



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, June 27, 2023, at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Planning Director Tory Carpenter
City Planner 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 May 23, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2022-0005: an application for the Skylight Hills Preliminary Plat 19.898 acres out of the S.F.J.W Survey located at 13001 High Sierra. Applicant: Al Carroll Jr., Tri-Tech Engineering**
- 3. Conditional approval of SUB2023-0012: an application for the Replat of Springlake Lot 57. Applicant: Jon Thompson, J Thompson Professional Consulting**
- 4. Conditional approval of SUB2023-0017: an application for the Caliterra Phase 2 Lot 9 Block F Section 7 replat. Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.**
- 5. Denial of SUB2023-0025: an application for the Caliterra Phase 3 Section 10 Preliminary Plat for 20.19 acres out of the Philip A Smith Survey located at Caliterra Parkway and Pointe Du Hoc. Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.**

BUSINESS

- 6. Applicant introductory presentation and possible Commissioner appointment to the Development Agreement Working Group (DAWG) for the Southern Land Planned Development District request located on Ranch Road 12 south of FM 150.**

PLANNING & DEVELOPMENT REPORTS

- 7. 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

July 11, 2023, at 6:00 p.m.

July 25, 2023, at 6:00 p.m.

August 8, 2023, at 6:00 p.m.

August 22, 2023, at 6:00 p.m.

City Council & Board of Adjustment Meetings

July 5, 2023, at 6:00 p.m. (CC & BOA)

July 18, 2023, at 6:00 p.m. (CC)

August 1, 2023, at 6:00 p.m. (CC & BOA)

August 15, 2023, at 6:00 p.m. (CC)

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **June 23, 2023, at 10:30 a.m.***

Deputy 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.



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, May 23, 2023 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:

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

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Tory Carpenter
City Attorney Laura Mueller
Deputy City Secretary Cathy Gieselman
City Planner Warlan Rivera
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

Commissioner Strong 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 the 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.

A motion was made by Chair James to pull Consent Agenda items 4 and 5 to discuss separately. Commissioner Crosson seconded the motion which carried unanimously 7 to 0.

- 1. Approval of the April 25, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of a Resolution of Support for a Grant Application to the Texas Department of Transportation for the Creation of Pedestrian Connections from Mercer St. to Ranch Road 12 and Surrounding Area.**
- 3. Approval of a Resolution of Support regarding the City Of Dripping Springs Application for Funding under the 2023 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD Elementary School, Dripping Springs Ranch Park, and the Harrison Hills subdivision.**
- 4. Conditional approval of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers**
- 5. Approval of SUB2023-0004: an application for the Driftwood 967, Phase 1, Lot 2 Replat for 25.22 acres located at the intersection of FM967 and FM1928. Applicant: Chris Earthman, Driftwood 25-ACA LP.**
- 6. Denial of SUB2022-0006: an application for the Wild Ridge Phase 1 Final Plat for a 62.1 acre tract out of the Philip A. Smith Survey. Applicant: Richard Pham, P.E., Doucet & Associates**
- 7. Approval of SUB2023-0010: an application for the Caliterra, Phase 5, Section 13 Preliminary Plat for a 4.898 acre tract located at the intersection of Bridge Water Cove and Kelsey Lane out of the Philip A. Smith Survey. Applicant: Bill E. Couch, Carlson Brigrance and Doering, Inc.**

8. **Denial of SUB2023-0018: an application for the Cannon Ranch, Phase 2 Final Plat for a 19.57 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys.** *Applicant: Jacob Harris; Doucet & Associates*
9. **Denial of SUB2023-0020: an application for the Driftwood Golf and Ranch Club Phase 4 final plat for a 45.33 acre tract of land located on Driftwood Ranch Drive out of the Freelove Woody Survey.** *Applicant: Scott Anderson, Murfee Engineering Company, Inc.*

A motion was made by Commissioner Strong to approve Consent Agenda Items 1 – 3 and 6 - 9. Vice Chair Williamson seconded the motion which carried unanimously 7 to 0.

The Commission considered Consent Agenda Items 4 and 5.

4. **Conditional approval of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290.** *Applicant: Katie Stewart, P.E. Pape-Dawson Engineers*
5. **Approval of SUB2023-0004: an application for the Driftwood 967, Phase 1, Lot 2 Replat for 25.22 acres located at the intersection of FM967 and FM1928.** *Applicant: Chris Earthman, Driftwood 25-ACA LP.*

Tory Carpenter reviewed corrections to the verbiage in Consent Agenda items 4 and 5. Verbiage is correct in the staff report and should read as follows:

4. SUB2023-0047, staff report reflects recommendation to deny application and should read ...***Conditional approval to allow applicant to address comments.***
5. SUB2023-004, should read ...***located at the intersection of FM967 and FM1826.***

A motion was made by Commissioner Bourguignon to approve Consent Agenda Items 4 and 5 with the corrections to the agenda postings and as recommended by staff. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

BUSINESS

10. **Public hearing and consideration of SUB2023-0016: a replat application for 500 & 520 Matzig Cove for a 27.95 acre tract to adjust the drainage easement of the Ruby Ranch Subdivisions Phases 1 & 2.** *Applicant: Richie Mendoza, Ever Engineering, LLC*
 - a. **Applicant Presentation** – No presentation.
 - b. **Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends denial of the requested replat.
 - c. **Public Hearing** – No one spoke during the public hearing.
 - d. **Replat** – A motion was made by Commissioner McIntosh to deny approval, as recommended by staff, of SUB2023-0016: a replat application for 500 & 520 Matzig

Cove for a 27.95 acre tract to adjust the drainage easement of the Ruby Ranch Subdivisions Phases 1 & 2. Vice Chair Williamson seconded the motion which carried unanimously 7 to 0.

11. Public hearing and consideration of SUB2023-0017: an application for the Caliterra Phase Two Block 9 Section F Section 7 replat. Applicant: Bill Couch, Carlson Brigance and Doering, Inc.

Commissioner McIntosh recused himself from the item as he is a resident of Caliterra. He remained at the dais but did not participate in debate.

a. Applicant Presentation – Applicant Bill Couch made a brief presentation and was available for questions from the Commission.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the requested replat.

c. Public Hearing – Ed Jones, Bobbie Jones, Tom White, Edward Humes, Joy Vincent, Jackie Gonzales and Al Gonzales spoke in opposition of the replat regarding concerns with health and safety issues related to effluent spray.

d. Replat – A motion was made by Commissioner Strong to deny approval, as recommended by staff, of SUB2023-0017: an application for the Caliterra Phase Two Block 9 Section F Section 7 replat. Vice Chair Williamson seconded the motion which carried 6 to 0 to 1, with Commissioner McIntosh recused.

12. Public hearing and recommendation regarding VAR2023-0003: an application for a variance to allow a structure within the building setback for a property located at 147 Katie Drive. Applicant: Kevin & Yvonne Heerema

a. Applicant Presentation – Applicant Yvonne Heerema provided a brief presentation and handout which is on file.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the requested variance.

c. Public Hearing – Kevin Heerema spoke in favor of the variance.

d. Recommendation – A motion was made by Commissioner McIntosh to deny approval, as recommended by staff, of VAR2023-0003: an application for a variance to allow a structure within the building setback for a property located at 147 Katie Drive. Commissioner Bourguignon seconded the motion which carried 5 to 2 with Vice Chair Williamson and Commissioner Crosson opposed.

13. Applicant introductory presentation and possible Commissioner appointment to the Development Agreement Working Group for the Madelynn Estates Planned Development District request located on FM 150 south of Wood Loop.

Applicant David Brehn and John McKenzie provided a brief presentation which is on file and were available to address questions from the commissioners.

Chair James appointed Doug Crosson to the Development Agreement Working Group and will provide Tory Carpenter with another member once determined.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available for review upon request.

14. Planning & Zoning 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.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

June 13, 2023, at 6:00 p.m.

June 27, 2023, at 6:00 p.m.

July 11, 2023, at 6:00 p.m.

July 25, 2023, at 6:00 p.m.

City Council & Board of Adjustment Meetings

June 6, 2023, at 6:00 p.m. (CC & BOA)

June 20, 2023, at 6:00 p.m. (CC)

July 5, 2023, at 6:00 p.m. (CC & BOA)

July 18, 2023, at 6:00 p.m. (CC)

ADJOURN

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

This regular meeting adjourned at 7:59 p.m.



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

June 28, 2023

Project No:

SUB2023-0005

Project Planner:

Tory Carpenter, AICP – Planning Director

Item Details

Project Name:

Skylight Hills Preliminary Plat

Property Location:

13001 High Sierra

Legal Description:

19.989 acres out of the S.F.I.W Survey

Applicant:

Al Carroll, Jr., Tri-Tech Engineering

Property Owner:

Logan Middleton, Frame Middleton, LLC

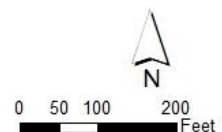
Staff recommendation:

Denial of the Preliminary Plat to address comments.



Location Map

Skylight Hills
Preliminary Plat



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

Planning Department Staff Report

Item 2.

Overview

This final plat consists of 11 single family lots in the ETJ. The developer will construct a new dead-end street to access the lots. The applicant is proposing to pay a fee in lieu of parkland dedication which will be required prior to recordation of the final plat.

Site Information

Location: Thurman 13001 High Sierra

Zoning Designation: ETJ

Recommendation

Denial to allow the applicant to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding Comments

Recommended Action	Denial of the Plat
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



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City of Dripping Springs

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Dripping Springs, TX 78620

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PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: 5/12/2022

DATE: 1/5/2023

☐ NOT SCHEDULED

☐ NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Al Carroll Jr.

COMPANY Tri-Tech Engineering

STREET ADDRESS P.O. Box 968

CITY San Marcos STATE TX ZIP CODE 78667

PHONE (512)440-0222 EMAIL acarroll@tritechtx.com

OWNER NAME Logan Middleton, Representative

COMPANY Frame Middleton, LLC

STREET ADDRESS 13111 High Sierra

CITY Austin STATE Texas ZIP CODE 78737

PHONE (737)529-6791 EMAIL logan@framemiddleton.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Frame Middleton, LLC.
PROPERTY ADDRESS	13001 & 13111 High Sierra, Austin, TX 78754
CURRENT LEGAL DESCRIPTION	Part of Tract G, Big Country Annex (9.00 Ac & 1.00 Ac) & 10.00 Acres out of the S.F.I.W Survey Abs. 437 & 438 (A.K.A. Tract F, Big Country Annex)
TAX ID #	R21226, R21227, & R21228
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	19.989 Acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #1 & #5
ZONING/PDD/OVERLAY	N/A
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>High Sierra, Paisano Pass & Paisano Trail</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input 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

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PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Skylight Hills
TOTAL ACREAGE OF DEVELOPMENT	19.989 Acres
TOTAL NUMBER OF LOTS	11
AVERAGE SIZE OF LOTS	1.82 Acres
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>11</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>18.82</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>665'</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

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COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLISTELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Coop.☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

☐ VERIFICATION LETTER ATTACHED ☒ NOT APPLICABLEWATER PROVIDER NAME (if applicable): West Travis County Public Utility Agency☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLEWASTEWATER PROVIDER NAME (if applicable): OSSF☐ VERIFICATION LETTER ATTACHED ☒ NOT APPLICABLEGAS PROVIDER NAME (if applicable): N/A☐ VERIFICATION LETTER ATTACHED ☒ NOT APPLICABLE**PARKLAND DEDICATION?**☐ YES ☒ NOT APPLICABLE**AGRICULTURE FACILITIES (FINAL PLAT)?**☐ YES ☒ NOT APPLICABLE

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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.)

Al Carroll Jr.

Applicant Name

Al Carroll Jr.

1/4/2023

Applicant Signature

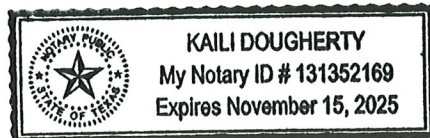
Kaili Dougherty

Date 1/4/2023

Notary

Date

Notary Stamp Here



Frame Middleton, LLC. (Logan Middleton, Representative)

Property Owner Name

[Signature]

Property Owner Signature

12-28-22
Date

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

Applicants Signature: _____

Date: _____

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

PRELIMINARY PLAT CHECKLIST

Subdivision Ordinance, Section 4

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
N/A	<input type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (3 copies required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
N/A	<input type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider "Will Serve" Letters
Forth-coming	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)

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N/A	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)
	<input type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)
	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
	<input checked="" type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
N/A	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (if applicable)
	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
	<input 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 checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with

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

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		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - If no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency

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

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

	Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant's plans for the project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
--	--

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	Not applicable, no outdoor lighting is proposed at this time.
Parkland Dedication, Article 28.03	A fee-in-lieu of parkland dedications is being proposed at this time.
Landscaping and Tree Preservation, Article 28.06	Not applicable, subject tract is located in the ETJ of Dripping Springs.

