



## PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Wednesday, December 16, 2020 at 6:30 PM

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### VIDEOCONFERENCE MEETING

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

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

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### Agenda

#### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/82873597204?pwd=Qm8xc0VYT21Ha2dnUCtYcGp2bkFYUT09>

***Meeting ID:*** 828 7359 7204

***Passcode:*** 728452

***Dial Toll Free:***

877 853 5257 US Toll-free

888 475 4499 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/82873597204>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/82873597204>

#### CALL TO ORDER AND ROLL CALL

**Commission Members**

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Evelyn Strong

Tammie Williamson

**Staff, Consultants & Appointed Elected Officials**

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
Senior Planner Amanda Padilla  
City Engineer Chad Gilpin  
Planning Consultant Robyn Miga

**PLEDGE OF ALLEGIANCE**

**PRESENTATION OF CITIZENS**

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

**CONSENT AGENDA**

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

- 1. Approval of the November 18, 2020 Planning & Zoning Commission regular meeting minutes.**
- 2. Disapproval of a plat for the reasons set forth in the item SUB2020-0034: a Final Plat for Heritage Phase 1 an approximately 37.07 acres out of 190.317 acre tract of land situated in the Philip Smith Survey, Abstract NO. 415, the City of Dripping Springs, Hays County, Texas. The property is generally located off Sportsplex Drive. Applicant: Alex Granados, P.E. Kimley-Horn & Associates**
- 3. Disapproval of a plat for the reasons set forth in the items applications for a Preliminary Plat (SUB2020-0028) and Final Plat (SUB2020-0029), consisting of approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, generally located south of Sports**



**Park Road, and east of RR 12, to be known as CRTX Addition.** *Applicant: Doug Cobb, CRTX Development, LLC*

- 4.** Disapproval of a plat for the reasons set forth in the item SUB2020-0025: a Final Plat for Arrowhead Ranch Phase 3 an approximately 27.718 acres out of 183.793 acre tract of land situated in the Benjamin F. Hanna Survey, Abstract NO. 222, the City of Dripping Springs, Hays County, Texas. The property is generally located off Arrowhead Ranch Blvd. *Applicant: Kelly Hickler, CBD, Inc.*
- 5.** Disapproval of a plat for the reasons set forth in the item SUB2020-0022: a Preliminary Plat for Big Sky Ranch at Dripping Springs Tract 2 an approximately 12.23 acre tract of land situated in the Philip A. Smith League Survey, Abstract NO. 415 and LV Davis Jr. Preemption Survey, Abstract NO. 673, the City of Dripping Springs, Hays County, Texas. The property is generally located off Lone Peak Way. *Applicant: Christopher Reid, P.E., Doucet & Associates, Inc.*

## **BUSINESS**

- 6.** Public hearing and consideration of approval regarding SUB2020-0037: an application to consider a Replat with a Vacation for Caliterra Phase 3 Sec 9 for property generally located off Double L Drive, Dripping Springs, Texas, 78620 (Legal Description: Caliterra Phase 3 Section 9). The applicant is proposing to vacate a utility easement. *Applicant: Bill Couch, Carlson Brigance and Doering, INC.*
  - a) Presentation
  - b) Staff Report
  - c) Public Hearing
  - d) Replat with Vacation
- 7.** Public hearing and consideration of a recommendation regarding CUP2020-0011: an application to consider a conditional use permit to allow for a Mobile Food Vendor at the property located at 211 Mercer Street, Dripping Springs, Texas 78620 within the Mercer Street Historic District. *Applicant: John McIntosh*
  - a) Public Hearing
  - b) Conditional Use Permit- **Applicant has requested postponement**
- 8.** Public hearing and consideration of a recommendation of an Ordinance amending Chapter 28, Article 29.03 Parkland Dedication. The proposed amendment will update regulations, requirements for dedication of Parkland, and criteria for fee-in-lieu. The amendment will also provide for a Park Development Fee.
  - a) Staff report
  - b) Public Hearing
  - c) Ordinance
- 9.** Public hearing and consideration of a recommendation of an Ordinance amending Chapter 30, Exhibit A Zoning Ordinance and Appendix E Zoning Use

**Regulations to allow an accessory structure use to a principal use in Government/Utility/Institutional Districts.**

- a) Staff report
- b) Public Hearing
- c) Ordinance

**10. Public hearing and consideration of a recommendation of an Ordinance amending Chapter 28, Exhibit A Subdivision Ordinance, Sec 4.10 Revisions to Approved Preliminary Plat to update regulations to major and minor revisions.**

- a) Staff report
- b) Public Hearing
- c) Ordinance

**REPORTS OF STAFF AND AGENCIES**

*No action to be taken.*

**11. Planning Department Project Report**

**EXECUTIVE SESSION**

*The Planning and 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 and Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

**UPCOMING MEETINGS**

**Planning & Zoning Commission Meetings**

- January 27, 2021 at 6:30 p.m.
- February 23, 2021 at 6:30 p.m.
- March 23, 2021 at 6:30 p.m.

**City Council Meetings**

- January 12, 2021 at 6:00 p.m.
- January 19, 2021 at 6:00 p.m.
- February 9, 2021 at 6:00 p.m.

**ADJOURN**

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

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

*Due to the Texas Governor Order, Hays County Order, City of Dripping Springs Disaster Declaration, and Center for Disease Control guidelines related to COVID-19, a quorum of this body could not be gathered in one place, and this meeting will be conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **December 11, 2020 at 3:00 p.m.***

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*City Secretary*

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



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Wednesday, November 18, 2020 at 6:30 PM

## MINUTES

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/86551216252?pwd=SEUrTU9zak9oQmFWSjRhDXpUT2dIZz09>

***Meeting ID:*** 865 5121 6252

***Passcode:*** 327970

***Dial Toll Free:***

877 853 5257 US Toll-free

888 475 4499 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/86551216252>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/86551216252>

### CALL TO ORDER AND ROLL CALL

**Commission Members**

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman (arrived at 6:35 p.m.)

**Commission Members absent were:**

Evelyn Strong

Tammie Williamson

**Staff, Consultants & Appointed/Elected Officials**

Deputy City Administrator Ginger Faught

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Senior Planner Amanda Padilla

City Engineer Chad Gilpin

Planning Consultant Robyn Miga

Mayor Pro Tem Taline Manassian

With a quorum of the Commission present, Chair James called the meeting to order at 6:01 p.m.

## PLEDGE OF ALLEGIANCE

Vice Chair Martin led the Pledge of Allegiance to the Flag.

## PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.

## CONSENT AGENDA

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

The Commission considered Consent Agenda Items 1 and 2 separately.

**1. Approval of the October 27, 2020 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Martin to approve the October 27, 2020 Planning & Zoning Commission regular meeting minutes with corrections as submitted to the City Secretary. Commissioner Bourguignon seconded the motion which carried unanimously 4 to 0.

**2. Disapproval for the reasons set forth in the item application for a Preliminary Plat (SUB2020-0030), consisting of approximately 64.964 acres out of the Philip A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas, generally located south of U.S. 290, west of RR 12, and north of Hog Hollow Road, to be known as Caliterra Phase 4, Section 12. Applicant: Bill Couch, CBD, Inc.**

A motion was made by Vice Chair Martin to deny approval, for reasons set forth in the staff report, of an application for a Preliminary Plat (SUB2020-0030), consisting of approximately 64.964 acres out of the Philip A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas, generally located south of U.S. 290, west of RR 12, and north of Hog Hollow Road, to be known as Caliterra Phase 4, Section 12. Commissioner McIntosh seconded the motion which carried unanimously 4 to 0.

## BUSINESS

- 3. Public hearing and consideration of a recommendation regarding ZA2020-0008: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture District (AG) to Two Family Residential - Duplex District (SF-4) for an approximately .748 acre tract of land situated in BENJAMIN F. HANNA Survey. This property is located at 102 Rose Drive, Dripping Springs, TX (R15132). Applicant: Dave Merkel and Fred Van Cura**

*a) Presentation*

Don Merkel and Fred Van Cura were present and available for questions.

*b) Staff Report*

Robyn Miga presented the staff report. Staff recommends approval of the application for zoning amendment.

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

*d) Zoning Amendment*

A motion was made by Vice Chair Martin to recommend City Council approval of ZA2020-0008: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture District (AG) to Two Family Residential - Duplex District (SF-4) for an approximately .748 acre tract of land situated in BENJAMIN F. HANNA Survey. This property is located at 102 Rose Drive, Dripping Springs, TX (R15132). Commissioner McIntosh seconded the motion which carried unanimously 4 to 0.

- 4. Public hearing and consideration of a recommendation regarding ZA2020-0010: an application for a Zoning Amendment to consider a proposed zoning map amendment from Two Family Residential - Duplex District (SF-4) to General Retail District (GR) for an approximately 1 acre tract of land situated Phillip A. Smith Survey (Legal Description: A0415 PHILIP A SMITH SURVEY, ACRES 1.00). This property is generally located on Ranch Road 12 across from Summit Drive in Dripping Springs, TX. (R17873). Applicant: Jon Thompson**

*a) Presentation*

Applicant Jon Thompson presented the item.



*b) Staff Report*

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

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

*d) Zoning Amendment*

A motion was made by Vice Chair Martin to recommend City Council approval of ZA2020-0010: an application for a Zoning Amendment to consider a proposed zoning map amendment from Two Family Residential - Duplex District (SF-4) to General Retail District (GR) for an approximately 1 acre tract of land situated Phillip A. Smith Survey (Legal Description: A0415 PHILIP A SMITH SURVEY, ACRES 1.00). This property is generally located on Ranch Road 12 across from Summit Drive in Dripping Springs, TX. (R17873). Commissioner Bourguignon seconded the motion which carried unanimously 4 to 0.

- 5. Public Hearing and consideration regarding SUB2020-0026: an application to consider a Replat with a Vacation application for Howard Ranch Commercial for property generally located south of the intersection of Ranch Road 12 and FM 150 (Legal description: Howard Ranch Commercial, Lot 1, Acres 7.5.) Applicant: Bill Couch, Carlson Brigance and Doering, INC.**

*a) Presentation*

Applicant Bill Couch presented the item and informed the Commission that he has received comments regarding the application is addressing those comments. He will follow up with staff with any issues.

*b) Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends denial of the application based on comments filed in the staff reports.

Chad Gilpin also spoke to the applicant's submittals.

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

*d) Replat with Vacation*

A motion was made by Vice Chair Martin to deny approval, as recommended by staff, of SUB2020-0026: an application to consider a Replat with a Vacation application for Howard Ranch Commercial for property generally located south of the intersection of Ranch Road 12 and FM 150 (Legal description: Howard Ranch Commercial, Lot 1, Acres 7.5.). Commissioner Bourguignon seconded the motion which carried unanimously 5 to 0.

- 6. Public hearing and consideration regarding SUB2020-0021: An application to consider a Replat with a Vacation for the Parten Ranch Phase 2 Subdivision for the property**

**generally located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R167464, R167463). The applicant is proposing to vacate an Open Space/ Drainage Lot and replat two (2) lots. Applicant: HM Parten Ranch Development, INC.**

*a) Presentation*

Dan Ryan with CJA Engineering presented the item.

*b) Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends approval for the application for replat and vacation.

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

*d) Replat with Vacation*

A motion was made by Vice Chair Martin to approve SUB2020-0021: An application to consider a Replat with a Vacation for the Parten Ranch Phase 2 Subdivision for the property generally located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R167464, R167463). The applicant is proposing to vacate an Open Space/ Drainage Lot and replat two (2) lots. Commissioner McIntosh seconded the motion which carried unanimously 5 to 0.

**7. Public hearing and consideration of a recommendation regarding CUP2020-0009: an application to consider a conditional use permit to allow for an accessory dwelling unit at the property located at 101 Woods Loop, Driftwood, Texas 78620. Applicant: Jon Thompson**

*a) Presentation*

Applicant Jon Thompson and property owner Evan Whitenight presented the item.

*b) Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends approval with the following conditions:

1. No more than two driveways permitted on the lot; and
2. The ADU shall be connected to an approved on-site septic system prior to occupancy.

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

*d) Conditional Use Permit*

Commissioner Bourguignon recused from this item and did not participate in the discussion or vote.

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2020-0009: an application to consider a conditional use permit to allow for an accessory dwelling unit at the property located at 101 Woods Loop, Driftwood, Texas 78620 with the following conditions: 1) No more than two driveways permitted on the lot, 2) The ADU shall be connected to an approved on-site septic system prior to occupancy, and 3) the structure shall not be used as a short term rental. Due to lack of a second, this motion failed.

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2020-0009: an application to consider a conditional use permit to allow for an accessory dwelling unit at the property located at 101 Woods Loop, Driftwood, Texas 78620 with the following staff conditions: 1) No more than two driveways permitted on the lot, and 2) The ADU shall be connected to an approved on-site septic system prior to occupancy. Commissioner McIntosh seconded the motion which carried 3 to 1 to 1, with Commissioner Bourguignon recused and Chair James opposed.

**8. Public hearing and consideration of a recommendation regarding CUP2020-0010: an application to consider a conditional use permit to allow for an accessory dwelling unit at the property located at 693 Blue Ridge Drive, Dripping Springs, TX 78620. Applicant: Josh Haro, Haro Homes LLC.**

*a) Presentation*

Property owner Adrian Golias was available for questions.

*b) Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends approval with the following conditions:

1. No driveway permitted off Lloyd Drive; and
2. The ADU shall be connected to a City approved on-site septic system prior to occupancy.

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

*d) Conditional Use Permit*

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2020-0010: an application to consider a conditional use permit to allow for an accessory dwelling unit at the property located at 693 Blue Ridge Drive, Dripping Springs, TX 78620 with staff recommendations that No driveway permitted off Lloyd Drive; and the ADU shall be connected to a City approved on-site septic system prior to occupancy. Commissioner Bourguignon seconded the motion which carried unanimously 5 to 0.

**9. Public hearing and consideration of a recommendation regarding ZA2020-0009: an application for a Zoning Amendment to consider a proposed zoning map amendment from Single-Family Residential District - Low Density (SF-1) to Local Retail District**

**(LR) for an approximately .84 acre tract of land situated Phillip A. Smith Survey. This property is located at 519 Old Fitzhugh Road, Dripping Springs, TX. (R17916). Applicant: Jon Thompson**

*a) Presentation*

Applicant Jon Thompson presented the item.

*b) Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the application for zoning amendment.

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

*d) Zoning Amendment*

A motion was made by Vice Chair James to recommend City Council approval of ZA2020-0009: an application for a Zoning Amendment to consider a proposed zoning map amendment from Single-Family Residential District - Low Density (SF-1) to Local Retail District (LR) for an approximately .84 acre tract of land situated Phillip A. Smith Survey. This property is located at 519 Old Fitzhugh Road, Dripping Springs, TX. (R17916). Commissioner McIntosh seconded the motion which carried unanimously 5 to 0.

**10. Presentation on the City's process and goals for the rewrite of the Zoning Ordinance.**

Amanda Padilla gave a presentation on the City's process and goals for the rewrite of the Zoning Ordinance, which is on file.

No action was taken on this item.

**REPORTS OF STAFF AND AGENCIES**

*No action to be taken.*

**11. Planning Project Report**

**EXECUTIVE SESSION**

*The Planning and 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 and Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

The Commission did not meet in Executive Session.

## UPCOMING MEETINGS

### Planning & Zoning Commission Meetings

December 16, 2020 at 6:30 p.m.

January 26, 2021 at 6:30 p.m.

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

### City Council Meetings

December 8, 2020 at 6:00 p.m.

December 15, 2020 at 6:00 p.m.

January 12, 2021 at 6:00 p.m.

## ADJOURN

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner McIntosh seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 8:17 p.m.



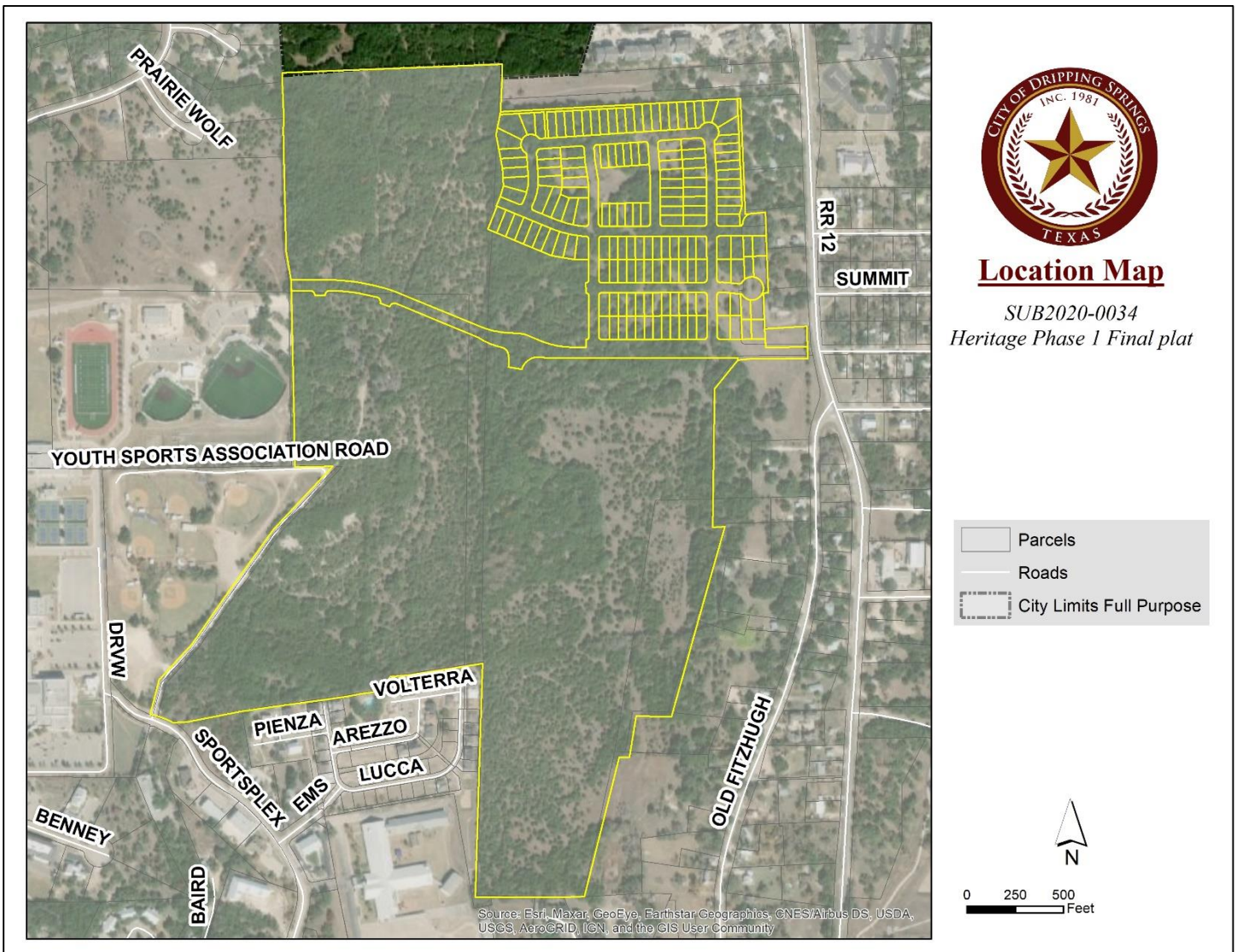
# Planning and Zoning Commission Planning Department Staff Report

Item 2.

**Planning and Zoning Commission Meeting:** December 16, 2020  
**Project No:** SUB2020-0034  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

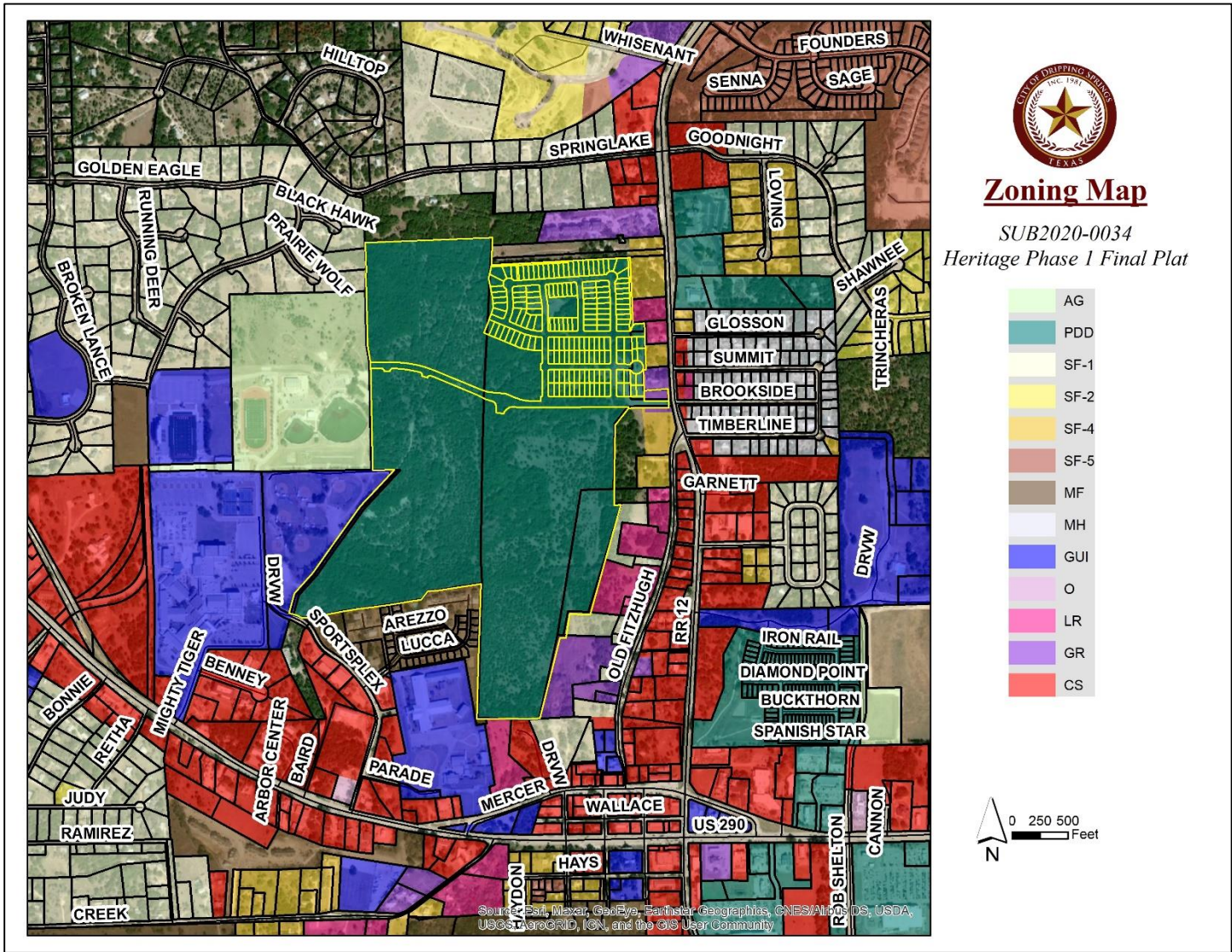
**Project Name:** Heritage Phase 1 Final Plat  
**Property Location:** Sportsplex Dr, Dripping Springs Texas  
**Legal Description:** Being 190.317 Acres of Land out of the Philip Smith Survey, Abstract No. 415, The City of Dripping Springs, Hays County, Texas  
**Applicant:** Alex Granados, P.E. Kimley-Horn & Associates  
**Property Owner:** SLF IV- Dripping Springs JV, L.P. & Bob White Investments, LP  
**Request:** Applicant is requesting to Final Plat Heritage Phase 1  
**Staff recommendation:** Staff is recommending denial of Heritage Phase 1 Final Plat based on outstanding comments





Overview

The applicant is requesting to Final plat Heritage Phase 1. The first phase of Heritage is approximately 37.07 acres out of a total of 190.317. The property is generally located North of US Hwy 290 and West of Ranch Road 12 within the City’s City Limits (East of the Dripping Springs High School). The property is zoned Planned Development District 5. The property is currently undeveloped. The overall Heritage subdivision plans to develop a total of 595 Single Family lots. Phase 1 would create 116 lots.



The property was annexed and entered into a Development Agreement with the City of Dripping Springs on October 17, 2017. On that same day, the property was rezoned to a Planned Development District (PDD) making the zoning PDD No 5 (See Exhibit 4, for the PDD Ordinance). On July 14, 2020, the parkland dedication was approved at the City Council Regular meeting. The Preliminary Plat was approved by the Planning and Zoning commission on September 22, 2020.

# Planning Department Staff Report

Heritage Final Plat utility providers are listed below:

- Gas- SI Energy
- Wastewater- City of Dripping Springs
- Water – Dripping Springs Water Supply Corporation
- Electric- Pedernales Electric Cooperative

**Recommendation:**

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

The property is within a Planned Development District and a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances. The Heritage Development also has an Offsite Road and Trail Agreement and a Wastewater Service and Impact Agreement they will need to comply with.

**Outstanding Comments:**

Please see Exhibit 3- Outstanding Comments Letter

**Public Notification**

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

**Meetings Schedule**

December 16, 2020 Planning and Zoning Commission

**Attachments**

- Exhibit 1 – Subdivision Application
- Exhibit 2 – Heritage Phase 1 Final Plat
- Exhibit 3 – Outstanding Comments Letter
- Exhibit 4 – Planned Development District No 5 Ordinance

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



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

## SUBDIVISION APPLICATION

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

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____ <input type="checkbox"/> NOT SCHEDULED	PRE-APPLICATION CONFERENCE DATE: _____ <input type="checkbox"/> NOT SCHEDULED
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### PLAT TYPE

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

### CONTACT INFORMATION

APPLICANT NAME Alex Granados, P.E.  
 COMPANY KIMLEY-HORN & ASSOCIATES  
 STREET ADDRESS 10814 JOLLYVILLE ROAD BLDG IV STE 200  
 CITY AUSTIN STATE TEXAS ZIP CODE 78759  
 PHONE 5127820602 EMAIL ALEX.GRANADOS@KIMLEY-HORN.COM

OWNER NAME \_\_\_\_\_  
 COMPANY BOB WHITE INVESTMENTS, LP  
 STREET ADDRESS 1220 WHY 290  
 CITY DRIPPING SPRINGS STATE TEXAS ZIP CODE 78620  
 PHONE 512 657 4628 EMAIL john@hmkglobal.com



PROPERTY INFORMATION	
PROPERTY OWNER NAME	BOB WHITE INVESTMENTS, LP
PROPERTY ADDRESS	SPORTSPLEX DRIVE, DRIPPING SPRINGS, TX
CURRENT LEGAL DESCRIPTION	BEING 190.317 ACRES OF LAND OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.
TAX ID #	144278,92197,17780,156414
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	190.317
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	NO. 2
ZONING/PDD/OVERLAY	PDD NO. 5
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>Ranch Road 12</u> <input checked="" type="checkbox"/> City/County (public) Name: <u>Sportsplex Drive</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>PDD NO. 5</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 type="checkbox"/> YES <input checked="" 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	HERITAGE
TOTAL ACREAGE OF DEVELOPMENT	37.07
TOTAL NUMBER OF LOTS	161
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>158</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input type="checkbox"/>YES   <input type="checkbox"/>NO</p>	

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

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

TITLE: manager SIGNATURE: Sarah Henne for Pedernales Investment *SH*

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): Pedernales Electric Corp

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): AT&T

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): Dripping Springs WSC

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): Dripping Springs Wastewater

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): Texas Gas

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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



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

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Alex Granados  
\_\_\_\_\_

Applicant Name

*Alex G. Granados*  
\_\_\_\_\_

10/14/2020  
\_\_\_\_\_

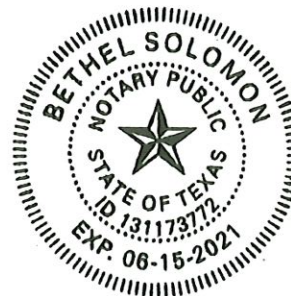
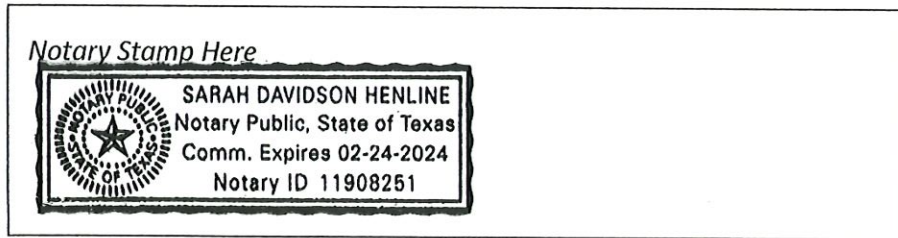
Applicant Signature

*Bethel Solomon*  
\_\_\_\_\_

Date  
10/14/2020  
\_\_\_\_\_

Notary

Date



*BobWhite Investments, LP by authorized agent*

Property Owner Name

*Ming Alwood*  
\_\_\_\_\_

10-16-2020  
\_\_\_\_\_

Property Owner Signature

Date

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

Applicants Signature: Alejandro E. Granda River Date: 10/14/2020

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 type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input 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 checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input checked="" 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



<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable).  *A Final Plat application will not be accepted if staff has not already approved this.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input checked="" 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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

<b>FINAL PLAT INFORMATION REQUIREMENTS</b>		
<input type="checkbox"/>	<input 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 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 type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

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



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



**NARRATIVE OF COMPLIANCE**

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

Outdoor Lighting,  
Article 24.06

Parkland Dedication,  
Article 28.03

Landscaping and Tree  
Preservation, Article  
28.06

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





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CB-1-2020-0080.DAFA

**PRELIMINARY PLAT OF HERITAGE-DRIPPING SPRINGS-PHASE I**

BEING A 37.074 ACRE TRACT OF LAND AND BEING A PORTION OF TRACT 4 A CALLED 94.895 ACRE TRACT DESCRIBED TO SLF IV, DRIPPING SPRINGS JV, LP, RECORDED IN DOCUMENT NO. 4037231 AND DOCUMENT NO. 14037230 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 50.208 ACRE TRACT DESCRIBED TO SLF IV, DRIPPING SPRINGS JV, LP IN DOCUMENT NO. 14037229 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE PHILIP SMITH SURVEY ABSTRACT NO. 415, HAYS COUNTY, TEXAS.

