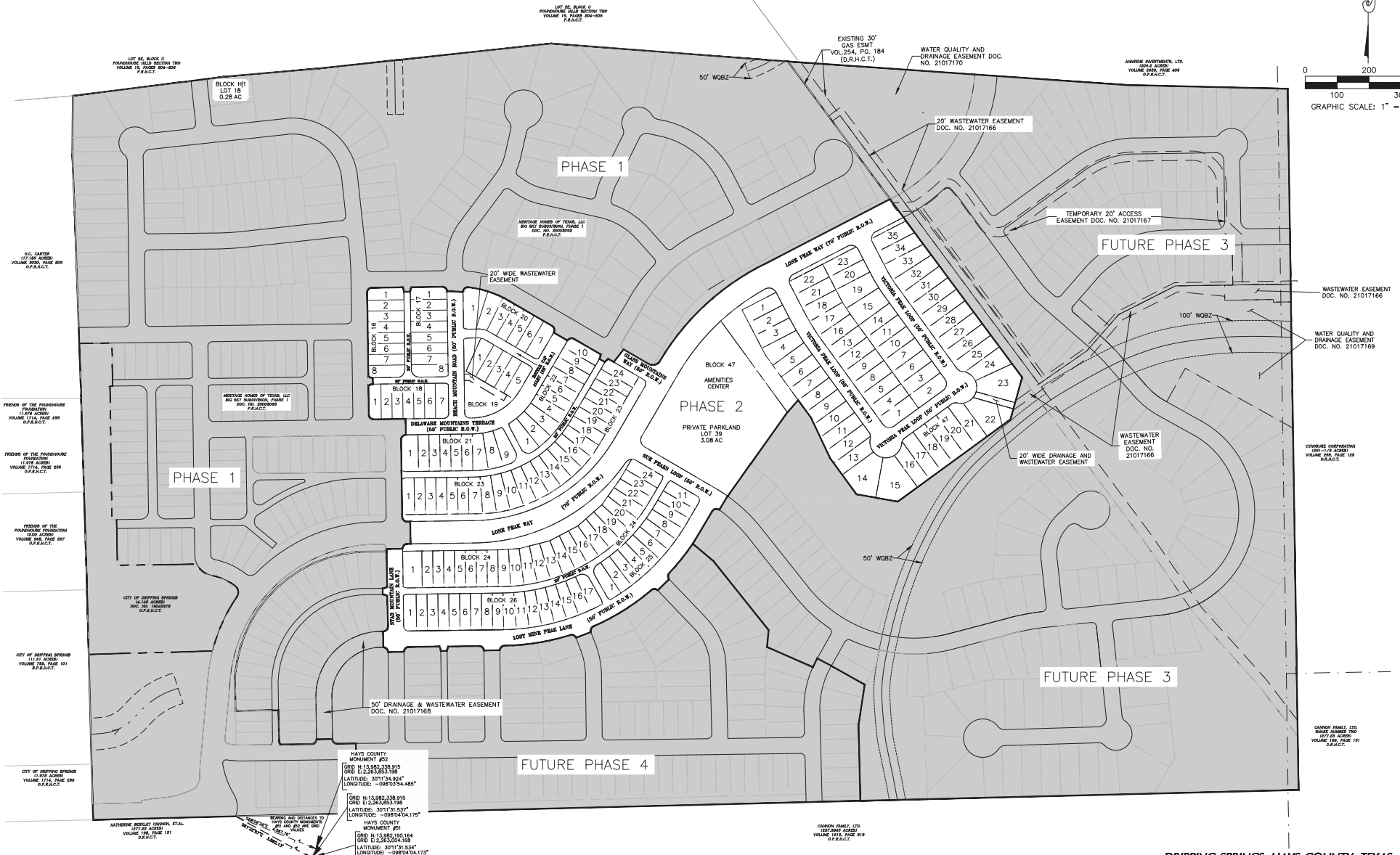
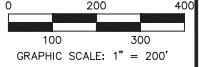


DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBLS Firm #10105800 / TBPE Firm #3937

Date:	05/17/2021
Scale:	
Drawn by:	JBB
Reviewer:	GC
Project:	1691-002
Sheet:	
Field:	
Party:	
Survey:	

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

Item 2.



SITE DATA TABLE

	IMPERVIOUS COVER										PARKLAND					TOTAL (not including SWAP)				
	REQUIRED	ALLOWABLE	Type A RESIDENTIAL LOTS	Type B RESIDENTIAL LOTS	Type C RESIDENTIAL LOTS	RESIDENTIAL LOTS	COLLECTOR ROAD (LF)	LOCAL ROAD (LF)	ALLEYS (LF)	STREET/SIDEWALK I.C. (AC)	L.U.E.'s Average Lot Size	LOTS I.C. (AC)	Amenity Center & Misc.	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)		Public Parkland	Private Open Space	Private Parkland	Parkland Swap
PHASE ONE	70.19	98	98	88	70	256	1580	10158	2557	11.55	256	17.09	0.20	28.84	7.14	4.11	0.00	4.15	7.68	
PHASE TWO	35.92	130	130	58	0	188	1980	4744	3089	7.99	188	10.79	1.70	20.74	1.67	0.06	3.47	0.00	5.20	
TOTAL	200.40	200.40												49.58	24.74%	5.78	7.20	3.47	4.15	12.88

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

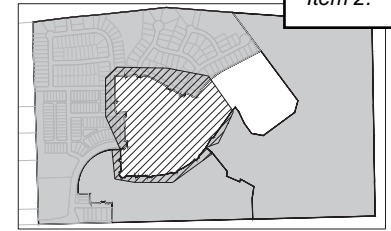
DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
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 www.doucetengineers.com
 TBPLS Firm #10105800 / TBPE Firm #3937

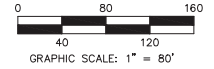
Date: 05/17/2021
 Scale: 1"=200'
 Drawn by: JBB
 Reviewed: GC
 Project: 1691-002
 Sheet: Field B
 Party: Survey
 25

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

Item 2.



KEY MAP



MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOC. NO. 20003093
O.P.R.H.C.T.

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOC. NO. 20003093
O.P.R.H.C.T.

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOC. NO. 18036374
O.P.R.H.C.T.



LEGEND	
	PHASE BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY-LINE
	EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
	1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
	P.O.B. POINT OF BEGINNING
	VOL. VOLUME
	BK. BOOK
	PG. PAGE
	D.E. DRAINAGE EASEMENT
	R.O.W. RIGHT-OF-WAY
	P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
	O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
	P.P.D. PUBLIC PARK DISTRICT
	P.O.S. PRIVATE OPEN SPACE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	WOBZ WATER QUALITY BUFFER ZONE

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

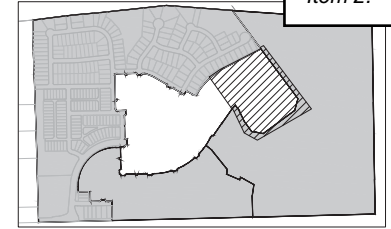
DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	05/17/2021
Scale:	1"=80'
Drawn by:	JBB
Reviewed by:	GC
Project:	1691-002
Sheet:	Field B
Party:	
Survey:	

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FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

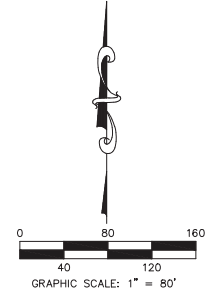
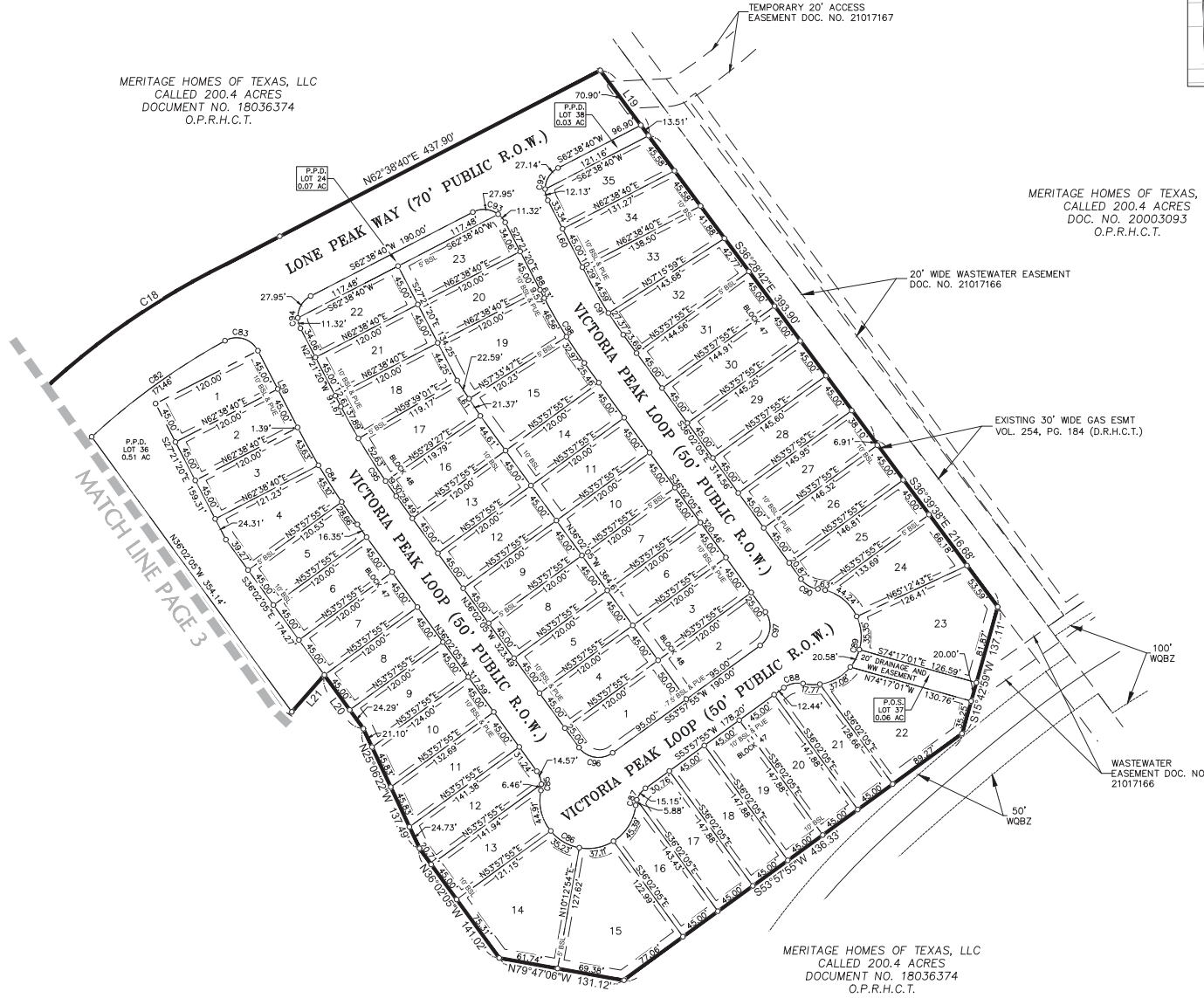
Item 2.



KEY MAP

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374
O.P.R.H.C.T.

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOC. NO. 20003093
O.P.R.H.C.T.



LEGEND	
	PHASE BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY-LINE
	EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
	1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
	POINT OF BEGINNING
	VOLUME
	BOOK
	PAGE
	DRAINAGE EASEMENT
	RIGHT-OF-WAY
	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	DEED RECORDS, HAYS COUNTY, TEXAS
	PUBLIC PARK DISTRICT
	PRIVATE OPEN SPACE
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	WATER QUALITY BUFFER ZONE

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374
O.P.R.H.C.T.

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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Date:	05/17/2021
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Drawn by:	JBB
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Sheet:	Field B
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FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

Item 2.

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.40'	14.85'	90.31'	N43°47'29"E	21.05'
C2	23.58'	14.95'	90.40'	N45°46'38"W	21.21'
C3	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C4	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C5	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C6	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C7	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C8	14.86'	25.00'	34.06'	S17°48'19"E	14.64'
C9	14.86'	25.00'	34.06'	N16°15'02"E	14.64'
C10	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C11	25.47'	15.00'	97.29'	N47°51'58"E	22.52'
C12	135.21'	325.12'	23.83'	S71°34'20"E	134.24'
C13	23.56'	15.00'	90.00'	S14°39'15"E	21.21'
C14	23.56'	15.00'	90.00'	N75°20'45"E	21.21'
C15	14.86'	25.00'	34.06'	S13°19'05"W	14.64'
C16	14.86'	25.00'	34.06'	N47°22'26"E	14.64'
C17	37.26'	28.24'	75.61'	N81°49'44"E	34.61'
C18	461.33'	787.53'	33.56'	N47°09'13"E	454.76'
C19	25.02'	15.00'	95.57'	S78°07'46"W	22.22'
C20	163.55'	725.00'	12.93'	S36°48'30"W	163.20'
C21	21.80'	15.00'	83.28'	S01°37'55"W	19.93'
C22	21.80'	15.00'	83.28'	N88°53'34"W	19.93'
C23	213.73'	725.00'	16.89'	S57°54'49"W	212.96'
C24	21.80'	15.00'	83.28'	S24°43'12"W	19.93'
C25	21.80'	15.00'	83.28'	N65°48'17"W	19.93'
C26	208.73'	725.00'	16.50'	S80°48'14"W	208.01'
C27	22.52'	15.00'	86.02'	S46°02'32"W	20.46'
C28	23.70'	15.06'	90.13'	N49°45'19"W	21.33'
C29	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C30	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C31	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C32	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C33	22.99'	15.02'	87.70'	N43°06'33"E	20.81'
C34	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C35	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C36	39.27'	25.00'	90.00'	S44°13'22"W	35.36'
C37	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C38	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C39	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C40	39.27'	25.00'	90.00'	N45°46'38"W	35.36'
C41	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C42	38.02'	70.00'	31.12'	N75°12'56"W	37.56'
C43	14.86'	25.00'	34.06'	N76°40'55"W	14.64'
C44	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C45	22.81'	42.00'	31.12'	N75°12'56"W	22.54'
C46	14.86'	25.00'	34.06'	S42°37'34"E	14.64'
C47	146.29'	175.00'	47.90'	S65°16'30"W	142.07'
C48	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C49	111.92'	225.00'	28.50'	S44°35'46"W	110.77'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C50	12.29'	25.00'	28.16'	S13°46'27"E	12.16'
C51	42.05'	25.00'	96.38'	S76°02'30"E	37.27'
C52	150.86'	339.59'	25.45'	N43°03'26"E	149.63'
C53	12.29'	25.00'	28.16'	N41°55'48"W	12.16'
C54	93.36'	225.00'	23.77'	S77°20'10"W	92.69'
C55	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C56	122.81'	340.00'	20.70'	N78°52'30"E	122.14'
C57	42.05'	25.00'	96.38'	N20°20'15"E	37.27'
C58	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C59	369.93'	360.00'	58.88'	S59°47'04"W	353.87'
C60	531.99'	515.03'	59.18'	N59°37'52"E	508.65'
C61	23.56'	15.00'	90.00'	N14°39'14"W	21.21'
C62	14.83'	25.00'	33.98'	N76°38'37"W	14.61'
C63	22.51'	25.00'	51.58'	S60°34'33"W	21.75'
C64	555.82'	585.00'	54.44'	S62°00'14"W	535.15'
C65	15.86'	25.19'	36.08'	N14°23'37"E	15.60'
C66	554.90'	540.00'	58.88'	S59°47'04"W	530.81'
C67	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C68	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C69	247.11'	559.97'	25.28'	S76°34'53"W	245.11'
C70	35.78'	25.00'	82.00'	N70°27'26"W	32.80'
C71	15.79'	25.00'	36.20'	N11°23'26"W	15.53'
C72	321.43'	674.88'	27.29'	N75°34'46"E	318.40'
C73	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C74	39.85'	25.00'	91.32'	S15°59'59"W	35.76'
C75	261.30'	560.00'	26.73'	S43°42'47"W	258.93'
C76	15.86'	25.19'	36.08'	S46°17'54"W	15.60'
C77	23.56'	15.00'	90.00'	N14°39'15"W	21.21'
C78	342.54'	674.36'	29.10'	N44°53'26"E	338.87'
C79	15.79'	25.00'	36.20'	S47°35'19"E	15.53'
C80	47.20'	525.00'	5.15'	S57°04'42"E	47.19'
C81	39.27'	25.00'	90.00'	S14°39'15"E	35.36'
C82	383.40'	715.00'	30.72'	S45°42'27"W	378.82'
C83	39.96'	25.00'	91.58'	N73°08'36"W	35.84'
C84	117.39'	775.00'	8.68'	N31°41'42"W	117.28'
C85	14.57'	25.00'	33.39'	N19°20'31"W	14.36'
C86	162.65'	50.00'	186.38'	N81°02'05"W	99.85'
C87	21.03'	25.00'	48.19'	S29°52'14"W	20.41'
C88	21.03'	25.00'	48.19'	S78°03'37"W	20.41'
C89	162.65'	50.00'	186.38'	S08°57'55"W	99.85'
C90	21.03'	25.00'	48.19'	S60°07'46"E	20.41'
C91	71.95'	475.00'	8.68'	S31°41'42"E	71.88'
C92	39.27'	25.00'	90.00'	S17°38'40"E	35.36'
C93	39.27'	25.00'	90.00'	S72°21'20"E	35.36'
C94	39.27'	25.00'	90.00'	N17°38'40"E	35.36'
C95	109.82'	725.00'	8.68'	N31°41'42"W	109.72'
C96	39.27'	25.00'	90.00'	S81°02'05"E	35.36'
C97	39.27'	25.00'	90.00'	N08°57'55"E	35.36'
C98	79.53'	525.00'	8.68'	S31°41'42"E	79.45'

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DRIPPING SPRINGS, HAYS COUNTY, TEXAS



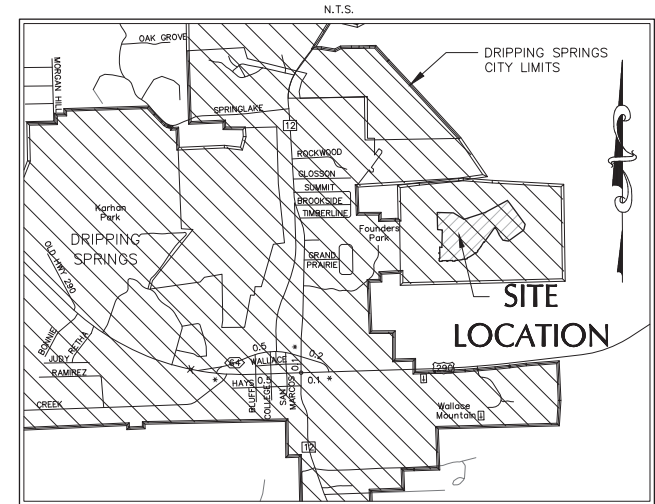
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FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

Item 2.

VICINITY MAP



THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (2011). ALL DISTANCES ARE ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00007936.

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "DOUCET CONTROL" CAP SET. GRID COORDINATES SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JANUARY 18, 2007, STATIC DATA PROCESSED BY O.P.M.S. AND TIED TO HAYS COUNTY MONUMENT #202.

ENGINEER:

DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

SURVEYOR:

DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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Drawn by:	JBB
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BLOCK 16	
PARCEL	ACREAGE
1	0.101
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.090
8	0.099
9	0.090
10	0.101
BLOCK 17	
PARCEL	ACREAGE
1	0.101
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.090
8	0.099
BLOCK 18	
PARCEL	ACREAGE
1	0.097
2	0.086
3	0.086
4	0.086
5	0.086
6	0.086
7	0.102
BLOCK 19	
PARCEL	ACREAGE
1	0.106
2	0.090
3	0.090
4	0.090
5	0.104
6	0.385
BLOCK 20	
PARCEL	ACREAGE
1	0.172
2	0.115
3	0.100
4	0.092
5	0.092
6	0.092
7	0.117
BLOCK 21	
PARCEL	ACREAGE
1	0.138
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.107
8	0.108
9	0.109

BLOCK 22	
PARCEL	ACREAGE
1	0.109
2	0.108
3	0.108
4	0.100
5	0.090
6	0.090
7	0.090
8	0.090
9	0.090
10	0.100
BLOCK 23	
PARCEL	ACREAGE
1	0.103
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.105
8	0.103
9	0.104
10	0.104
11	0.104
12	0.104
13	0.104
14	0.104
15	0.104
16	0.104
17	0.103
18	0.096
19	0.090
20	0.090
21	0.090
22	0.090
23	0.090
24	0.103
25	0.537

BLOCK 24	
PARCEL	ACREAGE
1	0.158
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.090
8	0.090
9	0.096
10	0.100
11	0.101
12	0.102
13	0.101
14	0.101
15	0.102
16	0.101
17	0.101
18	0.102
19	0.101
20	0.101
21	0.102
22	0.097
23	0.090
24	0.107
25	0.522
BLOCK 25	
PARCEL	ACREAGE
1	0.102
2	0.097
3	0.097
4	0.097
5	0.097
6	0.097
7	0.097
8	0.097
9	0.094
10	0.090
11	0.101
BLOCK 26	
PARCEL	ACREAGE
1	0.105
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
7	0.090
8	0.090
9	0.090
10	0.097
11	0.097
12	0.097
13	0.097
14	0.097
15	0.097
16	0.097
17	0.102

BLOCK 47	
PARCEL	ACREAGE
1	0.124
2	0.124
3	0.124
4	0.152
5	0.124
6	0.124
7	0.124
8	0.124
9	0.125
10	0.133
11	0.142
12	0.149
13	0.132
14	0.249
15	0.268
16	0.133
17	0.152
18	0.153
19	0.153
20	0.153
21	0.147
22	0.232
23	0.252
24	0.155
25	0.149
26	0.151
27	0.151
28	0.151
29	0.150
30	0.150
31	0.150
32	0.155
33	0.157
34	0.139
35	0.132
36	0.514
37	0.059
38	0.035
BLOCK 48	
PARCEL	ACREAGE
1	0.135
2	0.135
3	0.124
4	0.124
5	0.124
6	0.124
7	0.124
8	0.124
9	0.124
10	0.124
11	0.124
12	0.124
13	0.124
14	0.124
15	0.171
16	0.127
17	0.133
18	0.130
19	0.170
20	0.124
21	0.124
22	0.124
23	0.124
24	0.072

Parcel Line Table		
Line	Length	Direction
L1	50.00'	N89°13'22"E
L2	10.24'	N89°12'47"E
L3	70.00'	N00°46'38"W
L4	10.01'	S89°13'22"W
L5	50.00'	N00°46'38"W
L6	100.00'	S89°13'22"W
L7	20.00'	N00°46'38"W
L8	95.71'	N89°13'22"E
L9	20.00'	N89°13'22"E
L10	95.71'	N89°13'22"E
L11	11.05'	N84°01'42"E
L12	39.16'	S85°38'38"E
L13	50.00'	S59°39'15"E
L14	95.71'	S59°39'15"E
L15	20.00'	S59°39'15"E
L16	19.14'	S59°39'15"E
L17	50.51'	N38°28'34"E
L18	89.03'	S59°39'15"E
L19	84.41'	S36°28'42"E
L20	69.29'	N36°02'05"W
L21	51.24'	S41°20'22"W
L22	50.13'	S31°33'40"W
L23	71.96'	S30°20'45"W
L24	50.06'	S46°22'10"W
L25	50.06'	S69°27'27"W
L26	50.07'	S89°13'22"W
L27	94.59'	S89°13'25"W
L28	20.00'	S89°13'22"W
L29	95.71'	S89°13'22"W
L30	50.00'	S89°13'22"W
L31	50.00'	N00°07'25"W

Parcel Line Table		
Line	Length	Direction
L32	95.71'	N00°46'38"W
L33	20.00'	N00°46'38"W
L34	118.49'	N00°46'38"W
L35	31.52'	S89°13'22"W
L36	31.52'	S89°13'22"W
L37	9.05'	N89°13'22"E
L38	15.20'	S89°13'22"W
L39	20.43'	S30°33'17"W
L40	21.59'	N89°13'22"E
L41	20.00'	N00°46'38"W
L42	28.58'	N00°46'38"W
L43	43.88'	N86°03'49"E
L44	43.92'	N77°57'16"E
L45	43.92'	N72°41'15"E
L46	43.92'	N67°25'14"E
L47	43.92'	N62°09'13"E
L48	43.92'	N56°53'13"E
L49	43.92'	N51°37'12"E
L50	43.92'	N46°21'11"E
L51	43.92'	N41°05'10"E
L52	43.88'	N32°40'00"E
L53	70.70'	N30°20'45"E
L54	66.74'	N86°30'35"E
L55	7.78'	S00°46'38"E
L56	74.13'	S30°20'45"W
L57	74.13'	S30°20'45"W
L58	74.13'	N30°20'45"E
L59	91.41'	N27°21'20"W
L60	88.63'	S27°21'20"E
L61	43.95'	S33°13'38"E



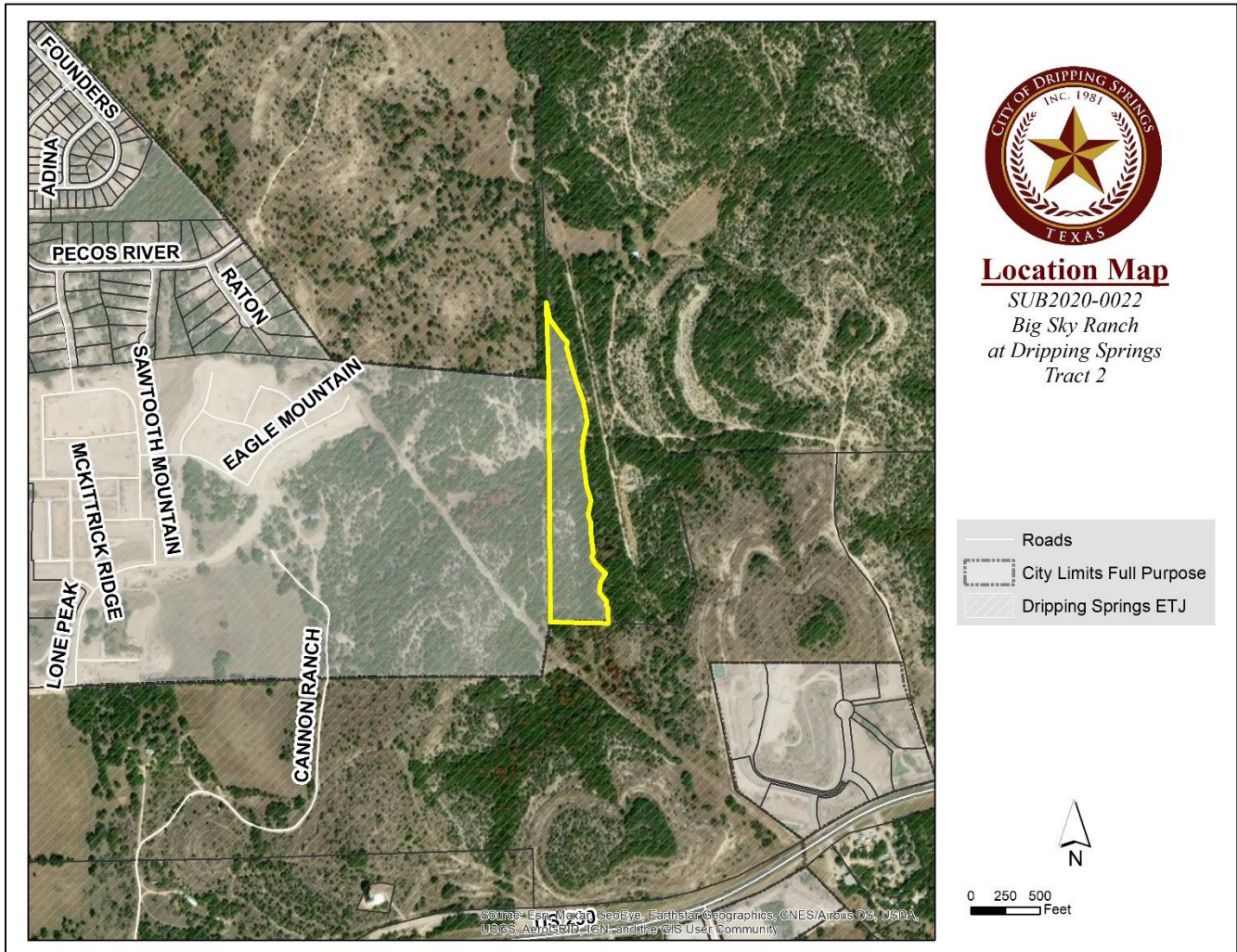
Planning and Zoning Commission Planning Department Staff Report

Item 3.

Planning and Zoning Commission Meeting: May 25, 2020
Project No: SUB2020-0022
Project Planner: Amanda Padilla, Senior Planner

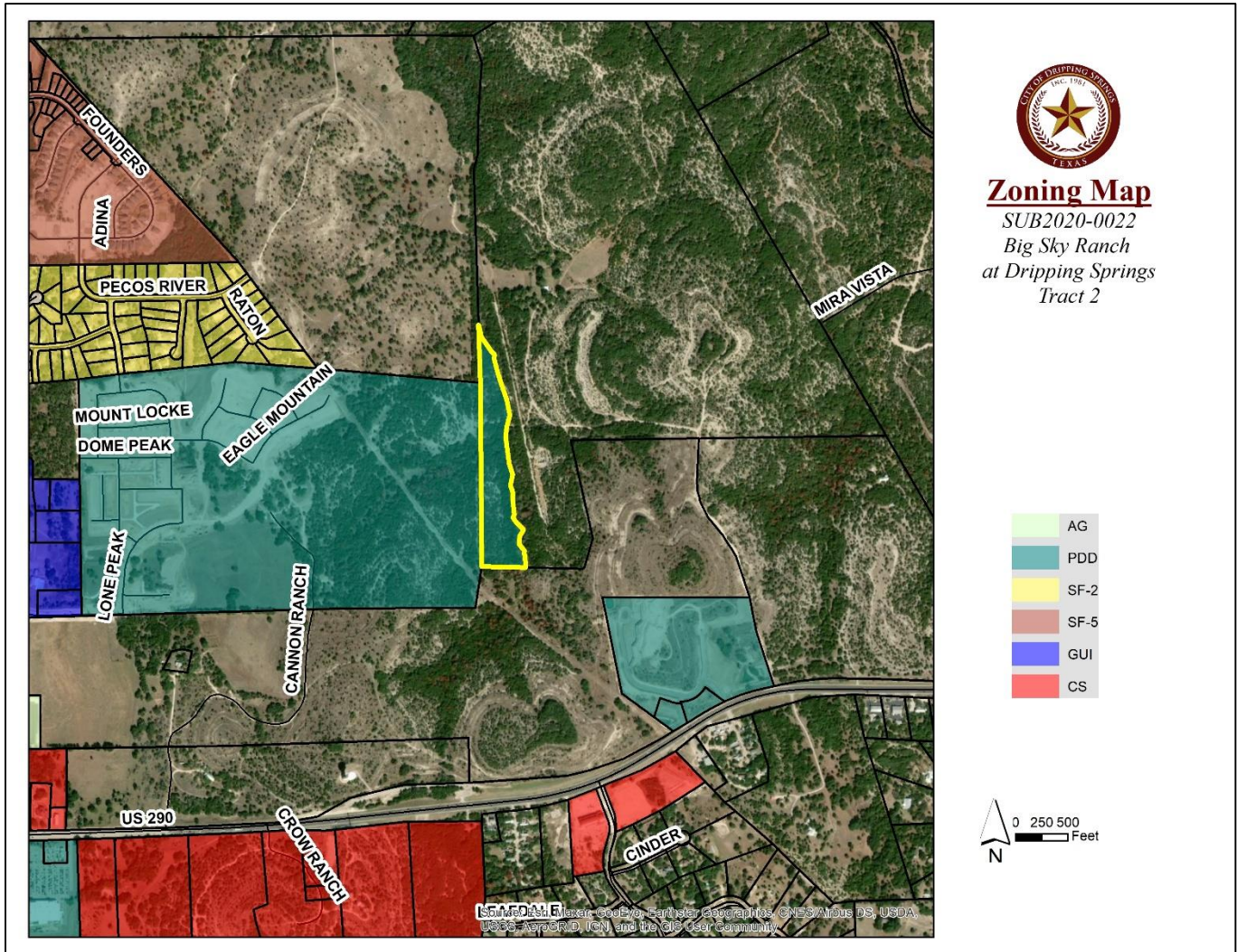
Item Details

Project Name: Big Sky Ranch at Dripping Springs Tract 2 Preliminary Plat
Property Location: Lone Peak Way, Dripping Springs Texas
Legal Description: Being a 12.233 acre tract of land out of the I.V. DAVIS, JR. PREEMPTION SURVEY, abstract number 673, Hays County, Texas
Applicant: Chris Reid, P.E., Doucet and Associates, Inc.
Property Owner: Meritage Homes of Texas, LLC
Request: Applicant is requesting to Preliminary Plat Big Sky Ranch at Dripping Springs Tract 2
Staff recommendation: Staff is recommending approval of the Preliminary Plat



Overview

The applicant is requesting to Preliminary Plat Big Sky Ranch at Dripping Springs Tract 2. The Preliminary plat of Tract 2 is approximately 12.233 acres. The property is generally located North of US Hwy 290 and east of Ranch Road 12 within the City's City Limits. The property is zoned Planned Development District 10. The property is currently undeveloped. The preliminary plat proposes 41 lots with 35 lots being single-family lots. Tract 2 of Big Sky Ranch was added to the Planned Development District 10 on June 9, 2020 by City Council. Based on the PDD, Tract 2 is permitted 38 dwelling units. Tract 2 will also provide an additional 0.6 acres of parkland.



The Big Sky Ranch Tract 1 was annexed and subsequently zoned to PDD 10, with a base zoning district of SF-3 on October 16, 2018. The original boundary of this Planned Development District had a maximum density of 780 LUEs and has 256 lots platted thus far since being zoned into the city. Homes are actively being built within Tract 1.

Planning Department Staff Report

The Preliminary Plat utility providers are listed below:

Wastewater- City of Dripping Springs

Water – Dripping Springs Water Supply Corporation

Electric- Pedernales Electric Cooperative

Recommendation:

The property is within a Planned Development District, all comments have been met and the proposed plat is consistent and complies with the development standards set forth in the Planned Development District and City Ordinances.

Staff is recommending *approval of the plat*.

Outstanding Comments:

None

Public Notification

Signs were posted on the site; notice was placed on the City Website.

Meetings Schedule

December 16, 2020 Planning and Zoning Commission

May 25, 2021 Planning and Zoning Commission

Attachments

Attachment 1 – Subdivision Application

Attachment 2 – Big Sky Ranch at Dripping Springs Tract 2 Preliminary Plat

Recommended Action	Approve the plat.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



CITY OF DRIPPING SPRINGS

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Dripping Springs, TX 78620

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Item 3.

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: 4/07/20

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Christopher A. Reid, P.E.

COMPANY Doucet & Associates, Inc.

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

CITY Austin STATE TX ZIP CODE 78735

PHONE 512-583-7645 EMAIL creid@doucetengineers.com

OWNER NAME _____

COMPANY Meritage Homes of Texas, LLC

STREET ADDRESS 8920 Business Park Dr., Ste. 350

CITY Austin STATE TX ZIP CODE 78759

PHONE 512-615-6432 EMAIL rob.archer@meritagehomes.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	Lone Peak Way at Founders Park Dr.
CURRENT LEGAL DESCRIPTION	Approximately 200.4 acres out of the Phillip A. Smith League, Survey No. 26, Abstract No. 415 and 13.585 acres out of the LV Davis Jr. Preemption Survey, Abstract No. 673.
TAX ID #	R17869, R18077, R12923, R12924, R19906, R19907
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	213.985 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	PDD #10: Big Sky (Amended 6/9/20)
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Founders Park Rd.</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Annexation & Development Agreement for Scott Tract Development Agreement Name: _____


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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Big Sky Ranch Preliminary Plat Amendment
TOTAL ACREAGE OF DEVELOPMENT	211.4 acres
TOTAL NUMBER OF LOTS	804 (40 new lots)
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>804</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>211.4</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>30,387 LF</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

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COMMENTS: _____

TITLE: Sr. Project Manager SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Christopher A. Reid, P.E., Doucet & Associates, Inc.

Applicant Name

C.A. Reid

8/05/2020

Applicant Signature

Meranda S. Perkins

Date
8/05/2020

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

R. H. [Signature] FOR MERITAGE

8-10-2020

Property Owner Signature


HOMES OF TEXAS, LLC

Date

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

Applicants Signature:  Date: 8/5/20

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

PRELIMINARY PLAT CHECKLIST		
Subdivision Ordinance, Section 4		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input type="checkbox"/> N/A	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 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 type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (1 Copy required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider “Will Serve” Letters
<input type="checkbox"/>	<input type="checkbox"/> N/A	Documentation showing approval of driveway locations (TxDOT, County,)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)

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

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and

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

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

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	Per PDD 10, the subdivision will comply with the Outdoor Lighting Ordinance
Parkland Dedication, Article 28.03	<p>Per 2.4.12 Parkland and Exhibit C of PDD 10, 44.8 acres of Total Parkland/Open Space was dedicated.</p> <p>Per 3.4.12 Parkland of PDD 10, in addition to the previously dedicated Parkland in 2018, the development will provide 0.6 acres in parkland dedication as recommended by the Parks & Recreation Commission on 5/4/20 and approved by City Council 5/12/20. No additional dedication or fee-in-lieu is required for Tract 2 beyond that.</p>
Landscaping and Tree Preservation, Article 28.06	Per 3.9 Tree Replacement Plan of PDD 10, a tree survey is submitted with this preliminary plat.

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>The design of the subdivision is in accordance with the approved Development Agreement and PDD 10.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>The design of the subdivision is in accordance with the approved PDD 10.</p>

PARKLAND SUMMARY		
CATEGORY	DESCRIPTION	LOT# Area (AC)
<1.0 AC	PUBLIC PARKLAND	38-7 0.06
	PRIVATE OPEN SPACE	42-31 0.06
	PRIVATE OPEN SPACE	54-8 0.90
	PRIVATE OPEN SPACE	54-10 0.24
	TOTAL	4 1.26
1.0-3.0 AC	PRIVATE OPEN SPACE	43-14* 2.26
		2 0.26
	TOTAL	1 3.52

*LOT AREA ONLY DISPLAYS TRACT 1 SECTION.

SITE DATA TABLE	
TOTAL SITE AREA	12.23 AC
RESIDENTIAL LOTS A (34' X 115')	0 0.00 AC
RESIDENTIAL LOTS B (45' X 120')	11 2.18 AC
RESIDENTIAL LOTS C (67' X 120')	24 4.99 AC
TOTAL RESIDENTIAL LOTS	35 7.17 AC
PRIVATE OPEN SPACE	5 7.69 AC
PRIVATE PARKLAND	0.00 AC
PUBLIC PARKLAND	1 0.06 AC
STREET R.O.W.	1,348 LF
NUMBER OF BLOCKS	5

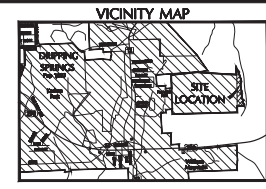
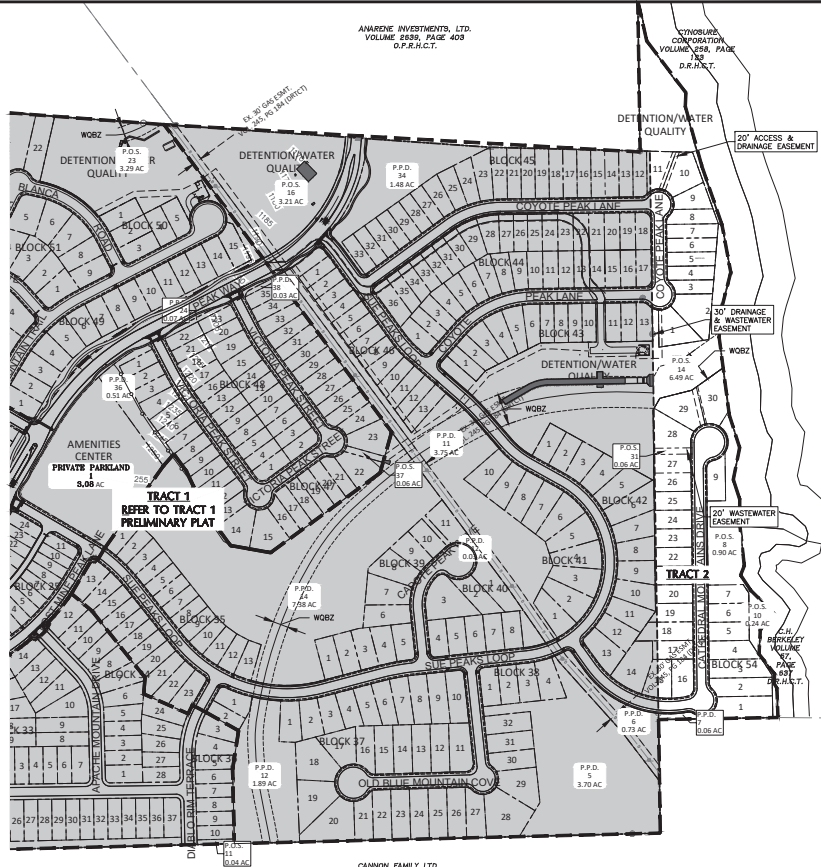
LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
CORNER	7.5'

R.O.W. WIDTHS	
ALLEY	20'/28'
LOCAL	50'
COLLECTOR	70'

PAVEMENT WIDTHS	
LOCAL	28'
COLLECTOR	32'

BIG SKY RANCH AT DRIPPING SPRINGS TRACT 2 SUBDIVISION

HAYS COUNTY, TEXAS WITHIN THE DRIPPING SPRINGS ETJ



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ DOWN GUT
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS

PUBLIC ROADWAY TABLE				
STREET NAME	R.O.W. PAVEMENT C&G	CL LENGTH	SIDEWALK	
CATHEDRAL MOUNTAIN DRIVE	50' 28'	Y 1,007.04 LF	BOTH SIDES 4' WIDE	
KOYOTE PEAK LANE	50' 28'	Y 340.32 LF	BOTH SIDES 4' WIDE	

SITE AREA: 12.23 ACRES

BENCHMARK: 1/2-INCH ROD FOUND IN THE NORTH LINE OF THAT CALLED 277.23-ACRE TRACT DESCRIBED TO KATHERINE BERRY CANNON, ET AL. IN VOLUME 198, PAGE 191 D.U.C.T., FOR THE SOUTHEAST CORNER OF THAT CALLED 1578-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 174, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [C.P.H.C.T.]

STATE OF TEXAS
 COUNTY OF HAYS
 CITY OF DRIPPING SPRINGS

THIS PLAT, BIG SKY RANCH SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS DAY OF _____, 2021

BY: _____

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR,

ATTEST: _____

ANDREA CUNNINGHAM, CITY SECRETARY

- NOTES:**
- ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET AND AN 8' WIDE CONCRETE TRAIL ON THE OTHER.
 - ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
 - OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
 WATER - DRIPPING SPRINGS W.S.C.
 WASTEWATER CITY OF DRIPPING SPRINGS/PRIVATE ELECTRICITY - P.E.C.
 - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
 - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AS MODIFIED BY APPROVED DEVELOPMENT AGREEMENT.
 - A 10 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 - ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRICAL UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
 - ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
 - A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
 - CONSTRUCTION ACCESS SHALL BE VIA ROB SHELTON BLVD.
 - FOR THE PURPOSES OF THE PDD ENTITLEMENTS, BLOCK 45 LOT 11 SHALL BE CONSIDERED PART OF TRACT 1.
 - FOR THE PURPOSES OF THE PDD ENTITLEMENTS, BLOCK 42 LOTS 15, 17-24, AND 31 SHALL BE CONSIDERED PART OF TRACT 2.

OWNER/DEVELOPER: MATTHEW SCRYENER
 HERITAGE HOMES
 8920 BUSINESS PARK DRIVE, SUITE 350
 AUSTIN, TEXAS 78759
 (512)935-6409

CONTACT: MATTHEW SCRYENER

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

CONTACT: CHRISTOPHER A. REID, P.E. - MANAGING ENGINEER

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

CONTACT: GARRETT CAVALUOLO, R.P.L.S.

UTILITY PROVIDERS: WATER: DRIPPING SPRINGS WATER SUPPLY CORP.
 WASTEWATER: CITY OF DRIPPING SPRINGS
 ELECTRIC: MIDLANDS ELECTRICAL COOPERATIVE
 TELEPHONE: FRONTIER COMMUNICATIONS

JURISDICTION: CITY OF DRIPPING SPRINGS

NOTE: THIS PROJECT IS SUBJECT TO PDD ORDINANCE 2020-25 FOR SCOTT RANCH APPROVED BY THE CITY OF DRIPPING SPRINGS AND RECORDED AS DOC# 18088622 DATED JULY 16, 2018 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [C.P.H.C.T.]

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

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48290C0105E, DATED SEPTEMBER 2, 2006. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

SUBMITTED BY: S1421

ORIGINAL SUBMITTAL DATE: OCTOBER 30, 2020

DA DOUCET & ASSOCIATES
 Civil Engineering - Eminent Domain - Surveying/Mapping
 7401 B. Highway 71 W. Suite 160
 Austin, Texas 78735
 www.doucetengineers.com (512) 583-2600
 Firm Registration Number 3137

OVERALL TRACT 2
 PRELIMINARY PLAT

BIG SKY RANCH
 TRACT 2
 PRELIMINARY PLAT
 DRIPPING SPRINGS, TX



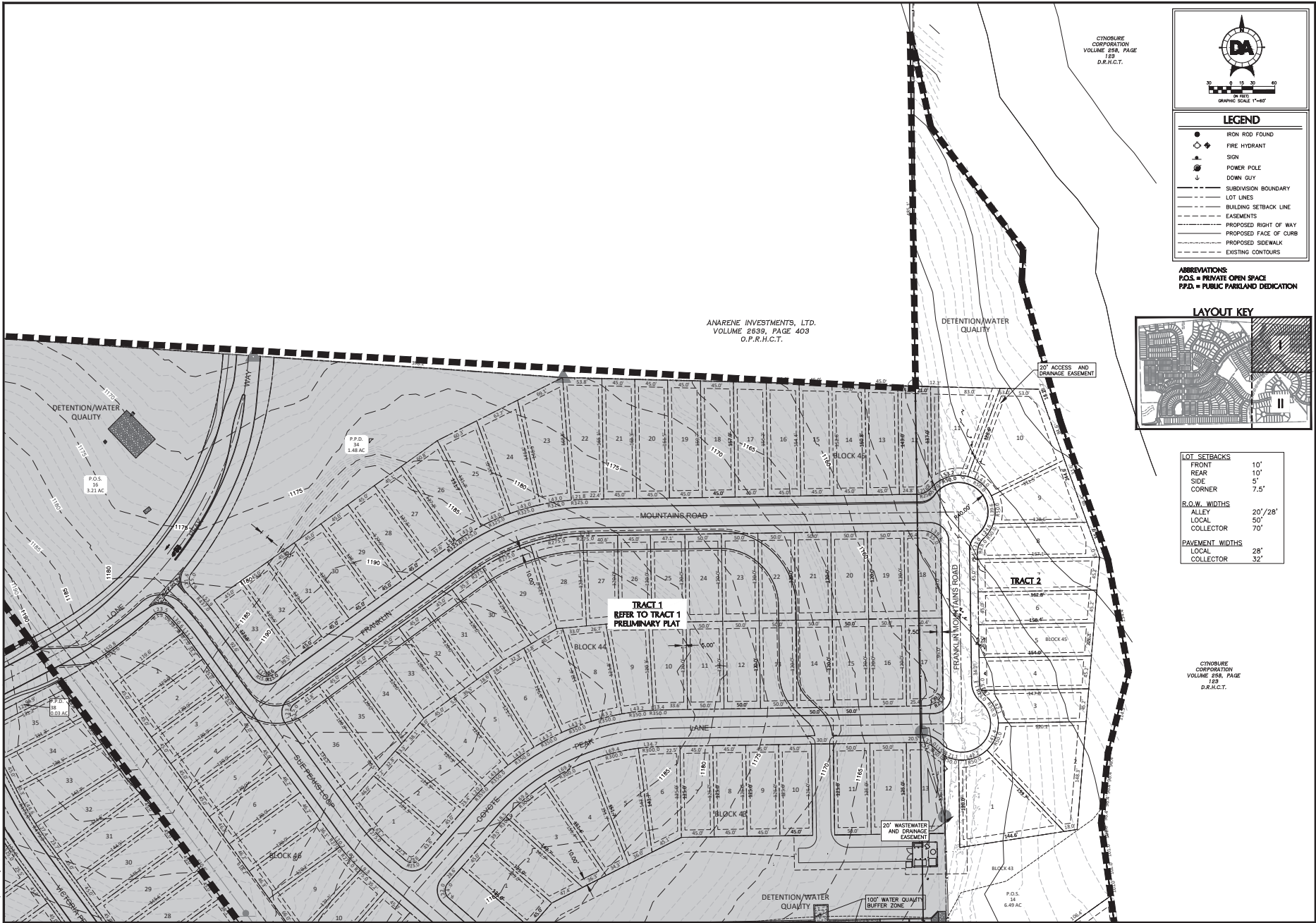
EXHIBIT E

Designed: **RA & JR**
 Drawn: **RA**
 Reviewed: **CAR**
 Date: 10-30-2020

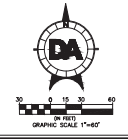
SHEET
1
 OF 3

Project No: 1691-002

Drawn by: g.van_werkingh@autodesk.com (512) 583-2600
 User: Matthew Reid, May 14, 2021 - 10:54
 Plot Date/Time: May 14, 2021 - 10:59:27



CYNOSURE CORPORATION
VOLUME 258, PAGE 159
D.R.A.C.T.

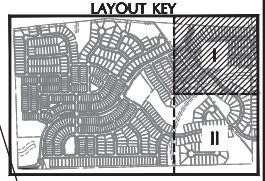


GRAPHIC SCALE 1"=40'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ▲ SIGN
- POWER POLE
- ↓ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS

ABBREVIATIONS:
P.O.S. = PRIVATE OPEN SPACE
P.P.D. = PUBLIC PARKLAND DEDICATION



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
CORNER	7.5'

R.O.W. WIDTHS

ALLEY	20'/28'
LOCAL	50'
COLLECTOR	70'

PAVEMENT WIDTHS

LOCAL	28'
COLLECTOR	32'

CYNOSURE CORPORATION
VOLUME 258, PAGE 159
D.R.A.C.T.

ANARENE INVESTMENTS, LTD.
VOLUME 2639, PAGE 403
O.P.R.H.C.T.

DA DOUCET & ASSOCIATES
Civil Engineering - Easements - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Dripping Springs, TX 78620
www.doucetengineers.com
Firm Registration Number 3137

TRACT 2 PRELIMINARY PLAT I

BIG SKY RANCH
TRACT 2
PRELIMINARY PLAT
DRIPPING SPRINGS, TX



EXHIBIT
E

Designed: **R1 & JR**
Drawn: **RS**
Reviewed: **CAR**
Date: **10-30-2020**
SHEET
2
OF **3**
Project No: **1691-002**

Drawing: c:\vms_working\mtd\crt\lms\mtd\2020\1691-002-rp-02.dwg
 User: Mtd\jred
 Date: Monday, May 14, 21 - 10:54
 Plot Date/Time: May 14, 21 - 11:00:01

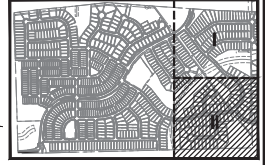


LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ↓ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
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CITY/BOURNE CORPORATION
VOLUME 259, PAGE 183
D.R.H.C.T.

ABBREVIATIONS:
P.O.S. = PRIVATE OPEN SPACE
P.P.S. = PUBLIC PARKLAND DEDICATION



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
CORNER	7.5'
R.O.W. WIDTHS	
ALLEY	20'/28'
LOCAL	50'
COLLECTOR	70'
PAVEMENT WIDTHS	
LOCAL	28'
COLLECTOR	32'

DA DOUCET & ASSOCIATES
Civil Engineering - Eminent - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Dripping Springs, TX 78620
www.doucetengineers.com (512) 588-2400
Firm Registration Number: 3137

TRACT 2 PRELIMINARY PLAT II

BIG SKY RANCH TRACT 2 PRELIMINARY PLAT DRIPPING SPRINGS, TX



EXHIBIT E

Designed: **PI & JR**
Checked: **SR**
Reviewed: **CR**
Date: **10-30-2020**
SHEET 3 OF 3
Project No: **1691-002**

Drawing of V:\m_working\big_sky_ranch\1691-002\1691-002-pp-03.dwg
User: MReddy Date: 10/30/20
Plot Date/Time: Mon, 10/30/20 11:00:43



Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: May 25, 2021

Project Number: SUB2020-0028 – CRTX Preliminary Plat
SUB2020-0029 – CRTX Final Plat

Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: CRTX Addition

Property Location: 27110 RR 12

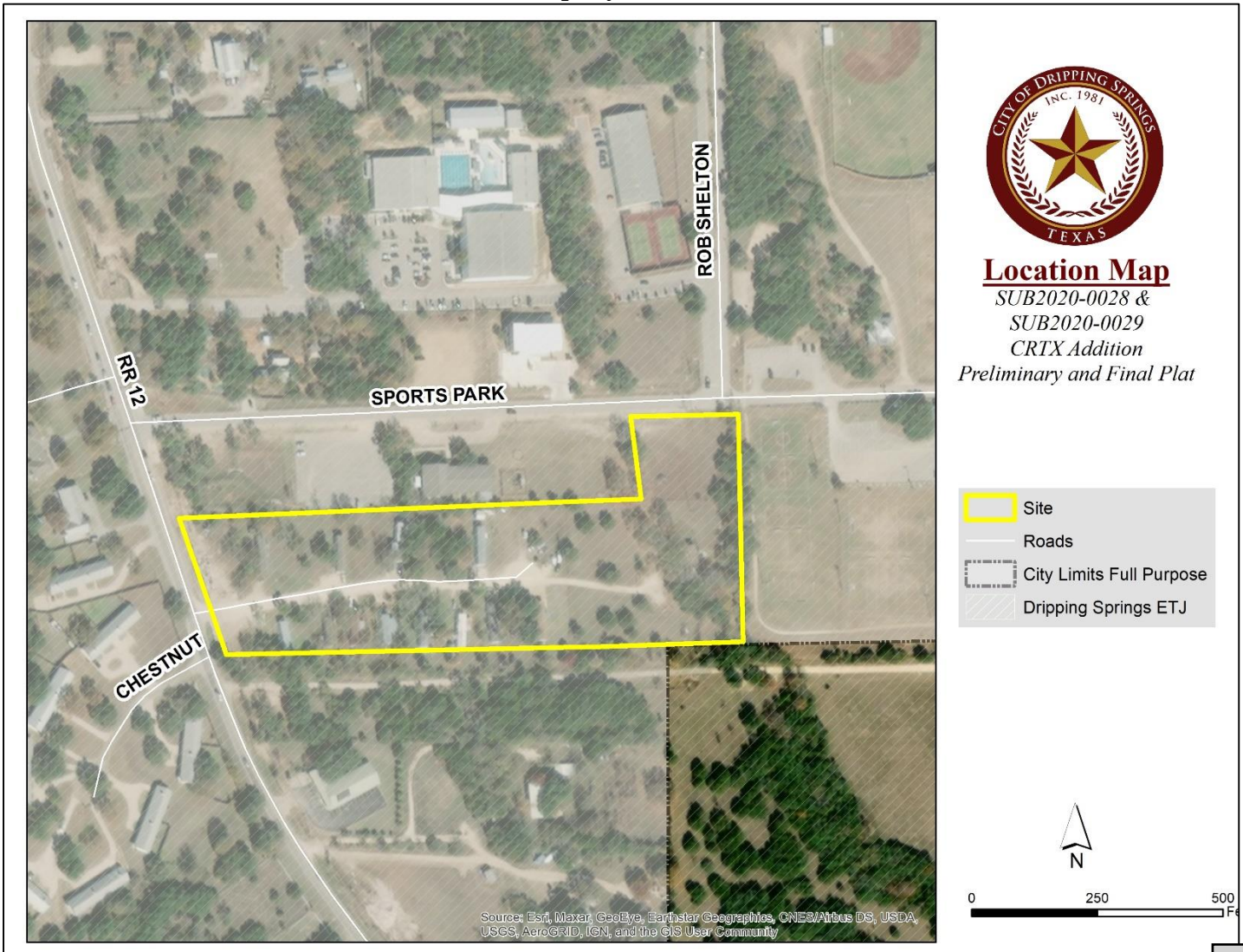
Legal Description: Approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, City of Dripping Springs, Hays County, Texas

Applicant: Doug Cobb

Property Owner: CRTX Development, LLC c/o Doug Cobb

Request: Preliminary and Final Plat

Property Location



Action Requested

Disapproval for the reasons set forth in the items applications for a Preliminary Plat (SUB2020-0028) and Final Plat (SUB2020-0029), consisting of approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, generally located south of Sports Park Road, east of RR 12, and west of Rob Shelton Blvd., to be known as CRTX Addition.

Site Information

Location:

The Subject property is located south of Sports Park Road, east of RR 12, and west of Rob Shelton Blvd.