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>All proposed water improvements are being coordinated directly with the water provider. All proposed drainage improvements will be in accordance with City and County specifications as shown in the engineers report. Water Quality controls are being coordinated directly with TCEQ.</p>
Zoning, Article 30.02, Exhibit A	<p>Not applicable, subject tract is located in the ETJ of Dripping Springs.</p>



Date: June 23, 2023

Al Carroll
Tri-Tech Engineering
acarroll@tritechtx.com

Permit Number: SUB2023-0005
Project Name: Skylight Hills Prelim

City Planner Comments

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

1. Provide Hays County 1445 approval. [4.8.3]

Review 2: Comment cleared.

2. 5 foot sidewalks are required along frontages of all streets [15.2]

Review 2: The DRC approved the fee in lieu for one side of Midnight Sky Drive. Please provide sidewalks on the other side of the road.

3. Label the plat as "Skylight Hill's Preliminary Plat" throughout the document.

Review 2: Comment cleared.

4. Note that payment of the parkland fee in lieu is required prior to approval of the final plat.

Review 2: Comment acknowledged by applicant.

5. Remove all reference to the Hays County Clerk and recordation of this plat since preliminary plats are not recorded.

Review 2: Comment cleared.

6. In the City approval statement, replace "replat" with "preliminary plat" and replace "City Council" with "Planning & Zoning Commission."

Review 2: Comment cleared.

7. Replace the Mayor's Signature with "Planning & Zoning Commission Chair or Vice Chair."

Review 2: Comment cleared.

Engineer/Public Works Comments

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

1. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements]

Review 2: Provide sidewalk and trails plan.

2. 5ft Sidewalks are required along frontage of all streets. [Sub Ord 15.2]

Review 2: Provide sidewalks as stipulated by the sidewalk fee in lieu review response.

3. Provide impervious cover breakdown. Identify existing and proposed impervious cover and break out paving, buildings, sidewalks, rooftops, etc. [Site Development Plan Requirements Checklist]

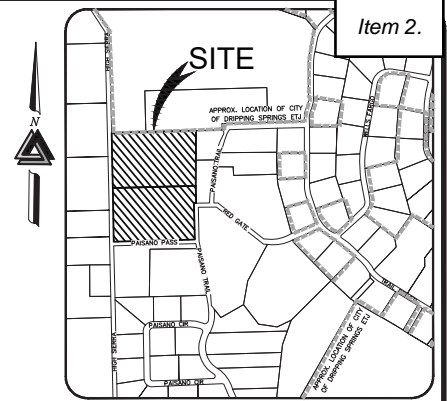
Review 2: I was unable to locate IC breakdown exhibit in submittal docs. Please provide IC breakdown calculations.

4. The Final Plat cannot be approved until either;

- a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
- b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Review 2: Comment remains

SKYLIGHT HILLS PRELIMINARY PLAT
BEING 9.989 & 10.00 ACRES OUT OF THE
S.F.I.W. SURVEY ABST. 437 & 438
CITY OF DRIPPING SPRINGS ETJ
HAYS COUNTY, TEXAS



PLAT NOTES

1. This subdivision lies within the Edwards Aquifer Contributing Zone.
2. This subdivision lies within the boundaries of the Headwaters Barton Creek Sub Watershed of the Colorado River.
3. No portion of this subdivision lies within the boundaries of the Edwards Aquifer Recharge Zone.
4. No portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on Hays County F.I.R.M. Panel #48209C0107F, dated September 2, 2005.
5. This subdivision lies within the City of Dripping Springs Extra Territorial Jurisdiction and is subject to it's ordinances.
6. This subdivision contains 11 lots for a total of 19.989 acres.
 - Lots less than 2.00 acres: 10
 - Lots 2.00 to 5.00 acres: 1
 - Lots 5.00 to 10.00 acres: 0
7. This subdivision lies within the following Jurisdictions:
 - Emergency Services District #6 & #1
 - Dripping Springs Independent School District
 - Hays Trinity Groundwater Conservation District #3
8. Water supply for this subdivision will be provided by West Travis County Public Utility Agency.
9. Wastewater treatment for this subdivision will be provided by individual on-site sewage facilities.
10. Rainwater collection is encouraged and in some areas may offer the best renewable water resource.
11. Electricity for this subdivision is provided by Pedernales Electric Cooperative, Inc.
12. Telephone service for this subdivision is provided by Frontier.
13. Driveways shall comply with Chapter 721 of the Hays County Development Regulations, and be permitted through the Transportation Department of Hays County under Chapter 751.
14. All culverts, when required shall comply with the current Hays County standard.
15. In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated county roadway unless a Driveway Permit has been issued by the appropriate County Road and Bridge Department.
16. No lots are to be occupied until OSF Permitted or public sewer, water and electricity and roads have been provided and construction is completed and approved.
17. Post-development conditions runoff rate shall be no 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.
18. Post-Construction Stormwater and Water Quality control measures shall have a maintenance plan. The maintenance plan must be filed in the real property records of Hays County. The owner operator of any new development or redevelopment site shall develop and implement a maintenance plan addressing maintenance requirements for any structural control measures installed on site. Operation and maintenance performed shall be documented and retained and made available for review upon request.
19. All roadways shall be designed and constructed in accordance with applicable Hays County standards, per Hays County Development regulations, chapter 721, subchapter 5.
20. No object, including buildings, fencing or landscaping which would interfere with conveyance of stormwater, shall be placed or erected within a Drainage Easement. The owner(s) of any lot(s) upon which drainage facilities are located, including detention, shall be responsible for maintenance and upkeep of such facilities.
21. No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County.
22. Mailboxes placed within the ROW, shall be of an approved TxDOT or FHWA design.
23. Improvements exist on these lots which are not shown by this plat.
24. There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope Easement adjacent to all street right-of-way lines.
25. All bearings and distances shown hereon are based upon the Texas Coordinate System, South Central Zone (4204), North American Datum 1983, Grid.

MAY 1, 2023

ENGINEER:



TRI-TECH
ENGINEERING, ARCHITECTURE & PLANNING

155 RIVERWALK DRIVE
SAN MARCOS, TEXAS 78666
PH: 512-440-0222

www.tritechtx.com

TBPLS REGISTRATION #10193729
TBPE REGISTRATION #F-18493

SURVEYOR:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78260
PHONE: (210) 571-
WEB: WWW.MERI

SHEET 1 of 26

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

That we, Frame Middleton, LLC., by and through Logan Middleton, representative, owners of that certain tract of land shown hereon being a called 10.00 acre tract of land and described in a deed recorded in Instrument No. 22024798, Official Public Records of Hays County, Texas, and that certain tract of land shown hereon being a called 9.989 acre tract of land and described in a deed recorded in Instrument No. 22032612, Official Public Records of Hays County, Texas as shown hereon, do hereby subdivide said tract and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the public the use of utility easements shown hereon. This subdivision is to be known as SKYLIGHT HILLS PRELIMINARY PLAT, BEING 9.89 ACRES & 10.00 ACRES OUT OF THE S.F.I.W. SURVEY ABST. 437 & 438, CITY OF DRIPPING SPRINGS ETJ, HAYS COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, A.D. 20____.

By _____
Logan Middleton, Representative
11203 Brushy Glen Drive
Austin, Texas 78754

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Frame Middleton, LLC., by and through Logan Middleton, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, A.D. 20____.

NOTARY PUBLIC in and for Hays County, Texas

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Aaron Micah Reynolds, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly found or placed under my supervision in accordance with the Development Regulations of Hays County, Texas.

TO CERTIFY WHICH, WITNESS by my hand and seal this _____ day of _____, A.D. 20____.
RELEASED FOR REVIEW 050123
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Aaron Micah Reynolds
R.P.L.S. # 6644, State of Texas

Date

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Al Carroll, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone, nor is it in the Barton Springs Segment of the Edwards Aquifer Recharge Zone. It is however in the Contributing Zone of the Edwards Aquifer and is located within Zone X and Zone A flood areas, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number, 48209C 0355 F effective date September 2, 2005, and that each lot conforms to the Hays County Development Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal of this _____ day of _____, A.D. 20____.
RELEASED FOR REVIEW 050123
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Al Carroll
Registered Professional Engineer, No. 119251
State of Texas

Date

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

This preliminary plat has been submitted to and considered by the Planning & Zoning Commission of the City of Dripping Springs, Texas, and approved this the _____ day of _____, 20____, A.D. by the city council.

Planning & Zoning Commission Chair or Vice Chair
City of Dripping Springs

Andrea Cunningham, City Secretary
City of Dripping Springs

PEDERNALES ELECTRIC COOPERATIVE NOTES

1. Pedernales Electric Cooperative (PEC) is hereby dedicated a twenty (20) foot wide utility easement along all lot lines adjoining the main public right-of-way, a ten (10) foot wide utility easement along all lot lines adjoining a secondary public right-of-way and a five (5) foot wide utility easement along all other side or rear lot lines. Property within a public roadway easement shall be designated as a utility easement.
2. All existing overhead and underground lines shall possess a twenty (20) foot wide utility easement centered 10' each side of the line.
3. Each lot is subject to a floating ten (10) foot wide by thirty (30) foot long guy wire easement as required by PEC.
4. All utility easements are for the purpose of construction, reconstruction, maintenance (including but not limited to removal of trees and other obstructions), inspecting, removal, reading of meters, and repair of all overhead and underground lines.
5. No buildings or any other obstructions shall be placed within utility easements. Where access is obstructed within easement PEC shall have the right to ingress and egress over grantors adjacent land to and from said utility easement.

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY NOTES

1. The lots in this subdivision receive potable water service, either directly or via wholesale contract, from the West Travis County Public Utility Agency. As such, the property is subject to compliance with the terms set forth in the May 24, 2000 United States Fish and Wildlife Service Memorandum of Understanding with the Lower Colorado River Authority.
2. No lots contain USFWS stream buffer zones and/or sensitive feature buffer zones as indicated hereon that must remain free of construction development, or other alterations.
3. Impervious cover shall comply with the water quality plan approved for this subdivision and shall not be altered.
4. Declarant agrees that the lots in this plat document are subject to the Texas Commission on Environmental Quality Optional Enhanced Measures.

Jennifer Riechers, General Manager
West Travis County Public Utility Agency

PLAN 577X
SM-22-1118000

SKYLIGHT HILLS PRELIMINARY PLAT

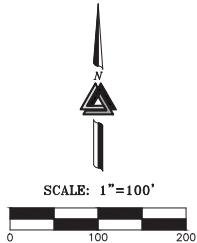
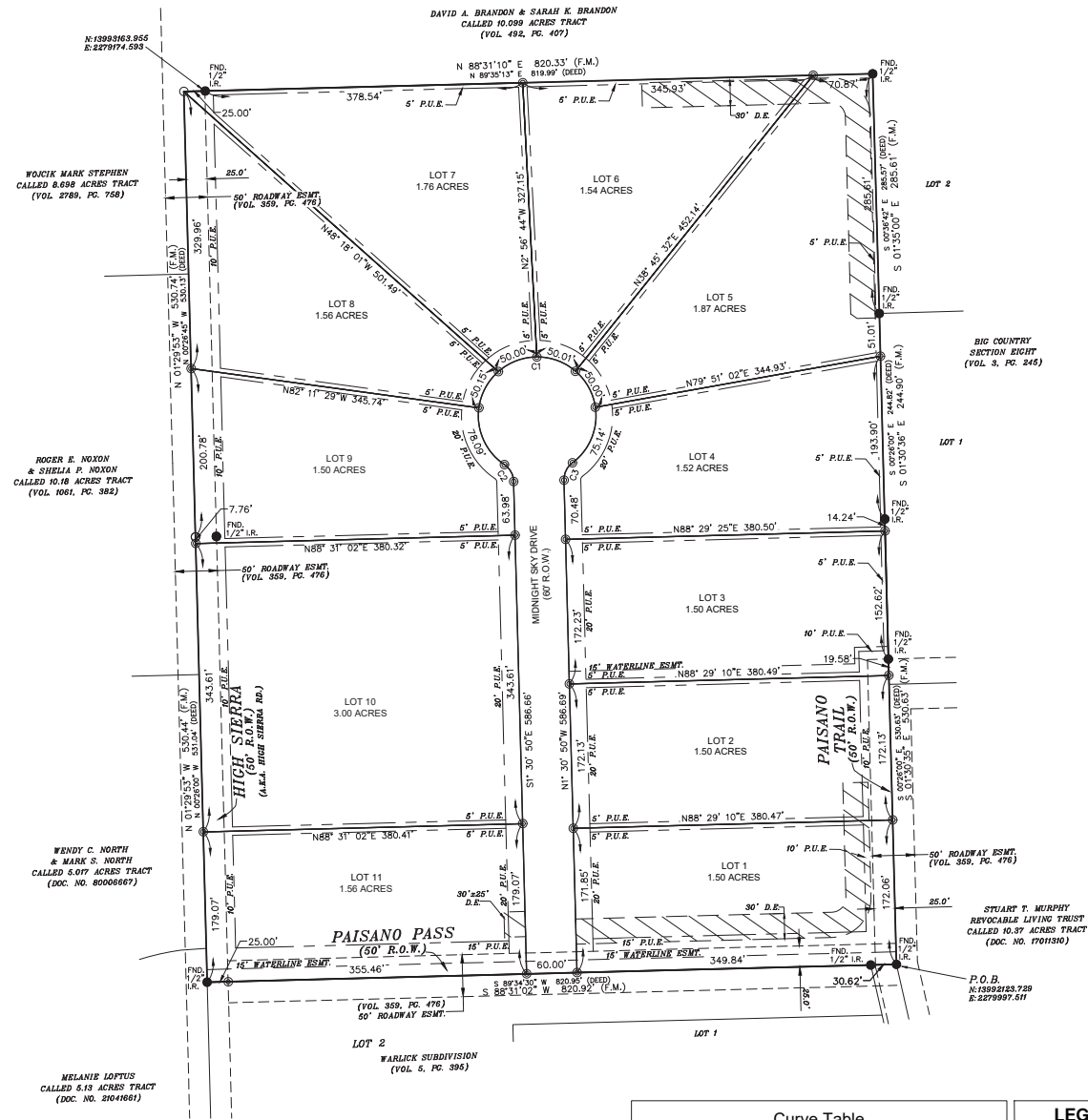
BEING 9.989 & 10.00 ACRES OUT OF THE