**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

**SURVEYOR'S NOTES**

- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



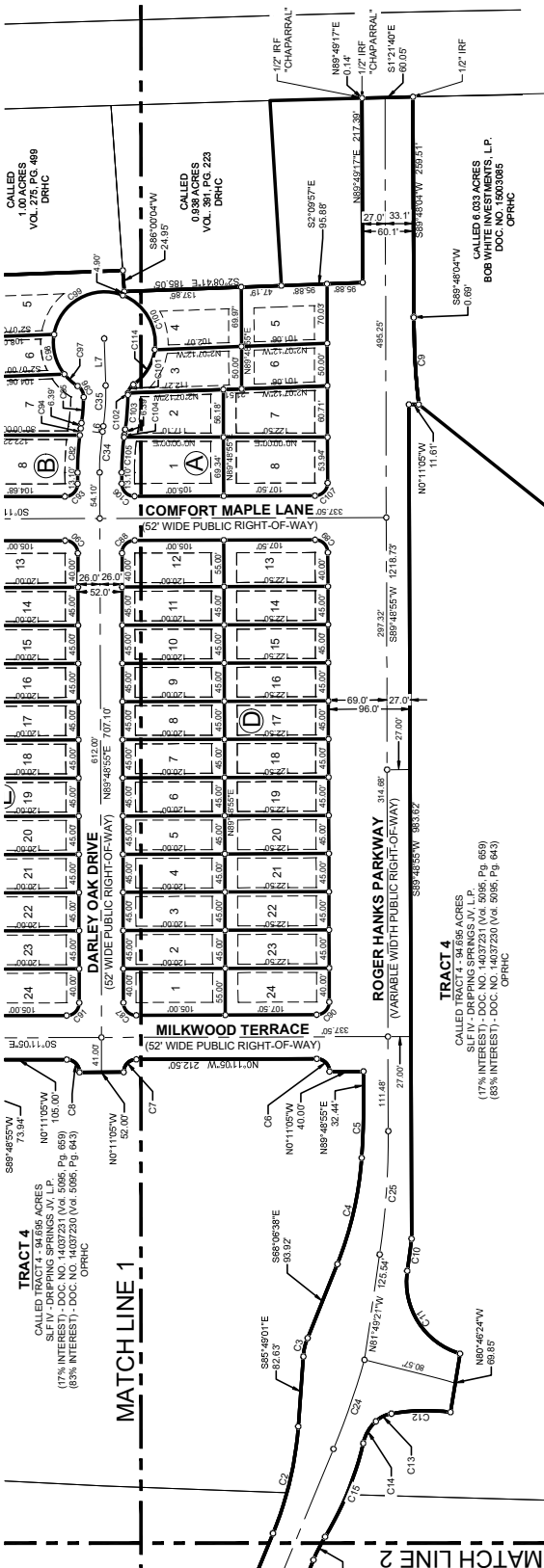
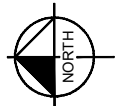
LEGEND	
RF	1/2" IRON ROD FOUND
RFC	1/2" IRON ROD W/PLASTIC CAP FOUND
RNF	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
PK	PK NAIL FOUND
BF	BRASS FOOT DISK FOUND
CMF	CONCRETE MONUMENT FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
PL	PLAT LINE
PL	PAGE
OPRC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
DRHC	DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS
---	EXISTING CONTOUR
- - - -	RIGHT-OF-WAY CENTERLINE

**TRACT 2**  
128.37'  
CALLED TRACT 2 - 50.208 ACRES  
SLF IV - DRIPPING SPRINGS JV, LP,  
(17% INTEREST) - DOC. NO. 14037231 (Vol. 5095, Pg. 659)  
(83% INTEREST) - DOC. NO. 14037230 (Vol. 5095, Pg. 645)  
OPRC

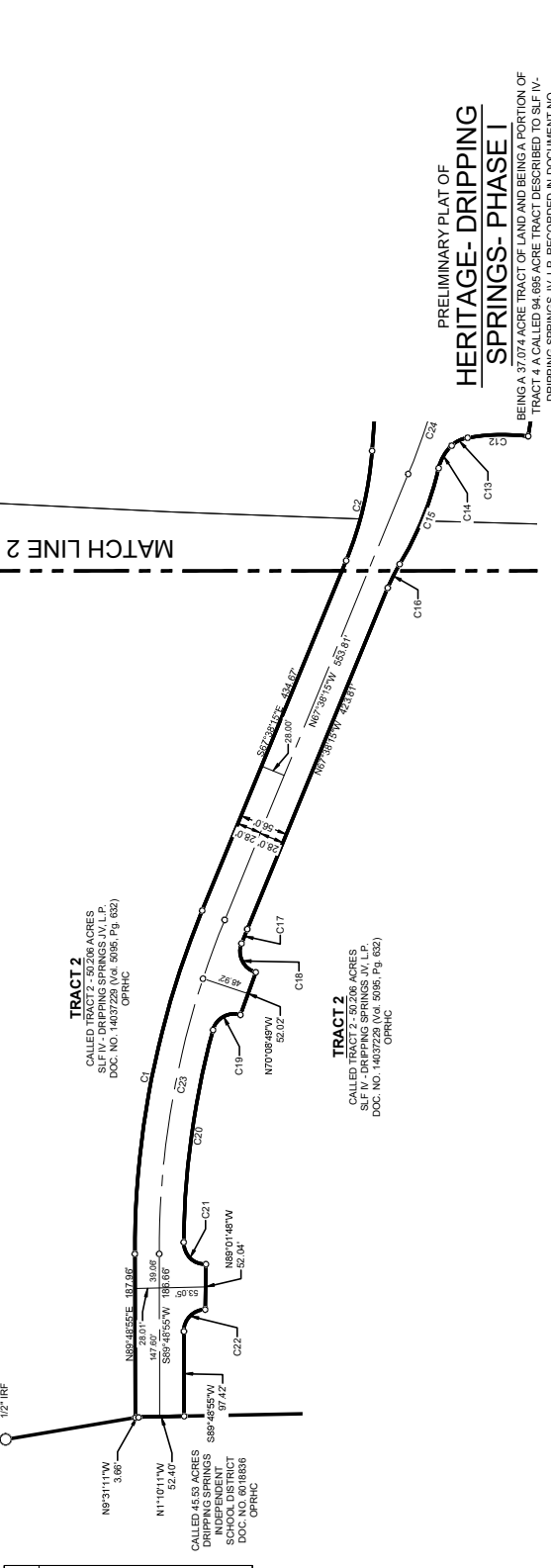
**TRACT 4**  
CALLED TRACT 4 - 94.895 ACRES  
SLF IV - DRIPPING SPRINGS JV, LP,  
(17% INTEREST) - DOC. NO. 14037231 (Vol. 5095, Pg. 659)  
(83% INTEREST) - DOC. NO. 14037230 (Vol. 5095, Pg. 645)  
OPRC

MATCH LINE 1

ARCHITECTS, SURVEYORS, ENGINEERS, PLANNERS, ENVIRONMENTAL SCIENTISTS AND LANDSCAPE ARCHITECTS, INC. 10100 W. WINDYBROOK DRIVE, SUITE 300, DALLAS, TEXAS 75244



LEGEND	
IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD WITH PLASTIC CAP FOUND
IRSC	1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
PHF	PK NAIL FOUND
BDF	BRASS DISK FOUND
BMF	BRASS 'T' MARK FOUND
CMF	CONCRETE MONUMENT FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
NCL	NEW CITY LOT
PC	PLANNING COMMISSION
OPRHC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
DRPHC	DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS
ES	EXISTING CENTERLINE
---	RIGHT-OF-WAY CENTERLINE



**PRELIMINARY PLAT OF  
HERITAGE-DRIPPING  
SPRINGS- PHASE I**

BEING A 37.074 ACRE TRACT OF LAND AND BEING A PORTION OF TRACT 4 A CALLED 34.895 ACRE TRACT DESCRIBED TO SLF IV, DRIPPING SPRINGS JV, LP, RECORDED IN DOCUMENT NO. 14037231 AND DOCUMENT NO. 14037230 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE PHILIP SPRINGS, JV, LP IN DOCUMENT NO. 14037229 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A SURVEY DOCUMENT.

**SURVEYOR'S NOTES**

- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (PIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



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SAN ANTONIO, TEXAS 78216  
FRM# 0139073 TEL NO. 210.541.9166  
WWW.KIMLEY-HORN.COM

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 100'	PTF	ZKP	09-14-2020	067783118	3

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CBL-2020-0080-0A-PA





## CITY OF DRIPPING SPRINGS

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

Date: **December 9, 2020**

Name: Alex Granados  
Company: Kimley Horn  
Address: 10814 Jollyville Road BLDG IV STE  
200, Austin TX 78759  
Email: [alex.granados@kimley-horn.com](mailto:alex.granados@kimley-horn.com)

Dear: Alex Granados

This letter is to inform you that the case number **SUB2020-0034** is being denied on **December 16, 2020** due to the following:

**Amanda Padilla**  
Senior Planner [apadilla@cityofdrippingsprings.com](mailto:apadilla@cityofdrippingsprings.com)

1. Change title from "Preliminary Plat" to "Final Plat"
2. Please increase font size of the Plat title for easy discovery. [Sec 4.7g of the subdivision ordinance]
3. Take of all references to Preliminary Plat
4. Update note # 1 with development agreement information:
  - a. The development agreement was never amended or restated
  - b. It was approved by City Council on October 17,2017
  - c. recording information: ?? was it recorded??
5. Update note # 3 with PDD Information, This is PDD # 5
6. Sheet 1 left side "Know all men by these presents" Presents is spelled wrong
7. Sheet 1 bottom left side states, "to all requirements of the unified development code" change to "Code of Ordinances"
8. Change the signature from "City Council" to the "Planning and Zoning Commission" and "Todd Purcell, Mayor" to "Mim James, Chair of the Planning and Zoning Commission"
9. There are two City signature blocks please delete one.
10. Change County clerk from "Liz Gonzales" to "Elaine Hanson Cardenas"
11. Take off Commissioner Courts signature, this is in the City Limits and will not require Commissioner Courts.
12. What does the Plat number reference (located at the top right corner)?
13. Per section 4.7 of the subdivision Ordinance Please Show the City Limits on the Vicinity Map
14. Curve table is missing curves C40-C44, C47-C51, C97-C100.
15. There are two C82, C87, C88, 89, 90 in the curve table
16. A lot of lots are missing bearings. Please show all bearings and lengths. [Sec 4.7 b of the Subdivision Ordinance]
17. Please break up the lot table into blocks.
18. Provide another lot table that shows the acreage for all SF lots, Parkland lot acreage, ROW acreage, the number of lots for each (SF/Parkland/Row/Drainage/ etc.)
19. All lots shall meet lot standards, Lots 1and 33 in Blk C don't meet lot requirements. For Example they need to meet lot frontage requirements, width, size, etc.
20. Per Sec 14.3 Irregular shaped lots shall be avoided and the City reserves the right to disapprove any lot.
  - a. The Development Agreement was never recorded at the County. Please record the Development Agreement and provide a recorded copy to the City.

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

- 21. Complete the development agreement information in General Note 1.
- 22. Complete the PDD information in General Note 3.
- 23. Notes 4 and 5 appear to be cut off at the beginning.
- 24. Update note 9 to include 5 ft sidewalks and 8 ft sidewalks consistent with note 9 of the approved Preliminary Plat.
- 25. Revise note 11 of the General Notes. Operation and Maintenance of Drainage easements and drainage facilities within them will be the responsibility of the HOA, not the City. This will be consistent with the notes on the approved Preliminary Plat.
- 26. Delete note 16.
- 27. Label the use for Lot 1, Block C. Is this to be a drainage and open space lot?
- 28. Label the use for Lot 33, Block C. It looks like this lot is for drainage.
- 29. Provide easements for all proposed public infrastructure outside the limits of Phase 1.
- 30. Curve data is missing from the curve data tables for the cul de sacs. Please add.
- 31. Add the following note: *Street Trees shall be planted in each lot prior to the issuance of a certificate of occupancy per the quantity, size and location requirements of [PDD No. 5 Exhibit G].*
- 32. 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.
- 33. Part 3.1 (Offsite Road) of the Offsite Roadway Agreement must be satisfied before approval of the Final Plat.
- 34. Part 3.2 (Offsite Trail) of the Offsite Roadway Agreement must be satisfied before approval of the Final Plat.
- 35. Add the following statement to the plat:

ENGINEERING AND PUBLIC WORKS DEPARTMENT

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

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

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

\_\_\_\_\_  
CHAD GILPIN, P.E.

\_\_\_\_\_  
DATE

CITY ENGINEER



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

Fire Approves

**Robby Callegari, P.E.**  
**Water/Wastewater City Engineer RCallegari@cma-engineering.com**

Wastewater has no comments

**Kathrine Weiss**  
**Hays County Development Services, GIS Analyst KWeiss@co.hays.tx.us**

911 Addressing Approves

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

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

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

**PLANNED DEVELOPMENT DISTRICT NO. 5:  
HERITAGE SUBDIVISION**

Planned Development District Ordinance No. 1220.124

Recommended for Approval by the Planning & Zoning Commission on:

September 26, 2017

Approved by the City Council on:

October 10, 2017

**City of Dripping Springs**

**Ordinance No. 1220.124**

**Planned Development District No. 5 – Heritage Subdivision**

**THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (THIS “ORDINANCE”) IS ENACTED PURSUANT TO THE CITY OF DRIPPING SPRINGS ZONING ORDINANCE TITLE 2, CHAPTER 30, ARTICLE 30.3 AND PLANNED DEVELOPMENT DISTRICTS ORDINANCE, TITLE 2, ARTICLE 15, CHAPTER 22, PERTAINING TO THE “PROPERTY” DEFINED BELOW.**

- WHEREAS,** the Owner is the owner of certain real property consisting of approximately 189 acres located within the City limits of Dripping Springs, in Hays County, Texas, commonly known as “Heritage Subdivision” and as more particularly identified and described in **Exhibit A-1** (the “Property”). On the Effective Date, the portion of the Property identified in **Exhibit A-2** attached hereto and described as “Tracts 1-4” on **Exhibit A-1** is owned by SLF IV – Dripping Springs JV, L.P. and the portion of the Property identified on **Exhibit A-3** attached hereto and described as “Tract 5: on **Exhibit A-1** is owned by BobWhite Investments, L.P.; and
- WHEREAS,** the Owner owns the Property and intends that the Property will be subdivided by Owner, its affiliates or their successors and assigns for development in general accordance with the PD Master Plan shown as **Exhibit B**; and
- WHEREAS,** numerous recommendations of the City’s Sustainable Places Project have been implemented into the Project, which include a community that provides recreational amenities, a walkable neighborhood with a mix of housing types with natural areas and greenspaces, preservation of the natural environment and provides for a network of local roadways and trail system that connects destinations without traveling on the highway; and
- WHEREAS,** the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD-5”; and
- WHEREAS,** pursuant to the City’s Planned Development Districts Ordinance, Title 2, Article 30.03, Chapter 30 of the City’s Code of Ordinances (the “PDD Ordinance”), the Owner has submitted a PD District Master Plan, which is attached to this Ordinance as **Exhibit B**; and
- WHEREAS,** this Ordinance, PD District Master Plan, and the Heritage Annexation and Development Agreement that will be applicable to the Property, will control development of the Property; and

**WHEREAS**, the City Council has reviewed this proposed Ordinance, PD District Master Plan, and the Heritage Annexation and Development Agreement and determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs, and complies with the intent of the City of Dripping Springs Comprehensive Plan-2016; and

**WHEREAS**, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapter 211 and Chapter 51.014; and

**WHEREAS**, the Ordinance has been subject to public notices and public hearings and has been reviewed and recommended for approval by the City's Planning and Zoning Commission.

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

### 1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

### 2. ENACTMENT

- A. **Ordinance.** This Ordinance is hereby established so to read in accordance with *Attachment "A,"* which is attached hereto and incorporated into PDD-5 Ordinance No. 1220.124 for all intents and purposes.
- B. **Zoning Map.** The official zoning map of the City is hereby amended to reflect the zoning designations established in *Attachment "A "*.
- C. **Development Plan.** This Ordinance, together with *Attachment "A"* and the exhibits thereto and the Heritage Annexation and Development Agreement ("Annexation and Development Agreement"), constitutes the development plan for the Property covered by this Ordinance. All land use and development of the Property must conform to the limitations and conditions set forth in the Code, this Ordinance, and Attachment A and the exhibits thereto and the Annexation and Development Agreement. Enactment of this Ordinance shall constitute City Council's approval of the development plan.
- D. **PD District Master Plan.** The PD District Master Plan attached to *Attachment "A"* as **Exhibit B** is hereby approved. Permits for the Project will be issued by the City upon application and approval for construction activities in conformance with this Ordinance, the Code, the Annexation and Development Agreement and in conformance with the PD Master Plan.
- E. **Development Standards.** The approval of this Ordinance and the attached *Attachment "A"* and **Exhibits A-K** and the Annexation and Development Agreement constitutes the approval of development standards and the approval of variances, exceptions, and alternative standards from conflicting provisions of the Code.
- F. **Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations

contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

**G. Attachments and Exhibits.** The following Attachment and Exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

- Attachment "A" – Planned Development District No. 5 and Zoning Map
  - Exhibit A-1 Property Legal Description
  - Exhibit A-2 Property Owned by SLF IV-Dripping Springs JV, L.P.
  - Exhibit A-3 Property Owned by Bpb White Investments, LP
  - Exhibit B PD District Master Plan (also known as Conceptual Plan)
  - Exhibit C PD District Open Space Plan
  - Exhibit D PD District Uses Chart
  - Exhibit E PD District Development Standards
  - Exhibit F PD District Street Standards
  - Exhibit G PD District Code Modifications Chart
  - Exhibit H PD District Signage
  - Exhibit I Water Quality Buffer Zones
  - Exhibit J PD District Phasing Plan
  - Exhibit K Location of Temporary On-Site Wastewater Treatment Plant on Parcel F

**3. REPEALER**

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

**4. SEVERABILITY**

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

**5. PENALTY**

Any person, firm, association or person, company, corporations or their agenda or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by V.T.C.A. Local Government Code Section 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

**6. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

**7. PROPER NOTICE & MEETING**


It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**8. EFFECTIVE DATE**


This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

**PASSED AND APPROVED, this the 10<sup>th</sup> day of October 2017, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.**

**CITY OF DRIPPING SPRINGS:**

  
\_\_\_\_\_  
Todd Purcell, Mayor

**ATTEST:**

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



# *Attachment “A”*

## **City of Dripping Springs**

### **CODE OF ORDINANCES**

#### **ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS PLANNED DEVELOPMENT DISTRICT NO. 5:**

##### **ARTICLE I. ENACTMENT PROVISIONS**

**1.1. Popular Name.**

This Chapter shall be commonly cited as the “PDD-5 Ordinance”, also referred to as “this Ordinance” herein.

**1.2. Purpose.**

The enactment of this Ordinance memorializes the City Council’s legislative approval of the Planned Development District Ordinance. This Ordinance also creates the zoning classification “Planned Development District No. 5 (PDD-5).”

**1.3. Scope.**

This Ordinance applies to the Property as described in **Exhibit A-1** of this Ordinance.

##### **ARTICLE II. GENERAL PROVISIONS**

**21. Purpose.** The purpose of this Ordinance is to provide a master plan and development standards that allows for a walkable neighborhood with a mix of housing types under Article 30, Exhibit A Zoning Ordinance, Section 3.7 of the Code and allows for the adjustment of changing community demands by meeting one or more of the following criteria, namely that it:

- (a) provides for subdivision design that meets or exceeds City standards;
- (b) provides for increased recreation and parkland opportunities for public use;
- (c) provides amenities or features that would be of special benefit to the property users or community;
- (d) protects and preserves natural amenities and environmental assets such as floodplain and

- trees; and
- (e) provides for a balance between the intensity of development and the ability to provide supporting public facilities and services.
- 22 PD Development Standards Approved.** The development standards set out in Article III of this Ordinance and **Exhibits A–K** attached to this Ordinance are hereby approved. All uses and development within the Property shall conform to the PD Master Plan.
- 23 Changes.** In order to provide flexibility with respect to certain details of the development of the Project, Owner may seek changes in the location and configuration of the use classifications shown on the PD District Master Plan, including changes within the proposed residential or parkland areas shown on the PD District Master Plan. Subject to the terms below, such changes may require an administrative amendment.
- 231 Minor Changes.** Minor Changes (hereinafter defined) may be made to this Ordinance, including the PD District Master Plan, by application by Owner and administrative approval by the City’s Administrator (the “Administrator”) without consent or action of the City Council or Planning & Zoning Commission, as allowed by law. Such Minor Changes shall include any changes that do not meet the definition of “Major Change,” for example, but not limited to, minor adjustments to the street and drive alignments, minor changes to any matters depicted on exhibits hereto that are intended to be substantially accurate, but approximate according to the terms hereof, and other adjustments that do not result in overall increases to traffic, density, or impervious cover as set forth in the PD District Master Plan and which do not require a Major Change of this Ordinance (“Minor Change”). The Owner may change development parcel lines and interior streets upon receipt of written administrative approval from the City Administrator or City Engineer. Any dispute between the Owner and City Administrator or City Engineer regarding whether or not a change is a “Minor Change” shall be referred to the Planning & Zoning Commission for recommendation and the City Council for final approval.
- 232 Major Changes.** Major Changes shall only be (i) those that increase the overall number of Dwelling Units specified in Section 3.8 below, (ii) a change to the PD District Master Plan that converts the land uses permitted on a given development parcel to a land use that is not permitted on a development parcel pursuant to Table 2 of the PD District Master Plan; or (iii) increase the impervious cover of the Project, as specified in Section 3.7 below. Major Changes to this Ordinance or the PD District Master Plan shall require a zoning amendment with recommendation by the Planning and Zoning Commission and final approval by the City Council.
- 24 PD District Master Plan.** The PD District Master Plan attached hereto as **Exhibit B** shows the boundary of the Property, location of water quality pond(s), a future extension of a roadway from RR 12 that connects to Sportsplex Drive and provides direct connectivity to the north of Dripping Springs High School, notable drainage areas, curb cuts from the Property to RR12 with potential future roadway connections and trail connections, and differentiation of areas of different housing types. The PD District Master Plan, along with the other exhibits attached



hereto, also provide private parkland areas, building setbacks, and other pertinent development features.

- 25 Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

**Amenity Center:** Amenity Center shall mean the common area facilities on Development Parcel G in the area depicted on **Exhibit B** constituting the main gathering facilities within the Project where residents may gather to recreate.

**Amenity Center Uses:** Pools, parks and other recreational type uses (other than the main gathering facilities for the Project) where residents may gather to recreate.

**Annexation and Development Agreement:** That certain Annexation and Development Agreement adopted on the same date by and between the City and Owner.

**City:** The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

**City Administrator or Administrator:** The chief administrative officer of the City of Dripping Springs, Texas. The term shall also include the Deputy City Administrator.

**City Council:** The governing body of the City of Dripping Springs, Texas.

**City Engineer:** The engineer of the City of Dripping Springs, Texas.

**Code:** The City's Code of Ordinances, including, without limitation, the PDD-5 Ordinance, the Zoning Ordinance, and the Water Quality Protection Ordinance as such Code exists on the Effective Date of this Ordinance.

**Detention Pond:** The detention pond, water quality pond, and amenity feature depicted on **Exhibit B** attached hereto.

**Dwelling Unit:** Real property improved with a house, apartment, condominium, or similar improvement that provides basic living accommodations including sleeping space, bathroom and cooking facilities.

**Effective Date:** The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

**FEMA:** The Federal Emergency Management Agency or its successor agency.

**Impervious Cover:** Buildings, parking areas, roads, and other impermeable man- made improvements covering the natural land surface that prevent infiltration. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater

collection systems, the structure covering specifically the rainwater collection tanks, decomposed granite surfaces, permeable concrete, or any other permeable surface.

**Impervious Cover Percentage:** The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of gross acres included in the Property. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Administrator based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as pervious for all purposes: parkland, greenbelt, mitigation land, park, irrigation field, flood plain, unlined water quality and/or drainage facility and/or area, unlined detention facility, effluent holding pond, swale, irrigation area, playground, athletic fields, trails and sidewalks constructed of pervious materials determined by the City Engineer, and recreational facilities.

**Landscaping Ordinance:** Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code, in effect on the date, hereof, as modified by Exhibit G (PD District Code Modifications Chart).

**Offsite Road and Trail Agreement:** That certain Offsite Road and Trail Agreement executed on the same date as the adoption of PDD 5.

**Owner:** SLF IV-Dripping Springs JV, L.P., a Texas limited partnership and BobWhite Investments, LP, a Texas limited partnership, and their successors and assigns as subsequent owners of any portion of the Property.

**Project:** A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on Exhibit B.

**Property:** As described in the Recitals.

**Property Owner Association:** A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Property Owners Association or Home Owners Association.

**TCEQ:** The Texas Commission on Environmental Quality, or its successor agency.

**TCSS Manual:** The City of Dripping Springs Technical Construction Standards and Specifications Manual.

**TIA:** Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

**TxDOT:** The Texas Department of Transportation or its successor agency.

**ARTICLE III.  
PD DISTRICT AUSTER PLAN**

**3.1. General Site Regulations and PD District Development Standards.** Except as otherwise provided in this Ordinance, and on **Exhibits A through K** attached hereto, the Property shall be governed by the site regulations and development standards contained in the Code.