Physical and Natural Features:

The property is mostly flat with moderate tree coverage. The site is also an existing manufactured housing park.

Zoning Designation:

The property is zoned Planned Development District No. 11, with a base zoning district of Multi-Family Residential (MF), adopted by Ordinance No. 2020-14.

Property History

The property was zoned to Planned Development District No. 11 under Ordinance No. 2020-14 in May 2020. This is the first time these plat applications have been considered.

Outstanding Comments

Staff analyzed the proposed plats (SUB2020-0028, and SUB2020-0029) against the city's code of ordinances, and the comments are attached are left outstanding.

Recommendation

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

Attachments

Attachment 1 – Proposed Preliminary Plat

Attachment 2 – Proposed Final Plat

Attachment 3 – Staff Comments

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

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

KNOW ALL MEN BY THESE PRESENTS, THAT CRTX DEVELOPMENT LLC, BEING THE OWNER OF A 7.82 ACRE TRACT OF LAND AND A 0.75 ACRE TRACT OF LAND OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20025433, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 8.59 ACRES OF LAND, TO BE KNOWN AS "CRTX ADDITION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 20_____.

DOUG COBB
OWNER

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

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

(SEAL)

NOTARY PUBLIC'S SIGNATURE

LEINHOLDER CONSENT:

COMPANY NAME _____

REPRESENTATIVE _____

ADDRESS FOR NOTICES: _____

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS DEVELOPMENT SERVICES.

CHAD GILPIN, P.E.
CITY ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS: THAT, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 20_____ A.D. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 20_____ FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____, 20_____ A.D.

ELAINE HANSON CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

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

THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

APPROVED BY THE CITY OF DRIPPING SPRINGS FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.

APPROVED BY: PLANNING & ZONING COMMISSION - CITY OF DRIPPING SPRINGS, TEXAS.

MIM JAMES
PLANNING & ZONING COMMISSION CHAIR

DATE

SURVEYOR'S CERTIFICATION:

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

PRELIMINARY - NOT FOR RECORDATION

JOHN BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 - STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

DATE

ENGINEER'S CERTIFICATION:

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

PRELIMINARY - NOT FOR RECORDATION

AARON PESEK, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 93959
BRUSHY CREEK ENGINEERING, LLC
P.O. BOX 1002
ROUND ROCK, TEXAS 78680
FIRM REGISTRATION NO. F-13324

DATE

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0115F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

JURISDICTION PLAT NOTES:

1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS.
2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #1 FOR EMS SERVICE.
4. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #6 FOR FIRE SERVICE.
5. THIS SUBDIVISION IS ENTIRELY WITHIN DISTRICT 1 OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
6. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

GENERAL NOTES

1. DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS IN ACCORDANCE WITH THE ROAD AGREEMENT DATED MAY 12TH, 2020 BETWEEN THE CITY OF DRIPPING SPRINGS AND CRTX DEVELOPMENT, LLC RECORDED IN DOC# _____, PUBLIC RECORDS OF HAYS COUNTY.
2. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
4. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH ZONING REQUIREMENTS OF THE PLANNED DEVELOPMENT AGREEMENT.
5. WASTEWATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY DRIPPING SPRINGS.
6. ROADWAY DESIGN STANDARDS WILL BE TO CITY OF DRIPPING SPRINGS STANDARDS.
7. THIS SUBDIVISION IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT No. 11 (KNOWN AS PDD2019-0001 - 27110 RR 12), APPROVED BY THE DRIPPING SPRING CITY COUNCIL ON MAY 12, 2020 AND RECORDED ON MAY 21, 2020 AS DOC# 20019802 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
8. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH CITY FIRE CODE AT THE TIME OF DEVELOPMENT, AS AMENDED.
9. MINIMUM BUILDING SETBACK LINES SHALL COMPLY WITH THE ZONING AT THE TIME OF DEVELOPMENT.
10. SIDEWALKS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE DRIPPING SPRINGS UNIFIED DEVELOPMENT CODE. SIDEWALKS SHALL BE MAINTAINED BY THE CITY OF DRIPPING SPRINGS.
11. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
12. STORMWATER AND DETENTION FACILITIES LOCATED ON LOT 1 ARE TO BE MAINTAINED BY THE OWNER OF LOT 1. THESE INCLUDE ANY ADDITIONAL FACILITIES LOCATED ON LOT 1 THAT TREAT RUNOFF FROM THE ROB SHELTON EXTENSION.

SLOPE INFORMATION

NO SLOPES WITHIN THIS PLAT EXCEED 15%

UTILITY NOTES

1. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.
2. WATER UTILITY SERVICE WILL BE PROVIDED BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
3. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
4. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER.
5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

TRAIL EASEMENT DEDICATION - 0.43Ac.

TO BE ACCESSIBLE TO THE PUBLIC AND MAINTAINED BY OWNER OR HOA.

SUBDIVISION ROADS

PUBLIC STREET DEDICATION - ROB SHELTON BLVD 60' ROW (0.68Ac.)

STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
ROB SHELTON BOULEVARD (COLLECTOR)	60'	491.3'	VARIES' C&G

Item 4.



8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 9/29/20

PLAT ESTABLISHING
CRTX ADDITION
8.59 ACRES
OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415,
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

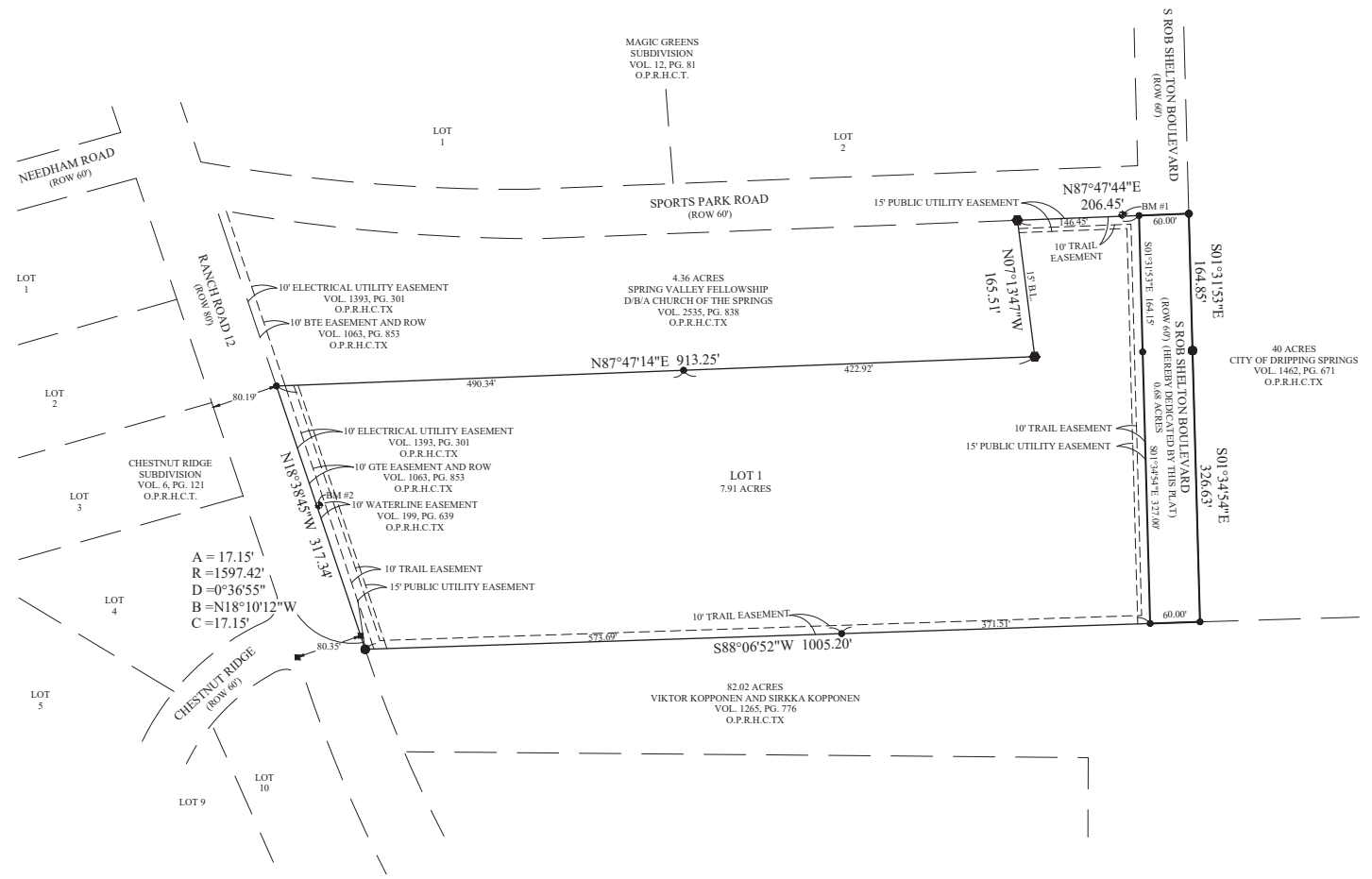
SHEET
1
OF
2
51

LEGEND

- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH "4160" CAP FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- 3/4 INCH IRON PIPE FOUND
- TxDOT TYPE I CONCRETE MONUMENT FOUND
- O.P.R.H.C.T.X OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- ⊕ ELEVATION BENCHMARK



GRAPHIC SCALE
 1" = 100'



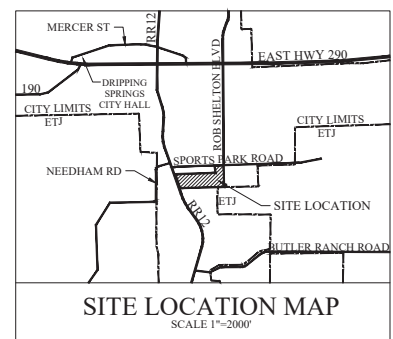
A = 17.15'
 R = 1597.42'
 D = 0°36'55"
 B = N18°10'12"W
 C = 17.15'

SURVEY CONTROL DATA & BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS
 PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK.

SURVEY CONTROL MONUMENT
 C.O.A. MONUMENT E344
 GRID COORDINATES
 N=10055821.99
 E=3093670.81
 C.S.F. = 0.99997207
 ELEVATION = 678.33' NAVD 88

BENCHMARK LIST:

- BM #1 COTTON SPINDLE SET IN UTILITY POLE (SOUTH ROW SPORTS PARK RD.)
 ELEV. = 1163.91'
- BM #2 COTTON SPINDLE SET IN UTILITY POLE (EAST ROW RR12)
 ELEV. = 1142.93'



Delta Survey Group Inc.
 8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
 OFFICE: (512) 282-5200 FAX: (512) 282-5230
 TBPLS FIRM NO. 10004700
 PREPARATION DATE: 9/29/20

PLAT ESTABLISHING
CRTX ADDITION
 8.59 ACRES
 OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415,
 CITY OF DRIPPING SPRINGS
 HAYS COUNTY, TEXAS

SHEET
 2
 OF
 2

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

KNOW ALL MEN BY THESE PRESENTS, THAT CRTX DEVELOPMENT LLC, BEING THE OWNER OF A 7.82 ACRE TRACT OF LAND AND A 0.75 ACRE TRACT OF LAND OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20025433, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 8.59 ACRES OF LAND, TO BE KNOWN AS "CRTX ADDITION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 20 _____.

DOUG COBB
OWNER

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

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

(SEAL)

NOTARY PUBLIC'S SIGNATURE

LEINHOLDER CONSENT:

COMPANY NAME _____

REPRESENTATIVE _____

ADDRESS FOR NOTICES: _____

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

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

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CHAD GILPIN, P.E.
CITY ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS: THAT, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 20 _____ A.D. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 20 _____, FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____, 20 _____ A.D.

ELAINE HANSON CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

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

THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

APPROVED BY THE CITY OF DRIPPING SPRINGS FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.

APPROVED BY: PLANNING & ZONING COMMISSION - CITY OF DRIPPING SPRINGS, TEXAS.

MIM JAMES
PLANNING & ZONING COMMISSION CHAIR

DATE

SURVEYOR'S CERTIFICATION:

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

PRELIMINARY - NOT FOR RECORDATION

JOHN BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 - STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

DATE

ENGINEER'S CERTIFICATION:

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

PRELIMINARY - NOT FOR RECORDATION

AARON PESEK, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 93959
BRUSHY CREEK ENGINEERING, LLC
P.O. BOX 1002
ROUND ROCK, TEXAS 78680
FIRM REGISTRATION NO. F-13324

DATE

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0115F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

JURISDICTION PLAT NOTES:

1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS.
2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #1 FOR EMS SERVICE.
4. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #6 FOR FIRE SERVICE.
5. THIS SUBDIVISION IS ENTIRELY WITHIN DISTRICT 1 OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
6. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

GENERAL NOTES

1. DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS IN ACCORDANCE WITH THE ROAD AGREEMENT DATED MAY 12TH, 2020 BETWEEN THE CITY OF DRIPPING SPRINGS AND CRTX DEVELOPMENT, LLC RECORDED IN DOC# _____, PUBLIC RECORDS OF HAYS COUNTY.
2. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
4. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH ZONING REQUIREMENTS OF THE PLANNED DEVELOPMENT AGREEMENT.
5. WASTEWATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY DRIPPING SPRINGS.
6. ROADWAY DESIGN STANDARDS WILL BE TO CITY OF DRIPPING SPRINGS STANDARDS.
7. THIS SUBDIVISION IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT No. 11 (KNOWN AS PDD2019-0001 - 27110 RR 12), APPROVED BY THE DRIPPING SPRING CITY COUNCIL ON MAY 12, 2020 AND RECORDED ON MAY 21, 2020 AS DOC# 20019802 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
8. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH CITY FIRE CODE AT THE TIME OF DEVELOPMENT, AS AMENDED.
9. MINIMUM BUILDING SETBACK LINES SHALL COMPLY WITH THE ZONING AT THE TIME OF DEVELOPMENT.
10. SIDEWALKS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE DRIPPING SPRINGS UNIFIED DEVELOPMENT CODE. SIDEWALKS SHALL BE MAINTAINED BY THE CITY OF DRIPPING SPRINGS.
11. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
12. STORMWATER AND DETENTION FACILITIES LOCATED ON LOT 1 ARE TO BE MAINTAINED BY THE OWNER OF LOT 1. THESE INCLUDE ANY ADDITIONAL FACILITIES LOCATED ON LOT 1 THAT TREAT RUNOFF FROM THE ROB SHELTON EXTENSION.

SLOPE INFORMATION

NO SLOPES WITHIN THIS PLAT EXCEED 15%

UTILITY NOTES

1. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.
2. WATER UTILITY SERVICE WILL BE PROVIDED BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
3. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
4. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER.
5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

TRAIL EASEMENT DEDICATION - 0.43Ac.

TO BE ACCESSIBLE TO THE PUBLIC AND MAINTAINED BY OWNER OR HOA.

SUBDIVISION ROADS

PUBLIC STREET DEDICATION - ROB SHELTON BLVD 60' ROW (0.68Ac.)

STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
ROB SHELTON BOULEVARD (COLLECTOR)	60'	491.3'	VARIES' C&G

Item 4.

 Delta Survey Group Inc.

8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 9/29/20

PLAT ESTABLISHING
CRTX ADDITION
8.59 ACRES
OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415,
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET

1
OF
2

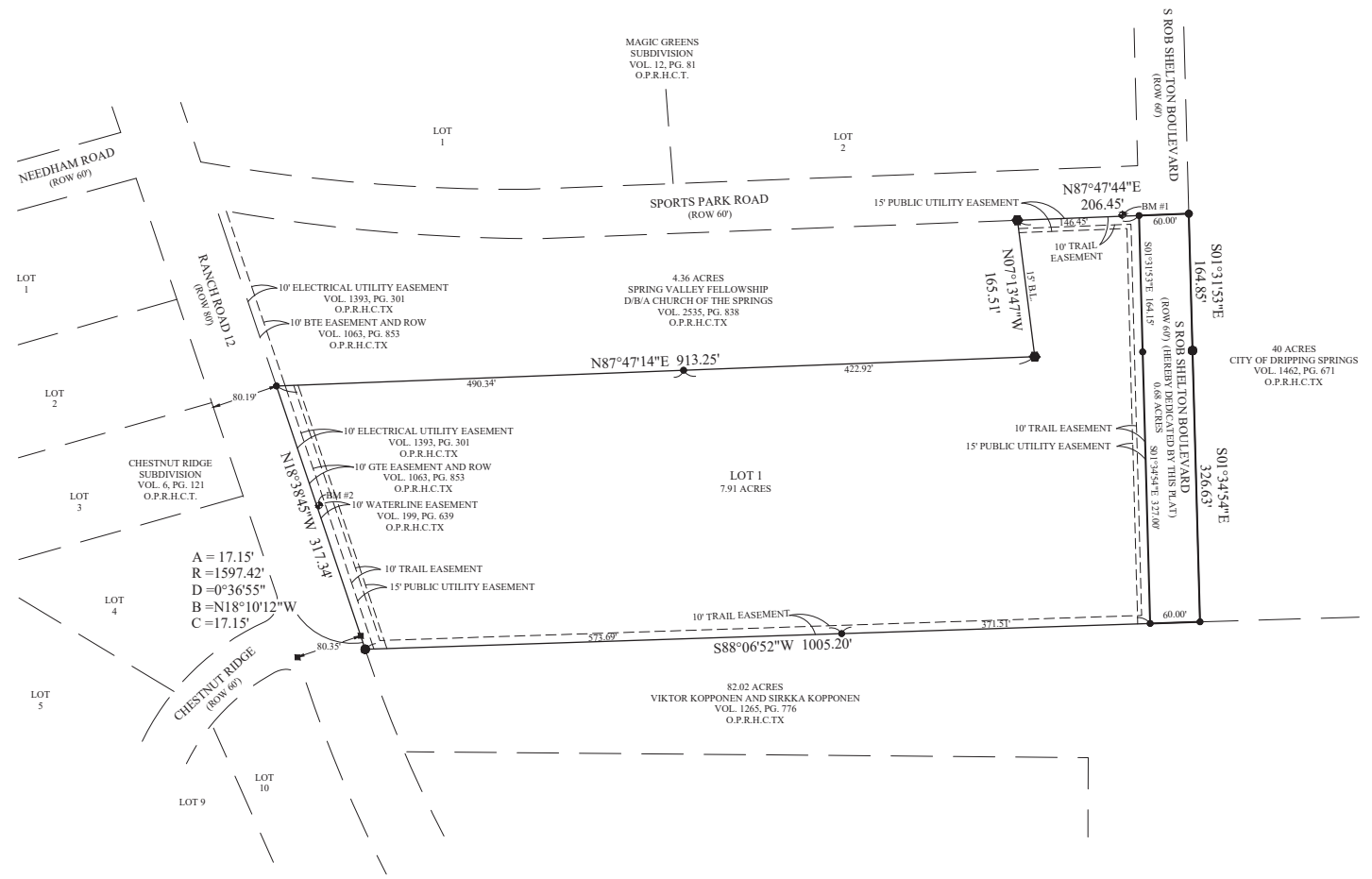
53

LEGEND

- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH "4160" CAP FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- 3/4 INCH IRON PIPE FOUND
- TxDOT TYPE I CONCRETE MONUMENT FOUND
- O.P.R.H.C.T.X OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- ⊕ ELEVATION BENCHMARK



GRAPHIC SCALE
 1" = 100'



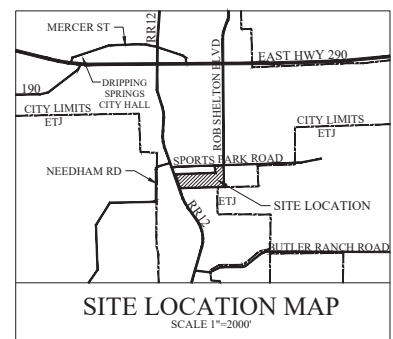
A = 17.15'
 R = 1597.42'
 D = 0°36'55"
 B = N18°10'12"W
 C = 17.15'

SURVEY CONTROL DATA & BEARING BASIS:
 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS
 PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK.

SURVEY CONTROL MONUMENT
 C.O.A. MONUMENT E344
 GRID COORDINATES
 N=10055821.99
 E=3093670.81
 C.S.F. = 0.99997207
 ELEVATION = 678.33' NAVD 88

BENCHMARK LIST:

- BM #1 COTTON SPINDLE SET IN UTILITY POLE (SOUTH ROW SPORTS PARK RD.)
 ELEV. = 1163.91'
- BM #2 COTTON SPINDLE SET IN UTILITY POLE (EAST ROW RR12)
 ELEV. = 1142.93'



Delta Survey Group Inc.
 8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
 OFFICE: (512) 282-5200 FAX: (512) 282-5230
 TBPLS FIRM NO. 10004700
 PREPARATION DATE: 9/29/20

FINAL PLAT ESTABLISHING
CRTX ADDITION
 8.59 ACRES
 OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415,
 CITY OF DRIPPING SPRINGS
 HAYS COUNTY, TEXAS

SHEET
 2
 OF
 2



CITY OF DRIPPING SPRINGS

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

Date: **May 21, 2021**

Name: Doug Cobb
Company: CRTX Development
Email: doug@crtxdev.com

Dear: Doug Cobb

This letter is to inform you that the case number **SUB2020-0028** is being denied on **May 25, 2021** due to the following:

Robyn Miga
Planning Department robym@texasmunicipallawyers.com

1. Note 7 - Remove all the filing information regarding the PDD. If the PDD changes, and that info changes, the plat will have to be vacated to remove that note.
2. Note 1 - regarding the roadway agreement cites an old date. Provide instrument number.
3. Note 5- Add "in accordance with the Wastewater Agreement recorded by Doc No. _____"
4. Add "Final" to plat at the bottom of page 1.
5. Should this lot configuration change again, it will require a new application.
6. The final plat cannot be approved prior to the wastewater agreement being approved.

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

7. Clarify the concept demonstrating how detention and water quality for the extension of Rob Shelton Boulevard will be achieved and where the detention and water quality facilities will be located. . [Preliminary Plat Info Requirements Checklist]

[Response 01: Note and area have been demoted on sheet 2 of the Engineering Exhibit.](#)

[Comment 02: Provide more detailed backup information for Preliminary Drainage design shown on the exhibit. Show drainage calculations used to size onsite detention and Rob Shelton Detention including contributing drainage areas, resulting peak flows for 2, 10, 25 & 100 yr storms and preliminary detention facility sizing, location and routing. Provide preliminary calculations demonstrating how water quality will be achieved. Confirm you are using Atlas 14 rainfall data.](#)

8. Provide an OSSF Facility Planning Report for the temporary OSSF facilities. [Preliminary Plat Info Requirements Checklist]

Response 01: OSSF Facility Planning Report has been included in this update as required.

Comment 02: Review comment from City OSSF reviewer - A minimum of 20,000sq.ft. of drain field area for a 200-unit apartment complex is needed. The profile holes presented only cover around 4,800sq.ft. A couple more profile holes should be excavated to verify soil conditions before the City OSSF reviewer goes out there to review the site.

9. Update General Note 1 by adding "in accordance with the Road Agreement dated *Month, Day, Year* between the City of Dripping Springs and CRTX Development LLC recorded in *Document #*, Public Records of Hays County, Texas."

Response 01: Note adjusted as required. We are currently working on finding the document number for the agreement. Any assistance would be appreciated.

Comment 02: Please fill in document number.

10. Update the sidewalk note (General Note 10) as follows:
- Replace "Unified Development Code" with Code of Ordinances.
 - Revise "sidewalks shall be maintained by City of Dripping Springs" to state "sidewalks in trail easements within Lot 1 shall be privately maintained by the owner of Lot 1".
11. Update the wastewater utility note by adding "in accordance with the Utility Agreement dated *Month, Day, Year* between the City of Dripping Springs and *CRTX Development LLC* recorded in *Document #*, Public Records of Hays County, Texas."

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.



CITY OF DRIPPING SPRINGS

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

Date: **May 21, 2021**

Name: Doug Cobb
Company: CRTX Development
Email: doug@crtxdev.com

Dear: Doug Cobb

This letter is to inform you that the case number **SUB2020-0029** is being denied on **May 25, 2021** due to the following:

Robyn Miga
Planning Department robyn@texasmunicipallawyers.com

1. Note 7 - Remove all of the filing information regarding the PDD. If the PDD changes, and that info changes, the plat will have to be vacated to remove that note.
2. Note 1 - regarding the roadway agreement cites an old date. Provide instrument number.
3. Note 5- Add "in accordance with the Waste Water Agreement recorded by Doc No. _____"
4. Add "Final" to plat at the bottom of page 1.
5. Should this lot configuration change again, it will require a new application.
6. The final plat can not be approved prior to the wastewater agreement being approved.

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

7. Comment 01: Update General Note 1 by adding "in accordance with the Road Agreement dated *Month, Day, Year* between the City of Dripping Springs and CRTX Development LLC recorded in *Document #*, Public Records of Hays County, Texas."

Response 01: Note adjusted as required. We are currently working on finding the document number for the agreement. Any assistance would be appreciated.

Comment 02: Please fill in document number.

8. Comment 01: Provide a legend defining BTE easement.

Comment 02: Clarify in legend or note what "GTE" stands for. Also, easement is still labeled as BTE just north of this tract.

9. 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.

10. Update the sidewalk note (General Note 10) as follows:
 - a. Replace "Unified Development Code" with Code of Ordinances.
 - b. Revise "sidewalks shall be maintained by City of Dripping Springs" to state "sidewalks in trail easements within Lot 1 shall be privately maintained by the owner of Lot 1".

11. Update the wastewater utility note by adding "in accordance with the Utility Agreement dated *Month, Day, Year* between the City of Dripping Springs and *CRTX Development LLC* recorded in *Document #*, Public Records of Hays County, Texas."

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.



Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: May 25, 2021
Project Number: SUB2021-0019
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Bunker Ranch Phase 3 Block 3 Lots 15-19 Plat Vacation and Final Plat
Property Location: Located off Bunker Ranch Boulevard
Legal Description: Bunker Ranch Phase 3 Lots 15-19
Applicant: Brian Estes, P.E. Civil & Environmental Consultants, Inc.
Property Owner: Steve Harren, Bunker Ranch LLC
Request: Vacation of lots 15-19 and Final Plat of lots 15-18 and additional right-of-way
Staff Recommendations: Staff recommends approval with conditions of the Plat Vacation and Final Plat



Location Map

*SUB2021-0019
Lots 15-19, Block 3
Bunker Ranch Phase 3*

-  Site
-  Roads
-  Parcel Lines
-  Dripping Springs ETJ



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

Overview

The applicant requested to vacate Lots 15,16,17,18, and 19, Block 3 from the Bunker Ranch, Phase Three, Final Plat to add right-of-way for access to the Florio Tract that was recently annexed into the City Limits.

Local Government Code 212.013 allows for plat vacations if all owners of lots in the plat join in the application for vacation. In this proposed vacation, the applicant is vacating Lots 15,16,17,18, and 19, Block 3 from the existing subdivision, and then Final Platting the new lot as a new subdivision in accordance with City of Dripping Springs ordinances.

Site Information

Location:

The subject property is located at the end of Bunker Ranch Boulevard, generally located at the intersection of Bunker Ranch Boulevard and Stockman Drive.

Zoning Designation: SF-2

Recommendation

Staff is recommending *approval with Conditions* for the Final Plat and Plat Vacation (SUB2021-0019), consisting of approximately 5.14-acres located within the Bunker Ranch Phase 3 subdivision.

Conditions/ Outstanding Comments

1. Approval of this plat is pending the approval of the Revised Preliminary Plat for Phases 3 & 4.
2. It is my understanding that the construction of Bryce Lane will be completed at a later date with the infrastructure for the Overlook at Bunker Ranch. Therefore, Fiscal Surety is required to be posted for the portion of Bryce Lane within this Phase 3 Plat before this plat can be approved.
3. Staff receives signed copy of the Plat Vacation Affidavit

Attachments

- Attachment 1 – Subdivision Application
- Attachment 2 – Plat Vacation Application
- Attachment 3 – Plat Vacation Affidavit
- Attachment 4 – Proposed Final Plat for the Subdivision

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



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 5.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: 1/7/2021
<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 Brian Estes, PE
COMPANY Civil & Environmental Consultants, Inc.
STREET ADDRESS 3711 South Mopac Epressway, Building 1, Suite 550
CITY Austin **STATE** TX **ZIP CODE** 78746
PHONE (512)-439-0400 **EMAIL** bestes@cecinc.com

OWNER NAME Steve Harren
COMPANY Bunker Ranch, LLC
STREET ADDRESS 317 Grace Lane #240
CITY Austin **STATE** TX **ZIP CODE** 78746
PHONE (512)-644-6800 **EMAIL** steveharren@aol.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Steve Harren (Bunker Ranch, LLC)
PROPERTY ADDRESS	2751 US 290, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	Final Plat of Bunker Ranch Phase 3
TAX ID #	R15053, R15068
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	40.20 Ac
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	SF2
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Bunker Ranch Blvd</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Replat of Bunker Ranch Phase 3
TOTAL ACREAGE OF DEVELOPMENT	40.20 Ac
TOTAL NUMBER OF LOTS	39
AVERAGE SIZE OF LOTS	0.88 Ac
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: 39 _____ COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: 40.20 _____ COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: 300 LF Proposed ROW Addition
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): _____ PEC (See signature on Ph 3 Plat Vacation application)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): _____ DSWSC (See signature on Ph 3 Plat Vacation application)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____ Texas Gas (See signature on Ph 3 Plat Vacation application)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<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 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.)



Applicant Name

Brian Estes, P.E.

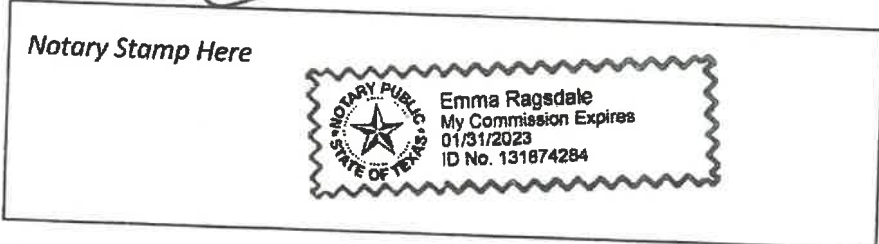
3/5/21

Applicant Signature

Date
3/5/21


Notary 

Date 3/5/21



Steve Harren

Property Owner Name

X 

Property Owner Signature

3/5/21
Date

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

Applicants Signature:  Date: 3-5-21

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"/>	N/A	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 checked="" 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 checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	N/A	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"/>	N/A	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	N/A	Outdoor Lighting Ordinance Compliance Agreement

(Refer to Bunker Septi Plan Report from Preliminary Plan Application)

(Refer to Preliminary Plat Revision Application-submitted concurrently)

Refer to Bunker Ranch Preliminary Plat Application Package, N/A for Replat

<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 checked="" 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 checked="" type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location, widths and names of all street right-of-way and easements (it shall be the applicant’s responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

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

<u>NARRATIVE OF COMPLIANCE</u>	
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	N/A for Replat. Outdoor Lighting Agreement was submitted during the preliminary planning stage. Refer to Preliminary Plan submittal for Bunker Ranch Subdivision.
Parkland Dedication, Article 28.03	N/A for Replat. Fee in lieu of parkland dedication was paid during the Preliminary Planning stage of Bunker Ranch Subdivision for the overall subdivision. Refer to Preliminary Plan submittal for Bunker Ranch Subdivision.
Landscaping and Tree Preservation, Article 28.06	N/A for Replat. No existing trees will be impacted by the replat or plat vacation.

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). This Replat meets all requirements outlined in the Subdivision Ordinance.
Zoning, Article 30.02, Exhibit A	This Replat meets all requirements outlined in the Zoning Ordinance.

Project Number: _____ - _____
 Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Bunker Ranch Phase 3-Replat and Plat Vacation
 Project Address: 2751 US 290, Dripping Springs, Texas 78620
 Project Applicant Name: Brian Estes, PE

Billing Contact Information

Name: Steve Harren
 Mailing Address: 317 Grace Lane #240
Austin, 78746
 Email: steveharren@aol.com Phone Number: (512)644-6800

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

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

*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

3/9/2021

Date



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

PLAT VACATION APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

APPLICANT NAME Brian Estes, PE

COMPANY Civil & Environmental Consultants, Inc.

STREET ADDRESS 3711 South MoPac Expressway, Building 1, Suite 550

CITY Austin **STATE** TX **ZIP CODE** 78746

PHONE (512)-230-6383 **EMAIL** bestes@cecinc.com

OWNER NAME Steve Harren

COMPANY Bunker Ranch, LLC

STREET ADDRESS 317 Grace Lane #240

CITY Austin **STATE** TX **ZIP CODE** 78746

PHONE (512)-644-6800 **EMAIL** steveharren@aol.com

PLAT VACATION

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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Steve Harren (Bunker Ranch, LLC)
PROPERTY ADDRESS	2751 US 290, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	Final Plat of Bunker Ranch Phase 3
TAX ID #	R15053, R15068
JURISDICTION	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	40.20 Ac
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	SF2
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

PLAT ATTRIBUTES

Requesting Partial Plat Vacation Total Plat Vacation

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

Specific Services and utility provider(s):

Water DSWSC Waste Water: Private Septic

Electric: PEC Gas: Texas Gas

Communications: _____

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

Specify type of development:

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

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

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

Was an easement dedicated by the plat? Yes No

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

Electric Utility Provider N/A

Provider: PEC

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

Communications Utility Provider N/A

Provider: Spectrum

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

Water Utility Provider N/A

Provider: DSWSC

Printed Name: Kyle Dannhaus

Title: General Manager

Contact Info:

Phone Number: 5128587897

Email: kyle@drippingspringswater.com

Approval of the Vacation ~~Yes~~ No

Signature: _____

Kyle Dannhaus

Sewer Utility Provider N/A

Provider: _____

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

Gas Utility Provider N/A

Provider: Texas Gas

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

Other Utility Provider N/A

Provider: _____

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

Electric Utility Provider N/A

Provider: PEC

Printed Name: Wzzielh Marquez

Title: Electrical Distribution Planner 2

Contact Info:

Phone Number: 800-868-4791 Ext. 7923

Email: wzzielh.marquez@peci.com

Approval of the Vacation Yes No

Signature:

Wzzielh Marquez

Communications Utility Provider N/A

Provider: Spectrum

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Water Utility Provider N/A

Provider: DSWSC

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Sewer Utility Provider N/A

Provider: _____

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Gas Utility Provider N/A

Provider: Texas Gas

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Other Utility Provider N/A

Provider: _____

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature:

Electric Utility Provider N/A

Provider: PEC

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

Communications Utility Provider N/A

Provider: Spectrum

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

Water Utility Provider N/A

Provider: DSWSC

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

Sewer Utility Provider N/A

Provider: _____

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

Gas Utility Provider N/A

Provider: Texas Gas

Printed Name: Christopher McKnight

Title: Manager, Commercial Project Management

Contact Info:

Phone Number: 512-465-1110

Email: christopher.mcknight@onegas.com

Approval of the Vacation Yes No

Signature: _____

Other Utility Provider N/A

Provider: _____

Printed Name: _____

Title: _____

Contact Info:

Phone Number: _____

Email: _____

Approval of the Vacation Yes No

Signature: _____

APPLICANT'S SIGNATURE

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

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



Applicant Name

Brian Estes, P.E.

3/5/21

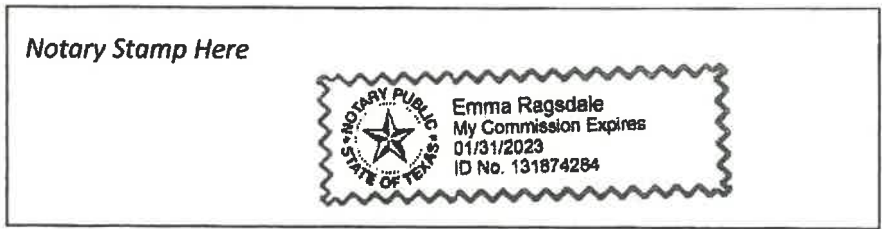
Applicant Signature

Date

3/5/21

Notary 

Date 3/5/21



Steve Harren (Bunker Ranch, LLC)

Property Owner Name

X 

3/5/21

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

512.858.4725 • www.cityofdrippingsprings.com

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: 3-5-21

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

PLAT VACATION CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items - please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	County Application Submittal - proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form (Attached)
<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	Drainage Study (if applicable) <small>(Refer to original Bunker Drainage Study submitted with Preliminary Plan Application)</small>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat to be vacated or plat containing lot(s) to be vacated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates and Deeds for lot(s) or plat to be vacated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Letter of Intent - Specify the existing legal description (subdivision name, lot(s), block(s)) - Indicate the original legal description that will be resumed upon the plat vacation - Explain the location of all structures on the property
<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider Letters Authorizing the Vacation (if applicable)
<input type="checkbox"/>	<input type="checkbox" value="N/A"/>	Letter signed by the property owner(s) within the subdivision indicating their consent (All affected lots are owned by Bunker Ranch, LLC) see signature on Page 5 of 9

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat Vacation Affidavit <ul style="list-style-type: none"> - A signed and notarized affidavit filled out completely and accurately by the landowner for the type of plat that is proposed to be vacated must be included (Affidavit template is provided on the next page)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vicinity Map (8 ½" X 11")
<input type="checkbox"/>	<input type="checkbox"/>	Survey of existing/proposed buildings No existing buildings. <ul style="list-style-type: none"> - Submit map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff Meeting held 1/7/2021

Plat Vacation Affidavit

Total/Partial Vacation of "Bunker Ranch Phase" 3

STATE OF TEXAS

COUNTY OF Hays

WHEREAS, (Bunker Ranch, LLC), owner (Bunker Ranch Phase 3

), did heretofore subdivide the same into the subdivision

designated (), the plat of which is recorded in Book ____, Page ____ or

Document No. 21009701 of Hays County, Texas Plat Records, and WHEREAS, the following lots in

said subdivision are now owned by the parties indicated, to wit: LOT 15, 18, 19 OWNER

Bunker ranch, LLC

WHEREAS, (Bunker Ranch, LLC) who collectively constitute the owners of all original, intact lots in (Bunker Ranch Phase 3) are desirous of (partially) vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lot(s).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That (Bunker Ranch, LLC) for and in consideration of the premises and pursuant to he provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot(s) 15, 18, 19 only. Said subdivision shall, however, remain in full force and effect as to all other lots in (Bunker Ranch Phase 3).

EXECUTED THE DAYS HEREAFTER NOTED.

Date

Owner's Signature

Date 3/8/21

Owner's Signature [Handwritten Signature]

BE IT KNOWN, that on the ___ day of _____, 20___, the _____ Commission of the

City of Dripping Springs, at its regular meeting, did approve the total/partial vacation of the subdivision known as _____, as recorded in Book _____, Page _____, _____ County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 20____

Chair
_____ Commission
City of Dripping Springs
Hays County, Texas

ATTEST:

_____, Executive Secretary

_____ Commission of the City of Dripping Springs

STATE OF TEXAS

COUNTY OF HAYS

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

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

Seal

Printed name _____
Notary Public in and for the State of Texas

My Commission Expires: _____

Plat Vacation Affidavit

PARTIAL VACATION OF “BUNKER RANCH PHASE 3”

THE STATE OF TEXAS §

COUNTY OF HAYS §

WHEREAS, Bunker Ranch, LLC, OWNER of Bunker Ranch Phase 3, recorded in Document No. 21009701 of the Official Public Records of Hays County, Texas out of the Benjamin F. Hanna Survey No. 28 Abstract No. 222, in Hays County, Texas as conveyed by Warranty Deed as recorded in Document No. 160120931 of the Official Public Records of Hays County, Texas; and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit: LOTS 15, 16, 17, 18, 19 Block 3 OWNER Bunker Ranch, LLC; and

WHEREAS, Bunker Ranch, LLC, who collectively constitute the owners of all original, intact lots in Bunker Ranch Phase 3 are desirous of partially vacating said subdivision plat so as the destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lots.

WHEREAS, on the _____ day of _____ 2021, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, did approve the partial vacation of Lots 15,16, 17, 18, 19 Block 3, Bunker ranch Subdivision, Phase Three, of that certain plat of record in Document No. 21009701 of the Plat Records of Hays County, Texas upon application thereof by the Owners of all land covered thereby; and

NOW, THEREFORE, THE PLANNING AND ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS DOES BY THESE PRESENTS HEREBY DECLARE THAT:

The above recitals are true and correct and that Lots 15,16, 17, 18, 19 Block 3, Bunker ranch Subdivision, Phase Three, of that certain plat of record in Document No. 21009701 of the Plat Records of Hays County, Texas are to be partially vacated as shown in Instrument Number 21009701 of the Plat Records of Hays County, Texas.

EXECUTED THIS, THE _____ DAY OF _____.

CITY OF DRIPPING SPRINGS:

By: _____

Planning and Zoning Commission Chair or Vice Chair

City of Dripping Springs, Texas

THE STATE OF TEXAS §

COUNTY OF HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument as _____ of the Planning and Zoning Commission of the City of Dripping Springs, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the ___ day of _____ 2021.

Andrea Cunningham, Notary Public
State of Texas

Bunker Ranch, LLC.:

By: _____

THE STATE OF TEXAS §

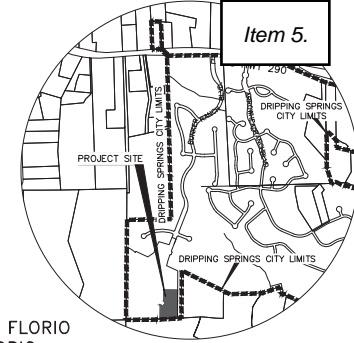
COUNTY OF HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument as _____ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the ___ day of _____ 2021.

Notary Public Signature
State of Texas

**FINAL PLAT OF THE
REPLAT OF LOTS 15-19,
BLOCK "3"
BUNKER RANCH PHASE 3
5.14 ACRES**



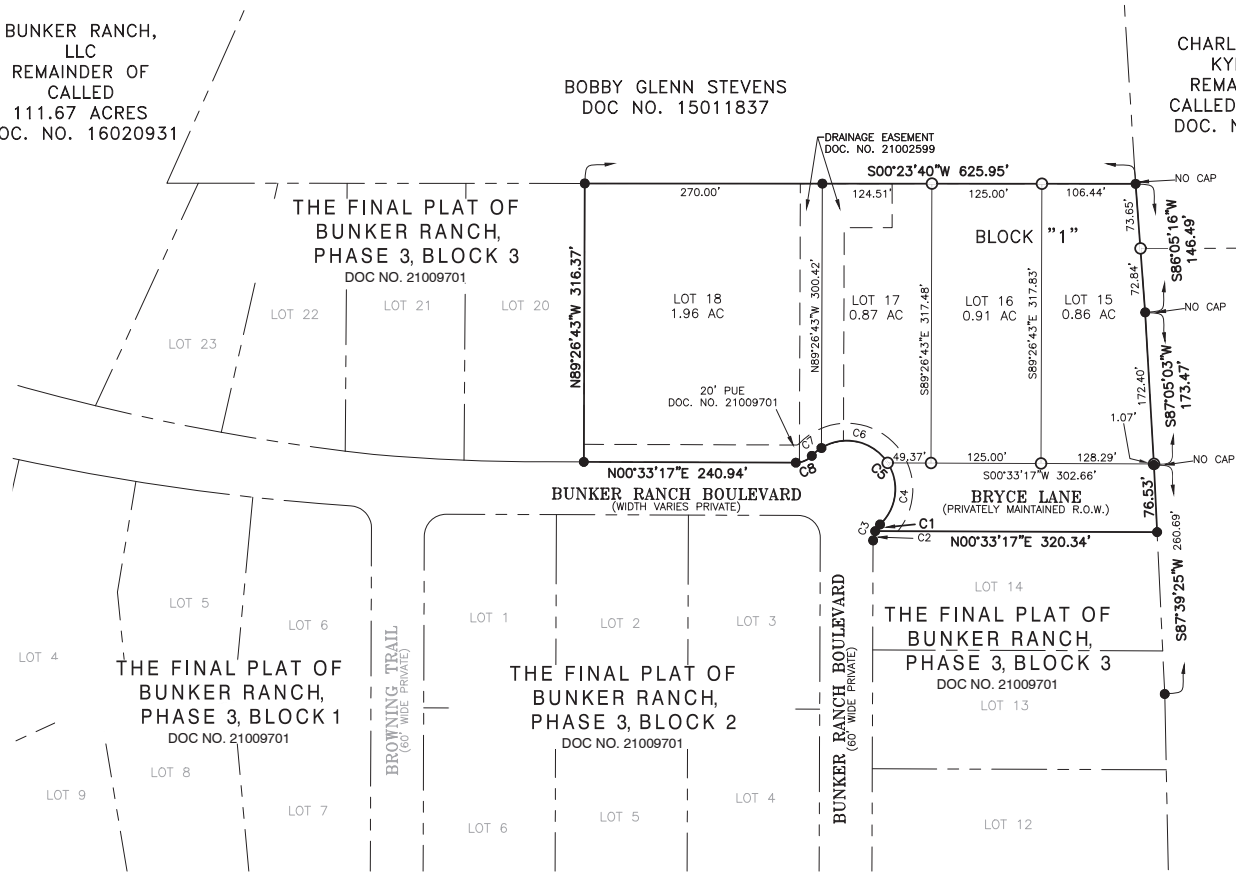
VICINITY MAP
SCALE: 1"=2000'

BUNKER RANCH,
LLC
REMAINDER OF
CALLED
111.67 ACRES
DOC. NO. 16020931

BOBBY GLENN STEVENS
DOC NO. 15011837

CHARLES B. FLORIO
KYLE FLORIO
REMAINDER OF A
CALLED 34.26 ACERS
DOC. NO. 15020909

LOT TABLE		
BLOCK "1"		
LOT #	SQUARE FEET	ACRES
15	37,541	0.86
16	39,706	0.91
17	38,046	0.87
18	85,341	1.96
STREET AREA		
	SQUARE FEET	ACRES
	23,371	0.54
TOTAL		
	SQUARE FEET	ACRES
	224,005	5.14



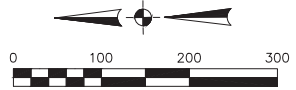
THE OVERLOOK AT BUNKER RANCH, LLC
CALLED 18.250 ACERS
DOC. NO. 20061246

LEGEND

- 1/2-INCH IRON ROD WITH "CEC" CAP FOUND
- 1/2-INCH IRON ROD WITH "CEC" CAP SET
- ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- △ CALCULATED POINT
- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- BSL BUILDING SETBACK LINE
- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- 100' 100 YEAR FLOOD PLANE LINE
- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- · - · - INTERIOR LOT LINE
- · - · - BUILDING SETBACK LINE
- · - · - EASEMENT LINE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	9.38'	9.32'	S53°37'28"E	21°29'36"
C2	25.00'	10.94'	10.85'	S76°54'29"E	25°04'27"
C3	25.00'	20.32'	19.76'	N66°09'41"W	46°34'03"
C4	55.00'	76.43'	70.43'	S82°41'22"E	79°37'23"
C5	55.00'	175.80'	109.96'	N46°33'17"E	183°08'06"
C6	55.00'	85.25'	76.97'	N13°05'44"E	88°48'24"
C8	25.00'	20.32'	19.76'	S22°43'44"E	46°34'03"
C7	55.00'	14.12'	14.08'	N38°39'37"W	14°42'18"



CEC
Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096
Texas Registered Surveying Firm 10194419 WWW.CECinc.com Texas Registered Engineering Firm F-38

"FINAL PLAT" OF THE REPLAT OF LOTS
15-19, BLOCK "3" BUNKER RANCH PHASE
3, WITHIN THE CITY OF DRIPPING SPRINGS,
TEXAS

APPROVED BY:
FWF
JOB NUMBER: 181-500 ISSUE DATE: 04/13/2021
SHEET:
1 88
12

Item 5.

FINAL PLAT OF THE REPLAT OF LOTS 15-19, BLOCK "3" BUNKER RANCH PHASE 3 5.14 ACRES

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION OF THE PLAT SUBMITTED HERewith; ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.

BRIAN ESTES _____ DATE _____
P.E. NO. 89270
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, STE. 550
AUSTIN, TX 78746

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48209C0085F, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAT SUBMITTED HERewith; ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.



FRANK WILLIAM FUNK _____ DATE _____
R.P.L.S. NO. 6803
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, STE. 550
AUSTIN, TX 78746

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 _____, 2021, A.D., AT _____, M, IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____

WITNESS MY SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021, A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, THE REPLAT OF BUNKER RANCH PHASE 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED THIS THE ____ DAY OF _____ 2021.

BY:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,
ATTENT:
ANDREA CUNNINGHAM, CITY SECRETARY

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BUNKER RANCH, LLC, OWNERS OF 40.20 ACRES OF LAND, SUBDIVIDED AS BUNKER RANCH PHASE 3, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 21009701, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.14 ACRES OF LAND TO BE KNOWN AS THE REPLAT OF LOTS 15-19, BLOCK "3", BUNKER RANCH PHASE 3 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE THE STREETS DESIGNATED HEREON AS PUBLIC ROAD TO THE PUBLIC AND WILL CONVEY THE STREETS DESIGNATED HEREON AS PRIVATE AS WELL AS THE WATER QUALITY LOTS AND PRIVATE PARK LOTS TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF THE SAID BUNKER RANCH, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER

WITNESS MY HAND THIS THE ____ DAY OF _____, A.D. 2021

BUNKER RANCH, LLC
6636 BEE CAVES RD.
BUILDING 3, SUITE 302
AUSTIN, TX 78746

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, A.D. 2021.

NOTARY PUBLIC, IN AND FOR _____

MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. THE PROPERTY IS LOCATED WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL INSURANCE RATE MAP, PANEL NOS. 48209C0085F & 48209C0105F, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. WASTEWATER SERVICE WILL BE PROVIDED BY EACH LOT THROUGH USE OF O.S.S.F. PER CITY OF DRIPPING SPRINGS REGULATIONS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
11. GAS SERVICE TO BE PROVIDED BY TEXAS GAS.
12. ALL SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE.
13. UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5' ALONG EACH SIDE LOT LINE.
14. ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
15. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
16. ANY DEVELOPMENT WITHIN A WQBZ ALLOWED UNDER SEC. 22.05.017(d) OF THE CITY WATER QUALITY ORDINANCE SHALL BE DESIGNED AND/OR CONDUCTED IN A MANNER WHICH LIMITS THE ALTERATION AND POLLUTION OF THE NATURAL RIPARIAN CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE. IN NO CASE SHALL ANY WASTEWATER LINE BE LOCATED LESS THAN 100 FEET FROM THE CENTERLINE OF A STREAM UNLESS THE APPLICANT HAS DEMONSTRATED THAT INSTALLATION OF THE WASTEWATER LINE OUTSIDE OF THIS ZONE IS PHYSICALLY PROHIBITIVE OR ENVIRONMENTALLY UNSOUND. ANY WASTEWATER LINES LOCATED IN A WQBZ SHALL MEET DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS TO ENSURE ZERO LEAKAGE.
17. DRIVEWAYS SHALL BE PERMITTED BY THE CITY AND ALL REQUIRED CULVERTS MUST BE NO LESS THAN 18" CMP.
18. CITY IS AUTHORIZED TO ACCESS THE PRIVATE STREETS, EASEMENTS, ETC., FOR INSPECTION CODE COMPLIANCE, AND WASTEWATER MAINTENANCE AS NEEDED AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 IS AUTHORIZED TO ACCESS THE PRIVATE STREETS FOR EMERGENCY ACCESS. BUNKER RANCH HOA TO PROVIDE CITY AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 WITH GATE ACCESS CODE.
19. THE BUNKER RANCH HOA, WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE ROADS, WATER QUALITY LOTS, PRIVATE PARKS, AND TRAILS.
20. 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.
21. THE BUNKER RANCH HOA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES AND EASEMENT.
22. LOT 19 HAS BEEN DELETED. LOT 19 AREA HAS BEEN COMBINED WITH LOT 18 AREA.
23. ALL SETBACK LINES FOR THE PREVIOUS PLAT, BUNKER RANCH PHASE 3, RECORDED IN DOCUMENT NUMBER 21009701 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, APPLY TO THIS PLAT.

ENGINEERING AND PUBLIC WORKS DEPARTMENT
NO STRUCTURE IN 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 DRIPPING SPRINGS ENGINEERING AND PUBLIC WORKS DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CITY ENGINEER _____ DATE _____

SURVEY CONTROL:

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.



Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096

APPROVED BY:
FWF
JOB NUMBER: 181-500 ISSUE DATE: 04/13/2021
SHEET:
2 OF 2
89

"FINAL PLAT" OF THE REPLAT OF LOTS 15-19, BLOCK "3" BUNKER RANCH PHASE 3, WITHIN THE CITY OF DRIPPING SPRINGS, TEXAS

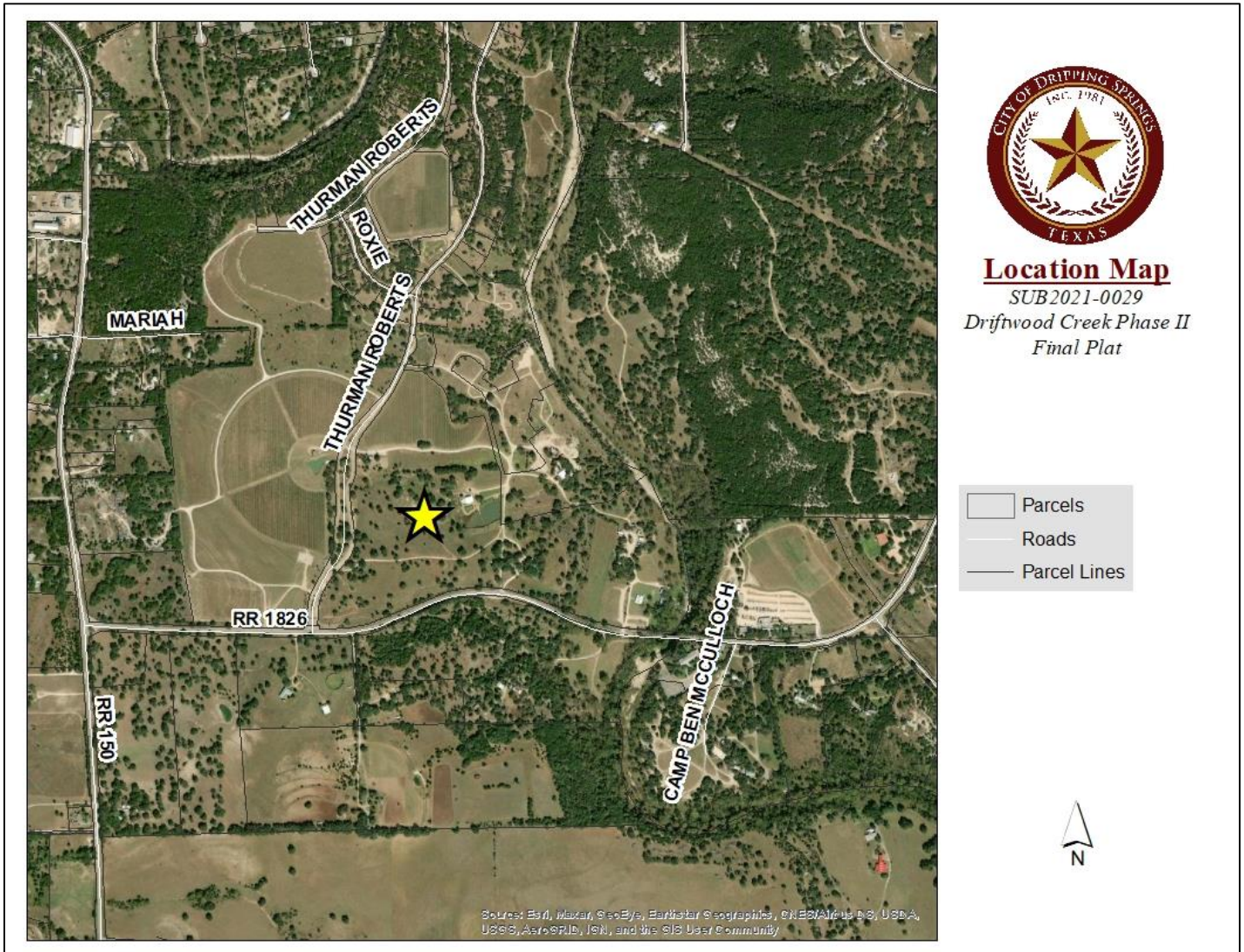


Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: May 25, 2021
Project Number: SUB2021-0029 – Driftwood Creek Phase 2 Preliminary Plat
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Driftwood Creek Phase 2 Preliminary Plat
Property Location: Thurman Roberts Way, Driftwood
Legal Description: Approximately 19.301 acres out of the Fannie A. D. Darden Survey, Abstract No. 664, and the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas.
Applicant: Murfee Engineering Co. Inc c/o Ronee Gilbert
Property Owner: VP of Driftwood Golf Club c/o Don Bosse
Request: Preliminary Plat



Overview

The Driftwood Creek Subdivision Phase Two consists of eighteen (18) single family residential lots, three (3) open space lots and two (2) private street lots on 19.30 acres located within Hays County and the ETJ of the City of Dripping Springs. The Driftwood Creek Subdivision Phase Two is being proposed to accommodate a single-family residential subdivision. The preliminary plat area is part of the 539.12 acres subject to the Development Agreement with the City of Dripping Springs. The preliminary plat is situated within the Onion Creek watershed. The preliminary plat is bounded by the existing Driftwood Phase 1 Section 1 subdivision on the west side, the existing Club Core Development on the north, privately owned property on the east and south. The subdivision is located within the Edwards Aquifer Contributing Zone.