S.F.I.W. SURVEY ABST. 437 & 438

CITY OF DRIPPING SPRINGS ETJ

HAYS COUNTY, TEXAS

Item 2.



PLAN 577X
SM-22-118000

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	353.38	70.00	289.25	S88° 29' 10"W	81.05
C2	23.83	25.00	54.62	N28° 49' 32"W	22.94
C3	23.83	25.00	54.62	S25° 47' 53"W	22.94

LEGEND	
●	SET IRON ROD W/ CAP
○	STAMPED "MERSURVEYORS"
○	CALCULATED POINT
○	FOUND IRON ROD
(F.M.)	RECORDED ON DEED
(F.M.)	FIELD MEASURED
---	BOUNDARY LINE
---	EASEMENT LINE

ENGINEER: MAY 1, 2023

TRI-TECH
ENGINEERING & SURVEYING
155 RIVERWALK DRIVE
SAN MARCOS, TEXAS 78666
PH: 512-440-0222

www.tritechtx.com

TPPLS REGISTRATION #: 10193729
TBPE REGISTRATION #: F-18493

SURVEYOR: **MERISURVEYORS**
PRECISION IN LAND SURVEYING

P.O. BOX 160368
SAN ANTONIO, TEXAS 78280
PHONE: (210) 571-1111
WEB: WWW.MERISURVEYORS.COM

**Planning and Zoning
Commission Meeting:**

June 27, 2023

Project No:

SUB2023-0012

Project Planner:

Warlan Rivera – Planner

Item Details

Project Name:

Springlake Lot 57 Replat

Property Location:

100 Oakview Drive

Legal Description:

Springlake Lot 57 4.385 AC GEO#90403536

Applicant:

Jon Thompson

Property Owner:

Wesley & Marie Sutherland

Staff recommendation:

Conditional approval of the replat.



*SUB2023-0012
Springlake Lot 57
Replat*

Legend

— Roads

▭ Subject_Property



0 40 80 160 240 320
US Feet



Planning Department Staff Report

Item 3.

Overview

This replat is subdividing the existing lot (lot 57) into two lots, lot 57A and lot 57B. Lot 57A will be 2.89 acres while Lot 57B will be 1.5 acres.

Access and Transportation

Both properties will have frontage on Oakview Drive.

Site Information

Location: 100 Oakview Drive

Zoning Designation: ETJ

Property History

The original plat for Springlake was recorded in 1985.

Recommendation

Approval with the following condition:

1. Provide the Hays County 1445 approval letter.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

Recommended Action	Approval with the condition the applicant provides the Hays County 1445 approval letter.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None. Only inquiries.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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Item 3.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL

CONSULTATION

DATE:

☐ NOT

SCHEDULED

PRE-APPLICATION

CONFERENCE

DATE:

☐ NOT SCHEDULED

PLAT TYPE

☐ Amending Plat

☐ Minor Plat

☐ Replat

☐ Final Plat

☐ Plat Vacation

☐ Other: _____

CONTACT INFORMATION

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

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

PHONE (512) 568-2184 **EMAIL** jthompsonconsultingds@gmail.com

OWNER NAME Wesley & Marie Sutherland (POC: Charles Sutherland)

COMPANY

STREET ADDRESS 100 Oakview Drive

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

PHONE (512) 585-3682 (Charles Sutherland) **EMAIL** charles.w.sutherland@gmail.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Wesley & Marie Sutherland (POC: Charles Sutherland)
PROPERTY ADDRESS	100 Oakview Drive, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	Springlake, Lot 57
TAX ID #	R43142
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction Dripping Springs
CURRENT LAND ACREAGE	Residential
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	# 1 & # 6
ZONING/PDD/OVERLAY	N/A - ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Oakview Drive / Springlake Drive</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input 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	Springlake, Lot 57
TOTAL ACREAGE OF DEVELOPMENT	4.385
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	2.1925
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>2</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>4.385</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <u>Dripping Springs Water Supply Corporation</u> <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST**ELECTRIC PROVIDER NAME** (if applicable): Pedernales Electric Cooperative☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**COMMUNICATIONS PROVIDER NAME** (if applicable): _____☐ VERIFICATION LETTER ATTACHED ☒ NOT APPLICABLE**WATER PROVIDER NAME** (if applicable): DSWSC☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**WASTEWATER PROVIDER NAME** (if applicable): _____☐ VERIFICATION LETTER ATTACHED ☒ NOT APPLICABLE**GAS PROVIDER NAME** (if applicable): _____☐ VERIFICATION LETTER ATTACHED ☒ NOT APPLICABLE**PARKLAND DEDICATION?**☐ YES ☒ NOT APPLICABLE**AGRICULTURE FACILITIES (FINAL PLAT)?**☐ YES ☒ NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

Jon Thompson, J Thompson Professional Consulting

Applicant Name

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Westley Sutherland and Marie Sutherland

Property Owner Name

[Signature] - Marie Sutherland

Property Owner Signature

3-15-2023

Date

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

512.858.4725 • cityofdrippingsprings.com

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: Jon Thompson Date: March 14, 2023

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST

Subdivision Ordinance, Section 5

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in the Engineer's summary
<input type="checkbox"/>	<input type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)] (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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

512.858.4725 • cityofdrippingsprings.com

<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

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

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

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

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	This subdivision is in the City's ETJ. The City's Outdoor Lighting Ordinance is not applicable.
Parkland Dedication, Article 28.03	This subdivision is below the threshold for triggering the requirements of the City's Parkland Dedication.
Landscaping and Tree Preservation, Article 28.06	This subdivision is in the City's ETJ. The Landscaping and Tree Preservation Ordinance is not applicable.

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>This subdivision must comply with all applicable sections of the City's Subdivisions applicable to subdivisions in the ETJ.</p>
Zoning, Article 30.02, Exhibit A	<p>This subdivision is in the City's ETJ. The City's Zoning Ordinance is not applicable.</p>

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Springlake, Lot 57
Project Address: 100 Oakview Drive, Dripping Springs, Texas 78620
Project Applicant Name: Jon Thompson, J Thompson Professional Consulting

Billing Contact Information

Name: Charles Sutherland
Mailing Address: 100 Oakview Drive
Dripping Springs, Texas 78620
Email: charles.w.sutherland@gmail.com Phone Number: (512) 585-3682

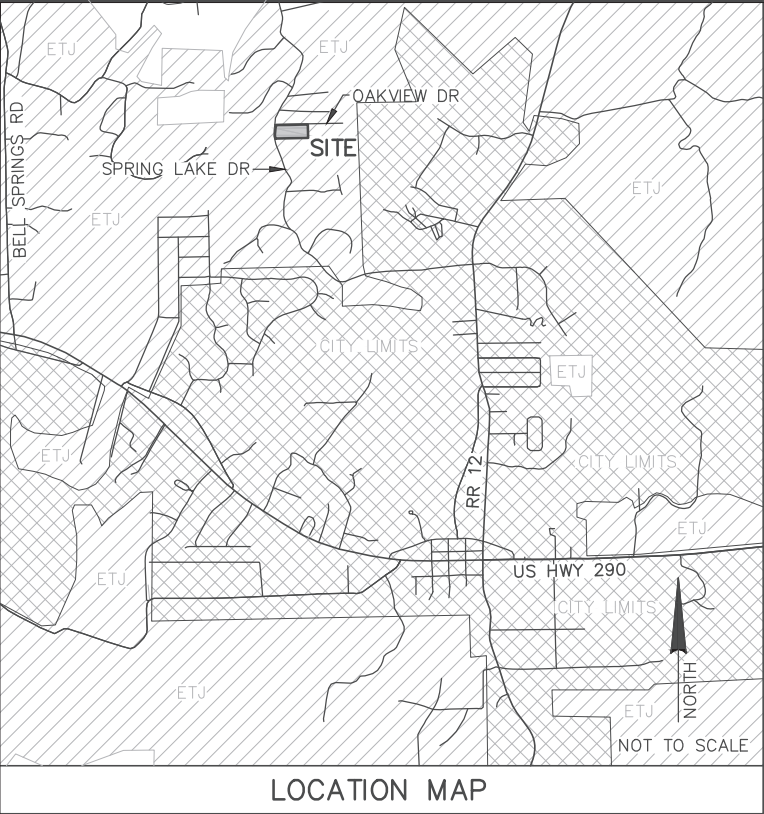
Type of Project/Application (check all that apply):

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

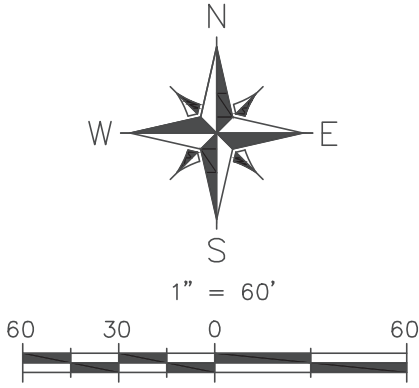
*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and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


Signature of Applicant

March 14, 2023
Date



REPLAT OF LOT 57, SPRINGLAKE
BEING A 4.39 ACRE TRACT OF LAND SITUATED IN THE G. W. LINDSAY SURVEY NO. 138, ABSTRACT NO. 289, HAYS COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.385 ACRE TRACT OF LAND KNOWN AS LOT 57, SPRINGLAKE (AN UNRECORDED SUBDIVISION) RECORDED IN VOLUME 1143, PAGE 400, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



- GENERAL NOTES**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS MAP NO. 48209C0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 2) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - 3) THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
 - 4) ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
 - 5) THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF DRIPPING SPRINGS, TEXAS.
 - 6) HAYS COUNTY REQUIRES A MINIMUM 25' FRONT BUILDING SETBACK LINE.
 - 7) THIS SUBDIVISION LIES WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - 8) THIS PROPERTY IS LOCATED WITHIN THE HAYS COUNTY E.S.D. (EMERGENCY SERVICE DISTRICT) 1 & 6.
 - 9) IMPROVEMENTS NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
 - 10) THIS SUBDIVISION PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 11) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - 12) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - 13) THE TWO LOTS CANNOT BE FURTHER RESUBDIVIDED. THEY CAN BE AMENDED TO ADJUST PROPERTY LINES THROUGH AN AMENDED PLAT, SO LONG AS NO LOT SIZE IS LESS THAN 1.5 ACRES.
 - 14) WATER SOURCE: DRIPPING SPRINGS WATER SUPPLY COMPANY
 - 15) WASTEWATER SOURCE: ON-SITE SANITARY SEWAGE FACILITIES
 - 16) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
 - 17) MAIBOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN.
 - 18) EACH LOT IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE AND THE ACCOMPANYING OUTBUILDINGS AND IMPROVEMENTS. THIS SUBDIVISION IS PROHIBITED FROM TCEQ REGULATED DEVELOPMENT.
 - 19) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENT TO DEMONSTRATE WATER AVAILABILITY AND IS PROHIBITED FROM FURTHER SUBDIVISION.
 - 20) THE MINIMUM LOT SIZE REQUIREMENTS FOR LOTS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND ON A PUBLIC GROUNDWATER SUPPLY IS 1.5 ACRES WITH AN ADVANCED SEPTIC SYSTEM AND 2.5 ACRES WITH A CONVENTIONAL SEPTIC SYSTEM, THEREFORE ONLY ADVANCED SEPTIC SYSTEMS WILL BE PERMITTED ON 57B.
 - 21) THE PURPOSE FOR THIS REPLAT IS TO CREATE AN ADDITIONAL LOT.