**3.2. Permitted Uses.**

**3.2.1. Allowed Uses:** The uses set forth in the PD District Uses Chart on **Exhibit D** are hereby permitted by right within the Project; provided, however, that **Exhibit B** contains a chart that limits the uses allowed on each development parcel. The “Village Condo” and “Courtyard Housing” uses listed on **Exhibit D** shall be defined as follows:

**Village Condominiums:** Village condominium is a multiple-unit cluster of residential housing (detached or attached housing), of which the residential units are individually owned, each owner receiving a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and the common grounds, passageways, etc. are held in joint ownership.

**Courtyard Housing:** Courtyard housing is a single family detached housing type centered on a shared outdoor open space court and surrounded by residential units typically accessed by common access drive from a public street.

**3.2.2. Temporary On-Site Services:** Temporary On-Site Services for wastewater are an authorized use within the Property in accordance with the Wastewater Service and Impact Fee Agreement approved contemporaneously with this Ordinance.

**3.3 Parks, Trails and Open Space**

**3.3.1 Master Parks and Trails Plan.** Parkland and open space and associated improvements shall meet or exceed the Code requirements and comply with Exhibit C attached hereto. A Master Parks and Trails Plan shall be submitted and approved prior to approval of the first preliminary plat for the Project.

**3.3.2 Trail Connection.** To the extent feasible, the Property Owners Association will cooperate with owners of property adjacent to common areas of the Project, to allow such adjacent property owners, at their sole cost and expense (for construction and maintenance) to connect to the trail system within the Project.

**3.3.3 Trail and Parkland Maintenance.** Maintenance of the Amenity Center, parkland and trails will be handled in accordance with **Exhibit C**.

**334 Offsite Trails.** The construction of offsite trails is addressed in the Offsite Road and Trail Agreement.

### 3.4 Access.

**341 Traffic Study and Traffic Impact Analysis.** Prior to the Effective Date of this Ordinance, Owner has provided to the City a capacity analysis study (the “Traffic Study”), which will be updated to constitute a Traffic Impact Analysis with the submittal of the first preliminary plat. The City will accept and approve the TIA when satisfactorily complete. If additional information is needed by the City to satisfactorily complete the TIA, then the Owner, at its cost, will perform the necessary work to assure satisfactory completion. The approved TIA will set forth transportation improvements and estimated costs to be satisfied by the Owner which develops each Development Parcel at the time set forth in the TIA or as otherwise required in the Offsite Road and Trail Agreement. If the Traffic Study or Traffic Impact Analysis recommend revisions to roadway alignments, intersections or other revisions that would require changes to the PD Master Plan, such changes shall be considered Minor Changes so long as the Impervious Cover Percentage set forth in Section 3.7 is not increased and the maximum density of the Property set forth in Section 3.8 is not increased.

**342 Access/Roadway Standards:** The roadway alignments shown on **Exhibit B** are approved by the City. All roadways and driveways not shown on **Exhibit B** shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld. The Owner which constructs the Project entry road connection to RR 12 shall construct and fund acceleration lanes, deceleration lanes, and traffic control devices that may be required by TxDOT at the Project entry road connection to RR12.

### 343 Roadways.

(a) The roadways located adjacent to Development Parcels A, B, C, D, E, F and G (except the portions thereof described in Section 3.4.3(b)) shall, subject to final design, be constructed in the approximate locations depicted on **Exhibit B** as each of the applicable Development Parcels is developed.

(b) If requested by the City, the Owner will dedicate or provide for reservation on the final plat for Development Parcels A, B, C and F the right-of-way required for the “ROW Dedication and Potential Onsite Street Extension (Possible Location)” depicted on **Exhibit B** and **Exhibit F** and contained on such Parcel. The Owner shall post any required fiscal security for the ROW Dedication and Potential Onsite Street Extension (Possible Location) at the time of City acceptance of subdivision improvements, which include such area, that shall remain posted with the City for ten (10) years. If the road extensions are not constructed in these locations within ten (10) years from the date of posting thereof, then the City, upon Owner’s written request, will return the posted fiscal to the Owner within 30 days of the expiration of such ten (10) year period. The reservation of the right-of-way shall remain with the City. Fiscal requirements may be required in accordance with Section 3.4.3 (b).

**344 Offsite Road and Trails:** Notwithstanding anything to the contrary contained herein, additional requirements or obligations of the Owner for offsite roadways are addressed in the Offsite Road and Trail Agreement, as executed on the same date as the Annexation and Development Agreement.

### 3.5 Street Design.

All streets shall comply with (i) **Exhibit F** or (ii) the Subdivision and Development Ordinance Chapter 28 and the City's TCSS Manual for safety, design, and construction standards, except as modified in **Exhibit G**.

**3.6 Water Quality.** Owner shall implement and comply with the City's Water Quality Protection Ordinance, except as modified by **Exhibit G**.

**361 Water Quality Buffer Zones.** No improvements shall be permitted within water quality buffer zones other than those allowed in Code of Ordinances Sec.22.05.017 and as listed on **Exhibit G** and identified on **Exhibit I** attached hereto.

**362 Initial Brush Removal.** Owner may mechanically remove brush without material soil surface disruption prior to receiving approval of plats in order to determine the location of roads, lots, utilities and drainage areas with regard to preservation of environmental features. Except as provided for in Section 3.6.3 below, Owner shall utilize rubber-tired equipment for brush removal. Prior to the plat approval, Owner may remove any tree with a trunk having a diameter less than six (6) inches measured four (4) feet above the base (ground elevation) of the tree. Prior to plat approval, Owner will not materially alter the existing drainage patterns prior to receiving City approval for construction plans.

**363 Use of Track Vehicles.** The use of track vehicles is acceptable provided that a preconstruction conference is held on-site with the Owner (or Owner's representative), contractor, and the appropriate staff member. During the conference the Owner will provide the City with the following information:

- (a) the area to be cleared,
- (b) current aerial photograph that is an adequate substitute for a ground tree survey;
- (c) a rough tree exhibit or sketch of the trees to be removed (meaning that with due diligence they have attempted to determine that the trees to be removed are either trees to be saved, or are otherwise diseased, or trees that are okay to remove),
- (d) the area to be cleared having been marked on an exhibit or sketch with all Water Quality Buffer Zones (WQBZ) and other environmental features marked out for being avoided;
- (e) an erosion control plan must be submitted showing what will be in place to manage stormwater runoff, to include silt fencing, rock berms, etc.

**364 WQBZ.** Work within a WQBZ must be limited to rubber-tired vehicles or hand-clearing only taking care to stay out of the stream itself to the extent possible. A written plan for



work to be done within a WQBZ must be submitted to and approved by the City Engineer prior to any work, describing: (a) work methods, (b) proposed equipment, (c) scope of work, and (d) restoration plans for once work is done.

- 3.7 Impervious Cover.** The Property may be developed with an Impervious Cover Percentage that does not exceed cumulatively and in the aggregate sixty percent (60%) over the entire Property. For purposes of determining the maximum Impervious Cover for the Project, each Dwelling Unit will be deemed to contain the maximum impervious cover for the applicable type of unit as set forth in **Exhibit E** attached hereto.
- 3.8 Density of Development.** 700 Dwelling Units may be developed on the Property within the areas identified on the PD District Master Plan.
- 3.9 Property Owners Association.** The Property Owners Association's creation document, including covenants and deed restrictions, shall be recorded prior to or concurrently with the first final plat that contains Dwelling Units within the Property and shall contain any relevant items required to be covered by the Property Owners Association contained in this Ordinance.
- 3.10 Signage.** During the site plan or preliminary plat approval process, Owner shall be required to prepare and comply with a Master Sign Plan for the Property. The Master Sign Plan will be submitted for approval by the P&Z and the City Council and will address types, size, design, and placement for all signs for the Project in accordance with modifications on **Exhibit G** and signage depicted on **Exhibit H**. Any types of signs not addressed in the Master Sign Plan shall comply with the City's Sign Ordinance in effect on the date hereof, except as modified on **Exhibit G**, attached hereto. Signage depicted on **Exhibit H** attached hereto is approved by the City.
- 3.11 Outdoor Lighting.** All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("**Outdoor Lighting Ordinance**"), as may be amended, from time to time. To the extent any portion of the Annexation and Development Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance and amendments shall control. The Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Outdoor Lighting Ordinance, as may be amended. Owner agrees that the CCRs for the Project shall reinforce this provision and be applied to all construction and builders.
- 3.12 Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground. The requirement that utilities be located underground does not apply to the Temporary On- Site Wastewater Facility described in Section 3.13.
- 3.13 Temporary On-Site Wastewater Facility.** Temporary On-Site Wastewater treatment plant facilities (not including drip disposal fields) will be surrounded by a fenced enclosure. Perimeter berm or landscaping shall be installed or planted within 30 feet from the perimeter fence (Vegetative Planting Zone), not including areas that may be covered with drive lanes, pedestrian

paths, parking lots, utility appurtenances or other locations that hamper routine access and operation of the facility. Prior to the issuance of the Certificate of Occupancy for the waste water treatment plant, a hedge-like screen of evergreen plant materials of a minimum of 2.0 feet in height when planted and capable of attaining a minimum height of five (5) feet at maturity and spaced no more than five (5) feet from each other will be planted within the Vegetative Planting Zone. All of the above requirements will be reviewed with the site plan review process.

Where temporary wastewater treatment plant facilities are located within 150 feet of residential structures, facilities will include odor control measures in conformance with TCEQ permitting requirements.

**3.14 Water Wells.** Water wells are permitted to be drilled on the Property. Existing and new wells may be utilized only for wet pond make-up water, effluent holding pond make-up water, all agricultural uses, community gardens, and irrigation of parkland and common open space, except during times of drought, as permitted by the Hays Trinity Groundwater Conservation District. The foregoing restriction on the drilling of water wells on the Property shall not apply to the Dripping Springs Water Supply Corporation or any other supplier of water service to the Project.

### **3.15 Architectural Standards.**

**3.151 Non-Residential Architectural Standards.** All non-residential buildings shall comply with the City's Exterior Design and Architectural Standards Ordinance.

#### **3.152 Residential Architectural Standards.**

**3.1521 Design guiding principles.** Achieving quality architectural design for residential buildings within the Project is a principal goal of the architectural design standards herein. The Project intends to draw from the values and reflect the character of Dripping Springs to create a built environment that is stitched into the fabric of the greater Dripping Springs community.

Given the close proximity to historic Mercer Street, Old Fitzhugh, and downtown, the general architectural character of the Project will be responsive to the scale of the downtown's look and feel. The existing historic structures evident throughout Dripping Springs provide an inspiration of utilitarian and durable materials, built for the harsh Central Texas climate. Therefore, variations of a Texas Hill Country style shall be reflected through the use of vernacular forms, natural materials and textures, yet interpreted in a clean, crisp, contemporary manner.

These architectural standards are intended to assist design professionals and builders in the design and implementation of residential structures and associated site elements to establish and maintain a compatible character that reflects the natural and built environment of Dripping Springs.

**3.1522 Exterior Surface Materials and Colors.** All residential buildings within the

Project should be designed with an attention to detail, with careful attention to the combination of and interface between materials. All residential architecture should reflect quality and craftsmanship, both in design and construction. The use of unusual shapes, colors, and other characteristics that cause disharmony should be avoided.

Reflecting the character of Dripping Springs, exterior materials shall express the natural environment and range of natural materials found in Central Texas. The use of color shall generally be oriented to earth tones or natural colors found in the immediate surroundings such as tan, ochre, beige, deep olive and evergreens, warm grays, rust browns, and terra cotta. This natural color palette shall apply to new structures as well as additions and/or alterations to existing structures. Garish or fluorescent colors and primary color combinations, and/or unusual designs are discouraged. No bright or mirrored surfaces will be allowed.

**3.1523 Front elevations.** Residential building façades in the Project shall be constructed primarily of native stone masonry, and may also include accents and trim elements consisting of clay brick, natural stone and cast stone. E.I.F.S. is not permitted as a building façade material. Multiple-coat stucco finishes on masonry backup or a mechanically fastened system is acceptable. Durable materials such as terra cotta and metal fascia are encouraged for architectural detailing and accents where appropriate.

“Primary” building exterior materials must be used in their natural context and color. Native stone masonry and acceptable accent or trim materials, plus window & door openings and glazing units must combine to comprise at least 75% of front exterior surface area. Wood, fiber-cement siding, metal panels of an approved type, and stucco are examples of appropriate “Secondary” exterior materials.

Houses on corner lots may face either fronting street. The street façades shall be articulated with exterior siding materials continuing on both facades.

More articulated use of details and accent materials are encouraged at building entries. Solid wood planking, decorative cement-fiber panels and other durable materials may be used for accent features such as window and door trim, soffits and other features. A variety of textures and natural materials may be used to provide visual interest and richness, particularly at the pedestrian eye-level.

The design and location of building entrances should take into account pedestrian circulation and protection from the elements. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments.

Concrete foundation walls on front facades shall generally not be exposed in excess of 12” and shall be faced or finished to blend with the general architectural design of the building.

**3.1524 Roofs and overhead structures.** On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements,

awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials of an approved type.

The use of canopies, awnings, and trellises are permitted to provide both visual interest and protection from the harsh Central Texas climate. The materials and colors shall be consistent with the roof materials (composite shingles or metal) and generally complement and harmonize with the exterior design of the building.

**3.1525 Porch elements.** Where incorporated into a building façade, a porch shall provide coverage of 5-ft deep and 6-ft wide, minimum. Porch elements shall incorporate front façade materials such as native stone masonry or wood trim.

**3.1526 Walls and fences.** Walls and fences shall consist of wood, wrought iron, or native stone masonry walls and caps.

**3.1527 Design Review and enforcement.** A Master Homeowner Association shall be created and maintained for the Project, empowered to govern and establish design standards, review architectural and landscape designs and enforce regulations and design standards which shall be consistent with this Section, in perpetuity. Each new residential unit and commercial use in the Project will be subject to comprehensive design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs. These regulations and guidelines will provide practical design direction which, when implemented, will create a special residential community environment that is consistent with these architectural standards.

**3.1528 Compliance.** A set of CCRs will be recorded concurrently with Final Plat(s). A note will be placed on the Final Plat(s) stating that all building lots associated with the plat are subject to the CCRs.

The City shall retain the right to review all building permits for compliance with the requirements of this Section. Upon review, City Staff shall retain the right to reject individual building permits deemed to be non-compliant with the provisions of this Section, or inconsistent with this Ordinance. The Applicant may appeal City Staff's determination(s) to the Board of Adjustments for a final decision(s). Buildings with issued permits shall be deemed acceptable and approved for the purposes of this Ordinance.

**3.1529 Alternative Compliance.** The CCRs shall provide for and enable changes over time in the architectural design standards without requiring the revision of PDD 5. This provision will allow for Alternative Design Standards with the following defined process and authority, which promotes continued design flexibility while adhering to architectural principles outlined herein.

Upon written request by the Owner to the City for approval of such an Alternative, the City Administrator may, in the exercise of the Administrator's discretion, administratively approve alternatives to the architectural design standards of this Section, as long as the Alternative meets or exceeds the design standards.

Significant or material modifications or deviations from the architectural design standards shall be reviewed by the Planning and Zoning Commission or Board of Adjustments, as applicable, to determine conformance with the intent of this Section and Ordinance.

In order to be approved administratively, the proposed alternatives must, on balance, substantially comply with the foregoing requirements of this Section and be designed to result in increased aesthetic appeal.

A copy or memorandum of any such alternatives, whether approved administratively or by the Planning and Zoning Commission or by the Board of Adjustments, shall be placed in the permanent record of the City.

- 3.16 **Phased Development.** The Project is intended to be developed in phases as shown on **Exhibit J.** Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently.

#### **ARTICLE IV. MISCELLANEOUS PROVISIONS**

- 4.1 **Conflicts.** If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.
- 4.2 **Annexation and Development Agreement.** The terms and provisions of this Ordinance are also subject to the terms of the Annexation and Development Agreement between Owner and the City executed as of the date of this Ordinance.



**EXHIBIT A-1  
"Property"**

**TRACT 1:**

A DESCRIPTION OF 34.247 ACRES IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 34.29 ACRE TRACT CONVEYED TO JOHN MARCUS BAIRD BY DEED DATED JANUARY 13, 1993 AND RECORDED IN VOLUME 971, PAGE 116 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 34.247 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for the southeast corner of the said 34.29 acre tract, being also the northeast corner of a 10.11 acre tract described in Volume 3444, Page 347 of the Official Public Records of Hays County, Texas, and being in the west line of Tract 1 of the P.L. Turner Subdivision, a subdivision of Record in Volume 133, Page 444 of the Deed Records of Hays County, Texas:

**THENCE** with the south line of the 34.29 acre tract, being also the north line of the 10.11 acre tract, the following four (4) courses and distances:

1. South 81°14'08" West, a distance of 397.32 feet to a 1/2" rebar with Chaparral cap set;
2. South 84°24'01" West, a distance of 7.97 feet to a 1/2" rebar found;
3. South 85°19'17" West, a distance of 78.51 feet to a fence post found;
4. South 37°56'47" West, a distance of 97.35 feet to a 1/2" rebar found for the northwest corner of the 10.11 acre tract, being also the northeast corner of Lot 3 of Burrows Subdivision, a subdivision of record in Book 15, Page 69 of the Plat Records of Hays County, Texas:

**THENCE** with the south line of the 34.29 acre tract, being also the north line of Burrows Subdivision, the following four (4) courses and distances:

1. South 82°29'22" West, a distance of 88.75 feet to a nail found;
2. South 79°25'37" West, a distance of 76.64 feet to a nail found in a live oak for the northwest corner of Lot 3, being also the northeast corner of Lot 2;
3. South 81°55'21" West, a distance of 126.68 feet to a 1/2" rebar with a 3984 cap found for the northwest corner of Lot 2, being also the northeast corner of Lot 1:

4. South 81°56'23" West, a distance of 126.62 feet to a 1/2" rebar found for the northwest corner of Lot 1, being also the northeast corner of a 2.107 acre tract described in Volume 2840, Page 300 of the Official Public Records of Hays County, Texas:

**THENCE** continuing with the south line of the 34.29 acre tract, being also the north line of the 2.107 acre tract, the following two (2) courses and distances:

1. South 82°31'24" West, a distance of 142.51 feet to a nail found in a live oak;
2. South 81°27'49" West, a distance of 160.55 feet to a 1/2" rebar found for the northwest corner of the 2.107 acre tract, being also the northeast corner of Lot 1 of Sportsplex Subdivision No. 1, a subdivision of record in Book 7, Page 157 of the Plat Records of Hays County, Texas;

**THENCE** continuing with the south line of the 34.29 acre tract, being also the north line of Lot 1, the following two (2) courses and distances:

1. South 78°46'14" West, a distance of 283.22 feet to a 5/8" rebar found;
2. South 87°33'15" West, a distance of 75.24 feet a 1/2" rebar found for the northwest corner of Lot 1, being in the east line of Sportsplex Drive, described in Volume 784, Page 217 of the Deed Records of Hays County, Texas:

**THENCE** with the east line of Sportsplex Drive, crossing the 34.29 acre tract the following two (2) courses and distances:

1. With a curve to the left, having a radius of 309.60 feet, a delta angle of 14°55'01", an arc length of 80.60 feet, and a chord which bears North 67°03'32" West, a distance of 80.38 feet to a calculated point;
2. North 74°27'23" West, a distance of 19.74 feet to a calculated point in the center of a road, being in the west line of the 34.29 acre tract.

**THENCE** with the west line of the 34.29 acre tract, 25' from and parallel to the east line of a 20.518 acre tract described in Volume 784, Page 210 of the Deed Records of Hays County, Texas, the following six (6) courses and distances:

1. North 15°32'13" East, a distance of 7.31 feet to a calculated point;
2. North 14°52'44" East, a distance of 170.09 feet to a calculated point;
3. North 42°12'50" East, a distance of 247.76 feet to a calculated point;
4. North 34°57'13" East, a distance of 299.47 feet to a calculated point;
5. North 35°47'18" East, a distance of 429.51 feet to a calculated point;



## EXHIBIT A1 - PROPERTY

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6. North 43°12'18" East, a distance of 469.74 feet to a 1/2" rebar with Chaparral cap set for the northwest corner of the 34.29 acre tract, from which a 1/2" rebar with Zamorra Warrick Associates cap found for the northeast corner of the 20.518 acre tract, bears South 89°12'58" West, a distance of 34.79 feet.

**THENCE** North 89°12'58" East, with the north line of the 34.29 acre tract, a distance of 764.65 feet to a 1/2" rebar found for the northeast corner of the 34.29 acre tract, being also in the west line of said Tract 1;

**THENCE** with the east line of the 34.29 acre tract, being also the west line of Tract 1, the following two (2) courses and distances:

1. South 01°00'24" West, a distance of 791.82 feet to a nail in a fence post found;
2. South 01°57'23" West, a distance of 240.27 feet to the **POINT OF BEGINNING**, containing 34.247 acres of land, more or less.

#### TRACT 2:

A DESCRIPTION OF 50.206 ACRES IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A TRACT CALLED THE EAST PART OF 152.47 ACRES CONVEYED TO JOHN MARCUS BAIRD BY GENERAL WARRANTY DEED DATED MAY 9, 1978 AND RECORDED IN VOLUME 310, PAGE 718 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A 152.47 ACRE TRACT CONVEYED TO EDNA EARL BAIRD BY DEED DATED FEBRUARY 19, 1937 AND RECORDED IN VOLUME 154, PAGE 59 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 50.206 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an axle found for the northeast corner of the said 152.47 acre tract, being an angle point in the south line of Tract 76 A-1, Replat of the Remainder of Tract 76A, Springlake and Subdivision of Reed Acreage, a subdivision of record in Book 9, Page 47 of the Plat Records of Hays County, Texas;

**THENCE** South 00°16'33" West, with the east line of the 152.47 acre tract, being a south line of said Tract 76 A-1, a distance of 70.71 feet to a fence post found for an angle point in the south line of Tract 76 A-1, for the northwest corner of a tract of land described in Volume 130, Page 231 of the Deed Records of Hays County, Texas;

**THENCE** South 02°57'28" West, with the east line of the 152.47 acre tract, and with the west line of a 2 acre tract described in Volume 130, Page 231, and Volume 1658, Page 147 of the Official Public Records of Hays County, Texas, a distance of 174.43 feet to fence post found for the southwest corner of the 2 acre tract, being also the northwest corner of Tract 1 of the P.L. Turner Subdivision, a subdivision of Record in Volume 133, Page 444 of the Deed Records of Hays County, Texas;

**THENCE** with the east line of the 152.47 acre tract, being the west line of Tract 1, with the fence, the following five (5) courses and distances:

1. South 02°48'03" West, a distance of 431.51 feet to a calculated point.
2. South 02°54'13" West, a distance of 484.14 feet to a calculated point;
3. South 02°03'04" West, a distance of 259.80 feet to a calculated point;
4. South 01°35'37" West, a distance of 300.57 feet to a calculated point;
5. South 01°07'29" West, a distance of 353.19 feet to a 1/2" rebar found for the northwest corner of a 34.29 acre tract described in Volume 971, Page 116 of the Deed Records of Hays County, Texas;

**THENCE** South 89°12'58" West, with the north line of the 34.29 acre tract, over and across the 152.47 acre tract, a distance of 764.65 feet to a 1/2" rebar with Chaparral cap set for the northwest corner of the 34.29 acre tract, being in the division line of the 152.47 acre tract described in Volume 310, Page 718 and Volume 310, Page 721 of the Deed Records of Hays County, Texas;

**THENCE** South 89°12'58" West, continuing across the 152.47 acre tract, with the said division line, a distance of 34.79 feet to a 1/2" rebar with Zamorra Warrick Associates cap found for the northwest corner of a 20.518 acre tract described in Volume 784, Page 210 of the Deed Records of Hays County, Texas;

**THENCE** South 89°12'49" West, with the north line of the 20.518 acre tract, with the said division line, a distance of 196.26 feet to a fence post found for the southeast corner of a 45.53 acre tract described in Volume 2953, Page 181 of the Official Public Records of Hays County, Texas;

**THENCE** with the east line of the 45.53 acre tract, with the said division line, crossing the 152.57 acre tract, the following four (4) courses and distances:

1. North 01°23'38" West, a distance of 440.21 feet to a 1/2" rebar with Carson Bush cap found;
2. North 00°57'16" West, a distance of 525.11 feet to a nail found at the base of a 13" and 14" live oak;
3. North 09°31'45" West, a distance of 154.92 feet to a 1/2" rebar with Chaparral cap set;
4. North 01°24'08" West, a distance of 484.34 feet to a 1/2" rebar found for the northeast corner of the 45.53 acre tract, being also the southeast corner of Lot 18 of Hidden Springs



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Ranch Section II, a subdivision of record in Book 14, Page 69 of the Plat Records of Hays County, Texas:

**THENCE** with the east line of Hidden Springs Ranch Section II, continuing with the said division line, crossing the 152.57 acre tract, the following five (5) courses and distances:

1. North 01°22'12" West, a distance of 155.30 feet to a nail found in concrete;
2. North 15°23'51" East, a distance of 18.43 feet to a 1/2" rebar found;
3. North 03°04'23" West, a distance of 27.45 feet to a 1/2" rebar with 4404 cap found for the northeast corner of Lot 18, being also the southeast corner of Lot 17;
4. North 02°18'43" West, a distance of 190.70 feet to a 1/2" rebar with 4542 cap found for the northeast corner of Lot 17, being also the southeast corner of Lot 14;
5. North 01°02'42" West, a distance of 50.06 feet to an axle found for an angle point in the north line of the 152.47 acre tract, being also the southwest corner of Tract 76 A-1:

**THENCE** North 87°50'05" East, with the north line of the 152.47 acre tract, being also the south line of Tract 76 A-1, a distance of 1141.82 feet to the **POINT OF BEGINNING**, containing 50.206 acres of land, more or less.

