



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, December 28, 2021 at 6:30 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

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

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning

Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

- 1. Approval of the December 14, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2021-0054: an application for Driftwood Phase 2 Final Plat for a 19.30 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 out of the Freelove Woody Survey, Abstract 20. Applicant: Tory Miller, P.E., Murfee Engineering Company**

BUSINESS

- 3. Public hearing and consideration of a recommendation regarding ZA2021-0011 an application to consider an ordinance approving a zoning amendment from Single Family- Low Density (SF-1) to General Retail (GR) for approximately 10.00 acres out of the Phillip A. Smith Survey located at 26700 Ranch Road 12. Applicant: Jon Thompson**
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Zoning Amendment
- 4. Public hearing and consideration of recommendation regarding VAR2021-0022: an application for Special Exception to allow the expansion of a nonconforming structure located at 102 Bluff Street, Dripping Springs, Texas. Applicant: Joe Grasso, P.E.; Doucet & Associates.**
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Special Exception
- 5. Public hearing and consideration of recommendation regarding CUP2021-0006: an application for a Conditional Use Permit for an accessory dwelling unit at 106 Bonnie Drive, Dripping Springs, Texas. Applicant: Todd Larsen**
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Conditional Use Permit
- 6. Discuss and consider possible action regarding the Planning & Zoning Commission meeting schedule for November and December 2022 meetings.**

PLANNING & DEVELOPMENT REPORTS

7. Approved Projects Report.

8. Planning Department Report

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

January 11, 2022, at 6:00 p.m.
January 25, 2022, at 6:00 p.m.
February 8, 2022, at 6:00 p.m.
February 22, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

January 4, 2022, at 6:00 p.m. (CC & BOA)
January 11, 2022, at 5:00 p.m. (Exceptions & Waivers)
January 18, 2022, at 6:00 p.m. (CC)
January 25, 2022, at 5:00 p.m. (Exceptions & Waivers)
February 1, 2022, at 6:00 p.m. (CC & BOA)
February 8, 2022, at 5:00 p.m. (Exceptions & Waivers)
February 15, 2022, at 6:00 p.m. (CC)
February 22, 2022, at 5:00 p.m. (Exceptions & Waivers)

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **December 23, 2021, at 10:30 a.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, December 14, 2021 at 6:30 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:31 p.m.

Commission Members present were:

Mim James, Chair
Christian Bourguignon
Doug Crosson
John McIntosh
Evelyn Strong (arrived at 6:32 p.m.)
Tammie Williamson

Commission Members absent was:

James Martin, Vice Chair

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
Planning Director Howard Koontz
Senior Planner Tory Carpenter

PLEDGE OF ALLEGIANCE

Commissioner Williamson led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.

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 Commission considered Consent Agenda items individually.

1. Discuss and consider approval of the November 23, 2021, Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner McIntosh to approve the November 23, 2021, Planning & Zoning Commission regular meeting minutes. Commissioner Williamson seconded the motion which carried 3 to 0 to 3, with Commissioners Strong, Bourguignon and Crosson abstaining.

2. Approval of SUB2020-0030: an application for Caliterra Phase 4 Section 12 Preliminary Plat for a 64.964 acre tract located near Ranch Road 12 and Hog Hollow Road out of the Philip A. Smith Survey. Applicant: Bill Couch, Carlson Brigance, and Doering Inc.

A motion was made by Commissioner Williamson to approve SUB2020-0030: an application for Caliterra Phase 4 Section 12 Preliminary Plat for a 64.964 acre tract located near Ranch Road 12 and Hog Hollow Road out of the Philip A. Smith Survey. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

3. Disapproval of SUB2021-0054: an application for Driftwood Phase 2 Final Plat for a 19.30 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 out of the Freelove Woody Survey, Abstract 20. Applicant: Tory Miller, P.E., Murphee Engineering Company

A motion was made by Commissioner Bourguignon to deny approval of SUB2021-0054: an application for Driftwood Phase 2 Final Plat for a 19.30 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 out of the Freelove Woody Survey, Abstract 20. Commissioner McIntosh seconded the motion which carried 5 to 0 to 1, with Commissioner Crosson abstaining.

4. Approval of SUB2021-0060: an application for Parten Ranch Phase 6 & 7 Preliminary Plat for a 129.0 acre tract located on Parten Ranch Parkway near Running Bird Road out of the Seaborn J. Whatley and Lamar Moore Surveys. Applicant: Dan Ryan, LJA Engineering

A motion was made by Commissioner McIntosh to approve SUB2021-0060: an application for Parten Ranch Phase 6 & 7 Preliminary Plat for a 129.0 acre tract located on Parten Ranch Parkway near Running Bird Road out of the Seaborn J. Whatley and Lamar Moore Surveys. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

BUSINESS

- 5. Public hearing and consideration of a recommendation regarding ZA2021-0005 an application to consider a proposed zoning map amendment from Single Family- Low Density (SF-1) to Manufactured Home (MH) for approximately 2.279 acres out of the Phillip A. Smith Survey located at 910 Creek Road. Applicant: Jon Thompson**

a. Presentation – Sumer Scott presented an overview of the project.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment as presented.

c. Public Hearing – No one spoke during Presentation of Citizens.

d. Zoning Amendment – A motion was made by Commissioner Strong to recommend City Council approval of ZA2021-0005 an application to consider a proposed zoning map amendment from Single Family- Low Density (SF-1) to Manufactured Home (MH) for approximately 2.279 acres out of the Phillip A. Smith Survey located at 910 Creek Road. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

- 6. Discuss and consider approval to change the Planning & Zoning Commission meeting start time to 6:00 p.m.**

A motion was made by Commissioner McIntosh to change the Planning & Zoning Commission meeting start time to 6:00 p.m. Commissioner McIntosh seconded the motion which carried 5 to 1 to 0, with Commissioner Strong opposed.

6:00 p.m. meetings will start January 2022.

PLANNING & DEVELOPMENT REPORTS

- 7. Planning Department Report** – Howard Koontz presented the report which is on file.
- 8. Report on Moratorium Exceptions & Waivers** – Laura Mueller presented the report which his on file.

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

December 28, 2021, at 6:30 p.m.

January 11, 2022, at 6:30 p.m.

January 25, 2022, at 6:30 p.m.

City Council Meetings & Board of Adjustment Meetings

December 14, 2021, at 5:00 p.m. (Waiver/Exception)

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

December 28, 2021, at 5:00 p.m. (Waiver/Exception)

January 4, 2022, at 6:00 p.m. (Regular/BOA)

ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 7:35 p.m.



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 2.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL
CONSULTATION
DATE:

 NOT
SCHEDULED

PRE-APPLICATION
CONFERENCE
DATE:
8/31/2021
 NOT SCHEDULED

PLAT TYPE

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

CONTACT INFORMATION

APPLICANT NAME TORY MILLER, PE.
COMPANY Murtee Engineering Company
STREET ADDRESS 1101 S Capital of Texas Highway
CITY Austin **STATE** Texas **ZIP CODE** 78746
PHONE 512-327-9204 **EMAIL** rgilbert@murtee.com

OWNER NAME J David Rhoades
COMPANY Driftwood DLC Investor: I, LP, c/o Don Bosse, VP of Dev, Driftwood Golf Club
STREET ADDRESS 582 Thurman Roberts Way
CITY Driftwood **STATE** Texas **ZIP CODE** 78619
PHONE 737-241-3517 **EMAIL** dbosse@driftwoodgolfclub.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Driftwood DLC Investors I, LP
PROPERTY ADDRESS	Thurman Roberts Way
CURRENT LEGAL DESCRIPTION	19.30 ac out of Freelove Woody Sur, Abs 20, Hays Co, TX
TAX ID #	R12537
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	1930
SCHOOL DISTRICT	Hays Consolidated ISD and Dripping Springs ISD
ESD DISTRICT(S)	ESD 6 and ESD 1
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Thurman Roberts Way</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood Amended and Restated DA between CoDS & M Scott Roberts & Equity Ltd</u>

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Subdivision, Phase Two Final Plat
TOTAL ACREAGE OF DEVELOPMENT	19.30
TOTAL NUMBER OF LOTS	23
AVERAGE SIZE OF LOTS	0.832
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: <u>OS, PVT ST</u>
# OF LOTS PER USE	RESIDENTIAL: <u>18</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>9.5</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>2,300</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

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COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

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

COMMUNICATIONS PROVIDER NAME (if applicable): Charter Business - Spectrum
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

TORY MILLER

Applicant Name

Tory Miller

9-2-21

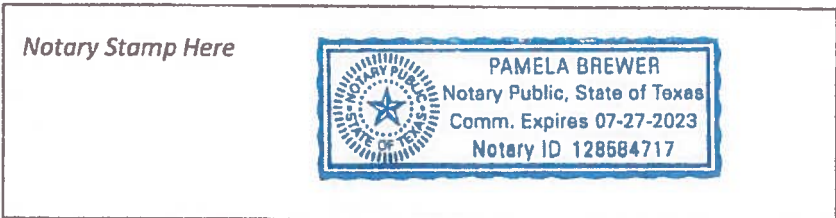
Applicant Signature

Pamela Brewer

Date
9-2-21

Notary

Date



J. DAVID RITORDE S

Property Owner Name

9.2.2021

Date

* [Signature]
Property Owner Signature

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: Tommy MBL Date: 9-2-21

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in the Engineer's summary
<input type="checkbox"/>	<input type="checkbox"/> NA	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input 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 type="checkbox"/> NA	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 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

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

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

<input type="checkbox"/>	<input 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 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 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 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 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 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 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,

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	In accordance with DA and City of DS regulations.
Parkland Dedication, Article 28.03	In accordance with DA additional parkland dedication is not required.
Landscaping and Tree Preservation, Article 28.06	In accordance with DA.

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). Improvements in accordance with DA and City and County regulations
Zoning, Article 30.02, Exhibit A	NA



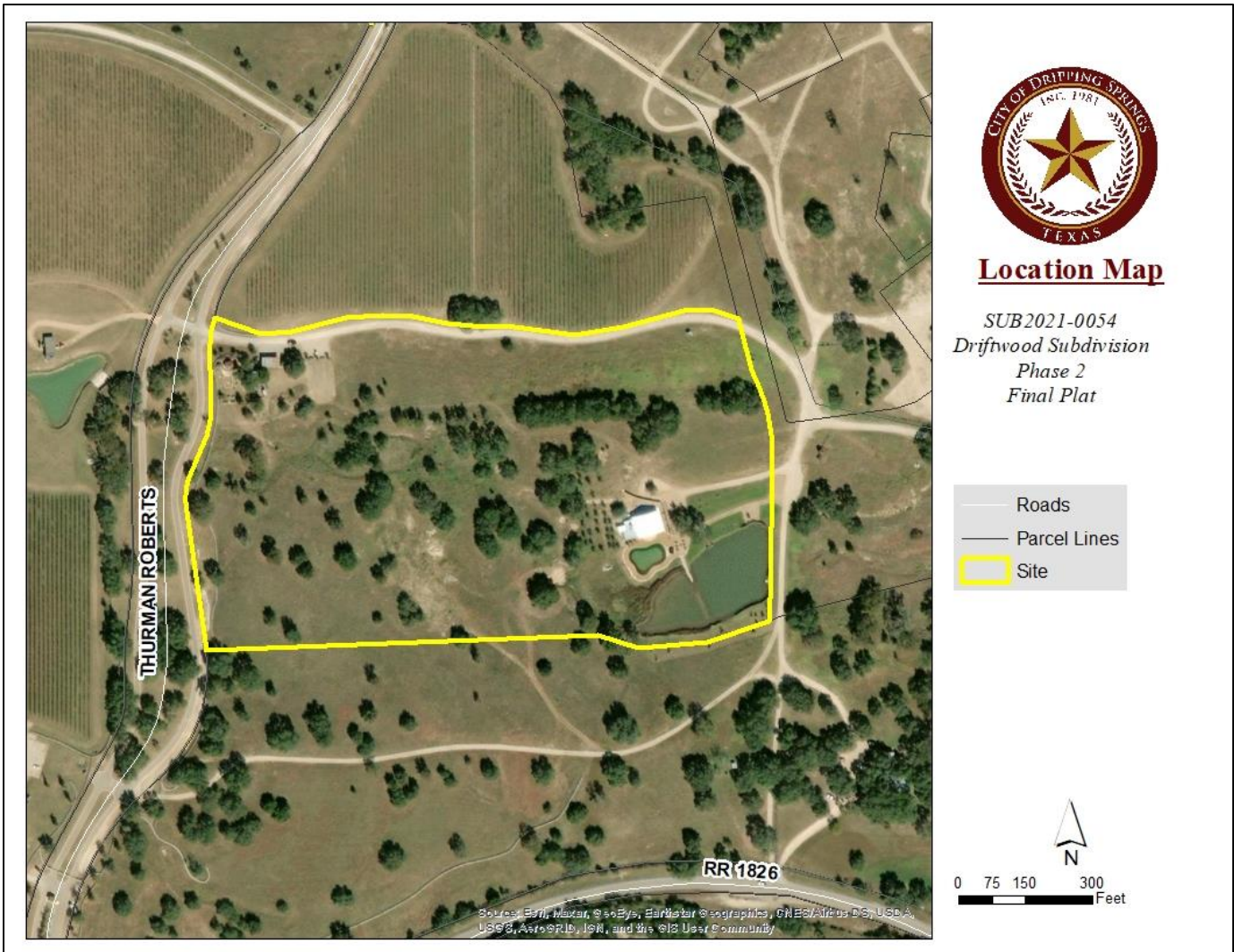
Planning & Zoning Commission Planning Department Staff Report

Item 2.