Action Requested

Disapproval for the reasons set forth in the items applications for a Preliminary Plat (SUB2021-0029), consisting of approximately 19.301 acres out of the Fannie A.D. Darden Survey, Abstract No. 664, and Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas, generally located along Thurman Roberts Way in Driftwood, to be known as Driftwood Creek Phase 2.

Site Information

Location:
Along Thurman Roberts Way in Driftwood

Zoning Designation:
ETJ

Property History

This is the first time this plat applications have been considered.

Outstanding Comments

Staff analyzed the proposed plats (SUB2021-0029) against the city’s code of ordinances, and the comments are attached are left outstanding.

Recommendation

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

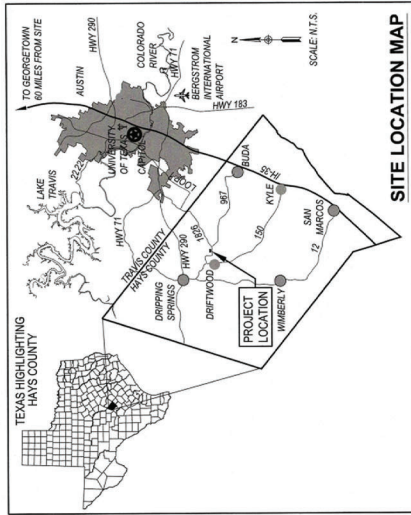
Attachments

- Attachments 1 – Proposed Preliminary Plat
- Attachments 2 – Staff Comments

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

DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

(SITE ADDRESS: THURMAN ROBERTS WAY, DRIFTWOOD, TEXAS 78619)



STREET NAME	R.O.W.	PAVING WIDTH	LENGTH
VOLMERING LANE	50'	18' W/1.5' RIBBON CURB	1,323'
THIELEPAPE COVE	50'	18' W/1.5' RIBBON CURB	956'
TOTAL:			2,279'

ROAD MAINTENANCE STATEMENT

ALL ROADS IN THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED.

LAND SIZE CATEGORIES

NUMBER OF LOTS	GREATER THAN 10 ACRES	GREATER THAN 5 ACRES	LESS THAN 10	0
	-	-	-	0
	-	-	-	0
	-	-	-	2
	-	-	-	21

LAND USE SUMMARY

BLOCK	S.F.	OPEN	ROW	PVT. ST. D.E. & P.U.E.
BLOCK A	0	1	0	0
BLOCK B	5	0	0	0
BLOCK C	0	0	0	2
TOTAL LOTS	18	3	0	2

RESIDENTIAL
AREA IN ACRES - 9.50
% OF PROJECT - 49.22%
NUMBER OF LOTS - 18

OPEN SPACE
AREA IN ACRES - 6.85
% OF PROJECT - 35.49%
NUMBER OF LOTS - 3

ROAD USAGE (PVT)
AREA IN ACRES - 2.75
% OF PROJECT - 14.25%
NUMBER OF LOTS - 2

TOTAL 23 Lots 19,301 ac.

TOTAL ACREAGE OF DEVELOPMENT: 19,301
TOTAL ACREAGE OF LOTS: 19,301
TOTAL NUMBER OF LOTS: 23
AVERAGE SIZE OF LOTS: 0.839
AVERAGE SIZE OF S.F. LOTS: 0.927

Sheet List Table

No.	Title
1	COVER SHEET
2	GENERAL NOTES
3	OWNER'S MAP
4	OVERALL PRELIMINARY PLAT
5	SLOPE MAP
6	PRELIMINARY PLAT 1
7	PRELIMINARY PLAT 2
8	WATER PLAN 1
9	WATER PLAN 2
10	WASTEWATER PLAN 1
11	WASTEWATER PLAN 2

OWNER
DRIFTWOOD DLC INVESTORS L.P.
14000 W. LOOP W. DEVELOPMENT
DRIFTWOOD CLUB
832 THURMAN ROBERTS WAY
DRIFTWOOD, TX 78619
PH: (737) 241-3517

SURVEYOR
CAPITAL SURVEYING CO. INC.
505 CAPITAL OF TX, HWY. S.
BUILDING B, SUITE 110
AUSTIN, TX 78746
PH: (512) 327-4006

PROPERTY OWNER
NOTIFICATION LIST
SEE SHEET 3.

DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

SUBMITTAL DATE: APRIL 12, 2021

1 OF 11

Item 6.

DRIFTWOOD SUBDIVISION PHASE TWO
PRELIMINARY PLAT
DRIFTWOOD, TEXAS
COVER SHEET

MURFEE ENGINEERING COMPANY
Texas Registered Engineering Firm F-353
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746
(512) 327-4006

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
DATE: April 8, 2021
JOB NO. _____
UNLESS OTHERWISE NOTED

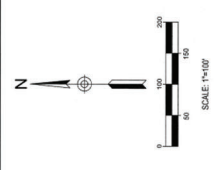
NO.	DESCRIPTION	BY	DATE	APPROVED	APP'D DATE

OWNERS MAP
 DRIFTWOOD, TEXAS
 PRELIMINARY PLAT
 DRIFTWOOD SUBDIVISION PHASE TWO

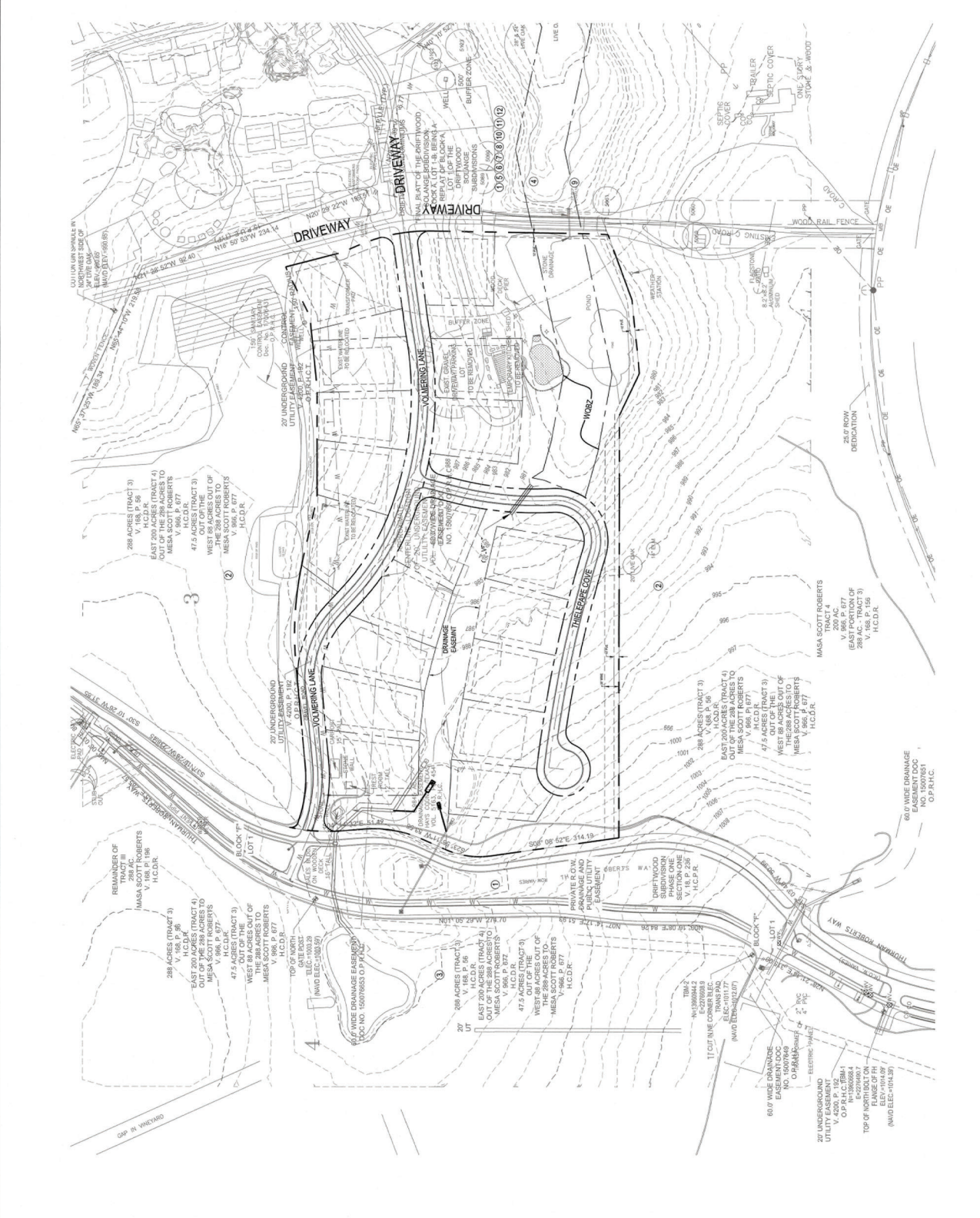


MRFEE ENGINEERING COMPANY
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 AUSTIN, TEXAS 78746
 (512) 377-9204
 Texas Registered Engineering Firm F-533

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 DATE: APR 23, 2021
 FILE NO.: 2020-00000000000000000000
 JOB NO.: _____
 SHEET NO.: _____



ADJACENT PROPERTY OWNERS
 1. 15.673, 10.112
 Driftwood Golf Club Development, Inc.
 100 Congress Ave., 5th Fl.
 Austin, Texas 78701
 R147426, R180254, R180255, R180251,
 R180252, R180254, R180255, R180256
 2. M. Scott Roberts
 P.O. Box 311
 15001 W. 17th St.
 Austin, Texas 78748
 R12574, R1257
 3. M. Scott Roberts
 15001 W. 17th St.
 Austin, Texas 78748
 R180254, R180255, R180256
 4. Driftwood Golf Club LP
 15001 W. 17th St.
 Austin, Texas 78748
 R180254, R180255, R180256
 5. Chas M Investments LLC
 15001 W. 17th St.
 Austin, Texas 78748
 R180254, R180255, R180256



DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

4 OF 11

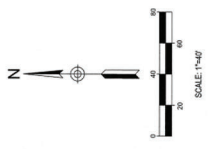
DESIGNED BY: MVE
DRAWN BY: HBS
CHECKED BY: HBS
APPROVED BY: AGE 3, 2021
DATE: APR 3, 2021
PROJECT NO.: 19041
SHEET NO.: 4 OF 11

MURFEE ENGINEERING COMPANY
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746
(512) 327-9204
Texas Registered Engineering Firm F-553

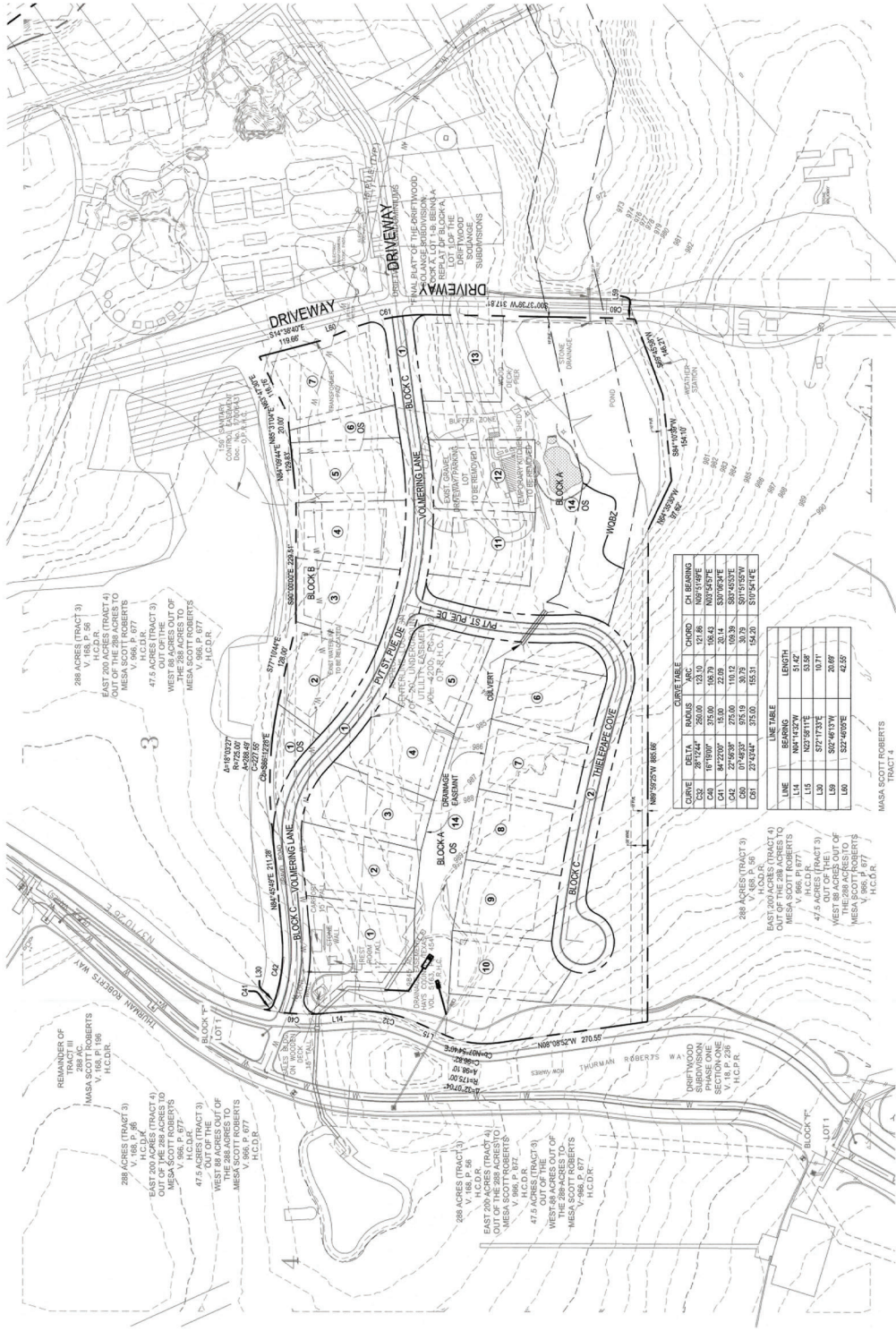


DRIFTWOOD SUBDIVISION PHASE TWO
PRELIMINARY PLAT
DRIFTWOOD, TEXAS
OVERALL PRELIMINARY PLAT

Table with columns: NO., REVISION, DATE, APPROVED, APPROVED BY.



- PROJECT BOUNDARY
- LOT LINES
- SECTION LINES
- BASEMENT LINES
- USFS BUFFER ZONE
- DIPPING SPRINGS W.O.B.Z.
- 100 YEAR FLOODPLAIN
- EXISTING UTILITY LINES
- PRIVATE STREET, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT



CURVE TABLE with columns: CURVE, DELTA, RADIUS, ARC, CHORD, CH BEARING.

LINE TABLE with columns: LINE, BEARING, LENGTH.

288 ACRES (TRACT 3) H.C.D.R.
V. 168, P. 55
EAST 200 ACRES (TRACT 4) OUT OF THE 288 ACRES TO MESA SCOTT ROBERTS H.C.D.R.
V. 168, P. 57
47.5 ACRES (TRACT 3) H.C.D.R.
WEST 88 ACRES OUT OF THE 288 ACRES TO MESA SCOTT ROBERTS H.C.D.R.
V. 168, P. 57

REMAINDER OF TRACT III MESA SCOTT ROBERTS H.C.D.R.
V. 168, P. 198

288 ACRES (TRACT 3) H.C.D.R.
V. 168, P. 55
EAST 200 ACRES (TRACT 4) OUT OF THE 288 ACRES TO MESA SCOTT ROBERTS H.C.D.R.
V. 168, P. 57
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V. 168, P. 57

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V. 168, P. 57

NO.	DESCRIPTION	DATE	APPROVED	BY

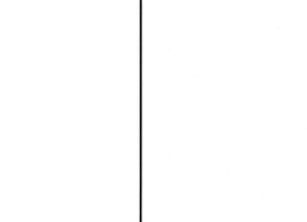
DRIFTWOOD SUBDIVISION PHASE TWO
 PRELIMINARY PLAT
 DRIFTWOOD, TEXAS
 SLOPE MAP



MERC
MURFEE ENGINEERING COMPANY
 Texas Registered Engineering Firm F-353
 (512) 327-8204
 AUSTIN, TEXAS 78746
 BILLING D. SUITE 110
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []
 DATE: APRIL 5, 2021
 SHEET NO. 5 OF 11

Item 6.

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	28384.25	Lightest Green
2	15.00%	25.00%	2647.70	Light Green
3	25.00%	35.00%	564.11	Medium Green
4	35.00%	100.00%	313.85	Darkest Green



DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 AUSTIN, TEXAS 78746
 (512) 327-9204
 MURFRE ENGINEERING COMPANY
 Texas Registered Engineering Firm F-353



DRIFTWOOD SUBDIVISION PHASE TWO
 PRELIMINARY PLAT
 DRIFTWOOD, TEXAS
 PRELIMINARY PLAT 1

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



288 ACRES (TRACT 3)
 H.C.D.R. 25
 EAST 200 ACRES (TRACT 1)
 OUT OF THE 288 ACRES TO
 MESA SCOTT ROBERTS
 V. 996, P. 677
 47.5 ACRES (TRACT 3)
 OUT OF THE 288 ACRES TO
 MESA SCOTT ROBERTS
 V. 996, P. 677

288 ACRES (TRACT 3)
 H.C.D.R. 25
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 OUT OF THE 288 ACRES TO
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 V. 996, P. 677
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 OUT OF THE 288 ACRES TO
 MESA SCOTT ROBERTS
 V. 996, P. 677

7 OF 11

DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

DESIGNED BY: MURFEE ENGINEERING COMPANY
 DRAWN BY: VXE
 CHECKED BY: HBS
 APPROVED BY: DATE: April 3, 2021
 PROJECT: DRIFTWOOD SUBDIVISION PHASE TWO
 JOB NO.:
 SHEET NO.: 7 OF 11



1181 CAPITAL OF TEXAS HIGHWAY SOUTH
 AUSTIN, TEXAS 78746
 (512) 327-9204
 Texas Registered Engineering Firm F-533



DRIFTWOOD SUBDIVISION PHASE TWO
 PRELIMINARY PLAT
 DRIFTWOOD, TEXAS
 PRELIMINARY PLAT 2

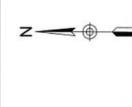
NO.	DESCRIPTION	BY	DATE	APPROVED	APP'D DATE



SCALE 1"=50'

LEGEND

- PROJECT BOUNDARY (solid line)
- EASEMENTS (dashed line)
- EXISTING LINES (dotted line)
- DRIFTWOOD CONDOMINIUMS FINAL PLAT OF THE DRIFTWOOD SOLANGE SUBDIVISION, BEING A REPEAT OF BLOCK A, LOT 1 OF THE SOLANGE SUBDIVISIONS (long dashed line)
- 15 YEAR BUFFER ZONE (short dashed line)
- 15 YEAR COOKPAN (long short dashed line)
- 15 YEAR COOKPAN (long short dashed line)
- WATERWAYS (wavy line)
- IRREGULAR STREET DAMAGE (dashed line with cross-hatch)
- PVT ST. PUE. (solid line with 'P' and 'E' in circles)
- UTILITY EASEMENT (dashed line with 'U')



DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

MURFEE ENGINEERING COMPANY
 1181 CAPITAL OF TEXAS HIGHWAY SOUTH
 AUSTIN, TEXAS 78746
 (512) 277-2004
 Texas Registered Engineering Firm F-353



NO.	REVISION	DATE	APPROVED	BY

DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

8 OF 11



47.6 ACRES (TRACT 3)
 OUT OF THE
 WEST 1/4 SECTION 01
 OF THE 288 ACRES TO
 MESA SOUTH ROBERTS
 SUBDIVISION
 H.C.D.R.

TRACT 3
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 DRAINAGE EASEMENT
 HAYS COUNTY, TEXAS
 VOL. 5163, P. 454
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MERC
MURFEE ENGINEERING COMPANY
Texas Registered Engineering Firm F-353
1801 CAPITAL OF TEXAS HIGHWAY SOUTH
AUSTIN, TEXAS 78746
(512) 327-2004

DESIGNED BY: []
DRAWN BY: []
CHECKED BY: []
APPROVED BY: []
DATE: APRIL 5, 2021
SCALE: 1"=40'



DRIFTWOOD SUBDIVISION PHASE TWO
PRELIMINARY PLAT
DRIFTWOOD, TEXAS
WATER PLAN 2

NO.	DESCRIPTION	BY	DATE	APPROVED	APPROVAL DATE

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- LOT OF 1/4 ACRES
- SEWER MAINS
- SEWER SERVICE LINES
- SEWER SERVICE LINES TO BE DEVELOPED
- 18" WATER MAIN
- 18" WATER MAIN TO BE DEVELOPED
- PRIVATE STREET DRAINAGE
- UTILITY EASEMENT

SCALE 1"=40'



DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

10 OF 11

SHEET NO.

JOB NO.

DATE

APPROVED BY

CHECKED BY

DRAWN BY

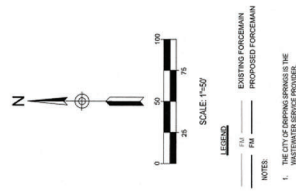
DESIGNED BY

MURFEE ENGINEERING COMPANY
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 AUSTIN, TEXAS 78746
 (512) 327-9204
 Texas Registered Engineering Firm P-353

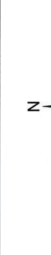


DRIFTWOOD SUBDIVISION PHASE TWO
 PRELIMINARY PLAT
 DRIFTWOOD, TEXAS
 WASTEWATER PLAN 1

NO.	DESCRIPTION	BY	DATE	APPROVED	APP. DATE



5 (TRACT 3)
 PRES OUT OF
 ACRES TO
 1.67 ACRES
 P. 67
 D.R.



LEGEND

EXISTING FOOTCANDLE

PROPOSED FOOTCANDLE

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NOTES

1. THE CITY OF SPRING SPRINGS IS THE WATERWORKS PROVIDER

DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT



CITY OF DRIPPING SPRINGS

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

Date: **May 20, 2021**

Name: Don Bosse
Company: VP of Driftwood Golf Club
Address: 582 Thurman Roberts Way,
Driftwood TX 78619
Email: dbosse@driftwoodgolfclub.com

Dear : Don Bosse

This letter is to inform you that the case number **SUB2021-0029** is being denied on **May 25, 2021** due to the following:

Robyn Miga, Consulting Planner
Planning Department robyn@texasmunicipallawyers.com

1. Remove the layer regarding those things that are being removed, it makes it difficult to read the details that are required on the plat under Section 4.7 of the City's Code.
2. Ensure lots are labeled with acreage, and width of lot, as well as all streets and easements labeled in accordance with requirements of 4.7(d) of the City's Code.
3. Signature page required for approval with the plat (attached separately). Which includes owners, surveyor, engineer, Planning & Zoning Commission, etc. (In accordance with 4.7(g))
4. Include legal description on the plat.

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

5. Your engineering report and impervious cover calculations state "Per the Development Agreement, rainwater capture improvements for roofs will zero out the building's effect of impervious cover and will not be used in the calculations." Please point out what section of the DA says this.
6. In your Engineering report please provide more specific discussion on how water quality and drainage is accomplished for this tract. You broadly refer to the 2015 Engineering report prepared by J33S Engineering, but that report is quite extensive. Please direct me to the pages of the report that specifically speak to the water quality and drainage facilities designed that will be utilized by this tract and provide confirmation in your report that the design for Phase 2 is consistent with the original design considerations of the 2015 report including sizing of water quality and drainage facilities, Impervious Cover, and routing of storm flow.
7. Provide proposed street sections [Preliminary Plat Information Requirements]

8. Provide some schematic callouts clarifying what portions of the water line are being abandoned and how and where the proposed waterline will be connected into the existing system. [Preliminary Plat Information Requirements]
9. Provide some schematic callouts clarifying where the force main and rainwater main are tying into mains outside phase 2.
10. Is the intention for the entirety of Lot 14 to be a drainage easement? Please clarify.
11. Please add the IC tracking chart to the Preliminary Plat Cover Sheet. Per [DA 3.2.4(h)].

Robby Callegari, Wastewater Reviewer
rcallegari@cma-engineering.com

11. A more detailed review will be done by CMA with the review of the construction plans. This will be the determining factor on if all easements are shown and accounted for.

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

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

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



Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: May 25, 2021

Project Number: SUB2021-0030 – Bunker Ranch Phase 4

Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Bunker Ranch Phase 4

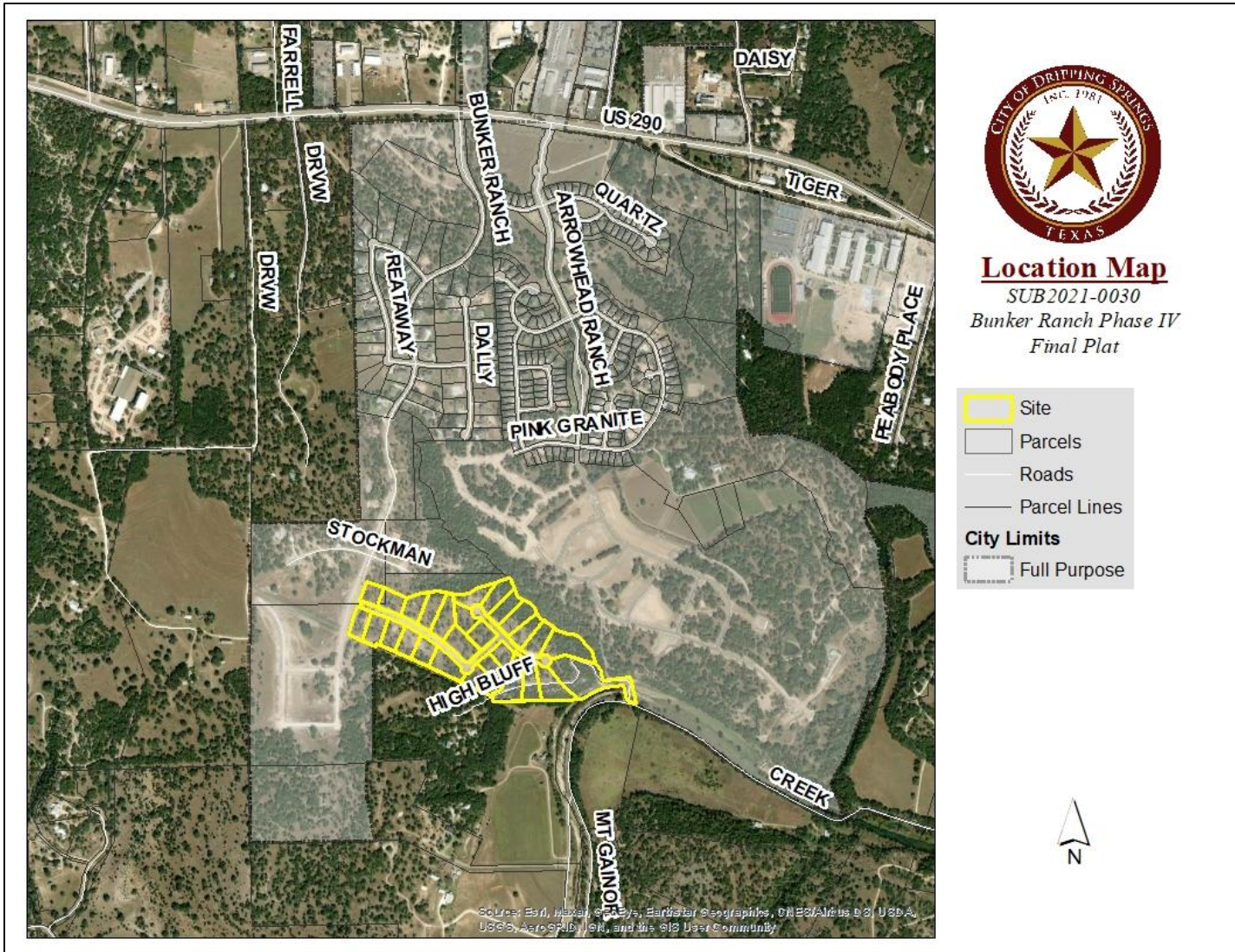
Property Location: Generally located south of U.S. 290, between Bunker Ranch Blvd. and Arrowhead Ranch Blvd.

Legal Description: Approximately 38.94 acres out of the Benjamin F. Hanna Survey, No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas

Applicant: Brian Estes

Property Owner: Steve Harren

Request: Final Plat for Bunker Ranch Phase 4



Action Requested

Disapproval for the reasons set forth in the item’s applications for a Final Plat (SUB2021-0030), consisting of approximately 38.94 acres out of the Benjamin F. Hanna Survey No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas, generally located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd, to be known as Bunker Ranch Ph. 4.

Site Information

Location:

The Subject property is located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd.

Physical and Natural Features:

The property is mostly flat with moderate tree coverage.

Zoning Designation:

The property is zoned SF-2, Single-Family Residential, Moderate Density

Property History

This is the first time this plat applications have been considered.

Outstanding Comments

Staff analyzed the proposed plats (SUB2021-0030 against the city’s code of ordinances, and the comments are attached are left outstanding.

Recommendation

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

Attachments

Attachment 1 – Proposed Final Plat

Attachment 2 – Staff Comments

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

**FINAL PLAT OF
BUNKER RANCH PHASE 4
38.94 ACRES**

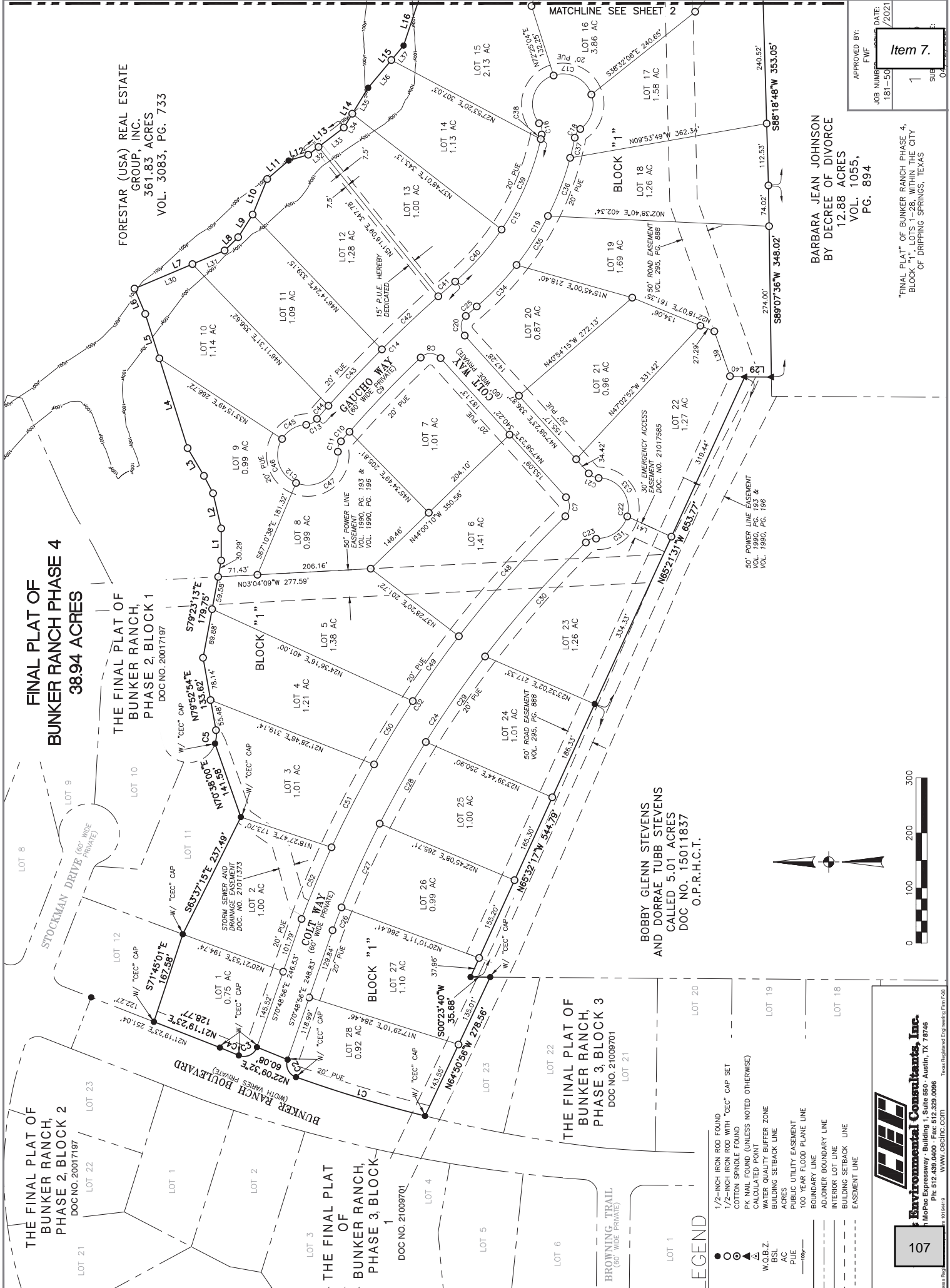
**THE FINAL PLAT OF
BUNKER RANCH,
PHASE 2, BLOCK 1
DOC NO. 20017197**

**THE FINAL PLAT OF
BUNKER RANCH,
PHASE 2, BLOCK 2
DOC NO. 20017197**

**THE FINAL PLAT
OF
BUNKER RANCH,
PHASE 3, BLOCK
1
DOC NO. 21009701**

**THE FINAL PLAT OF
BUNKER RANCH,
PHASE 3, BLOCK 3
DOC NO. 21009701**

**BOBBY GLENN STEVENS
AND DORRAE TUBB STEVENS
CALLED 5.01 ACRES
DOC NO. 15011837
O.P.R.H.C.T.**



FORESTAR (USA) REAL ESTATE GROUP, INC.
361.83 ACRES
VOL. 3083, PG. 733

BARBARA JEAN JOHNSON
BY DECREE OF DIVORCE
12.88 ACRES
VOL. 1055,
PG. 894

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28, WITHIN THE CITY
OF DRIPPING SPRINGS, TEXAS

APPROVED BY:	F.M.P.	DATE:	7/2021
JOB NUMBER:	181-30	SUB:	1
Item 7.			



- LEGEND**
- 1/2-INCH IRON ROD FOUND
 - 1/2-INCH IRON ROD WITH "CEC" CAP SET
 - COTTON SPINDLE FOUND
 - PK MAIL FOUND (UNLESS NOTED OTHERWISE)
 - ▲ GALVANIZED IRON UTILITY BUFFER ZONE
 - ▲ BOUNDARY SETBACK LINE
 - ▲ ACRES
 - ▲ PUBLIC UTILITY EASEMENT
 - ▲ 100 YEAR FLOOD PLANE LINE
 - BOUNDARY LINE
 - ADJONER BOUNDARY LINE
 - INTERIOR LOT LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE

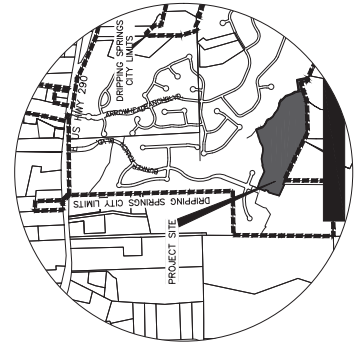
Environmental Consultants, Inc.
1100 S. Highway 1, Suite 150 - Austin, TX 78746
Ph: 512.439.6000 - Fax: 512.439.0096
www.ecchnc.com

FINAL PLAT OF BUNKER RANCH PHASE 4 38.94 ACRES

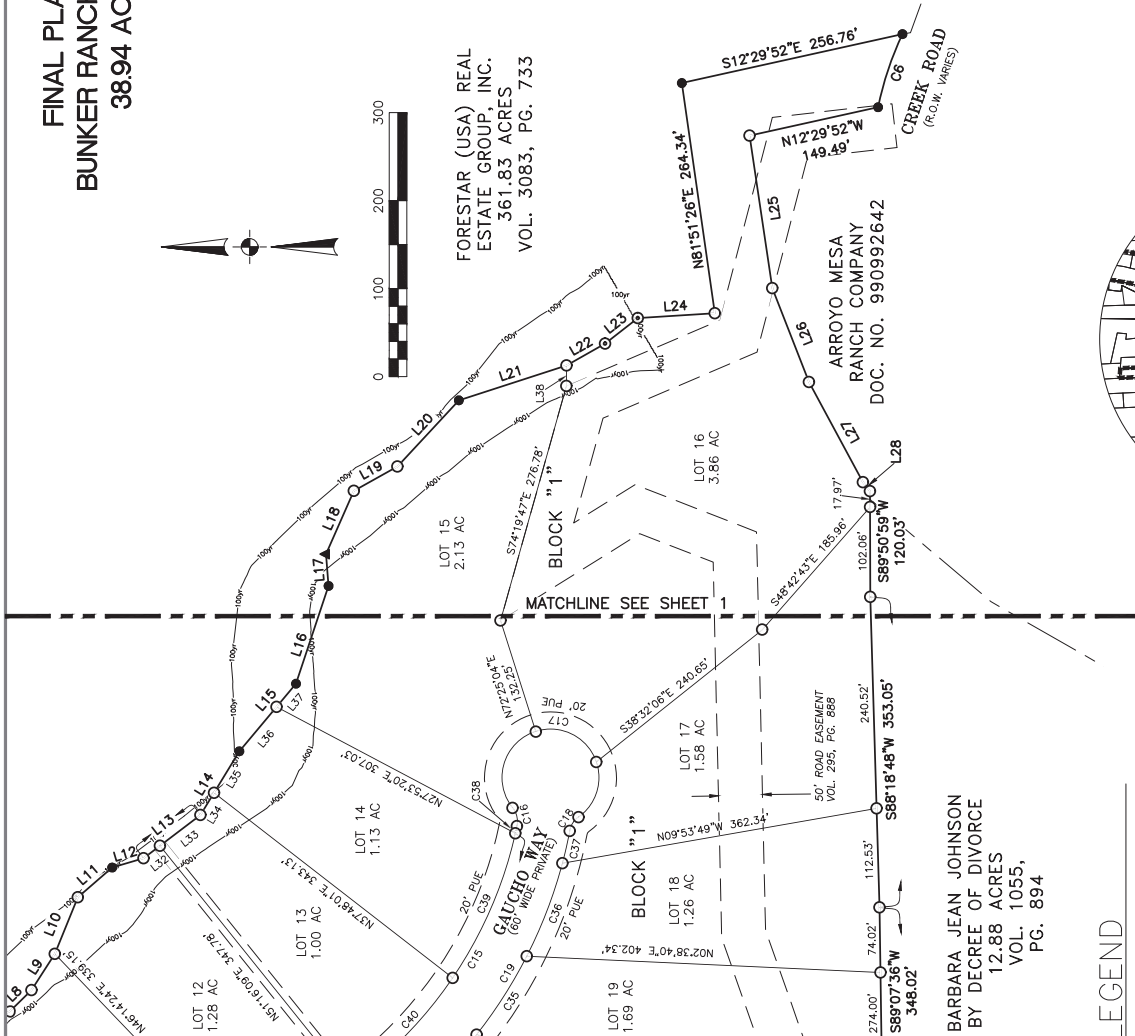


FORESTAR (USA) REAL
ESTATE GROUP, INC.
361.83 ACRES
VOL. 3083, PG. 733

ARROYO MESA
RANCH COMPANY
DOC. NO. 990992642



VICINITY MAP
SCALE: 1"=2000'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2509.02'	244.88'	244.79'	N16°44'33"E	05°15'42"
C2	25.00'	39.12'	35.25'	N64°21'42"E	89.38°45'
C3	25.00'	40.53'	36.24'	N24°22'02"E	92°53'33"
C4	2509.02'	37.09'	37.09'	N22°30'02"E	00°50'49"
C5	50.00'	24.58'	24.33'	S86°02'04"E	28°10'05"
C6	361.79'	87.78'	87.56'	N1°32'45"W	1°35'40.3"
C7	25.00'	38.29'	34.66'	S88°08'52"E	87°45'31"
C8	2078.20'	186.95'	186.89'	N02°00'44"E	91°55'18"
C9	2078.20'	186.95'	186.89'	N46°10'13"W	03°59'25"
C10	332.67'	23.17'	23.16'	N73°16'46"W	46°14'16"
C11	25.00'	20.18'	19.63'	N48°09'56"W	27°53'08"
C12	55.00'	262.54'	75.37'	S40°21'09"W	27°53'08"
C13	25.00'	39.12'	35.25'	S24°19'49"E	52°40'05"
C14	480.69'	315.41'	303.83'	S35°57'42"E	35°57'42"
C15	480.69'	315.41'	303.83'	S69°50'58"E	35°57'42"
C16	25.00'	21.87'	21.18'	N76°35'13"E	50°07'23"
C17	55.00'	262.02'	75.75'	S08°00'16"W	27°25'72.8"
C18	25.00'	19.00'	18.55'	N57°17'21"W	43°52'42"
C19	540.00'	361.73'	355.01'	N59°52'16"W	38°22'51"
C20	25.00'	39.58'	35.58'	N86°40'00"W	90°43'14"
C21	25.00'	20.32'	19.76'	S24°41'21"W	46°34'03"
C22	55.00'	174.59'	109.99'	N87°39'22"W	181°52'36"
C23	25.00'	20.25'	19.70'	N19°55'22"W	46°24'37"
C24	1960.59'	848.51'	841.90'	N56°51'06"W	24°47'47"
C25	2410.59'	26.33'	26.32'	S40°59'37"E	00°37'33"
C26	1960.59'	44.57'	44.57'	S68°55'55"E	01°18'09"
C27	1960.59'	167.27'	167.22'	S65°30'12"E	04°53'17"
C28	1960.59'	168.42'	168.36'	S65°18'09"E	04°49'46"
C29	1960.59'	275.79'	275.56'	S48°32'26"E	08°05'20"
C30	55.00'	24.28'	23.56'	S35°24'28"E	77°29'49"
C31	2020.59'	881.08'	874.17'	S56°45'37"E	24°59'02"
C32	55.00'	100.01'	86.79'	N53°29'54"E	104°11'09"
C33	540.00'	104.82'	104.66'	S46°14'30"E	11°07'20"
C34	540.00'	105.94'	105.77'	S57°25'24"E	11°14'27"
C35	540.00'	113.34'	113.13'	S69°03'24"E	12°01'33"
C36	540.00'	37.62'	37.62'	S77°03'56"E	03°59'31"
C37	480.00'	8.42'	8.42'	N77°50'56"W	01°00'18"
C38	480.00'	180.09'	179.03'	N66°35'54"W	1°29'46"
C39	480.00'	127.08'	126.71'	N48°15'56"W	15°10'11"
C40	480.00'	127.08'	126.71'	N41°09'07"W	00°56'53"
C41	2470.59'	40.63'	40.63'	N41°15'25"W	03°13'52"
C42	2470.59'	140.82'	140.80'	N41°15'25"W	03°13'52"
C43	2470.59'	31.60'	31.60'	N48°31'58"W	00°43'58"
C44	55.00'	50.84'	50.84'	N30°25'17"W	55°03'01"
C45	55.00'	95.25'	83.79'	S72°26'17"W	99°13'51"
C46	55.00'	114.44'	94.89'	S36°47'16"E	119°13'17"
C47	2020.59'	291.27'	291.02'	N48°23'53"W	08°15'34"
C48	2020.59'	144.39'	144.35'	N54°34'29"W	04°05'39"
C49	2020.59'	135.03'	135.00'	N58°32'10"W	03°49'44"
C50	2020.59'	169.24'	169.24'	N62°51'03"W	04°48'02"
C51	2020.59'	141.11'	141.08'	N67°15'06"W	04°00'04"
C52	2020.59'	141.11'	141.08'	N67°15'06"W	04°00'04"

- LEGEND**
- 1/2-INCH IRON ROD FOUND
 - 1/2-INCH IRON ROD WITH "CEC" CAP SET
 - ▲ COTTON SPINDLE FOUND
 - △ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
 - CALCULATED POINT
 - WATER QUALITY BUFFER ZONE
 - BUILDING SETBACK LINE
 - AC ACRES
 - PUBLIC UTILITY EASEMENT
 - 100 YEAR FLOOD PLANE LINE
 - BOUNDARY LINE
 - ADJOINER BOUNDARY LINE
 - INTERIOR LOT LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE

BARBARA JEAN JOHNSON
BY DECREE OF DIVORCE
12.88 ACRES
VOL. 1055,
PG. 894

Environmental Consultants, Inc.
1100 E. Exchange Building 1, Suite 1550 - Amstn, TX 78746
PH: 512.439.6400 - FAX: 512.229.0096
www.ecbinc.com

LOT TABLE

LOT #	SQUARE FEET	ACRES
1	32,581	0.75
2	43,430	1.00
3	43,789	1.01
4	52,721	1.21
5	59,904	1.38
6	61,342	1.41
7	43,850	1.01
8	43,254	0.99
9	43,307	0.99
10	49,458	1.14
11	47,507	1.09
12	55,877	1.28
13	43,769	1.00
14	49,381	1.13
15	92,673	2.13
16	167,932	3.86
17	68,962	1.58
18	54,867	1.26
19	73,647	1.69
20	37,705	0.87
21	41,897	0.96
22	55,243	1.27
23	54,966	1.26
24	43,845	1.01
25	43,425	1.00
26	43,021	0.99
27	47,735	1.10
28	40,219	0.92
STREET AREA		
SQUARE FEET	ACRES	
159,910	3.67	
TOTAL		
SQUARE FEET	ACRES	
1,696,195	38.94	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N90°00'00"E	367.61'
L2	S90°00'00"E	59.23'
L3	N59°33'00"E	59.23'
L4	N72°30'19"E	170.87'
L5	N72°02'26"E	84.78'
L6	N67°04'59"E	50.00'
L7	S22°55'01"E	177.67'
L8	S44°17'14"E	34.57'
L9	S57°23'36"E	48.91'
L10	S67°46'45"E	69.57'
L11	S40°55'28"E	51.52'
L12	S16°30'25"E	37.19'
L13	S37°13'35"E	81.28'
L14	S58°38'39"E	84.74'
L15	S57°09'36"E	100.71'
L16	N85°19'06"E	36.32'
L17	N85°19'06"E	36.32'
L18	S68°08'30"E	78.54'
L19	S28°17'28"E	56.66'
L20	S47°05'51"E	102.55'
L21	S17°58'08"E	128.61'
L22	S29°28'50"E	50.30'
L23	S37°55'57"E	47.13'
L24	S03°36'43"E	87.66'
L25	S81°30'51"W	175.14'
L26	S68°40'46"W	114.49'
L27	S61°42'49"W	129.24'
L28	S57°47'49"W	13.15'
L29	S03°17'27"E	48.41'
L30	S72°55'01"E	64.33'
L31	S72°55'01"E	64.33'
L32	S37°13'35"E	23.39'
L33	S37°13'35"E	57.89'
L34	S58°38'39"E	29.51'
L35	S58°38'39"E	55.23'
L36	S50°00'54"E	65.74'
L37	S50°00'54"E	34.47'
L38	S88°43'07"E	23.35'
L39	S72°37'13"W	85.96'
L40	S03°23'13"W	26.73'
L41	N24°38'30"E	188.63'

APPROVED BY: _____ DATE: 10/27/2021
JOB NUMBER: 181-30
SUB: 2
SHEET: 04

Item 7.

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28, WITHIN THE CITY
OF DRIPPING SPRINGS, TEXAS

FINAL PLAT OF BUNKER RANCH PHASE 4 38.94 ACRES

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:
THAT WE, BUNKER RANCH, LLC, OWNERS OF 43.18 ACRES OF LAND, AND 111.67 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 222, SAID 43.18 ACRES CONVEYED TO US BY DEED NO. 4820900105F, AND 111.67 ACRES CONVEYED TO US BY DEED NO. 4820900105F, AND 160209030, AND SAID 111.67 ACRES CONVEYED TO US BY DEED RECORDED IN PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 38.94 ACRES OF LAND TO BE KNOWN AS BUNKER RANCH PHASE 4, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY, AND TO THE PUBLIC AND WILL CONVEY THE STREETS DESIGNATED HEREON AS PRIVATE AS WELL AS THE WATER QUALITY LOTS AND PRIVATE PARK LOTS TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF THE SAID BUNKER RANCH, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 2021

BUNKER RANCH, LLC
8638 BEE CAVES ROAD
AUSTIN, TX 78746

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, IN AND FOR _____

MY COMMISSION EXPIRES: _____

ENGINEERING AND PUBLIC WORKS DEPARTMENT
NO STRUCTURE IN 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 SEWERAGE SYSTEM. THIS SUBDIVISION SHALL BE OCCUPIED ONLY AFTER ALL PERMITS HAVE BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENGINEERING AND PUBLIC WORKS DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CITY ENGINEER _____ DATE _____

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCE TO THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.



Environmental Consultants, Inc.
1100 Rice Executive Building 1, Suite 1550 • Austin, TX 78746
Ph: 512.439.6400 • Fax: 512.529.0096
www.ecbinc.com

ENGINEERS CERTIFICATION
THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION OF THE PLAT SUBMITTED HERewith; ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING ENGINEERING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODES AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.

BRIAN ESTES _____ DATE _____
P.E. NO. 89270
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1100 RICE EXECUTIVE BUILDING 1, SUITE 1550
AUSTIN, TX 78746

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 482090088F, AND PANEL NO. 4820900105F, BOTH DATED SEPTEMBER 2, 2005, AND 50% FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

SURVIVORS CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAT SUBMITTED HERewith; ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODES AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.



FRANK WILLIAM FLUNK _____ DATE _____
R.P.L.S. NO. 6803
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1100 RICE EXECUTIVE BUILDING 1, SUITE 1550
AUSTIN, TX 78746

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 _____, 2021, A.D., INSTRUMENT NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN

WITNESS MY SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021, A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

THIS PLAT, BUNKER RANCH, PHASE 4, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED THIS THE _____ DAY OF _____, 2021.
BY: _____

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,
ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY

APPROVED BY: _____ DATE: 7/20/21
JOB NUMBER: 181-30
SUB: 3
SHEET: 109 OF 104

Item 7.

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28, WITHIN THE CITY
OF DRIPPING SPRINGS, TEXAS



CITY OF DRIPPING SPRINGS

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

Date: **May 21, 2021**

Name: Steve Harren
Address: 317 Grace Lane #240, Austin, TX 78746
Email: steveharren@aol.com

Dear: Steve Harren

This letter is to inform you that the case number **SUB2021-0030** is being denied on **May 25, 2021** due to the following:

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

1. The easement between Ph 4, Blk 1, Lots 22 & 23. should be a minimum 50ft ROW rather than an easement and an improved surface suitable for emergency access should be completed. The access shown on the previous preliminary plat provided access from the Stevens 50ft access easement on to Gaucho Way. That access has been cut off by revision. *Per [Sub Ord 20.1.2] Adequate Public Facilities Policy. Wherever the subject property adjoins undeveloped land, or wherever required by the City to serve the public good, utilities shall be extended to adjacent property lines to allow connection of these utilities by adjacent property owners when such adjacent property is platted and/or developed. Per this section this includes street facilities.*
2. Identify the WQBZ as shown on the Preliminary Plat. [Plat Information Requirement Checklist]
3. Identify the FEMA 100-yr floodplain and floodway within lots 16 and 17 as identified on the Preliminary Plat. [Plat Information Requirement Checklist]
4. Delete or modify Plat Note 6 regarding the floodplain as it is not accurate and conflicts with the Floodplain note below the engineer's certification.
5. Approval of this plat is pending the approval of the Revised Preliminary Plat for Phases 3 & 4.

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

6. Emergency access needs to meet minimum fire code requirements.
7. cul-de-sac must have a 48ft radius.

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

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

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

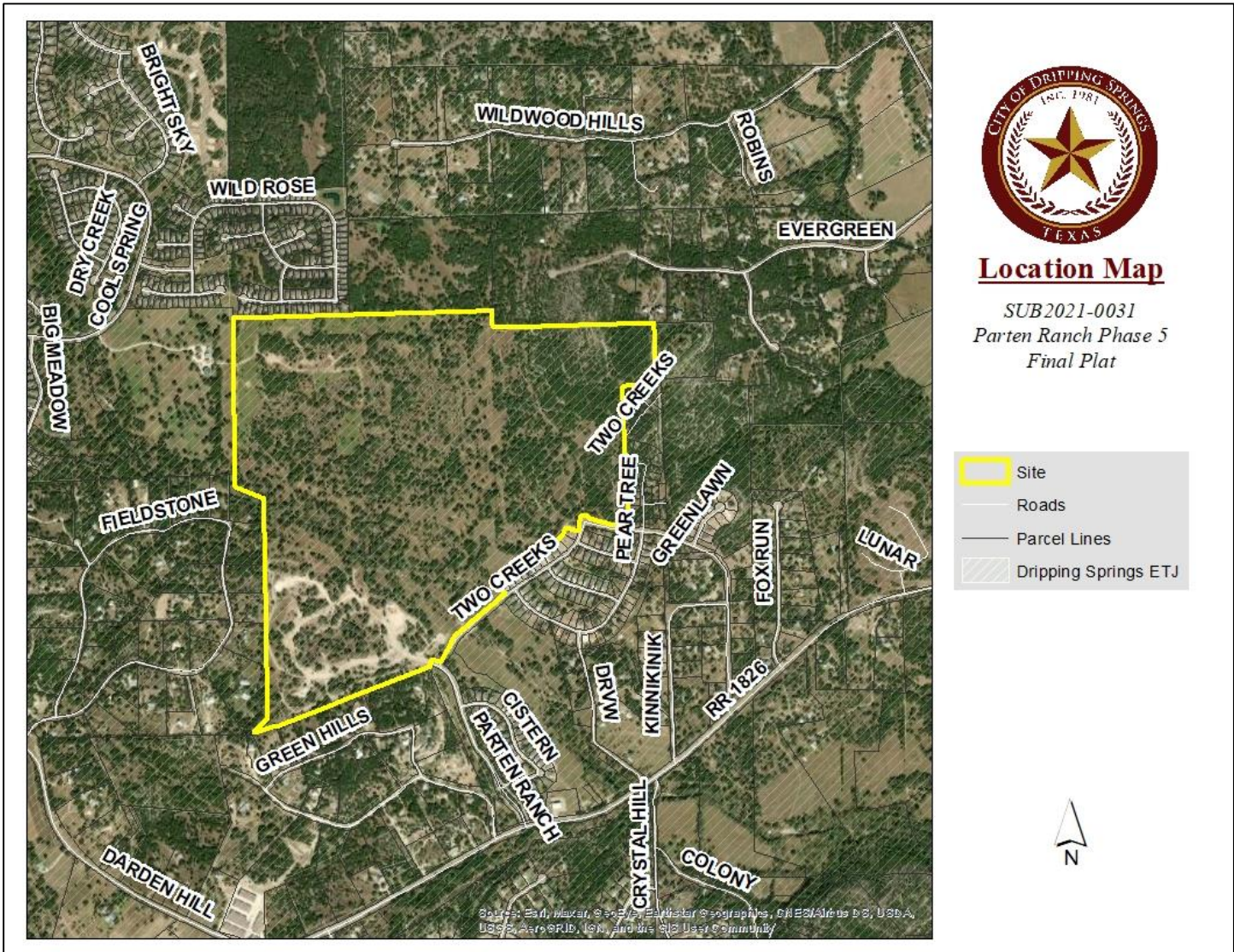


Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: May 25, 2021
Project No: SUB2021-0031
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Parten Ranch Phase 5 Final Plat
Property Location: 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R16615)
Legal Description: A0323 LAMAR MOORE SURVEY, ACRES 203.271
Applicant: Daniel Ryan P.E., LJA Engineering
Property Owner: HM Parten Ranch Development, Inc.
Request: Final Plat of Parten Ranch Phase 5
Staff recommendation: Approval of Parten Ranch Phase 5 final plat



Overview

The applicant is requesting to Final Plat Parten Ranch Phase 5. The Parten Ranch development is planned as a low-density single-family residential development located South of the intersection of Nutty Brown Road and FM1826, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Parten Ranch Phase 5 is a portion of the Parten Ranch Concept Plan approved with the Parten Ranch Development Agreement. The 46.57-acre Final Plat consists of a total of 70 lots and right of way. The lots include 68 single family lots, and 2 open space lot.

ACCESS AND TRANSPORTATION

Access to this project shall be from FM 1826 by Parten Ranch Parkway

SITE DRAINAGE AND WATER QUALITY

The subdivision is located in the Bear Creek watershed. The detention requirements for this subdivision will be met by a regional detention pond constructed with Parten Ranch Phase 1. The tributary that traverses Parten Ranch is known as Springhollow. A portion of the project is within the boundaries of the 100-year floodplain. The runoff from this development will be routed to a proposed water quality pond. Once the pond is full to capacity, bypass flow will be directed to the existing Spring Hollow tributary within the Bear Creek Watershed.