#### TRACT 3:

A DESCRIPTION OF 94.695 ACRES (APPROX. 4,124,910 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 119.7 ACRE TRACT CONVEYED TO NELSON M. DAVIDSON AND DORIS BREED DAVIDSON BY DEED DATED JUNE 23, 1952 AND RECORDED IN VOLUME 154, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 94.695 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar with 3984 cap found in the west line of Old Fredericksburg Road (right-of-way width varies), for the northeast corner of the Doris Breed Davidson Subdivision, a subdivision of record in Book 10, Page 395 of the Plat Records of Hays County, Texas:

**THENCE** North 01°30'02" West, with the west line of Old Fredericksburg Road, across Tract 1, a distance of 425.26 feet to a 1/2" rebar with Chaparral cap set for the **POINT OF BEGINNING**:

**THENCE** over and across Tract 1, the following four (4) courses and distances:

1. South 89°48'55" West, a distance of 259.27 feet to a 1/2" rebar with Chaparral cap set;

2. With a curve to the left, having a radius of 970.00 feet, a delta angle of 06°06'33", an arc length of 103.43 feet, and a chord which bears South 86°45'39" West, a distance of 103.38 feet to a 1/2" rebar with Chaparral cap set
3. South 38°42'22" West, a distance of 192.59 feet to a 1/2" rebar with Chaparral cap set;
4. South 00°43'30" West, a distance of 587.78 feet to a 1/2" rebar with Chaparral cap set in the north line of a 9.008 acre tract described in Volume 2102, Page 453 of the Official Public Records of Hays County, Texas, from which a 1/2" rebar with 3984 cap found in the north line of the 9.008 acre tract, for the southwest corner of the Doris Breed Davidson Subdivision, bears North 87°06'31" East, a distance of 205.48 feet;

**THENCE** South 87°06'31" West, with the north line of the 9.008 acre tract, continuing across Tract 1, a distance of 304.58 feet to a 1/2" rebar found for the northwest corner of the 9.008 acre tract:

**THENCE** South 07°58'13" West, with the west line of the 9.008 acre tract, continuing across Tract 1, a distance of 1318.37 feet to a nail in concrete found for the southwest corner of the 9.008 acre tract, being also in the north line of a 6.38 acre tract described in Volume 1489, Page 391 of the Official Public Records of Hays County, Texas, for an angle point in the east line of Tract 1:

**THENCE** South 13°58'09" West, with the east line of Tract 1, being also the west line of the 6.38 acre tract, a distance of 743.78 feet to a 1/2" rebar with 3984 cap found for the southeast corner of Tract 1, being also the southwest corner of the 6.38 acre tract, and being in the north line of a 3.91 acre tract described in Volume 269, Page 226 of the Deed Records of Hays County, Texas:

**THENCE** South 88°04'18" West, with the south line of Tract 1, being also the north line of the 3.91 acre tract, a distance of 101.94 feet to a nail found in a 6" post for the northwest corner of the 3.91 acre tract, being also the apparent northeast corner of a 6 acre tract described in Volume 110, Page 563 of the Deed Records of Hays County, Texas:

**THENCE** North 89°32'58" West, with the south line of Tract 1, being also the apparent north line of the 6 acre tract, a distance of 152.30 feet to a fence post found for the apparent northwest corner of the 6 acre tract, and being a northeast corner of the 76.73 acre tract described in Volume 124, Page 515 of the Deed Records of Hays County, Texas:

**THENCE** South 89°52'25" West, with the south line of Tract 1, being also the north line of the 76.73 acre tract, distance of 311.97 feet to a fence post found for the southwest corner of Tract 1, being an angle point in the east line of the 76.73 acre tract:

**THENCE** North 01°40'35" East, with the west line of Tract 1, being also the east line of the 76.73 acre tract, a distance of 550.52 feet to a 1/2" rebar found for the northeast corner of the



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76.73 acre tract, being also the southeast corner of a 10.11 acre tract described in Volume 3444, Page 347 of the Official Public Records of Hays County, Texas;

**THENCE** North 01°55'45" East, with the west line of Tract 1, being also the east line of the 10.11 acre tract, a distance of 660.61 feet to a 1/2" rebar found for the northeast corner of the 10.11 acre tract, being also the southeast corner of a 34.29 acre tract described in Volume 971, Page 116 of the Deed Records of Hays County, Texas;

**THENCE** with the west line of Tract 1, being also the east line of the 34.29 acre tract, the following two (2) courses and distances:

1. North 01°57'23" East, a distance of 240.27 feet to a nail in fence post found;
2. North 01°00'24" East, a distance of 791.82 feet to a 1/2" rebar found for the northeast corner of the 34.29 acre tract, being in the east line of a 152.47 acre tract described in Volume 310, Page 718 of the Deed Records of Hays County, Texas;

**THENCE** with the west line of Tract 1, being the east line of the 152.47 acre tract, with the fence, the following five (5) courses and distances:

1. North 01°07'29" East, a distance of 353.19 feet to a calculated point;
2. North 01°35'37" East, a distance of 300.57 feet to a calculated point;
3. North 02°03'04" East, a distance of 259.80 feet to a calculated point;
4. North 02°54'13" East, a distance of 484.14 feet to a calculated point;
5. North 02°48'03" East, a distance of 431.51 feet to a fence post found for the northwest corner of Tract 1, being the southwest corner of a 2 acre tract described in Volume 130, Page 231 of the Deed Records of Hays County, Texas;

**THENCE** North 86°52'58" East, with the north line of Tract 1, being also the south line of the 2 acre tract, a distance of 1245.48 feet to a fence post found for the northwest corner of a 7.749 acre tract described in Volume 374, Page 743 of the Deed Records of Hays County, Texas;

**THENCE** South 02°29'58" East, with the west line of the 7.749 acre tract, over and across Tract 1, a distance of 390.22 feet to a 1/2" iron pipe found for the southwest corner of the 7.749 acre tract, being also the northwest corner of a 1.50 acre tract described in Volume 207, Page 49 of the Deed Records of Hays County, Texas;

**THENCE** South 02°17'26" East, with the west line of the 1.50 acre tract, continuing across Tract 1, a distance of 208.99 feet to a 1/2" iron pipe found for the southwest corner of the 1.50 acre tract;

**THENCE** North 85°08'49" East, with the south line of the 1.50 acre tract, continuing across Tract 1, a distance of 104.25 feet to a 3/4" rebar found for an angle point in the east line of Tract 1, being also the northwest corner of a 1.00 acre tract described in Volume 1924, Page 385 of the Deed Records of Hays County, Texas, and being the northwest corner of the Turner Tract as shown on the plat of said P.L. Turner Subdivision;

**THENCE** South 02°05'28" East, with the east line of Tract 1, being also the west line of the 1.00 acre tract, the Turner Tract, a 1.00 acre tract described in Volume 275, Page 499 of the Deed Records of Hays County, Texas, and the west line of Tract 4 of said P.L. Turner Subdivision, a distance of 86.45 feet to a 1/2" rebar with Chaparral cap set, from which a fence corner at a 13" live oak for the southwest corner of the 1.00 acre tract, being also the southwest corner of Tract 4, and being in the north line of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas, bears South 02°05'28" East, a distance of 329.42 feet;

**THENCE** over and across Tract 1, the following eight (8) courses and distances:

1. South 87°52'26" West, a distance of 119.99 feet to a 1/2" rebar with Chaparral cap set;
2. South 02°07'34" East, a distance of 330.24 feet to a 1/2" rebar with Chaparral cap set;
3. South 87°52'26" West, a distance of 25.11 feet to a 1/2" rebar with Chaparral cap set;
4. South 02°07'34" East, a distance of 254.30 feet to a 1/2" rebar with Chaparral cap set;
5. With a curve to the left, having a radius of 25.00 feet, a delta angle of 91°03'12", an arc length of 39.73 feet, and a chord which bears South 47°39'11" East, a distance of 35.68 feet to a 1/2" rebar with Chaparral cap set;
6. With a curve to the right, having a radius of 1030.00 feet, a delta angle of 02°59'42", an arc length of 53.84 feet, and a chord which bears North 88°19'04" East, a distance of 53.84 feet to a 1/2" rebar with Chaparral cap set;
7. North 89°48'55" East, a distance of 40.73 feet to a 1/2" rebar with Chaparral cap set;
8. North 89°48'55" East, a distance of 217.16 feet to a 1/2" rebar with Chaparral cap set in the west right-of-way line of Old Fredericksburg Road, from which a 1/2" rebar found in the west right-of-way line of Old Fredericksburg Road, for the southeast corner of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas, bears North 01°30'02" West, a distance of 108.46 feet;

**THENCE** South 01°30'02" East, with the west right-of-way line of Old Fredericksburg Road, crossing Tract 1, a distance of 60.02 feet to the **POINT OF BEGINNING**, containing 94.695 acres of land, more or less.



# EXHIBIT A1 - PROPERTY

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Dripping Springs, TX

18 April 2016

**TRACT 4:**

A DESCRIPTION OF 8.119 ACRES (APPROX. 353,664 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 9.008 ACRE TRACT CONVEYED TO MICKEY DAVIDSON KROLL, NELSON M. DAVIDSON, JR., AND WIFE, BARBARA WATKINS DAVIDSON BY WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 7, 2002 AND RECORDED IN VOLUME 2102, PAGE 453 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 8.119 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar, being an angle point in the east line of the said 9.008 acre tract, being also the northeast corner of Tract 3 of the said P.L. Turner Subdivision, and being also the southwest corner of a 0.754 acre tract described in Volume 4258, Page 404 of the Official Public Records of Hays County, Texas, and being also the northwest corner of a 1 acre tract described in Volume 144, Page 563 of the Deed Records of Hays County, Texas, from which a 3/4" iron pipe found for the southeast corner of the 0.754 acre tract, being in the north line of the 1 acre tract, and being in the west line of Old Fredericksburg Road (right-of-way width varies), bears North 87°52'37" East, a distance of 216.79 feet;

**THENCE** South 87°35'26" West, with the common line of the 9.008 acre tract and Tract 3, a distance of 236.90 feet to a 1/2" rebar found for an angle point in the east line of the 9.008 acre tract, being also the northwest corner of Tract 3, for the **POINT OF BEGINNING**;

**THENCE** with the common line of the 9.008 acre tract and Tract 3, the following two (2) courses and distances:

1. South 15°43'23" West, a distance of 521.70 feet to a 1/2" rebar found at the northwest corner of a 3.59 acre tract out of Tract 3, described in Volume 4073, Page 818 of the Official Public Records of Hays County, Texas;
2. South 15°32'41" West, with the west line of the 3.59 acre tract, a distance of 499.23 feet to a 2" iron pipe found for an angle point in the east line of the 9.008 acre tract, being also the southwest corner of the 3.59 acre tract, being also the southwest corner of Tract 3, and being in the north line of a 2.07 acre tract described in Volume 178, Page 571 of the Deed Records of Hays County, Texas;

**THENCE** with the common line of the 9.008 acre tract and the 2.07 acre tract, the following two (2) courses and distances:

1. North 89°33'06" West, a distance of 183.84 feet to a 1/2" rebar found for an angle point in the east line of the 9.008 acre tract, for the northwest corner of the 2.07 acre tract;

2. South 09°15'30" West, a distance of 216.46 feet to a nail found in an 18" live oak for the southwest corner of the 2.07 acre tract, being also the southeast corner of the 9.008 acre tract, and being in the north line of a 6.39 acre tract described in Volume 1489, Page 391 of the Official Public Records of Hays County, Texas;

**THENCE** North 89°25'09" West, with the south line of the 9.008 acre tract, being also the north line of the 6.38 acre tract, a distance of 53.15 feet to a nail in concrete found for the southwest corner of the 9.008 acre tract;

**THENCE** North 07°58'13" East, with the west line of the 9.008 acre tract, crossing said Tract 1, a distance of 1318.37 feet to a 1/2" rebar found for the northwest corner of the 9.008 acre tract;

**THENCE** North 87°06'31" East, with the north line of the 9.008 acre tract, crossing said Tract 1, a distance of 304.58 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar with 3984 cap found for the southwest corner of the Doris Breed Subdivision, a subdivision of record in Book 10, Page 395 of the Plat Records of Hays County, Texas, bears North 87°06'31" East, a distance of 205.48 feet;

**THENCE** over and across the 9.008 acre tract, the following two (2) courses and distances:

1. South 00°43'30" West, a distance of 129.06 feet to a 1/2" rebar with Chaparral cap set;
2. North 87°20'25" East, a distance of 61.68 feet to the **POINT OF BEGINNING**, containing 8.119 acres of land, more or less.

**TRACT 5:**

A DESCRIPTION OF 1.676 ACRES (APPROX. 73,006 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 119.7 ACRE TRACT CONVEYED TO NELSON M. DAVIDSON AND DORIS BREED DAVIDSON BY DEED DATED JUNE 23, 1952 AND RECORDED IN VOLUME 154, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.676 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar found in the west right-of-way line of Old Fredericksburg Road, for the southeast corner of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas;

**THENCE** South 86°32'57" West, with the south line of the said 0.938 acre tract, a distance of 218.28 feet to a 1/2" rebar found at the southwest corner of the 0.938 acre tract for the **POINT OF BEGINNING**;

**THENCE** crossing Tract 1, the following eight (8) courses and distances:

**EXHIBIT A1 - PROPERTY**

Planned Development District No.5 Heritage Subdivision

Dripping Springs, TX

18 April 2016



1. South 02°07'34" East, a distance of 96.05 feet to a 1/2" rebar with Chaparral cap set;
2. South 89°48'55" West, a distance of 40.73 feet to a 1/2" rebar with Chaparral cap set;
3. With a curve to the left, having a radius of 1030.00 feet, a delta angle of 02°59'42", an arc length of 53.84 feet, and a chord which bears South 88°19'04" West, a distance of 53.84 feet to a 1/2" rebar with Chaparral cap set;
4. With a curve to the right, having a radius of 25.00 feet, a delta angle of 91°03'12", an arc length of 39.73 feet, and a chord which bears North 47°39'11" West, a distance of 35.68 feet to a 1/2" rebar with Chaparral cap set;
5. North 02°07'34" West, a distance of 254.30 feet to a 1/2" rebar with Chaparral cap set;
6. North 87°52'26" East, a distance of 25.11 feet to a 1/2" rebar with Chaparral cap set;
7. North 02°07'34" West, a distance of 330.24 feet to a 1/2" rebar with Chaparral cap set;
8. North 87°52'26" East, a distance of 119.99 feet to a 1/2" rebar with Chaparral cap set in the east line of Tract 1, being also the west line of a 1.00 acre tract described in Volume 1924, Page 385 of the Deed Records of Hays County, Texas, and being the northwest corner of the Turner Tract as shown on the plat of said P.L. Turner Subdivision, from which a 3/4" rebar found for an angle point in the east line of Tract 1, being also the northwest corner of a 1.00 acre tract, bears North 02°05'28" West, a distance of 86.45 feet;

**THENCE** South 02°05'28" East, with the east line of Tract 1, being also the west line of the 1.00 acre tract, the Turner Tract, a 1.00 acre tract described in Volume 275, Page 499 of the Deed Records of Hays County, Texas, and the west line of Tract 4 of said P.L. Turner Subdivision, a distance of 329.42 feet to a fence corner at a 13" live oak for the southwest corner of the 1.00 acre tract, being also the southwest corner of Tract 4, and being in the north line of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas;

**THENCE** South 85°58'06" West, with the north line of the 0.938 acre tract, crossing Tract 1, a distance of 24.91 feet to a 1/2" rebar found for the northwest corner of the 0.938 acre tract;

**THENCE** South 02°07'34" East, with the west line of the 0.938 acre tract, continuing across Tract 1, a distance of 185.05 feet to the **POINT OF BEGINNING**, containing 1.676 acres of land, more or less.

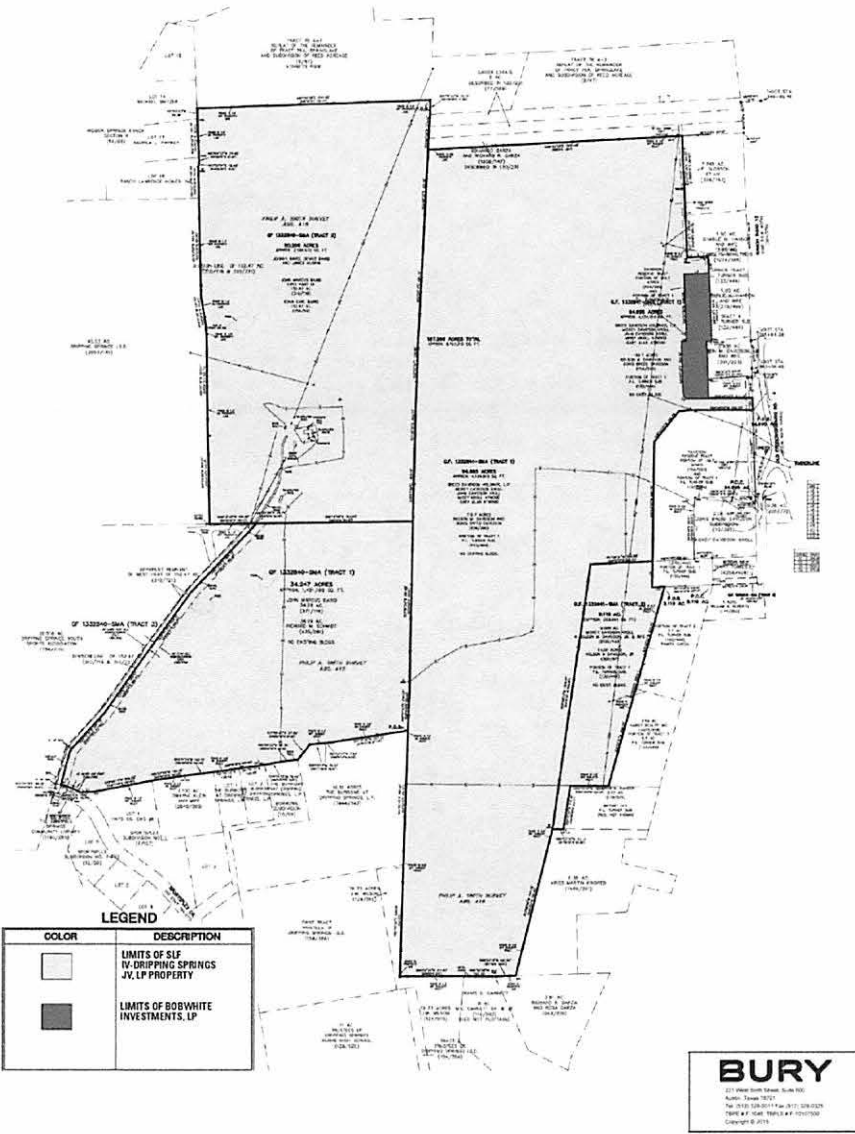


## EXHIBIT A1 - PROPERTY

Planned Development District No.5 Heritage Subdivision

📍 Dripping Springs, TX

📅 18 April 2016



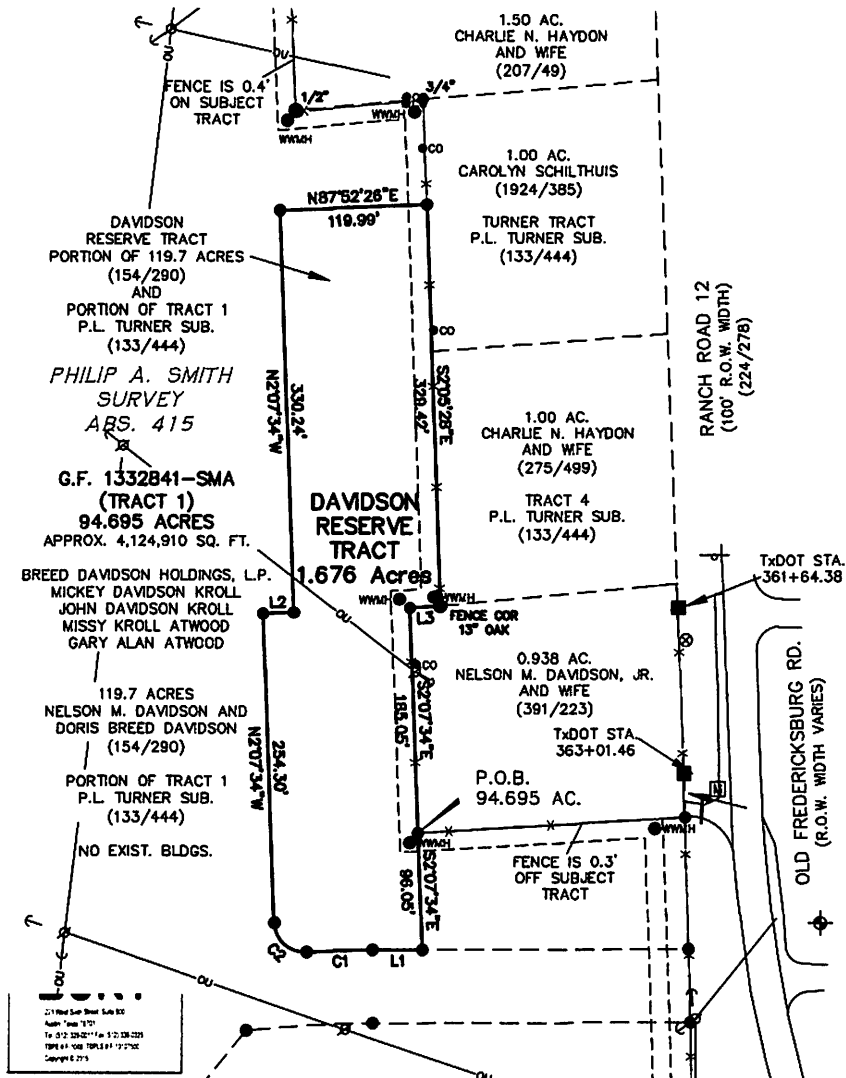
**NOTE:**  
 PER EXHIBIT A1 - TRACTS 1-4 ARE OWNED BY SLF IV - DRIPPING SPRINGS JV, LP AND  
 TRACT 5 IS OWNED BY BOBWHITE INVESTMENTS, LP

**BURY**  
 211 West Bank Street, Suite 100  
 Austin, Texas 78711  
 Tel: 512.528.2111 Fax: 512.528.0278  
 Email: bury@buri.com  
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**TBG** **EXHIBIT A2 - PROPERTY OWNED BY SLF IV - DRIPPING SPRINGS JV, LP**  
 Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    18 April 2016



City of Dripping Springs  
 Ordinance No. 1222124

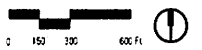


PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	S89°48'55\"W	40.73'
L2	N87°52'26\"E	25.11'
L3	S85°58'06\"W	24.91'

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	53.84'	1030.00'	2°59'42\"	53.84'	S88° 19' 04.23\"W
C2	39.73'	25.00'	91°03'12\"	35.68'	N47° 39' 10.83\"W

**NOTE:**  
 PER EXHIBIT A1 - TRACTS 1-4 ARE OWNED BY SLF IV - DRIPPING SPRINGS JV, LP AND  
 TRACT 5 IS OWNED BY BOBWHITE INVESTMENTS, LP

**EXHIBIT A3 - PROPERTY OWNED BY BOBWHITE INVESTMENTS, LP**  
 Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    18 April 2016



**TABLE 1: TOTAL UNIT MIX**  
**TOTAL NUMBER OF DWELLING UNITS PERMITTED IN PD NO. 5 IS 700 DWELLING UNITS**

LAND USE	PD PERMITTED USE	REQUIRED	EXAMPLE OF DWELLING UNITS (DU)*	EXAMPLE OF ACRES (AC)*	EXAMPLE OF DU/AC*
	60' Lots 50' Lots 40' Lots	Max. 70% of Total Unit Mix	424 DU 60.57%	127.5 AC	3.3 DU/AC
	Garden Home Village Condo Courtyard	Min. 15% of Total Unit Mix	120 DU 17.14%	15.0 AC	8.0 DU/AC
	Two-Four Family Townhome Multi-Family	Min. 15% of Total Unit Mix	156 DU 22.29%	13.0 AC	12.0 DU/AC
	See Exhibit D	N/A	N/A	3.0 AC	N/A

\* Number of dwelling units, acres and density are shown for illustrative uses only. Final product mix shall not exceed minimums and maximums.

**TABLE 2: PERMITTED USE MATRIX**

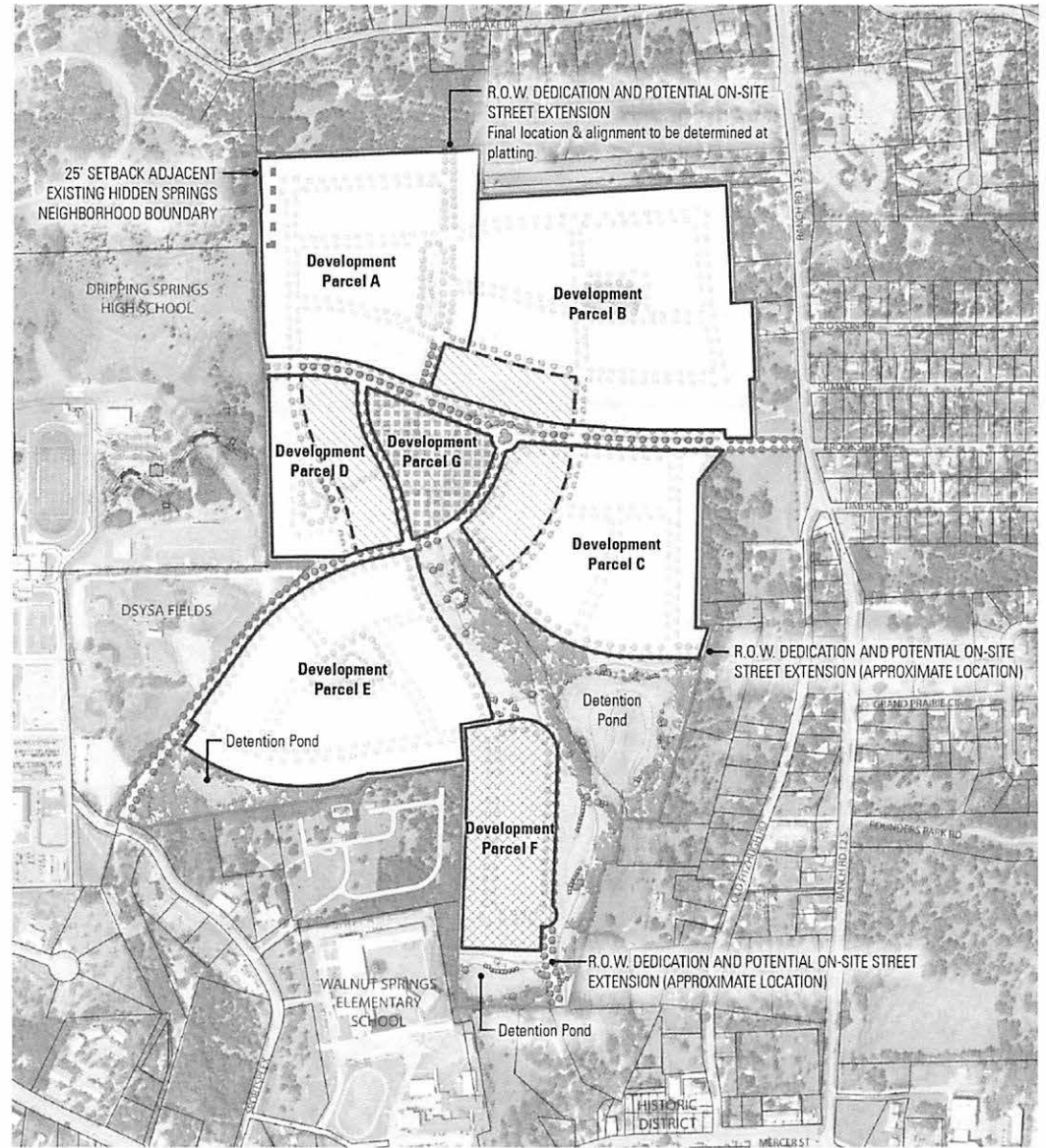
	PD PERMITTED USE :	DEVELOPMENT PARCEL							OPEN SPACE	
		A	B	C	D	E	F <sup>(7)</sup>	G		
	APPROPRIATE ACREAGE (+/-)	25.5	47.5	26.0	13.5	30.0	13.0	3.0	30.5	
	60' Lots	X	X	X	X	X	-	-	-	
	50' Lots	X	X	X	X	X	-	-	-	
	40' Lots	X	X	X	X	X	-	-	-	
	Garden Home	-	X	X	X	-	-	-	-	
	Village Condo	-	X	X	X	-	-	-	-	
	Courtyard	-	X	X	X	-	-	-	-	
	Two-Four Family	-	-	-	-	-	X	-	-	
	Townhome	-	-	-	-	-	X	-	-	
	Multi-Family	-	-	X	X	-	X	-	-	
	COMMERCIAL USES	N/A	-	X <sup>(6)</sup>	X <sup>(6)</sup>	X <sup>(6)</sup>	-	X	X	-
	AMENITY CENTER USES	N/A	X	X	X	X	X	X	X	X
	AMENITY CENTER	N/A							X	

**LEGEND**

- X Permitted use by the right, subject to PD conditions and requirements set forth in Exhibit D - PD uses chart
- Not a permitted use

**NOTES:**



- A private amenity center or other private improvements will not be constructed on Parcel G in a manner that would preclude a minimum of 20,000 sq feet of commercial to be constructed on Parcel G.
- Refer to Exhibit C – PD Parks and Trails Plan, for proposed park locations
- Refer to Exhibit D – PD Uses Chart, for description of land uses
- Refer to Exhibit F – PD Street Standards, for street types and locations, reference plan and street standards
- Fiscal may be posted for the proposed north, east and south connectors.
- Only in hatched areas of Parcels B, C, & D.
- General location of temporary wastewater treatment plant and effluent disposal field, if required, will be designed pursuant to the regulations in the Wastewater Agreement. Once the plant is removed, all provisions regarding Parcel F will apply.