P&Z Meeting: December 28, 2021
Project Number: SUB2021-0054
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Driftwood Subdivision Phase 2 Final Plat
Property Location: Thurman Roberts Way
Legal Description: 19.30 acres out of the Freelove Woody Survey, Abstract 20
Applicant: Murfee Engineering Company, Inc.
Property Owner: Driftwood DLC Investors I, LP
Request: A residential final plat.



Overview

The applicant is requesting approval of a final plat consisting of 18 residential lots. This plat is consistent with the approved preliminary plat.

Action Requested

Approval

Site Information

Location:

The subject property is located at 214 Thurman Roberts Way, generally located north of FM 1826, east of FM 150, and south of Onion Creek.

Zoning Designation: ETJ

Property History

The preliminary plat was approved March 30, 2021. The surety bond was approved September 21, 2021.

Recommendation

Staff is recommending approval.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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

DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR I, A DELAWARE LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT OWNER OF 19.302 ACRES OF LAND, RECORDED IN DOCUMENT No. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 19.302 ACRES, TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

GOLF CLUB DEVELOPMENT, INC.
A DELAWARE COMPANY,

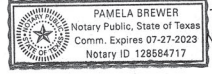
BY: J. DAVID RHOADES, AUTHORIZED AGENT
582 THURMAN ROBERTS WAY,
DRIFTWOOD, TEXAS 78619

9. 8. 2021
DATE

STATE OF ARIZONA)
COUNTY OF MARICOPA)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8 DAY OF September 2021 A.D.



Pamela Brewer
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

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

WITNESS MY HAND THIS THE 31ST DAY OF August, 2021.

Tory Duane Miller
TORY DUANE MILLER, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



ENGINEER'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS Delineated ON HAYS COUNTY COMMUNITY PANEL MAPS #48209CO120 F, #48209CO140 F, #48209CO235 F, AND #48209CO255 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

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

WITNESS MY HAND THIS THE 30th DAY OF July, 2021.

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



GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THIS SUBDIVISION IS WITHIN ESD No. 1 AND ESD No. 6 AND THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 19.3018
TOTAL ACREAGE OF LOTS: 19.3018
INTENDED USE OF LOTS: RESIDENTIAL, DRAINAGE AND PRIVATE STREETS
TOTAL NUMBER OF LOTS: 23 AVERAGE SIZE OF LOTS: 0.8321
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 1
Between 2 & 5 acres 0
Between 1 & 2 acres 2
Less than an acre 20
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 3381, PAGE 708 AND THE AMENDED AND THE RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150 PAGE 594, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME. SITE DEVELOPMENT AND BUILDING PERMITS ARE REQUIRED FOR COMMERCIAL DEVELOPMENT.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS PROHIBITED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
- 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 No. 6 OR ITS SUCCESSORS.
- HOMEOWNERS ASSOCIATION MAINTAINED STREETS: DRIFTWOOD DLC INVESTOR LP, BY FILING OF THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT HAYS COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION: VOLMERING LANE AND THIELEPAPE COVE UNTIL AND UNLESS DRIFTWOOD DLC INVESTOR I, LP, AND/OR THE DRIFTWOOD PROPERTY ASSOCIATION HAS IMPROVED THE ROADWAY TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROAD HAS BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. DRIFTWOOD DLC INVESTOR I, LP AND ALL FUTURE OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROAD AND STREETS SHOWN IN THIS SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AS REFERRED TO IN DOCUMENT No. 15007648 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SUBDIVISION IS UNDER THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT, (HTGCD).
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

SUBDIVISION PLAT NOTES:

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

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

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

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

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD SUBDIVISION, PHASE TWO, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 2021.

BY: _____
MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST: _____
ANDREA CUNNINGHAM, CITY SECRETARY

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

MARCUS PACHECO, DIRECTOR DATE _____
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS)
COUNTY OF HAYS)

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

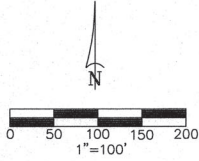
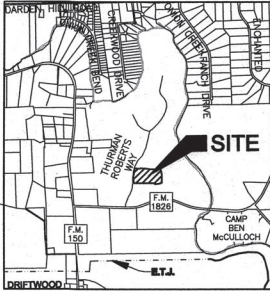
ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

**DRIFTWOOD SUBDIVISION,
PHASE TWO**

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED
800 Capital of Texas Highway South Building B, Suite 110 Austin, Texas 78746 (512) 327-6006		FIRM REGISTRATION NO. 101087-0
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 21523.10	DATE: -AUGUST 27, 2021	SHEET NO.
DRAWING NO.: 21523P1	CRD #:	18508

DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT

Item 2.



TBM-4
N = 13962349.83
E = 2277095.94
TOP OF NORTH BOLT ON
THE FLANGE OF FH
ELEV. = 1003.72
(NAVD ELEV. = 1004.02')

FREELOVE WOODY
SURVEY No. 23
ABSTRACT No. 20

TBM-3
N = 13961859.8
E = 2276725.5
TOP OF NORTH
GATE POST
ELEV. = 1003.29'
(NAVD ELEV. = 1003.59')

200 ACRES (TRACT 4)
MESA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

DRIFTWOOD
PHASE ONE
SECTION ONE
Blk. 18
Pg. 236
H.C.P.R.

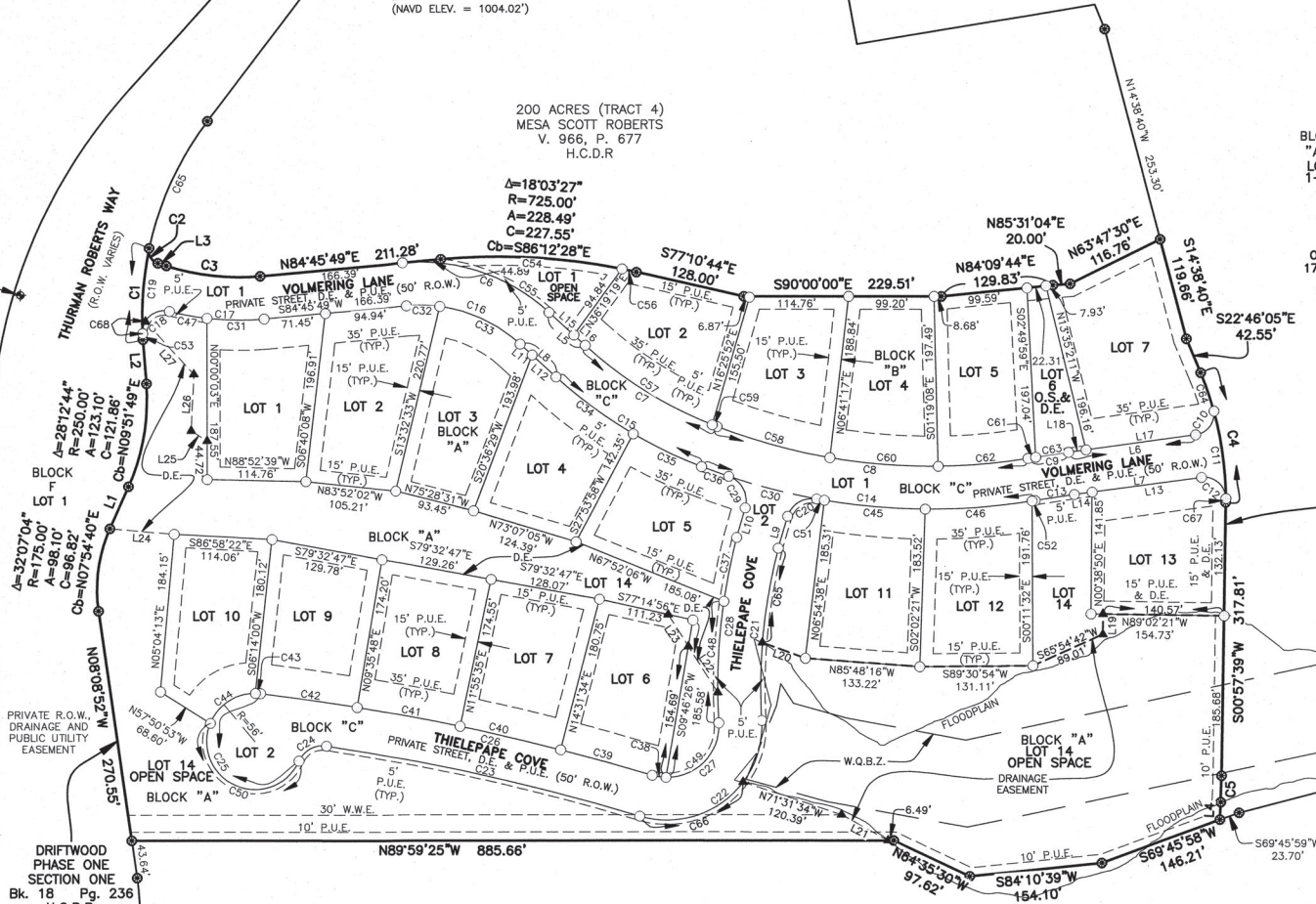
BENCHMARKS:
ELEVATIONS ARE BASED ON THE PANEL
POINT DATUM USED FOR THE ORIGINAL
AERIAL TOPOGRAPHIC SURVEY
TO OBTAIN NAVD88 DATUM ADD 0.30'.

200 ACRES (TRACT 4)
MESA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

$\Delta = 18^{\circ}03'27''$
 $R = 725.00'$
 $A = 228.49'$
 $C = 227.55'$
 $Cb = S86^{\circ}12'28''E$

BLOCK
"AB"
LOT
1-B

"FINAL PLAT" OF THE
DRIFTWOOD SOLAGE SUBDIVISION,
BLOCK A, LOTS 1-B,
BEING A REPLAT OF BLOCK A, LOT 1
OF THE DRIFTWOOD SOLAGE SUBDIVISION AND
17.3859 ACRES OUT OF THE FREELOVE WOODY
SURVEY NO. 23, ABSTRACT NO. 664,
WITHIN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS
Doc. No. 19037665
O.P.R.H.C.