Parten Ranch Phase 5 Final Plat utility providers are listed below:

- Water: West Travis County PUA
- Wastewater: Hays County Mud No. 5
- Electric: PEC

Recommendation:

The property is within a Development Agreement, all comments have been met and the proposed plat is consistent and complies with the development standards set forth in the Development Agreement and City Ordinances.

Staff is recommending *approval of the plat*.

Outstanding Comments:

None

Public Notification

Signs were posted on the site; notice was placed on the City Website.

Attachments

Attachments 1 – Subdivision Application

Attachments 2 – Parten Ranch Phase 5 Final Plat

Recommended Action	Approve the Plat
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



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: _____	PRE-APPLICATION CONFERENCE DATE: 4/8/2021 _____
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

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

CONTACT INFORMATION

APPLICANT NAME 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	46.571 ACRES OF LAND IN THE SEABORN J. WHATLEY SURVEY, THE LAMAR MOORE SURVEY AND THE JAMES B. PIER SURVEY, HAYS COUNTY TEXAS
TAX ID #	R16615
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	46.57 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 5
TOTAL ACREAGE OF DEVELOPMENT	46.57
TOTAL NUMBER OF LOTS	72: 68 (single family), 4 (OS/drainage/WQ)
AVERAGE SIZE OF LOTS	11,077 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>68</u> COMMERCIAL: _____ INDUSTRIAL: <u>4</u>
ACREAGE PER USE	RESIDENTIAL: <u>17.55 ac</u> COMMERCIAL: _____ INDUSTRIAL: <u>22.83 ac</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>4737 L.F.</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/>YES <input checked="" type="checkbox"/>NO</p>	

COMMENTS: _____

TITLE: Vice President SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Springhollow MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Daniel Ryan

Applicant Name

[Handwritten Signature]

Applicant Signature

Laura Krippner

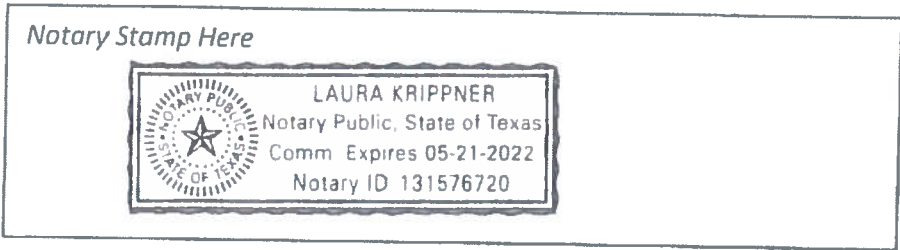
3/16/2021

Date

3 16 21

Notary

Date



HM Parten Ranch Development, Inc.

Property Owner Name

[Handwritten Signature]

Property Owner Signature

3/15/21

Date

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

Applicants Signature:  Date: 4/8/21

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

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

FINAL PLAT INFORMATION REQUIREMENTS

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

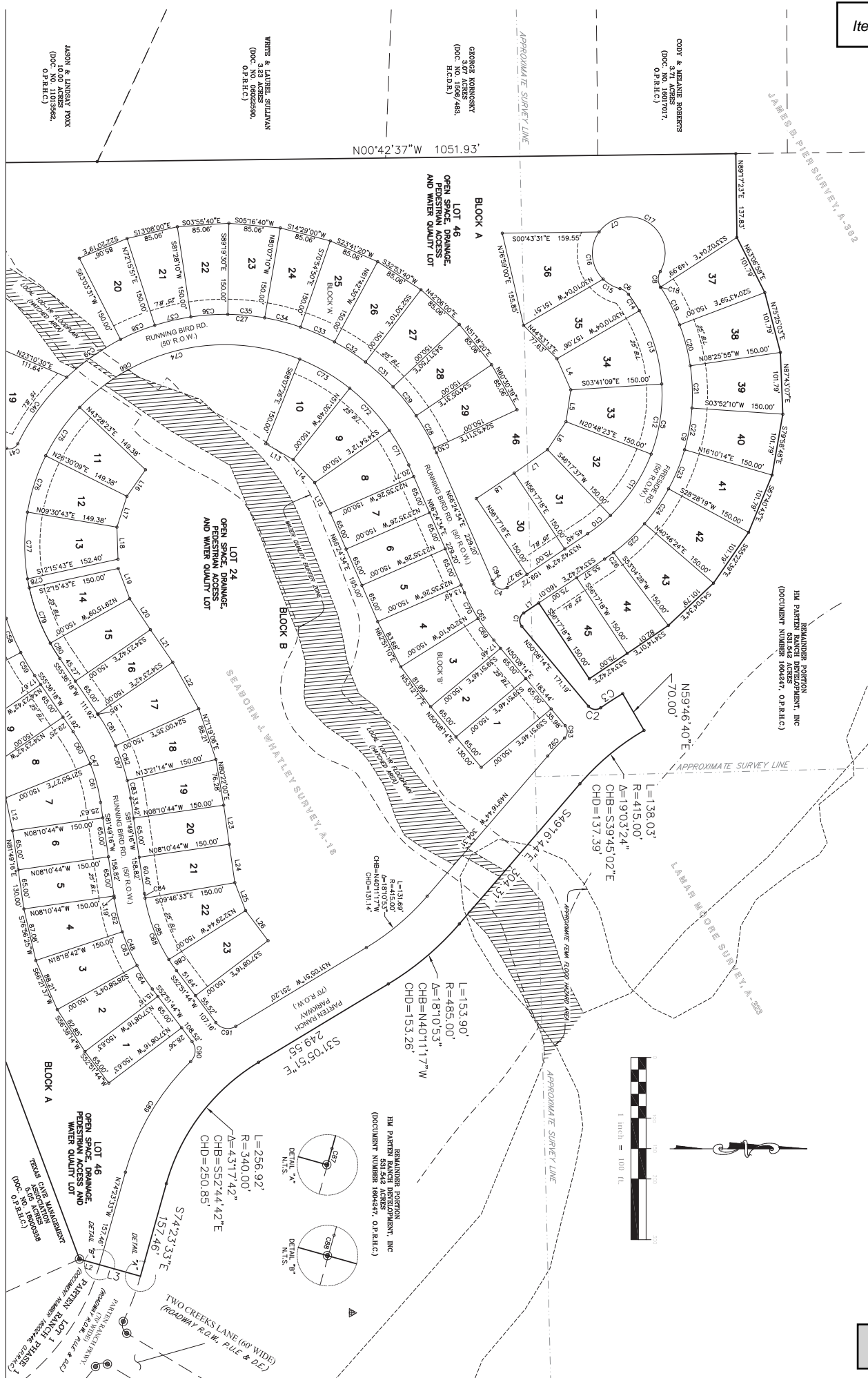
		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area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

NARRATIVE OF COMPLIANCE	
<p>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>	
<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>

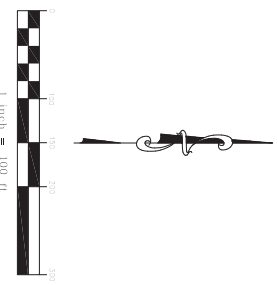
Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>All public improvements will comply with the City 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>

Item 8.

PARTEN RANCH PHASE 5



MATCH LINE SHEET 2



SHEET 1 OF 4
CREW CHIEF

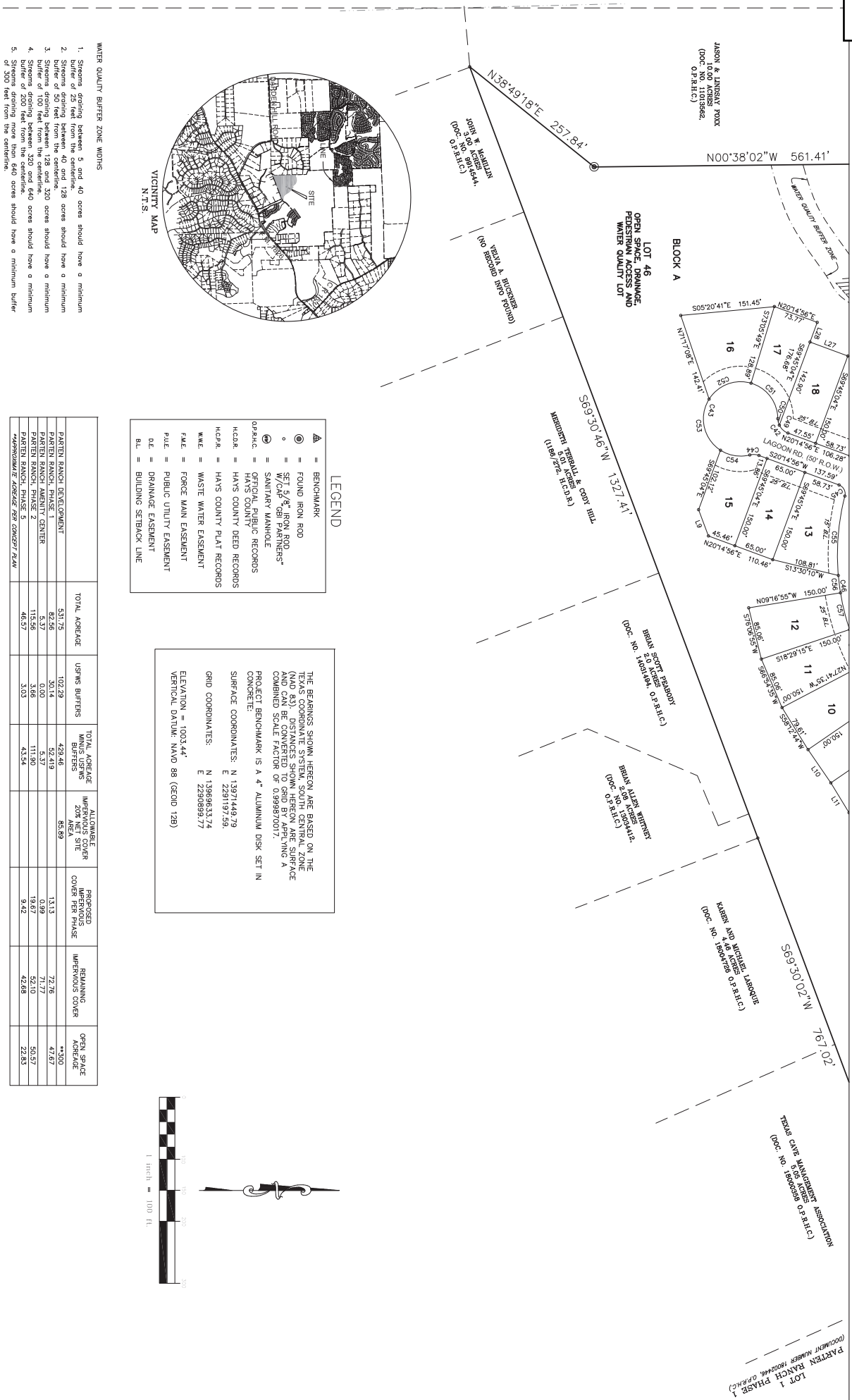
GPI PARTNERS
LAND SURVEYING CONSULTANTS
7606 KSA, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 281-499-4539 • WWW.GPISURVEY.COM
TBRPLS#10094190 • TBR#9 FTZ84

DATE: 5-18-21
DWG: 191001-PLAT.DWG

Item 8.

PARTEN RANCH PHASE 5

MATCH LINE SHEET 1



LEGEND

- ▲ = BENCHMARK
- = FOUND IRON ROD
- = SET 5/8" IRON ROD
- = SET 5/8" IRON RODS
- = SANITARY MANHOLE
- = UTILITY
- = HANS COUNTY PUBLIC RECORDS
- = HANS COUNTY DEED RECORDS
- = HANS COUNTY PLAT RECORDS
- = WASTE WATER EASEMENT
- = FORCE MAIN EASEMENT
- = PUBLIC UTILITY EASEMENT
- = DRAINAGE EASEMENT
- = BUILDING SETBACK LINE

THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NATIONAL GRID SYSTEM. THE DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999870017.

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

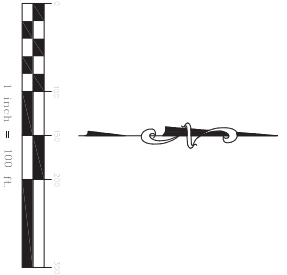
SURFACE COORDINATES: N 1397144.79 E 2231197.59
 GRID COORDINATES: N 1395963.74 E 2230991.77

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

WATER QUALITY BUFFER ZONE WIDTHS

1. Streams draining between 5 and 40 acres should have a minimum buffer of 25 feet from the centerline.
2. Streams draining between 40 and 125 acres should have a minimum buffer of 50 feet from the centerline.
3. Streams draining between 125 and 350 acres should have a minimum buffer of 100 feet from the centerline.
4. Streams draining more than 350 acres should have a minimum buffer of 200 feet from the centerline.
5. Streams draining more than 640 acres should have a minimum buffer of 300 feet from the centerline.

	TOTAL ACREAGE	USING BUFFERS	TOTAL ACREAGE MINUS USING BUFFERS	ALLOWABLE INTERVIOUS COVER AREA	PROPOSED INTERVIOUS COVER PER PHASE	REMAINING COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	85.89	131.3	72.76	47.67
PARTEN RANCH PHASE 1	82.56	30.14	52.419	10.67	19.87	52.10	50.57
PARTEN RANCH PHASE 2	115.56	3.68	111.80	43.54	9.42	42.88	22.83
PARTEN RANCH PHASE 5	46.57	3.03	43.54				



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 PHONE: 281-499-4539 • WWW.GBISURVEY.COM
 TIRELIS 1004150 • TIRE # FTZ84

SCALE: 1" = 100'
 DREW: CHIEF
 JOB NO. A191001
 FIELD BOOK:
 DATE: 5-18-21
 DWG: 191001-PLAT.DWG

PARTEN RANCH PHASE 5

Table with 7 columns: NUMBER, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD. Rows C1 through C64.

Table with 7 columns: NUMBER, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD. Rows C65 through C94.

Table with 4 columns: NUMBER, BEARING, DISTANCE. Rows L1 through L28.

Table with 4 columns: LOT, AREA (S.F.), AREA (AC.), CHORD. Rows 1 through 46.

Table with 4 columns: LOT, AREA (S.F.), AREA (AC.), CHORD. Rows 1 through 24.

Logo for GBI PARTNERS LAND SURVEYING CONSULTANTS, including contact information and address.

PARTEN RANCH PHASE 5

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT L. DANIEL RYAN, PRESIDENT, OF HAY PARTEN RANCH DEVELOPMENT, INC. THE OWNER OF 48371 ACRES OF LAND IN THE SEAGRAM J. WALTER SURVEY, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 531.542 ACRES TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH RECORDS' LENS IN DOCUMENT NUMBER 4004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS TO SAID PARTEN RANCH PHASE 5 SUBDIVISION AND BEING A PORTION OF SAID 531.542 ACRES TRACT OF LAND IN ACCORDANCE WITH THE PLAN ATTACHED TO THE PARTEN RANCH PHASE 5 SUBDIVISION AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE RECORDED AND DO HEREBY RESOLVE TO THE FOLLOWS THE USE OF THE STRIPES AND DESIGNATED HEREON.

LAY HANNA PARTNER
HAY PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
ASTORIA, TX 78703

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED LAY HANNA PARTNER OF HAY PARTEN RANCH DEVELOPMENT, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO SAID SUBDIVISION FOR THE PURPOSES AND CONSIDERATION THEREON STATED.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

OWNER:
HAY PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
ASTORIA, TX 78703

ENGINEER:
LUA ENGINEERING, INC.
FBI# REGISTRATION NO. F-1388
7200 REALTY BOULEVARD, BUILDING 1, SUITE 100
ASTORIA, TX 78703

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5788
MAY HORTON

STATE OF TEXAS COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN COMPLETS WITH THE SURVEY RELATED FORMER CENTER OF THIS PLAT WAS RECORDED 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.



L. DANIEL RYAN, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHALL BE CONSIDERED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE MAP CONVEYED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED MAP.

DANIEL RYAN
REGISTERED PROFESSIONAL ENGINEER NO. 88458



STATE OF TEXAS
COUNTY OF HAYS
APPROVED, THIS THE ____ DAY OF 2021.

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR
DATE: _____
ATTEST:

ANGELA CUNNINGHAM, CITY SECRETARY
DATE: _____

STATE OF TEXAS
COUNTY OF HAYS
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 STATE APPROVED SEWERAGE SYSTEM. NO CONSTRUCTION OF OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRAINAGE SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ENG VAN GARREK, R.S., C.P.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATION
DATE: _____

WAGNER RICHARDS, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES
DATE: _____

1. THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE HAY COUNTY DEVELOPMENT SERVICES DEPARTMENT'S SUBDIVISION REGULATIONS AND THE HAY COUNTY ZONING ORDINANCE AND THE CITY OF DRAINAGE SPRINGS FOR THE SUBDIVISION REGULATIONS WITHIN THE EXTRANJURISDICTION, JURISDICTION OF THE CITY OF DRAINAGE SPRINGS.

STATE OF TEXAS COUNTY OF HAYS
I, DANIEL H. CARDEWAS, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE PASSING AND RECORDING OF THIS PLAT IS IN ACCORDANCE WITH THE HAY COUNTY DEVELOPMENT SERVICES DEPARTMENT'S SUBDIVISION REGULATIONS AND THE HAY COUNTY ZONING ORDINANCE AND THE CITY OF DRAINAGE SPRINGS FOR THE SUBDIVISION REGULATIONS WITHIN THE EXTRANJURISDICTION, JURISDICTION OF THE CITY OF DRAINAGE SPRINGS.

CLARENCE H. CARDEWAS
COUNTY CLERK
HAYS COUNTY, TEXAS

- NOTES:
1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRANJURISDICTION, JURISDICTION OF THE CITY OF DRAINAGE SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. AQUIFER RECHARGE ZONES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRAINAGE SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. A PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED, 100-YEAR FLOOD ZONE AS DELINEATED ON THE FLOOD MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. WATER SERVICE WILL BE PROVIDED BY WEST TARRANT COUNTY PUBLIC UTILITY AGENCY. NO OTHER WATER SERVICE WILL BE PROVIDED BY THE SPONSORING/LOWLAND LAND TO EACH LOT.
7. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPONSORING/LOWLAND LAND TO EACH RESIDENTIAL LOT. NO INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED.
8. ELECTRIC SERVICES SHALL BE SUPPLIED BY FERRISWALLS ELECTRIC COOPERATIVE.

- 9. TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON, OR A2T.
10. ORGANIZED GAS UTILITY SERVICE SHALL BE PROVIDED BY TROKAS.
11. MINIMUM FRONT SETBACK SHALL BE 20 FEET.
12. MINIMUM SIDE AND REAR SETBACKS SHALL BE 9 FEET.
13. MINIMUM SIDE AND REAR SETBACKS SHALL BE 9 FEET.
14. PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DESIGNATED RIGHT-OF-WAYS.
15. ALL UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRAINAGE SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND URBAN PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR.
16. ACCEPTANCE SHALL BE DEEMED TO BE THE COUNTY TRANSPORTATION DEPARTMENT AND URBAN PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR.
17. LINEAR FOOTAGE OF FREEDOM ROAD (LOCAL STREET): 2,463 L.F.
18. LINEAR FOOTAGE OF LAGUNA ROAD (LOCAL STREET): 233 L.F.
19. LINEAR FOOTAGE OF STREET IMPROVEMENTS: 4,728 L.F.
20. REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
21. AREA WITHIN NEW ROAD RIGHT-OF-WAY # 6188 ACRES.
22. APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
23. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC RIGHT-OF-WAY, THE HAYS COUNTY TRANSPORTATION DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DRAINAGE SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND URBAN PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR.
24. THE HAYS COUNTY TRANSPORTATION DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DRAINAGE SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND URBAN PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR.
25. THE HAYS COUNTY TRANSPORTATION DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DRAINAGE SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND URBAN PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR.
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36. THE HAYS COUNTY TRANSPORTATION DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DRAINAGE SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND URBAN PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR.
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38. THE HAYS COUNTY TRANSPORTATION DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DRAINAGE SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND URBAN PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR.

GPI PARTNERS
LAND SURVEYING CONSULTANTS
7066 183A, BUILDING 2, STE. A • LEANDER, TX 78841
PHONE: 381-469-4539 • WWW.GPISURVEYING.COM
TELEFAX: #10194150 • TSP# #17254

SCALE: 1" = 100'
JOB NO. A191001
FIELD BOOK:
DATE: 5-18-21
DWG: 191001-PLAT.DWG

From: [Cordoba, Cristina](#)
To: [Chad Gilpin](#); [Amanda Padilla](#); [Abraham Martinez](#)
Cc: [Estes, Brian](#); [Castillo, Mario](#)
Subject: RE: 5.4.2021 Meeting Minutes
Date: Thursday, May 13, 2021 9:22:59 AM
Attachments: [image006.png](#)
[image002.png](#)

Chad and Amanda –

Thanks for adding your meeting minute notes below. We would like to request that the Florio Tract Preliminary Plat be postponed to the 6/22 P&Z review date. Per our discussion on 5/5, City Staff indicated that a resubmittal fee would be required if the Preliminary plat is rejected twice at P&Z. The TIA will not be approved by 5/25. The realistic goal is to obtain a Technical Approval Letter from Leslie in time to place it on the 6/22 P&Z agenda with the Preliminary Plat.

Can you please confirm that postponing the P&Z review date will not require a resubmittal fee? Basically, the application would be tabled on our desks until we receive the Technical Approval Letter for the TIA from Leslie.

Please let me know.

Thanks,

Cristina Cordoba, EIT | Project Consultant
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550, Austin, TX 78746
direct 512.493.6062 **office** 512.439.0400 **mobile** 512.230.6383
www.cecinc.com

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Personal Business Relationships

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STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Aaron Reed, Public Works Coordinator

P&Z Meeting Date: 05/25/2021

Agenda Item Wording: Discuss and consider Approval of a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on Mercer St. and US Highway 290 between RR-12 and Rob Shelton Blvd.

Agenda Item Requestor: Aaron Reed

Summary/Background: City staff submitted a preliminary application for the 2021 TxDOT TASA call for projects for sidewalks along Mercer St. and US Hwy 290 between RR-12 and Rob Shelton Blvd. The project was deemed eligible for funding by TxDOT and City staff is working on the detailed application. City staff would like to request a Resolution of support from the Planning and Zoning Commission as this project would decrease traffic on City streets and provide safe, ADA compliant routes for pedestrians.

**Commission
Recommendations:**

**Recommended
Actions:** City Staff Recommends Approval.

Attachments:

Next Steps/Schedule: Send to City Secretary for Execution.

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2021-

A RESOLUTION OF SUPPORT BY PLANNING AND ZONING COMMISSION (“P&Z”) OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”) FOR APPLICATION FOR FUNDING UNDER THE 2021 TEXAS DEPARTMENT OF TRANSPORTATION TASA CALL FOR PROJECTS PROGRAM (2021 TXDOT TASA PROGRAM) FOR THE ENHANCEMENT OF A PEDESTRIAN PATHWAY ON MERCER ST. AND US HIGHWAY 290 BETWEEN RR-12 AND ROB SHELTON BLVD.

WHEREAS, the City of Dripping Springs Planning and Zoning Commission (“P&Z”) is aware of the need for sidewalks along Mercer St. and US Highway 290 (“Route”), specifically between Ranch Road 12 and Rob Shelton Blvd.; and

WHEREAS, the Route is in the heart of the City where it is heavily traveled by pedestrians, cyclists, automobiles, trucks, and motorcycles, and commercial traffic which causes many safety issues for pedestrians and cyclists that access the Farmer’s Market, Veteran’s Memorial Park, Historic District, and businesses; and

WHEREAS, funding from the 2021 TxDOT TASA Program to improve the trails and sidewalks would enhance safety and also allow for the City to accommodate ADA (Americans with Disabilities) citizens; and

WHEREAS, the P&Z believes funding under the 2021 TxDOT TASA Program for the improvement and enhancement of pedestrian and cyclist pathways along the Route would provide safety for the Citizens and users of the pathways as well as increase commercial foot and bicycle traffic in the area.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS:

1. The Dripping Springs Planning and Zoning Commission supports the safe travel of all pedestrians and cyclists enjoying recreational facilities and local businesses in the heart of the community.
2. The Dripping Springs Planning and Zoning Commission supports the application for funding under the 2021 TxDOT TASA Program to improve and enhance a pedestrian and cyclist pathways on Mercer St. and US Highway 290 between Ranch Road 12 and Rob Shelton Blvd.
3. 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.

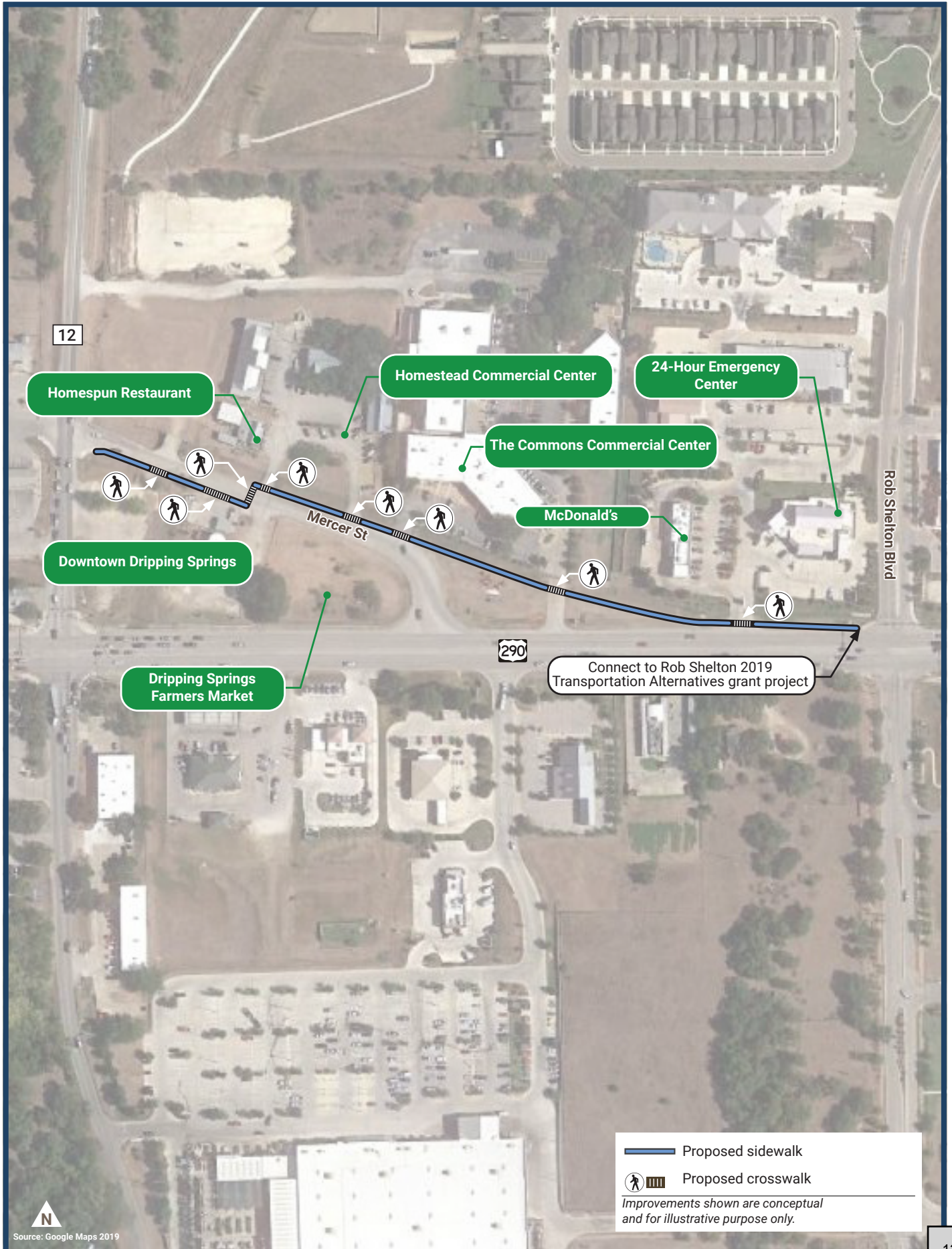
APPROVED, this the 25th day of May 2021, by a vote of _____ (ayes) to _____ (nays) to _____ (abstentions) of the Planning & Zoning Commission of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Mim James, Chair

ATTEST:

Andrea Cunningham, City Secretary





STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Aaron Reed, Public Works Coordinator

P&Z Meeting Date: 05/25/2021

Agenda Item Wording: Discuss and consider Approval of a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD elementary school, Dripping Springs Ranch Park, and the Harrison Hills subdivision.

Agenda Item Requestor: Aaron Reed

Summary/Background: City staff submitted a preliminary application for the 2021 TxDOT TASA call for projects for sidewalks along Ranch Road 12 and Event Center Dr. between the Founders Ridge subdivision, DSISD elementary school and Dripping Springs Ranch Park. The project was deemed eligible for funding by TxDOT and City staff is working on the detailed application. City staff would like to request a Resolution of support for the Planning & Zoning Commission as this project would improve connectivity between City parks, schools and multiple residential subdivisions.

**Commission
Recommendations:**

**Recommended
Actions:** City Staff Recommends Approval.

Attachments:

Next Steps/Schedule: Send to City Secretary for Execution.

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2021-

A RESOLUTION OF SUPPORT BY PLANNING AND ZONING COMMISSION (“P&Z”) OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”) FOR THE GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE CREATION OF PEDESTRIAN AND CYCLIST TRAIL CONNECTIONS FROM THE FOUNDERS RIDGE SUBDIVISION TO THE D.S.I.S.D. ELEMENTARY SCHOOL, DRIPPING SPRINGS RANCH PARK, AND SURROUNDING AREA.

WHEREAS, the City of Dripping Springs Planning and Zoning Commission (“P&Z”) is aware of the lack of pedestrian/ cyclist trails or sidewalks on the east side of Ranch Road 12, running from the Founders Ridge Subdivision to the driveway for Dripping Springs Independent School District (“D.S.I.S.D.”) Elementary School and Dripping Springs Ranch Park (“Area”); and

WHEREAS, in order to make the Area safe for pedestrians and cyclists, including all DSISD students and ADA (Americans with Disabilities) students; significant work must be done to create ADA pathways walkway; and

WHEREAS, funding from the 2021 TxDOT TASA Program to would afford the construction of several, needed improvements within the Area slated as: sidewalks on the east side of Ranch Road 12 running from the Founders Ridge subdivision to the D.S.I.S.D. elementary school driveway; a sidewalk on the North side of Event Center Dr. from Ranch Road 12 to the Harrison Hills subdivision; a DG trail from Event Center Dr. to DS Ranch Park and Existing Trails; Improvements to the signalized crossing on Ranch Road 12; and

WHEREAS, with the constant flow of commercial vehicles and cars, it is extremely dangerous for students to traverse the Area without a safe route; and

WHEREAS, the P&Z believes funding under the 2021 TxDOT TASA Program for the improvement and enhancement of a shared pathway in the Area would provide safety for the City’s students and patrons alike.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS:

1. The Dripping Springs Planning and Zoning Commission supports the safe travel of all students and patrons of the City.
2. The Dripping Springs Planning & Zoning Commission supports submission of the application for funding under the 2021 TxDOT TASA Program to create a shared pedestrian/cyclist pathway of various parts on the east side of Ranch Road 12 from the

Founders Ridge subdivision to the D.S.I.S.D. Elementary School, Dripping springs Ranch Park, and surrounding area.

- 3. 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.

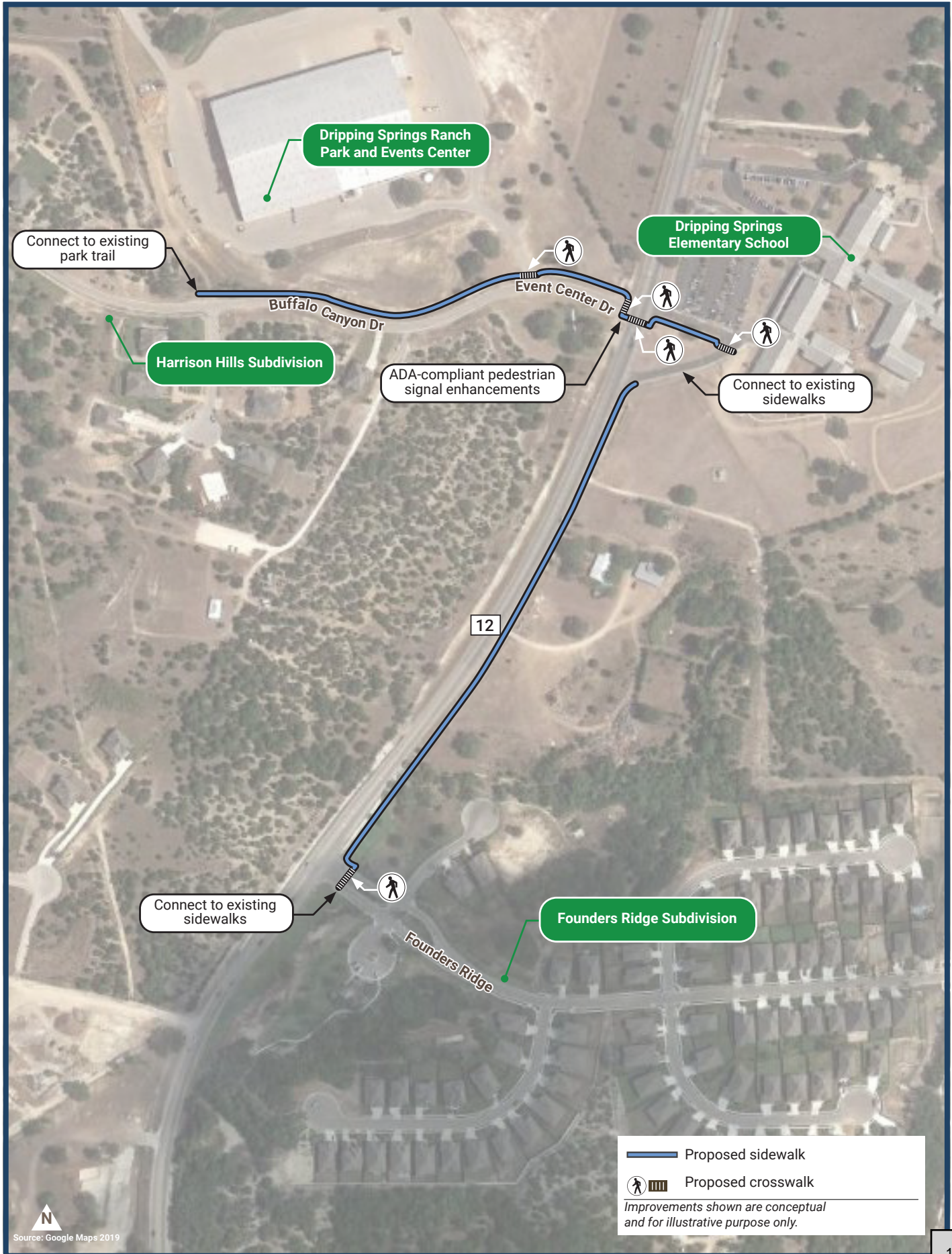
APPROVED, this the 25th day of May 2021, by a vote of _____ (ayes) to _____ (nays) to _____ (abstentions) of the Planning & Zoning Commission of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Mim James, Chair

ATTEST:

Andrea Cunningham, City Secretary





Planning and Zoning Commission Planning Department Staff Report

Item 12.

Planning and Zoning Commission Meeting: May 25, 2021
Project No: SUB2021-0028
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: 480 and 500 Butler Ranch Replat
Property Location: 480 and 500 Butler Ranch Road, Dripping Springs
Legal Description: COUNTS ESTATES PHASE ONE, BLOCK A, Lot 3, ACRES 2.0727
COUNTS TRACT, BLOCK A, Lot 1-A-1, ACRES 2.398
Applicant: Steven Crauford, P.E., Pape-Dawson Engineers, Inc.
Property Owner: Chris and Amanda Kelley
Request: Adjust the shared lot line between 480 and 500 Butler Ranch Road
Staff recommendation: Approval with conditions of Replat



Location Map

SUB2021-0028
480 and 500 Butler Ranch Rd

- Site
- Roads
- Parcel Lines
- City Limits Full Purpose
- Dripping Springs ETJ

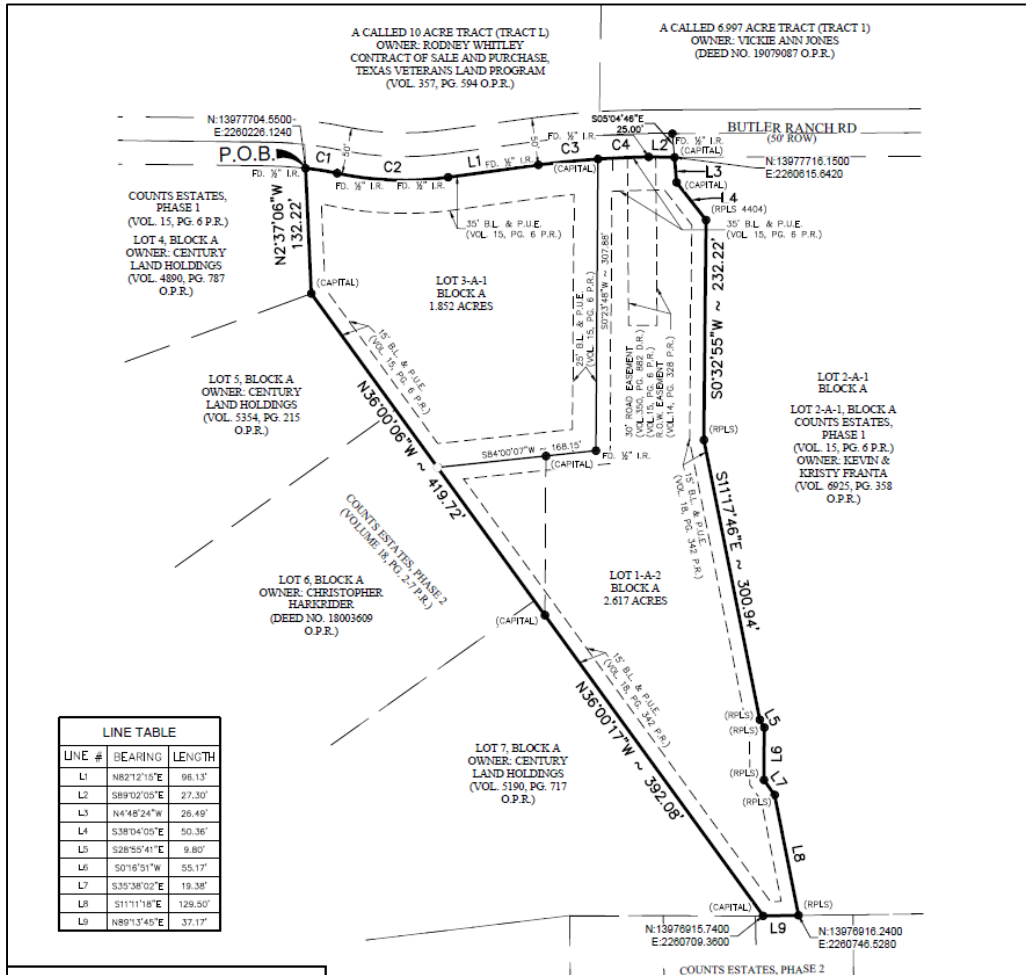


Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Planning Department Staff Report

Overview

The applicant is requesting to Replat Counts Estates Phase One, Block A, Lot 3, and Counts Tract, Block A, Lot 1-A-1. Counts Estates Phase 1 Subdivision is a 5-lot subdivision and Counts Tract is a 1-lot subdivision. Both subdivisions are located within the City of Dripping Springs City Limits. The 4.470-acre Replat consists of a total of 2 lots. The lots include 2 single family lots. The replat would take lot 2 and subdivide it into 2 lots. The replat does not remove any recorded covenants or restrictions and does not increase the number of single-family residential lots. The replat is to allow a lot line to be adjusted between these subdivisions. No additional improvements or construction is proposed with this submittal.



The property currently has frontage on Butler Ranch Road. The applicant was granted a variance to Sec. 28.14.4 Irregular-Shaped Lots. Sec 14.4 of the Subdivision Ordinance is approved administratively. The decision made by the Development Team Review Committee is attached.

The 2 lot Replat utility providers are listed below:

- Water: Dripping Springs Water Supply Corporation
- Wastewater: OSSF
- Electric: Pedernales Electric Cooperative

Recommendation:

Staff is recommending *approval of the plat with conditions* (see below Section).

Planning Department Staff Report

Once all conditions have been met the proposed plat will be consistent and comply with the development standards set forth in the City Ordinances.

Outstanding Comments:

1. Approval is pending review of OSSF design by City OSSF reviewer.

Public Notification

Property Owner Notification were sent out to property owners within 300ft; signs were posted on the site; notice was placed on the City Website; notice was placed in the newspaper.

Attachments

Attachments 1 – Subdivision Application

Attachments 2 –Subdivision Replat

Attachments 3 – Counts Estates Phase 1 recorded plat

Attachments 4 – Counts Tract recorded plat

Recommended Action	Approve the Plat with Conditions
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



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: _____ <input type="checkbox"/> NOT SCHEDULED	PRE-APPLICATION CONFERENCE DATE: <u>10/20/20</u> <input type="checkbox"/> NOT SCHEDULED
--	--

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Steven S. Crauford, P.E.

COMPANY Pape-Dawson Engineers, Inc

STREET ADDRESS 10801 N Mopac Expressway, Building 3, Suite #200

CITY Austin **STATE** TX **ZIP CODE** 78759

PHONE (512) 454-8711 **EMAIL** scrauford@pape-dawson.com

OWNER NAME Chris and Amanda Kelley

COMPANY _____

STREET ADDRESS 500 Butler Ranch Road

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

PHONE _____ **EMAIL** _____


PROPERTY INFORMATION	
PROPERTY OWNER NAME	Chris and Amanda Kelley
PROPERTY ADDRESS	500 Butler Ranch
CURRENT LEGAL DESCRIPTION	Counts Tract, Block A, Lot 1-A-1
TAX ID #	R148097
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	2.398
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD 1 & 6
ZONING/PDD/OVERLAY	SF-1
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Butler Ranch Road</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Partial Vacating Plat and Final Plat of Lot 1-A-1, Block A, Counts Tract and Partial Vacating Plat and Final Plat of Lot 3, Block A, Counts Estates Phase One
TOTAL ACREAGE OF DEVELOPMENT	4.471
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	2.236
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>2</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>4.471</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/>YES <input type="checkbox"/>NO</p>	

COMMENTS: _____

TITLE: STEVEN S. CRANFORD
SR. PROJECT MANAGER

SIGNATURE: 

PUBLIC UTILITY CHECKLIST

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE REPLAT OF EXISTING SUBDIVISION

COMMUNICATIONS PROVIDER NAME (if applicable): Verizon

VERIFICATION LETTER ATTACHED NOT APPLICABLE REPLAT OF EXISTING SUBDIVISION

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE REPLAT OF EXISTING SUBDIVISION

WASTEWATER PROVIDER NAME (if applicable): Individual On-Site Sewage Facilities.

VERIFICATION LETTER ATTACHED NOT APPLICABLE REPLAT OF EXISTING SUBDIVISION

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?

YES NOT APPLICABLE

AGRICULTURE FACILITIES (FINAL PLAT)?

YES NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com 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.)

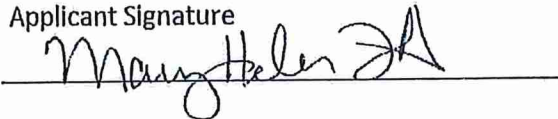
Steven S. Crauford, P.E.

Applicant Name



3/5/20

Applicant Signature

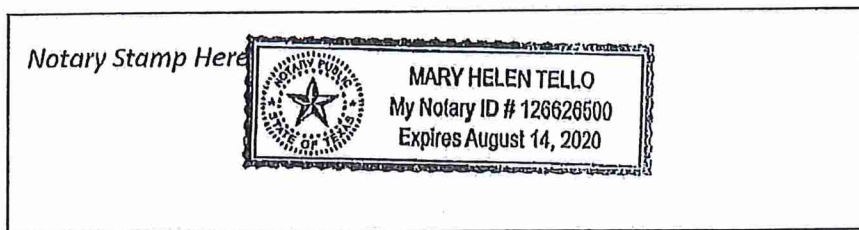


Date

3/5/2020

Notary

Date



Property Owner Name



7-31-2020

Property Owner Signature

Date

APPLICANT'S SIGNATURE

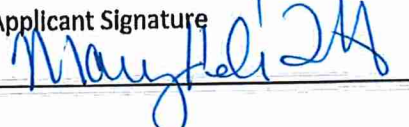
Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted only when all required information is included in the submittal.

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.)

Steven S. Crauford, P.E.

Applicant Name


3/5/2020

Applicant Signature


Date
3/5/2020

Notary

Date



Brian Bekker, Division President, *Central Texas*

Century Communities
Property Owner Name



2/10/2020

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: 12/14/20

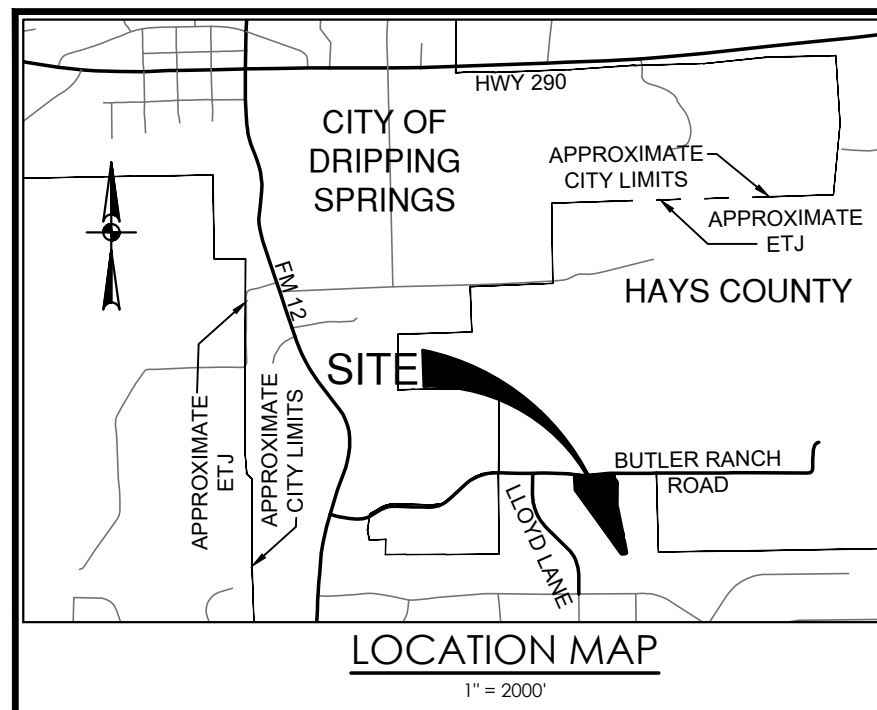
FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application 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 type="checkbox"/> N/A	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input 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 - Letter of Intent
<input type="checkbox"/>	<input type="checkbox"/> N/A	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/> N/A	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"/> N/A	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	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"/> N/A	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"/> N/A	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input type="checkbox"/>	<input type="checkbox"/> N/A	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	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"/> N/A	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/> N/A	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

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

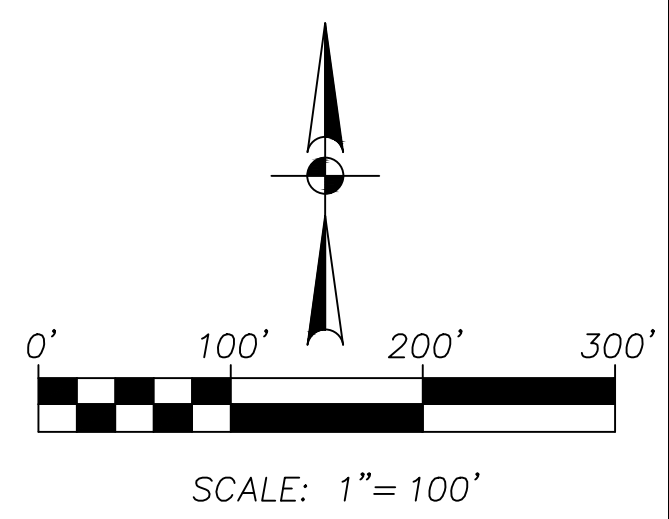


REPLAT OF LOT 1-A-1, BLOCK A, COUNTS TRACT AND LOT 3, BLOCK A, COUNTS ESTATES PHASE ONE

A 4.470 ACRE, OR 194,710 SQUARE FOOT, TRACT OF LAND, BEING ALL OF LOT 3, BLOCK A OF COUNTS ESTATES, PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 15, PGS. 5-7 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING ALL OF LOT 1-A-1, BLOCK A OF VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT AND VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 18, PG. 342 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415 IN THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.

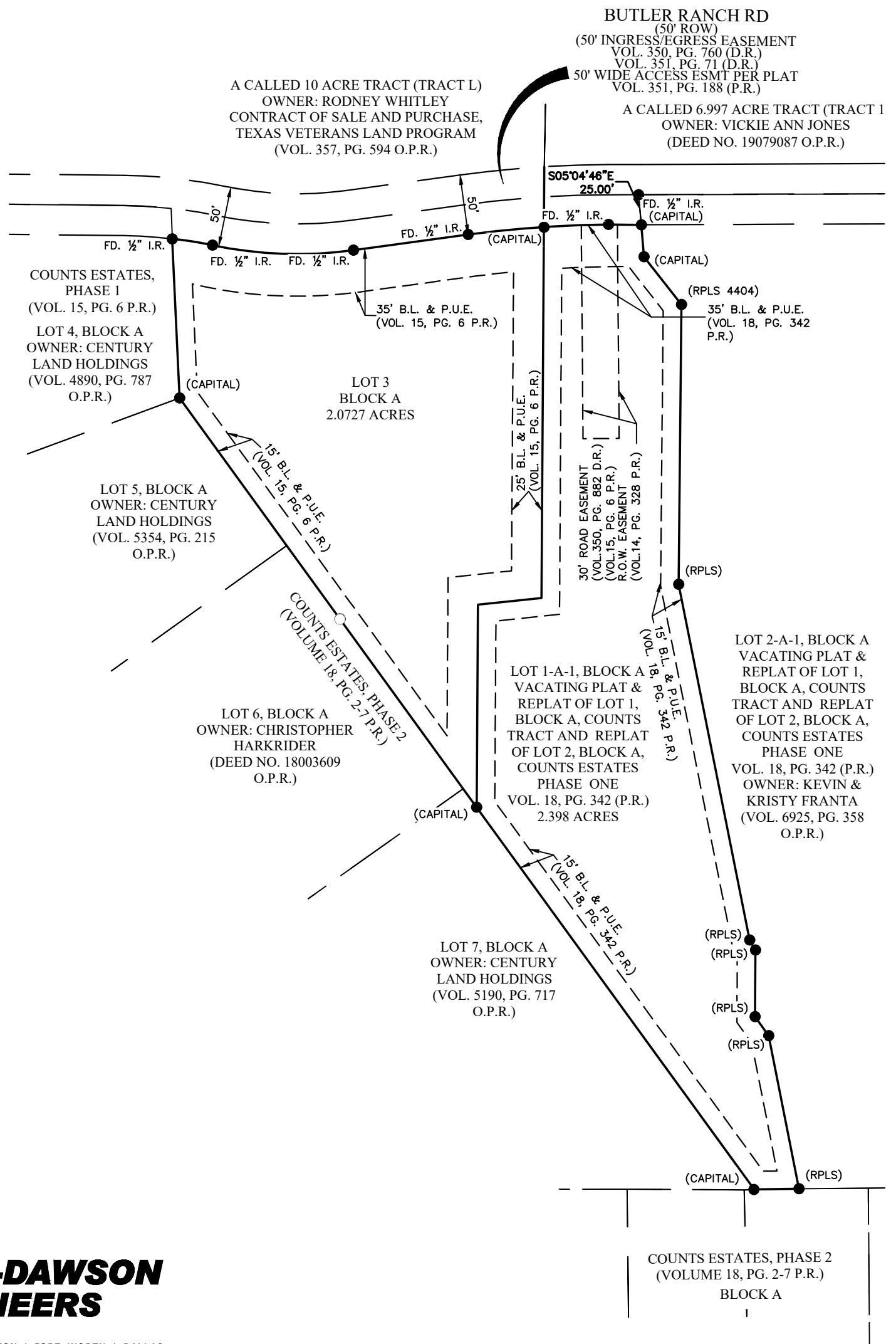
LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
P.R.	PLAT RECORDS OF HAYS COUNTY, TEXAS
D.R.	DEED RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
ETJ	EXTRA TERRITORIAL JURISDICTION
(PD)	PAPE-DAWSON
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	FD. I.R. (SURVEYOR AS NOTED)
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE=DAWSON"

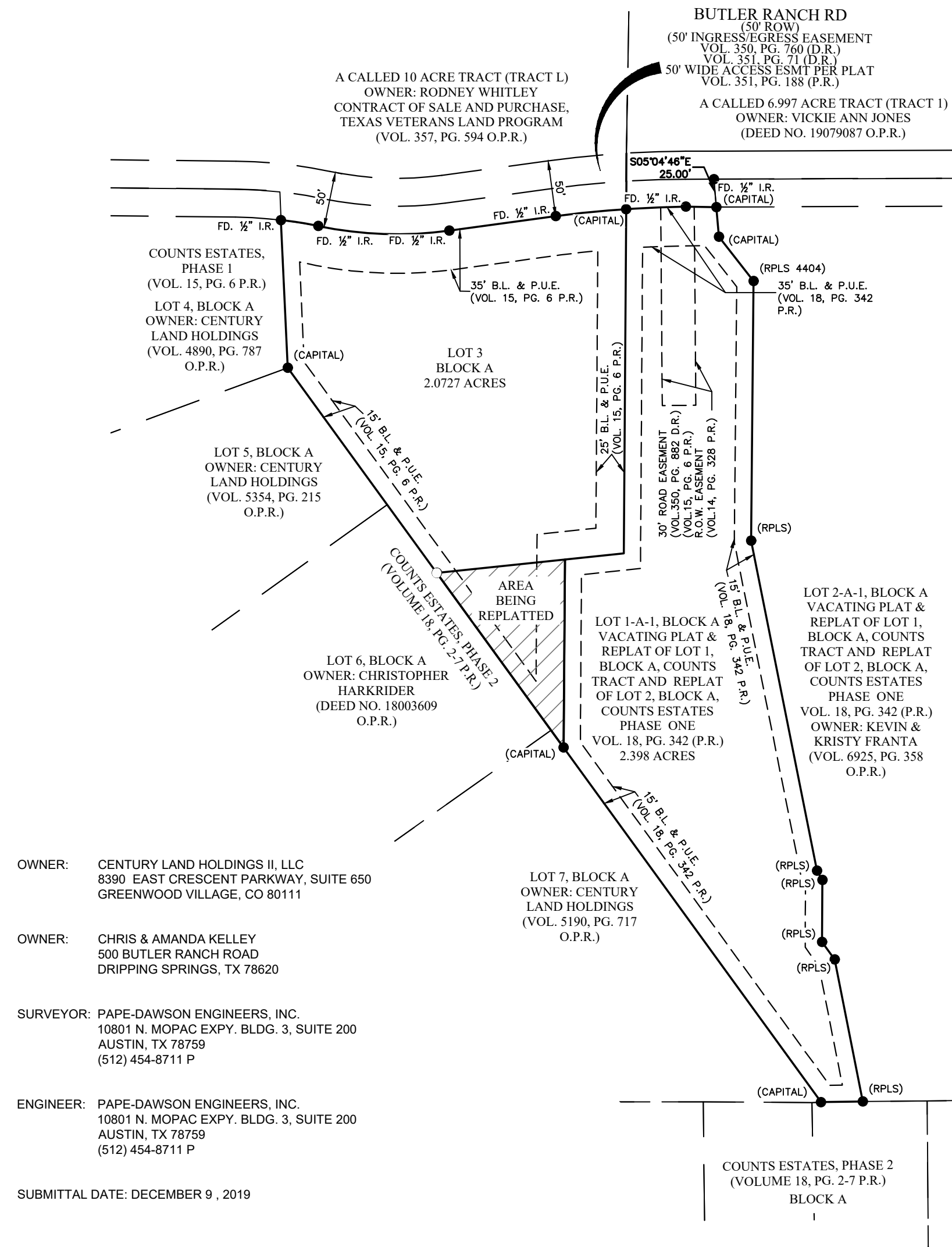


ORIGINAL CONFIGURATION

A 4.470 ACRE, OR 194,710 SQUARE FOOT, TRACT OF LAND, BEING ALL OF LOT 3, BLOCK A OF COUNTS ESTATES, PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 15, PGS. 5-7 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING ALL OF LOT 1-A-1, BLOCK A OF VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT AND VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 18, PG. 342 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415 IN THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.