**TBG EXHIBIT B - PD MASTER PLAN**  
 Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    10 July 2016



**LEGEND**

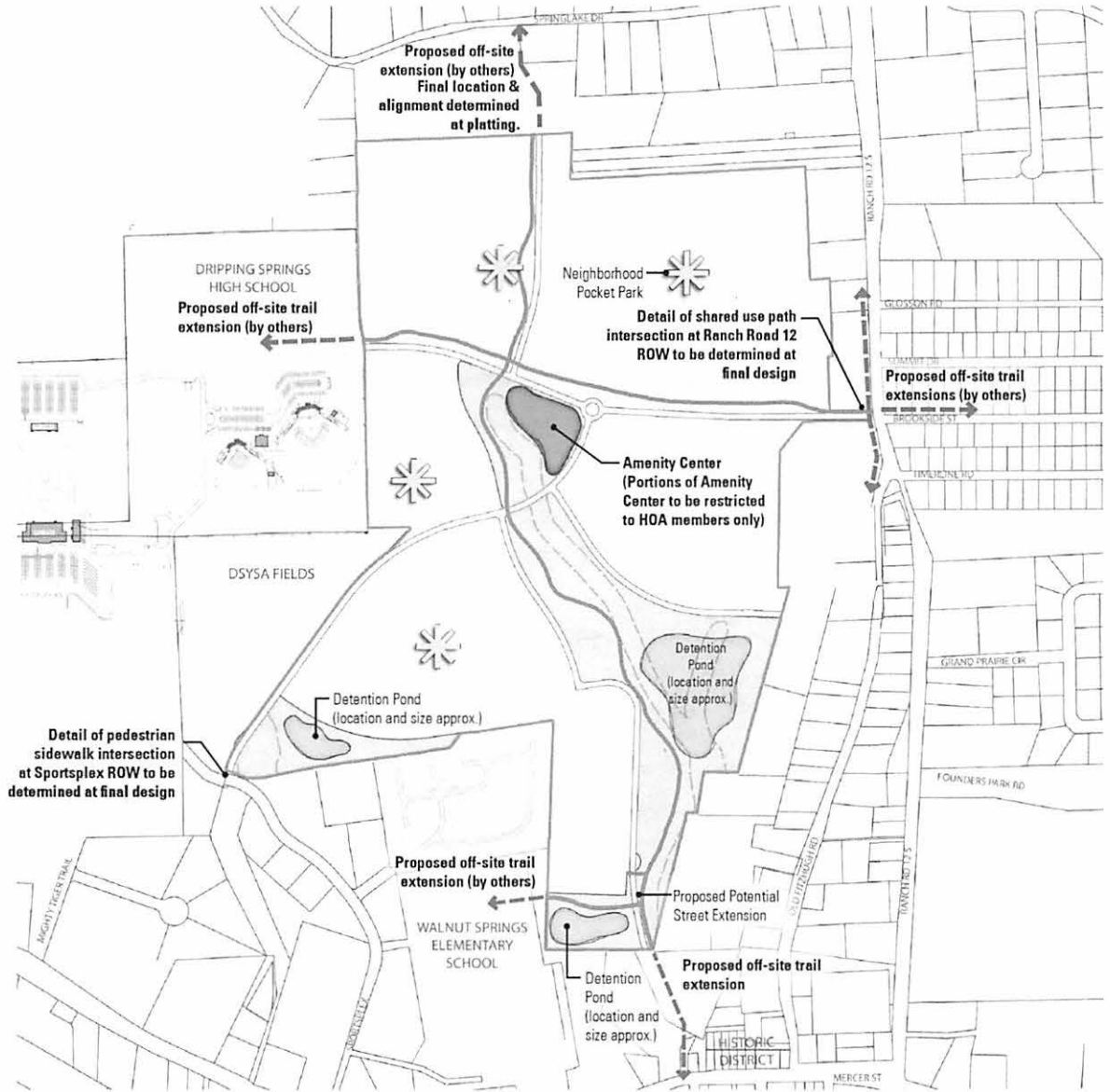
-  **8' WIDE CONCRETE PATH OR TRAIL - CONCEPTUAL ALIGNMENT**
  - SHARED USE PATH (ADJACENT TO STREET, IN LIEU OF 5' SIDEWALK)
  - MULTI-USE PATH (COMBINED WITH SLIP STREET, MAY BE ASPHALT)
  - OFF-STREET TRAIL (SEPARATED FROM STREET AND SIDEWALK NETWORK)
-  **PROPOSED OFF-SITE EXTENSION**

PARKLAND DEDICATION - MINIMUM OF 28 ACRES PROVIDED	
	PARKLAND
	PARKLAND, NEIGHBORHOOD POCKET PARKS (GENERAL LOCATION)
	DEFINED DRAINAGE SETBACK

**PDD NO. 5 OPEN SPACE PLAN NOTES:**

1. A MASTER PARKS AND TRAILS PLAN (MPTP) FOR PDD NO. 5 SHALL BE APPROVED SEPARATE FROM THIS PDD. THE MPTP SHALL BE APPROVED PRIOR TO THE FIRST RESIDENTIAL PRELIMINARY PLAT AND MAY BE PHASED IN ACCORDANCE WITH THE PHASED PLATTING OF THE PROJECT.
2. OPEN SPACE DEDICATED FOR PARKLAND SHALL BE PUBLICLY ACCESSIBLE. PARKLAND AND IMPROVEMENTS IN THE PARKLAND, INCLUDING TRAILS, SHALL BE CONVEYED TO AND PERMANENTLY MAINTAINED BY A HOMEOWNER ASSOCIATION (HOA) OR OTHER RESPONSIBLE NON-CITY ENTITY.
3. PARKLAND DEDICATION REQUIREMENTS SHALL MEET AND/OR EXCEED CODE REQUIREMENTS. THE HOA MAY ADOPT RULES AND REGULATIONS REGARDING ACCESS, PERMITTED USES, SECURITY (POLICING) AND MAINTENANCE RESPONSIBILITIES.
4. PARKLAND LOCATION AND SIZE IS CONCEPTUALLY SHOWN ON THIS EXHIBIT C. BOUNDARIES OF PARKLAND TO BE DETERMINED AT PRELIMINARY PLAT. DETENTION, WATER QUALITY PONDS, UTILITY EASEMENTS, AND OFF-STREET TRAILS ARE PERMITTED IN PARKLAND.
5. NEIGHBORHOOD POCKET PARKS ARE INCLUDED IN PARKLAND DEDICATION. POCKET PARKS ARE INTENDED TO SERVE THE RECREATIONAL NEEDS OF RESIDENTS, PROVIDE OPPORTUNITIES FOR INTERACTION WITHIN THE NEIGHBORHOOD AND/OR PROVIDE OPPORTUNITIES FOR INTERACTION WITH THE NATURAL ENVIRONMENT
6. SHARED USE PATH/MULTI-USE PATH/OFF-STREET TRAILS:
  - MUST BE CONCRETE, 8FT IN WIDTH, EXCEPT THAT MULTI-USE PATH MAY BE ASPHALT
  - TRAIL/PATH LOCATIONS ARE CONCEPTUAL. TRAIL LOCATION TO BE FURTHER REFINED IN THE MPTP. FINAL ALIGNMENT TO BE DETERMINED AT FINAL PLAT.
  - INDICATED TRAILS AND PATHS OUTSIDE THE PUBLIC ROW WILL BE MAINTAINED BY THE HOA.
7. UNLESS OTHERWISE DEPICTED ON THIS EXHIBIT C WHEREIN A SHARED USE PATH OR MULTI-USE PATH IS PROVIDED ON A STREET, 5FT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL LOCAL RESIDENTIAL STREETS, PER EXHIBIT F- STREET STANDARDS
8. AMENITY CENTER AREAS INTENDED FOR EXCLUSIVE USE OF THE HOA ARE NOT INCLUDED AS PART OF PARKLAND DEDICATION.

PARKLAND CODE	CODE REQUIREMENTS	PROVIDED
<b>DEDICATION REQUIREMENT</b>	PDD NO. 5 MAX. 700 LUEs (1 AC PARKLAND PER 25 LUEs)	<b>MIN. 28 AC PARKLAND</b>
<b>WATER QUALITY AND DETENTION &amp; STREAM SETBACK FOR DRAINAGE</b>	NOT TO EXCEED 50% OF TOTAL OPEN SPACE	MAX. 14 AC OF THE 28 AC PARKLAND



**TBG EXHIBIT C - PDD OPEN SPACE PLAN**

Planned Development District No.5 Heritage Subdivision | Dripping Springs, TX | 10 July 2016

City of Dripping Springs  
Ordinance No. 1229-124



PDD No. 5 - Heritage Subdivision  
Page 27 of 30



AGRICULTURE USES	Permitted (P) or Conditional (C)
Garden (Non-retail)	P
RESIDENTIAL USES	Permitted (P) or Conditional (C)
Accessory Bldg/Structure (Nonresidential)	P
Duplex/Two-Four Family	P
Garden Home/Townhome	P
Living Quarters on Site with a Business	P
Multiple-Family Dwelling	P
Residential Loft	P
Swimming Pool, Private	P
OFFICE USES	Permitted (P) or Conditional (C)
Armed Services Recruiting Center	P
Insurance Agency Offices	P
Offices, General/Professional	P
Office, Brokerage Service	P
Offices, Health Services	P
Offices, Legal Services	P
Offices, Professional	P
Offices, Real Estate Office	P
Security Monitoring Company	P
PERSONAL & BUSINESS SERVICES USES	Permitted (P) or Conditional (C)
Antique Shop	P
Appliance Repair	P
Art Dealer/Gallery	P
Artisan's Shop	P
Artist Studio	P
Bakery or Confectionary (Retail)	P
Barbershop	P
Beauty Shop	P

PERSONAL & BUSINESS SERVICES USES CONTINUED	Permitted (P) or Conditional (C)
Bed & Breakfast Inn or Facility	P
Bicycle Sales and Repair	P
Book Store	P
Cafeteria	C
Computer Sales	P
Consignment Shop	P
Convenience Store (Without Gas Sales)	C
Cooking School	P
Dance/Drama/Music Studio or School	P
Drapery, Blind Upholstery Store	P
Financial Services	P
Florist Shop	P
Food or Grocery Store (Limited)	P
Furniture Store (New and/or Used)	P
Garden Shop (Inside Storage)	P
Hardware Store	P
Live-in Security Quarters	P
Locksmith	P
Market (Public)	P
Needlework Shop	P
Pet Shop/Supplies	P
Pharmacy	P
Photocopying/Duplicating	P
Photography Studio	P
Restaurant (No Drive-Through Service)	P
Shoe Repair	P
Studio, Tattoo or Body Piercing	C
Tailor Shop	P
Travel Agency	P
Temporary Outdoor Sales/Promotion	P
Vacuum Cleaner Sales & Repair	P
Veterinarian Clinic (Indoor Kennels)	P
Woodworking Shop (Ornamental, Handmade)	P
TRANSPORTATION & AUTO SERVICES USES	Permitted (P) or Conditional (C)
Parking Structure, Commercial	C

AMUSEMENT/RECREATION USES	Permitted (P) or Conditional (C)
Day Camp for Children	C
Health Club	P
Museum	P
Park and/or Playground	P
Video Rentals/Sales	P
INSTITUTIONAL/GOVERNMENT USES	Permitted (P) or Conditional (C)
Assisted Living Facility	C
Child Day-Care Facility	P
Church, Religious Assembly	P
Civic Club	P
Fire Station	P
Fraternal Lodge or Union	P
Group Day-Care Home	P
Medical Clinic or Office	P
Wireless Communications Tower	C
Home for the Aged, Residential	C
Hospice	C
Hospital (Acute Care, General)	C
Library	P
Maternity Home	C
Nursing/Convalescent Home	C
Orphanage	C
Philanthropic Organization	P
Post Office	P
School, K Through 12 (public or private)	P
Telephone Switching/Exchange Bldg.	C
Wastewater Treatment Plant, Effluent Disposal Field	P
Water Supply (Elevated Storage Tank)	C
Water Supply Facility (Private)	C
LIGHT INDUSTRIAL/MFG. USES	Permitted (P) or Conditional (C)
Contractor's Office (No Outside Storage)	P
Contractor's Temporary On-site Office	C

Note: Wastewater Treatment Plant and Effluent Disposal Field are permitted subject to the provisions in the Wastewater Service and Impact Fee Agreement.

Area Requirements		Single Family, Detached Use (2)	Garden Home Use (2)	Two to Four Family Dwelling Use (2)	Townhome Use (2)(4)	Village Condominium Use (2)(4)	Courtyard Housing Use (2)(4)	Multiple-Family Use (2)(4)	Permitted Commercial Uses
SIZE OF LOTS	Minimum Lot Area	4,000 s.f.	3,500 s.f.	5,175 s.f.	1,500 s.f.	6,900 s.f.	4,200 s.f.	20,000 s.f.; Max 24 du/acre	5,000 s.f.
	Minimum Lot Width at Front Building Line	40 ft.	35 ft.	45 ft.	20 ft.	60 ft.	70 ft.	100 ft.	50 ft.
	Minimum Lot Depth	100 ft.	100 ft.	100 ft.	75 ft.	115 ft.	60 ft.	200 ft.	100ft.
SETBACK REQUIREMENTS	Minimum Front Yard	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	10 ft.
	Minimum Front Yard, Garage Door	20 ft.	20 ft.	20 ft.	N/A (rear entry required)	20 ft.	15 ft.	20 ft.	N/A
	Minimum Side Yard, Interior	5 ft.	0 ft. on one side; 10 ft. other side	5 ft.; 0 ft. for common walls	5 ft.; 0 ft. for common walls	5 ft. <sup>(1)</sup>	5 ft. <sup>(3)</sup>	15 ft. <sup>(1)(4)</sup>	10 ft.; 0ft. for common walls
	Minimum Side Yard, Corner	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft. <sup>(3)</sup>	15 ft.
	Minimum Rear Yard	15 ft. <sup>(6)</sup>	10ft.	15ft.	None	10 ft.	10 ft.	25 ft. <sup>(3)</sup>	10 ft.
Maximum Impervious Coverage		65%	70%	70%	80%	70%	80%	75%	75% <sup>(5)</sup>
Maximum Building Height		35 ft./2.5 stories	35 ft./2.5 stories	35 ft./2.5 stories	40 ft./3 stories	35 ft./2.5 stories	35 ft./2.5 stories	40 ft./3 stories	2 stories or 40 ft., whichever is less

- (1) Minimum 10 ft. spacing between buildings
- (2) Residential accessory buildings: maximum building height: 15 ft.; side and rear yard: 5 ft.
- (3) Multiple-family (MF) minimum side yard and minimum rear yard adjacent to city of Dripping Springs single family zoning district when MF building is more than 1 story ht.: 45 ft.
- (4) Village condominium, courtyard housing, townhome and multiple-family housing may be accessed by common access drive.
- (5) The gross floor area for each permitted commercial structure shall not exceed 40,000 sq. ft.
- (6) 25' Rear set back adjacent existing Hidden Springs neighborhood boundary. Illustrated in Parcel A on Exhibit B - PD Master Plan

**Setback Encroachments and Exceptions-**

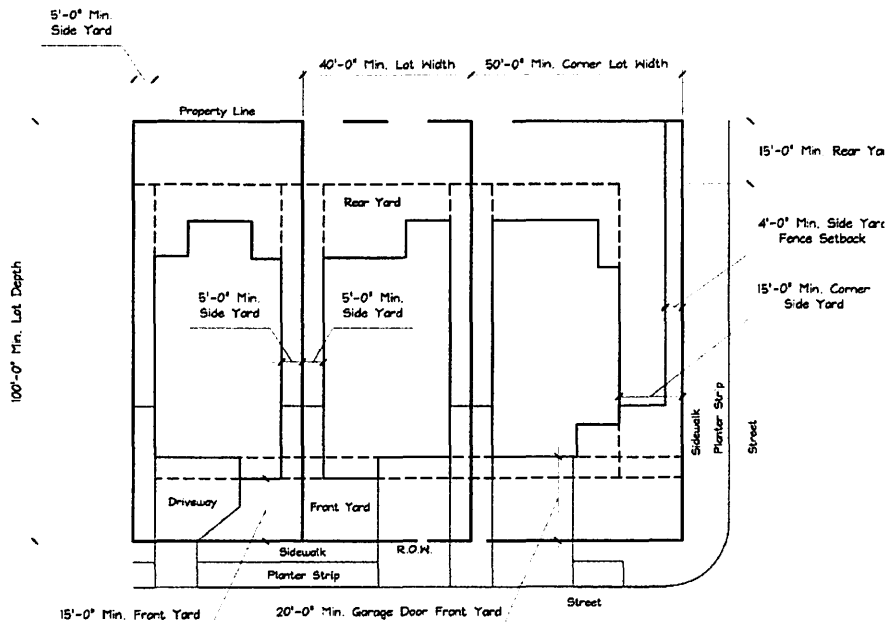
These uses and structures may encroach into a yard or required setback as follows:

Type of structure or use	Residential uses
Air conditioning equipment	Any part of side and rear yard
Arbors and trellises	Any part of yard, at least 5 feet from neighboring property line
Awning, roof overhanging eaves and bay windows	No more than 2 feet into front, side, or rear yard; may overhang over easements
Open deck and covered patios (no enclosed spaces)	No more than 10 feet into rear yard, (only permitted in Garden Home use)



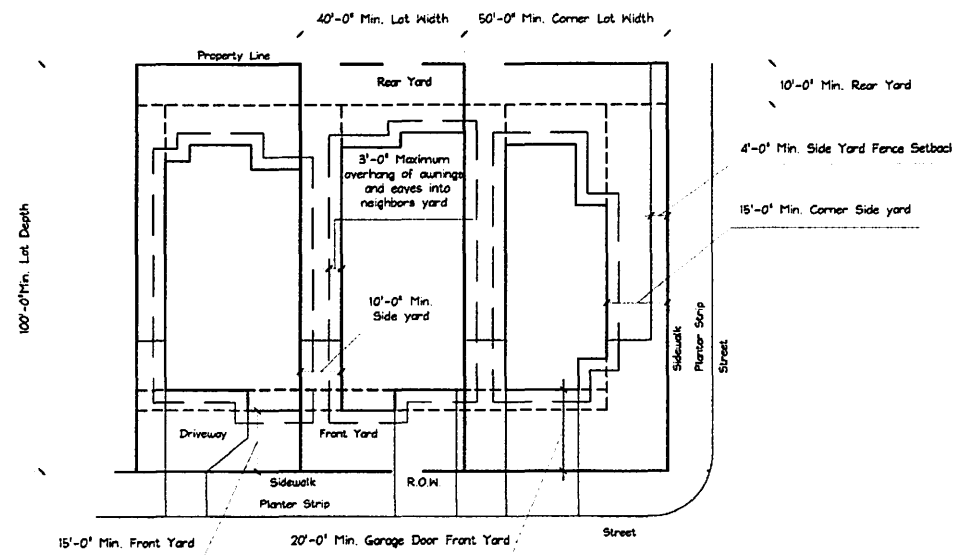
# EXHIBIT E - PD DEVELOPMENT STANDARDS

Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    18 April 2016



**Single Family Detached**

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

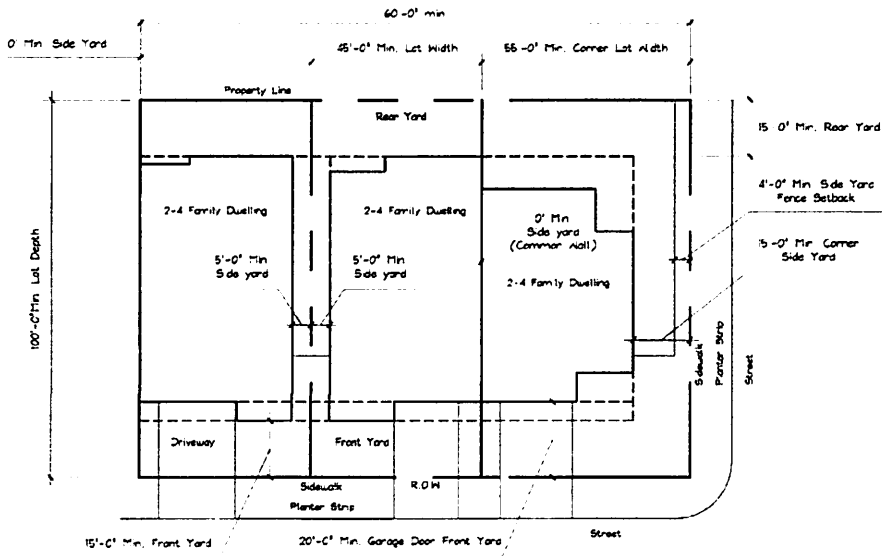


**Garden Home**

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

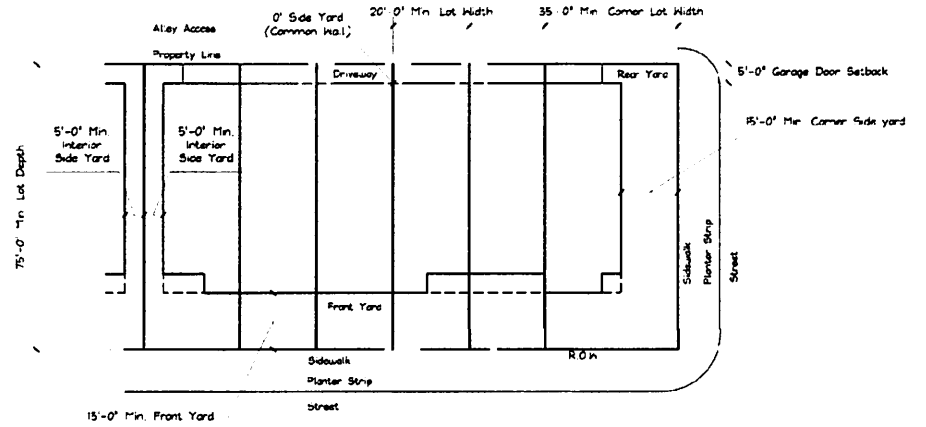
**EXHIBIT E - PD DEVELOPMENT STANDARDS - SINGLE FAMILY AND GARDEN HOME USE**

T.B.G. Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016



**Two to Four Family Dwelling**

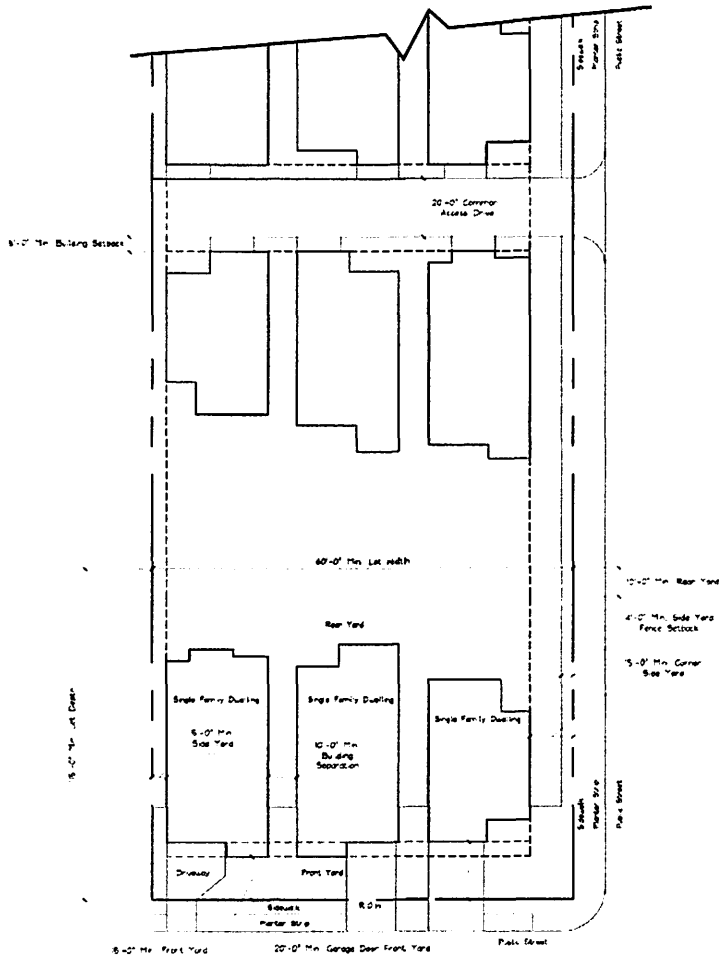
Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E



**Townhome**

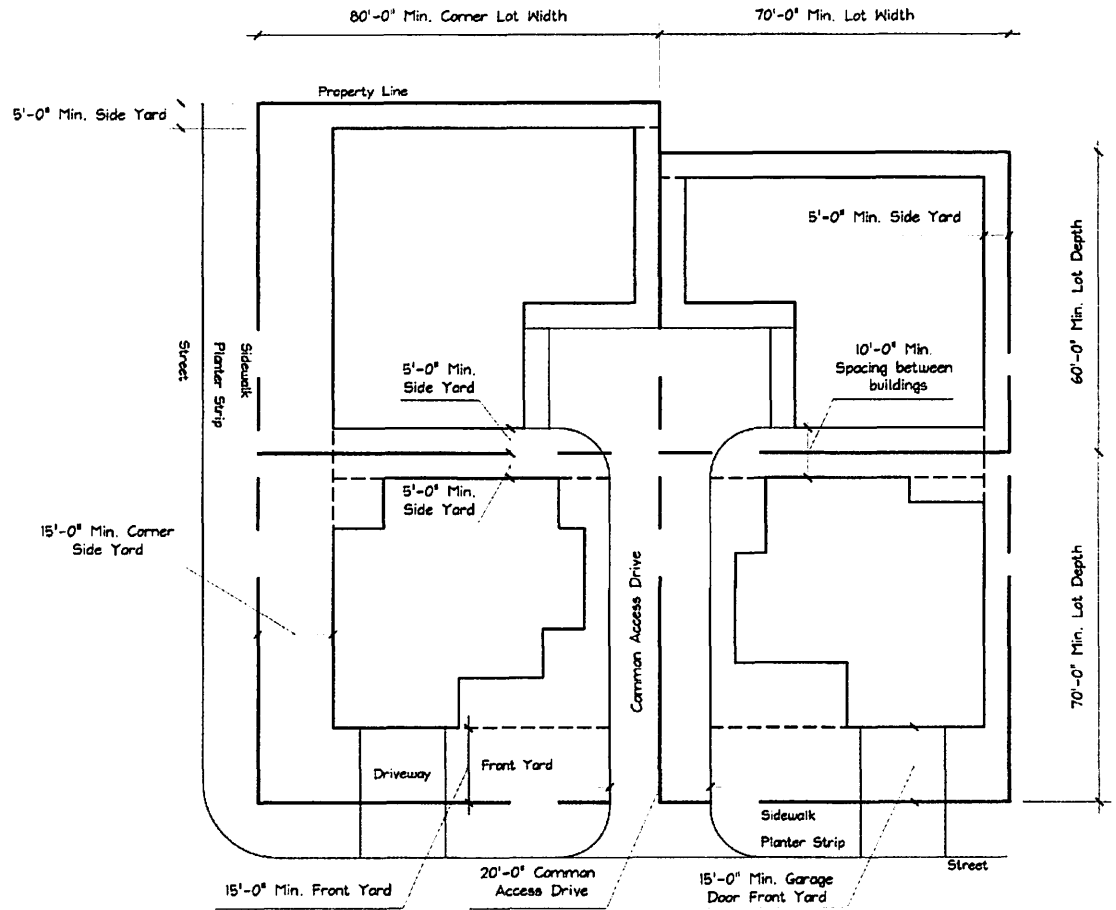
Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

**T B G** **EXHIBIT E - PD DEVELOPMENT STANDARDS - 2-4 FAMILY DWELLING AND TOWNHOME USE**  
 Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    18 April 2016