200 ACRES (TRACT 4)
MESA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

DRIFTWOOD SUBDIVISION,
PHASE TWO
FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
		525 Capital of Texas Highway South Building # 115 Austin, Texas 78746 (512) 382-6008	
DRAWN BY: WAL	SCALE: 1" = 100'	FIRM REGISTRATION No. 101287-0	
JOB NO.: 21523.10	DATE: OCTOBER 20, 2021		
DRAWING NO.: 21523P1	CRD #: 18508		

DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT

Item 2.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	16°19'00"	375.00'	106.79'	106.43'	N03°54'57"E
C2	84°22'00"	15.00'	22.09'	20.15'	S30°06'34"E
C3	22°56'38"	275.00'	110.12'	109.39'	S83°45'53"E
C4	23°43'44"	375.00'	155.31'	154.20'	S10°54'13"E
C5	1°48'33"	975.00'	30.79'	30.79'	S01°51'55"W
C6	47°48'30"	222.00'	185.11'	179.79'	S71°20'56"E
C7	21°25'25"	484.00'	180.97'	179.92'	S58°10'24"E
C8	30°35'28"	688.00'	367.33'	362.99'	S84°10'50"E
C9	1°47'11"	1525.00'	47.55'	47.55'	N81°25'01"E
C10	88°35'45"	25.00'	38.66'	34.92'	N38°00'45"E
C11	15°45'48"	375.00'	103.17'	102.85'	S07°37'15"E
C12	97°57'00"	25.00'	42.74'	37.72'	N48°42'52"W
C13	1°47'11"	1475.00'	45.99'	45.99'	S81°25'01"W
C14	30°35'28"	738.00'	394.03'	389.37'	N84°10'50"W
C15	21°25'25"	534.00'	199.67'	198.51'	N58°10'24"W
C16	47°48'30"	172.00'	143.42'	139.30'	N71°20'56"W
C17	19°34'53"	325.00'	111.07'	110.53'	N85°26'45"W
C18	107°30'57"	25.00'	46.91'	40.33'	S50°35'13"W
C19	15°14'43"	375.00'	99.78'	99.48'	N04°27'06"E
C20	82°22'39"	30.00'	43.13'	39.51'	S59°06'35"W
C21	17°48'50"	650.00'	202.09'	201.28'	S05°34'53"W
C22	110°14'35"	110.00'	211.65'	180.48'	S51°47'46"W
C23	8°15'35"	2592.00'	373.66'	373.34'	N77°12'44"W
C24	74°42'59"	30.00'	39.12'	36.41'	S61°17'58"W
C25	25°52'41"	56.00'	247.16'	90.10'	N29°37'11"W
C26	10°05'53"	2642.00'	465.64'	465.03'	S78°07'53"E
C27	110°14'35"	60.00'	115.45'	98.44'	N51°47'46"E
C28	17°48'49"	700.00'	217.64'	216.76'	N05°34'53"E
C29	87°41'22"	30.00'	45.91'	41.56'	N27°38'25"W
C30	8°12'59"	738.00'	105.83'	105.74'	S75°35'36"E
C31	11°44'13"	325.00'	66.58'	66.46'	S89°21'38"E
C32	12°59'15"	172.00'	38.99'	38.90'	S88°44'34"E
C33	34°47'15"	172.00'	104.43'	102.83'	S64°51'19"E
C34	11°59'13"	534.00'	111.72'	111.52'	S53°27'18"E
C35	9°26'11"	534.00'	87.95'	87.85'	S64°10'01"E
C36	2°36'00"	738.00'	33.49'	33.49'	S70°11'06"E
C37	8°13'02"	700.00'	75.96'	75.92'	S11°22'47"W
C38	15°41'23"	60.00'	16.43'	16.38'	N80°55'38"W
C39	2°23'29"	2642.00'	110.28'	110.27'	N74°16'42"W
C40	2°35'59"	2642.00'	119.87'	119.86'	N76°46'25"W
C41	2°38'59"	2642.00'	122.18'	122.17'	N79°23'54"W
C42	2°27'26"	2642.00'	113.31'	113.30'	N81°57'07"W
C43	6°06'51"	56.00'	5.98'	5.97'	N86°14'17"W
C44	68°31'20"	56.00'	66.97'	63.05'	S56°26'40"W
C45	9°08'09"	738.00'	117.68'	117.55'	S84°58'10"E
C46	9°39'39"	738.00'	124.44'	124.29'	N85°37'56"E
C47	7°50'39"	325.00'	44.49'	44.46'	S79°34'38"E
C48	11°35'47"	700.00'	141.68'	141.44'	S02°28'22"W
C49	94°33'12"	60.00'	99.02'	88.16'	S43°57'04"W
C50	178°14'31"	56.00'	174.21'	111.99'	S66°56'16"E
C51	0°41'59"	738.00'	9.01'	9.01'	S80°03'06"E
C52	0°16'41"	738.00'	3.58'	3.58'	N80°39'44"E
C53	1°04'17"	375.00'	7.01'	7.01'	N03°42'24"W
C54	16°43'03"	725.00'	211.54'	210.79'	S86°52'40"E
C55	47°46'30"	222.00'	185.11'	179.79'	N71°20'56"W
C56	1°20'24"	725.00'	16.96'	16.96'	S77°50'57"E
C57	20°43'27"	484.00'	175.07'	174.11'	N57°49'25"W
C58	11°21'32"	688.00'	136.40'	136.17'	N74°33'52"W
C59	0°41'57"	484.00'	5.91'	5.91'	N68°32'09"W
C60	10°31'08"	688.00'	126.31'	126.13'	N85°30'12"W
C61	0°20'11"	1525.00'	8.95'	8.95'	S80°41'31"W
C62	8°42'49"	688.00'	104.63'	104.53'	S84°52'50"W
C63	1°27'01"	1525.00'	38.60'	38.60'	S81°35'07"W
C64	7°15'56"	375.00'	47.55'	47.52'	S19°08'08"E
C65	9°49'52"	650.00'	111.53'	111.39'	N09°34'22"E
C66	70°23'57"	110.00'	135.16'	126.81'	S71°43'05"W
C67	0°42'00"	375.00'	4.58'	4.58'	S00°36'37"W
C68	33°10'31"	25.00'	14.48'	14.27'	N13°25'00"E

LINE TABLE

LINE	BEARING	LENGTH
L1	N23°58'11"E	53.58'
L2	N04°14'33"W	51.42'
L3	S72°17'33"E	10.71'
L4	S02°46'12"W	20.69'
L5	S47°27'41"E	56.63'
L6	S82°18'37"E	148.99'
L7	S82°18'37"W	149.10'
L8	N47°27'42"W	56.63'
L9	S16°12'17"W	38.93'
L10	N16°10'08"E	36.08'
L11	S47°27'42"E	18.94'
L12	S47°27'42"E	37.69'
L13	N82°18'37"E	128.17'
L14	N82°18'37"E	20.92'
L15	N47°27'41"W	38.89'
L16	N47°27'42"W	17.74'
L17	S82°18'37"W	128.44'
L18	S82°18'37"W	20.55'
L19	S00°57'39"W	23.60'
L20	N70°09'01"W	53.03'
L21	N60°57'57"W	61.83'
L22	N32°14'55"W	63.28'
L23	N32°14'56"W	43.62'
L24	N84°59'36"W	74.97'
L25	N57°13'10"W	22.07'
L26	N02°46'50"E	65.88'
L27	N42°28'27"W	83.24'

Block A - 14 Lots	
Lot	Acres
1	0.5471
2	0.5673
3	0.5233
4	0.5061
5	0.5197
6	0.5007
7	0.5039
8	0.5018
9	0.5043
10	0.5044
11	0.5261
12	0.5438
13	0.5429
14*	6.6641
TOTAL	13.4555

*DENOTES OPEN SPACE

Block B - 7 Lots	
Lot	Acres
1*	0.1840
2	0.5034
3	0.5086
4	0.5036
5	0.5040
6*	0.1828
7	0.7070
TOTAL	3.0934

*DENOTES OPEN SPACE

Block C - 2 Lots	
Lot	Acres
1	1.5321
2	1.2208
TOTAL	2.7529

Block C - 2 Lots					
Private Street, Drainage and Public Utility	Classification	Linear Ft.	Width	Acres	
VOLMERING LANE (LOT 1, BLOCK "C")	LOCAL	1325	50.00'	1.5321 Ac.	
THIELEPAPE COVE (LOT 2, BLOCK "C")	LOCAL	975	50.00'	1.2208 Ac.	
Total Right of Way		2300		2.7529 Ac.	

BLOCK "A"	13 Single Family Lots	6.7914 Ac.
BLOCK "A"	1 Open Space Lot	6.6641 Ac.
BLOCK "B"	5 Single Family Lots	2.7266 Ac.
BLOCK "B"	2 Open Space Lots	0.3668 Ac.
Total Single Family Lots 18		9.5182 Ac.
Total Right of Way		2.7529 Ac.
Total Acreage of Subdivision		19.3018 Ac.

	DRIFTWOOD IMPERVIOUS COVER (IC)					
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	IC (AC) LOTS W/ RAINWATER CAPTURE CREDIT	TOTAL IC (AC) W/ RAINWATER CAPTURE CREDIT	% IC
PHASE ONE, SECTION ONE	37.07	3.97	4.98	2.49	6.46	17%
PHASE ONE, SECTION TWO	119.51	2.50	4.98	2.49	4.99	4.2%
PHASE ONE PRELIM REVISED	42.17	3.66	3.21	1.61	5.27	12.5%
PHASE TWO	19.3	0.11	2.89	1.45	1.56	8.1%
CLUB CORE, PH. 1	10.1	0.52	0.89	0.45	0.97	9.6%
CLUB CORE, PH. 2	5.34	1.17	1.21	0.61	1.78	33.2%
CLUB CORE, PH. 3	3.00	0.79	0.70	0.35	1.14	38.0%
TOTAL	236.49	12.72	18.87	9.44	22.16	9.4%

* Assumes 7000 SF IC/LOT w/o Rainwater Capture Credit for Residential
 * Assumes 5000 SF IC/LOT w/o Rainwater Capture Credit for Club Core

DRIFTWOOD SUBDIVISION PHASE TWO FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
928 Capital of Texas Highway South, Suite 110 Austin, Texas 78745 (512) 333-6000		FIRM REGISTRATION No. 101287-0	
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	1851210	DATE:	OCTOBER 20, 2021
DRAWING NO.:	18512P3	CRD #:	18508



Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission: December 28, 2021

Project No: ZA2021-0011

Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Burke Zoning Amendment

Property Location: 26700 Ranch Road 12.

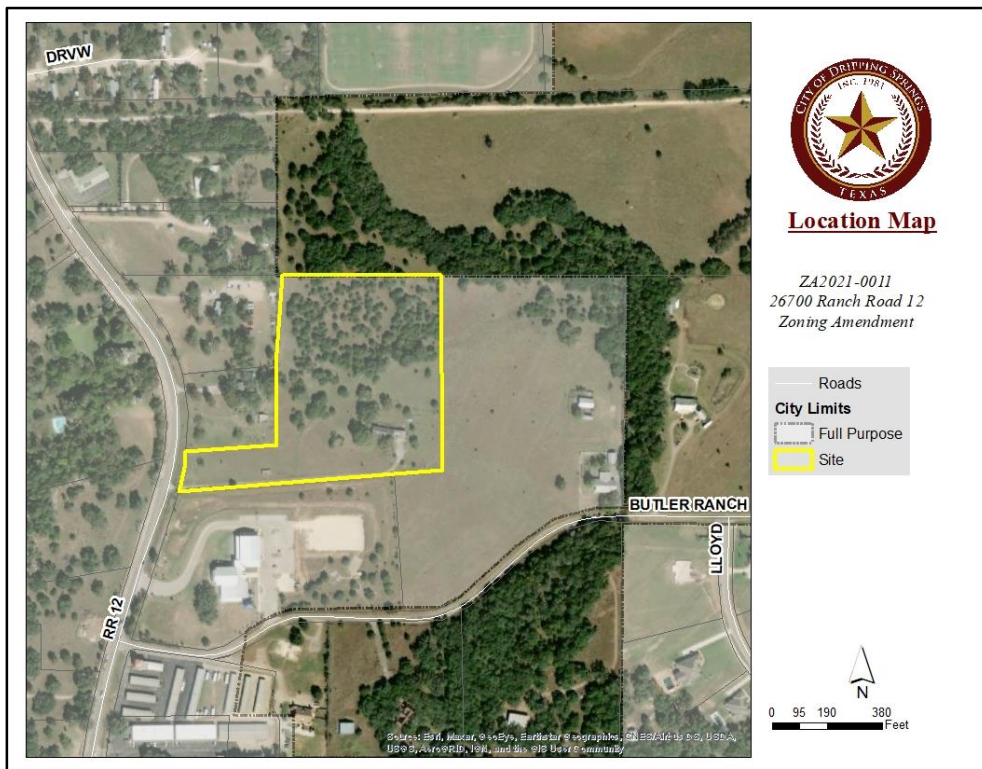
Legal Description: 10 acres out of the Philip A Smith Survey

Applicant: Jon Thompson

Property Owner: Burke Family Revocable Trust

Request: Zoning amendment from Manufactured Home “SF-1” to General Retail “GR”

Staff Recommendation: Disapproval



Background

The property is currently zoned SF-1, single-family low density

Per Ch. 30 Exhibit A, §3.3

- **SF-1 – Single-family residential district – Low Density:** *The SF-1, single-family residential district is intended to provide for development of low-density, detached, single-family residences on lots of at least one acre in size.*

The applicant is requesting a zoning amendment to GR; General Retail

- **GR – General Retail:** *The GR, general retail district is established to provide areas for retail facilities that are larger than those generally located in the local retail district, such as large grocery stores, book stores, and the like. Areas zoned for general retail should have convenient regional access via major thoroughfares, such as U.S. Highway 290 or Ranch Road 12, and major collector streets are primary locational considerations. Hotel/motel uses, community scale retail, and bed-and-breakfasts are permitted within general retail districts. Office uses, commercial services, and industrial uses shall not be permitted.*