AREA BEING REPLATTED



OWNER: CENTURY LAND HOLDINGS II, LLC
8390 EAST CRESCENT PARKWAY, SUITE 650
GREENWOOD VILLAGE, CO 80111

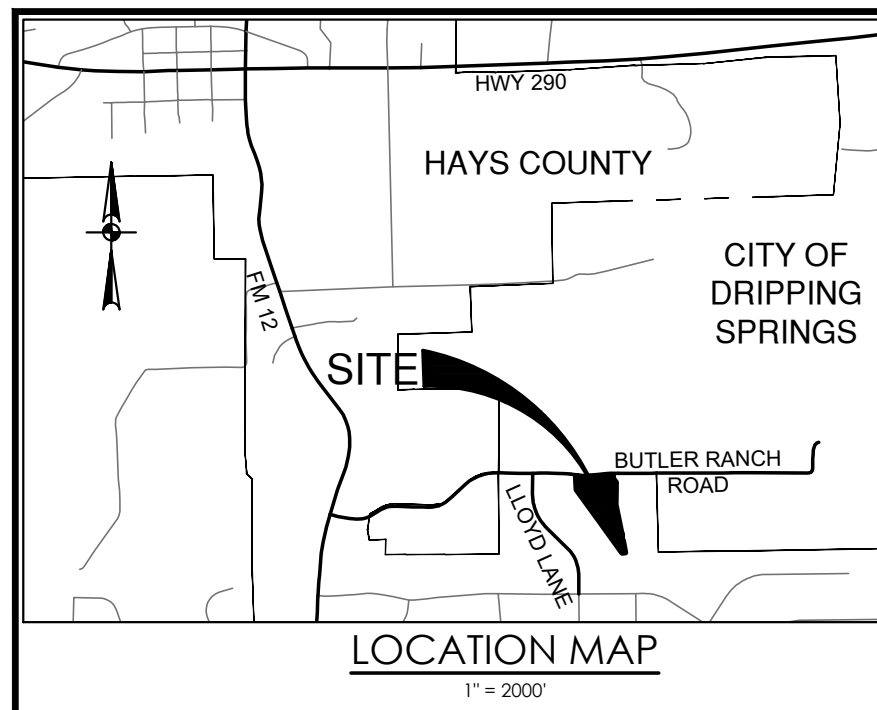
OWNER: CHRIS & AMANDA KELLEY
500 BUTLER RANCH ROAD
DRIPPING SPRINGS, TX 78620

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

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

SUBMITTAL DATE: DECEMBER 9, 2019

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10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

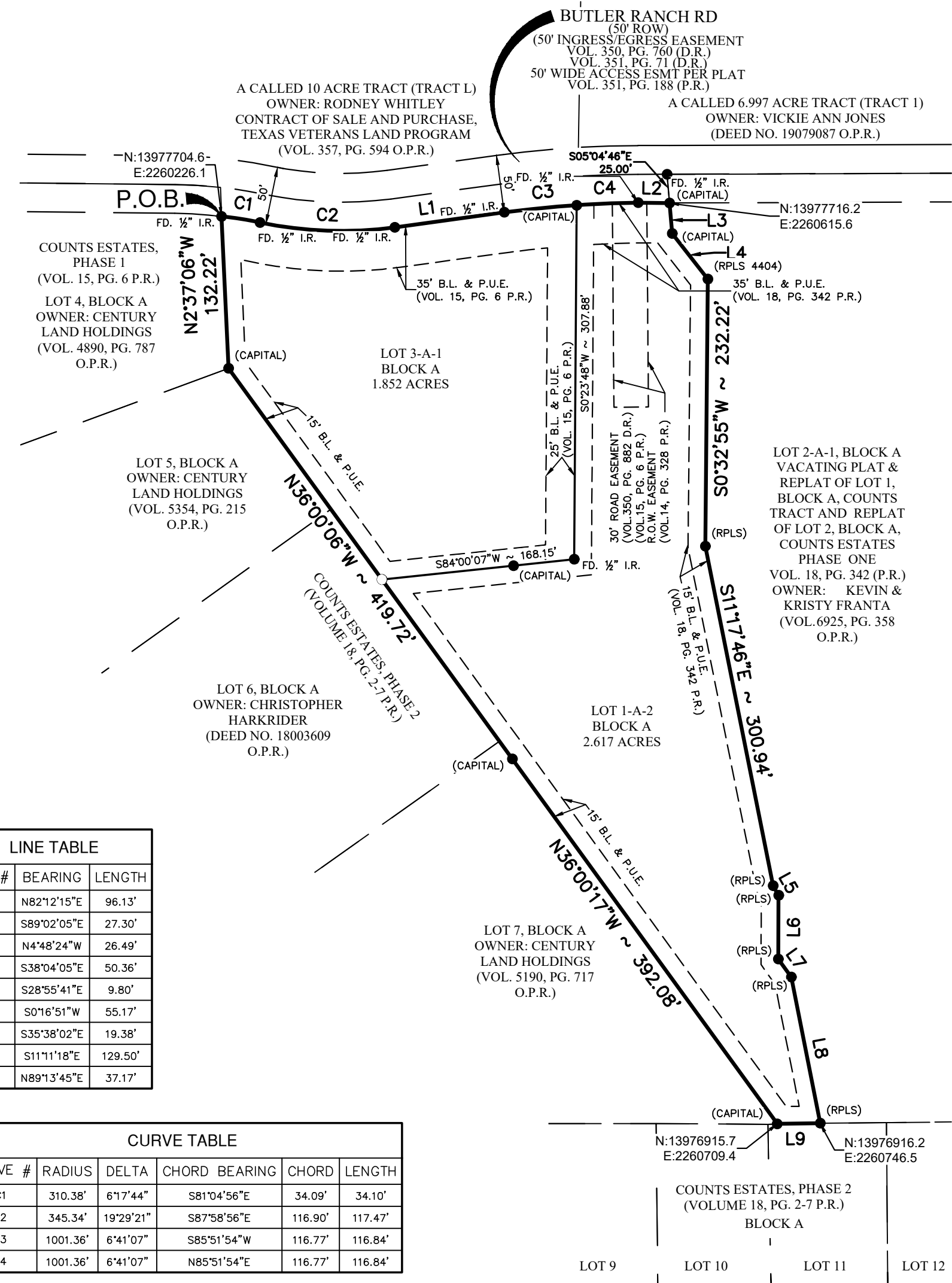
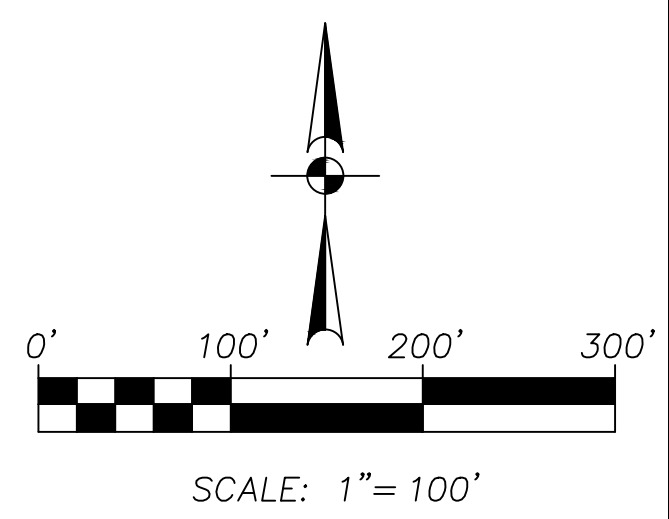


REPLAT OF LOT 1-A-1, BLOCK A, COUNTS TRACT AND LOT 3, BLOCK A, COUNTS ESTATES PHASE ONE

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LEGEND

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
- D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- ETJ EXTRA TERRITORIAL JURISDICTION
- (PD) PAPE-DAWSON
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FD. I.R. (SURVEYOR AS NOTED)
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N82°12'15"E	96.13'
L2	S89°02'05"E	27.30'
L3	N4°48'24"W	26.49'
L4	S38°04'05"E	50.36'
L5	S28°55'41"E	9.80'
L6	S01°6'51"W	55.17'
L7	S35°38'02"E	19.38'
L8	S11°11'18"E	129.50'
L9	N89°13'45"E	37.17'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	310.38'	6°17'44"	S81°04'56"E	34.09'	34.10'
C2	345.34'	19°29'21"	S87°58'56"E	116.90'	117.47'
C3	1001.36'	6°41'07"	S85°51'54"W	116.77'	116.84'
C4	1001.36'	6°41'07"	N85°51'54"E	116.77'	116.84'

PLAT NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00013.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.
6. THIS PROPERTY IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 78209C0115F, DATED SEPTEMBER 2, 2005.
7. EDWARDS AQUIFER NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES LIE WITHIN THE BOUNDARIES OF THE BARTON SPRINGS SEGMENT OF TEH CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
8. UTILITY INFORMATION:
WATER: DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE: VERIZON, INC.
9. SCHOOL DISTRICT: DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT
10. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS CORPORATE CITY LIMITS.
11. DRIVEWAY PERMIT NOTE:

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (a) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE CITY OF DRIPPING SPRINGS, TEXAS AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING AND DRAINAGE FACILITY REQUIREMENTS FOR DRIVEWAYS.
12. MINIMUM CULVERT SIZE:

WHEN REQUIRED, LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT DIAMETER OF 18 INCHES.
13. THE PURPOSE OF THIS REPLAT IS TO ADJUST THE INTERIOR PROPERTY LINES BETWEEN LOT 1-A-1, BLOCK A OF THE COUNTS TRACT AND LOT 3, BLOCK A OF COUNTS ESTATES PHASE ONE SUBDIVISION.
14. THE IMPERVIOUS COVER LIMITATION IS 30% PER SECTION 3.3.4(C) OF THE DRIPPING SPRINGS ZONING ORDINANCE FOR SINGLE-FAMILY RESIDENTIAL LOTS CLASSIFIED AS LOW DENSITY (SF-1).

UTILITY EASEMENT NOTE:

1. IN ADDITION TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREOF, THERE IS HEREBY DEDICATED A 15' WIDE UTILITY EASEMENT CENTERED ON ALL TELEPHONE, POWER POLES, AERIAL UTILITY LINES AND GUY WIRES ON THIS PROPERTY.
2. DRIPPING SPRINGS WATER SUPPLY CORP. IS DEDICATED A 15' WATERLINE EASEMENT, THE CENTERLINE BEING THE WATERLINE AS CONSTRUCTED.



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

REPLAT OF LOT 1-A-1, BLOCK A, COUNTS TRACT AND LOT 3, BLOCK A, COUNTS ESTATES PHASE ONE

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STATE OF TEXAS § COUNTY OF TRAVIS §

THAT CENTURY LAND HOLDINGS II, LLC, AS THE OWNER OF CALLED 2.0727 ACRE TRACT, BEING LOT 3, BLOCK A, OF COUNTS ESTATES, PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 15, PAGE 6 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED IN DEED DATED OCTOBER 15, 2015 RECORDED IN VOLUME 5354, PAGE 215 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE PHILIP A. SMITH SURVEY, SECTION NO. 26, ABSTRACT 415, IN THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LOT 3, PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS

REPLAT OF LOT 1-A-1, BLOCK A, COUNTS TRACT AND LOT 3, BLOCK A, COUNTS ESTATES PHASE ONE

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

BY:

BRIAN BEKKER VICE PRESIDENT OF OPERATIONS CENTURY LAND HOLDINGS II, LLC A COLORADO LIMITED LIABILITY COMPANY, D/B/A CENTURY LH II, LLC 6500 RIVER PLACE BLVD. BUILDING 2, SUITE 200 AUSTIN, TX 78730

CITY OF DRIPPING SPRINGS CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ___ DAY OF ___, 20___ BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF DRIPPING SPRINGS, TEXAS.

THE STATE OF TEXAS § COUNTY OF TRAVIS §

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PARKER J. GRAHAM REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556 STATE OF TEXAS PAPE-DAWSON ENGINEERS, INC. TBPE, FIRM REGISTRATION NO. 470 TBPLS, FIRM REGISTRATION NO. 10028801 10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200 AUSTIN, TEXAS, 78759

DATE

STATE OF TEXAS § COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN BEKKER, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ___ DAY OF ___, 2020, A.D.

RECORDING SECRETARY DATE

ENGINEERING & PUBLIC WORKS:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY: RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE. NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWER FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS, TEXAS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GILPIN, P.E. CITY ENGINEER

DATE

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

STATE OF TEXAS § COUNTY OF HAYS §

THAT WE, CHRIS KELLEY AND AMANDA KELLEY OWNERS OF LOT 1-A-1, AS THE OWNER OF CALLED 2.8525 ACRE TRACT, BEING LOT 1-A-1 VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT AND VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 18, PAGE 342 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED IN DEED DATED OCTOBER 15, 2007 RECORDED IN VOLUME 3267, PAGE 118 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE PHILIP A. SMITH SURVEY, SECTION NO. 26, ABSTRACT 415, IN THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LOT 1-A-1, PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS

REPLAT OF LOT 1-A-1, BLOCK A, COUNTS TRACT AND LOT 3, BLOCK A, COUNTS ESTATES PHASE ONE

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

CHRIS KELLEY, OWNER

AMANDA KELLEY, OWNER

STATE OF TEXAS § COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS KELLEY AND AMANDA KELLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF ___, A.D. 2020.

THE STATE OF TEXAS § COUNTY OF HAYS §

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ___ day of ___, 20___, A.D.

Elaine H. Cárdenas, County Clerk Hays County, Texas

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY'S NAME MY COMMISSION EXPIRES: _____



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS 10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

COUNTS ESTATES PHASE ONE

Item 12.

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

THAT 152 DEVELOPMENT, INC., WITH ITS HOME ADDRESS AT 2207 LAKE AUSTIN BLVD., AUSTIN, TEXAS 78703, OWNER OF THE REMAINDER OF 153.4478 ACRES OF LAND, BEING 137.5506 ACRES OUT OF THE P. A. SMITH SURVEY No. 26 AND 15.8972 ACRES OUT OF THE C. H. MALLOT SURVEY No. 299, BOTH BEING IN HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED JULY 5, 2007 AND RECORDED IN VOLUME 3202, PAGE 112, HAYS COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE 14.5295 ACRES OF LAND OUT OF THE P. A. SMITH SURVEY No. 26 TO BE KNOWN AS "COUNTS ESTATE, PHASE ONE" SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID 152 DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, JOHN S. LLOYD, THEREUNTO DULY AUTHORIZED ON THIS THE 26th DAY OF September, 2008.

John S. Lloyd
JOHN S. LLOYD, PRESIDENT
152 DEVELOPMENT, INC.
4111 LAKE PLACE LANE
AUSTIN, TEXAS 78746

THE STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF 152 DEVELOPMENT, INC. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 26th DAY OF September, 2008.



John Furcell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT I, KENNETH W. MARTIN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF VOLUME 2: ARTICLE 15: CHAPTER 20 OF THE CITY OF DRIPPING SPRINGS CODE OF ORDINANCES.

Kenneth W. Martin 9/26/08
KENNETH W. MARTIN
REGISTERED PROFESSIONAL ENGINEER No. 85971
MURFEE ENGINEERING COMPANY
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE MAP (FIRM) FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP #48209C0115 F DATED SEPTEMBER 2, 2005.

Kenneth W. Martin 9/26/08
KENNETH W. MARTIN
REGISTERED PROFESSIONAL ENGINEER No. 85971
MURFEE ENGINEERING COMPANY
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



SURVEYOR'S NOTES:

THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS CORPORATE CITY LIMITS.

THAT I, JERRY FULTS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS VOLUME 2: ARTICLE 15: CHAPTER 20 OF THE CODE OF ORDINANCES AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 25 DAY OF SEPT, 2008.

Jerry Fults
JERRY FULTS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1999 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
1101 CAPITAL OF TEXAS HWY. So.
BLDG. C, STE. 100
AUSTIN, TEXAS 78746

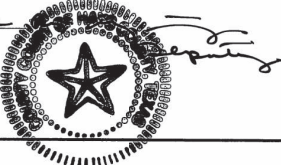


STATE OF TEXAS)
COUNTY OF HAYS)

I, LINDA FRITSCH, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF October, 2008, AT 11:10 O'CLOCK A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 15, PAGE 5-7.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF October, 2008.

Linda C. Fritsch
LINDA FRITSCH,
HAYS COUNTY CLERK



CITY SIGN-OFF:

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

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS THE 9th DAY OF September, 2008 A.D. BY THE CITY COUNCIL.

Joann Touchstone
JOANN TOUCHSTONE, CITY SECRETARY

Todd Purcell
TODD PURCELL, MAYOR

THIS SUBDIVISION IS WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.

EDWARDS AQUIFER NOTE:
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES LIE WITHIN THE BOUNDARIES OF THE BARTON SPRINGS SEGMENT OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

PLAT INFORMATION:
TOTAL ACRES: 14.5295
TOTAL NUMBER OF LOTS: 5
NUMBER OF RESIDENTIAL LOTS: 5
NUMBER OF COMMERCIAL LOTS: 0
NUMBER OF LOTS OVER 10 ACRES: 0
NUMBER OF LOTS BETWEEN 5 AND 10 ACRES: 0
NUMBER OF LOTS BETWEEN 2 AND 5 ACRES: 5
NUMBER OF LOTS BETWEEN 1 AND 2 ACRES: 0
NUMBER OF LOTS LESS THAN 1 ACRE: 0

UTILITY INFORMATION:
WATER: DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE: VERIZON

SCHOOL DISTRICT:
DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT

DRIVEWAY PERMIT NOTE:
IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (a) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE CITY OF DRIPPING SPRINGS, TEXAS AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS.

MINIMUM DRIVEWAY CULVERT SIZE:
WHEN REQUIRED, LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT DIAMETER OF 18 INCHES.

DRAINAGE AND UTILITY EASEMENT NOTE:
UTILITY EASEMENT(S) ARE AS THEY CURRENTLY EXIST OR AS RECORDED.

ENVIRONMENTAL HEALTH DEPARTMENT

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

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS, TEXAS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Jo Thompson 10/07/08
JO THOMPSON
DEVELOPMENT COORDINATOR

WATER QUALITY EASEMENTS ON SINGLE RESIDENTIAL FAMILY LOTS:

- ALL WATER QUALITY EASEMENTS ON SINGLE FAMILY RESIDENTIAL LOTS ARE TO REMAIN UNDISTURBED EXCEPT FOR THE FOLLOWING:
- A. INSTALLATION OF DRIVEWAYS IN A NEAR PERPENDICULAR CROSSING OF THE EASEMENTS, SIDEWALKS, FENCES THAT DO NOT OBSTRUCT FLOW, UTILITIES, WATER METERS, ELECTRIC BOXES AND ANY OTHER UTILITY DESIGNED TO SERVICE THE RESIDENTIAL LOT.
 - B. TERRACING TO REDUCE SLOPE.
 - C. IF NOT LEFT IN A NATURAL AND UNDISTURBED STATE, LANDSCAPING SHALL MEET THE MANDATORY WATER CONSERVATION REQUIREMENTS OF THIS PLAT.

WATER QUALITY EASEMENTS AND OPEN AREA LOTS ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS:

ALL WATER QUALITY EASEMENTS, EXCEPT THOSE IN ROADWAY RIGHT-OF-WAY AREAS, UTILITY CONSTRUCTION, AND CONSTRUCTION OF WATER QUALITY AND DETENTION CONTROLS ARE TO REMAIN UNDISTURBED. THE FOLLOWING ACTIVITIES ARE PROHIBITED ON ALL WATER QUALITY EASEMENTS IN GREENBELT LOTS AND OPEN AREAS:

- A. PARKING OF ANY VEHICLES
- B. ACCESS TO SINGLE FAMILY LOTS THROUGH WATER QUALITY EASEMENT AREAS BY ANY VEHICLE
- C. STORAGE OF BOATS, TRAILERS OR NON-PASSENGER VEHICLES
- D. TRASH CONTAINER STORAGE
- E. MATERIALS OR CONSTRUCTION ACCESSORIES STORAGE
- F. CLEARING IN ANY MANNER WITHOUT WRITTEN APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE
- G. ALTERING DRAINAGE
- H. GATHERING NATIVE ROCK OR HARVESTING NATIVE AND INDIGENOUS PLANTS

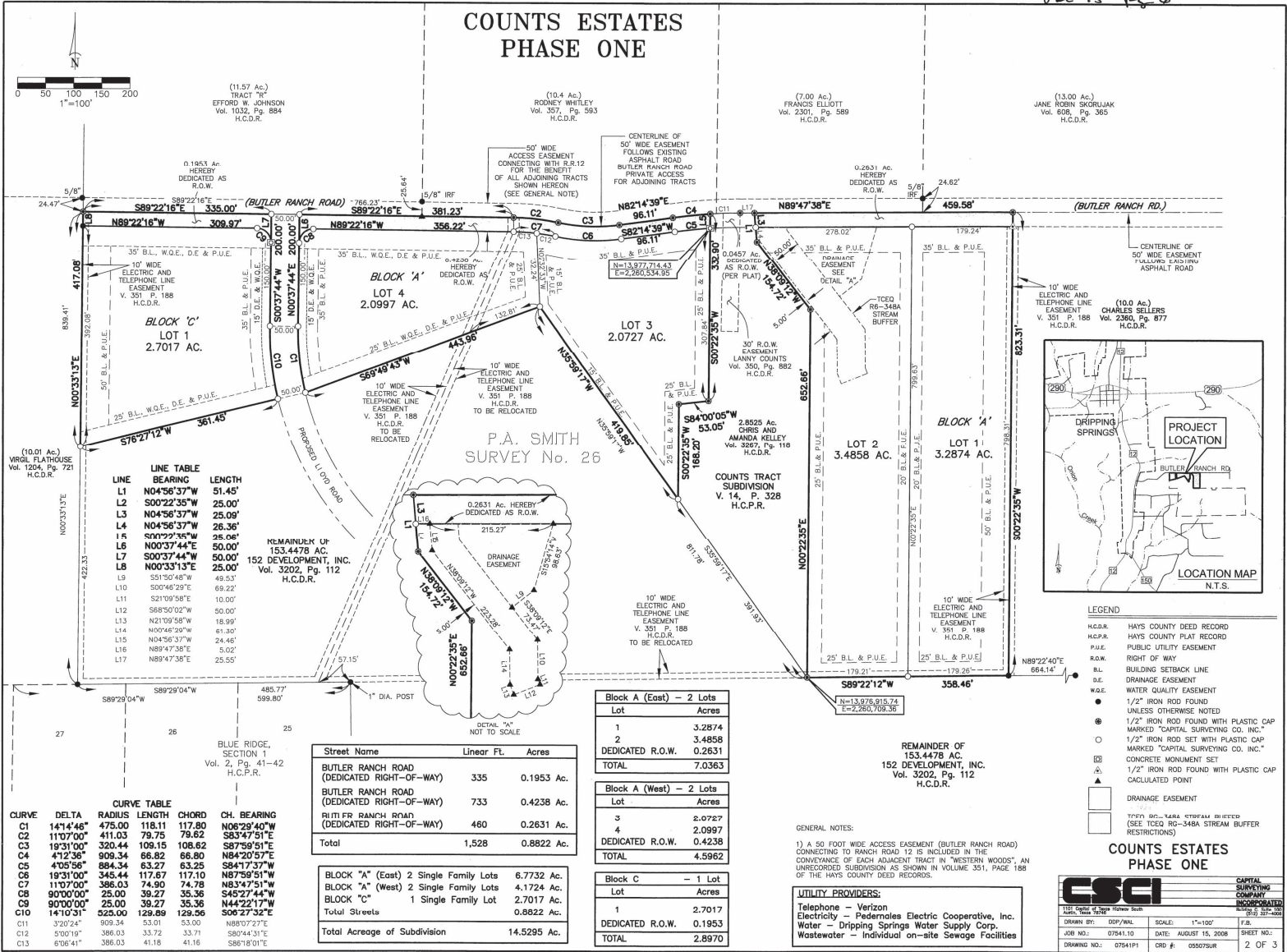
TCEQ RG-348A STREAM BUFFER RESTRICTIONS:

- ALL INDICATED STREAM BUFFERS SHALL GENERALLY REMAIN FREE OF CONSTRUCTION, DEVELOPMENT OR OTHER ALTERATIONS. THE FOLLOWING ALTERATIONS ARE ALLOWED WITHIN THE BUFFER:
- A. STORMWATER TREATMENT SYSTEMS ARE ALLOWED IF THE NATURAL DRAINAGE TO THE SITE IS LESS THAN 128 ACRES
 - B. ROADWAY, DRIVEWAY AND UTILITY CROSSINGS AT NEAR PERPENDICULAR.
 - C. FENCES THAT DO NOT OBSTRUCT FLOW AND LOW IMPACT PARKS AND OPEN SPACE LIMITED TO TRAILS, PICNIC FACILITIES AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION.

COUNTS ESTATES PHASE ONE

CSCI		CAPITAL	
1101 Capital of Texas Highway South Austin, Texas 78746		158	
DRAWN BY: DDP/WAL	SCALE: 1"=100'	JOB NO.: 07541.10	SHEET NO.:
DRAWING NO.: 07541P1	CRD #: 05507SUR	DATE: AUGUST 15, 2008	1 OF 3

Vol 15 pg 6



LINE TABLE

LINE	BEARING	LENGTH
L1	N04°56'37"W	51.45'
L2	S00°22'35"W	25.00'
L3	N04°56'37"W	25.09'
L4	N04°56'37"W	26.36'
L5	S20°22'45"W	28.04'
L6	N00°37'44"W	50.00'
L7	S00°37'44"W	50.00'
L8	N00°33'13"E	25.00'
L9	S51°50'48"W	49.53'
L10	S00°49'29"E	69.22'
L11	S21°09'58"E	10.00'
L12	S88°50'02"W	50.00'
L13	N21°09'58"W	18.99'
L14	N00°49'29"W	61.30'
L15	N04°56'37"W	24.46'
L16	N89°47'38"E	5.02'
L17	N89°47'38"E	25.55'

Street Name Linear Ft. Acres

BUTLER RANCH ROAD (DEDICATED RIGHT-OF-WAY)	335	0.1953 Ac.
BUTLER RANCH ROAD (DEDICATED RIGHT-OF-WAY)	733	0.4238 Ac.
R/TM FR RANCH ROAD (DEDICATED RIGHT-OF-WAY)	460	0.2631 Ac.
Total	1,528	0.8822 Ac.

Block 'A' (East) - 2 Single Family Lots 6.7732 Ac.

Block 'A' (West) - 2 Single Family Lots 4.1724 Ac.

Block 'C' - 1 Single Family Lot 2.7017 Ac.

Total Streets 0.8822 Ac.

Total Acreage of Subdivision 14.5295 Ac.

Block A (East) - 2 Lots

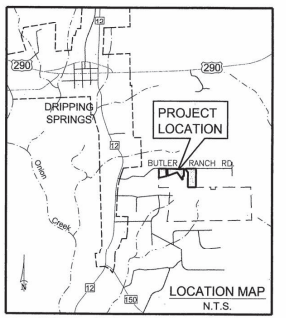
Lot	Acres
1	3.2874
2	3.4858
DEDICATED R.O.W.	0.2631
TOTAL	7.0363

Block A (West) - 2 Lots

Lot	Acres
3	2.0727
4	2.0997
DEDICATED R.O.W.	0.4238
TOTAL	4.5962

Block C - 1 Lot

Lot	Acres
1	2.7017
DEDICATED R.O.W.	0.1953
TOTAL	2.8970



LEGEND

- H.C.D.R. HAYS COUNTY DEED RECORD
- H.C.P.R. HAYS COUNTY PLAT RECORD
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- BL. BUILDING SETBACK LINE
- DE. DRAINAGE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊠ CONCRETE MONUMENT SET
- ▲ 1/2" IRON ROD FOUND WITH PLASTIC CAP CALCULATED POINT
- DRAINAGE EASEMENT
- TRENCH - 3/4" x 3/4" x 18" DEEP (SEE TRENCH R6-348A STREAM BUFFER RESTRICTIONS)

COUNTS ESTATES PHASE ONE

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

1521 Capital City Center, Suite 1000, Austin, TX 78701
 PHONE: 512.453.1100 FAX: 512.453.1101
 WWW.CSCISURVEYING.COM

DRAWN BY: DDP/VAL SCALE: 1"=100' F.B.
 JOB NO.: 07541.10 DATE: AUGUST 15, 2008 SHEET NO.:
 DRAWING NO.: 07541P1 CRD #: 05075UR 2 OF 3

COUNTS ESTATES PHASE ONE

Item 12.

WATER CONSERVATION AND WATER QUALITY PLAT NOTES Counts Estates Subdivision

Mandatory Requirements

Owner shall include the following provisions in the homeowners' association restrictive covenants for the subdivision:

The following items shall be required:

- A. Landscape irrigation systems, if installed, will be required to include the following water conservation features:
 - 1. Zoning of irrigation system based on plant water requirements.
 - 2. Irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program. All automatic irrigation systems shall be equipped with a rain-sensor shut off device.
 - 3. Minimization of overspray onto hardscapes by design, maintenance and scheduling practices. Due to overspray, subsurface drip irrigation is encouraged but not required.
- B. Contractors installing irrigation systems must provide system design plans to the homeowner. All irrigation systems must be installed by a licensed installer and that they must pull a permit from the city before beginning work.
- C. All irrigated and newly planted areas will have a minimum soil depth of 6 inches. Builders and owners will import soil if needed to achieve sufficient soil depth. Soil in these areas may be either native soil from the site or imported, improved soil. Improved soil, where used, will be a mix of no less than with twenty percent compost blended with sand and loam.
- D. At least ninety percent of shrubs and flowers must be selected from native and adapted plants selected from the City of Austin "Preferred Plant List" contained in Appendix N of the City of Austin Environmental Criteria Manual or from the LCRA Texas Hill Country Landscape Option Specifications. The use of invasive plants will be avoided. Turfgrass is limited to hybrid Berruda, zoysia, and buffalo. No seeded varieties of Bermuda grass are allowed (i.e., Common, Sahara, or Coastal). All turfgrass areas must be sodded prior to the initial occupancy of the residence.
- E. No more than 50 percent of the planting area of the front yard shall be planted in turf.
- F. Landscaping must be of a design to blend in with the Hill Country landscape and be of a design that transitions to totally native adjacent buffer or greenbelt areas.
- G. Builder shall provide a variety of landscape templates meeting the criteria of these requirements for selection by the home buyer.
- H. Pursuant to Section 202.007 of the Texas Property Code, the homeowners or property owners association documents (including declaration of covenants, articles of incorporation, bylaws, or any other document of the the association which binds members of the association) shall not restrict the property owner from:
 - 1. implementing measures promoting solid waste composting of vegetation, including grass clippings, leaves or brush, or leaving grass clippings uncollected or grass;
 - 2. installing rain barrels or a rainwater harvesting system; or
 - 3. implementing efficient irrigation systems, including underground drip or other drip systems;
- I. Builders and owners shall adopt the following:
 - 1. All downspouts shall be routed to vegetated areas rather than driveways or other impervious surfaces.
 - 2. Provide a minimum of two inches of mulch in all shrub and bed areas.
 - 3. Institute an integrated pest management plan (IPM) to minimize exposure of storm water runoff to chemicals (fertilizers, herbicides and pesticides).
 - 4. Establish a homeowners education program to include a resource packet from the builder and subsequent and ongoing information through property owners newsletters. An available resource is the City of Austin website <http://www.ci.austin.tx.us/growgreen/>, and the LCRA website: <http://lcr.org/waer/save/index.html>

Impervious Cover

This subdivision complies with the City of Dripping Springs' Water Quality Ordinance through the limiting of the Impervious Cover overall to 15% or less and through the restriction of individual lots to the assumptions found in the engineering report using TCEQ's assumed impervious cover for lots ranging in different acreage categories. In accordance with Volume 2: Article 15: Chapter 21: Section 5 and Section 6, effective February 20, 2007, the lot owner has the right to increase Impervious Cover through Incentive-based Alternate Standards. The Impervious Cover will be tracked through the issuance of building permits for lots.

Assumptions: RC-348a, Table 4-1

Lot Category	1	2	3	4	5
Size	<10,000	10k-15k	10k-1 ac.	1-3 ac.	>3 ac.
Impervious (sf)	2,500	3,500	5,000	7,000	10,000

COUNTS ESTATES PHASE ONE

CSCI		CAPITAL
1101 Capital of Texas Highway South Austin, Texas 78746		160
DRAWN BY: DDP/WAL	SCALE: 1"=100'	
JOB NO.: 07541.10	DATE: AUGUST 15, 2008	SHEET NO.:
DRAWING NO.: 07541P1	CRD #: 0550/SUR	3 OF 3

VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT AND
VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE

A SUBDIVISION IN HAYS COUNTY, TEXAS.

Vol. 18 Pg. 341

STATE OF TEXAS:
COUNTY OF HAYS:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CHRIS KELLEY and AMANDA KELLEY, OWNERS OF 2.8626 ACRES (RECORDED AS CONVEYED TO US BY DEED
TEAS AND AS STATED IN A DOCUMENT DATED JULY 18, 2006, RECORDED IN VOLUME 3423, PAGE 23, OFFICIAL PUBLIC
RECORDS OF HAYS COUNTY, TEXAS, AND THAT WE, KEVIN J. FRANTA and KRISTY W. FRANTA, OWNERS OF
14 PAGES 328-329, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND THAT WE, KEVIN J. FRANTA and KRISTY FRANTA,
OWNERS OF 3.8884 (RECORDED AS CONVEYED TO US BY DEED DATED JUNE 24, 2010 AND RECORDED IN VOLUME 3925,
OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND THAT WE, KEVIN J. FRANTA and KRISTY FRANTA,
PHASE ONE (A SUBDIVISION RECORDED IN BOOK 15, PAGES 5-7, PLAT RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY
SUBDIVIDE 6.34 ACRES (SURVEYED TO BE KNOWN AS "VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS
ESTATES PHASE ONE" AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE) INTO 10 LOTS IN ACCORDANCE WITH THE PLAT
SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

IN WITNESS WHEREOF CHRIS KELLEY AND AMANDA KELLEY HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS
THE 23rd DAY OF July, 2015.
CHRIS KELLEY, OWNER
AMANDA KELLEY, OWNER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS KELLEY AND AMANDA KELLEY
THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED;
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF July, 2015



IN WITNESS WHEREOF KEVIN J. FRANTA AND KRISTY W. FRANTA HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON
THIS THE 23rd DAY OF July, 2015
KEVIN J. FRANTA, OWNER
KRISTY W. FRANTA, OWNER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN J. FRANTA AND KRISTY W.
FRANTA AND I HAVE CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED TO
ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED;
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF July, 2015.



SURVEYOR'S NOTE:
I, GARY F. PENNINGTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY
THAT THIS PLAT COMPLIES WITH THE SURVIVING RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS CODE OF
ORDINANCES, AS APPLICABLE TO THIS PROJECT, AND THAT THE PROPERTY IS BEING SURVEYED IN ACCORDANCE WITH THE
PROVISIONS OF THE SURVEYING AND MAPPING ACT, CHAPTER 161, OF THE TEXAS CIVIL STATUTES, AND THAT THE CORNER
MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS THE 15th DAY OF JULY, 2015

Gary F. Pennington
GARY F. PENNINGTON, R.P.L.S., INC.
DRIPPING SPRINGS, TEXAS 78620 (512) 888-4460
FRM REGISTRATION NO. 10194014



FLOOD NOTE:
THIS PROPERTY IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS
IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RISK MAP (FIRM) FOR HAYS COUNTY,
TEXAS, MAP NO. 48208C015F, DATED SEPTEMBER 9, 2006.

STATE OF TEXAS:
COUNTY OF HAYS:

TO THE 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 23rd DAY OF
July, 2015 AT 10:00 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN
BOOK 18 PAGES 341-343

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 23rd DAY OF July, 2015.

CITY APPROVAL:

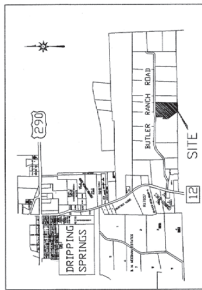
STATE OF TEXAS
HAYS COUNTY, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS, TEXAS AND IS
HEREBY APPROVED.

APPROVED THIS THE 14th DAY OF July, 2015 A.D. BY THE CITY COUNCIL.

KEVIN CRAIG, CITY SECRETARY
TODD PURCELL, MAYOR

VICINITY MAP
NOT TO SCALE



PLAT INFORMATION
TOTAL ACRES : 6.337 ACRES

TOTAL NUMBER OF LOTS: 2
NUMBER OF COMMERCIAL LOTS: 0
NUMBER OF LOTS OVER 10 ACRES: 0
NUMBER OF LOTS BETWEEN 5 AND 10 ACRES: 2
NUMBER OF LOTS BETWEEN 2 AND 5 ACRES: 0
NUMBER OF LOTS BETWEEN 1 AND 2 ACRES: 0

UTILITY INFORMATION
WATER: DRIPPING SPRINGS WATER SUPPLY CORP.
WASTE WATER: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRICITY: TEXAS ELECTRIC COOPERATIVE, INC.
TELEPHONE: VERIZON, INC.

SCHOOL DISTRICT:
DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT

THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS CORPORATE CITY LIMITS.

DRIVEWAY PERMIT NOTE:

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY
CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED
DRIVEWAY UNLESS THE DRIVEWAY SATISFIES THE MINIMUM SPACING AND DRAINAGE FACILITY REQUIREMENTS FOR DRIVEWAYS.

MINIMUM DRIVEWAY CULVERT SIZE:
WHEN REQUIRED, LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT DIAMETER OF 18 INCHES.

ENVIRONMENTAL HEALTH DEPARTMENT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A
STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER TABLES AND WATER QUALITY FROM THE
RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.
TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING
SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGUN UNTIL ALL CITY OF DRIPPING SPRINGS,
TEXAS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Jon Thompson
JON THOMPSON
PLANNING DIRECTOR
DATE: 07/27/15

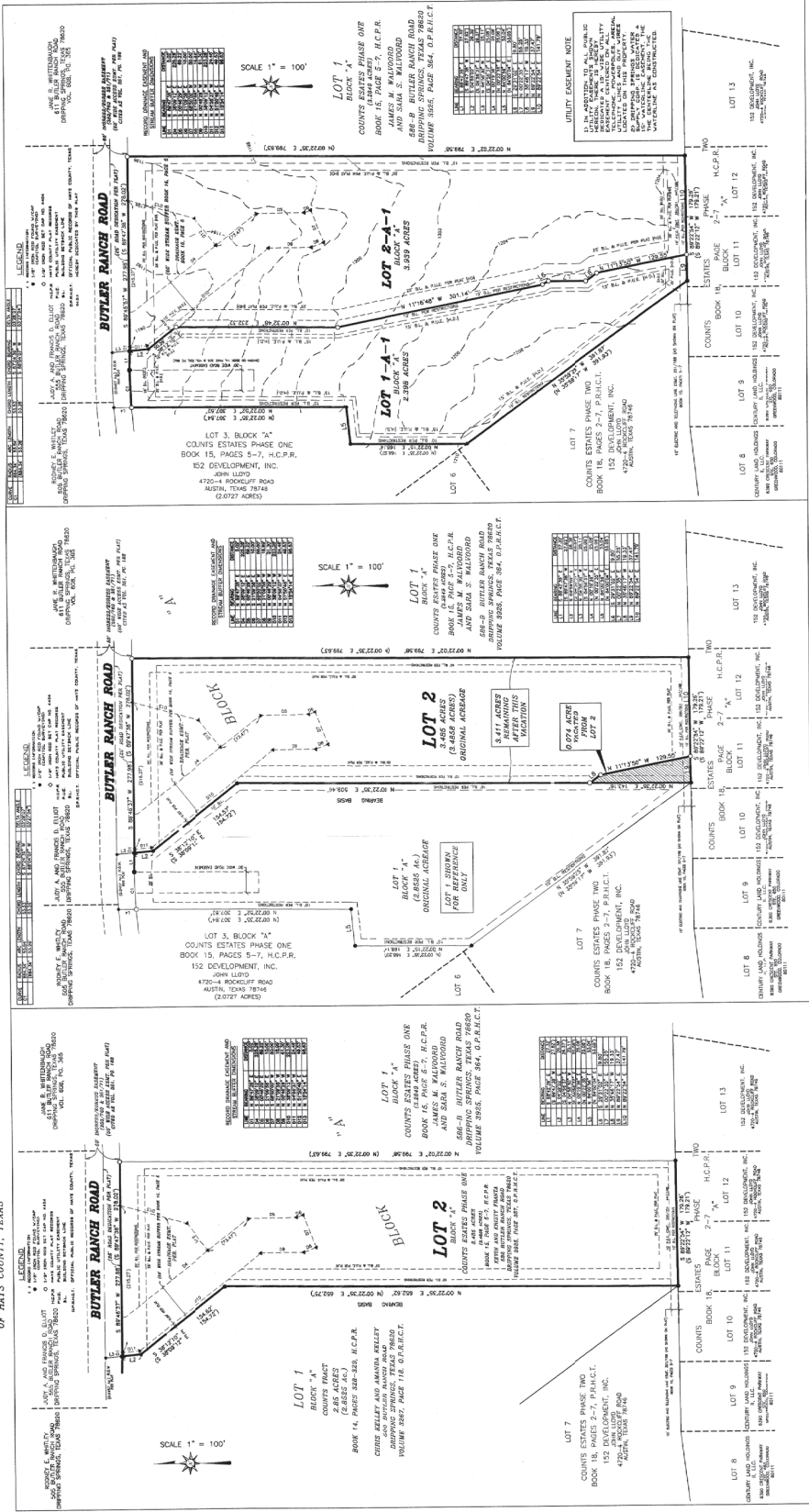
Vol. 18 p. 342

VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT AND
VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE
A SUBDIVISION IN HAYS COUNTY, TEXAS.

ORIGINAL CONFIGURATION
LOT 3, BLOCK A, COUNTS ESTATES PHASE ONE
VOLUME 15, PAGE 5-7, PLAT RECORDS
OF HAYS COUNTY, TEXAS

VACATING PLAT
OF A PORTION OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE
VOLUME 15, PAGE 5-7, PLAT RECORDS
OF HAYS COUNTY, TEXAS

FINAL CONFIGURATION
OF ALL VACATING AREAS OF LOT 1
AND A PORTION OF LOT 2,
(SEE SHEET 8 FOR VACATION AND REPLAT OF A PORTION OF LOT 2),
OF HAYS COUNTY, TEXAS



MAP INDICATING THE
VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE

Vol. 18 Pg. 343

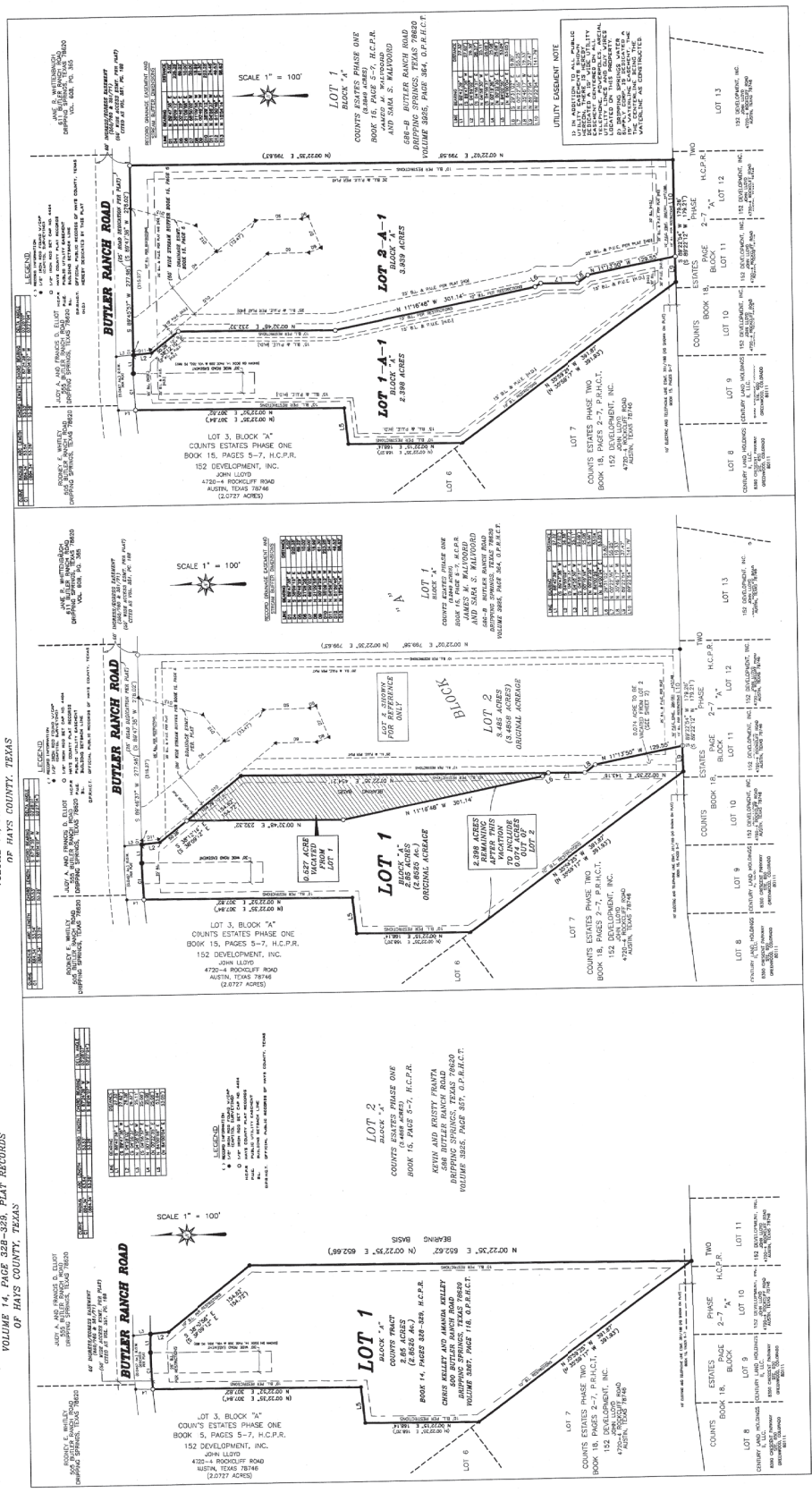
VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT AND VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT AND VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE

ORIGINAL CONFIGURATION
LOT 1, BLOCK "A", COUNTS TRACT
VOLUME 14, PAGE 328-329, PLAT RECORDS
OF HAYS COUNTY, TEXAS

VACATING PLAT
OF A PORTION OF LOT 1, BLOCK A, COUNTS TRACT
VOLUME 14, PAGE 328-329, PLAT RECORDS
OF HAYS COUNTY, TEXAS

FINAL CONFIGURATION
OF ALL VACATING AREAS OF REPLAT
AND DESIGNATIONS PER THIS PLAT
(SEE SHEET 2 FOR VACATION AND REPLAT OF A PORTION OF LOT 2)

A SUBDIVISION IN HAYS COUNTY, TEXAS.



MAP INDICATING THE VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT



Planning and Zoning Commission Planning Department Staff Report

Item 13.

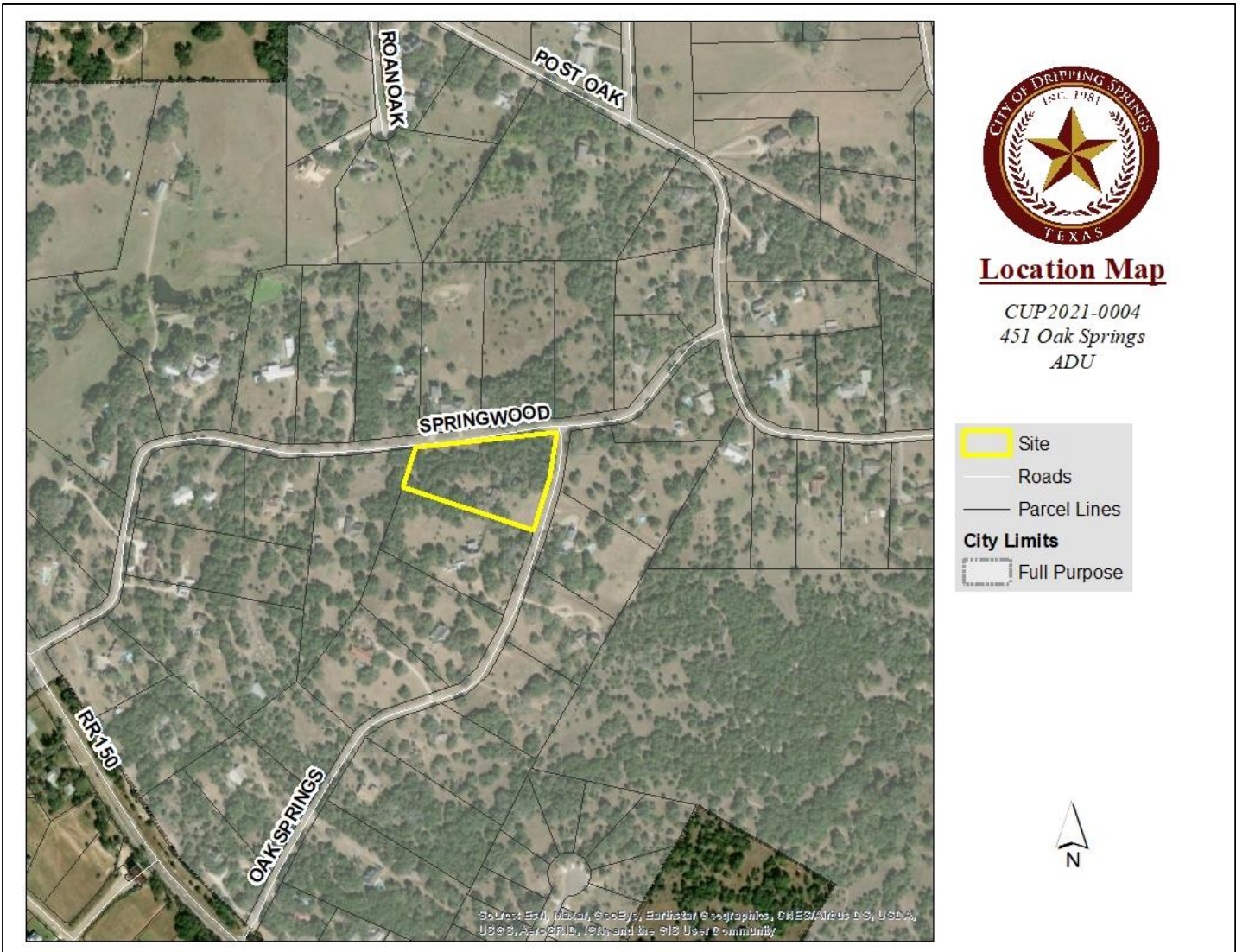
Planning and Zoning Commission Meeting: May 25, 2021
Project No: CUP2020-0004
Project Planner: Abraham Martinez, Planner

Item Details

Project Name: 451 Oak Springs Accessory Dwelling Unit
Property Location: 451 Oak Springs Drive, Dripping Springs, Texas 78620
Legal Description: SPRINGWOOD LOT 32 3.24 AC GEO#90403693
Applicant: Michael Cottone; Journey Remodeling
Property Owner: Josephine Shaw and Samuel Darren Shaw
Request: Conditional use permit for an accessory dwelling structure

Staff Recommendation

Staff recommends approval of the requested CUP with the conditions outlined in the staff report



Background

Ch. 30 Exhibit A § 1.6 of the Development Code defines the following:

- **Accessory use:** A use that is customarily incidental, appropriate and subordinate to the principal use of land or building(s) and that is located upon the same lot therewith. The land and building area that is used for the accessory use must be significantly less than that used for the primary use, and the gross receipts that are derived from the accessory use must be significantly less than those derived from the primary use.
- **Accessory building (residential):** In a residential district, a subordinate building that is attached or detached and is used for a purpose that is customarily incidental to the main structure but not involving the conduct of a business. The building area is less than that of the main structure as regulated herein. Examples may include, but are not limited to, the following: A private garage for automobile storage, tool shed, greenhouse as a hobby, home workshop, children's playhouse, storage building or garden shelter.

Overview

The applicant is requesting a Conditional Use Permit (CUP) to allow an ± 1,035-square-foot accessory dwelling measuring approximately 36' L x 28' 9"W with an ±120-square-foot open air porch to be located at 451 Oak Springs Drive, Dripping Springs, Texas 78620. The accessory dwelling unit (ADU) would be comprised of a two (2) bedroom, two (2) bathrooms, kitchen, and living space; the ADU will connect to the existing drive approach, which will be expanded to accommodate an additional uncovered parking spot for the unit. The applicant is proposing to locate the ADU near the south property line (see Exhibit 2) with a 20-foot setback from the adjacent property line. The applicant is indicating a removal of up to three trees and an unspecified amount of cedar bush may take place for placement of the ADU but intends to further screen the unit using existing trees and additional bushes. Utilities (water, electric, sewer/septic) will be supplied to the ADU from the primary structures utilities, and upgrade as needed based on build out. The ADU will be on concrete foundation, have wood framing, and hardi siding painted to match the primary structure with matching asphalt shingles.

The Property is located within the Single-Family Residential District- Low Density (SF-1) zoning district. Accessory dwellings are permitted in SF-1 zoning districts with an approved Conditional Use Permit. A conditional use is a land use that is compatible with the permitted land uses in a given zoning district only under certain conditions. Such conditions include a determination that the external effects of the conditional use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of additional standards and conditions.

Accessory Dwelling is defined as a secondary living space that is on-site with a primary living space and that may be contained within the space structure as the primary or may be contained in a separate structure. Occupants of secondary living spaces typically include a caretaker, servant, or farm worker employed by the owner/occupant, or a guest or family member of the owner/occupant

Single- Family Residential– Low Density (SF-1) zoning district is intended to provide for development of low density, detached, single- family residences on lots of at least one (1) acre in size. The applicant is proposing placing this accessory dwelling unit near the south line of the property line. The property located on the southwest corner of Springwood Road and Oak Springs Drive, east of FM 150.

The Comprehensive Plan 2016 was adopted by the City Council on November 15, 2016. The Comprehensive Plan 2016 outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The proposed accessory dwelling unit request meets the below goals and objectives of the Comprehensive Plan.

Chapter 3: Livability / Quality of life

§ 3.1 Support housing options in Dripping Springs

“Accessory dwelling units (ADUs) are another opportunity to incorporate lower cost housing options into the existing fabric of the community. These units provide an option for older residents who want to downsize but remain in Dripping Springs or young couples just starting out. They also provide an option for homeowners who may want or need extra income, allowing them to remain in their homes by providing supplemental

income. It will be important to explore best practices from other communities and establish a policy that reflects the values of Dripping Springs and protects neighborhood integrity for existing residents.”

	Code requirement	Code Met?
Front	Twenty-five feet (25')	Yes; ±148 feet
Rear	Twenty-five feet (25')	Yes; ±316 feet
Side	Total of forty (40) feet combining both side yards with a minimum of fifteen feet (15') on either side.	Yes; north setback fronting Springwood Rd ±193 feet, ±30 feet south line
Setback for Garage	Side-Entry Garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.	N/A
Height	Accessory Building(s): Maximum twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.	Height is 17'7"
Impervious Cover	Thirty Percent (30%)	Yes, they are under the impervious cover

Table 1 Code requirements

The applicant will need to provide two parking spaces for the accessory dwelling unit, in addition to the two parking spaces required for the primary structure, as written in the Code per Exhibit A: Sec 5 §5.6.1 *Parking based on use:*

5.6.1 Residential

(a) Single-family residential including SF-1, SF-2, SF-3 and SF-4: Two per dwelling unit.

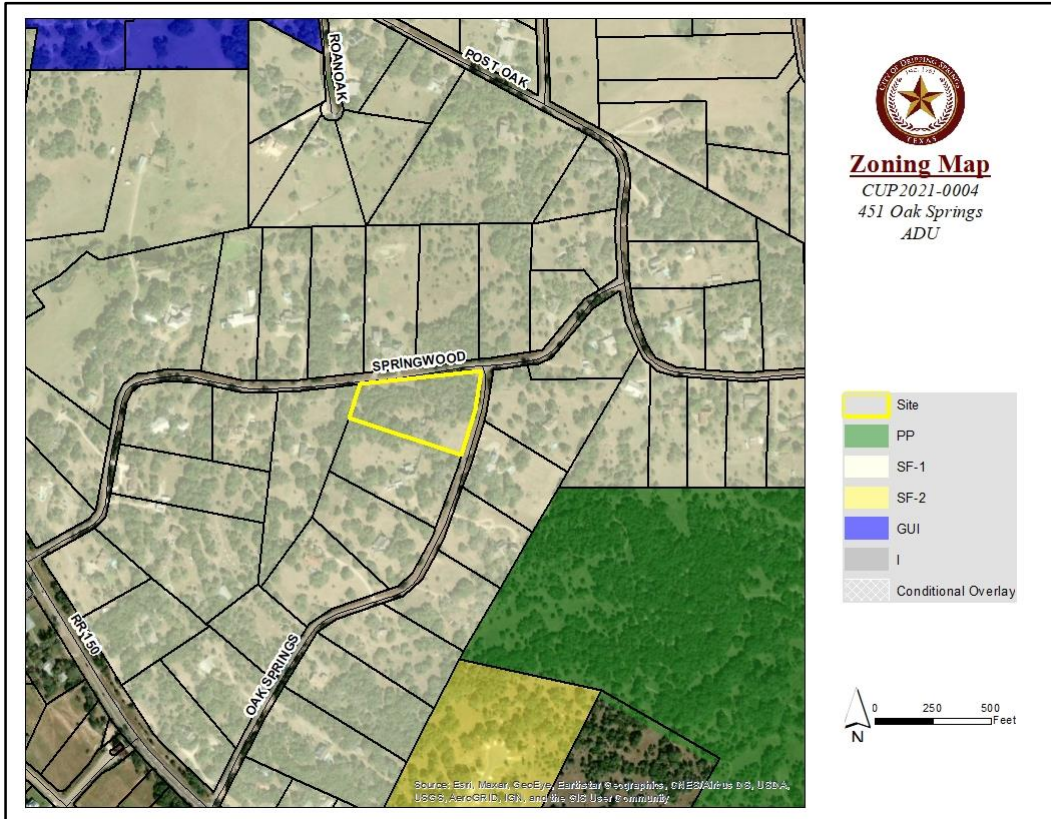
The Accessory Dwelling Unit will connect into utilities from the Main Residential Building. Utilities are below:

Water: Dripping Springs Water Supply Corporation (DSWSC). The structure will connect into existing 1” Water Line on Main House.