UTILITIES
ELECTRIC – PEDERNALES ELECTRIC COOP.
WATER – DRIPPING SPRINGS WATER SUPPLY COMPANY
SEWER – INDIVIDUAL ON-SITE SEWAGE FACILITIES

BUILDING SETBACK LINES – VOL. 407, PG. 636 DEED RECORDS
50' FROM THE CLOSEST BOUNDARY OF THE FRONTING ROAD EASEMENT AND 25' FROM THE BACK AND ALL SIDE PROPERTY LINES.

UTILITY EASEMENT – VOL. 407, PG. 636 DEED RECORDS
EASEMENT ALONG ALL BOUNDARIES FOR THE BENEFIT OF UTILITY COMPANIES AS THEY APPLY TO THIS SUBDIVISION.

UTILITY EASEMENT – VOL. 629, PG. 15 REAL PROPERTY RECORDS
50' ALONG THE FRONT PROPERTY LINE AND 10' ALONG EACH SIDE PROPERTY LINE FOR THE BENEFIT OF ALL OWNERS OF THE SUBDIVISION TRACT AND FOR UTILITY COMPANIES AS THEY APPLY TO THIS SUBDIVISION.

LOT SIZE CATEGORIES
TOTAL NUMBER OF LOTS = 2
AVERAGE LOT SIZE = 2.195 ACRES
0 LOTS LARGER THAN 10.0 ACRES
0 LOTS LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES
1 LOT 2.00 ACRES OR LARGER UP TO 5.00 ACRES
1 LOT LARGER THAN 1.00 ACRE AND SMALLER THAN 2.00 ACRES
0 LOTS SMALLER THAN 1.00 ACRE

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

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS
KNOWN ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE 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 THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE
02/02/2023

REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER JURICA, R.P.L.S. NO. 6344

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS
THIS FINAL PLAT, BEING A REPLAT OF LOT 57, SPRINGLAKE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED.
APPROVED THIS THE ____ DAY OF _____, 20____.
BY: _____
MIM JAMES, CHAIRMAN
ATTEST: _____
ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS, THAT WE, WESLEY R. SUTHERLAND AND MARIE SUTHERLAND, WITH OUR HOME ADDRESS AT 100 OAKVIEW DR., DRIPPING SPRINGS, TX 78620, OWNER OF THE 4.385 ACRE TRACT (RECORD) AND KNOWN AS LOT 57, SPRINGLAKE (AN UNRECORDED SUBDIVISION) IN THE G. W. LINDSAY SURVEY NO. 138, ABSTRACT NO. 289, HAYS COUNTY, TEXAS, AS CONVEYED TO US BY DEED DATED APRIL 11, 1995 AND RECORDED IN VOLUME 1143, PAGE 400, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY REPLAT 4.39 ACRES TO BE KNOWN AS

REPLAT OF LOT 57, SPRINGLAKE

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS HEREOF: WESLEY R. SUTHERLAND AND MARIE SUTHERLAND ACKNOWLEDGED THESE PRESENTS TO BE EXECUTED THEREUNTO DULY AUTHORIZED.

WESLEY R. SUTHERLAND
100 OAKVIEW DR.
DRIPPING SPRINGS, TX 78620
MARIE SUTHERLAND
100 OAKVIEW DR.
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS
COUNTY OF HAYS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WESLEY R. SUTHERLAND AND MARIE SUTHERLAND, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, A.D. 20____ THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT INSTRUMENT NUMBER ____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 20____.

RUBEN BECERRA
COUNTY JUDGE
HAYS COUNTY, TEXAS
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

- LEGEND**
- () RECORD CALL PER PLAT
 - SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
 - SET COTTON SPINDLE W/ A YELLOW "WCR" PLASTIC WASHER
 - ⊙ FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - ⊗ FOUND 60D NAIL
 - ⊙ FOUND MAG NAIL W/ A "SKI" WASHER
 - ⊙ FOUND COTTON SPINDLE
 - ⊙ FOUND IRON ROD W/ A RED "SOLIS KANAK INC" PLASTIC CAP

FRANCIS WOLFE
CALLED 3.93 ACRES
VOL. 504 PG. PG. 286
REAL PROPERTY RECORDS
CALLED 1.00 ACRES
VOL. 336 PG. 435
DEED RECORDS
(LOT 54A, SPRINGLAKE, AN UNRECORDED SUBDIVISION)
PID: 43138
PER HAYS CENTRAL APPRAISAL DISTRICT

WESLEY R. SUTHERLAND AND MARIE SUTHERLAND
CALLED 4.385 ACRES
KNOWN AS LOT 57, SPRINGLAKE (AN UNRECORDED SUBDIVISION)
VOL. 1143 PG. 400
OFFICIAL PUBLIC RECORDS
PID: 43142
PER HAYS CENTRAL APPRAISAL DISTRICT

OAKVIEW DR.
-CALLED 50 FOOT RIGHT-OF-WAY
VOL. 588 PG. 235
REAL PROPERTY RECORDS (N90°00'00"E 664.19' R1)

N88°55'26"E 430.22' N88°55'26"E 233.97'

20' PUBLIC UTILITY EASEMENT

LOT 57A
2.89 ACRES

LOT 57B
1.50 ACRES

LOT 59-A
SUBDIVISION OF LOT 59, SPRINGLAKE
VOL. 5 PG. 47
PLAT RECORDS
REX LEE HUNTER
PID: 95243
PER HAYS CENTRAL APPRAISAL DISTRICT

S88°55'26"W 448.22' S01°02'09"E 279.27' (S90°00'00"W 682.43' R1)

WATER/WASTEWATER NOTE

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

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

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO, DIRECTOR OF DEVELOPMENT SERVICES
HAYS COUNTY DEVELOPMENT SERVICES

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS. HAYS COUNTY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF THE CONSTRUCTION OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
512-618-7672 RPLS6344@GMAIL.COM
TBPE&LS FIRM #10194135

JOB NO.: 2040-23

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

June 27, 2023

Project No:

SUB2023-0017

Project Planner:

Tory Carpenter, AICP – Planning Director

Item Details

Project Name:

Caliterra Phase 2 Section 7 Replat

Property Location:

Caliterra Parkway at Peakside Circle

Legal Description:

Caliterra Phase 2, Section 7, Block D, Lot 9

Applicant:

Bill E. Couch, Carlson Brigrance and Doering, Inc.

Property Owner:

Development Solutions CAT, LLC

Approval of the replat with the following condition:

Staff recommendation:

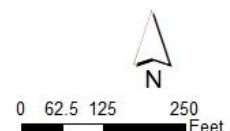
1. Provide the Hays County 1445 approval letter.



Location Map

SUB2023-0017

Roads



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

Planning Department Staff Report

Overview

The proposed replat subdivide lot 9 into four separate lots, three of which would be used as single-family residences. Lot 9 was originally designated as an amenity center/open space lot. This replat is consistent with the 2018 development agreement and parks plan for the development.

Access and Transportation

Primary access to the subdivision will be through Peakside Dr.