Analysis

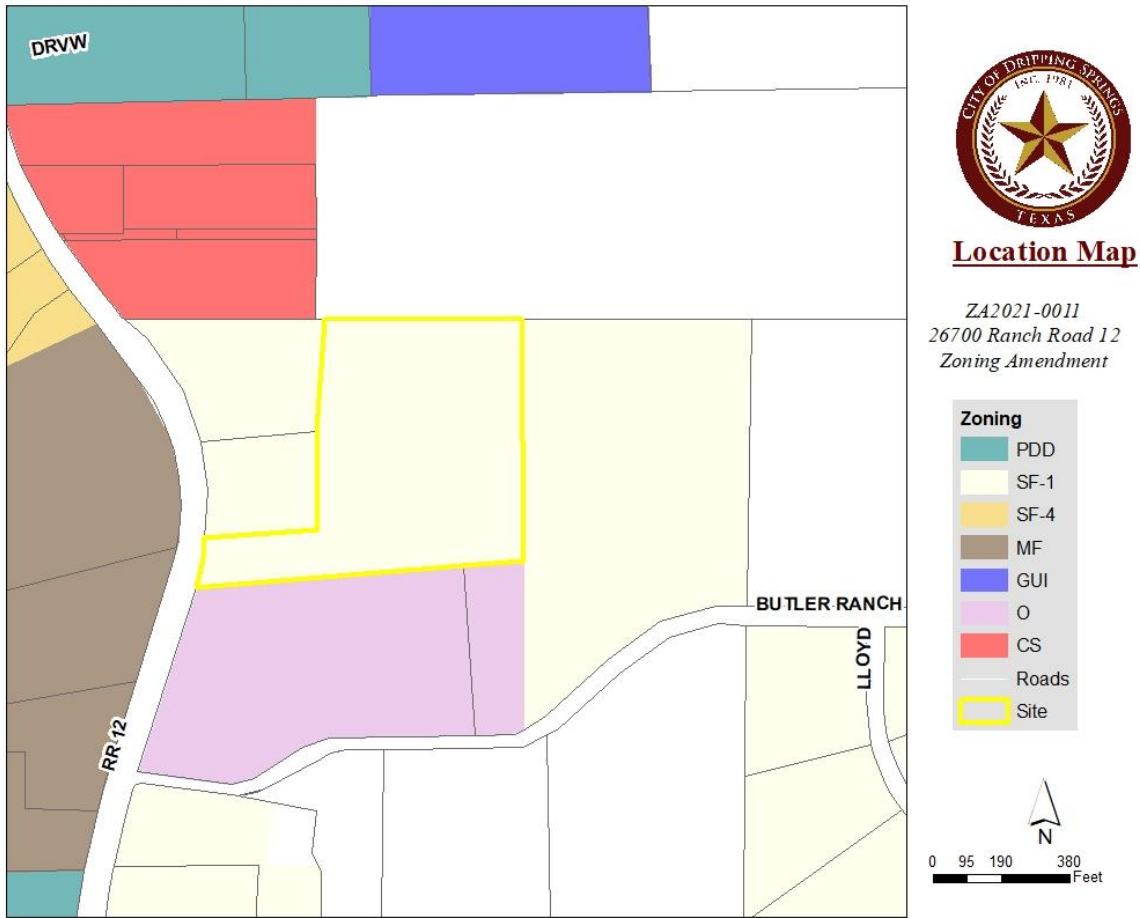
Based on the adjacent zoning category and land uses, staff finds that the proposed zoning is not consistent with the surrounding area given the allowable uses in the “GR” zoning district. Additionally, the future land use map of the comprehensive plan does not provide guidance on envisioned uses and development patterns in this area.

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

	SF-1	GR	Differences between MH to GR
Max Height	1.5 Story / 40 feet.	2 stories / 40 feet	One Story / 20 feet.
Min. Lot Size	43560-sq-ft	20,000-sq-ft	23,560-sq-ft less
Min. Lot Width	N/A	100 feet	100 feet more
Min. Lot Depth	100 feet	150 feet	50 feet
Min. Front/Side/Rear Yard Setbacks	25 feet / 15 feet / 25 feet	25 feet / 25 feet / 25 feet*	0 feet / 10 feet more / 1 feet *
Impervious Cover	30%	60%	30% more

*Adjacent to a single-family district: Any retail use that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by 40 feet.

Surrounding Properties



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

Direction	Zoning District	Existing Use	Future Land Use
North	ETJ	Agricultural	Not Shown on the Future Land Use Map
East	SF-1	Single-Family Residence	
South	O	Presbyterian Church	
West	SF-1 / MF	Single Family / Vacant	

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

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

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	Staff has concerns regarding potential adverse impacts of a variety of uses allowed in this zoning district. This concerns stem particularly from adjacent single-family residences.
2. their relationship to the general area and the City as a whole;	This property has significant frontage on Ranch Road 12. This major road has a number of commercial use in the immediate vicinity
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The property is not within any existing or proposed City Plans.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This request would not make other land unavailable for development.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	While there has been limited commercial development in the immediate vicinity, there has been significant growth within the City as a whole.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	No areas designated for similar development would be affected by this proposed amendment.
7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	There have not been recent similarly situated properties that have received a zoning amendment to GR.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The unusual configuration of the lot could cause issues when developing the property.

Staff Recommendation

Staff recommends **disapproval** of the zoning amendment as presented.

Planning and Zoning action:

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

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

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

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

Public Notification

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

Attachments

Exhibit 1 – Zoning Amendment Application

Exhibit 2 – Use Chart

Recommended Action:	Recommend disapproval of the requested Zoning Amendment
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A

APPENDIX E: ZONING USE REGULATIONS (CHARTS)

E.1 Use Regulations (Charts)

E.1.1. The use of land or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located.

(a) The legend for interpreting the permitted uses in the Use Charts is:

P Designates that the use is permitted in the zoning district indicated.

Designates that the use is prohibited in the zoning district indicated.

C Designates that the use may be permitted in the zoning district only pursuant to issuance of a Conditional Use Permit.

** Designates that the use is defined in this Chapter.

(b) Definitions: See Definitions in [Section 1.6](#) of this Chapter for further description of uses.

(c) Uses Not Listed: If a use is not listed in the Use Charts, it is not allowed in any zoning district.

(d) Use Chart Organization: The following use categories are listed in the Use Charts:

Agricultural Uses

Residential Uses

Office Uses

Personal and Business Service Uses

Retail Uses

Transportation and Auto Service Uses

Amusement and Recreational Service Uses

Institutional/Governmental Uses

Commercial and Wholesale Trade Uses

Manufacturing and Light Industrial Uses

E.1.2. Standards for New and Unlisted Uses: Standards for new and unlisted uses may be interpreted by the City Administrator as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined below (in [Subsection E.1.3](#)) shall b

followed for determination of the appropriate district. The decision of the City Administrator or City Administrator's designee may be appealed by the applicant according to the process for appeals for zoning change requests outlined herein. Item 3.

E.1.3. Classification of New and Unlisted Uses: It is recognized that new types of land use will develop, and forms of land use not presently anticipated may seek to locate in the City of Dripping Springs. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Use Charts shall be made as follows:

- (a) Initiation: A person, City department, the P&Z, or the City Council may propose zoning amendments to regulate new and previously unlisted uses.
- (b) A person requesting the addition of a new or unlisted use, in writing, shall submit to the City Administrator all information necessary for the classification of the use including, but not limited to, the following:
 - 1. The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 - 2. The type of product sold or produced under the use;
 - 3. Whether the use has enclosed or open storage and the amount and nature of the storage;
 - 4. Anticipated employment typically anticipated with the use;
 - 5. Transportation requirements;
 - 6. The nature and time of occupancy and operation of the premises;
 - 7. The off-street parking and loading requirements;
 - 8. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; and
 - 9. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required.
- (c) Recommendation of Zoning Classification: The City Administrator shall refer the question concerning any new or unlisted use to the P&Z requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts.
- (d) Consideration by the P&Z: The P&Z shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted. The P&Z shall submit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use.
- (e) Consideration by the City Council: The City Council shall approve or disapprove the recommendation of the P&Z or make such determination concerning the classification of such use

determined appropriate based upon its findings.

Use Chart

Permitted Uses "P"

Conditional Uses "C"

	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Bulk Grain and/or Feed Storage	P										X	P			
Farms, General (Crops), Commercial	P	C	C								X				
Greenhouse (Non-Retail)	P	P	P	P							P				
Livestock Sales	P										X				
Orchard/Crop Propagation	P	P	C	C	C	C	C	C	C	C	P	C			
Plant Nursery (Commercial)	P								P	P	X	C			
Small Scale Farm	P	C	C			C	C	C	C	C	P				
Stable, Commercial	P	C									X				
Stables (Private, accessory use)	P	C	C								P				
Stables (Private, principal use)	P	C									X				
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	C	C	C	C	C	C	C	C	C	P	C			
Farm Animals (Non-Exempt)	P	C	C	C	C	C	C	C	C	C	P	C			

(Ordinance 1220.99 adopted 2/17/15)

	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg/Structure (Nonresidential)							P	P	P	P	P	P			
Accessory Bldg/Structure (Residential)	P	P	P	P	P	P					P				
Accessory Dwelling	P	C	C								P		P		
Caretaker's/Guard	P	P	P								P				

Offices, Legal Services							P	P	P	P	P					Item 3.
Offices, Parole/Probation											X		P			
Offices, Professional							P	P	P	P	P					
Offices, Real Estate Office							P	P	P	P	P					
Saving & Loan										C	X					
Security Monitoring Company							P	P	P	P	X					
Telemarketing Center							P	P	P	P	X					

(Ordinance 1220.99 adopted 2/17/15)

PERSONAL & BUSINESS SERVICES	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP
All-Terrain Vehicle									P	P	X				
Dealer (Sales Only)											X				
Ambulance Service (Private)										P	X				
Antique Shop								P	P	P	P				
Appliance Repair								P	P	P	X				
Art Dealer/Gallery								P	P	P	P				
Artisan's Shop	P							P	P	P	P				
Artist Studio	P	P	P	P	P	P	P	P	P	P	P				
Auto Sales (New & Used)									C	P	X				
Auto Supply Store									P	P	X				
Bakery or Confectionary (Retail)								P	P	P	P				
Bar								C	C	C	C				
Barbershop								P	P	P	P				
Beauty Shop								P	P	P	P				
Bed & Breakfast Inn or Facility	C	C	C					P	P	P	P				
Bicycle Sales and Repair								P	P	P	P				

Restaurant (With Drive-Through)									P	P	X							Item 3.
Security Systems Installation Company									C	P	X							
Sexually Oriented Business										C	X	C						
Shoe Repair								P	P	P	P							
Studio, Tattoo or Body Piercing								C	C	C	P							
Tailor Shop								P	P	P	P							
Tool & Machinery Rental (Indoor Storage)								P	P	P	X							
Tool & Machinery Rental (Outdoor Storage)										P	X							
Travel Agency							P	P	P	P	P							
Temporary Outdoor Sales/Promotion							C	P	P	P	P							
Upholstery Shop									P	P	P							
Used Merchandise/Furniture								P	P	P	P							
Vacuum Cleaner Sales & Repair								P	P	P	X							
Veterinarian Clinic (Indoor Kennels)								P	P	P	P							
Woodworking Shop (Ornamental, Handmade)								P	P	P	P							

* Permitted in HO District per requirements of [Chapter 30, Article 30.05](#): Mobile Food Vendors.