**Village Condominium**

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

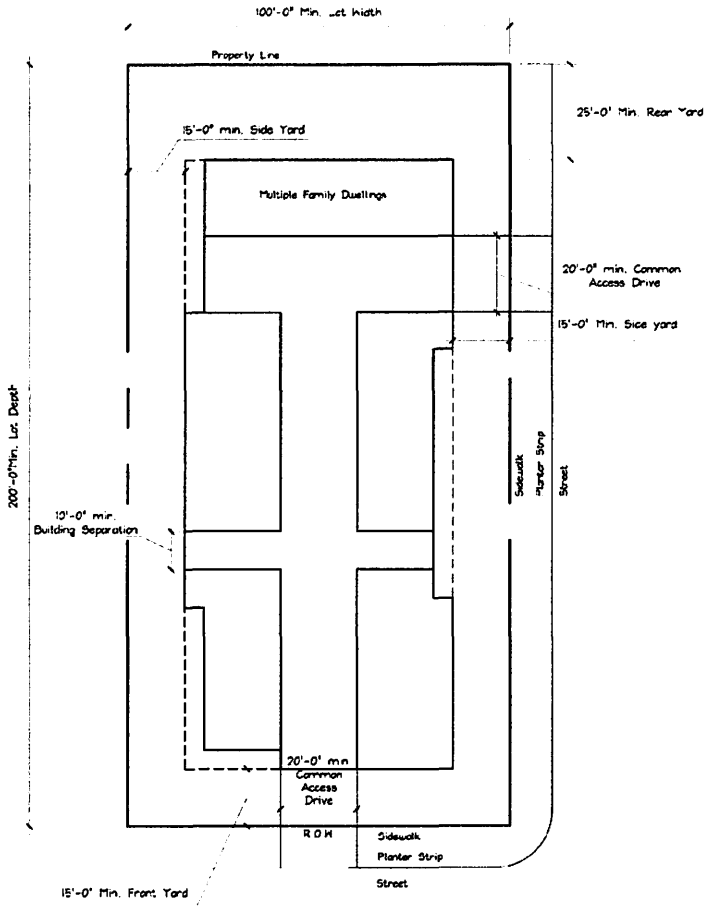


**Courtyard Housing**

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

**EXHIBIT E - PD DEVELOPMENT STANDARDS - VILLAGE CONDOMINIUM & COURTYARD HOUSING USE**

T&B | Planned Development District No.5 Heritage Subdivision | Dripping Springs, TX | 18 April 2016



### Multiple-Family

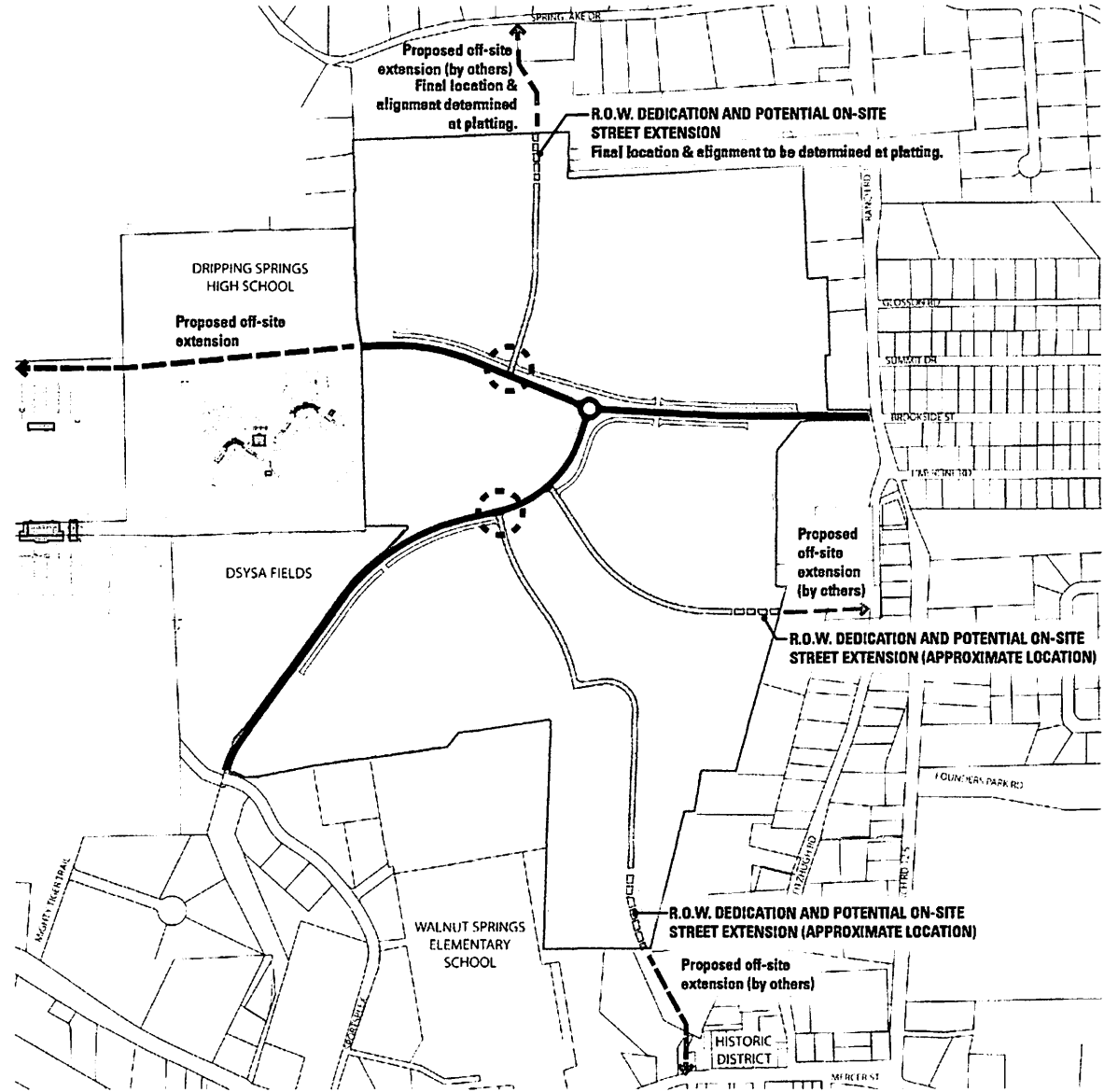
Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E - PD Use Chart

# T B G EXHIBIT E - PD DEVELOPMENT STANDARDS - MULTIPLE-FAMILY USE







Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    18 April 2016

City of Dripping Springs  
Ordinance No. 1227 L-3





**PD STREET TYPES**

-  MINOR COLLECTOR
-  LOCAL RESIDENTIAL STREET
-  SLIP STREET
-  R.O.W. DEDICATION AND POTENTIAL ON-SITE STREET EXTENSION (APPROXIMATE LOCATION)
-  PROPOSED OFF SITE EXTENSION
-  PEDESTRIAN - ACTIVATED CROSSING AND PEDESTRIAN CROSSWALKS SHALL BE INSTALLED AT TIME OF STREET BUILD OUT (LOCATION DIAGRAMMATIC - TO BE FINALIZED AT TIME OF CONSTRUCTION PLANS)

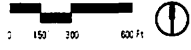
**NOTES:**

1. Exact alignment of minor collectors to be determined at Preliminary Plat stage.
2. Locations and alignments of Local Residential, Slip Streets, and Alleys are diagrammatic only and to be determined at Preliminary Plat stage
3. Fiscal may be posted for the proposed north, east and south connectors.

**EXHIBIT F - PD STREET STANDARDS - REFERENCE PLAN**

Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    10 July 2016

T&B|G  
City of Dripping Springs  
Ordinance No. 1225124



**PD STREET STANDARDS**

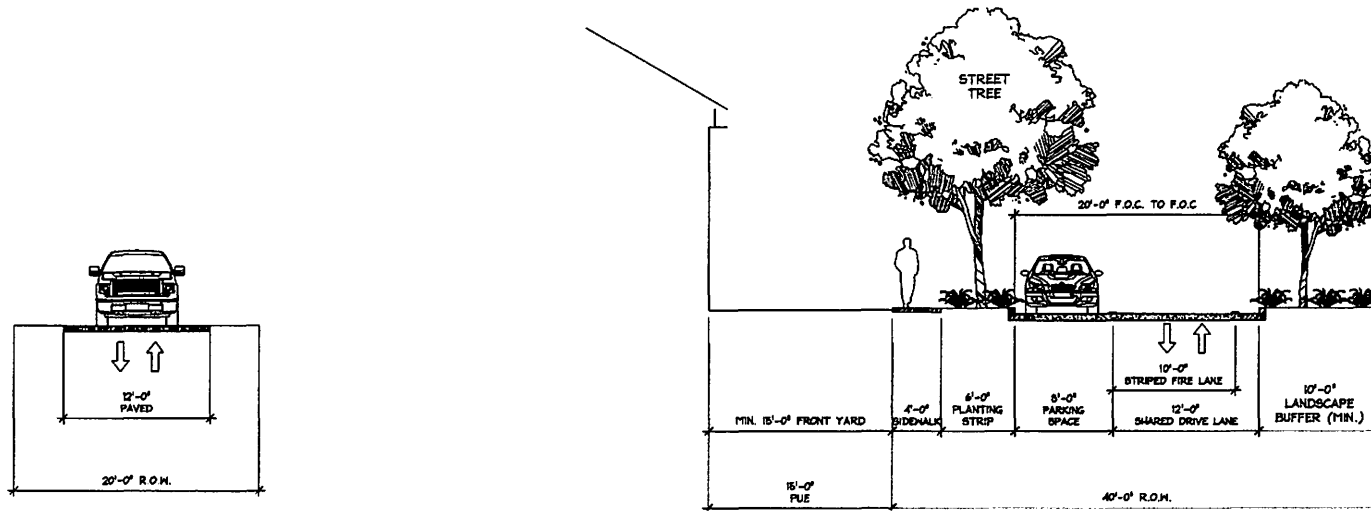
	Common Access Drive	Alley	Slip Street	Local Residential Street	Minor Collector
ROW (Right of Way)	None	20'	40' (minimum, may vary)	52'	56'-57'
FOC-FOC (Face-of-Curb to Face-of-Curb)	(No C/G)	(No C/G)	20'	30'	32'
Travel Lanes	2	1	2	2	2
Bike Lanes	-	-	-	-	(2) 5' Lanes
Lane Width	20'	12'	12-20' (includes parking)	10-15' (includes parking)	11'
Design Speed (miles per hour)	5	5	10	20-25	25-30
Driveways Permitted	Yes	Yes	Yes	Yes	Yes
Parking	No	No	One side, closest to residential dwelling	Both sides	No
Planter Strip (measured from FOC)	No	No	6', one side	6', both sides	6', both sides
Sidewalks	No	No	4', one side	5', both sides	5', both sides*

\*Note: Refer to Exhibit C - Parks and Trail Plan for location of shared use path/trail instead of sidewalk

**T B G** **EXHIBIT F - PD STREET STANDARDS - TABLE**

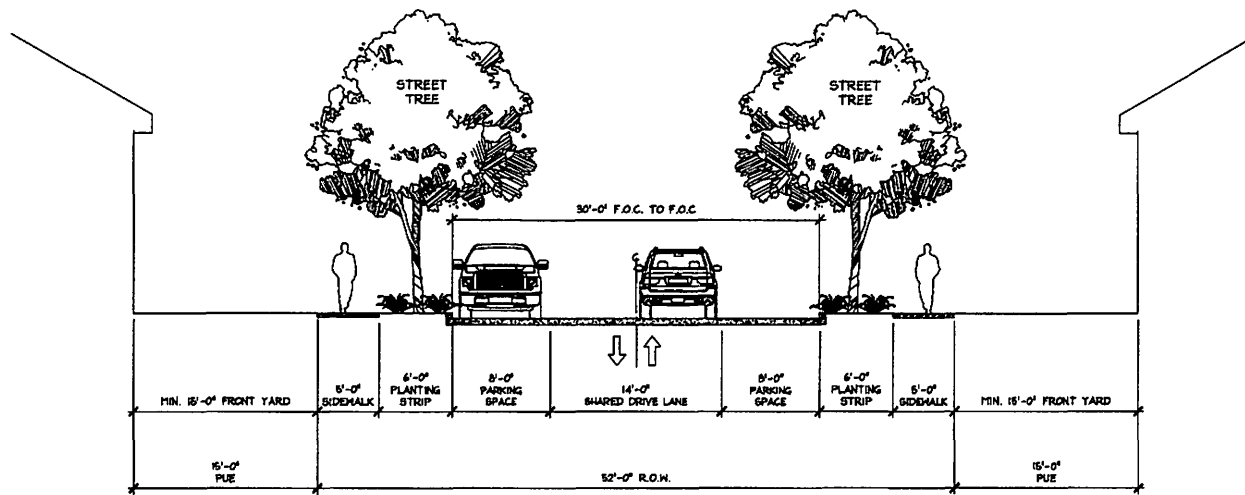
Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    18 April 2016

City of Dripping Springs  
Ordinance No. 112714



ALLEY

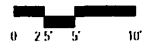
SLIP STREET



LOCAL RESIDENTIAL STREET

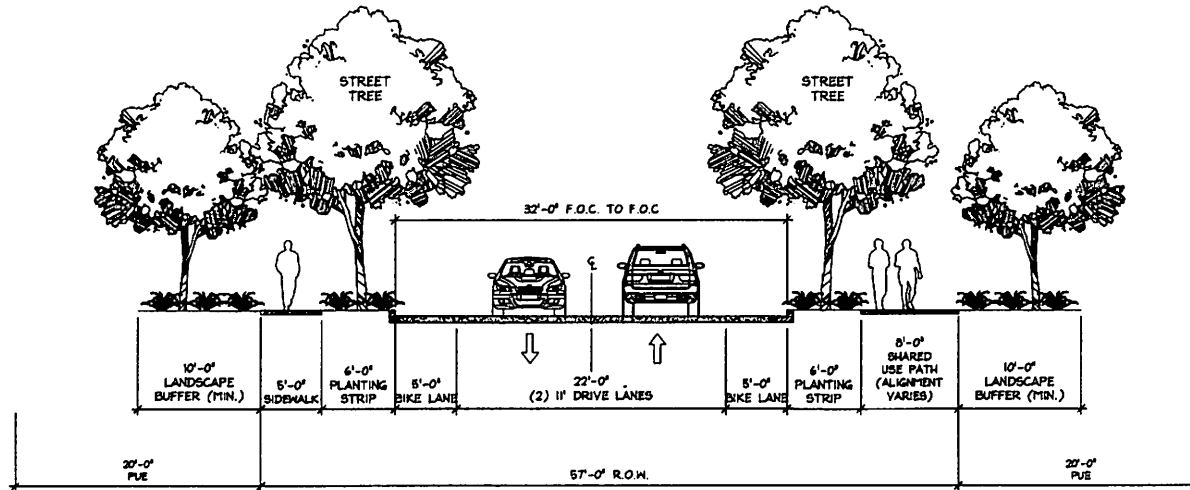
**EXHIBIT F - PD STREET STANDARDS - STREET SECTIONS**

T.B.G. Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016

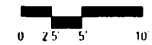


City of Dripping Springs Ordinance No. 1259124

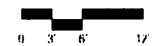
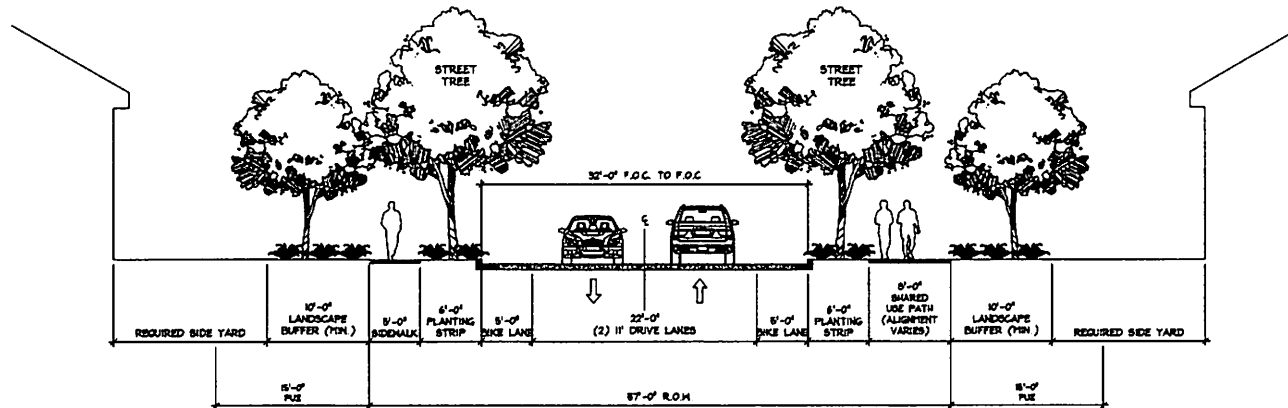
PDD No. : Heritage Subdivision Page 16 of 70



\*Note: Turn lanes to be provided as required



### MINOR COLLECTOR AT RANCH ROAD 12 ENTRY



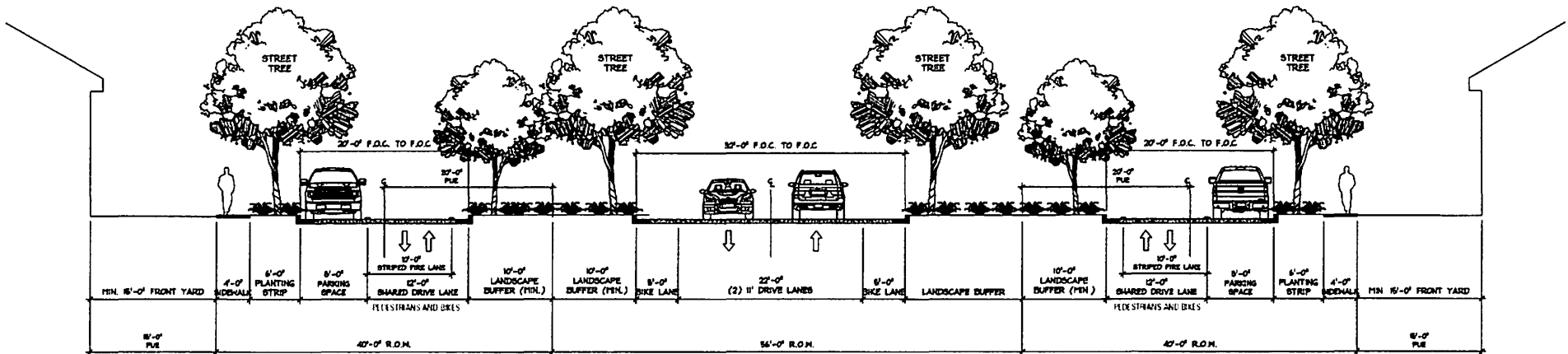
### MINOR COLLECTOR & SIDE YARD COMBINATION

## EXHIBIT F - PD STREET STANDARDS - STREET SECTIONS

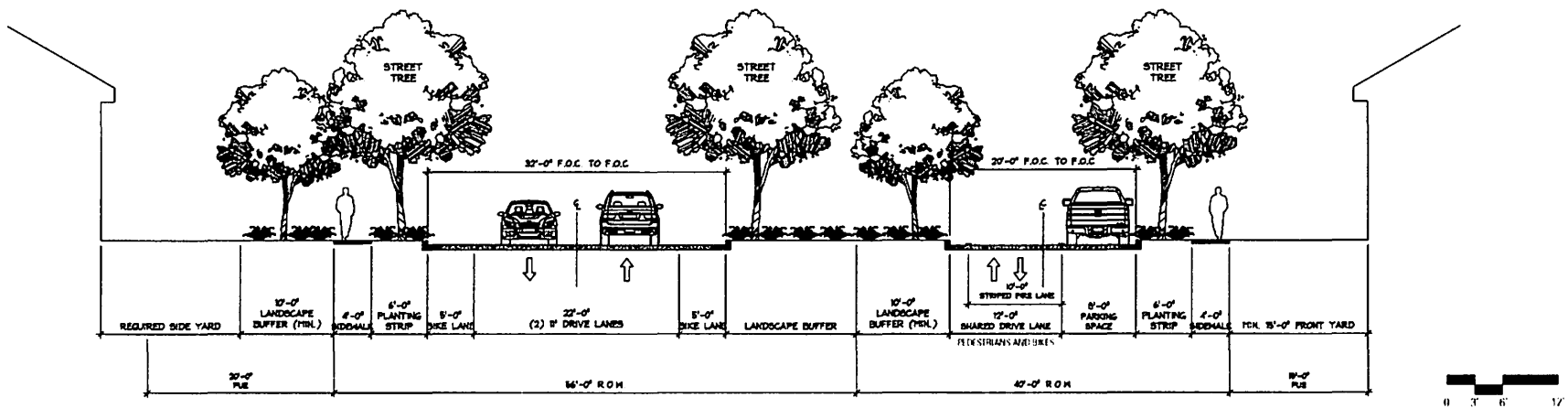
TBG Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016

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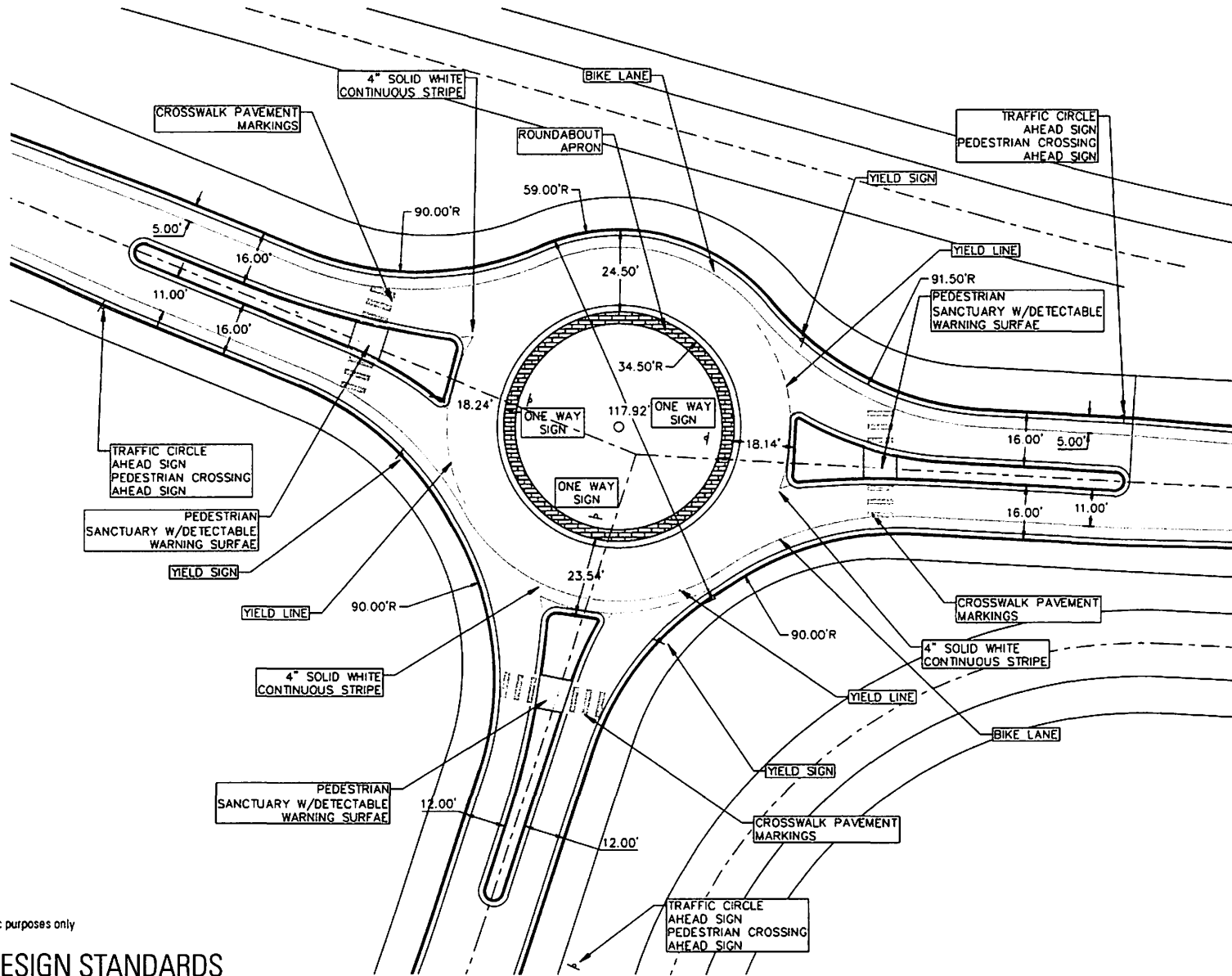
MINOR COLLECTOR & SLIP STREET COMBINATION



MINOR COLLECTOR WITH SLIP STREET & SIDE YARD COMBINATION

**EXHIBIT F - PD STREET STANDARDS - STREET SECTIONS**

T.B.G. Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016



\*Note: Depiction is for diagrammatic purposes only

### ROUNABOUT DESIGN STANDARDS

## EXHIBIT F - PD STREET STANDARDS - ROUNABOUT DESIGN CONCEPT

T B G Planned Development District No.5 Heritage Subdivision

Dripping Springs, TX

18 April 2016



City of Dripping Springs  
Ordinance No. 122124

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**HERITAGE SUBDIVISION PLANNED DEVELOPMENT DISTRICT NO. 5  
CODE MODIFICATIONS CHART  
EXHIBIT G**

**WATER QUALITY – Chapter 22, Article 22.05**

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
1.	22.05.016  Impervious Cover Max	Varies by zoning classification	Maximum overall gross impervious cover, including parkland = 60%  Refer to Exhibit E - PD Development Standards	<ul style="list-style-type: none"> <li>To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices. This must be accomplished using a higher impervious cover allowance, organized in compact development areas, while protecting creeks and drainage areas</li> </ul>
2.	22.05.017(d)  Water Quality Buffer Zones Development	Critical roadway/transportation crossings allowed if limited to the maximum extent feasible	Allow for two permitted roadway crossings and two permitted pedestrian crossings	<ul style="list-style-type: none"> <li>To create a compact and connected community with a development pattern that provides for a quality of life for its residents requires interconnectivity.</li> <li>The drainage system entirely bisects the property (reference Exhibit I – Water Quality Buffers) and thus requires that both roadway and pedestrian crossings be permitted to create a cohesive, connected community.</li> </ul>

**ZONING ORDINANCE – Chapter 30**

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
3.	Appendix E (E.1)	Zoning Use Chart	See Exhibit D – PD Uses Chart for additional permitted uses	<ul style="list-style-type: none"> <li>To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices, as well as compatible supporting uses for creation of a compact and connected community, requires a variety of uses beyond those uses permitted in existing Code.</li> </ul>
4.	Appendix B – Table I	Summary of Area Regulations – Residential Districts	Modify Area Regulations as shown on Exhibit E – PD Development Standards	<ul style="list-style-type: none"> <li>To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices requires development standards that permit compact and efficient standards than the development standards permitted in existing Code.</li> </ul>
5.	30.03.006(c)(2)(E)  PDD Master Plan - TIA	Requires TIA submittal with PDD application unless waived by City Council	Provide traffic memo/capacity analysis and defer complete TIA to submittal of first preliminary plat.	<ul style="list-style-type: none"> <li>Traffic memo/capacity analysis will support PD cross sections for the fully developed project. The analysis submitted is to be reviewed by the Transportation Committee.</li> </ul>