Wastewater: Proposed ADU will first try to connect to existing septic, after review. New septic may be installed for ADU pending results of septic review.

Electricity: PEC

Surrounding Properties



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Single- Family Residential – Low Density (SF-1)	Single family residential	Plot is located outside of Comprehensive Plan category. Adjacent to a 2016 Transportation Plan Road
East	Single- Family Residential – Low Density (SF-1)	Single family residential	
South	Single- Family Residential – Low Density (SF-1)	Single Family Residential	
West	Single- Family Residential – Low Density (SF-1)	Single Family Residential	

The feel of the subdivision is a low to moderate dense rural neighborhood with open yards. The neighborhood has very little fencing. The applicant does not intend to place a fence around the ADU.

Approval Criteria for Conditional Use Permit Review (3.17.6-Zoning Ordinance)

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	The Comprehensive Plan addresses accessory dwelling units in the Comprehensive Plan Goal 3.1. ADUs are an option for supporting housing options in Dripping Springs.
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	The subject property is zoned Single-family Residential District – Low Density (SF-1). Accessory dwelling units are a listed conditional use in this zoning district.

<p>3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;</p>	<p>Based on the concept plan the proposed use meets all the development standards established in the section 5. The structure will be reevaluated at the building permit stage.</p>
<p>4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:</p>	
<p>a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;</p>	<p>The applicant will be utilizing the existing driveway already in place for main structure and extending the driveway to access the ADU.</p>
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	<p>The accessory dwelling unit will have adequate parking. Open air off-street parking will be provided.</p>
<p>c. Refuse and service areas;</p>	<p>The City's solid waste service will need to be alerted.</p>
<p>d. Utilities with reference to location, availability, and compatibility;</p>	<p>See staff report</p>
<p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p>	<p>There will be no new permanent fencing with this additional structure and there is no current permanent fencing – it is all open space.</p>
<p>f. Control of signs, if any;</p>	<p>N/A</p>
<p>g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;</p>	<p>Lighting for the new structure will match the current house structure in accordance with city codes.</p>
<p>h. Required yards and open space;</p>	<p>The ADU will have access to the open space and yard of the main dwelling per the attached survey</p>
<p>i. Height and bulk of structures;</p>	<p>The ADU will match the proposed elevations</p>
<p>j. Hours of operation;</p>	<p>N/A</p>
<p>k. Exterior construction material, building design, and building facade treatment;</p>	<p>The new structure will be of wood framing with hardi siding painted to match the existing home.</p>
<p>l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and</p>	<p>N/A</p>
<p>m. Provision for pedestrian access/amenities/areas;</p>	<p>N/A</p>

5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	The use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.
6. Noise;	N/A
7. Odors; and	N/A
8. Dust.	N/A

Summary

Staff recognizes an ADU as an appropriate accessory use in the SF-1 Single Family Residential District and supports the proposed request. The inclusion of an ADU would not adversely impact the property or its surrounding neighbors, and conditions as listed below would serve as additional measures to mitigate any visual or development factors.

Based on the proposed land use, compatibility with surrounding properties, and the Comprehensive Plan, **staff recommends approval of the requested CUP with the following conditions:**

1. **Maximum floor area for an Accessory Dwelling Unit may not exceed 1,170-square-feet.**
2. **The ADU must adhere to a 20-foot side yard setback.**
3. **A minimum of two off-street parking spaces for the Accessory Dwelling Unit must be provided in addition to any other parking requirements.**
4. **Connections to an appropriate on-site septic system must be approved by the City prior to occupancy.**
5. **The Accessory Dwelling Unit may not be sold separately from the primary structure.**
6. **Conditional Use Permits for new uses/structures shall be deemed to have expired and shall become null and void if construction is not completed and occupation commenced within two years of the date the CUP was approved.**
7. **The City Administrator may revoke the CUP for failure to comply with municipal regulations and the conditions placed on the use (City of Dripping Springs Zoning Ordinance §3.17.9)**
8. **Conditional Use Permit is effective on _____.**

The below is an excerpt of the Code for the procedures that P&Z should take for CUPS.

Chapter 30 Exhibit A Zoning Ordinance Sec 3.17.5 Procedures for CUPS:

- (a) P&Z Recommendation: Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the City Council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.

Public Notification

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

Meetings Schedule

May 25, 2021 – Planning and Zoning Commission
 June 08, 2021 - City Council Meeting

Attachments

Attachment 1- Conditional Use Permit Application
 Attachment 2- Proposed Site Plan, Elevations, Plans

Recommended Action:	Recommend approval of the requested Conditional Use Permit, with staff and any additional conditions deemed necessary by the Commission.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no, or alternate, conditions.
Budget/Financial Impact:	None calculated at this time.
Public Comments:	None at this time
Enforcement Issues:	N/A
Comprehensive Plan Element:	Livability / Quality of Life Support housing options in Dripping Springs



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 13.

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Josephine Shaw / Samuel Darren Shaw
STREET ADDRESS 451 Oak Springs Drive
CITY Dripping Springs STATE Texas ZIP CODE 78620
PHONE 512 757-9983 EMAIL _____

APPLICANT NAME Michael Cottone
COMPANY Journey Remodeling
STREET ADDRESS 301 Judy Drive
CITY Dripping Springs STATE Texas ZIP CODE 78620
PHONE 512 801-2648 EMAIL journeyremodeling@gmail.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Josephine Shaw / Samuel Darren Shaw
PROPERTY ADDRESS	451 Oak Springs Drive
CURRENT LEGAL DESCRIPTION	Springwood Lot 32
TAX ID#	R43477
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	residential
PROPOSED USE	residential
REASON FOR REQUEST (Attach extra sheet if necessary)	Build mother in law suite

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 Michael Cottone 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. _____.)

Josephine M. Shaw, Samuel Darren Shaw
Name

OWNERS
Title

STATE OF TEXAS §
COUNTY OF HAYS §



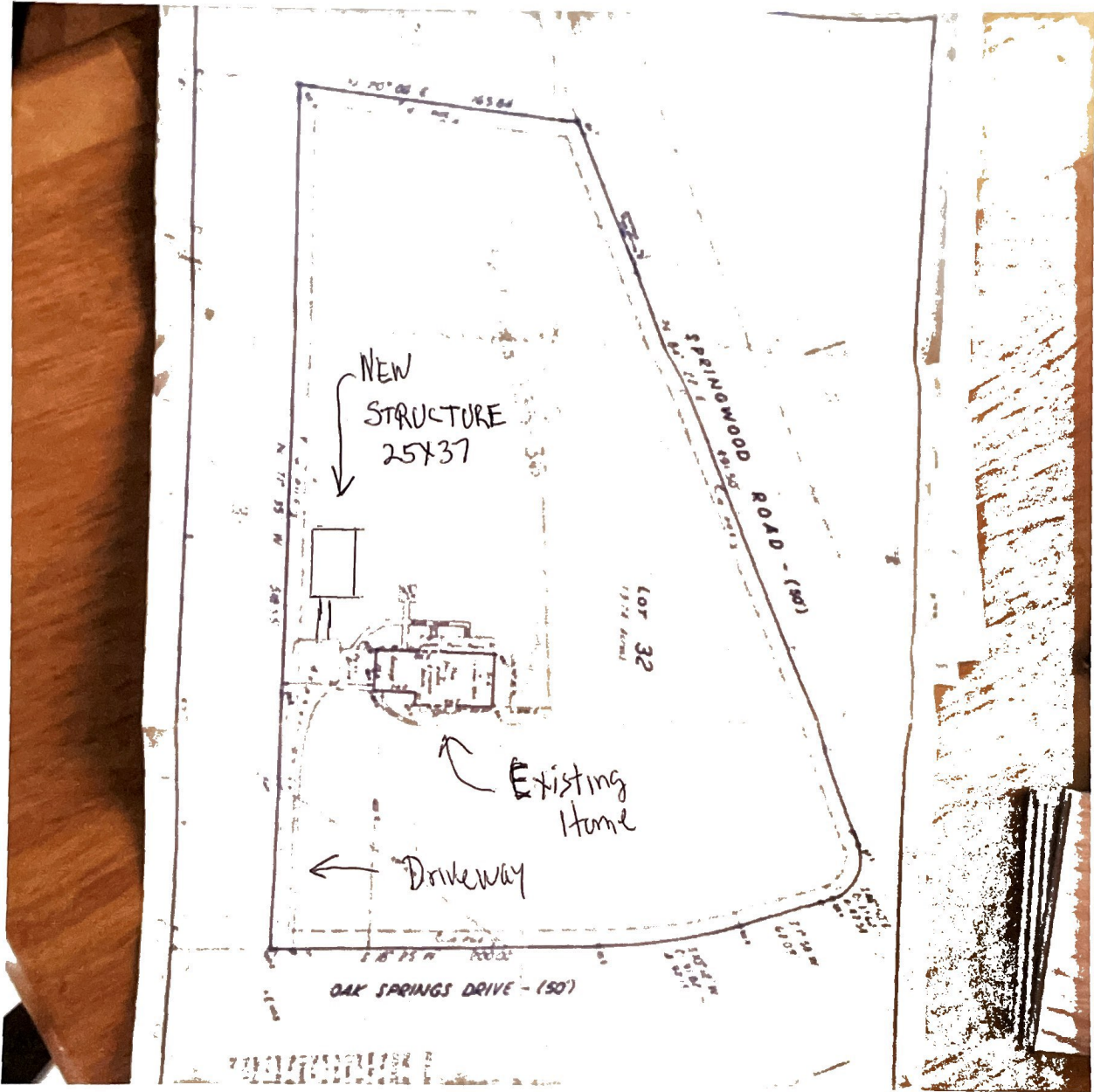
This instrument was acknowledged before me on the 8th day of April,

~~201~~²⁰²⁰ by Laura Hennessee

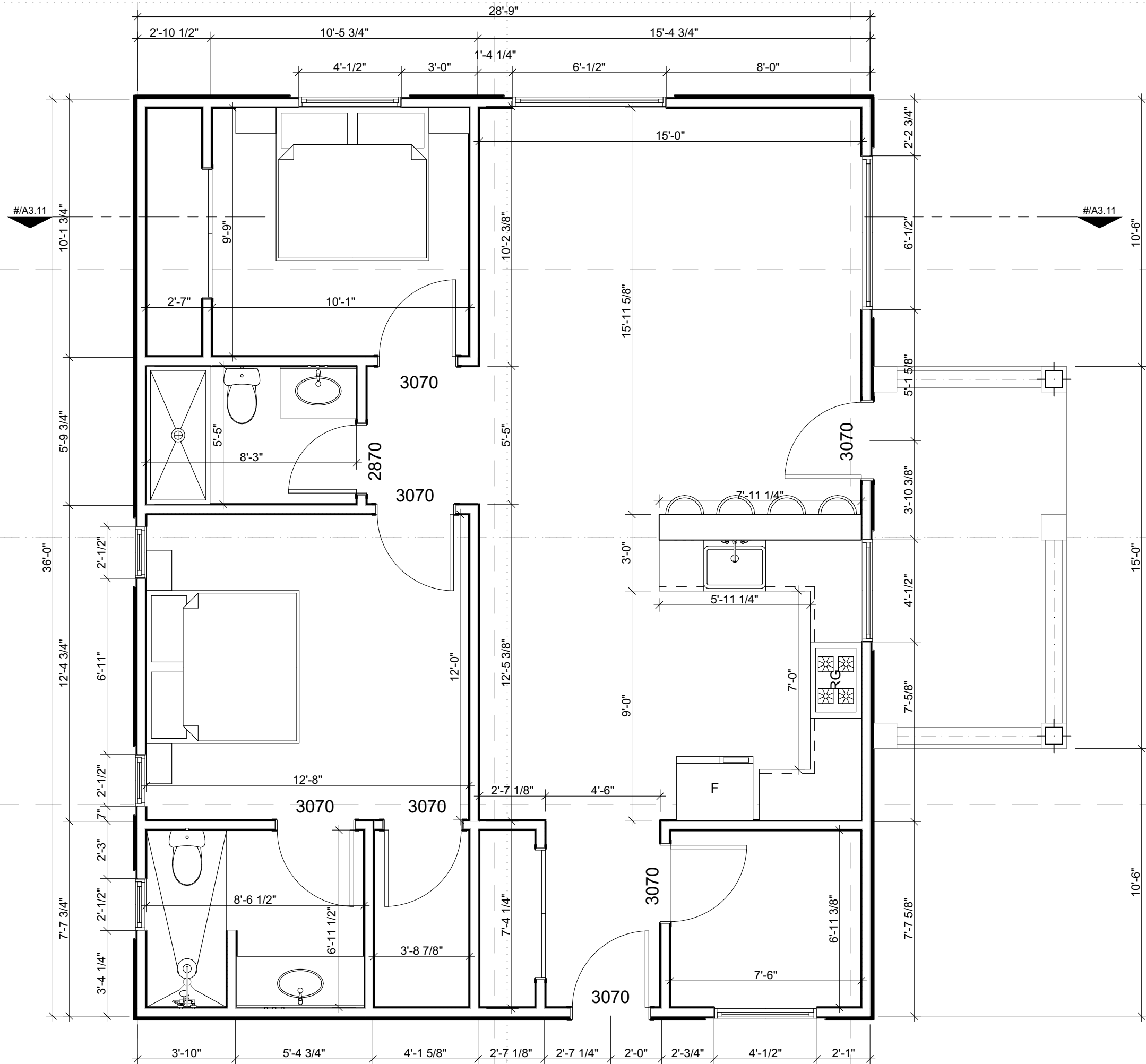
Laura Hennessee
Notary Public, State of Texas

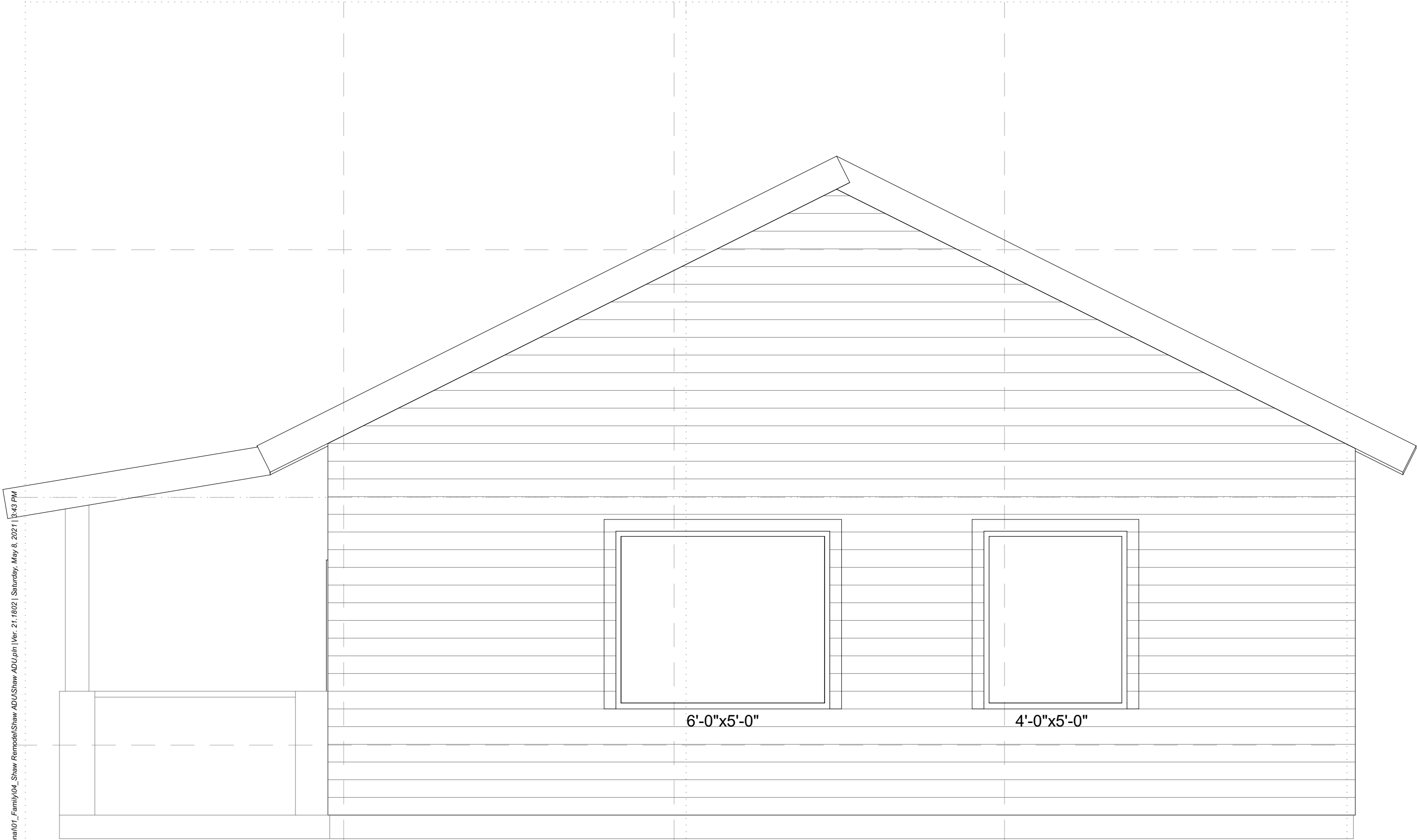
My Commission Expires: 8-27-23

JOSEPHINE M. SHAW, Samuel Darren Shaw
Name of Applicant



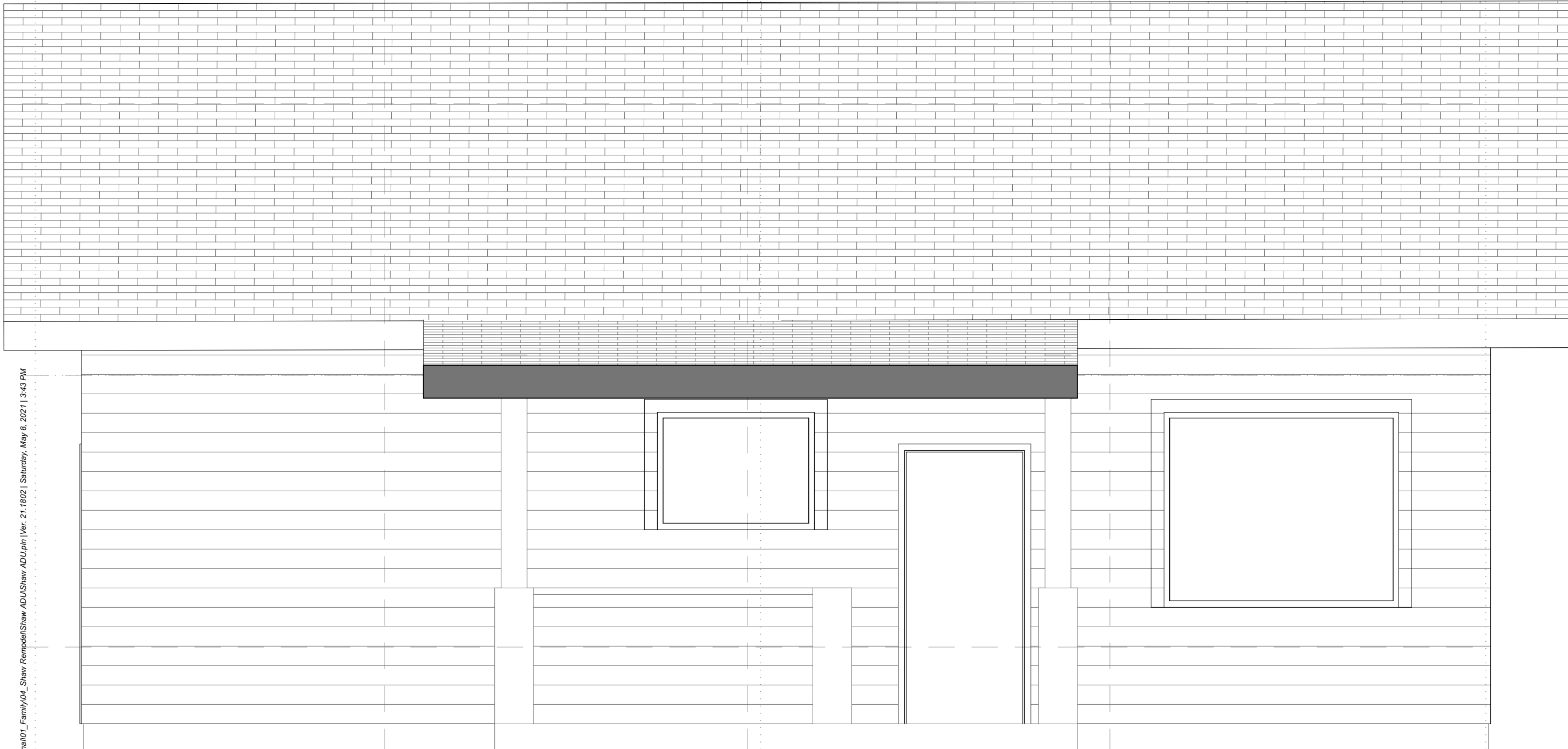
451 Oak Springs Drive





ELEVATION - NORTH

SCALE: 3/8" = 1'-0"



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ELEVATION - WEST

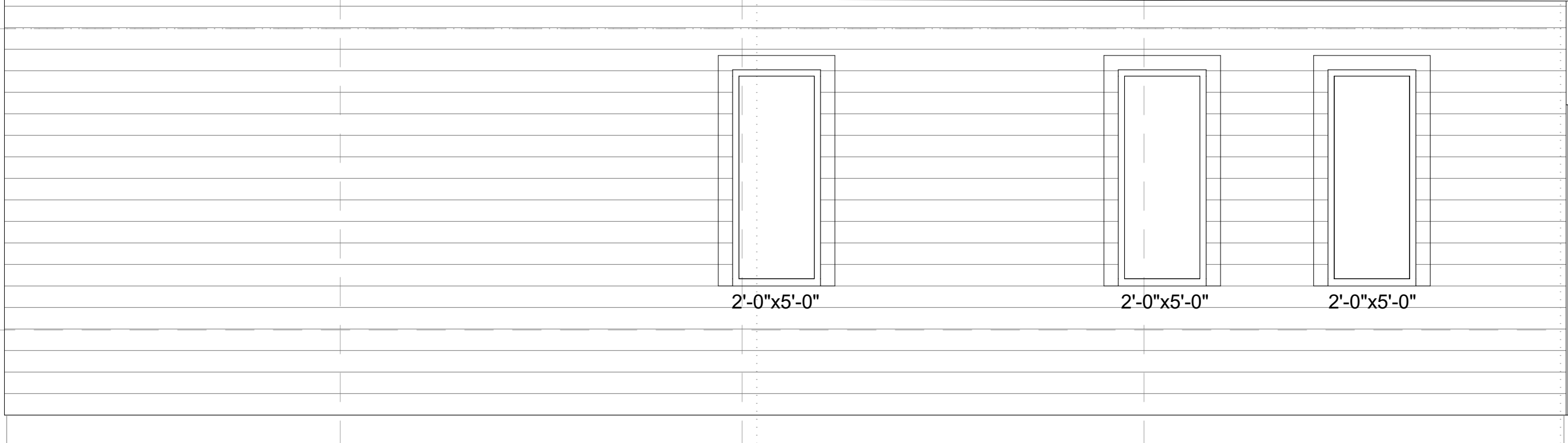
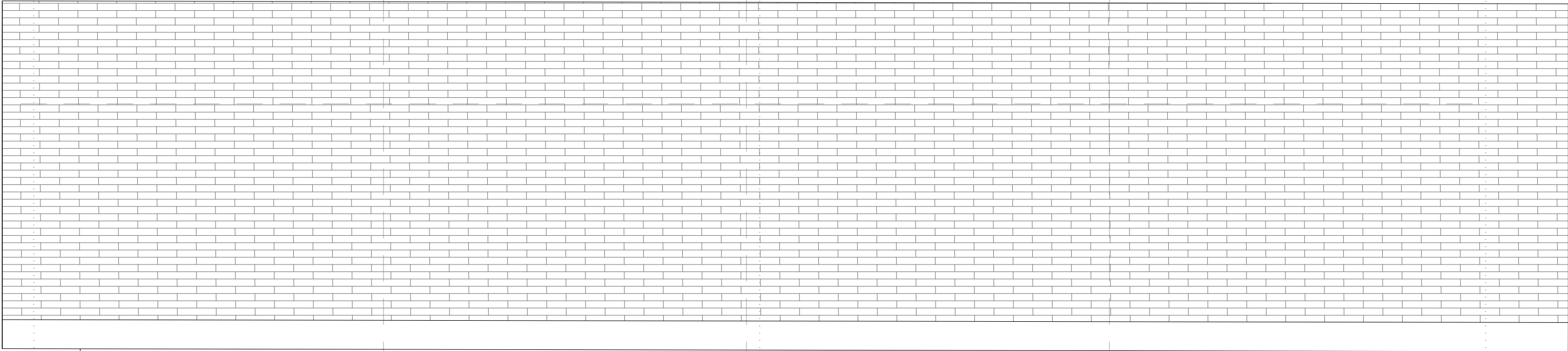
SCALE: 3/8" = 1'-0"



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ELEVATION - SOUTH

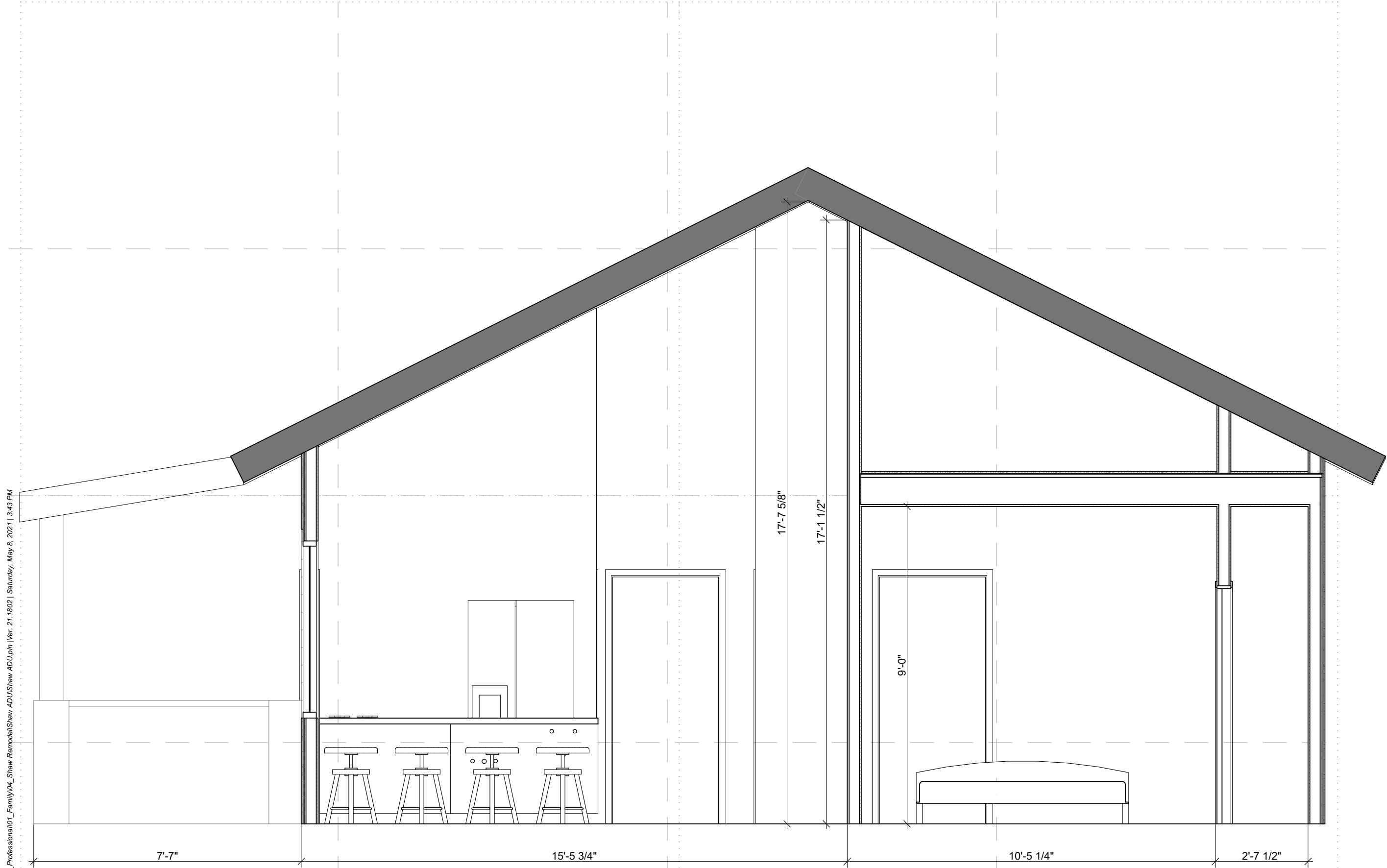
SCALE: 3/8" = 1'-0"



ELEVATION - EAST

SCALE: 3/8" = 1'-0"

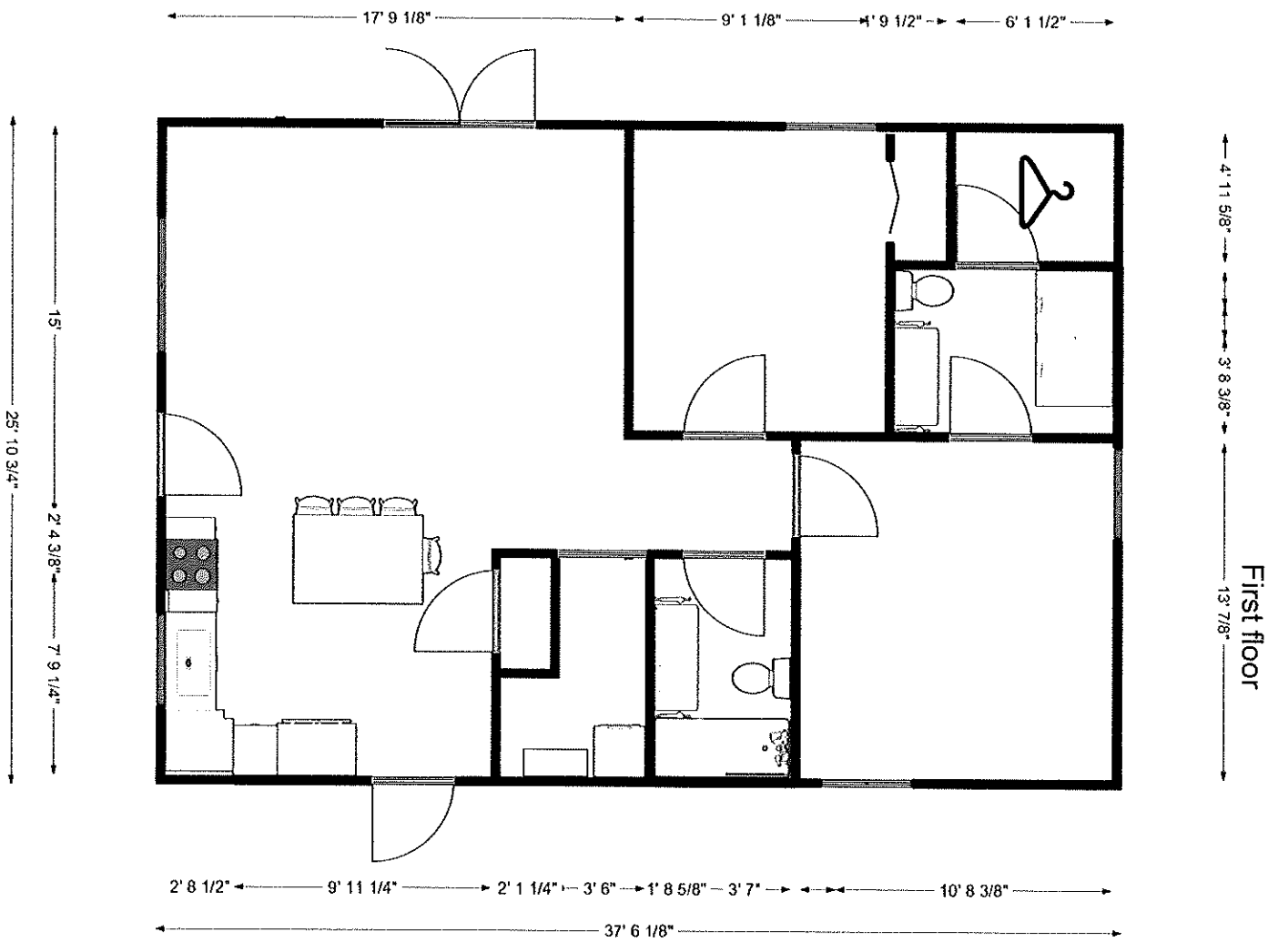
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SHORT SECTION

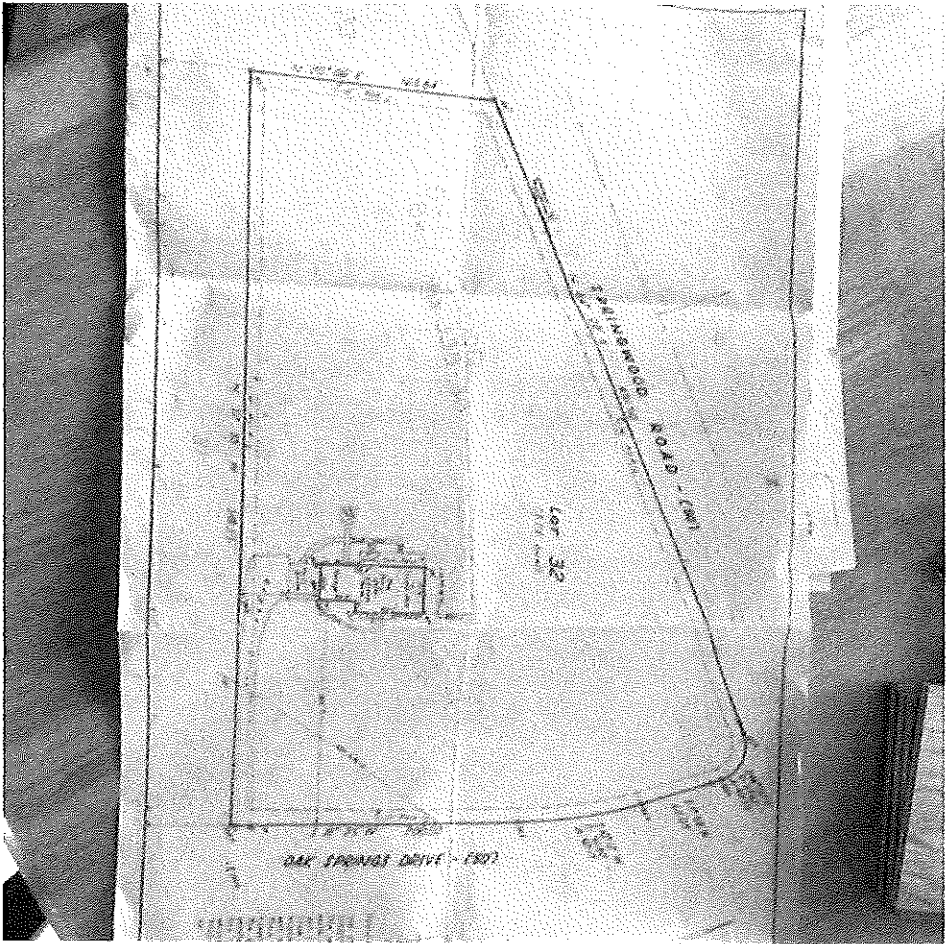
SCALE: 3/8" = 1'-0"



First floor

Parking

Item 13.



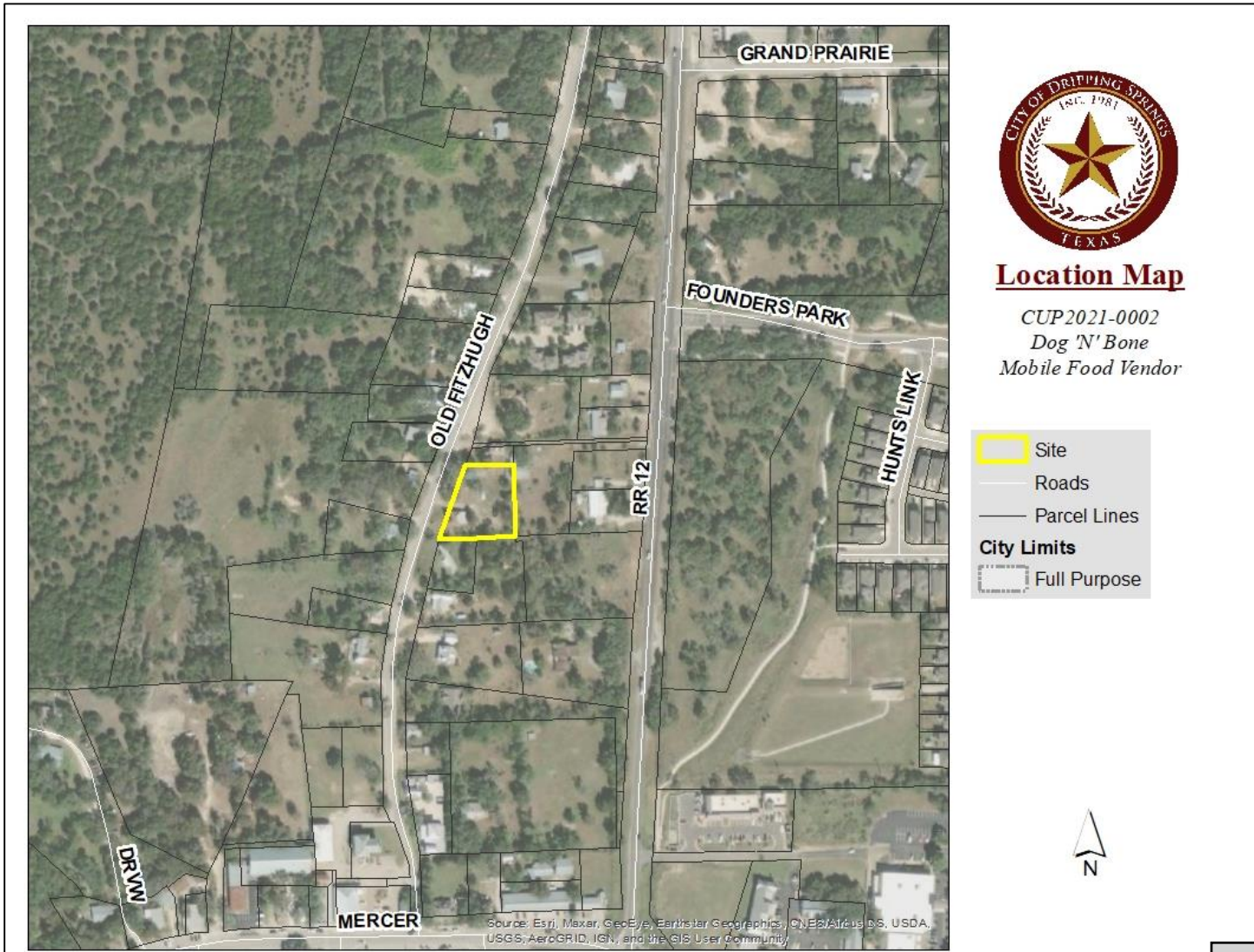


Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: May 25, 2021
Project No: CUP2021-0002
Project Planner: Amanda Padilla, Senior Planner

Item Details

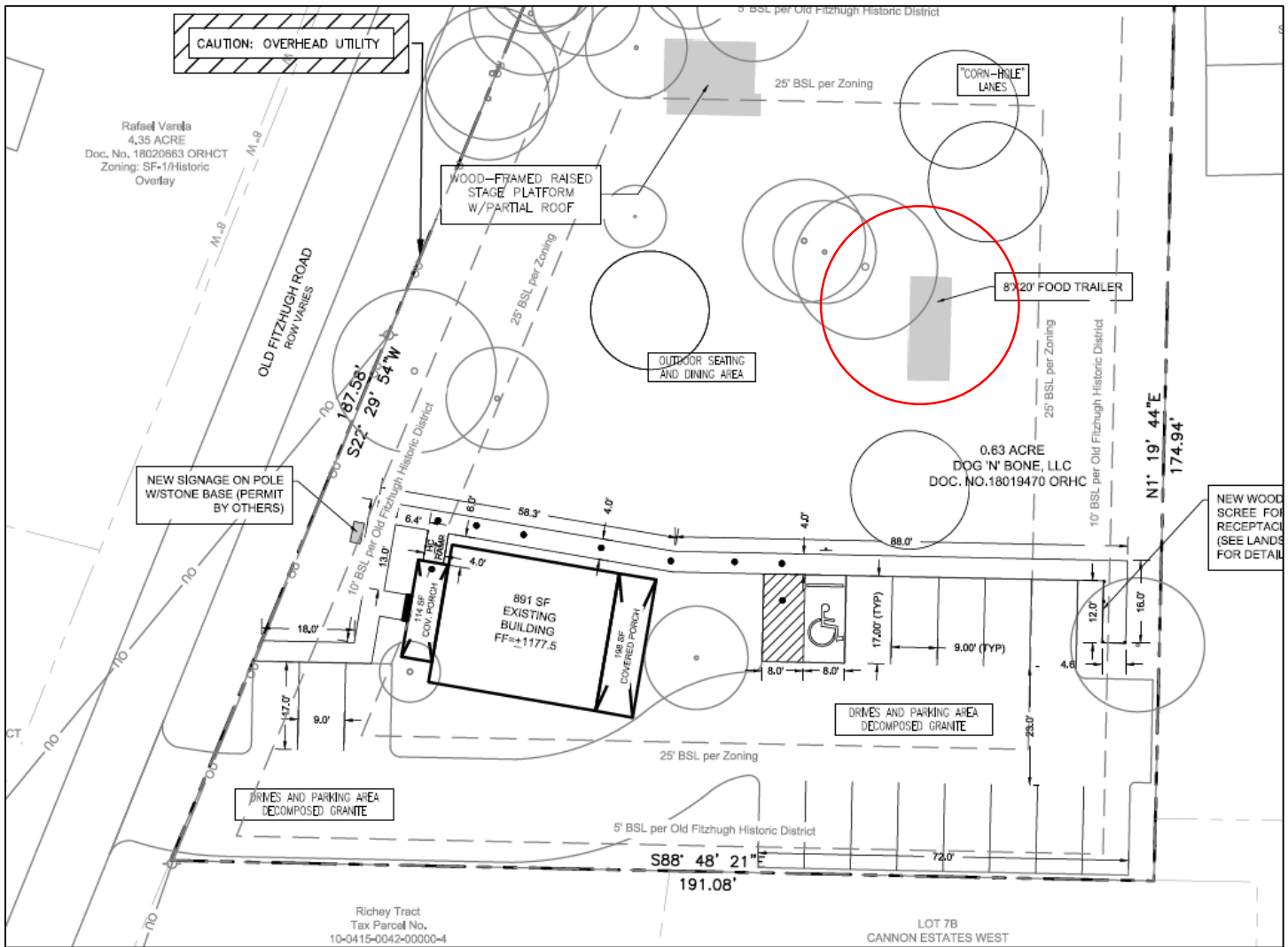
Project Name: Dog 'N' Bone Mobile Food Vendor
Property Location: 310 Old Fitzhugh Road, Dripping Springs Texas 78620
Legal Description: ABS 415 PHILIP A SMITH SURVEY 0.63 AC GEO#90401232
Applicant: Mike Pelland
Property Owner: Dog 'N' Bone LLC
Request: Conditional Use Permit (CUP) for a Mobile Food Vendor use within the General Retail (GR) Zoning District and Old Fitzhugh Historic District



Overview

The applicant is requesting a Conditional Use Permit to allow a Mobile Food Vendor to be located at 310 Old Fitzhugh Road also known as Dog ‘N’ Bone. The Property is located within the General Services (GR) zoning district and the Old Fitzhugh Road Historic District. Mobile Food Vendors are a permitted use in the GR zoning district and Old Fitzhugh Road Historic District with an approved Certificate of Appropriateness and a Conditional Use Permit.

Per the City’s Zoning Ordinance that was amended on April 10, 2018, Sec. 30.05.032 (e), Applicants of mobile food vendors (longer than 10 days) or mobile food courts wishing to locate in the Old Fitzhugh historic district as defined in section 24.07.032 [chapter 30, exhibit A, section 4.3.2] of the Code of Ordinances must apply for and be granted a certificate of appropriateness under the requirements of chapter 24, article 24.07 [chapter 30, exhibit A, section 4, division 2] of the city code and apply for and be granted a conditional use permit under the requirements of chapter 30, exhibit A: zoning, section 3.17 of the city code. A conditional use permit shall not be granted prior to a certificate of appropriateness being granted.



The Mobile Food Vendor will be located at 310 Old Fitzhugh Road also known as Dog ‘N’ Bone. The property is approximately 0.63 acres. The required setbacks within the Old Fitzhugh Road Historic District are below:

Direction	Setback Code requirement
Front	Ten Feet (10’)
Rear	Ten Feet (10’)
Side	Five feet (5’)

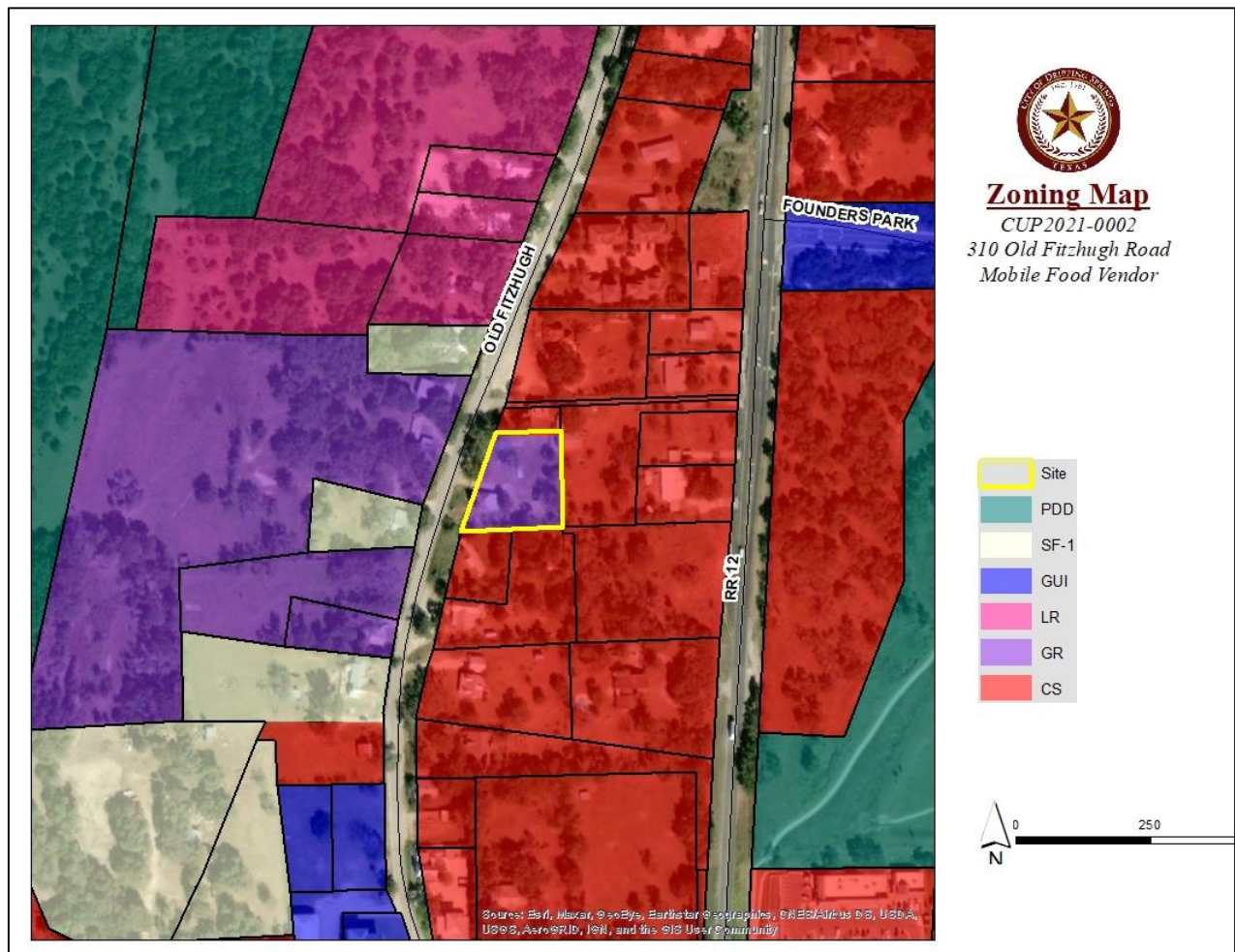
Dog ‘N’ bone is advertised as a Gastropub with the option of food and drinks. The Mobile food vendor is intended to serve fish and chips and other gastropub items. The main structure on the property will be reserved for the bar (CUP is being reviewed), seating, and dining.

Dog ‘N’ Bone previously received a Conditional Use Permit for a Mobile Food Vendor Use but per Chapter 30 Exhibit A Section 3.17.9 Expirations, extension, and termination (c) CUPs for new uses/structures shall be deemed to have expired and shall become null and void if construction is not completed and occupation commenced within two years of the date the CUP was approved. The Mobile Food Vendor use was approved on November 13, 2018 by City Council and has yet to be occupied and has expired. The applicant is reappearing in front of the Planning and Zoning Commission and City Council to receive reapproval of the Conditional Use Permit.

The applicant received a Certificate of Appropriateness (COA) on October 3, 2018 and renewed the COA at the April 1st, 2021 Historic Preservation Commission Meeting.

The applicant had intended to build a brick-and-mortar kitchen that would replace the Mobile Food Vendor but the applicant has no set date on the construction of the kitchen.

Surrounding Properties



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

below:

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Commercial Services (CS)	Verizon Communications	Not Applicable
East	Commercial Services (CS)	Retail/ Bar	
South	Commercial Services (CS)	Residential	
West	General Retail (GR) / Single-family residential district—Low density (SF-1)	Residential	

Approval Criteria for Conditional Use Permit Review (3.17.6-Zoning Ordinance)

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	<p>The Comprehensive plan is supportive of commercial development. There are two goals that the comprehensive plans discuss that fit with this request 1. Support expansion of business and professional services and 2. Support Tourism.</p> <p>The addition of the mobile food vendor will add diversity to the local economy and make dripping springs more attractive to prospective businesses.</p>
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	The zoning district is General Retail (GR), which permits commercial and retail uses. Mobile food vendors are permitted in the GR zoning district with the approval of a Conditional Use Permit (CUP).
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	The applicant will need to meet all development standards.
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:	
<p>a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;</p>	<p>The property fronts Old Fitzhugh Road and will be required to have adequate access prior to occupation and service from the Mobile Food Vendor.</p> <p>The applicant submitted a Site development Plan to the City of Dripping Springs in 2019. In the Site plan a driveway is proposed on the south end of the property.</p>
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	The property will need to have an additional 3 parking spaces for the mobile food vendor per the Mobile Food Vendor Ordinance.

<p>c. Refuse and service areas;</p>	<p>The applicant will be required to provide trash can receptacles for the patrons.</p>
<p>d. Utilities with reference to location, availability, and compatibility;</p>	<p>The mobile food vendor is required to be plugged into an approved outlet. Restrooms will be shared with the business on site. The Mobile Food Vendor will be required to comply with all Fire safety regulations.</p>
<p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p>	<p>No Screening is proposed.</p>
<p>f. Control of signs, if any;</p>	<p>Signage will be done with a separate permit and will need to comply with the Current Sign Ordinance in effect. Any variances will require approval.</p>
<p>g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;</p>	<p>The owner shall comply with the Lighting Ordinance.</p>
<p>h. Required yards and open space;</p>	<p>Not applicable.</p>
<p>i. Height and bulk of structures;</p>	<p>The mobile food vendor meets height requirements.</p>
<p>j. Hours of operation;</p>	<p>The hours of operation have yet to be decided by the applicant. The Mobile Food Vendor Ordinance restricts the applicant from operating between the hours of 11:00pm to 6:00am.</p>
<p>k. Exterior construction material, building design, and building facade treatment;</p>	<p>Mobile Food Vendors do not have to comply with our Exterior Design Ordinance, but they do have to comply with our Sign Ordinance and applicable Sign Codes.</p>
<p>l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and</p>	<p>Not applicable.</p>
<p>m. Provision for pedestrian access/amenities/areas;</p>	<p>The mobile food vendor will be tied to the adjacent business which will provide tables and seating.</p>
<p>5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,</p>	<p>Staff finds that the proposed mobile food vendor use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned.</p>
<p>6. Noise;</p>	<p>The applicant stated that there will only be acoustic music for the time being. Due to the location and proximity to adjacent residence, Staff is requesting that the decibel level stay below 65 decibels and that music shall only be allowed during the hours of operation.</p>

7. Odors; and	No odors anticipated.
8. Dust.	Not Applicable

Summary

Based on the proposed land use, adjacent land uses, the opportunity to attract more individuals to the Historic District and increase sales tax staff recommends approval of the requested Conditional Use Permit for the property with the conditions outlined in the below section.

Conditional Use Permit Requirements

A mobile food vendor at the above-mentioned location is allowed pursuant to the following regulations:

1. Decibel Level shall not exceed 65 decibels. Decibel level shall be measured at the property line.
2. Hours of operation are limited to the closing time of 10:00 p.m. Sunday through Thursday, and 11:00 p.m. Friday and Saturday.
3. The property adheres to all Fire and Life Safety Codes found in the International Fire Code
4. Should the City find the mobile food truck to create health and safety issues due to any reasons, the City Administrator may request that the Applicant remove any vehicle from the site. The Applicant shall comply with the City Administrator’s request.
5. This Conditional Use Permit automatically renews for successive two (2) year periods unless an objection is raised by the City Administrator based on either:
 - a. A history of poor code compliance.
 - b. A revision to the Comprehensive Plan that renders the CUP incompatible.
6. The City administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.

The below excerpt of the Code are the procedures that P&Z should take for CUPS.

Chapter 30 Exhibit A Zoning Ordinance Sec 3.17.5 Procedures for CUPS:

- (a) P&Z Recommendation: Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the City Council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.

Public Notification

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

Meetings Schedule

- May 25, 2021 – Planning and Zoning Commission
- June 8, 2021 - City Council Meeting

Attachments

- Attachment 1 - Conditional Use Permit Application
- Attachment 2 – Site Plan
- Attachment 3 – COA Staff Report
- Attachment 4 – Site Photos
- Attachment 5 – Previously approved CUP

Planning Department Staff Report

Recommended Action:	Recommend approval of the requested Conditional Use Permit, with staff and any additional conditions deemed necessary by the Commission.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no or alternate conditions.
Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	Staff has not received any public comments at this time.
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the expansion of business and professional services Support Tourism related businesses



CITY OF DRIPPING SPRINGS

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

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CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____

- NEW APPLICATION
- EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Dog 'n' Bone LLC
 STREET ADDRESS 310 Old Fitzhugh Rd.
 CITY Dripping Springs STATE TX ZIP CODE 78620
 PHONE 512-894-2438 EMAIL dognbonecompliance@gmail.com

APPLICANT NAME Dog 'n' Bone LLC
 COMPANY Dog 'n' Bone LLC
 STREET ADDRESS 310 Old Fitzhugh Rd.
 CITY Dripping Springs STATE TX ZIP CODE 78620
 PHONE 512-894-2438 EMAIL dognbonecompliance@gmail.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Dog 'n' Bone LLC
PROPERTY ADDRESS	310 Old Fitzhugh Rd.
CURRENT LEGAL DESCRIPTION	Mobile Food Vendor
TAX ID#	32066083505
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	Commercial
PROPOSED USE	Food trailer
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Required by city

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 Kelly Allison 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. _____.)