(Ordinance 1220.99 adopted 2/17/15; Ordinance 1220.149 adopted 11/14/17; Ordinance 2018-09 adopted 4/10/18)

	Residential Uses						Nonresidential Uses								
TRANSPORTATION & AUTO SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Antique Vehicle Restoration										P	X				
Auto Body Repair										P	X				
Auto Financing & Leasing								P	P	P	X				
Auto Muffler Shop										P	X				
Auto Paint Shop										P	X				

Auto Tire Sales & Repair									P	P	X							Item 3.
Auto Upholstery Shop										P	X							
Auto Washing Facility, Attended									P	P	X							
Auto Washing Facility, Unattended									P	P	X							
Auto Wrecker Service										P	X							
Automobile Repair, Major										P	X							
Automobile Repair, Minor								C	C	P	X							
Heliport												P	P					
Helistop												P	P					
Limousine/Taxi Service										P	X							
Oil Change & Inspection									P	P	X							
Parking Lot, Commercial										C								
Parking Structure, Commercial							C	C	C	P	P							
Tire Dealer, Indoor Storage								P	P	P	X							

(Ordinance 1220.99 adopted 2/17/15; Ordinance 1220.140, att. B, adopted 4/11/17; Ordinance 1220.151 adopted 12/12/17)

AMUSEMENT/ RECREATION	Residential Uses							Nonresidential Uses							
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Amusement Arcade (Four or more devices)									P	P	P				
Amusement Services (Indoor)									P	P	P				
Amusement Services (Outdoor)									P	P	X				
Billiard/Pool Facility									P	P	P				
Bingo Hall									P	P	P			P	
Bowling Center									P	P	P			P	
Broadcast Station (With Tower)											X	P			

Country Club (Private)									P		X				Item 3.
Dance Hall									P	P	P				P
Day Camp for Children	C	C					C		P	P					
Civic/Conference Center											P		P		
Dinner Theater									P	P	P				
Driving Range															P
Fairgrounds/Exhibition Area	C														P
Gaming Club (private)							C		C	C					
Golf Course (Miniature)									P	P					P
Golf Course (Public, Private)	C								P	P					P
Health Club							C	P	P	P	P				P
Motion-Picture Studio, Commercial										P		P			
Motion-Picture Theater									P	P	P				
Museum								P	P	P	P				
Park accessory uses															P
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P				P
Psychic Reading Services								P	P	P	P				
Rodeo Grounds	C									C		C			
Skating Rink										P					P
Tennis Court	P	P	P	P	P	P					P				P
Theater (Stage)									P	P	P				P
Video Rentals/Sales								P	P	P	P				

(Ordinance 1220.99 adopted 2/17/15; Ordinance 2020-01 adopted 1/14/20)

	Residential Uses							Nonresidential Uses							
INSTITUTIONAL/ GOVERNMENT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Assisted Living Facility						C		C	C	C	P				
Broadcast Tower (Commercial)												C			

Cemetery or Mausoleum	C												P	Item 3.
Child Day-Care Facility	C	C	C	C	C	C	C	P	P	P	P			
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P		P	
Civic Club								P	P	P	P			
Community Center (Municipal)											P		P	
Electrical Generating Plant												P	P	
Electrical Substation												P	P	
Emergency Care Clinic									P	P				
Fire Station	P	P	P	P	P	P	P	P	P	P			P	
Fraternal Lodge or Union								P	P	P	P			
Government Building (Mun, St, Fed)										P	P		P	
Group Day-Care Home	C	C	C	C	C	C	C	P	P	P				
Medical Clinic or Office								P	P	P	P			
Wireless Communications Tower	C	C	C			C	C	C	C	C		C		
Heliport												P		
Home for the Aged, Residential	C	C	C	C	C	C	C	C	P	P	P			
Hospice								C	P	P	P			
Hospital (Acute Care, General)								C	C	P	P			
Library								P	P	P	P		P	
Maternity Home								C	C	P	P	P		
Nursing/Convalescent Home								C	C	P	P			
Orphanage						C	C	C	P	P	P			
Philanthropic Organization								P	P	P	P			
Post Office	P	P	P	P	P	P	P	P	P	P	P		P	
Radio, Television, Microwave Tower									C	C		C		

School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P		P	Item 3.
Sewage Pumping Station	C	C	C	C	C	C	C	C	C	C	P	P	P	
Telephone Switching/ Exchange Bldg.							C	C	C	P	P		P	
Wastewater Treatment Plant	C	C	C	C	C	C	C	C	C	C		C	P	
Water Supply (Elevated Storage Tank)	C	C	C	C	C	C	C	C	C	C	P	C	P	
Water Supply Facility (Private)	P	P	P	P	P	P		C	C	C		C	P	

	Residential Uses							Nonresidential Uses							
COMM. & WHOLESALE TRADE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Book Bindery										P	P				
Feed & Grain Store									P	P					
Furniture Manufacture												P			
Heating & Air- Conditioning Sales/Service									P	P					
Pawnshop									C	C					
Propane Sales (Retail)										P					
Taxidermist										P					
Transfer Station/Refuse Pickup												P			
Veterinarian (Outdoor Kennels or Pens)	C									P					
Warehouse/Office										C		P			
Welding Shop										C		P			

	Residential Uses							Nonresidential Uses							
LIGHT INDUSTRIAL/MFG.	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Contractor's Office (No Outside Storage.								P	P	P	P	P			

Contractor's Office (with Outside Storage)										C		P			Item 3.
Contractor's Temporary On-site Office	C	C	C	C	C	C	C	C	C	C	P	C			
Electronic Assembly										C		P			
Engine Repair or Manufacture												P			
Laboratory Equipment Manufacture												P			
Machine Shop												P			
Maintenance & Repair Services for Bldgs.										P					
Open Storage/Outside Storage	C									C		P			
Plumbing Shop										P	P				
Research Lab (Nonhazardous)										C	C	P			
Sand/Gravel/Stone Sales or Storage	C									C		P			
Sand/Gravel Quarrying												C			
Sign Manufacturing										C	P	P			
Stone/Clay/Glass Manufacturing										C		P			

(Ordinance 1220.99 adopted 2/17/15)



ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Burke Family Revocable Trust
STREET ADDRESS 26700 Ranch Road 12
CITY Dripping Springs STATE Texas ZIP CODE 78620
PHONE _____ EMAIL _____

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

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

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

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Burke Family Revocable Trust
PROPERTY ADDRESS	26700 Ranch Road 12
CURRENT LEGAL DESCRIPTION	ABS 415 9-3106-01-15 PHILIP A SMITH SURVEY 10.00 AC
TAX ID#	R17787
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-1
REQUESTED ZONING/AMENDMENT TO PDD	GR
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Proposed development would be for commercial development. Since the property is currently zoned for single family low residential, the zoning as it is and as situated along a secondary highway in the City, the more appropriate zoning is commercial zoning. As CS is most appropriate for Hwy 290; the secondary zoning of GR is more appropriate for the secondary highway of RR12.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	The proposed use would be uses that are permitted uses in GR. It is envisioned that the use would likely be something of an office or retail use.

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).*

ZONING AMENDMENT SUBMITTAL

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

Jon Thompson
Applicant Signature

October 14, 2021
Date

CHECKLIST

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

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: 26700 Ranch Road 12 Zoning Amendment

Project Address: 26700 Ranch Road 12

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting, LLC

Billing Contact Information

Name: Patrick Vlaskovits, Lodestar Bureau

Mailing Address: PO Box 160266

Austin, Texas 78716

Email: pvl@lodestar.company

Phone Number: (512) 774-7867

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

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

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

Jon Thompson
 Signature of Applicant

October 14, 2021

Date



Planning and Zoning Commission Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: December 28, 2020
Project No: VAR2021-0022
Project Planner: Tory Carpenter, Senior Planner

Item Details

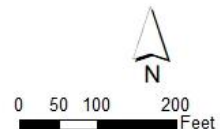
Project Name: 102 S Bluff Street Barn Expansion
Property Location: 102 South Bluff Street, Dripping Springs, TX 78620
Legal Description: W T CHAPMAN #5 LOT 1,2,3,4,7,8 BLK 1 9-2210-17-02 & 0.68
Applicant: Jon Thompson, J Thompson Professional Consulting
Property Owner: Tejas Heritage Homes, LLC
Request: Applicant is requesting a special exception to expand a nonconforming structure.



Location Map

VAR2021-0022
Barn Expansion

	Roads
City Limits	
	Full Purpose
	Parcels
	Subject Property



Sources: Esri, DeLorme, GeoEye, Earthstar, @earthstar.com, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Overview

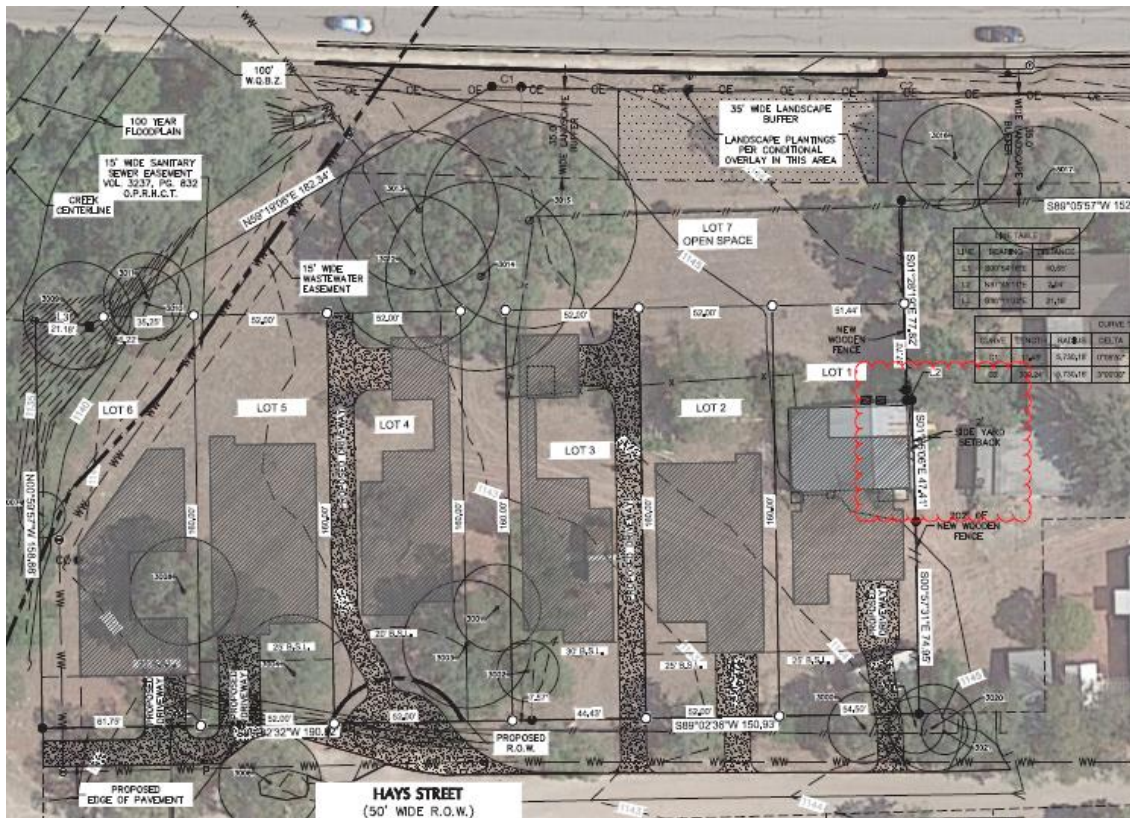
The applicant is requesting a special exception to allow the expansion of a nonconforming structure.

2.24.1. Upon written request of the property owner, the BOA may grant special exceptions to the provisions of section 2.A. (Nonconforming Uses), limited to the following, and in accordance with the following standards:

- (a) Expansion of a nonconforming use within an existing structure provided that, in the case of a nonconforming residential use, such expansion does not increase the number of dwelling units to more than the number existing when the use first became nonconforming; or
- (b) Expansion of the gross floor area of a nonconforming structure provided that such expansion does not decrease any existing setback; or
- (c) Change from one nonconforming use to another, reconstruction of a nonconforming structure that has been totally destroyed, or resumption of a nonconforming use previously abandoned, only upon finding that the failure to grant the special exception deprives the property owner of substantially all use or economic value of the land.

This request is associated with subpart (b) above, which allows expansion of a nonconforming structure provided that such expansion does not decrease any existing setback. The applicant is requesting to expand a barn and convert it into a single-family residence. This barn is currently 2 feet from the side property line; however, the expansion would meet the 5 foot required side setback.

Surrounding Properties



Planning Department Staff Report

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

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

Property History

On November 11, 2021, the City Council approved a zoning amendment and conditional overlay which would allow development of this site of 6 single-family residences with a base zoning of SF-3.

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 interpretation of the code will not deprive the applicant of the reasonable use of the land, this is a special circumstance where the intent of the code is being met by providing the required amount of parking within 300ft of the property.
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	While the applicant could use the existing structure as is, this special exception is required to expand the structure and to convert it into a residence.
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	The special exception will not 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 granting of this special exception is a minimal since the expansion meets the required 5-foot side setbacks.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	There is no self-imposed hardship as this structure was constructed prior to current setback requirements.
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 in harmony with the spirit, general purpose, and intent of this chapter.

Additionally, this request meets the requirement that the expansion not decrease any existing setbacks on the property.

Summary

Based on the above findings staff believes that the intent of the code is being met, that the special exception will not cause any undue harm to the properties within the vicinity and recommends approval of the special exception.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News (June 11, 2020), 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.

Recommended Action	Recommend approval of the requested special exception with staff and any additional conditions deemed necessary by the Commission
Alternatives/Options	Recommend denial of the special exception; 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



September 8, 2022

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

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

Dear Ms. Mueller,

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

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

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

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



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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "John D. Doucet".

John D Doucet, P.E.

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

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



DRIPPING SPRINGS
Texas

Item 4.