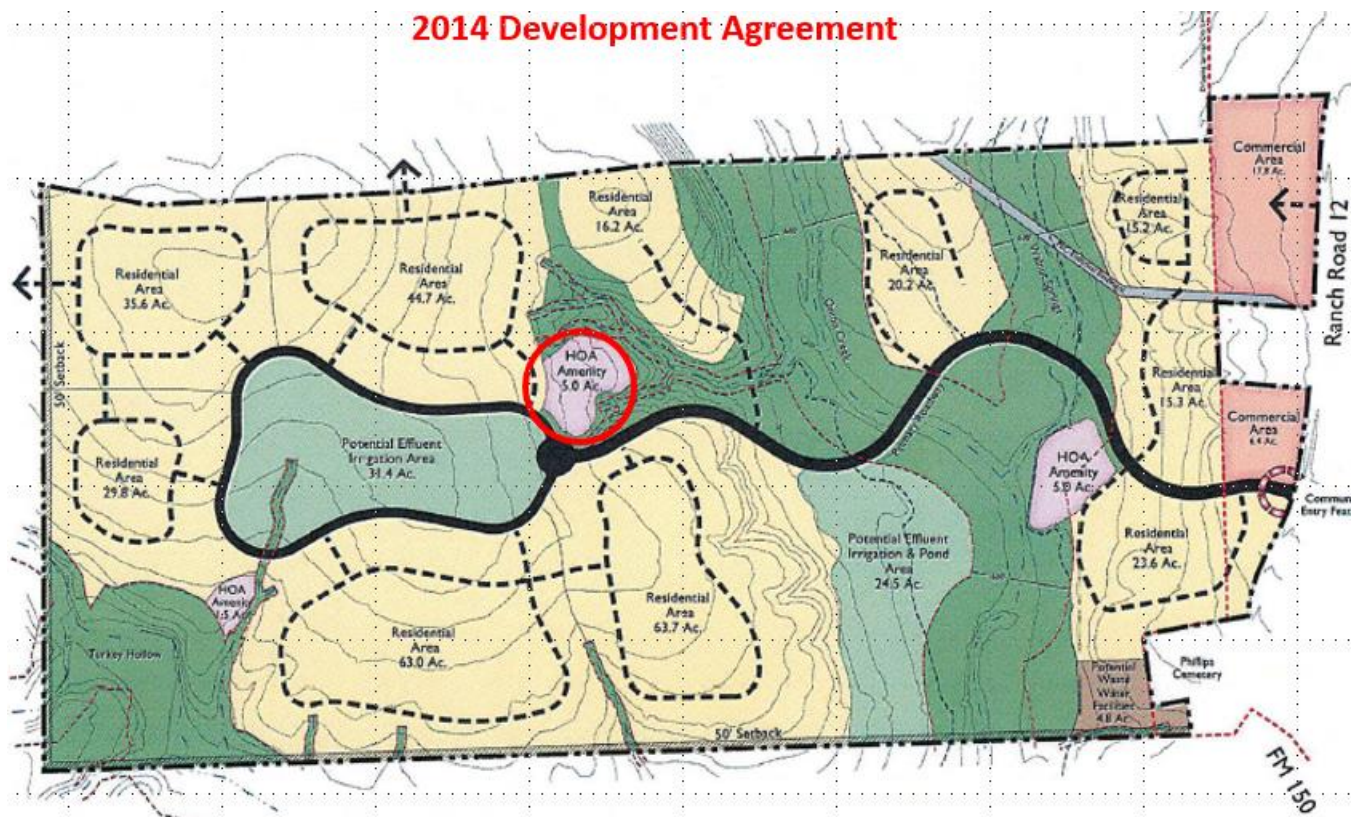
Site Information

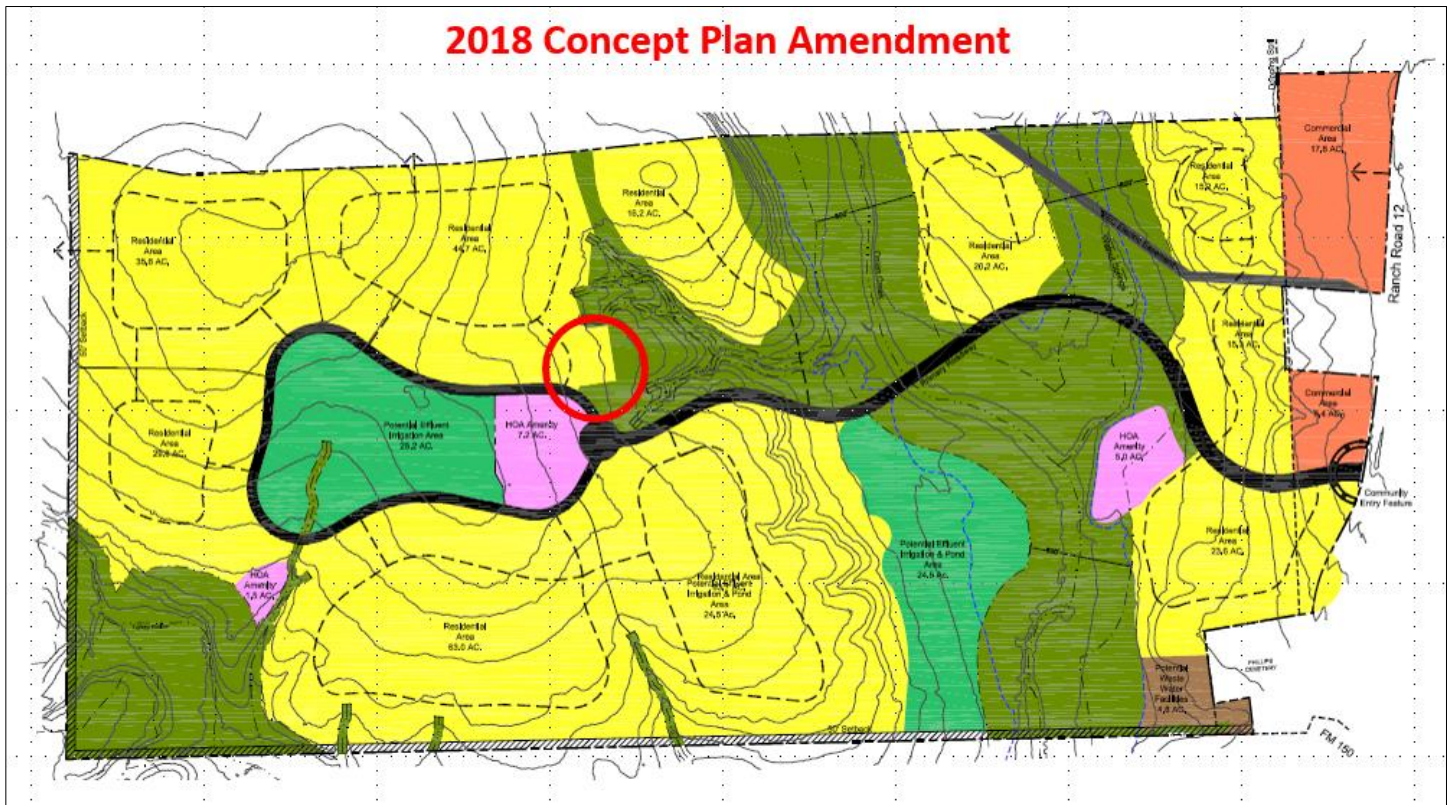
Location: Caliterra Parkway and Peakside

Zoning Designation: ETJ / Caliterra Development Agreement

Property History

The original Caliterra Development Agreement was approved in 1999 under the name Coyote Crew Ranch. This agreement was amended in 2002, and again in 2014. In the 2014 amendment, the concept plan indicated that the subject area was to be the location of the HOA amenity center. In 2018, a concept plan amendment was approved by the City Council to relocate the amenity center to where it is located today. In 2021, the Parks and Open Space plan was amended to reflect the change of the concept plan in the 2018 development agreement amendment.





Recommendation

Approve with the following condition:

1. Provide the Hays County 1445 approval letter.

Planning Department Staff Report

Item 4.

Attachments

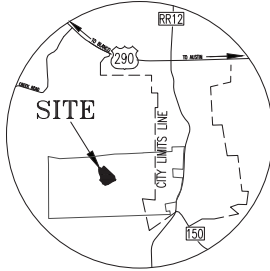
Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

Recommended Action	Approval with the condition referenced above.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	Seven residence spoke in opposition of the replat at the June 23 Planning & Zoning Commission meeting.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN

Item 4.



VICINITY MAP
(N.T.S.)

OWNER:
CF CSLK CALITERRA LLC,
12222 MERIT DRIVE, SUITE 1020
DALLAS, TEXAS 75251

DATE: APRIL 10, 2023
FEMA PANEL NO. 4820900115F
EFFECTIVE DATE: SEPTEMBER 2, 2005

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



CURRENT PARCEL CONFIGURATION
(N.T.S.)

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	145.63	540.00	S67°48'47"W	145.19	73.26	152°7'07"
C2	173.98	460.00	S70°55'19"W	172.94	88.04	21°40'11"
C3	35.86	30.00	N63°59'53"W	33.76	20.42	68°28'51"
C4	107.68	120.00	N55°27'28"W	104.10	57.77	51°24'42"
C5	20.21	20.00	N52°13'14"W	19.36	11.06	57°53'38"
C6	195.05	330.00	N40°12'41"W	192.22	100.47	33°51'55"
C7	28.55	20.00	N16°15'02"W	26.19	17.32	81°48'05"
C8	230.73	280.00	N01°02'08"E	224.26	122.37	47°12'52"
C9	305.09	470.00	N03°58'33"W	299.77	158.14	37°11'34"
C10	19.75	280.00	S20°33'04"E	19.74	9.88	4°02'28"
C11	103.97	280.00	S07°53'34"E	103.37	52.59	21°16'31"
C12	101.43	280.00	S13°07'20"W	100.87	51.28	20°45'18"
C13	5.59	280.00	S24°04'17"W	5.59	2.79	1°08'35"

Line Table		
Line #	Length	Direction
L1	130.29	S70°43'22"E
L2	81.69	N75°49'40"E
L3	113.93	N19°16'38"E
L4	11.41	N24°38'34"E

LEGEND

- 1/2" CAPPED IRON ROD SET
STAMPED "CBD SETSTONE"
- 1/2" IRON ROD FOUND
- 17 LOT NUMBER
- ① BLOCK DESIGNATION

SCALE: 1" = 100'

ACREAGE: 12.032 ACRES

SURVEY: PHILIP A. SMITH SURVEY NO. 26
ABSTRACT NO. 415
HAYS COUNTY, TEXAS

TOTAL NO. LOTS	4
NO. RESIDENTIAL LOTS	3
NO. NON-RESIDENTIAL LOTS	1
NO. OF BLOCKS	1

AREA TABLE

AREA WITHIN SUBDIVISION	12.032 ACRES (524,109 SQ. FT.)
AREA OF SINGLE FAMILY LOTS	3.097 ACRES (134,926 sq. ft.)
AREA WITHIN PUBLIC STREETS	0 ACRES (0 sq. ft.)
BLOCK "F"	
LOT NO.	ACREAGE
9A	8.934 ACRES
10	1.049 ACRES
11	1.052 ACRES
12	0.997 ACRES

LOT SIZE	NO.
< 1 ACRE	1
1-2 ACRE	3
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	0
MINIMUM LOT SIZE: 0.997 AC (43,429 sq. ft.)	
AVERAGE LOT SIZE: 5.332 AC (232,240 sq. ft.)	

A REPLAT OF 12.032 ACRES, BEING A REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 1 OF 2



Carlson, Brigance & Doering, Inc.

FIRM ID #E3791 REG. # 10024900

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

J:\AC3D\5080-034\Survey\REPLAT OF LOT 9, BLK F, CALITERRA

REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN

Item 4.

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT CF CSLK CALITERRA LLC., ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN, RECORDED IN INSTRUMENT NUMBER 17019691, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING SITUATED IN THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 12.032 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN"

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20_____, A.D.

BY: _____
GREGORY L. RICH, MANAGER AND ATTORNEY-IN-FACT
OF CSLK CALITERRA, LLC
C/O SR CAPITAL MANAGEMENT-CALITERRA
12222 MERIT DRIVE, SUITE 1020
DALLAS, TX 75251

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY L. RICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME _____
MY COMMISSION EXPIRES: _____

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY 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 A 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 IN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECHO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

CHAD GILPIN, P.E., CITY ENGINEER

A.J. GRAY
OPERATIONS GENERAL MANAGER
DRIPPING SPRINGS WATER SUPPLY CORP.
WATER UTILITY PROVIDER

AARON REED
PUBLIC WORKS DIRECTOR
CITY OF DRIPPING SPRINGS
WASTEWATER UTILITY PROVIDER

THIS PLAT, CALITERRA PHASE FIVE SECTION FOURTEEN, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS

HEREBY APPROVED THIS THE _____ DAY OF _____, 20_____.

MIM JAMES, PLANNING & ZONING COMMISSION CHAIR
DATE

ANDREA CUNNINGHAM, DEPUTY CITY SECRETARY

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES, 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 PACHECHO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE: _____

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH

ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____,

20_____ A.D., AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20_____ A.D.

ELAINE HANSON CARDENAS BY: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

GENERAL NOTES:

1. THIS REPLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO 48209C0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
11. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
12. MINIMUM FRONT SETBACK SHALL BE 20'.
13. MINIMUM REAR SETBACK SHALL BE 20'.
14. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
16. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
17. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
21. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
22. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
23. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
24. ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
25. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
26. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
27. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PREDEVELOPED 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.
28. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
29. THIS DEVELOPMENT IS SUBJECT TO THE CALITERRA DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, RECORDED IN VOLUME 4978, PAGE 215, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
30. PEC ELECTRIC EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PADS AND A/C UNITS SHALL BE ALLOWED TO ENCRoACH WITHIN THE PEC ELECTRIC EASEMENT PER CONSULTATION WITH PEC.
31. THE PURPOSE OF THIS REPLAT IS TO ADD LOT 9A, AND LOTS 10-12, BLOCK F.

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C0115F, DATED SEPTEMBER 02, 2005.

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



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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



A REPLAT OF 12.032 ACRES, BEING A REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 2 OF 2



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5160



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 4.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL

CONSULTATION

DATE: _____

☐ NOT

SCHEDULED

PRE-APPLICATION

CONFERENCE

DATE: _____

☐ NOT SCHEDULED

PLAT TYPE

☐ Amending Plat

☐ Minor Plat

☒ Replat

☐ Final Plat

☐ Plat Vacation

☐ Other: _____

CONTACT INFORMATION

APPLICANT NAME Bill E. Couch, P.G., AICP CEP

COMPANY Carlson Brigrance and Doering, Inc.

STREET ADDRESS 5501 W. Wm. Cannon Dr.

CITY Austin STATE TX ZIP CODE 78749

PHONE 512 280-5160 EMAIL bill@cbdeng.com

OWNER NAME Greg Rich

COMPANY CF CSKJ Caliterra, LLC

STREET ADDRESS 12222 Merit Drive, Suite 1020

CITY Dallas STATE TX ZIP CODE 75251

PHONE (972) 960-2777 EMAIL grich@siepiela.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	CF CSKJ Caliterra, LLC
PROPERTY ADDRESS	RR 12, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	Replat of Caliterra Section 2 Phase 7 Block B Lot 9
TAX ID #	
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	12.032 acres
SCHOOL DISTRICT	Drippings Springs ISD
ESD DISTRICT(S)	#1 and #6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Peaksides Circle</u> <input type="checkbox"/> State Name: <u>Premier Park Loop</u> <input checked="" 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>Caliterra Subdivision</u>

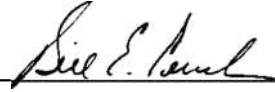
ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Replat Caliterra Phase 2 Section 7 Block D Lot 9 Block D
TOTAL ACREAGE OF DEVELOPMENT	12.032
TOTAL NUMBER OF LOTS	4
AVERAGE SIZE OF LOTS	5.332
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>3</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>3.097</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	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 checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Senior Project Manager

SIGNATURE: _____

**PUBLIC UTILITY CHECKLIST****ELECTRIC PROVIDER NAME** (if applicable): PEC☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**COMMUNICATIONS PROVIDER NAME** (if applicable): _____☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**WATER PROVIDER NAME** (if applicable): DSWSC☐ 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?**☒ YES ☐ NOT APPLICABLE**AGRICULTURE FACILITIES (FINAL PLAT)?**☐ YES ☒ NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

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

APPLICANT'S SIGNATURE

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

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

Bill E. Couch

Applicant Name

Bill E. Couch

4-7-23

Applicant Signature

Susan O. Martin

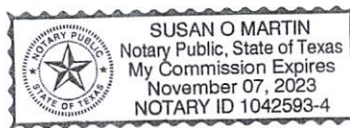
Date

04/07/2023

Notary

Date

Notary Stamp Here

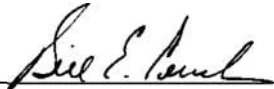


Property Owner Name

Property Owner Signature

Date

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

Applicants Signature:  Date: 04-7-23

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

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

FINAL PLAT INFORMATION REQUIREMENTS

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

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

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

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

Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.

Parkland Dedication,
Article 28.03

Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.