Mike Pelland
Name

Managing Member
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §



This instrument was acknowledged before me on the 15th day of April

2021 by Kelly Allison

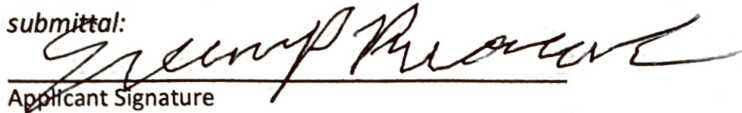
Kelly O'Neill Allison
Notary Public, State of Texas

My Commission Expires: 03-18-2024

Dog N Bone LLC
Name of Applicant

CONDITIONAL USE PERMIT SUBMITTAL

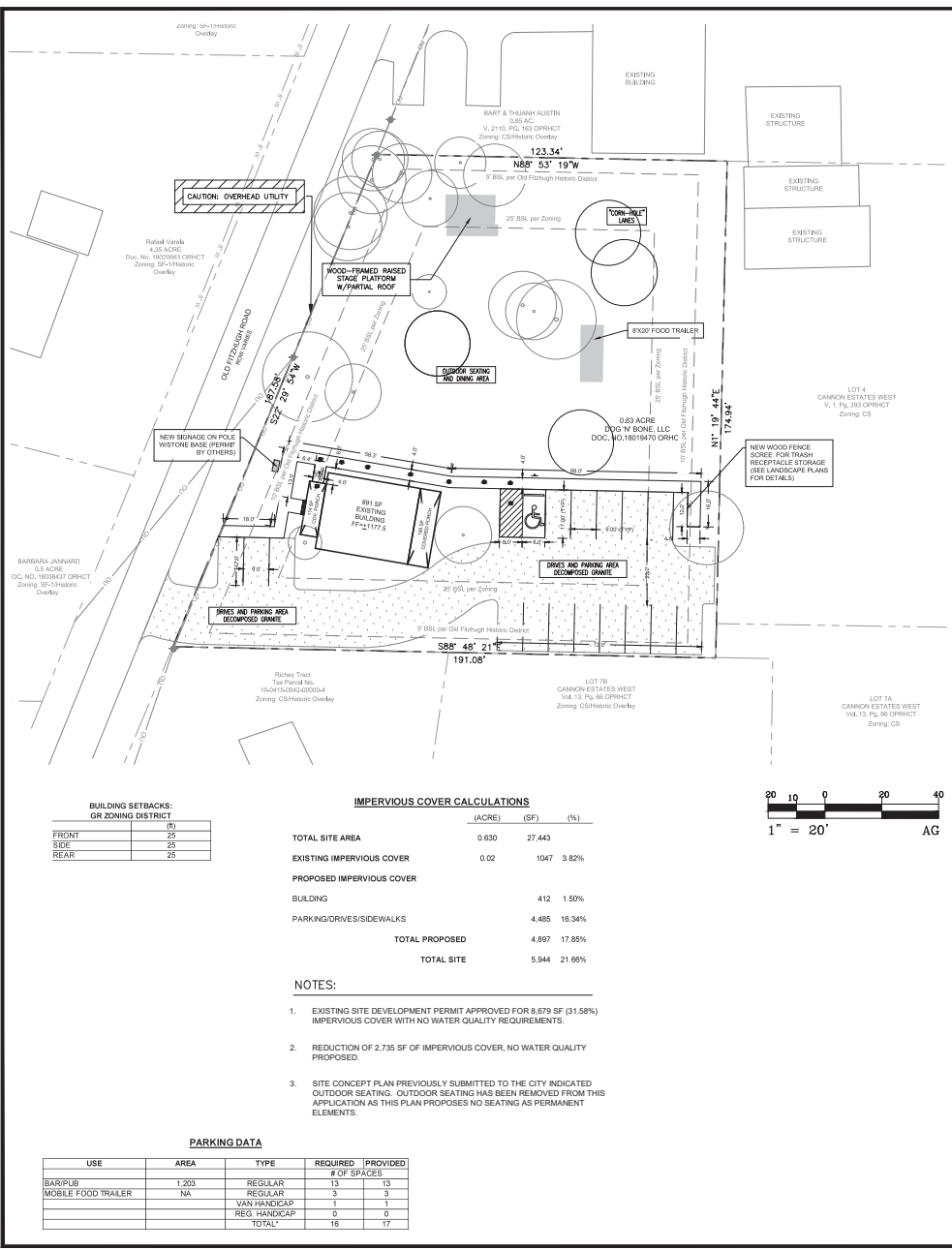
All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above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


 Applicant Signature

4/18/2021
 Date

CHECKLIST

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

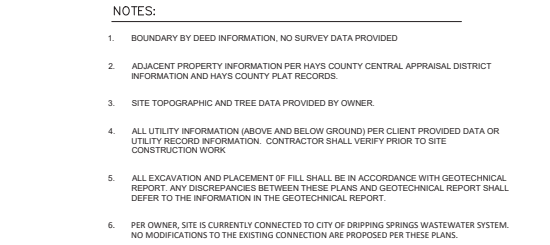


LEGEND

TAG	TREE LIST	SIZE	TYPE
1	Live Oak	11	Live Oak
2	Live Oak	11	Live Oak
3	Live Oak	10	Live Oak
4	Live Oak	11	Live Oak
5	Live Oak	11	Live Oak
6	Live Oak	9	Live Oak
7	Live Oak	14	Live Oak
8	Live Oak	14	Live Oak
9	Live Oak	13	Live Oak
10	Live Oak	10	Loblolly Pine
11	Live Oak	13	Live Oak
12	Live Oak	11	Live Oak
13	Live Oak	16	Live Oak
14	Live Oak	17	Live Oak
15	Live Oak	10	Live Oak
16	Live Oak	11	Live Oak
17	Live Oak	7	Live Oak
18	Live Oak	13	Live Oak

NOTES:

- BOUNDARY BY DEED INFORMATION. NO SURVEY DATA PROVIDED
- ADJACENT PROPERTY INFORMATION PER HAYS COUNTY CENTRAL APPRAISAL DISTRICT INFORMATION AND HAYS COUNTY PLAT RECORDS.
- SITE TOPOGRAPHIC AND TREE DATA PROVIDED BY OWNER.
- ALL UTILITY INFORMATION (ABOVE AND BELOW GROUND) PER CLIENT PROVIDED DATA OR UTILITY RECORD INFORMATION. CONTRACTOR SHALL VERIFY PRIOR TO SITE CONSTRUCTION WORK.
- ALL EXCAVATION AND PLACEMENT OF FILL SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT. ANY DISCREPANCIES BETWEEN THESE PLANS AND GEOTECHNICAL REPORT SHALL DEFER TO THE INFORMATION IN THE GEOTECHNICAL REPORT.
- PER OWNER, SITE IS CURRENTLY CONNECTED TO CITY OF DRIPPING SPRINGS WASTEWATER SYSTEM. NO MODIFICATIONS TO THE EXISTING CONNECTION ARE PROPOSED PER THESE PLANS.
- PER OWNER, SITE IS CURRENTLY CONNECTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION WATER SYSTEM. NO MODIFICATIONS TO THE EXISTING CONNECTION ARE PROPOSED PER THESE PLANS.
- SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1% PER FOOT UNLESS OTHERWISE NOTED.
- AS-BUILT CONSTRUCTION PLANS AND AN ENGINEERING CONCURRENCE LETTER IS REQUIRED PRIOR CITY'S ISSUANCE OF CERTIFICATE OF OCCUPANCY LETTER FOR THE PROJECT.
- THE PROPOSED NEW BUILDING WILL REQUIRE BUILDING REVIEW BY ESD #6 (NORTH HAYS COUNTY FIRE AND RESCUE) PRIOR TO CONSTRUCTION.
- FIRE APPARATUS ACCESS ROADS BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT TWENTY-FIVE FOOT (25) INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB. AREAS OF ACCESS ROAD WITHOUT PAINTABLE SURFACE SHALL HAVE FIRE LANE SIGNS INSTALLED.
- NO EXTERIOR LIGHTS ARE PROPOSED FOR THE BUILDING OR IN THE PARKING AREA PER THIS PERMIT. ANY FUTURE EXTERIOR LIGHTING WILL REQUIRE APPROVAL FROM THE CITY OF DRIPPING SPRINGS.
- NO SITE SIGNAGE IS PROPOSED PER THIS PERMIT. (LOCATION SHOWN FOR INFORMATION ONLY) ANY FUTURE SIGNAGE WILL REQUIRE APPROVAL BY THE CITY OF DRIPPING SPRINGS.
- ANY ADDITIONAL JURISDICTIONAL PERMIT REQUIREMENTS SHALL BE OBTAINED BY OWNER/CONTRACTOR.



PAVING NOTES:

- PAVEMENT DETAILS PROVIDED ABOVE ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR MUST VERIFY THE DETAILS WITH THE MOST CURRENT GEOTECHNICAL RECOMMENDATIONS PRIOR TO CONSTRUCTION.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF THREE WEEKS BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BUILDING SETBACKS - GR ZONING DISTRICT

	FRONT	SIDE	REAR
MIN	25	25	25

IMPERVIOUS COVER CALCULATIONS

	(ACRE)	(SF)	(%)
TOTAL SITE AREA	0.630	27,443	
EXISTING IMPERVIOUS COVER	0.02	1047	3.82%
PROPOSED IMPERVIOUS COVER			
BUILDING		412	1.50%
PARKING/DRIVES/SIDEWALKS		4,465	16.34%
TOTAL PROPOSED		4,897	17.85%
TOTAL SITE		5,944	21.66%

- NOTES:**
- EXISTING SITE DEVELOPMENT PERMIT APPROVED FOR 8,679 SF (31.58%) IMPERVIOUS COVER WITH NO WATER QUALITY REQUIREMENTS.
 - REDUCTION OF 2,735 SF OF IMPERVIOUS COVER, NO WATER QUALITY PROPOSED.
 - SITE CONCEPT PLAN PREVIOUSLY SUBMITTED TO THE CITY INDICATED OUTDOOR SEATING. OUTDOOR SEATING HAS BEEN REMOVED FROM THIS APPLICATION AS THIS PLAN PROPOSES NO SEATING AS PERMANENT ELEMENTS.

PARKING DATA

USE	AREA	TYPE	REQUIRED	PROVIDED
BAR/CLUB	1,203	REGULAR	13	13
MOBILE FOOD TRAILER	NA	REGULAR	3	3
		VAN HANDICAP	1	1
		REG. HANDICAP	0	0
		TOTAL	16	17

SCALE:	1" = 20'
DATE:	6/12/2019
JOB:	1386-01
DRAWN BY:	BR
CHECKED BY:	LEA

16746 Fitzhugh Rd.
Site 103
Dripping Springs, TX 78620
(512) 364-0080

AG ALDERSON GROUP, INC.
TAXA REALTY GROUP
1001 W. 11TH ST.
DRIIPPING SPRINGS, TX 78620

AG ALDERSON
Lynn E. Alderson
Professional Engineer
No. 10010
Professional Seal No. 10010
Professional Seal No. 10010

DOG W BONE PUB
310 OLD FITZHUGH ROAD

SITE PLAN

SHEET 5 OF 10



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 26, 2018**

Project: **310 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Dog “N” Bone LLC c/o Jon Thompson (512) 568-2184**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **CS-HO**

Proposed Use: **Restaurant w/ Mobile Food Trailer as Commercial Kitchen**

Submittals: Current Photograph Concept Site Plan Exterior Elevations
 Color & Materials Samples **N/A- Material Palette to match existing**
 Sign Permit Application (if applicable) **N/A**
 Building Permit Application
 Alternative Design Standards (if applicable) **N/A**

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: “CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS.”

Project Type & Description:

Ph. 1: “Adaptive Re-Use & Rehabilitation” Proposed exterior refurbishment and rehabilitation of the “**Roberts House**” (ca. 1923) a **Contributing Resource & Medium Preservation Priority** in the **Old Fitzhugh Rd. Historic District**, with associated & supporting site improvements.

Review Summary, General Findings: “Approval in Concept Recommended”

General Compliance Determination- Compliant Non-Compliant Incomplete

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Dripping Springs, Texas 78620
512-858-4725

Staff Recommendations / Conditions of Approval:

1. **Permits:** Obtain necessary Permits from the City of Dripping Springs, including a Site Development Permit and C.U.P for proposed Mobile Food Vendor use.
2. **Scoping:** COA covers the proposed Phase I only. Future Phases require separate COA's.
3. **Approval in Concept:** Specifications, Color & Materials for Building Exterior Refurbishment Elements (Native Stone Masonry, Windows, Doors, Trim, etc.) and selection of all Pedestrian Amenity Elements (picnic tables, seating, Outdoor Stage, shall be reviewed & approved by City Staff prior to issuance of Building Permits.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#310 Old Fitzhugh Rd.: “Roberts House” / “Old Dripping Springs Telephone Building” (c.a. 1923)
Roark-Foster Survey: Site #18 / HHM Survey: Site #61 / Hays County TP #17923

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” “Medium.”

“310 Old Fitzhugh Road Street- Dog ’N’ Bone Pub:” The proposed development concept is to create a restaurant operation on the site focused on the preservation, refurbishment, rehabilitation and adaptive re-use of the historic structure as a feature piece of the development. The development is proposed to occur in three (3) phases. **The scope of this COA Application and review covers Phase I only:**

Phase I- Exterior Building Renovations: Refurbishment of exterior walls (structure, sheathing, weatherproofing etc.) and subsequent rehabilitation of exterior materials, (see plans). Native Stone Masonry matching existing materials as closely as possible will be used where it is missing (i.e. @ existing South Elevation). Non-historic existing windows and doors are to be removed and replaced with new elements of an approved type. The structure’s existing Metal roofs are proposed to be refurbished and remain in-place without material alteration. No changes in building footprint, massing, porch configurations (front, rear) are proposed. Non-historic pipe porch columns are to be replaced with rough-sawn cedar posts.

Phase I- Site Improvements Renovations: Site Pad for one (1) only Mobile Food Trailer (sited to the rear of the site) to serve as the remote Kitchen. Parking and Sidewalks are to be improved. An Open Stage with Roof Cover, Trash Receptacle Screen are also included. Clusters of Picnic Tables and Yard Games are proposed under the existing mature trees at the center of the site, creating a Outdoor Seating and Dining Area, and providing gathering place for the neighborhood and the OFR Historic District.

Phase II envisions the complete interior renovation of the historic house to accommodate interior seating and the Bar portion of the Restaurant. **Phase III** contemplates a commercial building @ rear of the site, to house the Commercial Kitchen plus other unspecified uses. No design concepts have been proposed at this time. These future Phases will require separate Application, review and HPC consideration of COA's.

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Dripping Springs, Texas 78620
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The development concept proposes the preservation, rehabilitation and adaptive re-use of the property's historic structure, making it a central feature, focus of the plan & key business proposition. The "Minimal Alteration / Match Existing to Remain" approach is an appropriate, efficient and cost effective strategy for the adaptive re-use of this historic resource, given the challenges of its existing physical condition. While the submittal is lacking in elaboration of detail, and is missing descriptive information on some minor design elements, Staff feels the virtues of this development approach merits consideration by the Historic Preservation Commission for the possible approval of a Certificate of Appropriateness.

Approval in Concept is recommended, with Conditions of Approval as outlined above.

"Old Fitzhugh Road Design and Development Standards"

The proposed project is found to be consistent with applicable Standards (review comments below). "Approval with Conditions" (as stated above) is recommended.

Character/Vision: Consistent: "Eclectic Revitalization- new/old; Adaptive Re-Use; Historic Preservation"

Design Principles: Consistent: "Protect Historic Farmstead Scale & Character." "Promote Rustic Look/Feel of OFR (frontage), with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties."

Preferred Uses: Consistent: Restaurant / Uses preferred / allowed by CS/HO Zoning. CUP required for Mobile Food vendor use.

Site Planning & Building Placement: N/A: Existing Building- no change in Building Placement.

Parking Arrangement: Consistent: "Onsite Lots @ Rear; (limited) Off-street Parking @ Fronts."

Building Footprint / Massing / Scale: N/A: Existing Building- no change in Building Footprint/Massing.

Street Frontage / Articulation: N/A: Existing Building- no change in Street Frontage.

Porches: N/A: Existing Porches- no change in Porch configuration(s).

Roofs: N/A: Existing Roofs to remain- no change.

Materials: Consistent: "Maintain Historic (look) Native Stone or Wood on all Walls- 75% of the net (Elevation) sf's. Wood Porch Structures & Trim. OK subject to confirmation of Materials Palette & Elevations Call-Outs.

Color Palette: Consistent: "Full range of hues allowed. Color Palettes to be approved." Front Door Window & Door Trim color of any hue is allowed.

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Dripping Springs, Texas 78620
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Tree Preservation: Consistent: All existing trees on site are being preserved.

Landscape Features: N/A- No affect to existing Landscape Features.

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

- (a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**
Project is guided by applicable Historic Preservation Standards and Design Guidelines.
See detailed summary above. Compliant Non-Compliant Not Applicable
- (b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
 Compliant Non-Compliant Not Applicable
- (c) **ORIGINAL QUALITIES PRESERVED:**
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.
 Compliant Non-Compliant Not Applicable
- (d) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
 Compliant Non-Compliant Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.
 Compliant Non-Compliant Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

- (g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
 Compliant Non-Compliant Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
 Compliant Non-Compliant Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
 Compliant Non-Compliant Not Applicable
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
 Compliant Non-Compliant Not Applicable
- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.
 Compliant Non-Compliant Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.
 Compliant Non-Compliant Not Applicable
- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.
 Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

City of Dripping Springs
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Dripping Springs, Texas 78620
512-858-4725

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

- Building Footprint Expansion/Reduction?** Yes No
- Façade Alterations facing Public Street or ROW?** Yes No
- Color Scheme Modifications?** Yes No
- Substantive/Harmful Revisions to Historic District?** Yes No

* * *

Please contact (512) 659-5062 if you have any questions regarding this review.



By: **Keenan E. Smith, AIA**



CAUTION
When
BACKING



Item 14.





















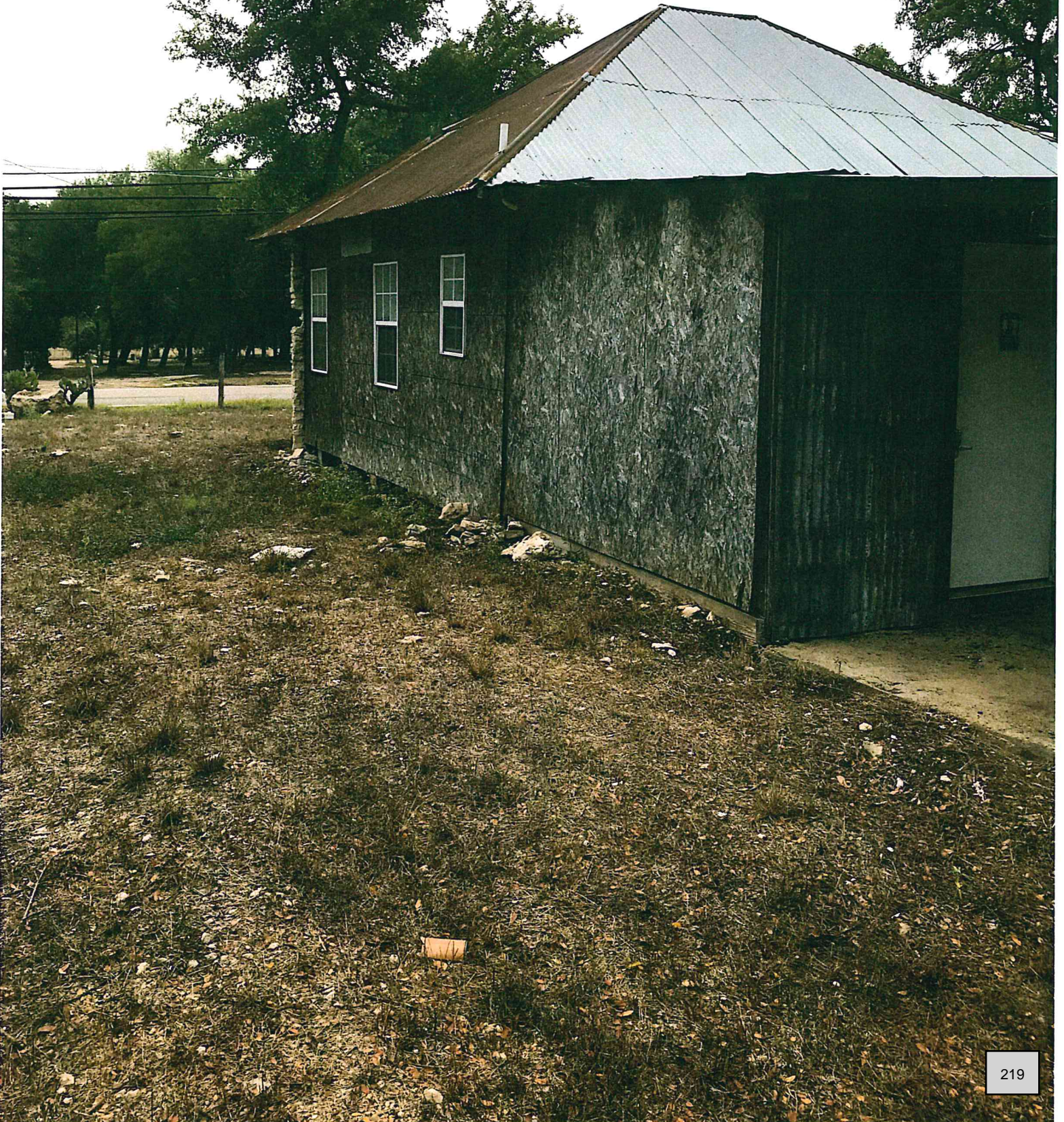


















City of Dripping Springs | Conditional Use Permit

Granted to Dog N Bone, LLC, a mobile food vehicle to be utilized as a commercial kitchen on a property that is currently zoned Commercial Services (CS) located at:

310 Old Fitzhugh Rd., Dripping Springs, Texas, 78620
 Approved by the City of Dripping Springs on November 13, 2018

Operation of mobile food vehicle, to be utilized as the property's commercial kitchen, at the above-mentioned location is allowed pursuant to the following regulations:

1. The mobile food truck be considered part of the main structure in regard to determining allowable signage for the property.
2. The structure and truck adhere to the City's adopted sign code at the time of permitting.
3. The CUP only be approved/valid for the current owner based on the proposed site plan.
4. The mobile food truck dispose of the associated waste from the kitchen via pump and haul or other method and not be connected to the City's sewer system
5. Only one (1) auto renewal be allowed, and that any additional renewals of the CUP be approved by the City Council.
6. This Conditional Use Permit automatically renews for successive two (2) year periods unless an objection is raised by the City Administrator based on either:
 - a. A history of poor code compliance;
 - b. A revision to the Comprehensive Plan that renders the CUP incompatible.
7. The City administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.

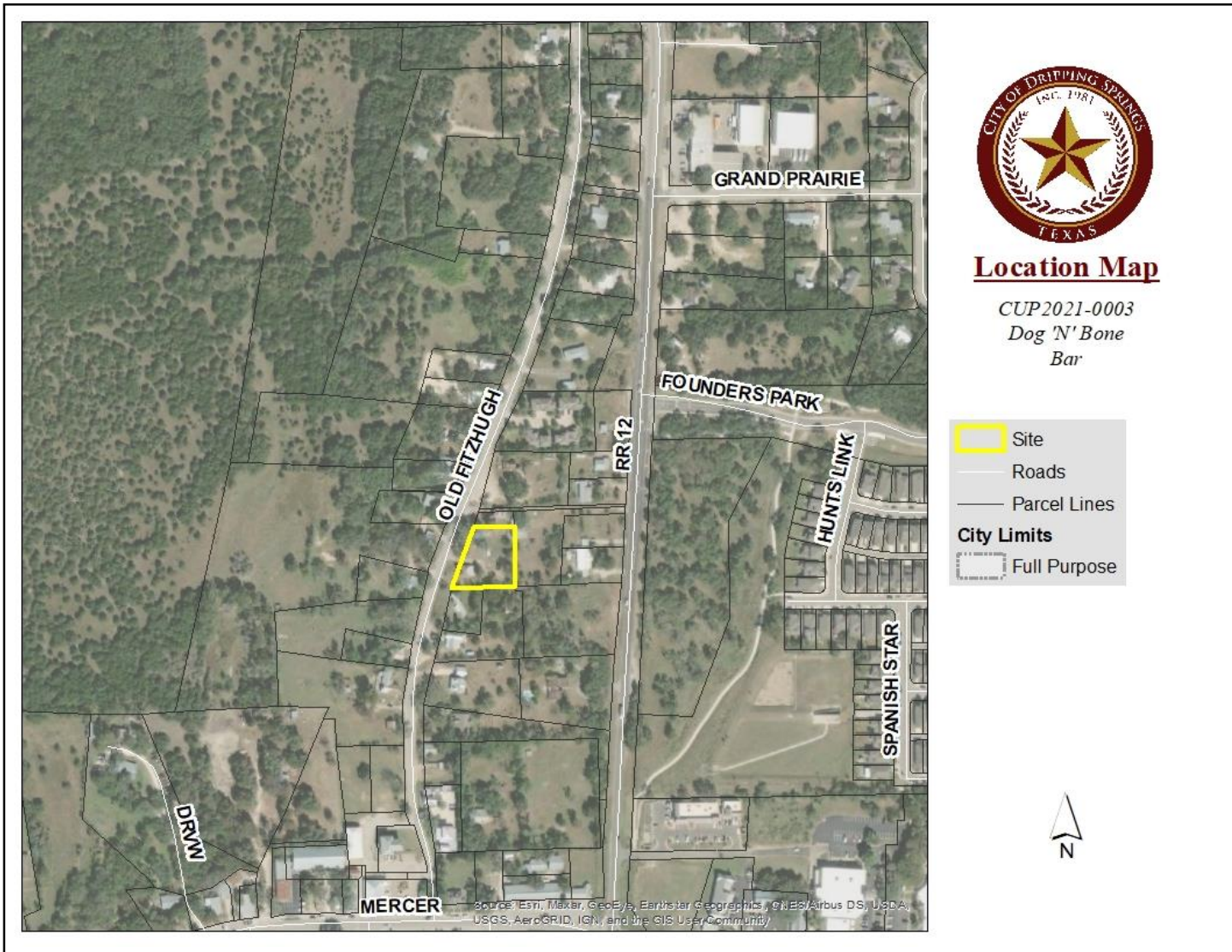


Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: May 25, 2021
Project Number: CUP2021-0003
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Dog 'N' Bone Bar
Property Location: 310 Old Fitzhugh Road, Dripping Springs, Texas 78620
Legal Description: ABS 415 PHILIP A SMITH SURVEY 0.63 AC GEO#90401232
Applicant: Mike Pelland
Property Owner: Dog 'N' Bone LLC
Request: Conditional Use Permit to allow the use "Bar"

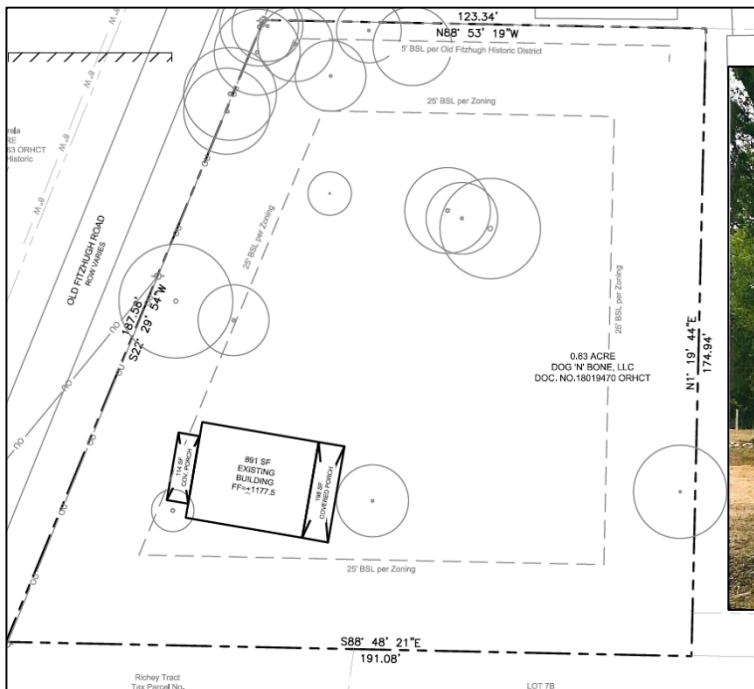


Overview

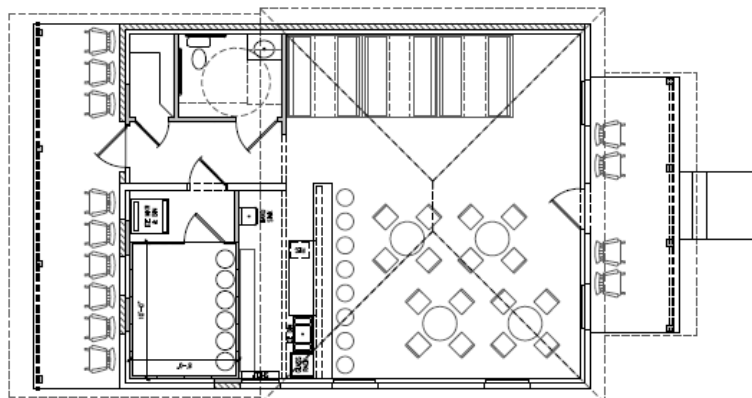
The applicant is requesting a Conditional Use Permit to allow the use of a “Bar” at the property located at 310 Old Fitzhugh Road. The property is zoned General Retail (GR) and is within the Old Fitzhugh Road Historic District. Bars are permitted within this zoning district by Conditional Use Permit.

Below is the definition of a Bar per the Zoning regulations:

Use of a site for retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and similar uses, that derive 75 percent or more of the establishment's gross revenue from the on-premises sale of alcoholic beverages.



The applicant will place the Bar within the historic structure (891 square feet) located on the property. The structure is located twenty-five (25) feet from the front and southern side property line. The Structure is a “contributing resource and medium priority” in the Old Fitzhugh Road Historic District. The overall vision for the Old Fitzhugh Road Historic District is an emerging, eclectic mixed-use historic district. The adopted vision for Old Fitzhugh Road Historic District calls for an eclectic revitalization that encourages a wide range of new uses and compatible businesses, in a harmonious mixture of new and old buildings, through appropriate rehabilitation and well- scaled, context sensitive new infill development.



Dog ‘N’ bone is advertised as a Gastropub with the option of food and drinks. The Mobile food vendor (CUP being reviewed) is intended to serve fish and chips and other gastropub items. The main structure on the property will be reserved for the bar, seating, and dining.

The property had an approved Conditional Use Permit for the use of a mobile food vendor but has expired. Per Chapter 30 Exhibit A Section 3.17.9 Expirations, extension, and termination (c) CUPs for new uses/structures shall be deemed to have expired and shall become null and void if construction is not completed and occupation commenced within two years of the date the CUP was approved. The Mobile Food Vendor use was approved on November 13, 2018 by City Council and has yet to be occupied and has expired. The use of a “bar” is a new request and is being evaluated for the first time.

The applicant had also received a Certificate of Appropriateness (COA) on October 3, 2018 and renewed the COA at the April 1st, 2021 Historic Preservation Commission Meeting.

The applicant had intended to build a brick-and-mortar kitchen that would replace the Mobile Food Vendor, but the applicant has no set date on the construction of the kitchen.

Should the Commission and City Council approve the Conditional Use Permit for a bar at this location, then the applicant will move forward with building permitting and inspections for the addition. They will also be required to meet all state and local laws regarding alcohol sales and consumption, including all required permitting.

Site Information

Location:

The Subject property is located at 310 Old Fitzhugh Road. The property has a proposed CUP for a Mobile Food Vendor as well. The Bar will be located within the structure on the property.

Physical and Natural Features:

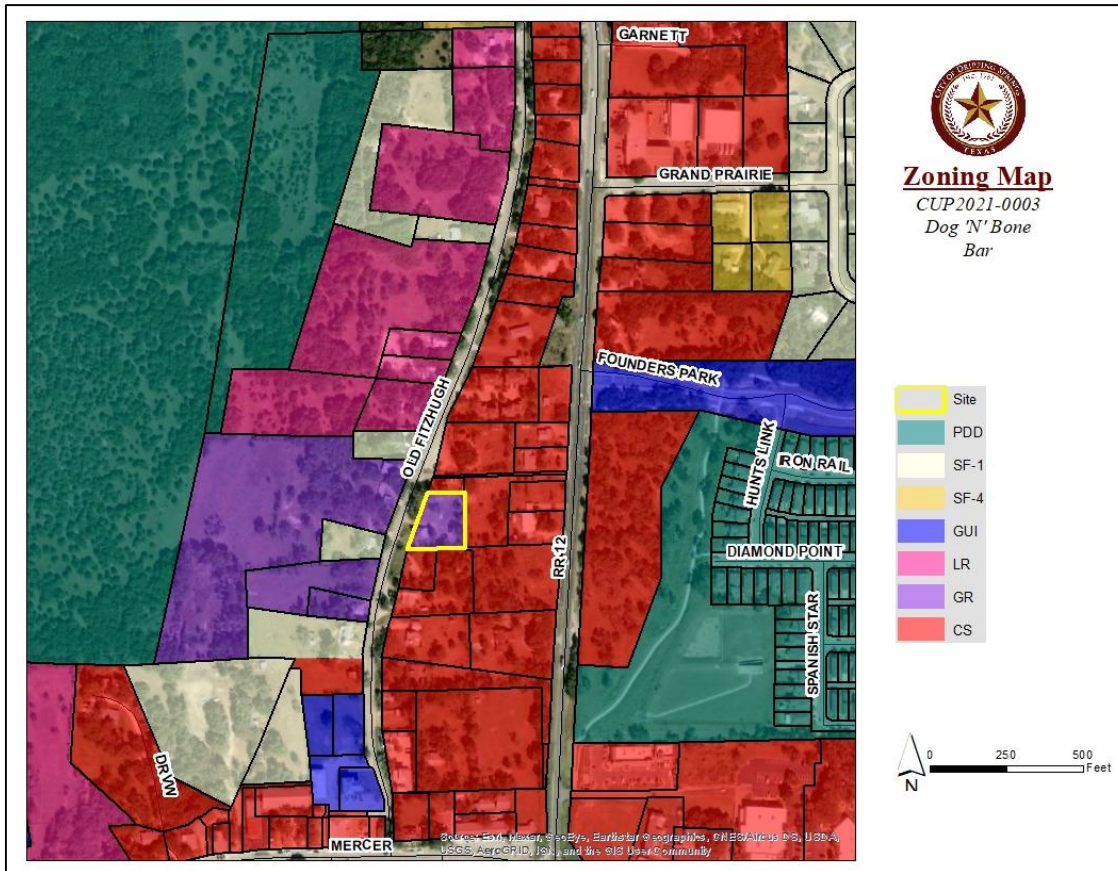
The site has ample open space and tree coverage.

Future Land Use and Zoning Designation:

The Subject property zoned General Retail (GR) and is within the Old Fitzhugh Road Historic District. It is not identified on the city’s future land use plan.

Surrounding Properties

The majority of properties in this area are zoned Commercial Services (CS), but the property to the west is zoned Single-Family and General Retail, while still being within the Old Fitzhugh Road Historic District Overlay. The properties immediately adjacent within the area are unoccupied or being utilized as a single-family home.



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Commercial Services (CS)	Verizon Communications	Not Applicable
East	Commercial Services (CS)	Retail/ Tasting Room	
South	Commercial Services (CS)	Residential	
West	General Retail (GR) / Single-family residential district—Low density (SF-1)	Residential	

Approval Criteria for Conditional Use Permit Review (3.17.6-Zoning Ordinance)

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	The Comprehensive plan is supportive of commercial development. There are two goals that the comprehensive plans discuss that fit with this request 1. Support expansion of business and professional services and 2. Support Tourism.
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	The subject property is zoned General Retail (GR). A bar is permitted with an approved conditional use permit. As well as the Historic Overlay outlines the need for a mix of commercial and residential development.
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	The applicant has a site plan application in with the city and will comply with all city ordinances and regulations. The Applicant received an approved certificate of

	appropriateness from the Historic Preservation Commission.
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:	
a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;	The proposed site plan shows a driveway to the south of the structure located on Old Fitzhugh Road. (See attachments)
b. Off-street parking areas, loading areas, and pavement type;	The applicant will need to provide the appropriate number of spaces on their site plan. Parking requirements for a Bar use follow the following requirements: Restaurant, private club, nightclub, cafe or similar recreation or amusement establishment: One parking space for each 100 square feet of seating/waiting area, or one space for every three seats under maximum seating arrangement (i.e., occupancy), whichever is greater; required parking spaces are in addition to any stacking spaces that may be required for drive-through facilities.
c. Refuse and service areas;	The City's solid waste service will need to be alerted.
d. Utilities with reference to location, availability, and compatibility;	Utilities are as follows: Water: Dripping Springs Water Supply Corporation Wastewater: City of Dripping Springs Electric: Pedernales Electric Cooperative, Inc.
e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;	No screening is being provided.
f. Control of signs, if any;	N/A
g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;	Lighting will need to comply with the City's current lighting ordinance.
h. Required yards and open space;	The applicant will comply with the applicable yard setbacks.
i. Height and bulk of structures;	The structure meets code.
j. Hours of operation;	The applicant has not determined the hours of operation. Staff is asking for a condition to be placed on the

	property that limits the hours of operation to the closing time of 10:00 p.m. Sunday through Thursday, and 11:00 p.m. Friday and Saturday.
k. Exterior construction material, building design, and building facade treatment;	The applicant received a COA for the rehabilitation of the building and various site improvements. (See attachments)
l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	N/A
m. Provision for pedestrian access/amenities/areas;	N/A
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	The use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.
6. Noise;	Applicant is requesting to have acoustic music, Staff will be placing conditions on the allowable decibel levels and time of music.
7. Odors; and	N/A
8. Dust.	N/A

Staff Recommendation

Based on the proposed use, adjacent land uses, and the ability to increase visitors to the Historic District, as well as the increased sales tax that would be generated through this proposed use, staff recommends approval of the requested Conditional Use Permit for the property.

Conditional Use Permit Requirements

A bar at the above-mentioned location is allowed pursuant to the following regulations:

1. Decibel Level shall not exceed 65 decibels. Decibel level shall be measured at the property line.
2. Hours of operation are limited to the closing time of 10:00 p.m. Sunday through Thursday, and 11:00 p.m. Friday and Saturday.
3. Any additional external modifications to the building, not previously approved as part of the Certificate of Appropriateness, receive an updated Certificate of Appropriateness.
4. The property adheres to all Fire and Life Safety Codes found in the International Fire Code (which may include a requirement to install a Fire Suppression/Sprinkler System).
5. This Conditional Use Permit automatically renews for successive two (2) years periods unless an objection is raised based on either:
 - (1) A history of poor code compliance; or
 - (2) A revision to the Comprehensive Plan that renders the CUP incompatible
6. The City administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.

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 Conditional Use Permit request.

Meetings Schedule

May 25, 2021 – Planning and Zoning Commission

June 8, 2021 - City Council Meeting

Attachments

Attachment 1 – Conditional Use Permit Application

Attachment 2 – Site Plan

Attachment 3 – COA Staff Report

Attachment 4 – Site Photos

Recommended Action:	Recommend approval of the requested Conditional Use Permit, with any conditions deemed necessary by the Commission.
Alternatives/Options:	Recommend denial of the Conditional Use Permit.
Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Dog 'n' Bone LLC
 STREET ADDRESS 310 Old Fitzhugh Rd.
 CITY Dripping Springs STATE TX ZIP CODE 78620
 PHONE 512-894-2430 EMAIL dognbonecompliance@gmail.com

APPLICANT NAME Dog 'n' Bone LLC
 COMPANY Dog 'n' Bone LLC
 STREET ADDRESS 310 Old Fitzhugh Rd.
 CITY Dripping Springs STATE TX ZIP CODE 78620
 PHONE 512-894-2430 EMAIL dognbonecompliance@gmail.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Dog 'n' Bone LLC
PROPERTY ADDRESS	310 Old Fitzhugh Rd.
CURRENT LEGAL DESCRIPTION	Bar
TAX ID#	32066083505
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	Commercial
PROPOSED USE	Bar
REASON FOR REQUEST (Attach extra sheet if necessary)	Required by city

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 Kelly Allison 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. _____.)

Mike Pelland
Name

Managing member
Title

STATE OF TEXAS

§



COUNTY OF HAYS

§

§

This instrument was acknowledged before me on the 16th day of April

2021 by Kelly Allison

Kelly O'Neill Allison
Notary Public, State of Texas

My Commission Expires: 03-18-2024

Dog N Bone LLC
Name of Applicant

CONDITIONAL USE PERMIT SUBMITTAL

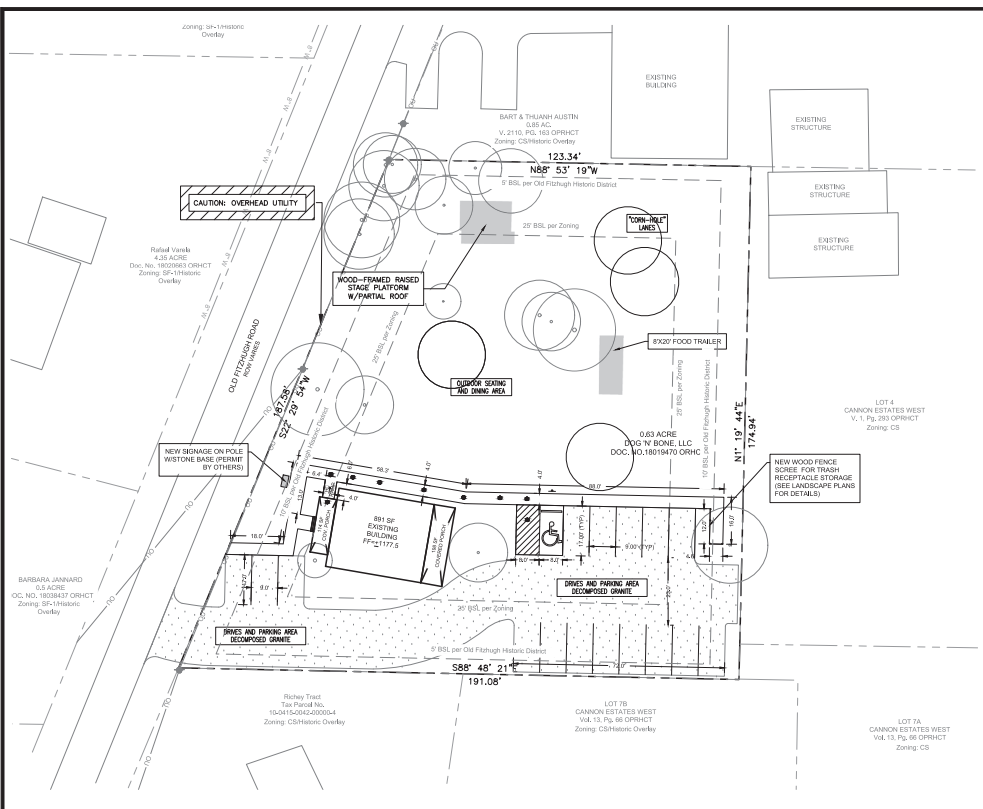
*All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above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

[Handwritten Signature]
 Applicant Signature

4/18/2021
 Date

CHECKLIST

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

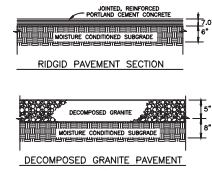


LEGEND

TAG	TREE LIST SIZE	TYPE
1	11	Live Oak
2	11	Live Oak
3	10	Live Oak
4	11	Live Oak
5	11	Live Oak
6	9	Live Oak
7	14	Live Oak
8	14	Live Oak
9	13	Live Oak
10	8	Loblolly Pine
11	13	Live Oak
12	11	Live Oak
13	16	Live Oak
14	17	Live Oak
15	10	Live Oak
16	11	Live Oak
17	7	Live Oak
18	13	Live Oak

EXISTING 8" DWSG WATER LINE PER RECORD INFORMATION
 EXISTING TREE W/TAG
 PROPERTY LINE PER RECORD INFORMATION
 OVERHEAD UTILITY
 UTILITY POLE
 CORNER
 CORNER
 OFFICIAL RECORDS HAYS COUNTY TEXAS
 OFFICIAL PLAT RECORDS HAYS COUNTY TEXAS
 PROPOSED DECOMPOSED GRANITE
 PROPOSED CONCRETE PAVEMENT
 HC ACCESSIBLE ROUTE

- NOTES:**
- BOUNDARY BY DEED INFORMATION. NO SURVEY DATA PROVIDED
 - ADJACENT PROPERTY INFORMATION PER HAYS COUNTY CENTRAL APPRAISAL DISTRICT INFORMATION AND HAYS COUNTY PLAT RECORDS.
 - SITE TOPOGRAPHIC AND TREE DATA PROVIDED BY OWNER.
 - ALL UTILITY INFORMATION (ABOVE AND BELOW GROUND) PER CLIENT PROVIDED DATA OR UTILITY RECORD INFORMATION. CONTRACTOR SHALL VERIFY PRIOR TO SITE CONSTRUCTION WORK.
 - ALL EXCAVATION AND PLACEMENT OF FILL SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT. ANY DISCREPANCIES BETWEEN THESE PLANS AND GEOTECHNICAL REPORT SHALL DEFER TO THE INFORMATION IN THE GEOTECHNICAL REPORT.
 - PER OWNER, SITE IS CURRENTLY CONNECTED TO CITY OF DRIPPING SPRINGS WASTEWATER SYSTEM. NO MODIFICATIONS TO THE EXISTING CONNECTION ARE PROPOSED PER THESE PLANS.
 - PER OWNER, SITE IS CURRENTLY CONNECTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION WATER SYSTEM. NO MODIFICATIONS TO THE EXISTING CONNECTION ARE PROPOSED PER THESE PLANS.
 - SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1% PER FOOT UNLESS OTHERWISE NOTED.
 - AS-BUILT CONSTRUCTION PLANS AND AN ENGINEERING CONCURRENCE LETTER IS REQUIRED PRIOR CITY'S ISSUANCE OF CERTIFICATE OF OCCUPANCY LETTER FOR THE PROJECT.
 - THE PROPOSED NEW BUILDING WILL REQUIRE BUILDING REVIEW BY ESD #6 (NORTH HAYS COUNTY FIRE AND RESCUE) PRIOR TO CONSTRUCTION.
 - FIRE APPARATUS ACCESS ROADS BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT TWENTY-FIVE FOOT (25) INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB. AREAS OF ACCESS ROAD WITHOUT PAINTABLE SURFACE SHALL HAVE FIRE LANE SIGNS INSTALLED.
 - NO EXTERIOR LIGHTS ARE PROPOSED FOR THE BUILDING OR IN THE PARKING AREA PER THIS PERMIT. ANY FUTURE EXTERIOR LIGHTING WILL REQUIRE APPROVAL FROM THE CITY OF DRIPPING SPRINGS.
 - NO SITE SIGNAGE IS PROPOSED PER THIS PERMIT. (LOCATION SHOWN FOR INFORMATION ONLY) ANY FUTURE SIGNAGE WILL REQUIRE APPROVAL BY THE CITY OF DRIPPING SPRINGS.
 - ANY ADDITIONAL JURISDICTIONAL PERMIT REQUIREMENTS SHALL BE OBTAINED BY OWNER/CONTRACTOR.



- PAVING NOTES:**
- PAVEMENT DETAILS PROVIDED ABOVE ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR MUST VERIFY THE DETAILS WITH THE MOST CURRENT GEOTECHNICAL RECOMMENDATIONS PRIOR TO CONSTRUCTION.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF THREE WEEKS BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BUILDING SETBACKS - GR ZONING DISTRICT

	FRONT	SIDE	REAR
MIN	25	25	25

IMPERVIOUS COVER CALCULATIONS

	(ACRE)	(SF)	(%)
TOTAL SITE AREA	0.630	27,443	
EXISTING IMPERVIOUS COVER	0.02	1047	3.82%
PROPOSED IMPERVIOUS COVER			
BUILDING		412	1.50%
PARKING/DRIVES/SIDEWALKS		4,465	16.34%
TOTAL PROPOSED		4,897	17.85%
TOTAL SITE		5,944	21.66%

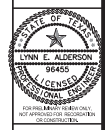
- NOTES:**
- EXISTING SITE DEVELOPMENT PERMIT APPROVED FOR 8,679 SF (31.58%) IMPERVIOUS COVER WITH NO WATER QUALITY REQUIREMENTS.
 - REDUCTION OF 2,735 SF OF IMPERVIOUS COVER, NO WATER QUALITY PROPOSED.
 - SITE CONCEPT PLAN PREVIOUSLY SUBMITTED TO THE CITY INDICATED OUTDOOR SEATING. OUTDOOR SEATING HAS BEEN REMOVED FROM THIS APPLICATION AS THIS PLAN PROPOSES NO SEATING AS PERMANENT ELEMENTS.

PARKING DATA

USE	AREA	TYPE	REQUIRED	PROVIDED
BARNDUB	1,203	REGULAR	13	13
MOBILE FOOD TRAILER	NA	REGULAR	3	3
		VAN HANDICAP	1	1
		REG. HANDICAP	0	0
		TOTAL	16	17

SCALE:	1" = 20'
DATE:	6/12/2019
JOB:	1386-01
DRAWN BY:	BR
CHECKED BY:	LEA

16746 Fitzhugh Rd.
 Site 103
 Dripping Springs, TX 78620
 (512) 364-0080



DOG AND BONE PUB
 310 OLD FITZHUGH ROAD
SITE PLAN



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 26, 2018**

Project: **310 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Dog “N” Bone LLC c/o Jon Thompson (512) 568-2184**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **CS-HO**

Proposed Use: **Restaurant w/ Mobile Food Trailer as Commercial Kitchen**

Submittals: Current Photograph Concept Site Plan Exterior Elevations
 Color & Materials Samples **N/A- Material Palette to match existing**
 Sign Permit Application (if applicable) **N/A**
 Building Permit Application
 Alternative Design Standards (if applicable) **N/A**

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: “CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS.”

Project Type & Description:

Ph. 1: “Adaptive Re-Use & Rehabilitation” Proposed exterior refurbishment and rehabilitation of the “**Roberts House**” (ca. 1923) a **Contributing Resource & Medium Preservation Priority** in the **Old Fitzhugh Rd. Historic District**, with associated & supporting site improvements.

Review Summary, General Findings: “Approval in Concept Recommended”

General Compliance Determination- Compliant Non-Compliant Incomplete

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Staff Recommendations / Conditions of Approval:

1. **Permits:** Obtain necessary Permits from the City of Dripping Springs, including a Site Development Permit and C.U.P for proposed Mobile Food Vendor use.
2. **Scoping:** COA covers the proposed Phase I only. Future Phases require separate COA's.
3. **Approval in Concept:** Specifications, Color & Materials for Building Exterior Refurbishment Elements (Native Stone Masonry, Windows, Doors, Trim, etc.) and selection of all Pedestrian Amenity Elements (picnic tables, seating, Outdoor Stage, shall be reviewed & approved by City Staff prior to issuance of Building Permits.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#310 Old Fitzhugh Rd.: “Roberts House” / “Old Dripping Springs Telephone Building” (c.a. 1923)
Roark-Foster Survey: Site #18 / HHM Survey: Site #61 / Hays County TP #17923

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” “Medium.”

“310 Old Fitzhugh Road Street- Dog ’N’ Bone Pub:” The proposed development concept is to create a restaurant operation on the site focused on the preservation, refurbishment, rehabilitation and adaptive re-use of the historic structure as a feature piece of the development. The development is proposed to occur in three (3) phases. **The scope of this COA Application and review covers Phase I only:**

Phase I- Exterior Building Renovations: Refurbishment of exterior walls (structure, sheathing, weatherproofing etc.) and subsequent rehabilitation of exterior materials, (see plans). Native Stone Masonry matching existing materials as closely as possible will be used where it is missing (i.e. @ existing South Elevation). Non-historic existing windows and doors are to be removed and replaced with new elements of an approved type. The structure’s existing Metal roofs are proposed to be refurbished and remain in-place without material alteration. No changes in building footprint, massing, porch configurations (front, rear) are proposed. Non-historic pipe porch columns are to be replaced with rough-sawn cedar posts.

Phase I- Site Improvements Renovations: Site Pad for one (1) only Mobile Food Trailer (sited to the rear of the site) to serve as the remote Kitchen. Parking and Sidewalks are to be improved. An Open Stage with Roof Cover, Trash Receptacle Screen are also included. Clusters of Picnic Tables and Yard Games are proposed under the existing mature trees at the center of the site, creating a Outdoor Seating and Dining Area, and providing gathering place for the neighborhood and the OFR Historic District.

Phase II envisions the complete interior renovation of the historic house to accommodate interior seating and the Bar portion of the Restaurant. **Phase III** contemplates a commercial building @ rear of the site, to house the Commercial Kitchen plus other unspecified uses. No design concepts have been proposed at this time. These future Phases will require separate Application, review and HPC consideration of COA's.

City of Dripping Springs
P. O. Box 384
Dripping Springs, Texas 78620
512-858-4725

The development concept proposes the preservation, rehabilitation and adaptive re-use of the property's historic structure, making it a central feature, focus of the plan & key business proposition. The "Minimal Alteration / Match Existing to Remain" approach is an appropriate, efficient and cost effective strategy for the adaptive re-use of this historic resource, given the challenges of its existing physical condition. While the submittal is lacking in elaboration of detail, and is missing descriptive information on some minor design elements, Staff feels the virtues of this development approach merits consideration by the Historic Preservation Commission for the possible approval of a Certificate of Appropriateness.

Approval in Concept is recommended, with Conditions of Approval as outlined above.

"Old Fitzhugh Road Design and Development Standards"

The proposed project is found to be consistent with applicable Standards (review comments below). "Approval with Conditions" (as stated above) is recommended.

Character/Vision: Consistent: "Eclectic Revitalization- new/old; Adaptive Re-Use; Historic Preservation"

Design Principles: Consistent: "Protect Historic Farmstead Scale & Character." "Promote Rustic Look/Feel of OFR (frontage), with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties."

Preferred Uses: Consistent: Restaurant / Uses preferred / allowed by CS/HO Zoning. CUP required for Mobile Food vendor use.

Site Planning & Building Placement: N/A: Existing Building- no change in Building Placement.

Parking Arrangement: Consistent: "Onsite Lots @ Rear; (limited) Off-street Parking @ Fronts."

Building Footprint / Massing / Scale: N/A: Existing Building- no change in Building Footprint/Massing.

Street Frontage / Articulation: N/A: Existing Building- no change in Street Frontage.

Porches: N/A: Existing Porches- no change in Porch configuration(s).

Roofs: N/A: Existing Roofs to remain- no change.

Materials: Consistent: "Maintain Historic (look) Native Stone or Wood on all Walls- 75% of the net (Elevation) sf's. Wood Porch Structures & Trim. OK subject to confirmation of Materials Palette & Elevations Call-Outs.

Color Palette: Consistent: "Full range of hues allowed. Color Palettes to be approved." Front Door Window & Door Trim color of any hue is allowed.

City of Dripping Springs
P. O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Tree Preservation: Consistent: All existing trees on site are being preserved.

Landscape Features: N/A- No affect to existing Landscape Features.

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) STANDARDS & DESIGN GUIDELINES OBSERVED:
Project is guided by applicable Historic Preservation Standards and Design Guidelines.
[See detailed summary above.](#) Compliant Non-Compliant Not Applicable

(b) MINIMAL ALTERATION:
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
 Compliant Non-Compliant Not Applicable

(c) ORIGINAL QUALITIES PRESERVED:
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.
 Compliant Non-Compliant Not Applicable

(d) PERIOD APPROPRIATENESS:
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
 Compliant Non-Compliant Not Applicable

(e) CUMULATIVE & ACQUIRED SIGNIFICANCE:
Cumulative changes with acquired and contributing significance are recognized and respected.
 Compliant Non-Compliant Not Applicable

(f) DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

(g) DETERIORATED ARCHITECTURAL FEATURES:
 Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

Compliant Non-Compliant Not Applicable

(h) NON-DAMAGING SURFACE CLEANING METHODS:
 Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant Non-Compliant Not Applicable

(i) ARCHEOLOGICAL RESOURCES PRESERVED:
 Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

Compliant Non-Compliant Not Applicable

(j) CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:
 Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Compliant Non-Compliant Not Applicable

(k) RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:
 Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

Compliant Non-Compliant Not Applicable

(l) PAINT COLORS- HISTORICAL BASIS:
 Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable

(m) HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:
 Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

City of Dripping Springs
 P.O. Box 384
 Dripping Springs, Texas 78620
 512-858-4725

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

- Building Footprint Expansion/Reduction? Yes No
- Façade Alterations facing Public Street or ROW? Yes No
- Color Scheme Modifications? Yes No
- Substantive/Harmful Revisions to Historic District? Yes No

* * *

Please contact (512) 659-5062 if you have any questions regarding this review.