City of Dripping Springs

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

512.858.4725 • cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Tejas Heritage Homes, LLC
STREET ADDRESS 7401B Hwy 71 W., Ste. 160
CITY Austin STATE TX ZIP CODE 78735
PHONE 512-517-3485 EMAIL jdoucet@doucetengineers.com

APPLICANT NAME Joe Grasso, P.E., CPESC
COMPANY Doucet
STREET ADDRESS 7401B Hwy 71 W., Ste. 160
CITY Austin STATE TX ZIP CODE 78735
PHONE 512-583-2636 EMAIL jgrasso@doucetengineers.com

APPLICATION TYPE

ALTERNATIVE STANDARD VARIANCE

SPECIAL EXCEPTION WAIVER

PROPERTY INFORMATION

PROJECT NAME	Hays Street Subdivision
PROPERTY ADDRESS	102 S Bluff St.
CURRENT LEGAL DESCRIPTION	See metes & bounds description from attached deed
TAX ID#	R23586, R26715
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input checked="" type="checkbox"/> HISTORIC DISTRICT OVERLAY

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

Request for variance to Section 3.5.4 of the side yard setback requirements for SF-3 zoning district within the Hays Street History Overlay District. The current side yard setback is 5 feet. We request the side yard setback for the easternmost lot of the proposed Hays Street Subdivision be reduced to 2 feet in order to save and repurpose the existing barn, believed to be built pre-WW2.

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

As this development is located within a historic overlay district, we are proposing a site plan that preserves as many of the existing trees and historic features as possible. In order to save the historic barn, which is located less than 5 feet from the easternmost lot line, a variance reducing the required setback to 2 feet is required. The trees and home footprints, including the home which will incorporate the barn, are shown on the enclosed conceptual plan with aerial overlay.

- 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 proposed home that will be built on this easternmost lot will incorporate the historic barn into the design of the home. If the barn is deemed to not be structurally sound or if the barn is ever removed, new construction will meet standard approved setbacks for this zoning district. The architect responsible for the design of these homes also designed the homes most recently built adjacent to this area and has incorporated the same style, similar colors and materials to match the local building aesthetic. See attached conceptual street elevation of the homes.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Joe Grasso, P.E., CPESC 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. _____, Document No. 21062587)

[Signature]
Name
Member
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 15th day of November, ~~201~~²⁰²¹ by John Doucet

[Signature]
Notary Public, State of Texas

My Commission Expires: 8/06/2024

Joe Grasso
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:

Joe Arans
Applicant Signature

11/12/2021
Date

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

Project Number: _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: Hays Street Subdivision

Project Address: 102 S Bluff St

Project Applicant Name: Joe Grasso, P.E., CPESC / Doucet

Billing Contact Information

Name: Doucet

Mailing Address: 7401B Hwy. 71 W., Ste. 160

Austin, TX 78735

Email: jgrasso@doucetengineers.com Phone Number: 512-583-2636

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

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

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

Joe Grasso
 Signature of Applicant

11/12/2021

Date





Planning and Zoning Commission Planning Department Staff Report

Item 5.

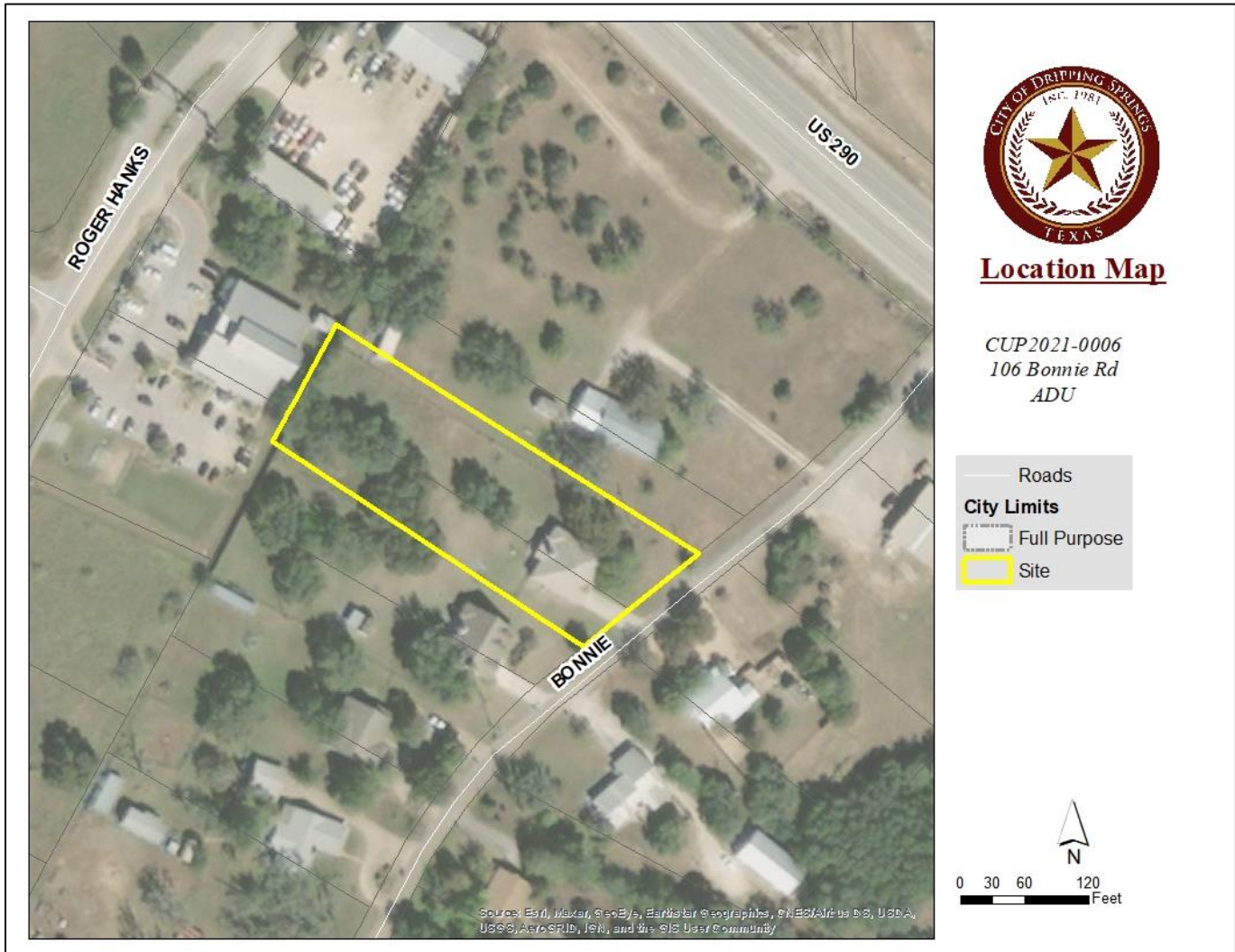
Planning and Zoning Commission Meeting: December 28, 2021
Project No: CUP2021-0006
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: 106 Bonnie Drive Accessory Dwelling Unit
Property Location: 106 Bonnie Drive, Dripping Springs, Texas 78620
Legal Description: Lot 31 Block A Dripping Springs Heights
Applicant: Todd Larsen / Bruce Wallace
Property Owner: Meadow Oaks Ranch LLC
Request: Conditional use permit for an accessory dwelling unit

Staff Recommendation:

Staff recommends approval of the CUP, subject to conditions as outlined in the staff report.



Background

Ch. 30 Exhibit A § 1.6 of the Development Code defines the following:

- **Accessory dwelling:** 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.
- **SF-1 Single-Family Residential District:** A zoning district intended to provide for development on low-density, detached, single-family residences on lots of at least one (1) acre in size.

Overview

There is an existing ≈ 2,000 square foot, 4 bedroom home on the property. This home is served by an existing on-site septic system.

The applicant is proposing the construction of a ≈ 1,600 square foot, 3 bedroom accessory dwelling unit on the property. The applicant intends to install a separate septic system for the accessory dwelling unit.

SF-1 Code Requirements

	Code requirement
Front Setback	Twenty-five feet (25')
Rear Setback	Twenty-five feet (25')
Side Setback	Total of forty (40) feet combining both side yards with a minimum of fifteen feet (15') on either side.
Setback for Garage	Side-Entry Garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
Height	Accessory Building(s): Maximum twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.
Impervious Cover	Thirty Percent (30%)

Table 1 Code Requirements

The applicant will need to provide two off-street parking spaces for the ADU, in addition to the two off-street parking spaces required for the primary structure, as written in the Code per:

Chapter 30 Exhibit A: §5.6 - 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

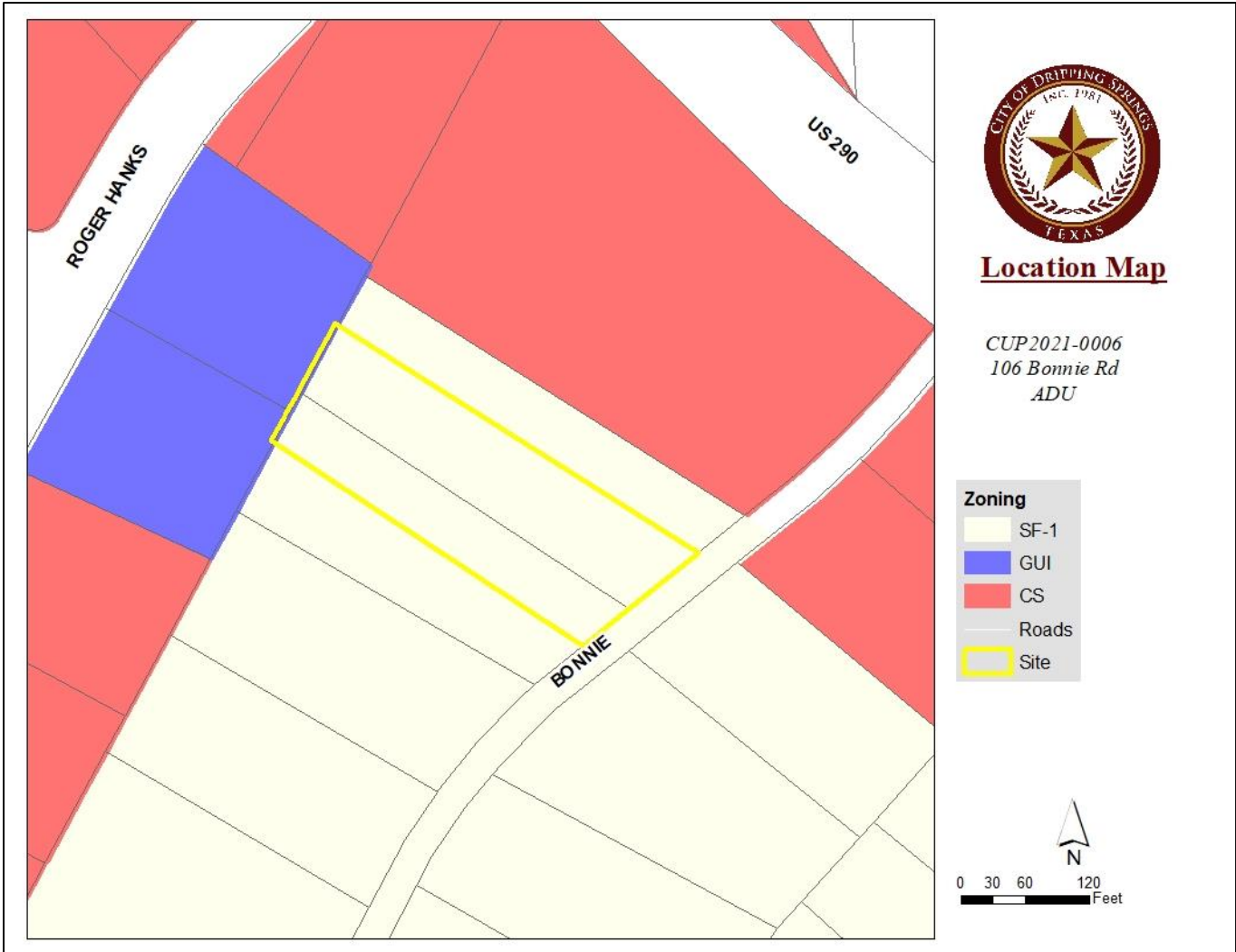
The Accessory Dwelling Unit will connect to utilities as outlined:

Water: Dripping Springs Water Supply Corp. (DSWSC). The structure would connect into existing 1” Water Line that services the primary structure.

Wastewater: Proposed ADU will install a new septic system.