**SIGN ORDINANCE – Chapter 26**

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
6.	26.06.002 Measurement of Surface Area  26.06.003 Setback from ROW  26.06.063 Monument Signs for Subdivisions	<p>Only one (1) side of a double faced, v-shape, back to back or other similar type of sign shall be measured to determine the surface area of a sign.</p> <p>All signs and supporting structures shall be a minimum of eight (8) feet back from the street ROW.</p> <p>A-One (1) monument sign shall be permitted at each entrance.</p> <p>B-Maximum sign area shall not exceed thirty-two (32) square feet.</p> <p>C-Maximum height shall not exceed six (6) feet</p>	<p>Free-standing Monument Signs:</p> <ul style="list-style-type: none"> <li>• One sign at Ranch Road 12 project entry and one sign at Sportsplex Drive project entry permitted.</li> <li>• Maximum height of sign wall shall not exceed 8' as measured at the average grade of the road (i.e., a cross section of Ranch Road 12/ Sportsplex Drive as measured at the edge of the pavement).</li> <li>• Sign measurement shall include only the area of the sign letter font. The maximum square footage shall be 60 square feet for each sign face.</li> <li>• Two-sided sign face permitted at Ranch Road 12 and Sportsplex Drive</li> <li>• The maximum height of architectural features and design elements associated with an entry monumentation at RR 12 and Sportsplex entries shall be 15 feet</li> <li>• Signage shall be allowed in the right-of-way.</li> <li>• Reference Exhibit H – PD Signage for permitted monument sign wall – representative character</li> </ul> <p>Neighborhood Entry Signs:</p> <ul style="list-style-type: none"> <li>• 1 sign permitted at each discrete project neighborhood entrance</li> <li>• Maximum height of sign wall shall not exceed 6' as measured at the average grade of the adjacent road</li> <li>• Two-sided sign face permitted</li> <li>• Sign measurement shall include only the area of the sign letter font. There is a maximum square footage shall be 30 square feet for each sign face.</li> </ul> <p>Project identity markers, as generally depicted on Exhibit 11 -PD Signage, do not count towards sign requirements</p>	<ul style="list-style-type: none"> <li>• The project is constrained by very limited public roadway frontage exposure, limited sight line views into PD property and grade changes, both along both RR 12 frontage and Sportsplex Drive frontage</li> <li>• Sign character in Exhibit 11 – PD Signage depicts the local design vernacular of Dripping Springs</li> </ul>

**T B G** **EXHIBIT G - PD CODE MODIFICATIONS CHART**

City of Dripping Springs  
Ordinance No. 1229124

Planned Development District No.5 Heritage Subdivision

Dripping Springs, TX

18 April 2016

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**SUBDIVISION AND DEVELOPMENT ORDINANCE – Chapter 28 – (Includes Exhibit A)**

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
7.	Exhibit A – 3.13	Lapse of plat approval	The approval of the preliminary plat shall expire twelve (12) months after Commission approval unless: <ol style="list-style-type: none"> <li>1. A corresponding Final Plat on the land approved on the Preliminary Plat is filed, or</li> <li>2. An extension is granted by the Commission.</li> </ol>	Allow time for the construction of infrastructure improvements prior to recordation of plats
8.	28.04.018 Cut & Fill	No fill or cut on any building site shall exceed a maximum of six (6) feet of depth	Improvements requiring a site development permit with cut and/or fill above six (6) feet will be held to no more than ten (10) feet of cut and/or fill and must be approved by the City Engineer.	<ul style="list-style-type: none"> <li>• More flexibility is required due to topographic conditions of site</li> </ul>
9.	28.02 – Appendix A 11.3.4 Approach Roads & Access	All subdivisions with thirty (30) or more lots must have at least two points of vehicular access	Either a second vehicular access point or an emergency vehicle access point will be provided	Considering the project will be phased in multiple sections and fire code requires two fire access points for developments over 30 lots, we propose that one access be a temporary fire access. This fire access will meet fire code in regards to standard widths, radii and all weathered access. In most circumstances, this fire access will be removed with future section with standard roadways.
10.	11.21.1 Max Block Length (Urban Subdivisions)	Shall not exceed one thousand two hundred (1,200) feet between centerlines of street intersections	1,200 ft max waived for perimeter blocks along internal property boundaries and waterway setbacks unless along a waterway, severe topography, open space or perimeter lots	<ul style="list-style-type: none"> <li>• The configuration of the property is characterized as an infill site with extremely limited public street frontage, as depicted in Exhibit A. Most of the property perimeter abuts private property.</li> <li>• Additionally, the interior of the property is bisected by a lengthy drainage buffer, as depicted in Exhibit I.</li> <li>• Due to these site constraints, boundary blocks along the perimeter of the property and along drainage setbacks require a waiver to the block length standard.</li> </ul>
11.	Exhibit A – 11.13.2 Frontage on Residential Collector Streets	Shall not exceed 20%	Frontage requirement waived for minor collector in locations where collector abuts slip streets	<ul style="list-style-type: none"> <li>• Minor collector abutting slip streets provide for a planted landscape buffer between collector street and slip street. Reference Exhibit F – PD Street Standards</li> </ul>
12.	Exhibit A - 13.2 Intersecting Streets	Blocks shall not be less than four hundred feet (400') in length	Blocks shall not be less than two hundred feet (200') in length.	<ul style="list-style-type: none"> <li>• A key aspect of the PD is promoting a more village-like development pattern based on public water and wastewater services.</li> <li>• To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices requires a development standards that permit compact and efficient housing than the development standards currently in place in the existing Code.</li> <li>• These proposed standards include more shallow depth lots than the rural lot standards in Dripping Springs Code.</li> </ul>

**T B G** **EXHIBIT G - PD CODE MODIFICATIONS CHART**

13.	Exhibit A – 14.6 Minimum Lot Sizes	Identifies minimum lot sizes for City Limits on public water (.75 acre) private well (1 acre)	Refer to Exhibit D – PD Uses Chart and Exhibit E – PD Development Standards	<ul style="list-style-type: none"> <li>The PD uses and minimum lot sizes provide for a variety of uses and compact development pattern that meets the intent of the Sustainable Places Project</li> <li>The minimum lot sizes are predicated on public water and waste water systems that provides for an efficient housing cost allocation</li> <li>To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices for the creation of a compact and connected community requires minimum lot sizes smaller than the rural lots permitted in existing Code.</li> </ul>
14.	Exhibit A - 15.1 Sidewalks	Requires min five foot (5') concrete sidewalk on both sides of Collector and Arterial streets without open drainage ditch	<ul style="list-style-type: none"> <li>A minimum of five foot (5') sidewalks will be provided along all Collector streets, except where slip streets provide an alternative pedestrian access in accordance with Exhibit F - PD Street Standards</li> <li>An 8 ft wide shared use path is provided along the Minor Collector and a 8 ft trail is proposed along the north-south route within the PD to provide pedestrian and bicycle mobility within the PD</li> </ul>	<ul style="list-style-type: none"> <li>The shared use path along the Minor Collector and associated slip street and the north-south trail are consistent with the regional pedestrian trail system in the City Trails Master Plan Refer to Exhibit C – PD Parks and Trail Plan</li> <li>Sidewalks and/or trails are provided for on all street types proposed in the PD</li> <li>In locations where minor collector and slip street parallel one another, sidewalks and/or trails have been consolidated to eliminate redundancy</li> </ul>
15.	Exhibit A - 20.1.3(g)	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation	<ul style="list-style-type: none"> <li>Sidewalks and/or trails provided on both sides of streets within PD in accordance with Exhibit F – PD Street Standards.</li> <li>Sidewalks and/or trails to be constructed by the home builder at the time of home construction.</li> </ul>	<ul style="list-style-type: none"> <li>PD street and sidewalk requirements are consistent with the pedestrian connectivity goals of the Sustainable Places Project</li> </ul>
16.	Exhibit A – 30.2 Performance Guarantees	Required for public improvements	No performance guarantees will be required for public improvements to be owned and maintained by the Dripping Springs Water Supply corporation or improvements by the PID	Performance standards will be provided to owner/user of public improvements.
17.	Exhibit A – 30.13.2 Building Permits and Certificates of Occupancy	Requires two points of emergency access for Building Official to release at least 10% of the residential units.	Two points of emergency access required with the construction of more than 30 residential units.	<ul style="list-style-type: none"> <li>Meets Fire Code International Fire Code.</li> </ul>

**T B G** **EXHIBIT G - PD CODE MODIFICATIONS CHART**

Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    18 April 2016

City of Dripping Springs  
Ordinance No. 1229114

18.	Exhibit A – 11.16 Intersecting Streets	Intersecting, undivided streets with centerline offsets of less than 150 feet shall be avoided	Intersecting, undivided streets with centerline offsets shall be less than 125 feet.	<ul style="list-style-type: none"> <li>Proposed 125ft standard is consistent with street standards in other Central Texas cities promoting a compact development pattern</li> <li>Proposed standard is consistent with the development character depicted in the Sustainable Places Project illustrative master plan</li> <li>Proposed lower design speeds of PD streets are intended to promote connectivity and sense of community within the PD</li> </ul>
19.	Exhibit A – 12.2.3(e) [12.1.3] General Alley Design Standards	Alley intersections shall be perpendicular and at a 90 degree angle.	Alley intersections shall not be less than 80 degree nor more than 110 degrees with a 15 foot cut off at the intersection.	<ul style="list-style-type: none"> <li>Proposed alley design standards are consistent with other Central Texas subdivision standards and national standards</li> <li>Proposed alley design standards will consistent with the street and alley development pattern shown in the Sustainable Places Project</li> <li>Proposed alley design standards are appropriate for topographic constraints, the modified grid street pattern and provide for adequate vehicular movement</li> </ul>
20.	Exhibit A – 12.2.1 Easements	The minimum width of City utility easements shall be twenty feet (20’).	Except for Minor Collector where the minimum width of City utility easements is 20’, the minimum width of City utility easements shall be fifteen feet (15’) as shown in Exhibit F – PD Street Standards.	<ul style="list-style-type: none"> <li>To create a compact and connected community that provides for a quality of life for its residents.</li> <li>Signoff received from PFC &amp; DSWSC</li> </ul>
21.	Exhibit A- 12.2.4 Easements	A minimum of twenty foot (20’) wide utility easements shall be provided along the front of all lots.	Except for Minor Collector where the minimum width of City utility easements is 20’, the minimum width of City utility easements shall be fifteen feet (15’) as shown in Exhibit F – PD Street Standards.	<ul style="list-style-type: none"> <li>To create a compact and connected community that provides for a quality of life for its residents</li> <li>Signoff received from PFC</li> </ul>
22.	Exhibit A – 15.2 Sidewalk Specs	Sidewalk specifications shall be constructed one foot (1’) away from ROW at least five foot (5’) away from street curb	Sidewalk specifications shall be constructed as shown on Exhibit F – Street Standards.	<ul style="list-style-type: none"> <li>To separate pedestrian circulation from auto circulation</li> <li>To design streets that meet the livable character of the Sustainable Places Project</li> <li>To create a street character that provides for street trees, lawns and/or landscaping between the street and sidewalk</li> </ul>
23.	Exhibit A- 16.1	Minimum building lines	Minimum building lines as shown on Exhibit E – PD Development Standards.	<ul style="list-style-type: none"> <li>To create a more compact development pattern based on public water and wastewater services within this infill site than is provided in the historically rural Dripping Springs Code.</li> <li>To create a compact and connected community that provides for a quality of life for its residents that is consistent with housing placement goals of the Sustainable Places Project</li> </ul>
24.	Exhibit A- 24.6 Driveway Connections	Driveways shall be no closer than fifty feet (50’) to an intersecting street as measured from intersecting street’s end of curb radius.	If the lot is less than 60 ft in width, then the driveway must be placed as close as possible to the property line opposite the intersecting street right of way line. Driveway locations on lots narrower than 60 ft wide	<ul style="list-style-type: none"> <li>To ensure driveway access to all lots</li> <li>To provide flexibility while ensuring maximum driveway distance from intersections</li> </ul>

**T.B.G. EXHIBIT G - PD CODE MODIFICATIONS CHART**

Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    18 April 2016

TCSS

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
25.	TCSS Section 2.3.2. Hays County Subdivision and Dev. Regs.	The road standards for the City of Dripping Springs, TX will be governed by Table 7.3. Summary of Hays County Road Standards.	Street Standards will be per Exhibit F – PD Street Standards	The proposed street standards are more appropriate for a more urban/ dense development.
26.	TCSS Section 2.3.2 Hays County Subdivision and Dev. Regs Table 7.3 Design Speed	Minor Collector = 35 mph Alley = N/A Slip Street = N/A	Street Standards will be per Exhibit F – PD Street Standards: Minor Collector = 30 mph Alley = 25 mph Slip Street = 25 mph	Enhances transportation safety related to a more dense development.
27.	TCSS Section 2.3.2. Hays County Subdivision and Dev. Regs Table 7.3 Minimum Centerline Radius	Local = 200 feet Minor Collector = 375 feet Slip Street = N/A	Street Standards will be per Exhibit F – PD Street Standards Local = 180 feet Minor Collector = 300 feet Slip Street = 180 feet	Complies with AASHTO standards to proposed design speeds.
28.	TCSS Section 2.3.2. Hays County Subdivision and Dev. Regs. Table 7.3 Minimum Tangent Length	Local Street = 100 feet Major Collector = 300 feet Minor Arterial = 500 feet	Street Standards will be per Exhibit F – PD Street Standards: Local Street = 50 feet Major Collector = 150 feet Minor Arterial = 200 feet	Complies with proposed design speeds.

**T B G** **EXHIBIT G - PD CODE MODIFICATIONS CHART**

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Ordinance No. 1229124

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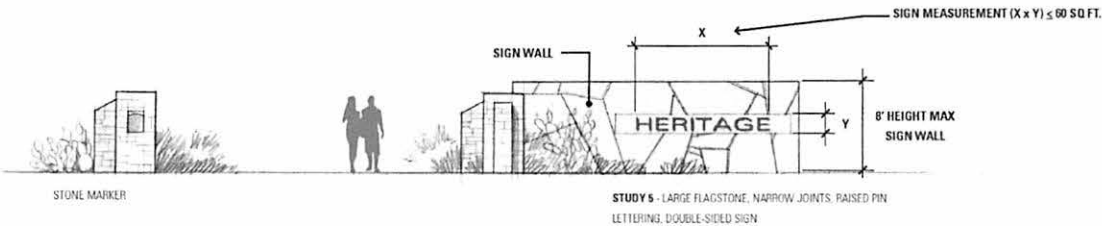
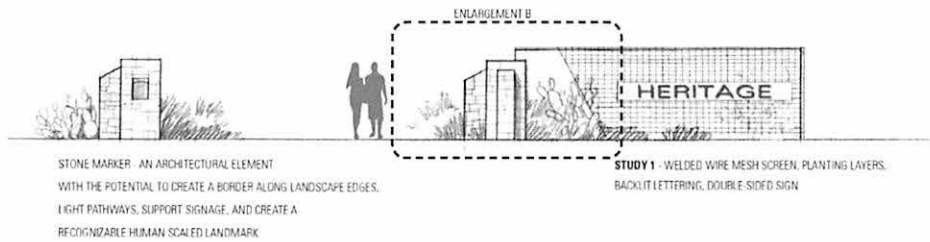


**LANDSCAPING AND TREE ORDINANCE –Chapter 28.06**

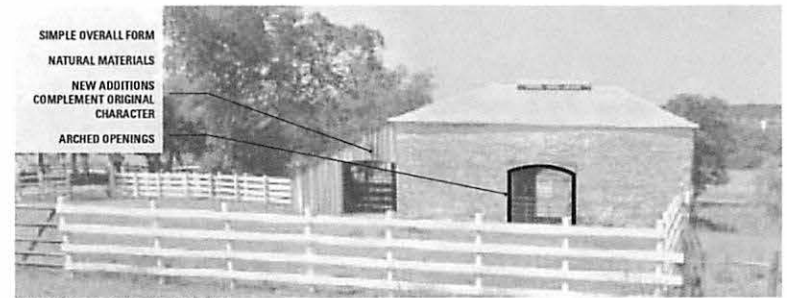
#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
29.	28.06.052 Landscape Buffer	Landscape buffer widths for PDs are designated as “Varies”	Landscape buffer widths for PD minor collector street shall comply the minor collector landscape buffer depicted in Exhibit F – PD Street Standards	<ul style="list-style-type: none"> <li>The PD minor collector is intended to serve the PD as a low speed, primary street that includes a landscape buffer between the street curb and slip street</li> <li>The minor collector is intended to be an attractive streetscape that encourages pedestrian and bicycle circulation within the PD and connecting the PD with the City’s regional street and trail network</li> </ul>
30.	28.06.051 Street Trees	Residential street tree requirements are based on zoning designation	<p>No. of Required Trees in PD based on Exhibit D – PD Uses Chart. Required street trees shall apply to tree mitigation requirements.</p> <ul style="list-style-type: none"> <li>Single family detached, garden home and townhome uses = 2 required trees</li> <li>2-4 family dwelling, village condominium and multiple-family = 1 required tree per 35 feet of linear landscape street frontage, i.e., frontage that is not driveway or other impervious cover</li> <li>Shade trees shall be 3 inch DBH</li> </ul>	<ul style="list-style-type: none"> <li>PUD zoning does not specify specific street tree requirements</li> <li>Street trees planted closer than 30 feet is not conducive to tree health, i.e., poor air circulation, poor sun exposure and compacted root systems</li> <li>Mass plantings of 3-inch trees are better able to withstand the rigors of transplanting in Central Texas compared to 4-inch trees</li> </ul>
31.	28.06.059 Tree Preservation	Healthy designated class I and II trees shall be replaced at a ratio of 1:1, or cash-in-lieu may be paid to the city, the amount equal to the cost of nursery stock required to replace the caliper amounts lost and the cost of installation on a per-unit basis, not to exceed one hundred dollars (\$100.00) per caliper inch or six thousand dollars (\$6,000.00) per acre (prorated for sites of more or less than one acre) for the entire site. Trees identified as distressed shall not be included in tree preservation requirements evaluation	<p>Healthy designated class I and II trees shall be replaced at a ratio of 1:1 for a eight inch (8”) tree or larger</p> <p>Or</p> <ul style="list-style-type: none"> <li>Replace the caliper amounts lost on a per unit basis, not to exceed one hundred dollars (\$100.00) per caliper inch or six thousand dollars (\$6,000) based upon the disturbed area of Class I and II trees.</li> <li>Two (2) three inch (3”) trees will be planted per residential lot instead of one (1) unless the lot has existing trees and then the tree will be planted in the back yard or the ROW adjacent to the lot or in green space throughout the project.</li> <li>Full tree survey to be submitted with each preliminary plat.</li> </ul>	<ul style="list-style-type: none"> <li>The tree preservation requirements set forth in Code are cost prohibitive within a PD of this scale that is conforming with the compact development pattern that is promoted in the Sustainable Places Project</li> <li>The tree preservation requirements set forth in Code are appropriate for small sites and rural and suburban development pattern subdivisions.</li> </ul>

**T B G** **EXHIBIT G - PD CODE MODIFICATIONS CHART**

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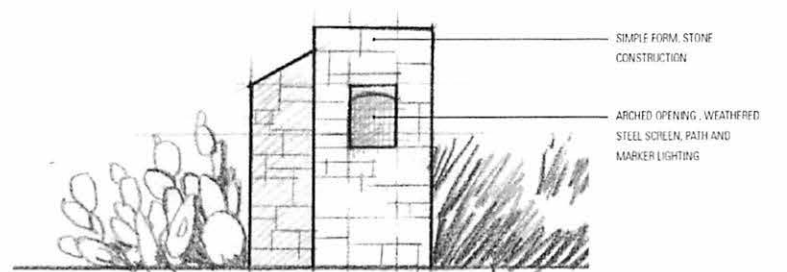
NOTE: SIGNS MAY BE LOCATED IN STREET R.O.W.  
MAX. 15' HEIGHT FOR ARCHITECTURAL FEATURES (FREESTANDING OR ATTACHED TO SIGN WALL)



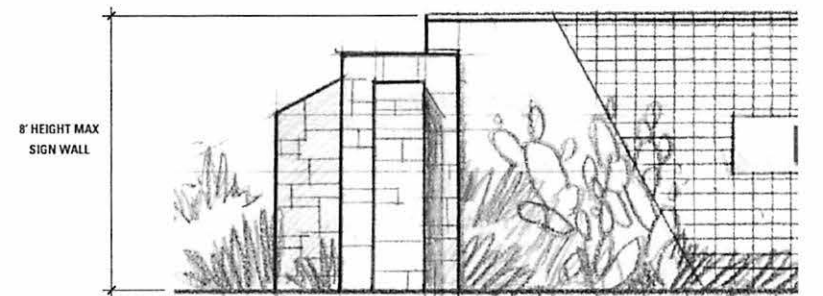
A.A. ELLSNER HOUSE / BARN, DRIPPING SPRINGS

PRECEDENT FOR MATERIALS, FORM, AND DESIGN ELEMENTS

THIS IS ONE EXAMPLE OF DISTINCTIVE HISTORIC ARCHITECTURE IN DRIPPING SPRINGS. THE ORIGINAL PART OF THE BARN IS THE HEAVY SOLID LIMESTONE CLADDING AND SPECIAL ARCHED OPENINGS. OVER TIME ADDITIONS WERE LAYERED ONTO THE ORIGINAL BUILDING, SUCH AS THE WOOD SHED TO THE LEFT IN IMAGE. EVEN NEW ADDITIONS COMPLEMENT THE ORIGINAL FORM WITH THE ARCHED OPENING, AND WOOD SIDING CONSTRUCTION. THE SIMPLE FORM, RELATIONSHIP OF NEW AN OLD, AND OVERALL CHARACTER AND MATERIALS ARE ALL POINTS OF INSPIRATION TO HELP HERITAGE CONTRIBUTE TO A GREATER SENSE OF COMMUNITY IDENTITY.



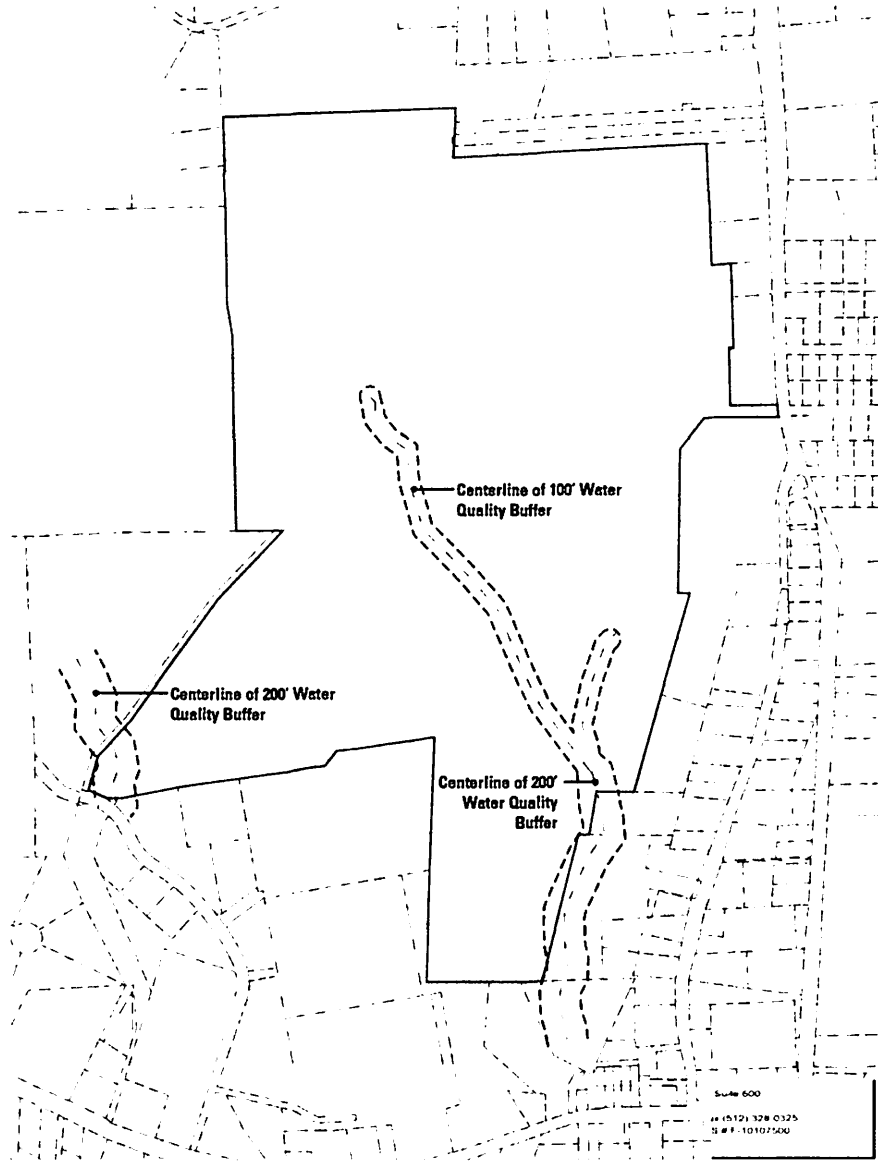
ENLARGEMENT A - LIGHTED STONE MARKER



ENLARGEMENT B - PARTIAL MONUMENT SIGN WALL

**TBG** EXHIBIT H - PD SIGNAGE - PERMITTED MONUMENT SIGN WALL - REPRESENTATIVE CHARACTER

Planned Development District No.5 Heritage Subdivision • Dripping Springs, TX • 18 April 2016



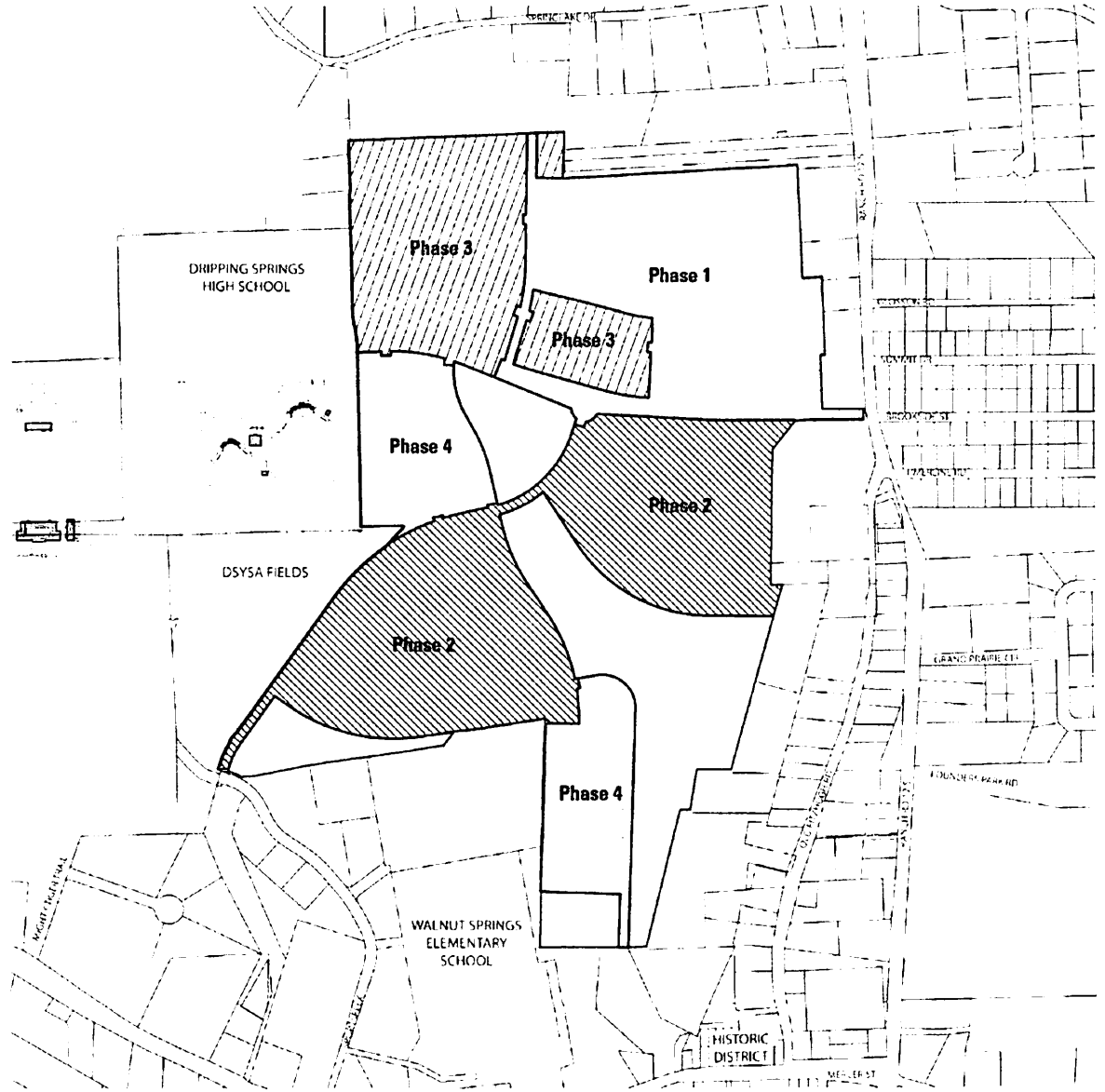
**NOTE:**  
The buffers are to be verified with the final design with an on ground survey