By: **Keenan E. Smith, AIA**



CAUTION
When
BACKING



Item 15.







































Planning and Zoning Commission

Planning Department Staff Report

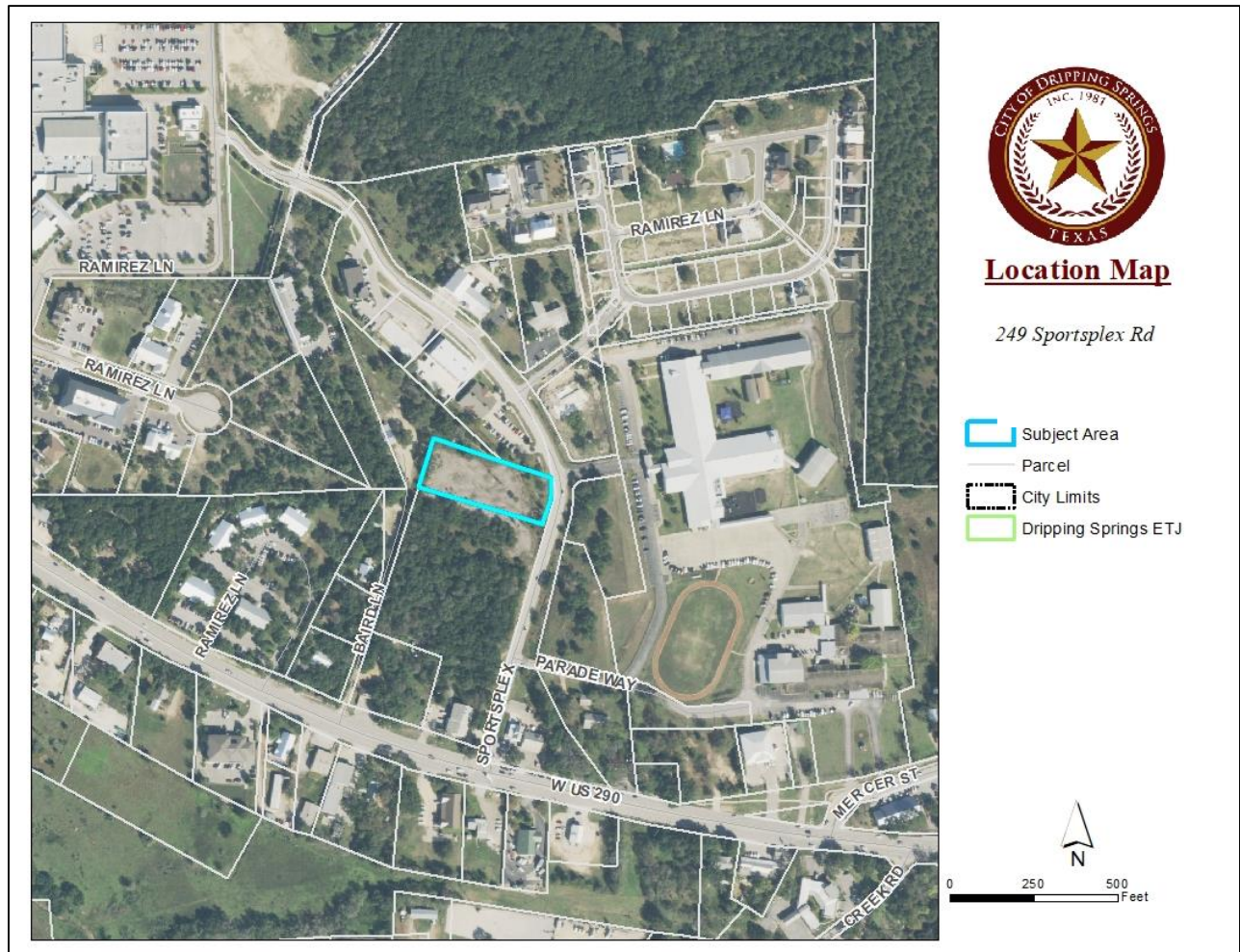
Item 16.

Planning and Zoning Commission Meeting: May 25, 2021
Project No: VAR2021-0007
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: 249 Sportsplex/JWLP Lot 6
Property Location: 249 Sportsplex Drive, Dripping Springs, TX 78620
Legal Description: JWLP Family Subdivision, Lot 6
Applicant: Jon Thompson, J Thompson Professional Consulting
Property Owner: Intrepid Commercial Properties LLC

Request: Applicant is requesting a special exception to Section 5.6.2 Parking Based on use the applicant is proposing a different parking ratio for medical office and is requesting to utilize existing parking.



Overview

The applicant is requesting a Special Exception to Chapter 30, Exhibit A Section 5.6.2 Parking based on use and is requesting to utilize existing parking.

Below is the section of the code of ordinances that the applicant is requesting a special exception to:

5.6.2. Commercial:

(36) Medical or dental office: One space per 200 square feet of floor area. Facilities over 20,000 square feet shall use the parking standards set forth for hospitals.

The property has a 13,200 Square foot Building and accounted for Office Space which would require 1 parking space per 300 Square Feet.

Parking Requirement	Total Building square footage	Parking Spaces Required	Parking applicant provided	Parking surplus
1 parking space/300 square feet	13,200	44	47	+3

The applicant applied for a Tenant Finish Out for a Medical Office which would require one (1) parking space per 200 square feet. Per section 5.7.6 of the Zoning Ordinance, for buildings which have mixed uses within the same structure (such as retail and office), the parking requirement shall be calculated for the most intensive use.

Parking Requirement	Total Building square footage	Parking Spaces Required	Parking applicant provided	Parking Deficit
1 parking space/200 square feet	13,200	66	47	-19

Based on the Medical Office Use the applicant has a parking deficit of 19 parking spaces. The applicant is requesting to use the existing parking spaces and is justifying the 47 parking spaces with the parking analysis submitted.

SPORTSPLEX OFFICE BUILDING 249 Sportsplex Drive, Dripping Springs 78620				
Parking Analysis - Average Parking Demand				
Calculation Method	GSF / USF / Rooms	Modal / Shared / Other Split	Calculated Peak Parking Demand	Code Required Parking
Dripping Springs Ordinance	GSF	0%	66	66
Dripping Springs Ordinance	USF	0%	40	66
Dripping Springs Ordinance with Modal Splits	GSF	10%	60	66
ULI Standard Parking	GSF	20%	49	66
Parking Industry Best Practices	GSF	15%	45	66
Demand Generator/Employees	Exam Rooms	5%	48	66

The applicant is proposing to utilize useable square footage which excludes cabinets, walls, and hallways. If the required amount of parking spaces only accounted for useable square footage the applicant would only need to provide 40 parking spaces. Staff believes that using useable square footage for calculating parking is not sufficient. When comparing other cities and other parking requirements gross square footage is the common way of calculating parking.

The parking analysis (see attachment) submitted uses modal/shared/other splits such as missed appointments, employee travel/sick time, walking drop-offs, carpools, and shared appointments. For example, ULI (Urban Land Institute) standard parking requires 4.6 parking spaces per 1000 sf, requiring 61 parking spaces, placing a 20% reduction (due to splits) brings the parking calculation to 49 parking spaces.

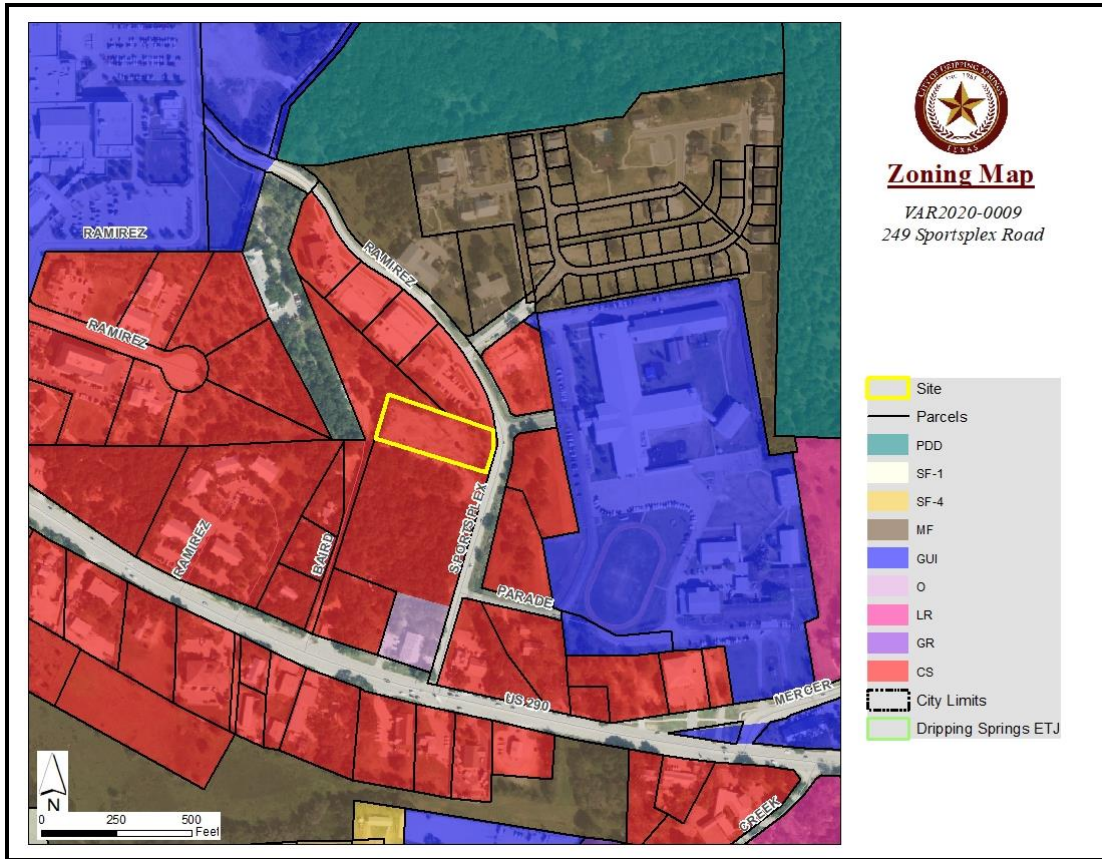
According to the ULI parking study “all parking ratios recommended in this book are intended to reflect conditions in suburban and smaller city settings with little or no transit, free or inexpensive parking, and minimal employee ride sharing... Nearly all the recommended ratios are based on observed accumulations of parked vehicles, and thus the modal split and auto occupancy at that ratio are implicit in the number” Thus, ULI is stating that splits should not be placed on cities that are small and have little or no transit. The City has allowed developments such as Belterra Commercial to utilize ULI parking standards and ULI is a common tool that cities use for parking regulations.

Further research was done by staff for surrounding cities medical office parking requirements. See table below:

City	Parking Requirement
Georgetown	1 per 250 sf GFA
Cedar Park	1 per 200 sf GFA
Boerne	1 per 200 sf GFA
New Braunfels	1 per 300 sf GFA
Leander	1 per 200 sf GFA
Marble Falls	1 per 250 SF GFA
Kyle HD	1 per 200 SF GFA
Wimberley	1 per 200 sf of GFA

After further study staff has found that the parking requirements for a Medical Office are in line with industry standards and surrounding cities.

Surrounding Properties



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Commercial Services	Medical Office	The area is not shown on the city's comprehensive future land use plan.
East	Commercial Services	Flying Fish Academy/Undeveloped Land	
South	Commercial Services	Undeveloped Lot	
West	Commercial Services	Library, Single Family homes	

Property History

On April 10, 2018, JWLP Family Subdivision was approved and recorded. The Subdivision plat created 6 commercial lots. The applicant then applied for a Site Development Permit in 2019. During the Site Development Permit, the first submittal contained Retail use which would require the applicant to provide one (1) parking space per 200 square feet. The applicant was told that parking was not sufficient and they would need to add additional parking. The applicant stated that the intended use was Office and changed the amount of parking to one (1) parking space per 300 square feet. The applicant was not aware that Medical Office was parked at a different Ratio than General Office.

The applicant applied for a Tenant Finish out and was told that they needed to provide parking for a medical office, which is one (1) parking space per 200 square feet. The Property is currently built out and is not able to provide any more additional parking spaces.

In June 2020, the applicant applied for a special exception to utilize shared parking with a lot across Sportsplex. The application was later withdrawn.

The applicant was granted permission to occupy 9,400 square feet of the space (see attachments for letter). The applicant had enough parking spaces to satisfy a 9,400 square foot building.

Approval Criteria for Special Exceptions (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 building on the property was built in 2019. The applicant was aware of the parking requirements and adjusted the use to only provide 1 parking space per 300 square feet of gross floor area.
2. the special exception 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	The special exception is not necessary for the applicant to utilize their property. The intention with the approved site plan was for an office use. The applicant was asked to reevaluate their parking at the time of review.
3. the granting of the special exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	Scarcity of parking may have an effect on the patrons visiting the proposed medical offices. The special exception will be detrimental to the public health, safety, or welfare.
4. the granting of the special exception constitutes a minimal departure from this Chapter; and	The applicant is asking to not provide any additional parking and base their parking requirements on the parking analysis provided. Staff evaluated the parking analysis and believed that the results do not apply to the City of Dripping Springs.
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	This special exception would affect properties in the vicinity. The lack of parking for medical office is self-imposed. The applicant was aware of the issue during time of review.
6. Granting the special exception is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ul style="list-style-type: none"> a. the public health, safety and welfare may be secured; and b. that substantial justice may be done. 	The granting of this special exception is not in harmony with the spirit, general purpose, and intent of this chapter.

Summary

The special exception is to allow the applicant to utilize the existing 47 parking spaces for a 13,200 square foot building that will be occupied by medical offices. The applicant provided a parking analysis that staff reviewed and disagrees with based on the lack of alternative transit options and the idea of only accounting for useable space. Further research of other surrounding cities shows that the common parking requirement for medical office is in line with Dripping Springs parking requirement of 1 parking space per 200sf.

Based on the above findings staff believes that the intent of the code is not being met, that the special exception will cause undue harm to the properties within the vicinity and was self-imposed. Staff recommends *disapproval* of the special exception.

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 Special Exception request.

Meetings Schedule

May 25, 2020 Planning and Zoning Commission

June 08, 2020 Board of Adjustments/City Council

Attachments

Attachment 1 – Special Exception Application

Attachment 2 – Parking Analysis

Attachment 3 – Applicant’s Justification for Special Exception

Attachment 4 – 249 Sportsplex Letter authorizing 9,400 sf to be utilized

Attachment 5 – ULI Parking excerpt

Attachment 6 - Site Plan

Recommended Action	Recommend disapproval of the requested special exception
Alternatives/Options	Recommend approval of the special exception 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



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Chris Nygard, Integrity Commercial Properties, LLC
 STREET ADDRESS 13080 Fieldstone Loop
 CITY Austin STATE Texas ZIP CODE 78737
 PHONE (512)844-6871 EMAIL chris@nygardcompany.com

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

APPLICATION TYPE

ALTERNATIVE STANDARD VARIANCE

SPECIAL EXCEPTION WAIVER

PROPERTY INFORMATION	
PROJECT NAME	249 Sportsplex Drive Parking Variance
PROPERTY ADDRESS	249 Sportsplex Drive
CURRENT LEGAL DESCRIPTION	JWLP Family, Lot 6
TAX ID#	R162553
LOCATED IN	<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:

Zoning Ordinance, Section 5.7.6, that requires buildings with mixed uses to calculate parking requirements for the most intense use.

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

The building and parking take up all of the available land for development. No additional land is available for additional parking. If the application of strictest use for parking is applied as shown in the Ordinance the property becomes unusable.

- 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:

The site exceeds code where it can by meeting all applicable ordinances and codes. The center while approved and built assuming general or professional office uses has had, due to the pandemic, nothing but medical professionals seeking to lease from him. This does create a service to the community by providing medical care for the community in a centralized location.

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APPLICANT'S SIGNATURE

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

(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) Inst.#

X CHRIS NYGARD
Name

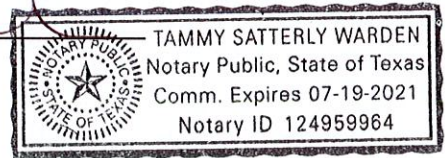
X OWNER
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 15 day of March

2021 by Chris J. Nygard.

Tammy Satterly Warden
Notary Public, State of Texas



My Commission Expires: 7-19-2021

Jor Thompson
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:


 Applicant Signature

03/15/21
 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 (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs <i>N/A</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevations (if applicable) <i>N/A</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>) <i>included on app</i>
<input type="checkbox"/>	<input checked="" 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 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)



May 10, 2021

Chris Nygard
 Owner
 chris@nygardandcompany.com

Sportsplex Office Building
249 Sportsplex Drive, Drippings Springs, TX 78620
Parking Analysis – Average Peak Parking Demand

Chris:

As requested and based on square footages, programmed uses and exam room counts provided by Nygard and Company and Herron Design Studio Architecture, we offer the following parking analysis for the Sportsplex Office Building located in Drippings Springs, TX.

We reviewed the site plan and identified 47 available spaces for the Sportsplex Office Building. See attached site plan.

METHODOLOGY

We performed parking analysis for the proposed programmed use via various parking methods:

- Drippings Springs Code of Ordinances – gross square footage
- Dripping Springs Code of Ordinance - usable (demand generating) square footage
- Dripping Springs Code of Ordinance with Modal/Mixed Splits – gross square footage
- Urban Land Institute (ULI) Standard Parking Ratios – gross square footage
- Parking Industry (IPMI) Best Practices
- Demand Generator (Exam Rooms)/Employee Methodology

Our goal in performing these six (6) methods of parking analysis was to develop an average parking peak demand for the development.

The current proposed program is as follows below:

- Seton Medical – 5,410 Sq-Ft gross, 2,919 Sq-Ft useable
- Southwest Dermatology – 2,415 Sq-Ft gross, 1,658 Sq-Ft useable
- Body Balance Physical Therapy – 2,719 Sq-Ft gross, 2,259 Sq-Ft useable
- Suite D (open) – 1,795 Sq-Ft gross, 1,260 Sq-Ft useable

Gross square footage references the proposed program wall to wall area, the useable square footage references demand generating area such as exam rooms or nursing stations while excluding hallways, restrooms, breakrooms, etc.

Further, to perform our analysis we utilized standard shared use/modal splits for the development. While we recognize Dripping Springs does not have widespread mobility options, there are splits that can be recognized for missed appointments, employee travel/sick time, mobility splits (walk, drop-offs, carpools) and shared appointments (Seton patron visiting the Dermatologist). When part of the variables for analysis anywhere from a 5%-20% split was recognized and parking requirements adjusted (see calculations table below).



Time of day splits were not considered since the programmed uses are similar in nature and have similar peak parking hours.

ANALYSIS / RECOMMENDATIONS

SPORTSPLEX OFFICE BUILDING 249 Sportsplex Drive, Dripping Springs 78620				
Parking Analysis - Average Parking Demand				
Calculation Method	GSF / USF / Rooms	Modal / Shared / Other Split	Calculated Peak Parking Demand	Code Required Parking
Dripping Springs Ordinance	GSF	0%	66	66
Dripping Springs Ordinance	USF	0%	40	66
Dripping Springs Ordinance with Modal Splits	GSF	10%	60	66
ULI Standard Parking	GSF	20%	49	66
Parking Industry Best Practices	GSF	15%	45	66
Demand Generator/Employees	Exam Rooms	5%	48	66

As reflected in table above City of Dripping Springs parking ordinance requires 66 total parking spaces.

The remaining parking analysis parking calculations range from 40 – 60 parking spaces with four (4) out of the five (5) alternate analysis equating to less than 49 parking spaces (see corresponding calculation appendix sheets). When averaged the total recommended parking space count is 46 spaces.

During periods of special events, special considerations may be required to meet spike in parking demand to avoid both reality and perception of “no parking” on site. Arrangements with adjacent property owners could be engaged to offset any additional peak parking demand.

Given the current site plan provides 47 parking spaces, it is our opinion that the Sportsplex Office Building development will meet the average parking demand during normal operations. With normal operations defined as all exam rooms occupied and typical employee count on site.

CLARIFICATIONS

The opinions, analysis and recommendations of this letter memo are based on current site plan configurations, programmed uses and current square footages. Any deviations, alterations, change of programmed use or other adjustments nullify the recommendations and opinions of this letter memo.

Please let me know if you have any questions.

Very truly yours,

Jeremy Rocha, P.E. (TX)

Senior Project Manager

249 Sportsplex Special Exception From Parking Requirements Explanation of How This Project Exceeds Code

This project at 249 Sportsplex Park, owned by Intrepid Commercial Properties, LLC, presently has one tenant, Ascension Seton Dripping Springs Health Center. This center which was originally permitted as a site with professional offices in mind used a 1:300 parking ratio to determine their parking needs. However, due to many reasons - market demand and the Covid pandemic - the companies looking for tenant space has been almost exclusively medical.

When it comes to “exceeding code requirements”; the point and purpose of a special exception is to not have to strictly comply with the requirements of the Zoning Ordinance with which the applicant / property owner cannot comply. In this case, the parking requirements for a building for medical offices, the “most intense use” (which is a parking ratio of 1:200 per the City of Dripping Springs Zoning Ordinance) cannot be met. However, when considering alternative standards, the following standards are proposed to be considered. (These and similar standards were used last month in a similar parking variance considered and approved by the Board of Adjustments.)

We also would like to have considered that the owner, Chris Nygard, did propose several months ago to purchase additional property across the street to build a parking lot to help with his parking shortage and provide additional parking for the community during weekends and special events. We were told that this was not acceptable or advisable due to the concern of pedestrians crossing the street. Mr. Nygard let that property return to the open market. It was and will most likely remain an unusable lot due to the amount of floodplain it contains. That would have been an example of exceeding code by purchasing additional property to help absorb other properties’ parking shortages.

However, after observing the approval last month of 391 Sportsplex’ parking variance for a gymnasium, we believe that a revisitation of this project’s parking was warranted. Below are two tables with two scenarios under which are calculated the parking requirements for the gross square footage of the building using various parking standards from neighboring communities and a similar table using the perspective of realistic parking requirements based on useable square footage (a list of the unusable areas are listed below the second table based on information provided from Kevin Herron, AIA, to Mr. Nygard.

In either case, using other communities’ standards, as was done by Robyn Miga, Planning Consultant for the City of Dripping Springs in her staff report for the parking variance for 391 Sportsplex, the numbers present a wide array of potential considerations. Using what may be deemed as the most prudent standard, the City of Austin’s mixed use with medical, which requires a 1:275 ratio, the parking shortage based on the gross floor area is 1 space. When calculating parking for the useable space scenario with the same parking ratio, the required number of spaces would be 3 less than the number of spaces provided as evidenced on the approved site plan (see Exhibit included of the one page from the site plan with the parking calculations and the site plan layout).

Gross Floor Area (13,200 SF)	Required Parking Spaces	Provided Spaces	Spaces Short	Cities using standard
As approved @ 1:300	44	47	+3	DS (As approved, For General Office Use)
@ 1:200	66	47	-19	DS (Most Intense Use)
@ 1:250	53	47	-6	Kyle, Georgetown, Marble Falls
@ 1:275	48	47	-1	Austin (Mixed use w/ Medical)
@ 1:400	33	47	+14	Buda

Useable Space (12,548 SF)	Required Parking Spaces	Provided Spaces	Spaces Short	Cities Using Standards
As approved @ 1:300	42	47	+5	DS (As approved, For

				General Office Use)
@ 1:200	62	47	-15	DS (Most Intense Use)
@ 1:250	51	47	-4	Kyle, Georgetown, Marble Falls
@ 1:275	46	47	+1	Austin (Mixed use w/ Medical)
@ 1:400	32	47	+15	Buda

Another perspective to be considered is that with the increasing pedestrian sidewalks becoming established in this area, more people could walk to this center as opposed to driving and thereby parking. Whether from their places of employment or the schools they attend, or from their homes, the need for parking is not always the only consideration when planning on how we move people and store their vehicles. It begins to provide an opportunity to warrant bicycling, walking, ridesharing, etc. This consideration should be given as it was for the 391 Sportsplex variance for parking.

The economic argument presented in the staff report for 391 Sportsplex can be equally applied here which is that the property cannot be fully developed with the City’s prohibition of allowing the site to be fully leased unless Mr. Nygard resolves his parking shortage pursuant to the City’s Zoning Ordinance requirements. He has potential tenants that would fill up the remainder of his building and would provide the maximum benefit to the City, the community, and Mr. Nygard in the environment that when one succeeds, we all succeed.



CITY OF DRIPPING SPRINGS

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July 31, 2020

Nygaard & Company, LLC--Chris Nygard
100 Commons Road, Suite 7 #339
Dripping Springs, Texas 78620
Phone: (512) 844-6871
[via e-mail chris@nygardandcompany.com](mailto:chris@nygardandcompany.com)

RE: 249 Sportsplex Drive (Lot 6 of the JWLP Family Subdivision)

Mr. Nygard,

The City has reviewed the letter that was submitted to the City of Dripping Springs on July 24, 2020 regarding 249 Sportsplex Drive's parking situation (letter attached for reference). In the Letter, you request that the City allow you to continue obtaining the appropriate City Permits for 9,400 square feet of the Building located at the property.

The Site Development Permit for 249 Sportsplex Drive was approved in 2019 for a shell office building. Parking was calculated based on Office (administrative or professional) which requires one (1) parking space for each three hundred (300) square feet of floor area [Sec 5.6.2 (41) of the Zoning Ordinance]. The Site and building were built with the intention that Office would be the only use. A tenant finish-out permit was applied for which showed a medical office use. Medical Office use requires one parking space per two hundred (200) square feet. This would require 66 parking spaces to be located on the property.

The reasoning for this request to obtain additional permits for 9,400 sq. ft. is that 9,400 sq. ft. calculated at medical office parking requirements would require 47 Parking Spaces which is what the property currently has available and is able to provide. Per Section 5.7.6 of the Zoning Ordinance, Parking for mixed uses within the same structure shall be calculated for the most intensive use. The building for the lot is 13,200 square feet, the parking requirements for the entire building would require 19 additional parking spaces to be provided.

The City has reviewed the request. You may continue to obtain permits to allow occupancy of up to 9,400 sq. ft. of the building based on the 47 parking places with the understanding that all other city requirements are met. This approval is based on the understanding that the remaining 3,800 sq. ft. are currently unusable due to a lack of parking and that the City cannot approve any occupancy of the 3,800 sq. ft. section without additional parking or the submission, and approval, of a parking variance. Such variances are reviewed on a case-by-case basis and we cannot guarantee that such a variance would be approved by the City.

Sincerely,

Michelle Fischer, City Administrator

Attachment: DS Staff Letter- 249 Sportsplex Parking from Chris Nygard

Gateway to the Hill Country



Nygard & Company, LLC
100 Commons Road, Suite 7 #339
Dripping Springs, Texas 78620
Phone: (512) 844-6871
chris@nygardandcompany.com
www.nygardandcompany.com

Dripping Springs City Staff
511 Mercer Street
Dripping Springs, Texas 78620

Date: 7/24/20
RE: 249 Sportsplex Drive

Ginger & Amanda,

Thank you for taking time out of your day to review our parking situation.

We are proposing that we park this site at 9400sf +/- rentable space instead of the 13,200sf that is available until we work out an offsite parking agreement. We currently have a finish out permit pending and they are only taking 5,410 sf which equates to 27 of the 47 parking spaces. With our current parking count, we can finish out 9,400sf +/- of the 13,200-sf available which will allow us to maintain the 1:200 parking ratio. We will keep 3,800 sf unleased until the offsite parking details have been confirmed and approved.

Sincerely,

Chris Nygard

difficulty for the development community has been in determining the factors for accumulation of vehicles at one land use when another is likely to peak. Although the PGM includes significantly more data than in the past, it often has few if any data points for nonpeak hours and little or no seasonal information. Further, the amount of data for many land uses remains statistically weak, and the separation of data into more specific but smaller groupings (for example, separating big-box retail uses into as many as 10 separate land use codes) makes determining the design day and hour more difficult because the data become less statistically reliable as they are subdivided.

The collective resources of NPA's PCC for this publication were used to test and adjust as well as to develop the factors for newly added land uses. Figure 2-3 shows the monthly adjustments, figure 2-4 shows weekday time-of-day adjustments, and figure 2-5 shows weekend adjustments.

Step 4: Develop Scenarios for Critical Parking Need Periods

As previously discussed, and with few exceptions, several scenarios should be developed for modeling parking needs to ensure that the peak hour is identified. For a shopping center with retail, dining, a cineplex, and a relatively small amount of entertainment uses, the following scenarios might be reviewed:

- weekend evening in July;
- weekend afternoon and evening in December before Christmas; and
- weekend afternoon and evening in Late December.

One should not presume that the peak hour for this shopping center is going to be a Saturday afternoon in December and run only that single scenario. Conversely, if office parking needs clearly will exceed the combined demand from other uses, it would be appropriate to review weekdays in October as well.

The first checkpoint in this process is to consider the demand that each land use would generate in a stand-alone mode. This is not simply the square footage or other quantity metric, but the quantity of land use times the parking ratio

before application of any factors. Certainly, any land use that generates less than, say, 20 percent of the parking demand is unlikely to drive the overall peak accumulation of vehicles. Then, knowing what the peak times of day and season are for each use, scenarios can be generated that could reasonably result in peak accumulations of vehicles.

For most land uses, the time-of-day and seasonality adjustments will have a greater effect on the accumulation of vehicles than driving and noncaptive adjustments. Therefore, it makes sense to evaluate the time-of-day and seasonality variables first, narrowing down the number of scenarios to be run before applying noncaptive and driving adjustments.

It may then be necessary to test several hours for each scenario to determine the peak hours of each of those days. Often this can be achieved by checking a key hour for the land uses that appear to drive demand, eliminating some scenarios and focusing on those that seem likely to result in peak demand by checking multiple hours on those days.

Note that in the SP Model associated with this publication, the application of time-of-day and seasonal adjustments is automatically calculated. One skips step 4 and goes to step 5. However, after completion of that step, one should revisit whether additional scenarios should be included in the analysis for understanding of the analysis, design and/or parking management planning, or appropriate communication to the various parties.

Step 5: Adjust Ratios for Modal Split and Occupancy

All the parking ratios recommended in this book are intended to reflect conditions in suburban and smaller city settings with little or no transit, free or inexpensive parking, and minimal employee ride sharing. Adjustments for reduced use of automobiles owing to alternative modes of transportation, formal ride-sharing programs, or an atypical ratio of persons per car resulting from carpooling can be made by a driving adjustment. As previously defined, the driving adjustment reflects both modal split to automobiles and auto occupancy.

Nearly all the recommended ratios are based on observed accumulations of parked vehicles,

and thus the modal split and auto occupancy at that ratio are implicit in the number but not known. The *PGM* is careful to note that even in suburban settings, the sites studied may be served by transit to some degree. Moreover, there will often be a small number of dropoffs and walk-ins and some ride sharing, even where public transit is not available. Minuscule adjustments should be avoided. If data suggest that the actual employee split is precisely 98.5 percent private auto, they should be disregarded because some ride sharing (carpooling), dropoffs (including ride hailing), and walking are inherent in the base ratios for employee parking. The driving adjustments are intended for significant changes in modal split or auto occupancy.

Because of wider availability of census and transportation information, it is easier now to adjust for local modal splits for employees than in the past. Two recognized and easily accessible sources of modal split data, typically at a census tract, city, or county level, can be used to determine driving ratios. Those are the U.S. Census Bureau's ACS and the CTPP. The ACS data are collected annually and generally presented on a city or countywide basis, with a rolling five-year average. For example, as of 2019, the most recent data available from the ACS FactFinder website are 2013–2017.

The CTPP is a state department of transportation (DOT)-funded, cooperative program maintained by the American Association of State Highway and Transportation Officials that produces special tabulations of ACS data by "small geography" (census tract) for transportation planning, analysis, and strategic direction.⁵ The information is available by place of residence, workplace, and trip from home to work. The latest CTPP, published April 1, 2019, is based on the 2012–2016 ACS data. The aging of the CTPP data toward the end of a cycle is a minor issue; the last update used data from 2006 to 2010, which was on average over a decade old when the 2019 CTPP update was issued. As is further discussed in the next chapter, as of this publication date, no significant change in commuting by car in the United States and only very minor change in vehicle ownership are indicated in at least the past two decades. Therefore, the CTPP typically yields

similar results to ACS for city or countywide data. If a significant change in transportation availability has taken place, such as opening of a new rail, light rail, or bus rapid-transit line at the site, one would have to modify results from the CTPP.

Figure 2-6 presents sample journey-to-work data from the CTPP for a census tract in Schaumburg, Illinois.

To calculate the modal split, which is by person, the number of person-trips in each modal category is divided by the total employees (5,596 in this sample). The number of car trips is then calculated by dividing the number of persons in each carpool category by the size of the carpool. For five- or six-person carpools, the number of persons is divided by 5.3, assuming that more of the pools were five persons than six persons. Similarly, the seven-or-more-person carpool figure is divided by seven; at that point it is not going to materially affect the overall number of cars.

In the figure 2-6 data, the average auto occupancy is 1.04 for those arriving by private vehicle. Also calculated is the figure for cars generated by the total employees in this census tract, which is 5,061 / 5,596, or 0.9 cars per total employee. However, one still must account for those who work from home, which should be deducted because they will not commute to a place of employment in the tract. Remember that the base ratios already reflect a typical presence of persons in a space. Telecommuters are not present, similarly to workers on vacation or away from the workplace for business purposes. Leaving telecommuters in the driving adjustment would be "double-dipping." Thus, the drive adjustment is 5,061 cars / (5,596 – 165 telecommuters), resulting in a drive adjustment of 93.2 percent for commuting to a workplace in this census tract. This is slightly below the modal split to cars of 93.7 percent.

Understanding the types of employees generally associated with a land use is also important in adjusting ratios. For example, hotel and retail employees are more likely to use bus transit, to carpool, to walk or to be picked up and dropped off than office employees at the same location.

The available ACS data for a location can also include overall modal splits by the type of employment as seen in figure 2-7.

FIGURE 2-7 **Modal Split Data by Type of Employment**
Bethesda, Maryland

	Drove alone	Carpool	Drive adjustment ^a	Public transit	Walked	Worked at home	Other ^b
Management, business, science, and arts occupations	63%	9%	69%	19%	3%	4%	2%
Service occupations	59%	9%	65%	24%	3%	3%	2%
Sales and office occupations	65%	9%	71%	19%	3%	3%	1%
Natural resources, construction, and maintenance occupations	64%	22%	73%	13%	1%	0%	0%
Production, transportation, and material moving occupations	68%	7%	71%	20%	0%	1%	4%
Military-specific occupations	56%	17%	63%	10%	11%	7%	6%
All occupations	63%	10%	69%	19%	3%	4%	2%

Source: U.S. Census Bureau, 2013–2017 American Community Survey Five-Year Estimates.

^aDrove alone + carpool adjusted for persons per car.

^bIncludes taxi, ride sharing, motorcycle, and bicycle.

This district is in downtown Bethesda, Maryland. Interestingly, the “drove alone” data are 4 percent lower for service employees than for office employees. The service employee data would be appropriate for retail and hotel employees, and the office employee data for the office.

However, remember that the parking ratios already reflect the typical modal splits for a particular type of use, and minor adjustments are automatically made when adjusting from modal split to driving ratio as defined herein. Only when the modal data look unusual or distinctly different should a special adjustment, beyond what is

calculated using the data for the tract, be made for auto occupancy. An example is if it is known that the employees will be bused from special housing or a particular neighborhood, that is, if a large tenant in Silicon Valley will run a shuttle specifically to San Francisco for employees; this probably is not reflected in the 2012–2016 CTPP data for the census tract in which the project is located.

Even with this type of data in hand, adjusting for mode still requires careful thought and professional judgment. It is certainly appropriate to look

for workplace and destination surveys available through local sources.

As previously noted, the CTPP data on modal splits are available by place of work and by place of residence. Place-of-residence data include all employed residents living in an area, even if they commute an hour or more to a larger city. Place-of-residence data are thus more appropriate for analyzing residential land uses, whereas the place-of-work data are more reliable for assessing employment at destinations.

Figure 2-8 shows similar data on vehicles per household and commuting to work by those who live as well as those employed in Schaumburg, Illinois, as seen in figure 2-6. The data are shown both for one census tract and citywide, in order to show the benefit of using data by census tract.

The tract selected is not one near the Schaumburg rail station for commuting to Chicago but rather an area that has both mid-rise office buildings lining a freeway and typical single-family suburban neighborhoods for the rest of the tract. Thus, it has higher vehicle ownership and modal split to auto than the citywide data.

The driving ratio for those who commute to work in Schaumburg in this census tract (93 percent) is only a little higher than for the entire city (92 percent); as previously noted, the driving ratio for those who live in this census tract have the driving ratio of 94 percent to wherever they work. However, the driving ratio for all those who live in the village is lower at 88 percent.

One might even further adjust for a specific location. For example, if the site is just inside one tract but the Metro station is in the adjacent tract, one might average the two tracts' driving ratios. Or if the site is immediately adjacent to the Metro station one might adjust the driving ratio downward, depending on how big the census tract is geographically.

Another concern is the reliability of survey data. Census and ACS data are typically for the "usual" commuting mode, which may not be the appropriate driving adjustment for an average day. The National Household Transportation Survey is based on an inventory of all trips by persons in a household (over the age of five) in a 24-hour period. It found that while those who "usually" drive alone are quite loyal to the mode, other

modes show more variation. If the usual mode is walking, for example, the average of those using the mode of walking on a particular day may be significantly higher or lower and thus could affect the appropriate reduction.

Reserved Parking Adjustments

It would seem logical that when a parking space is reserved for residents or office employees, the driving adjustment for the reserved parkers is 100 percent. However, the reserved parkers are one part of those who drive; that is, they are a component of the total staff or residents with the driving ratio applying to all of them in the aggregate. Applying the driving adjustment calculated from ACS or CTPP data to the remaining parking only will result in an overestimate of parking demand.

Therefore, one should apply the same driving ratio to both, then tweak the percent reserved to get the number of reserved spaces desired.

A simple example with "manual" calculations follows:

Correct calculation:

Assuming 100,000 square feet of office, the base parking ratio for employees is 3.15 spaces/ksf. In a suburban location with 100 percent driving, the number of employee parkers reflected in that ratio is roughly

$$3.15 \div 0.85 \text{ presence} = 371 \text{ employees.}$$

Assume the client wants reserved spaces for 20 percent of the employees, or 64 spaces.

The CTPP data for the site indicate that the driving ratio (after carpooling and telecommuting calculations) for the urban location of the specific project is 75 percent.

$$\text{So total employee parking demand is } 3.15 \times 0.75 \times 100 \text{ ksf} = 236 \text{ spaces.}$$

Therefore, the percent reserved should be $64 \div 236 = 27$ percent of the parking spaces reserved, to end up with 20 percent of the employees having reserved parking.

When using the SP Model for this calculation, one would enter the reserved factor as 0 percent reserved, and then put in the 75 percent driving ratio; the model automatically applies that to both the reserved and unreserved components. One would then go back to the Land Use Densities sheet. To facilitate this calculation, the model

FIGURE 2-8 **Vehicles per Household and Commute to Work by Residents and Employees**
Schaumburg, Illinois

Households	One tract	Citywide
Households	2,403	30,171
No vehicles available	4%	5%
1 vehicle available	30%	39%
2 vehicles available	45%	42%
3 vehicles available	19%	11%
4 or more vehicles available	2%	3%
Average vehicles per household	1.87	1.70

Source: U.S. Census Bureau, 2012–2016 American Community Survey Five-Year Estimates.

Commuting by residents		
Total persons over 16 years of age who are employed	3,465	40,406
Drove alone	88%	82%
Carpooled	3%	8%
Public transportation (excluding taxi)	3%	5%
Walked	1%	2%
Taxicab, motorcycle, bicycle, or other means	0%	1%
Worked at home	5%	3%
Drive adjustment	94%	88%

Source: U.S. Census Bureau, 2012–2016 American Community Survey Five-Year Estimates.

Commuting to workplace		
Total persons over 16 years of age who are employed	5,596	71,404
Drove alone	87%	87%
Carpooled	6%	8%
Public transportation (excluding taxi)	3%	1%
Walked	0%	1%
Taxicab, motorcycle, bicycle, or other means	0%	2%
Worked at home	3%	2%
Drive adjustment	93%	92%

Sources: 2012–2016 American Community Survey Five-Year Estimates (Citywide) and CTPP data set based on 2012–2016 American Community Survey Five-Year Estimates (one tract).

retrieves the parking calculation for reserved parking for office and residential uses from the Summary Sheet, which at this point should still be 0 percent reserved. One can insert percentages by trial and error to achieve the desired number or other goal for reserved parking. Remember to do this after inserting driving ratios.

Easy calculation:

Insert 20 percent reserved immediately and use 100 percent driving for reserved employee spaces. Those reserved spaces would be

$$3.15 \times 0.2 \times 100 \text{ ksf} = 63 \text{ spaces.}$$

The remaining demand is

$$3.15 \times 0.8 \times 0.75 \times 100 \text{ ksf} = 189 \text{ spaces}$$

Total demand is then 252 instead of 236 spaces, a 6.7 percent error. The overall driving ratio ends up higher than 75 percent with this approach . . . about 80 percent.

Therefore, using the same driving ratio for both reserved and unreserved parking and adjusting the percent reserved is the most accurate way to account for reserved parking, especially with larger land uses or higher percentages reserved.

For residential, it is particularly complicated, because the total parking demand for residents based on bedrooms must be calculated first and then the percentage of those spaces that are to be reserved (with less than 100 percent reserved) must be calculated. If one always assumes 100 percent driving adjustment for reserved parking, and 100 percent of the parking is reserved, then no adjustment will be made for the reserved parking in urban settings with lower vehicle ownership than suburban.

As another example, a client wants to have one space per residential unit reserved and segregated and to let the rest be shared. The overall mix of bedrooms for the 100 units results in 185 spaces, a ratio of 1.85 spaces per unit before driving adjustment. At 75 percent driving adjustment for the site, the overall demand would be 1.39 spaces per unit. The percentage reserved is then $1 \div 1.39$, or 72 percent, with both reserved and unreserved having a 75 percent driving adjustment.

Step 6: Apply Noncaptive Adjustments

Both formal studies and general experience have proven that some reduction of customer

parking needs occurs in a mixed-use project because of patronage of multiple land uses. The term "captive market" has been borrowed from market researchers to describe people who are already present in the immediate vicinity and likely patrons of a second use. The key to noncaptive adjustments is thinking through whether a car would already be counted as parked at another land use *at the specific time* a person patronizes the other use. For example, employees in a complex or district who are counted as parked at another land use will not generate any parking demand when they patronize a coffee store, deli, or shop for a few minutes while on a break. The car of a resident of a mixed-use development would be counted as being parked at the residence, even when the resident is going to a movie in the complex.

Determining appropriate noncaptive factors is the step that requires the greatest professional judgment and experience.

The development community uses the term "captive" for patrons who are already nearby and may be more easily attracted to a land use. The traffic engineer similarly uses captive for patrons who are already present for another purpose and thus do not generate another vehicle trip to the site. It is important to understand the difference between sequential and simultaneous trips when estimating the effects of captive market influences on the parking supply. The parking planner must determine for each time period whether the captive patrons are already counted as parked for another land use and thus do not generate the need for additional parking spaces at that particular hour. The following examples further explain these issues.

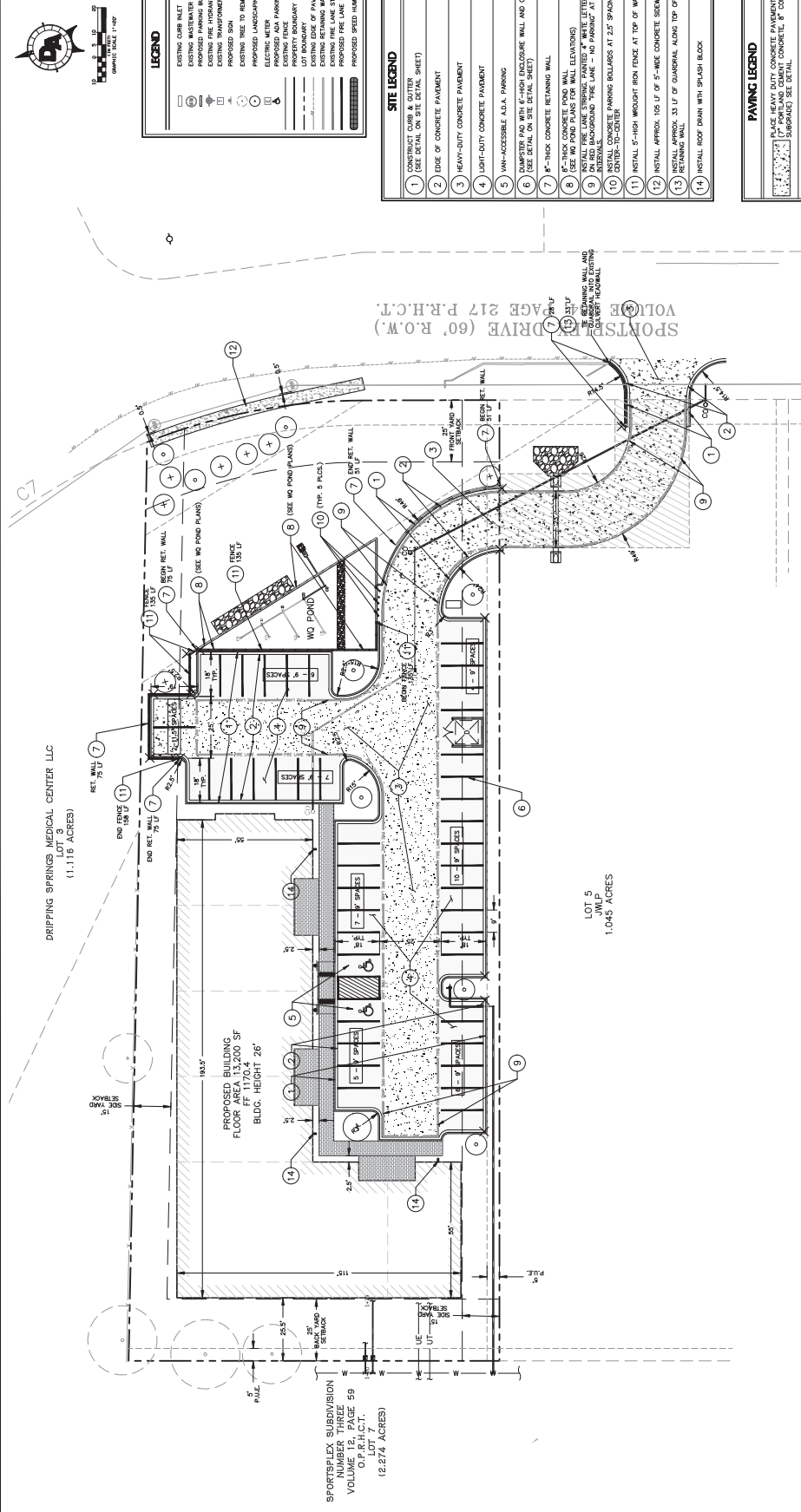
- When a traffic engineer estimates that 20 percent of a cinema's patrons are also going to eat at the restaurants in a retail/entertainment center, it is clearly legitimate to reduce the number of inbound and outbound trips to the project to reflect the fact that new trips to the restaurants will not be made via automobile (but rather are already accounted for in the trip-generation estimates for the cinema). However, if a family goes to a movie and then goes to dinner (i.e., a sequential

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JWP LOT 6 CONSTRUCTION PLAN DRIPPING SPRINGS, TEXAS

SITE PLAN

DA DOUCET & ASSOCIATES
 Civil Engineering - Environmental - Surveying Mapping
 7401 B Highway 71 W, Suite 160
 Austin, Texas 78755. Phone: (512)-683-2600
 www.doucetengineering.com
 Item Registration Number: 232



LEGEND

	EXISTING CURBS
	EXISTING MASTER WATER MANHOLE
	PROPOSED PAVING BUMPER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	EXISTING TREE TO REMAIN
	PROPOSED LANDSCAPING TREE
	ELECTRIC METER
	PROPOSED PAVING SYMBOL
	PROPERTY BOUNDARY
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL
	PROPOSED FIRE LANE STRIPING
	PROPOSED SPEED HUMP

SITE LEGEND

1	CONSTRUCT CURB & GUTTER (SEE DETAIL ON SITE DETAIL SHEET)
2	EDGE OF CONCRETE PAVEMENT
3	HEAVY-DUTY CONCRETE PAVEMENT
4	LIGHT-DUTY CONCRETE PAVEMENT
5	VAN-ACCESSIBLE A.I.A. PARKING
6	DAMPSTER PAD WITH 6'-HIGH ENCLOSURE WALL AND GATE. (SEE DETAIL ON SITE DETAIL SHEET)
7	8" -THICK CONCRETE RETAINING WALL
8	8" -THICK CONCRETE FOND WALL (ELEVATIONS) (SEE W.P. POND PLANS)
9	ON-ROAD BACKGROUND TREE LANE WITH 10' PARALLEL AT 25' INTERVALS. (SEE W.P. POND PLANS)
10	INSTALL 6"-HIGH WOODEN PARALLEL ROLLS AT 25' SPACING, CENTER-TO-CENTER
11	INSTALL 6"-HIGH WOODEN IRON FENCE AT TOP OF WALL
12	INSTALL APPROX. 105 LF OF 6"-WIDE CONCRETE SIDEWALK RETAINING WALL
13	INSTALL APPROX. 33 LF OF GUARDRAIL ALONG TOP OF RETAINING WALL
14	INSTALL ROOF DRAIN WITH SPLASH BLOCK

PAVING LEGEND

	PAVE HEAVY DUTY CONCRETE PAVEMENT. (7' PORTLAND CEMENT CONCRETE, 8" COMPACTED SUBGRADE) SEE DETAIL.
	PAVE LIGHT DUTY CONCRETE PAVEMENT. (4" PORTLAND CEMENT CONCRETE, 6" COMPACTED SUBGRADE) SEE DETAIL.
	PAVE CONCRETE SIDEWALK PAVEMENT (8x8-SIT) PER COA DETAIL A32-1 (SEE DETAIL SHEET D11)
	PAVE CONCRETE SIDEWALK PAVEMENT (8x8-SIT) PER COA DETAIL A32-1 (SEE DETAIL SHEET D11)

ZONING

CS - COMMERCIAL SERVICES

IMPERVIOUS COVER REQUIREMENTS:

MAXIMUM IMPERVIOUS COVER (%): NET SITE AREA (sq ft) = 79%	79%
MAXIMUM IMPERVIOUS COVER (%): CS = 79%	79%
NET SITE AREA: 1,045 sq ft ± 29 ac	N/A
TOTAL ALLOWABLE IMPERVIOUS COVER: 39,334.68 sq ft, 0.90 ac	39,334.68 sq ft, 0.90 ac
PROPOSED IMPERVIOUS COVER: 33,460 sq ft, 0.773 ac	33,460 sq ft, 0.773 ac
PROPOSED IMPERVIOUS COVER %: 59.90%	59.90%

OFF-STREET PARKING REQUIREMENTS:

OFFICE ONLY (3 SPACES PER THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA IN ADDITION TO ANY REQUIRED STACKING SPACES FOR DRIVE-THROUGH FACILITIES.

GROSS FLOOR AREA:	13,200 sf
REQUIRED PARKING (3 SPACES/300 SF):	44
STANDARD PARKING SPACES PROVIDED:	45
STANDARD PARKING SPACES (MINUS) (REQUIRED):	1
TOTAL PARKING SPACES PROVIDED:	47

IMPERVIOUS COVER CALCULATIONS

AREA (SF)	
BUILDING	63,500
PAVEMENT	36,680
SIDWALK	1,780
TOTAL	33,660

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_California 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	Waiting on the County
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 California Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peaks Circle	amended plat	waiting on resubmittal
SUB2019-0050 Driftwood Golf and Ranch Club Ph. 2 FP	ETJ	Thurman Roberts Way	57 SF lots, 3 Open Space, 4 Golf Course Lots, 8 ROW lots	Gathering Signatures
SUB2019-0062 Big Sky Ranch Phase 2 CP & FP	CL	Lone Peak Way	188 Single Family, Drainage, and Open Space lots	construction plans are approved, final plat is under review
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal
SUB2020-0020 Polo Business Park East MP	etj	13550 US 290	1 lot subdivision to create a legal lot	Under Review
SUB2020-0027 Sawyer Ranch 33	CL	unaddressed, R95789	3 lot subdivision near 290 and Sawyer ranch	Approved with conditions
SUB2020-0031 Heritage Construction Plans	CL	Sportsplex Drive (Heritage Development)	Construction Plans for the Heritage development	Under Review
SUB2020-0048 611 Butler Ranch Road MP	ETJ	611 Butler Ranch Road	Subdividing 13.03 acres into 2 lots.	Approved with conditions
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.	Under Review
SUB2021-0004 Driftwood phase 3 Minor revision	ETJ	Thurman Roberts Way	Adjusting Road and removing lots	Approval with conditions
SUB2021-0006 Treaty Oak MP	ETJ		Establish a lot	Waiting on the County
SUB2021-0007 Headwaters phase 3-5 PP Minor revision	ETJ		Adjusting lots	Approved with conditions
SUB2021-0008 Driftwood Greeter House Road Widening	ETJ	Thurman Roberts Way	Widening the road near the greeter house	Gathering Signatures
SUB2021-0009 Glass Business Park CP	CL	2650 W Hwy 290	Construction Plans for Glass Business Park	Waiting on Resubmittal
SUB2021-0016 Driftwood Club Core Phase 3 SP and CP	ETJ	Thurman Roberts Way	Project will be developed in a condominium regime with 9 detached residential 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,	Waiting on Resubmittal
SUB2021-0019 Bunker Ranch Ph 3 Vacation & Final Plat	CL	2751 US 290		Under Review
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 with conditions
SUB2021-0024 Crooked Oaks Amending Plat	ETJ	823 Post Oak Drive	Adjusting lot lines	Under Review
SUB2021-0025 102 Rose Drive Minor Plat	CL	102 Rose Drive	1 lot subdivision to create a legal lot	Under Review
SUB2021-0026 Bunker Ranch Phase 2-4 Construction Plans Minor Revision	CL	2751 US 290	A revision to the approved Buunker Ranch Phase 3 and 4 Construction Plans to follow the corresponding Preliminary Plat Minor Revision	Under Review
SUB2021-0027 Parten Ranch Phase 4 Construction Plans	ETJ	600 Two Creek Lane	Phase 4 consists of 73.84 acres with 87 single family lots, 1 utility lot, 4 drainage/open space lots and right of way.	Under Review
SUB2021-0028 500 Butler Ranch Replat & Vacation	ETJ	500 Butler Ranch Road	partial vacation and final plat of lot 1-a-1 and lot 3 block a	Under Review
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	Under Review
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	Under Review
SUB2021-0031 Parten Ranch Phase 5 Final Plat	ETJ		68 residential lots and 4 open space/drainage/water quality lots on 46.57 acres of Parten Ranch Phase 5 Final Plat	Under Review
SUB2021-0032 Daisy Acres Minor Plat	ETJ	100 Daisy Lane	Establish a lot	Under Review
SUB2021-0033 Arrowhead Ranch C-Store Minor Plat	CL		establish 2 commerical lots	Under Review
SUB2020-0022 Big Sky Ranch Prelim Plat Tract 2	CL		35 lots on 12.2 acres of tract 1 of Big Sky Phase 1 Prelim Plat	Under Review
SUB2020-0028 CRTX Prelim Plat	CL	27110 RR 12	Establish a lot	Under Review
SUB2020-0029 CRTX Final Plat	CL	27110 RR 12	Establish a lot	Under Review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Tractor and Site improvements	Waiting on resubmittal
SD2019-0017 Storserv	ETJ	E Hwy 290	Self Storage facility	Approved w conditions
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2020-0006 Ghost Hill Ranch Phase 2	ETJ	31430 Ranch Road 12, Dripping Springs, Texas	Two Commercial Buildings	Approved with Conditions
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0017 Home Depot TRC	cl	260 E Hwy 290	tool rental center	Waiting on resubmittal
SD2020-0024 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
SD2020-0029 Headwaters Phase II	CL	Kibo Ridge and Hwy 290	this project includes the construction of four 3-story apartment buildings, associated parking and drives, and utilities	Approved w/ Conditions
SD2020-0030 Howard Ranch Commercial	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	Waiting on resubmittal
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6.055 sqft office/warehouse and parking	Waiting on resubmittal
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Waiting on resubmittal
SD2020-0036 Arrowhead Ranch Amenity Center Revision	Cl	Arrowhead Ranch Blvd	Proposed Site Development for future arrowhead ranch amenity Center	Approved w/ conditions
SD2020-0040 Forbes Tract Revision	ETJ	14300 FM 1826	proposed revision would include switching from a bar ditch conveyance system to an underground drainage system	Approved w conditions
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	Waiting on resubmittal
SD2020-0044 Founder Parking Lot Improvements	CL	419 Founders Park Rd	Install an asphalt parking area consisting on approximately 48 parking spaces within Founders Memorial Park.	Approved w/ Conditions
SD2020-0045 12 South	CL	4500 RR 12	8,000 Sq ft warehouse w associated parking and drainage	Waiting on resubmittal
SD2020-0047 Dripping Springs RV Resort	ETJ	3601 W US 290, Dripping Springs,	335 RV lots with associated roadway and drainage. All	Waiting on resubmittal
SD2020-0048 Patriots Hall of Dripping Springs	ETJ	3400 E US 290	New VFW Building with parking infrastructure and water quality	Approved w/ Conditions
SD2021-0001 Belterra Active Adult	ETJ	TBD	Multifamily development with associated parkig and utility improvements	Waiting on resubmittal
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.	Under Review
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	Waiting on resubmittal
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	Under Review
SD2021-0006 Driftwood Lift Station & Interium Phasing Plan	ETJ	11100 RM 967	Proposed 76 lf of 8" gravity wwl and lift station wet well designed with 5,000 gallon capacity as a storage basin for interim pump & haul operations.	Waiting on resubmittal
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	Under Review
SD2021-0010 HaysISD Bus Facility Improvements	ETJ	155 Beacon Hill Road	Improvements to existing paved areas and expansion to provide additional parking. Includes water quality and detention ponds	Under Review
SD2021-0007 Driftwood Club Core Tranche 1	ETJ	Driftwood Club Core	7 commerical cabin buildings along an existing culdesac within the Driftwood Club Core subdivision	Under Review