Electricity: Pedernales Electric Cooperative, Inc. (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	Commercial Services (CS)	Single family residential	The property is located on the edge of a mixed-use activity center on the Future Land Use Map
East	Single- Family Residential – Low Density (SF-1)	Single family residential	
South	Single- Family Residential – Low Density (SF-1)	Single Family Residential	
West	Government, Utility, Institutional (GUI)	Hays County Tax Office	

Approval Criteria for Conditional Use Permit Review (3.17.6-Zoning Ordinance)

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	The Comprehensive Plan addresses accessory dwelling units in the Comprehensive Plan Goal 3.1. ADUs are an option for supporting housing options in Dripping Springs.
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	The subject property is zoned Single-family Residential District – Low Density (SF-1). Accessory dwelling units are a listed conditional use in this zoning district.
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	The ADU will be required 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:	
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;	Yes.
b. Off-street parking areas, loading areas, and pavement type;	The accessory dwelling unit will have adequate parking. Open air off-street parking will be provided.
c. Refuse and service areas;	Adequate
d. Utilities with reference to location, availability, and compatibility;	Adequate
e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;	There will be no new permanent fencing with this additional structure. Any existing fencing will remain.
f. Control of signs, if any;	N/A
g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;	Lighting for the new structure will match the current house structure in accordance with city codes.
h. Required yards and open space;	The ADU will have access to the open space and yard of the main dwelling per the attached survey
i. Height and bulk of structures;	The ADU will match the proposed elevations
j. Hours of operation;	N/A
k. Exterior construction material, building design, and building facade treatment;	The structure uses a variety of building materials.

1. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	N/A
m. Provision for pedestrian access/amenities/areas;	N/A
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	The use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.
6. Noise;	N/A
7. Odors; and	N/A
8. Dust.	N/A

Summary

Staff finds that the inclusion of an ADU is compliant with the vision of the *Comprehensive Plan 2016* which 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 ADU 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.”

Staff recommends **approval of the CUP, subject to the following conditions:**

Based on the proposed land use, compatibility with surrounding properties, and the Comprehensive Plan, **staff recommends the following conditions:**

- 1. Time Limit: The CUP does not expire.**
- 2. A minimum of two off-street parking spaces for the Accessory Dwelling Unit must be provided in addition to any other parking requirements.**
- 3. The Accessory Dwelling Unit may not be sold separately from the primary structure.**

The below is an excerpt of the Code for the procedures that P&Z should take for CUPs:

Chapter 30 Exhibit A: §3.17 – Conditional Use Permit (CUP)

3.17.5 Procedures for CUPs

(a) **P&Z Recommendation:** Upon receipt of the recommendation from the city administrator, the P&Z shall conduct a public hearing in order to formulate its recommendations to the city council on the CUP application. 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.

Attachments

- Attachment 1 – Conditional Use Permit Application
- Attachment 2 – Proposed Site Plan, Example Elevations, Floor 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:	3.1 - Livability / Quality of Life Support housing options in Dripping Springs



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

Item 5.

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME TODD LARSEN / BEUCE WILKACE
STREET ADDRESS 106 BONNIE RD
CITY DRIPPING SPRINGS STATE TX ZIP CODE 78620
PHONE 512.496.2002 EMAIL TODD@GOSPORTSGROUP.COM

APPLICANT NAME TODD LARSEN
COMPANY GREAT OUTDOORS LIVING / HOMEOWNER
STREET ADDRESS 16708 POST OAK GLEN
CITY AUSTIN STATE TX ZIP CODE 78737
PHONE 512.496.2002 EMAIL TODD@GOSPORTSGROUP.COM

PROPERTY INFORMATION	
PROPERTY OWNER NAME	BRUCE WILCOX / TODD LARSEN
PROPERTY ADDRESS	106 BONNIE DR DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	LOT 31 BLOCK A DRIPPING SPRINGS HEIGHTS
TAX ID#	120506
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-1
PROPOSED USE	SF-1
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	GUEST HOUSE ADDITION TO PROPERTY W/SEPARATE SEPTIC

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 **Todo Larsen** 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. _____.)

 Todo Larsen
Name

 owner/partner
Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the ____ day of _____,

201__ by _____.


Notary Public, State of Texas

My Commission Expires: _____

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

11/15/21
 Date

CHECKLIST

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

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: 106 BONNIE RD GUEST/FAMILY HOUSE

Project Address: 106 BONNIE RD DRIPPING SPRINGS, TX 78620

Project Applicant Name: TODD LARSEN

Billing Contact Information

Name: TODD LARSEN

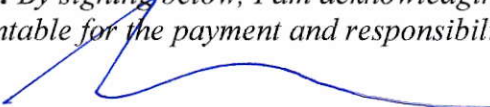
Mailing Address: 16708 POST OAK GLN
AUSTIN, TX 78737

Email: TODD@GOSPORTSGROUP.COM Phone Number: 512.496.2002

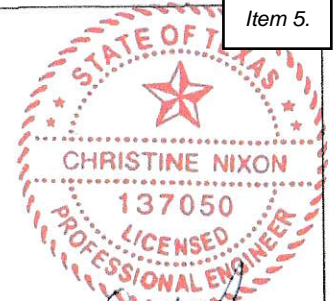
Type of Project/Application (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input checked="" 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 checked="" type="checkbox"/> Other <u>GUEST HOUSE PERMIT</u> |

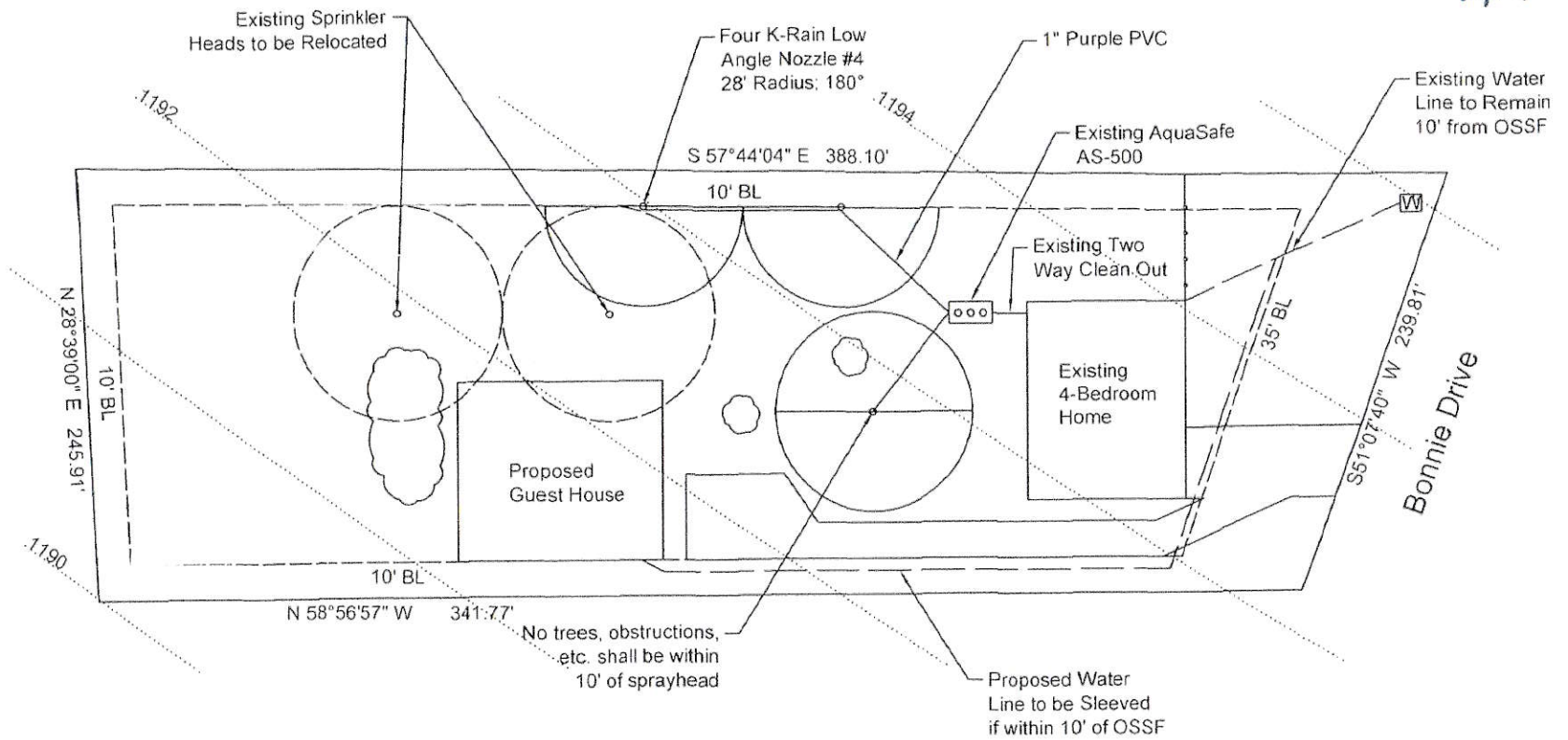
*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and 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

11/15/21
Date



Christine Nixon
11/11/21



Date 11/11/2021

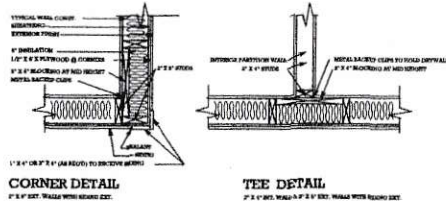
Drawn by Christine Nixon

Client Todd Larsen

Burrier Engineering

106 Bonnie Dripping Springs, TX Hays Co

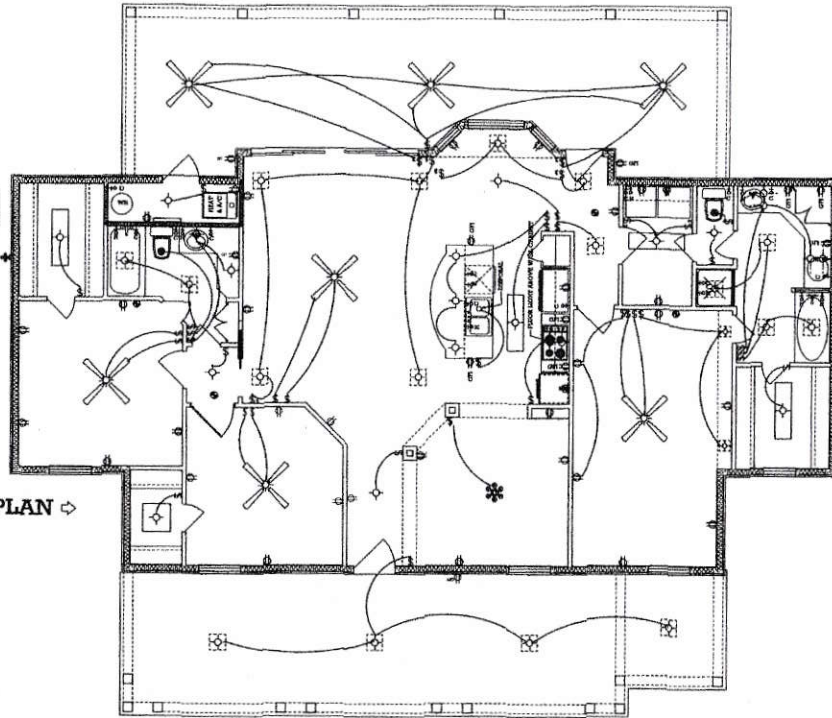
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ENERGY EFFICIENT WALL CONSTRUCTION DETAILS

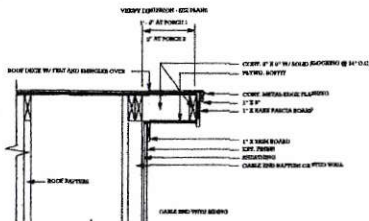
N.T.A.

ELECTRICAL PLAN



ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
⬠	LED COULDM LIGHT FIXTURE
⬠	LED RECESSED LIGHT FIXTURE
⬠	LED RECESSED PENDULUM LIGHT FIXTURE
⬠	WALL MOUNTED LIGHT FIXTURE
⬠	DOUBLE FLUSH LIGHT
⬠	REEL TYPE SYSTEM
⬠	RECESSED MOBILE HOME LED FIXTURE
⬠	RECESSED MOBILE HOME LED FIXTURE
⬠	120V OUTLET
⬠	240V OUTLET
⬠	240V/120V OUTLET WITH GROUNDING TAPAL TERMINITY
⬠	240V/120V OUTLET WITH GROUNDING TAPAL TERMINITY
⬠	CABLE OR TV OUTLET. OFFICER TO PLACE THE SYMBOL. WIRELESS OUTLETS ARE SHOWN



MAXIMUM SPAN FOR CEILING JOINT

SPAN	15/16" ALL OTHER ROOMS	15/16" ALL OTHER ROOMS	15/16" ALL OTHER ROOMS
8' 0"	12' 0"	12' 0"	12' 0"
8' 6"	12' 6"	12' 6"	12' 6"
9' 0"	13' 0"	13' 0"	13' 0"
9' 6"	13' 6"	13' 6"	13' 6"
10' 0"	14' 0"	14' 0"	14' 0"
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115' 6"	119' 6"	119' 6"	119' 6"
1			



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrea Cunningham, City Secretary

Commission Meeting Date: December 28, 2021

Agenda Item Wording: **Discuss and consider possible action regarding the Planning & Zoning Commission meeting schedule for November and December 2022 meetings.**

Agenda Item Requestor: Christian Bourguignon, Commissioner

Summary/Background: The Commission approved the 2022 meeting calendar at the October 12, 2021, regular meeting. The calendar was presented with no adjustments for holiday weeks and meetings were rescheduled if they occurred on a holiday or city hall closure date. However, after some consideration, the Commission has requested to reevaluate the meetings scheduled for November and December 2022 that may occur during a holiday week.