Landscaping and Tree
Preservation, Article
28.06

Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</p>
Zoning, Article 30.02, Exhibit A	<p>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</p>



Planning and Zoning Commission

Planning Department Staff Report

**Planning and Zoning
Commission Meeting:**

June 27, 2023

Project No:

SUB2023-0025

Project Planner:

Tory Carpenter, AICP – Planning Director

Item Details**Project Name:**

Caliterra Phase 3 Section 10 Preliminary Plat

Property Location:

Caliterra Parkway at Pointe Du Hoc Loop

Legal Description:

20.19 acres out of the Philip A Smith Survey

Applicant:

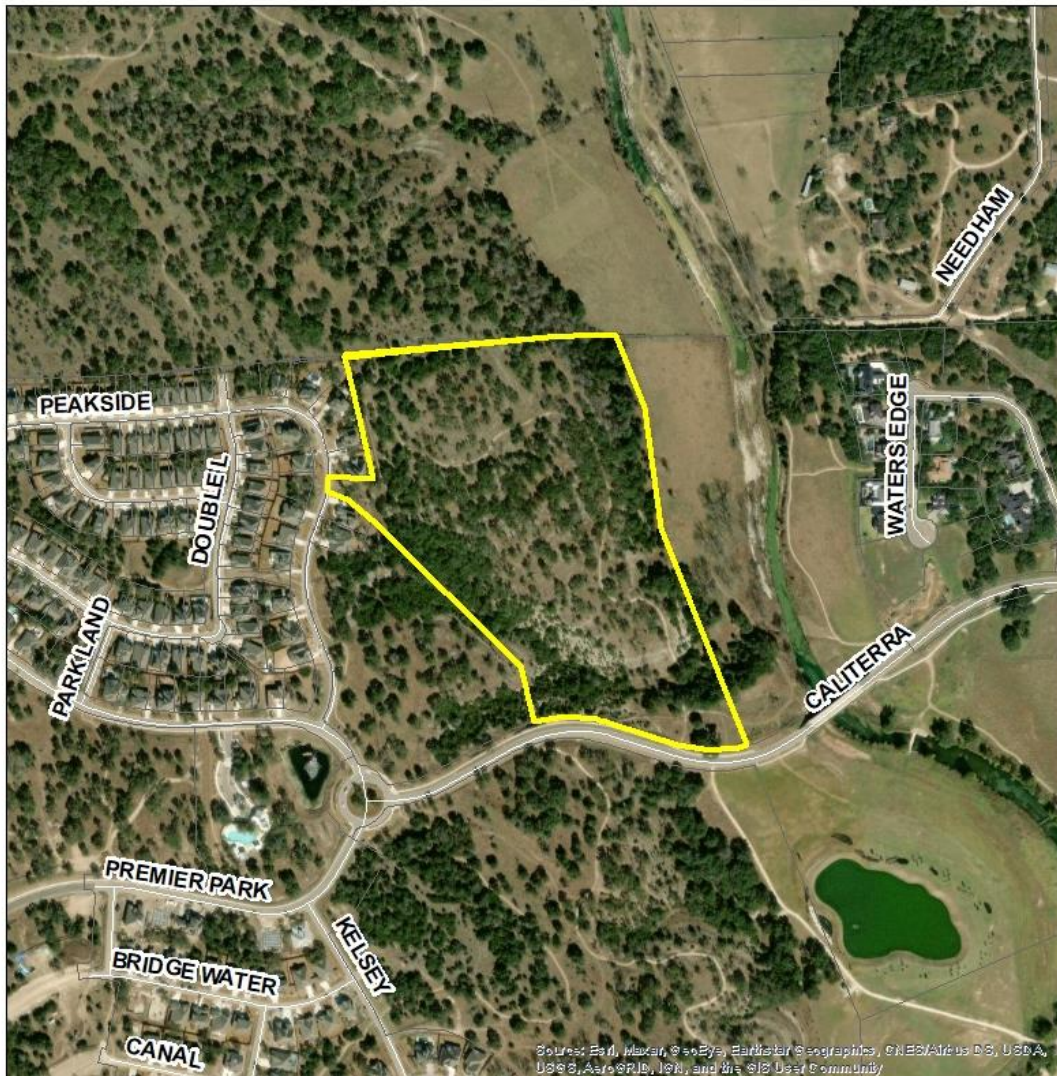
Bill E. Couch, Carlson Brigrance and Doering, Inc.

Property Owner:

Development Solutions CAT, LLC

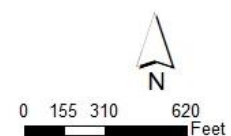
Staff recommendation:

Denial of the preliminary plat based on outstanding comments.

**Location Map**

SUB2023-0025
Caliterra Phase 3 Section 10
Preliminary Plat

Roads



Overview

The proposed subdivision includes 21 residential lots and 12.386 acres of drainage/open space. This request is consistent with the parks plan and development agreement as shown in the highlighted maps below.

Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

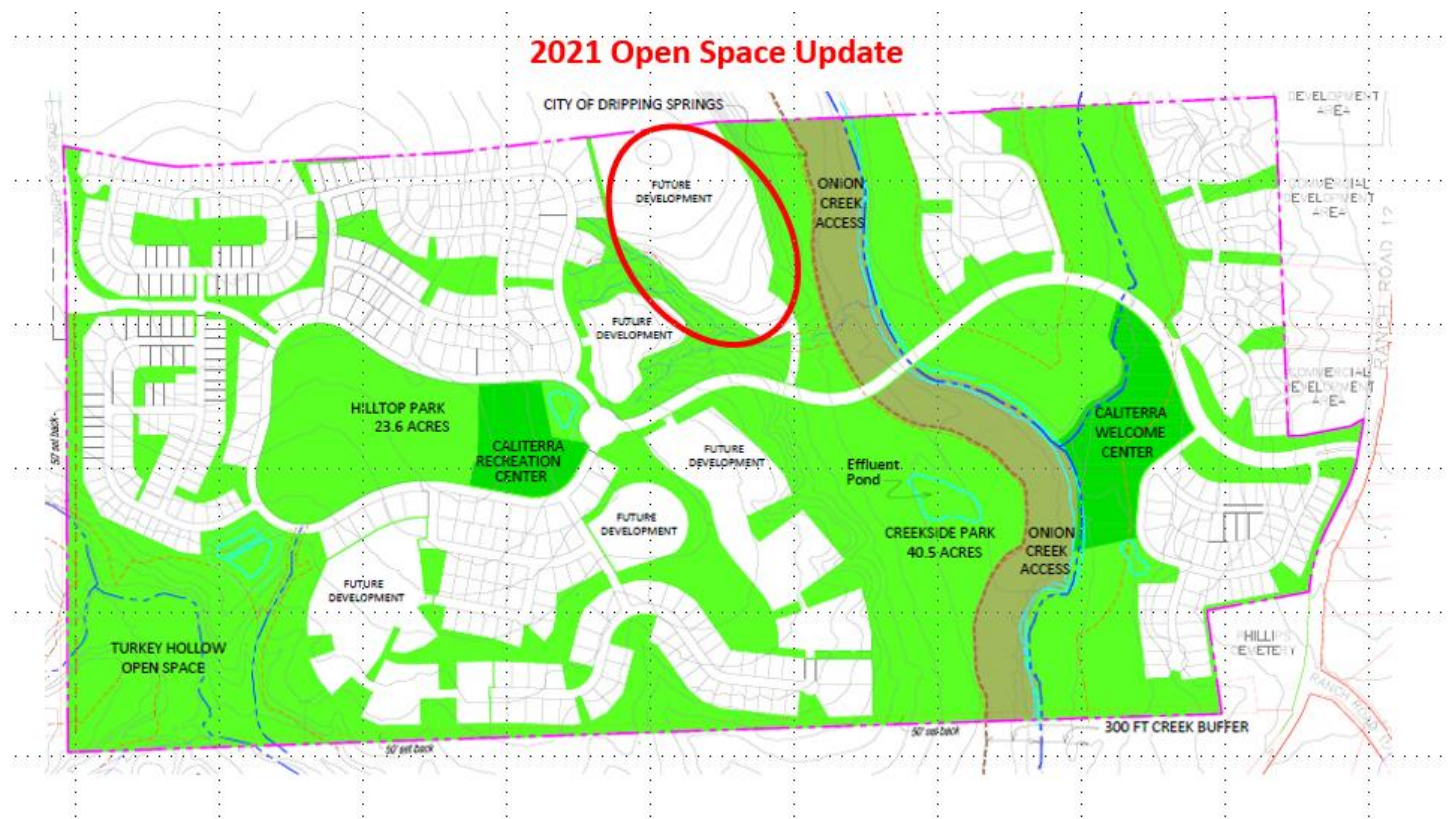
Site Information

Location: Caliterra Parkway

Zoning Designation: ETJ / Caliterra Development Agreement

Property History

The original Caliterra Development Agreement was approved in 1999 under the name Coyote Crew Ranch. This agreement was amended in 2002, and again in 2014. In 2021, the Parks and Open Space plan was amended to reflect the change of the concept plan in the 2018 development agreement amendment.



Planning Department Staff Report

Item 5.

Recommendation

Denial based on outstanding comments.

Attachments

Exhibit 1 – Subdivision Application

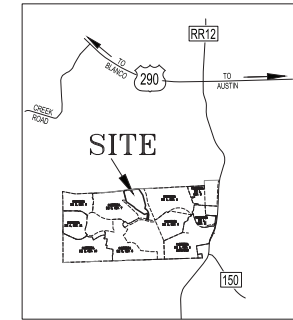
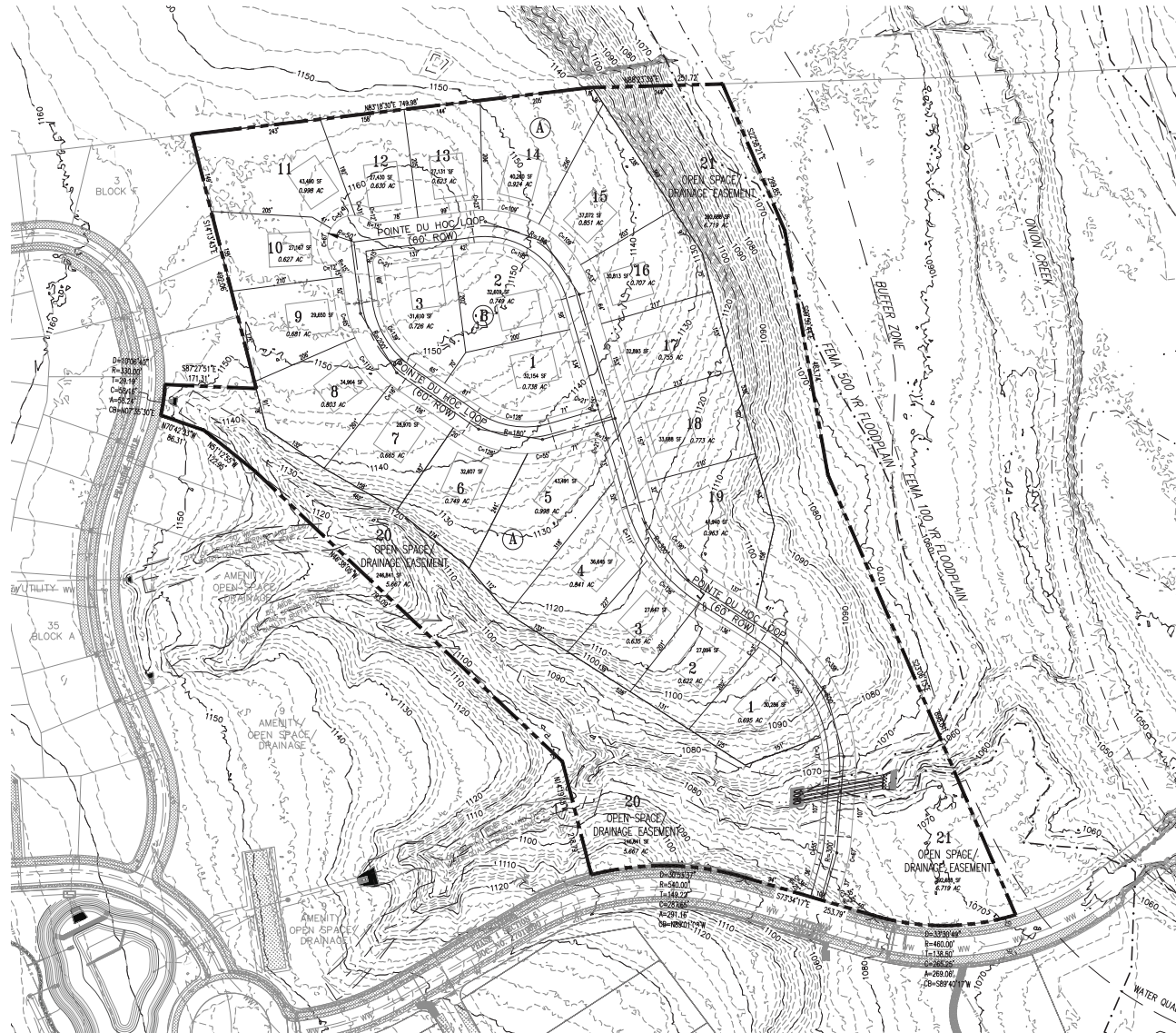
Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding comments

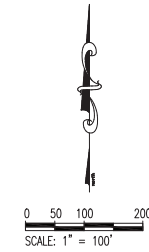
Recommended Action	Denial based on outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None as of the date of this report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

CALITERRA PHASE 3 SECTION TEN

PRELIMINARY PLAN



VICINITY MAP
(N.T.S.)



LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	FEMA 100 YEAR FLOODPLAIN
---	BUTLER ZONE
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
W.L.E.	WATER LINE EASEMENT
W.Q.E.	WASTEWATER EASEMENT
W.Q.	WATER QUALITY EASEMENT
ELEC.E.	ELECTRIC EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.S.E.	LANDSCAPE & SOIL EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
S.M.E.	SUBMERG EASEMENT

ORIGINAL SUBMITTAL DATE: AUGUST 10, 2020
TOTAL ACREAGE: 32.591 ACRES

FEMA MAP NO: 48209C-0115F
EFFECTIVE DATE: SEPTEMBER 2, 2005

TOTAL NO. OF LOTS: 24
NO. OF BLOCKS: 2
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 22
NO. OF OPEN SPACE/DRAINAGE LOTS: 2

LINEAR FOOTAGE OF RIGHT-OF-WAY

POINTE DU HOC LOOP (LOCAL STREET) 60' R.O.W.	2,495'	3,437' AC.
TOTALS	2,495'	3,437' AC.

DATE: APRIL 17, 2023

OWNER: OF CSLK CALITERRA, LLC.
12222 MERIT DRIVE
SUITE 1020
DALLAS, TEXAS 75251
PHONE: (512) 651-8100
GREGORY L. RICH, MANAGER

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

DESIGNED BY	DRP
DRAFTED BY	DRP
DATE	
REVISION	

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
Main Office: 5501 West William Cannon Drive, Austin, Texas 78749
Phone No. 512-280-5160
Fax No. 512-280-5165
www.carlsonbrig.com



PRELIMINARY PLAN
CALITERRA PHASE 3 SECTION 10
PRELIMINARY PLAN

SHEET NAME:
JOB NAME:
PROJECT:



DATE: MAY 2023
JOB NUMBER: 5006
SHEET: 1 OF 3

CALITERRA PHASE 3 SECTION TEN

PRELIMINARY PLAN

CALITERRA PH 3 SEC 10

LOT	BLOCK NO	SF	AC
A 1	30,388.68	0.69	
A 2	27,081.88	0.62	
A 3	27,047.28	0.62	
A 4	36,644.83	0.84	
A 5	43,445.38	0.99	
A 6	32,895.82	0.76	
A 7	28,054.94	0.65	
A 8	34,849.29	0.80	
A 9	28,648.94	0.66	
A 10	27,907.27	0.64	
A 11	43,445.42	0.99	
A 12	27,430.03	0.63	
A 13	27,155.81	0.62	
A 14	40,250.37	0.94	
A 15	27,071.48	0.61	
A 16	30,810.52	0.71	
A 17	30,883.27	0.73	
A 18	33,685.53	0.77	
A 19	41,355.93	0.95	
TOTAL SF	633,237.25	14.537	
B 1	32,154.47	0.74	
B 2	32,680.97	0.76	
B 3	31,670.21	0.73	
TOTAL SF	96,505.65	2.212	
TOTAL PH 3 SEC 10			
BRIDGE FRAME LOTS	728,810.84	SF = 16,749 AC	

LOT	BLOCK NO	OPEN SPACE/ DRAINAGE	AC
A 20	245,840.02	5.80	
A 21	262,807.79	6.78	
TOTAL SF	508,647.81	12.58	
TOTAL PH 3 SEC 10			
OPEN SPACE/DRAINAGE LOTS	535,526.41	SF = 12.388 AC	

TOTAL PH 3 SEC 10
ROW AREA 150,022.088 = 3.469 AC

LOT SIZE	NO.
< 1 ACRE	22
1-2 ACRE	0
2-3 ACRE	0
3-10 ACRE	2
> 10 ACRE	0

MINIMUM LOT SIZE:
0.266 AC. (24,184.67 SF)
AVERAGE LOT SIZE:
0.786 AC. (33,751.71 SF)

GENERAL NOTES:

- THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
- A PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON FLRJM, PANEL NO 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
- IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
- MINIMUM FRONT SETBACK SHALL BE 20'.
- MINIMUM REAR SETBACK SHALL BE 20'.
- MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 15'.
- UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED, IF ANY CITY RIGHT-OF-WAY EXISTS AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AS THOSE REGULATIONS EXISTED ON JANUARY 14, 2014.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
- ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESO HL. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
- PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE DESCRIBED AND DEFINED IN THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014, AS AMENDED.
- ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
- ALL LOTS HAVE ADEQUATE FRONTAGE TO ALLOW FOR COMPLIANCE WITH HAYS COUNTY DRIVEWAY SPACING REQUIREMENTS.
- THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, RECORDED IN VOLUME 4878, PAGE 215 (DOCUMENT NUMBER 14021130 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).
- HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER UTILITIES AND PONDS.
- THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE AS IT MAY BE MODIFIED BY THE DEVELOPMENT AGREEMENT.
- PEC EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, AC PADS AND AIC UNITS SHALL BE ALLOWED TO ENCRDACH WITHIN THE PEC EASEMENT PER PREVIOUS CONSULTATION WITH PEC.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

DESIGNED BY:	DRAFTED BY:
DATE:	DATE:
REVISION:	REVISION:

Carlson, Brigrance & Doering, Inc.

City Engineering • Surveying

1800 E. 20th Street, Suite 200
Austin, Texas 78704
Phone No. (512) 265-1100
www.cbdri.com

North Office: 1800 E. 20th Street, Suite 200
Austin, Texas 78704
South Office: 1320 W. 14th Street, Suite 200
Austin, Texas 78704
Phone No. (512) 265-1100
www.cbdri.com

SHEET NAME: NOTES AND DETAILS SHEET 2 OF 2

JOB NAME: CALITERRA PHASE 3 SECTION 10

PROJECT: PRELIMINARY PLAN



DATE:	MAY 2023
JOB NUMBER:	5006
SHEET:	3 OF 3



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Dripping Springs, TX 78620

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PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: 11-1-22☐ NOT SCHEDULED☐ NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Bill E. CouchCOMPANY Carlson Brigrance and Doering, IncSTREET ADDRESS 5501 W. William Cannon Dr.CITY Austin STATE TX ZIP CODE 78749PHONE 512 280-5160 EMAIL Bill@cbdeng.comOWNER NAME Greg Rich, Attorney in FactCOMPANY CF CSLK CALITERRA LLCSTREET ADDRESS 12222 Merit Drive, Suite 1020CITY Dallas STATE TX ZIP CODE 75251PHONE (972) 960-2777 EMAIL grich@siepiela.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	CK CSKL Caliterra, LLC Greg Rich Attorney in Fact
PROPERTY ADDRESS	Caliterra Pkwy at Pointe Du Hoc
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, TRACT 13: SECTION 10, ACRES 20.19
TAX ID #	R164970
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	32.91
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	6 and 1
ZONING/PDD/OVERLAY	NA - Development Agreement
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Caliterra Pkwy</u> <input type="checkbox"/> State Name: _____ <input checked="" 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>Caliterra Development Agreement</u>

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Caliterra Phase 3 Section 10
TOTAL ACREAGE OF DEVELOPMENT	32.91
TOTAL NUMBER OF LOTS	22
AVERAGE SIZE OF LOTS	0.760 ac
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>22</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>16.749</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>2945</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Sr. Project ManagerSIGNATURE: **PUBLIC UTILITY CHECKLIST****ELECTRIC PROVIDER NAME** (if applicable): PEC☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**COMMUNICATIONS PROVIDER NAME** (if applicable): Spectrum☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**WATER PROVIDER NAME** (if applicable): DSWSC☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**WASTEWATER PROVIDER NAME** (if applicable): Dripping Springs See Development Agreement☒ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**GAS PROVIDER NAME** (if applicable): One Gas☐ VERIFICATION LETTER ATTACHED ☐ NOT APPLICABLE**PARKLAND DEDICATION?**☒ YES ☐ NOT APPLICABLE**AGRICULTURE FACILITIES (FINAL PLAT)?**☐ YES ☒ NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

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

APPLICANT'S SIGNATURE

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

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

Applicant Name

Bill E. Couch

11-21-22

Applicant Signature

Bill E. Couch

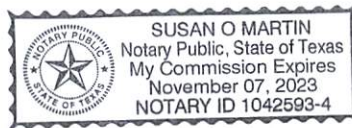
Date

11-21-22

Notary

Date

Notary Stamp Here



Susan O. Martin


11/21/2022

Property Owner Name

Property Owner Signature

Date

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

Applicants Signature:  Date: 5-17-23

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

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (3 copies required – 11 x 17)
<input type="checkbox"/>	<input type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider "Will Serve" Letters
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)

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<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with

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

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

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

		Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant's plans for the project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
--	--	--

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	Consistent with Development Agreement
Parkland Dedication, Article 28.03	Consistent with Development Agreement
Landscaping and Tree Preservation, Article 28.06	Consistent with Development Agreement

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



Date: June 23, 2023

Bill Couch
Carlson, Brigrance and Doering, Inc
bill@cbdeng.com

Permit Number: SUB2023-0025
Project Name: Caliterra Phase 3 Section 10 Preliminary Plat

City Planner Comments

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

1. Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)] Provide a solid light gray shade to indicate the City Limits.
2. Provide a parks and open space table showing required open space requirements and what has been addressed throughout the development. [Caliterra development agreement 2.5.4].
3. Pay required plat review fee. [Caliterra development agreement 2.6.3].
4. Rename "Preliminary Plan" to "Preliminary Plat" throughout the document. [Sub. Ord. 4.7(g)].

Engineer/Public Works Comments

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

5. Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)] Provide a solid light gray shade to indicate the City Limits.
6. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Ponds. [Plat Information Requirements]
7. Label widths of all WQBZs [WQO 22.05.017].
8. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements].
9. Indicate proposed water and wastewater connections on Schematic Engineering plans.

Open spaces, friendly faces.



To: Planning & Zoning Commission Members
From: Tory Carpenter, AICP – Planning Director
Date: June 27, 2023
RE: Penn Tract PDD

I. Overview

Staff received an application for the Penn Tract Development District. This item is on the agenda for a project introduction from the applicant. We are asking the Commission to appoint one or two Commission members to the Development Agreement Working Group.

II. Project Summary

The proposed is 529.87 acres and consists of a wide range of single family and multifamily residential housing types. There are proposed commercial uses along Ranch Road 12. The applicant has not provided overall density or number of residential units.

III. Utilities

Water and wastewater utilities will be negotiated during the PDD process.

IV. Transportation

The proposed FM150 extension runs along the north portion of the property. Other required transportation improvements will be determined through a Traffic Impact Analysis.



DRIPPING SPRINGS
Texas

Item 6.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____

CONTACT INFORMATION

PROPERTY OWNER NAME Anchor Fast, LLC
STREET ADDRESS 1420 W 51st Street
CITY Austin STATE TX ZIP CODE 78756-2608
PHONE 512 477-6566 EMAIL jgray@gigared.net

APPLICANT NAME JACK S. Gray, Jr.
COMPANY _____
STREET ADDRESS 1420 W. 51st Street
CITY Austin STATE TX ZIP CODE 78756-2608
PHONE 512 477-6566 EMAIL jgray@gigared.net

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	Anchor Fast, LLC
PROPERTY ADDRESS	25501 Ranch Road 12, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	See Attached
TAX ID#	R14259
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	Ag
REQUESTED ZONING/AMENDMENT TO PDD	SF-3, SF-5, MF, G.U.I., CS
REASON FOR REQUEST (Attach extra sheet if necessary)	The property has recently been Annexed into the City. The new zoning classifications are being requested so that the property can be developed with single family residence, multi-family, commercial services and government, utility and institutional uses.
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	See above

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 N/A 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. _____.)

ANCHOR FAST, LLC
Jack S. Gray, Jr.
 Name
MANAGER
 Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 9th day of JUNE,

2023 by JACK S. GRAY, JR.

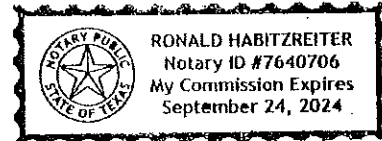
Ronald Habitzreiter
 Notary Public, State of Texas

My Commission Expires: _____

ANCHOR FAST, LLC

BY JACK S. GRAY, JR.