Because cases presented to the Planning & Zoning Commission must follow a strict timeline, the Uniform Submittal Schedule approved by the City Council at their December 7, 2021, regular meeting will need to be amended should any meetings be rescheduled.

November 2022 Meetings

- November 8, 2022: this meeting does fall on a holiday week, and the City is closed Friday, November 11th in observance of Veterans Day. Possible reschedule dates are:
 - Wednesday, November 2nd
 - Wednesday, November 16th
 - Thursday, November 17th
- November 22, 2022: this meeting does fall on a holiday week, and the City is closed Thursday – Friday, November 24 – 25 in observance of Thanksgiving. Possible reschedule dates are:
 - Wednesday, November 16th
 - Thursday, November 17th
 - Tuesday, November 29th
 - Wednesday, November 30th

December 2022 Meetings

- December 13, 2022: this meeting has no conflicts
- December 27, 2022: this meeting does fall on a holiday week, and the City is closed Monday, December 26th in observance of Christmas. Possible reschedule dates are:
 - Wednesday, December 21st (CC meets on the 20th)
 - Thursday, December 22nd
 - Wednesday, December 28th
 - Thursday, December 29th

Attachments: Approved 2022 PZC Meeting Calendar

Next Steps/Schedule:

1. Change meetings dates on all city calendars and distribute to staff, commission members and city council
2. Amend Uniform Submittal Schedule

2022

Planning & Zoning Commission Meetings

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
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20	21	22	23	24	25	26
27	28					

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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27	28	29	30	31		

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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MAY

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22	23	24	25	26	27	28
29	30	31				

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
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JULY

SUN	MON	TUE	WED	THU	FRI	SAT
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31						

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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28	29	30	31			

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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25	26	27	28	29	30	

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
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30	31					

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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20	21	22	23	24	25	26
27	28	29	30			

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

City Hall Closures

PZC Meetings

- January 11
- January 25
- February 8
- February 22
- March 8
- March 22
- April 12
- April 26
- May 10
- May 24
- June 14
- June 28
- July 12
- July 26
- August 9
- August 23
- September 13
- September 27
- October 11
- October 25
- November 8
- November 22
- December 13
- December 27



DRIPPING SPRINGS Texas

Projects with Approved Exceptions/Waivers

All permits that are compliant with previous approvals can move forward normally.

Date Approved	Name of Project	Approved
11/23/2021	Headwaters	DA
11/23/2021	Caliterra	DA
11/23/2021	Cannon Ranch	PDD/WW Agreement
11/23/2021	Driftwood/Driftwood 522	DAs
11/23/2021	Ledgestone (MUD 4)	Consent to MUD
11/23/2021	Wild Ridge	Consent to MUD/WW Agreement
11/23/2021	Big Sky Ranch	PDD/WW Agreement
11/23/2021	Arrowhead Ranch	DA
11/23/2021	Carter Tract	DA and WW agreement (Caliterra)
11/23/2021	Cortaro	Final Plat and Septic
11/23/2021	Village Grove	Consent to MUD
11/23/2021	New Growth	MOU
11/23/2021	PDD 11	PDD and WW Agreement
11/23/2021	Parten Ranch	DA
12/1/2021	Heritage Subdivision	DA/PDD/WW Agreement
12/7/2021	Esperanza	Approved Plats and Exceptions
12/7/2021	Silver Creek (Waiver)	Septic and Concept Plan
12/20/2021	Bunker Ranch Phases 1-4; Hardy North	Plats
12/20/2021	Cannon East	PDD Application - Ongoing

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
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	Waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0031 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
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	Waiting on resubmittal
SD2020-0045 12 South	CL	4500 RR 12	8,000 Sq ft warehouse w associated parking and drainage	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
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	Under Review
SD2021-0008 AHC Development (aka PDD 11)	CL	27110 RR 12	Construction of a new Multi-Family complex and its necessary infrastructure and a public extension of S Rob Shelton Blvd	Waiting on resubmittal
SD2021-0011 Blue Ridge Business Park	CL	26228 RR 12	6 small office buildings with associated parking and utilities	Waiting on resubmittal
SD2021-0012 Pet Paradise	ETJ	13526 W Hwy 290	This project is a pet retreat facility with building, parking, and utilities. The site will drain via a storm sewer network to an existing shared water quality pond.	Waiting on resubmittal
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0014 Cottages East at Bunker Ranch	CL			Under Review
SD2021-0022 Sawyer Ranch Lot 4A	ETJ	13341 W US HWY 290	Commercial buildings, parking, utilities and sidewalks on 4.68 acres of the Sawyer Ranch subdivision	Waiting on resubmittal
SD2021-0025 DS Rapid Express Wash	CL	Fourstar Blvd	Car Wash	Approved
SD2021-0026 Belterra Mighty Fine	ETJ	Belterra	Mighty Fine Burgers	Approved
SD2021-0027 Driftwood Pond 2B Club Core	ETJ	Driftwood Club Core	Water Quality Pond	Approved w/ Conditions
SD2021-0028 Sawyer Ranch 33, Tract 3	CL	Sawyer Ranch	Infrastructure Plan to Install and construct utilities, drainage, water quality, and street/driveway improvements for the entirety of the tract	Waiting on resubmittal
SD2021-0029 Jackson Lighting	CL	Along US 290 near Sawyer Ranch Rd	Construction of new building for the Jackson Lighting business	Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0031 Rob Shelton Blvd. Extension	CL	Rob Shelton	An extension of Rob Shelton South bound per PDD 11	Under Review

<i>Ongoing Projects</i>	
RFQ	Selection Committee has be formed
Code Rewrite	
Village Grove	DAWG Meeting on Wednesday, December 15
New Growth	
Cannon East	
Plat Exemptions	
PnZ Meetings	
Moratorium	

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
SUB2019-0041 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	Peaksides Circle	amended plat	waiting on resubmittal
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal, now a zoning amendment, likely to turn into a plat if ReZoning is approved
SUB2021-0002 Roger Hanks Parkway Extension	CL	Roger Hanks Parkway	3120 LF of Collector Roadway. The infrastructure includes all associated streets, grading, and water quality improvements.	Waiting on Resubmittal
SUB2021-0016 Driftwood Club Core Phase 3 SP and CP	ETJ	Thurman Roberts Way	Project will be developed in a condominium regime with 9 detached residential units and a parking lot. The site will be accessed via driveway that ties to a driveway that is a part of Driftwood Club Core Phase 2 that ties to Thurman Roberts Way.	Approved
SUB2021-0024 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	Waiting on Resubmittal
SUB2021-0029 Driftwood Creek Ph 2 Prelim Plat	ETJ	Thurman Roberts Way	23 lots on 19.30 acres for the Driftwood Ph 2 Prelim Plat	Waiting on Resubmittal
SUB2021-0032 Daisy Acres Minor Plat	ETJ	100 Daisy Lane	Establish a lot	Approved
SUB2021-0033 Arrowhead Ranch C-Store Minor Plat	CL		establish 2 commercial lots	Waiting on Resubmittal
SUB2020-0028 CRTX Prelim Plat	CL	27110 RR 12	Establish a lot	Waiting on Resubmittal
SUB2020-0029 CRTX Final Plat	CL	27110 RR 12	Establish a lot	Waiting on Resubmittal
SUB2021-0034 California Ph 4 Sec 12 Construction Plans	ETJ	Premier Park Loop and Misty Meadows	42 singlefamily lots on 65.17 acres with associated infrastructure	Approved with conditions
SUB2021-0035 Heritage Phase 2 Construction Plans	CL	Sportsplex Drive (Heritage Development)	165 lot (162 residential lots, 2 drainage lots, and 1 parkland lot), 33.96 acre Phase of the Heritage Subdivision	Waiting on Resubmittal
SUB2021-0036 Springlake Lot 76A-1 Replat	CL	501 Springlake Dr	replating to 2 lots	Approved with conditions
SUB2021-0038 Big Sky Ranch Phase 3 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 3 of Big Sky Ranch	Waiting on Resubmittal
SUB2021-0039 Big Sky Ranch Phase 4 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 4 of Big Sky Ranch	Under Review
SUB2021-0012 California Ph 4 Sec 12 FP	ETJ	Premier Park Loop	47 lots on 65.172 acres with associated infrastructure	Waiting on Resubmittal
SUB2021-0047 Driftwood GRC Ph 3 Construction Plans	ETJ	Driftwood Ranch Drive	Proposing 30 single family lots, 1 open space lot and 3 private street lots on 56.3328 acres	Approved with conditions
SUB2021-0048 Driftwood Ph 1 Section 4 Final Plat	ETJ	Thurman Roberts Way	A one lot plat for 4.7233 acre land	Waiting on Resubmittal
SUB2021-0049 Grand Prairie Lot 1 Replat	CL	27950 RR 12	A replat of one lot of 1.698 acre	Under Review
SUB2020-0034 Heritage Ph 1 Fp	CL	Sportsplex Drive (Heritage Development)	Heritage Final Plat	Waiting on Resubmittal
SUB2021-0050 Club Core Phase 4 Construction Plans	ETJ	Thurman Roberts Way	Construction plans for Driftwood Club Core phase 4	Approved with conditions
SUB2021-0051 Hardy T Land Preliminary Plat	ETJ	2901 W US 290	Condmnium of 7 lots	Administratively Incomplete
SUB2021-0053 Amending Plat of Creek Road Villas	CL	1232 Creek Road	Changing the configuration of lots 1 & 2	Under Review
SUB2021-0054 Driftwood Subdivision Phase 2 Final Plat	ETJ	Thurman Roberts Way	Final Plat for Driftwood phase 2	Under Review
SUB2021-0052 Cannon Ranch Preliminary Plat	CL	Cannon Ranch Road	100.58 acre development of 375 lots	Approved
SUB2021-0056 Driftwood Subdivision Phase 2 Construction Plans	ETJ	Thurman Roberts Way	Proposing 18 single family lots, 3 open space lots and 2 private street lots on 19.30 acres	Approved with conditions
SUB2021-0055 210 Creek Road	CL	210 Creek Road	Amending plat on 4 acres	Approved
SUB2021-0057 Headwaters at Barton Creek, Phase 3 Construction Plans	ETJ	Intersection of Hazy Hills Loop & Roy Branch Road	172 Residential Lots, Open Space, MUD Utilities with associated WQ and drainage improvements	Waiting on Resubmittal
SUB2021-0058 Patten Ranch Phase 4 Final Plat	ETJ	1.5 miles SW of the intersection of Nutty Brown Road and FM 1826	87 Single family lots, 4 (OS/drainage/WQ), 1 Utility lot on 73.81 acres	Waiting on Resubmittal
SUB2021-0059 Headwaters Phases 3-5 Preliminary Plat Minor Revision	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Minor Revision of previously approved preliminary plat, moving 6 lots and a slight change in road placement	Approved with conditions
SUB2021-0060 Patten Ranch 6 & 7 Preliminary Plat	ETJ	End of Patten Ranch Parkway near Running Bird Road Intersection	126 Lots on 129.03 acres. 122 are residential while 4 are open space and drainage	Approved
SUB2021-0061 Big Sky Ranch Phase 3 Final Plat	CL	Big Sky Ranch	224 Lots on 81.71 acres. 215 are Residential	Waiting on Resubmittal
SUB2021-0062 Big Sky Ranch Phase 4 Final Plat	CL	Big Sky Ranch	136 Lots on 24.86 acres. 134 are Residential	Waiting on Resubmittal
SUB2021-0063 Esperanza Phase 2 Preliminary Plat	CL	4900 Bell Springs Road	106 Lots on 107.76 acres, 105 being residential with the average size of lots being 3/4	Approved
SUB2020-0040 Esperanza Phase 2 Final Plat	CL	4901 Bell Springs Road	107 Lots on 107.76 acres, 105 being residential with the average size of lots being 3/4	Approved
SUB2021-0064 California Phase 4 Section 11 Final Plat	ETJ	RR 12 in the California Subdivision	109 Lots on 37.911 acres, 103 being residential with average size of lots being 0.262 acres	Approved
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Waiting on Resubmittal
SUB2021-0066 Driftwood GRC Lot 11A Amending Plat	ETJ	258 and 266 Club Ranch Court, Buda, TX 78610	Combining two lots into one	Waiting for Resubmittal