Name of Applicant



ZONING AMENDMENT SUBMITTAL

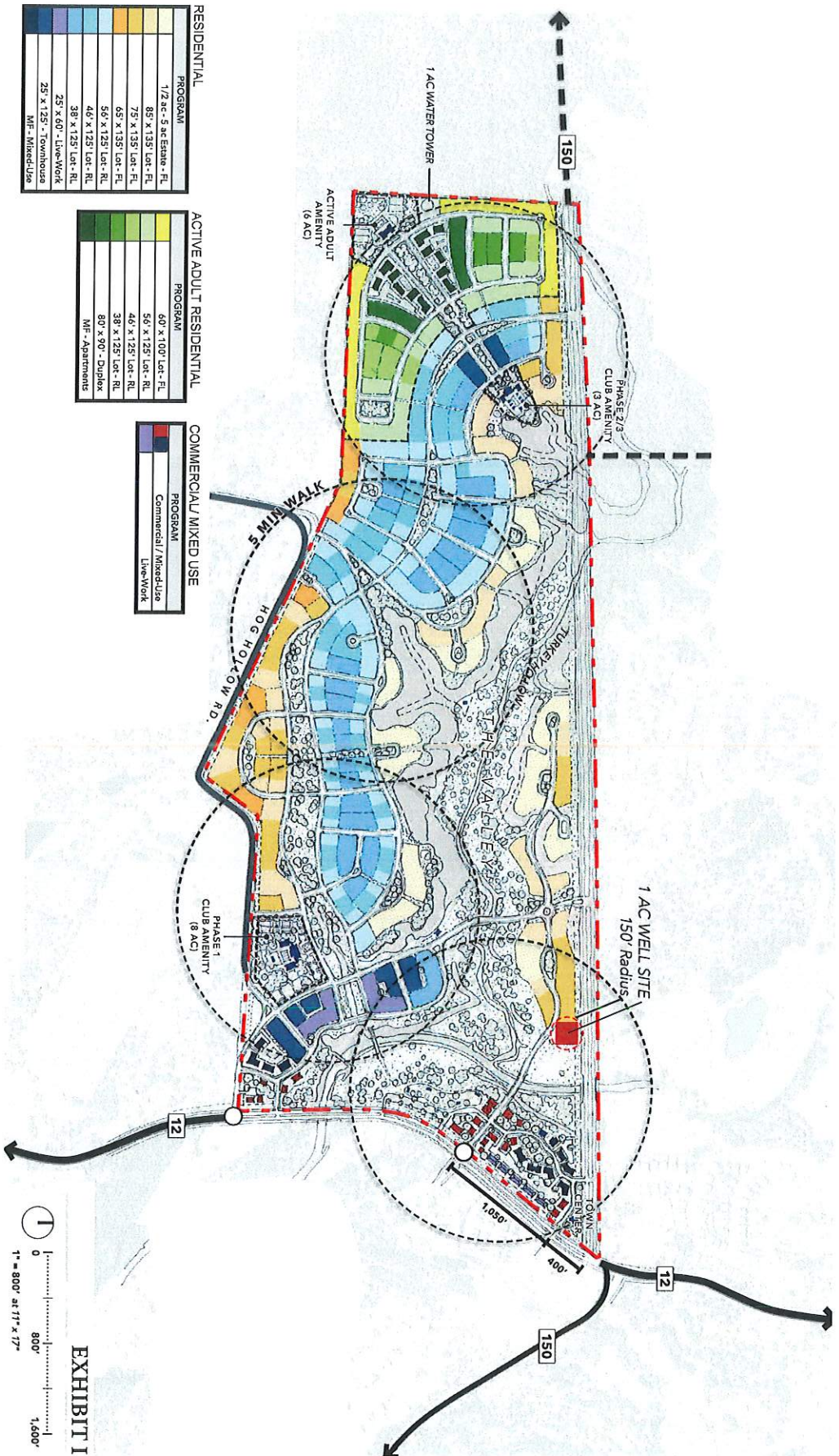
All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above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

Jack S. Gray Jr.
Applicant Signature

6/9/23
Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (refer to Fee Schedule) \$60.00
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	GIS Data
<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"/>	Concept Plan
<input type="checkbox"/>	<input type="checkbox"/>	Plans
<input type="checkbox"/>	<input type="checkbox"/>	Maps
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (attach extra sheets if necessary)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (attach extra sheets if necessary)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (refer to Fee Schedule) \$25.00
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Planned Development District (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment



PENN TRACT PLANNED DEVELOPMENT DISTRICT ORDINANCE
DRIPPING SPRINGS, TEXAS

HART HOWERTON

SOUTHERN LAND
COMPANY

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
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 for Resubmittal
SUB2021-0069 Cannon Ranch Ph 1 Construction Plans	CL	Cannon Ranch Road	Development of 122 residential lots with public roadways, utilities, and drainage features.	Approved with conditions
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Approved with conditions
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Waiting for Resubmittal
SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP	ETJ	17901 FM 1826	FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres	Waiting for Resubmittal
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0021 Headwaters at BC Phase 3 CP	ETJ	Intersection of Hazy Hills Loop and Roy Branch Road	Construction Plans	Approved with conditions
SUB2022-0023 Overlook at Bunker Ranch CP	CL	2004 Creek Road	Construction Plans for 12 single family lots with 1 drainage lot	Approved with conditions
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0033 The Ranch at Calterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved with conditions
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Force mains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater force mains to connect with Dripping Springs WWTP	Approved with conditions
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of which are residential and 1 will be landscaping	Waiting for Resubmittal
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of which are residential and 1 will be landscaping	Approved with conditions
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	Approved with conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting for Resubmittal
SUB2022-0046 Kali Kate	ETJ	4550 FM 967	City of Dripping Springs and City of Buda Interlocal Agreement	Waiting for Resubmittal
SUB2022-0047 Ariza West 290	ETJ	13900 W US Highway 290	The Final Plat for an apartment complex	Approval with Conditions
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting for Resubmittal
SUB2022-0049 Serenity Hills	ETJ	1111 HAYS COUNTRY ACRES ROAD	50 Lot subdivision in Dripping Springs ETJ	Approved with conditions
SUB2022-0050 North 40, Section 2, Block B, Lots 1, 2, 29, and 30	CL	28501 RR 12	Amending Plat to combine 4 lots into 1	Under Review
SUB2022-0052 Village Grove Phase 1 CP	CL	Sports Park Rd	The construction plans for phase 1 of the Village Grove development	Waiting for Resubmittal
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Under Review
SUB2023-0003 The Ranch at Calterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Waiting for Resubmittal
SUB2023-0004 Driftwood 967, Ph 1, Lot 2 Replat	ETJ	FM 967 at FM 1826	Subdividing 1 lot to 11 lots to be part of the Driftwood Development	Approved
SUB2023-0005 Skylight Hills Prelim	ETJ	13001 & 13111 High Sierra	Creating 11 residential lots in the ETJ	Under Review
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Waiting for Resubmittal
SUB2023-0007 Skylight Hills Construction Plans	ETJ	13001 & 13111 High Sierra	Creating the infrastructure of 11 residential lots	Under Review
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Under Review
SUB2023-0009 Needham Estate, Lot 3 Replat	ETJ	701 Needham Rd	Dividing lot 3 into two lots, 3A and 3B.	Withdrawn
SUB2023-0010 Calterra Phase 5 Section 13 Prelim	ETJ	Bridge Water Loop at Kelsey Lane	Prelim plat for 11 new lots in phase 5 section 13	Approved
SUB2023-0012 Springlake Lot 57 Replat	ETJ	100 Oakview Dr	Subdivide the existing tract of land into two newly platted tracts of land.	Under Review
SUB2023-0011 Big Sky Ranch Phase 3 AP	CL	171 Sue Peak Loop	Amending plat to accommodate builders larger home designs.	Approval with Conditions
SUB2023-0013 WT Chapman, 5th Addition, Lots 1-4 Amending Plat	CL	216 South Bluff St	Dividing 1 lot into 4.	Waiting for Resubmittal
SUB2023-0014 Parten Ranch Phase 8 CP	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	81.03 acres with 87 single family lots and 3 drainage / open space lots and right of way.	Approval with Conditions
SUB2023-0016 520 Matzig Replat	ETJ	520 Matzig Cove	Modify drainage easement.	Waiting for Resubmittal
SUB2023-0017 Calterra Phase Two Lot 9 Block F Section Seven Replat	ETJ	Peakside Circle	Subdivide single lot into 4 lots.	Under Review
SUB2023-0018 Cannon Ranch Phase 2 Final Plat	CL	Rushmore Drive at Lone Peak Way	Subdivide into 100 lots.	Waiting for Resubmittal
SUB2023-0019 Driftwood Golf and Ranch Club, Phase 4, Revised Preliminary Plan	ETJ	Driftwood Ranch Drive	Revise original plat of DW Ph 4 prelim.	Approved
SUB2023-0020 Driftwood Golf and Ranch Club, Phase 4 Final Plat	ETJ	Driftwood Ranch Drive	Subdivide into 20 lots.	Waiting for Resubmittal
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water, wastewater subdivision constructions plans.	Approval with Conditions
SUB2023-0022 Cannon Ranch Phase 2 CP	CL	Rushmore Drive at Lone Peak Way	97 single family residential lots and 3 open space lots including construction of public roadways, utilities and storm drain infrastructure.	Waiting for Resubmittal
SUB2023-0023 Re-Subdivision Lot 2, Driftwood 967 Phase One CP	ETJ	FM 967 at FM 1826	Subdivide one large lot into 5 residential lots, 2 commercial lots, 2 open space lots and 2 private streets.	Waiting for Resubmittal
SUB2023-0024 Calterra Phase 5 Section 13 Construction Plans	ETJ	Kelsey Lane	11 single family lots.	Waiting for Resubmittal
SUB2023-0025 Calterra Phase 3 Section 10 Preliminary Plat	ETJ	Pointe Du Hoc Loop	22 single family lots and 2 open space lots.	Under Review
SUB2023-0026 Driftwood Golf and Ranch Club, Phase Two, Block H, Lots 11 and 12 Amending Plat	ETJ	204 Sutton Court	Combining lots 11 and 12 into a single family lot.	Under Review
SUB2023-0027 Bush Ranch, Phase 1, Lots 1 & 2 Amending Plat	ETJ	235 & 295 Ledge stone Drive		Under Review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality	Waiting on resubmittal
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0008 Patriot's Hall Phase 1B	ETJ	231 Patriots Hall Blvd	New Patriot's Hall event building with parking, infrastructure and water quality	Waiting on resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0016 JWLP Lot 6 Revision 1	CL	249 Sportsplex Drive	Revision to the original site plan	Under Review
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Waiting on resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Approved w/ Conditions
SD2022-0023 Christian Automotive	ETJ	100 N. Canyonwood Drive	Construction of an approximately 6,000 square feet of light automotive facility	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting on resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Waiting on resubmittal
SD2022-0027 Sawyer Ranch Lot 3A	CL	13341 W US 290	Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities.	Approved w/ Conditions
SD2022-0029 Headwaters Commercial East Phase 1 SP	CL	Headwaters Blvd.	Development of a preschool with associated utility infrastructure, storm infrastructure, parking lot improvements, and a water quality/detention pond that accounts for future developments	Waiting on resubmittal
SD2022-0031 WHIM Corporate Site Plan	CL	27950 RR12	The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan.	Waiting on resubmittal
SD2022-0038 CAK Capital Office Building	CL	28496 Ranch Road 12	Site improvements for future detached office building	Approved
SD2022-0039 Big Sky Ranch WWTP	CL	Sue Peaks Loop	Temporary Wastewater Treatment Plan and subsurface area drip disposal system to serve Big Sky Development	Waiting on resubmittal
SD2022-0041 Dripping Springs Urgent Care	CL	164 Belterra Village Way	Ground up development of an urgent care facility within the Belterra Commercial District	Under Review
SD2022-0042 Suds Brothers Car Wash	CL	610 W Hwy 290	Rapid car wash facility	Waiting on resubmittal
SD2022-0043 Tiger Lane Office Complex	CL	Tiger Lane	Office complex with potential for food trucks	Approved
SD2023-0001 Arrowhead Ranch Offsite Wastewater Extension	CL	Arrowhead Ranch	To connect the existing wastewater improvements from Arrowhead to the City wastewater system.	Approved
SD2023-0002 Fitzhugh Corners	ETJ	15310 Fitzhugh Road	A 13,908 sq ft building with site improvements	Waiting on resubmittal
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on resubmittal
SD2023-0006 DS Vet Clinic	CL	Cortaro Dr & RR 12	2 Phase Site Development Plan with 3,957sf veterinarian clinic with paving, drainage and utility infrastructure	Under Review
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of tow additional duplexes w/ accompanying site improvements	Under Review
SD2023-0009 Paloma	CL	235 Sports Park Rd	Adding improvements to the site	Waiting on resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on resubmittal
SD2023-0012 Ariza 290 West	ETJ	13900 W US Highway 290	Multifamily residential.	Waiting on resubmittal

<i>Ongoing Projects</i>	
Comprehensive Plan	Meetings with DTJ
Cannon Mixed-Use	Pending resubmittal
PDD2023-0001 Madelynn Estates	New PDD
PDD2023-0002 Southern Land	New PDD