**T B G** **EXHIBIT I - WATER QUALITY BUFFER ZONES**  
Planned Development District No.5 Heritage Subdivision    Dripping Springs, TX    18 April 2016





City of Dripping Springs  
Ordinance No. 1-2011-13



PCD No. : Heritage Subdivision  
Page 43 of 43



**LEGEND**

-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4

# EXHIBIT J - PHASING

Planned Development District No.5 Heritage Subdivision

 Dripping Springs, TX

 31 May 2017

City of Dripping Springs Ordinance No. 1229124

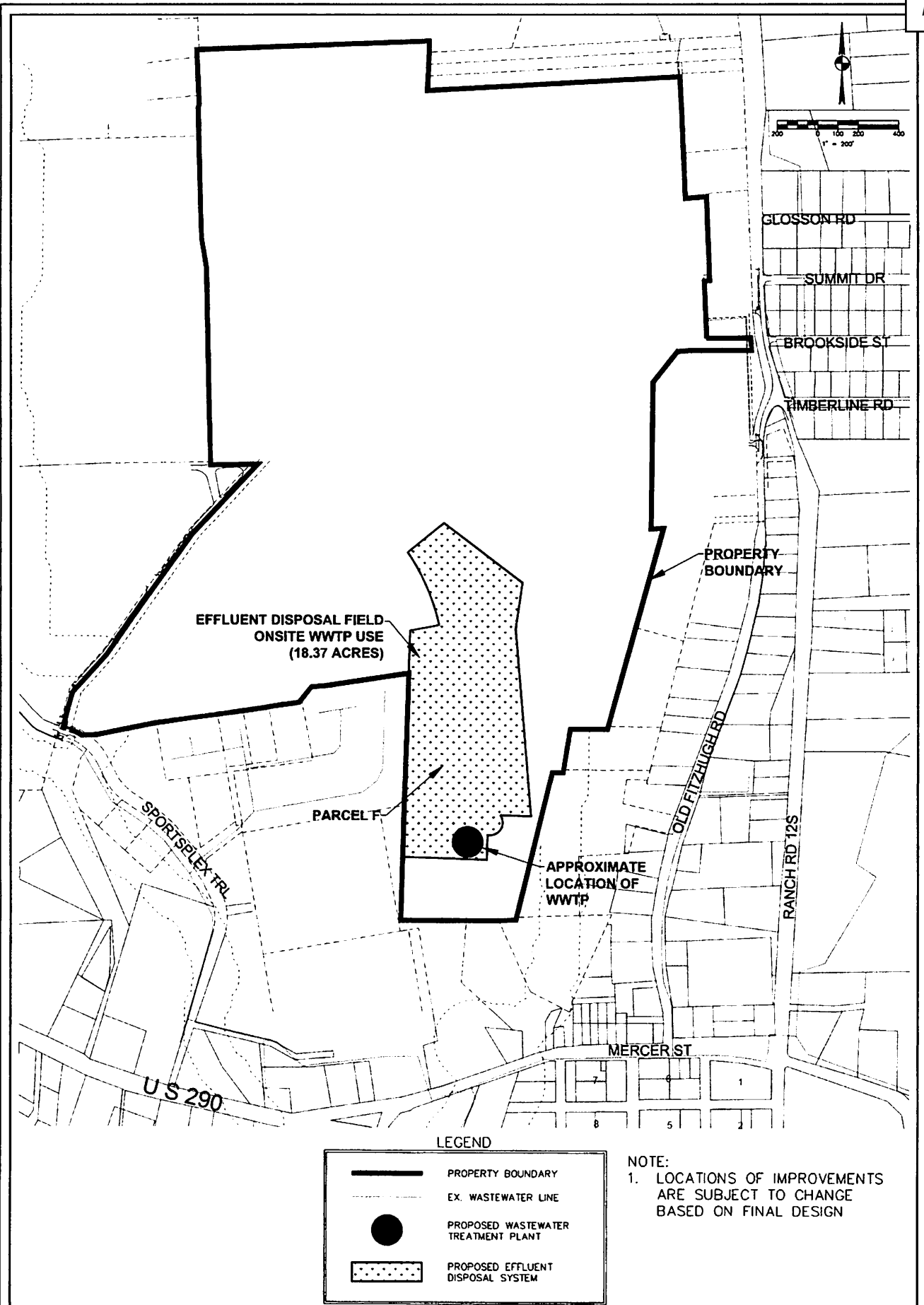


EXHIBIT <b>K</b>	DRAWN BY	KS
	DESIGNED BY	SN
	LA. CC	SN
	PROJECT NO.	223010211

HERITAGE MPC  
DRIPPING SPRINGS, TX  
  
STRATFORD LAND

APPROXIMATE LOCATION  
OF ON-SITE WASTEWATER  
TREATMENT PLANT AND  
EFFLUENT DISPOSAL FIELD

**Stantec**  
221 West 50th Street, Suite 1000  
Austin, Texas 78751  
Tel: (512) 326-4111 Fax: (512) 326-4321  
http://www.stantec.com  
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# Planning & Zoning Commission Planning Department Staff Report

**P & Z Meeting:** December 16, 2020

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

**Project Planner:** Robyn Miga, Consulting Planner

## Item Details

**Project Name:** CRTX Addition

**Property Location:** 27110 RR 12

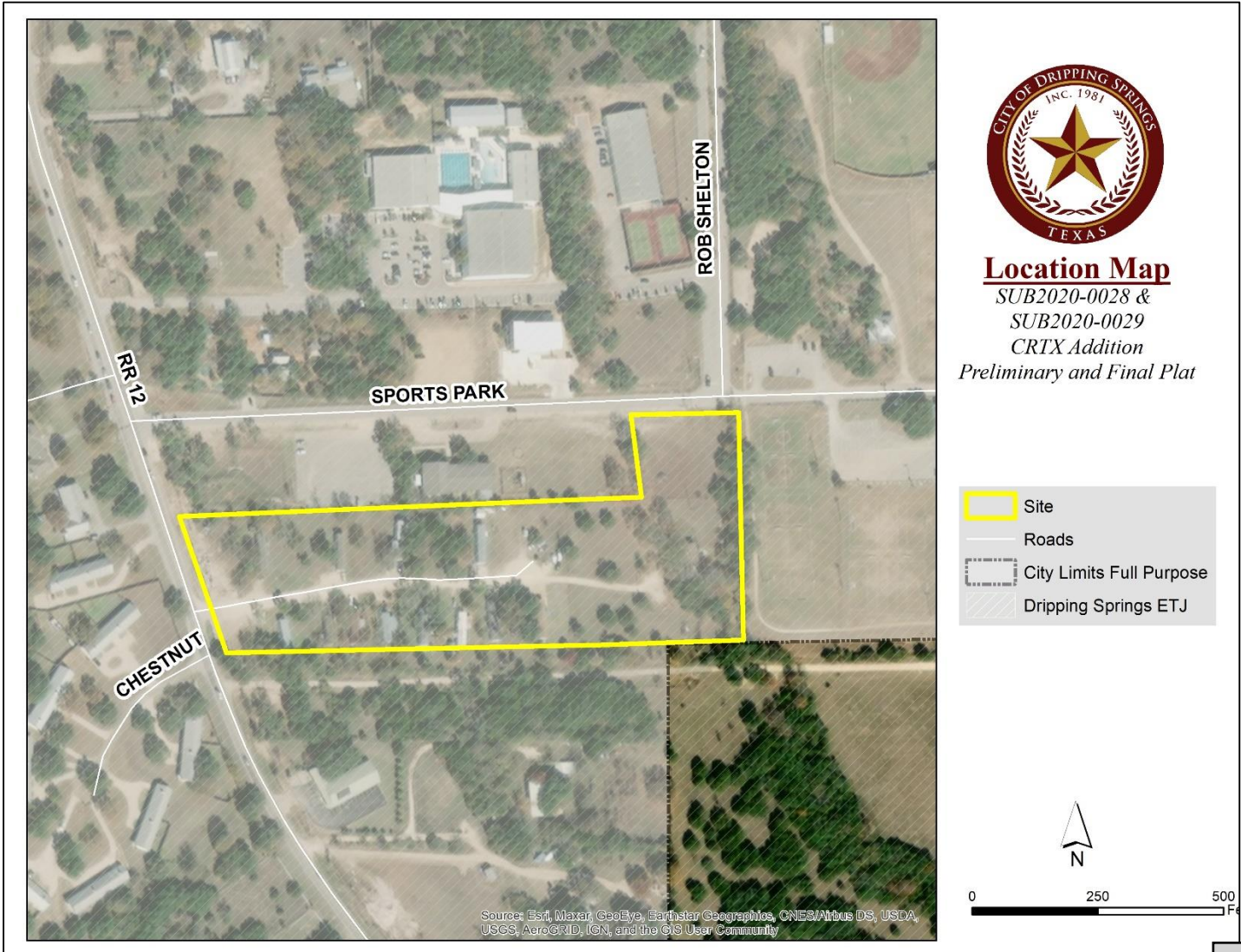
**Legal Description:** Approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, City of Dripping Springs, Hays County, Texas

**Applicant:** Doug Cobb

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

**Request:** Preliminary and Final Plat

### Property Location





**Action Requested**

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

**Site Information**

**Location:**

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

**Physical and Natural Features:**

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

**Zoning Designation:**

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

**Property History**

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

**Outstanding Comments**

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

**Recommendation**

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

**Attachments**

- Exhibit 1 – Application
- Exhibit 2 – Preliminary Plat
- Exhibit 3- Final Plat
- Exhibit 4- Proposed Preliminary and Final Plat with staff comments (SUB2020-0028 & SUB2020-0029)

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



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 3.

## SUBDIVISION APPLICATION

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

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

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

### PLAT TYPE

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

### CONTACT INFORMATION

**APPLICANT NAME** Doug Cobb

**COMPANY** CRTX Development, LLC

**STREET ADDRESS** 9699 County Road 132

**CITY** Celine **STATE** TX **ZIP CODE** 75009

**PHONE** 972-658-9715 **EMAIL** doug@crtxdev.com

**OWNER NAME** Same as Applicant

**COMPANY** \_\_\_\_\_

**STREET ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP CODE** \_\_\_\_\_

**PHONE** \_\_\_\_\_ **EMAIL** \_\_\_\_\_



PROPERTY INFORMATION	
PROPERTY OWNER NAME	CRTX Development, LLC
PROPERTY ADDRESS	27110 RR 12
CURRENT LEGAL DESCRIPTION	7.82Ac out of the P. A. Smith League #26, Abstract #415 and 0.750Ac out of a warranty deed to Spring Valley Fellowship Vol 2535 Pg 636
TAX ID #	R17983 & R169093
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	8.57Ac
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	#1 (ESD) & #6 (Fire)
ZONING/PDD/OVERLAY	PDD2019-0001 - 27110 RR12
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>RR12</u> <input checked="" type="checkbox"/> City/County (public) Name: <u>Rob Shelton &amp; Sports Park</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>PDD2019-0001 - 27110 RR12</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 type="checkbox"/> YES <input checked="" 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	CRTX Addition
TOTAL ACREAGE OF DEVELOPMENT	8.57Ac
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	7.90Ac
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>1</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>7.90</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>490.5</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input type="checkbox"/>YES   <input checked="" type="checkbox"/>NO</p>	

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

TITLE: MANAGER SIGNATURE: [Signature]

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): Pedernales Electric Coop

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): Dripping Springs WSC

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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



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

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Douglas Joel Corbo

Applicant Name

[Signature]

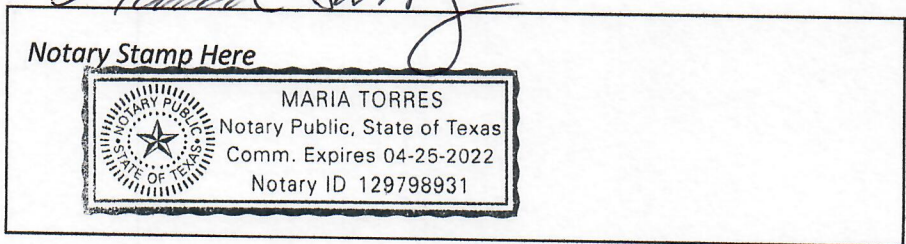
Applicant Signature

10-01-20

Date

Notary [Signature]

Date 10/1/20



CRTX DEVELOPMENT LLC

Property Owner Name

[Signature] MANAGER

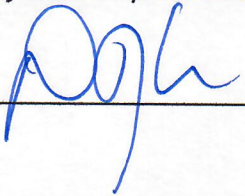
Property Owner Signature

10/1/20

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: 9-30-20

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input 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"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input 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 type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement



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

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input 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 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 type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.



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



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



<b>NARRATIVE OF COMPLIANCE</b>	
<p>A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.</p>	
Outdoor Lighting, Article 24.06	This project will conform per PDD2019-0001 - 27110 RR12
Parkland Dedication, Article 28.03	This project will conform per PDD2019-0001 - 27110 RR12
Landscaping and Tree Preservation, Article 28.06	This project will conform per PDD2019-0001 - 27110 RR12

Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). <b>See Engineer's Summary and Drainage Report</b>
Zoning, Article 30.02, Exhibit A	This project will conform per PDD2019-0001 - 27110 RR12



Project Number: \_\_\_\_\_ - \_\_\_\_\_

Only filled out by staff

Date, initials



## BILLING CONTACT FORM

Project Name: CRTX AdditionProject Address: 27110 Ranch Road 12Project Applicant Name: CRTX Development, LLC

### Billing Contact Information

Name: Doug CobbMailing Address: 9699 County Road 132Celine, TX 75009Email: doug@crtxdev.comPhone Number: 972-658-9715

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

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

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

Signature of Applicant

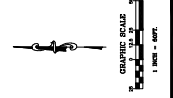
9-30-20

Date





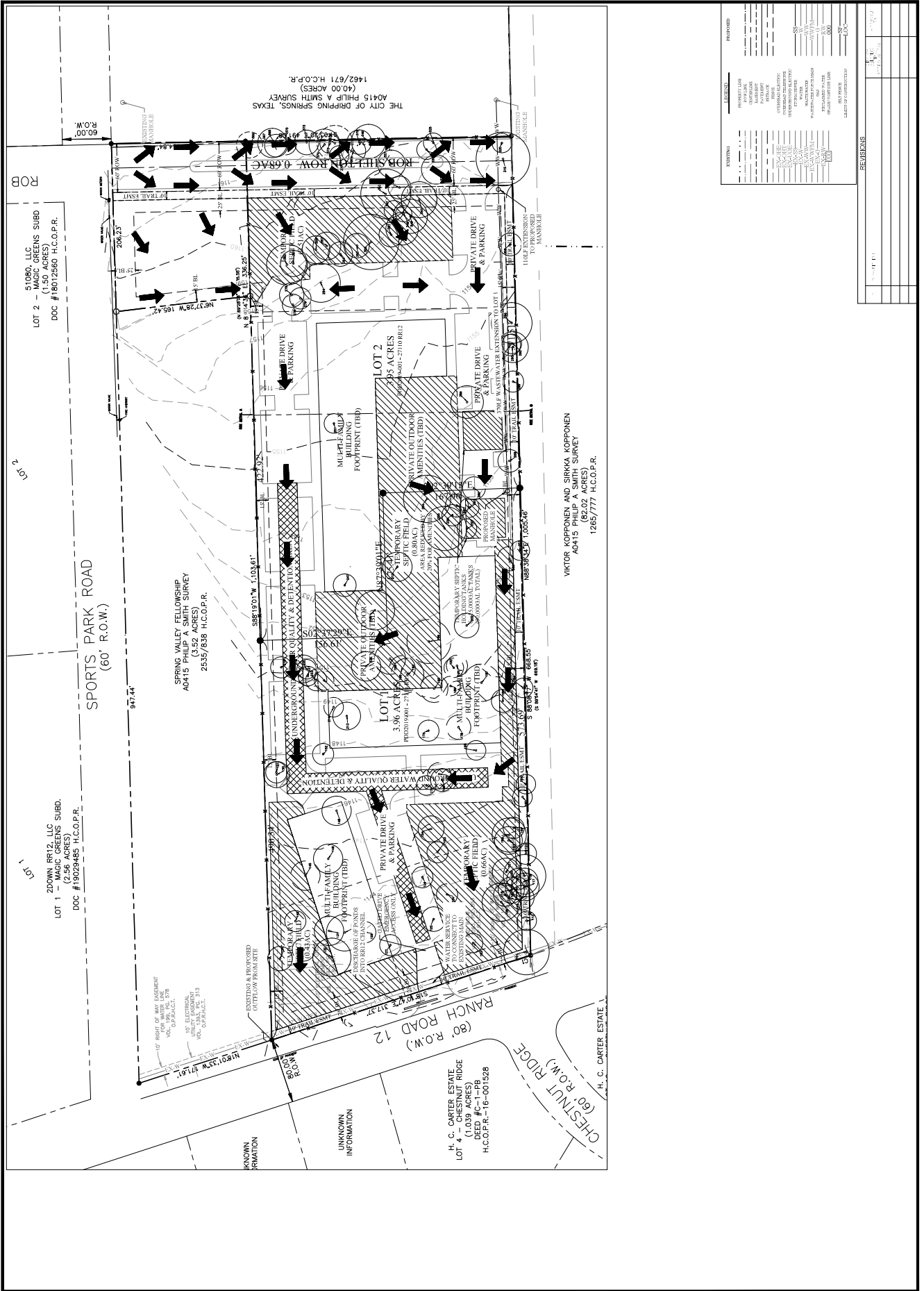




DATE: 08/20/2020  
REVISION: 18-06-20

CRTX ADDITION - ENGINEER'S EXHIBIT  
27110 RANCH ROAD 12  
DRIPPING SPRINGS, TX 78620

BIRSHY CREEK ENGINEERING  
P.O. BOX 1002  
ROBINSON, TEXAS 78868  
TELEPHONE: 512.992.8899



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

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
DOUG COBB  
OWNER

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

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

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC'S SIGNATURE

LEINHOLDER CONSENT:

COMPANY NAME \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_

ADDRESS FOR NOTICES:

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY 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 WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
TOM POPE, R.S., C.F.M.  
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

DATE \_\_\_\_\_

\_\_\_\_\_  
CAITLYN STRICKLAND  
DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HAYS

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

\_\_\_\_\_  
CAITLYN STRICKLAND, DIRECTOR,  
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS §  
COUNTY OF HAYS §

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

\_\_\_\_\_  
ELAINE HANSON CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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

Item 3.

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

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

APPROVED BY: CITY COUNCIL, CITY OF DRIPPING SPRINGS, TEXAS.

\_\_\_\_\_  
TODD PURCELL  
MAYOR

DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

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

**PRELIMINARY - NOT FOR RECORDATION**

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

DATE \_\_\_\_\_

**ENGINEER'S CERTIFICATION:**

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

**PRELIMINARY - NOT FOR RECORDATION**

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

DATE \_\_\_\_\_

**FLOODPLAIN NOTE:**

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

**JURISDICTION PLAT NOTES:**

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

**GENERAL NOTES**

- 1. DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS.
- 2. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- 3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
- 4. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT.
- 5. WASTEWATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY DRIPPING SPRINGS
- 6. ROADWAY DESIGN STANDARDS WILL BE TO CITY OF DRIPPING SPRINGS STANDARDS
- 7. THIS SUBDIVISION IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT No. 11 AGREEMENT (KNOWN AS PDD2019-0001 - 27110 RR 12), APPROVED BY THE DRIPPING SPRING CITY COUNCIL ON MAY 12, 2020 AND RECORDED ON MAY 21, 2020 AS DOC# 20019802 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 8. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
- 9. MINIMUM BUILDING SETBACK LINE SHALL BE:
  - STREET FRONTAGE (RR12) 50'
  - STREET FRONTAGE (SPORTS PARK & ROB SHELTON) 25'
  - SIDE LOT LINES 15'
  - SHARED LOT LINES 0'
- 10. SIDEWALKS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE DRIPPING SPRINGS UNIFIED DEVELOPMENT CODE. SIDEWALKS SHALL BE MAINTAINED BY OF DRIPPING SPRINGS.
- 11. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

**SLOPE INFORMATION**

NO SLOPES WITHIN THIS PLAT EXCEED 15%

**UTILITY NOTES**

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

**TRAIL EASEMENT DEDICATION - 0.43Ac.**

**SUBDIVISION ROADS**

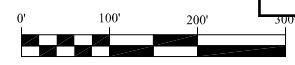
PUBLIC STREET DEDICATION - ROB SHELTON BLVD 60' ROW (0.68Ac.)

**STREET SUMMARY**

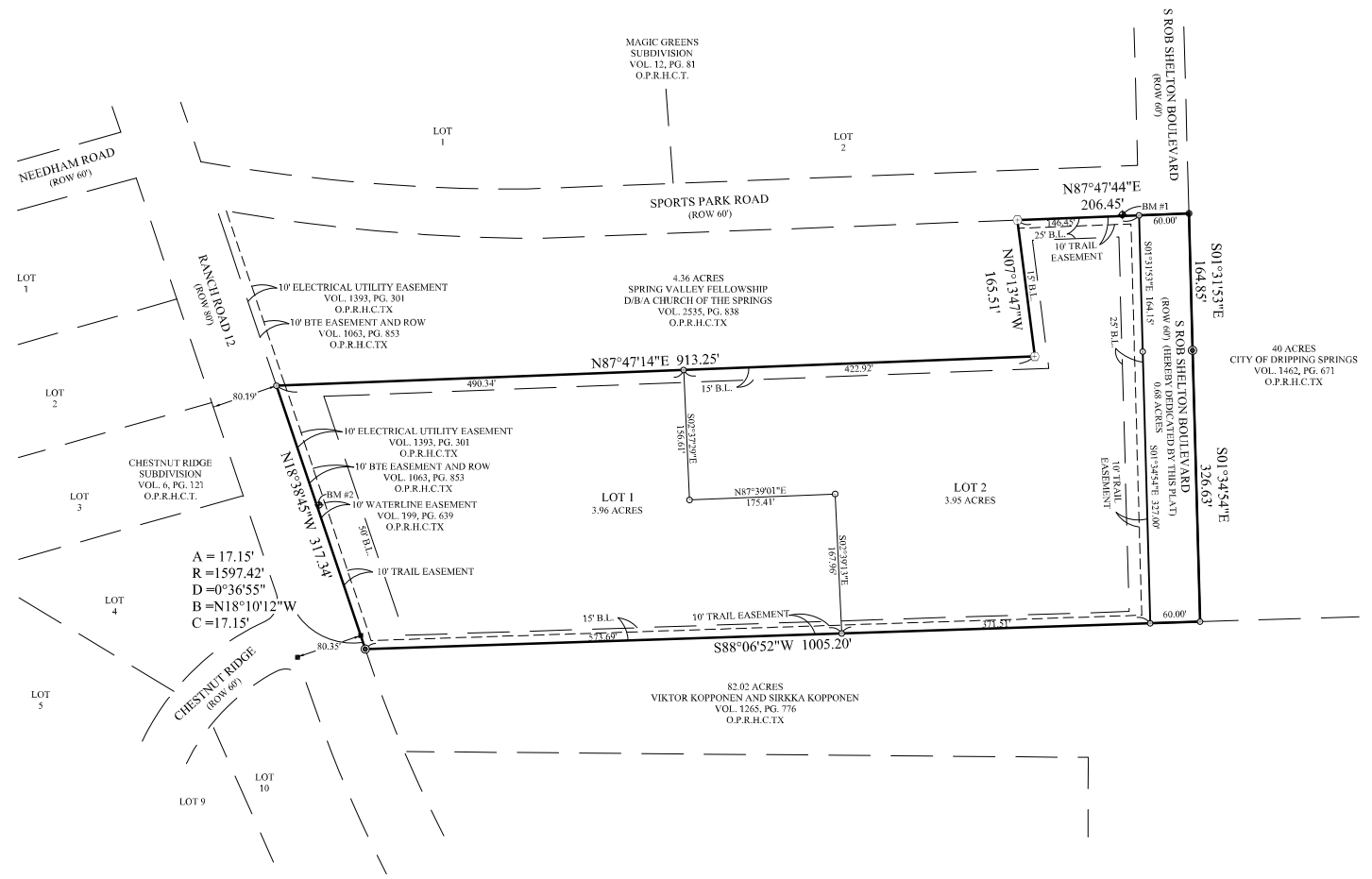
STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
ROB SHELTON BOULEVARD (COLLECTOR)	60'	491.3'	VARIES' C&G

**LEGEND**

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



GRAPHIC SCALE  
 1" = 100'



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

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

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

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

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

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

**SHEET**  
 2  
 0  
 2  
 105



## CITY OF DRIPPING SPRINGS

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

Date: **December 10, 2020**

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

Dear : Doug Cobb

This letter is to inform you that the case number **SUB2020-0028** is being denied on **December 16, 2020** due to the following:

**Robyn Miga**  
**Planning Department [robyn@texasmunicipallawyers.com](mailto:robyn@texasmunicipallawyers.com)**

1. See attached PDF with markups and comments.
2. Update the signature block from Michelle Fischer to the P & Z Chair;
3. Remove signature block for Hays County, because the plat is in the city limits;
4. Remove all building lines;
5. Make the property boundary consistent in a dark heavy line, because it's not clear what the property boundary is for the proposed plat;
6. Show all easements;
7. Update plat notes to be accurate of the property, including removing references to the PDD having a Development Agreement;
8. Request to ensure acreage is accurate, because the two documents have inconsistent numbers;
9. Update the final plat application to ensure consistency with the preliminary plat, because the final plat shall be consistent with the preliminary plat.
10. Ensure all acreages are accurate, because the final plat and preliminary label different acreages.

**Dillon Polk**  
**North Hays ESD #6 [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com)**

Fire Approves

**Robert Callegari**  
**Wastewater Engineer [rcallegari@cma-engineering.com](mailto:rcallegari@cma-engineering.com)**

11. Add 15' PUE around perimeter of tract that is not in conflict with other/existing easements.

**Chad Gilpin**

12. Provide setback distance on the Building Line label.
13. Turn trees and topo of on the preliminary plat sheet for clarity. The preliminary plat should represent what will be the final plat. The attached pages such as the Engineers Exhibit is the place to show trees and topo.
14. Clarify the concept demonstrating how detention and water quality for the extension of Rob Shelton Boulevard will be achieved and where the detention and water quality facilities will be located. . [Preliminary Plat Info Requirements Checklist]
15. Provide geologic assessment to confirming the existing site has no Critical Environmental Features [Sub Ord 4.7(l)(4)].
16. Provide confirmation from TxDOT that the 50 ft setback is adequate for their planned improvements to RR12. [Subdivision Ordinance 3.7.1(l)]
17. Provide an OSSF Facility Planning Report for the temporary OSSF facilities. [Preliminary Plat Info Requirements Checklist]
18. Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)]
19. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Facilities. [Preliminary Plat Info Requirements Checklist]
20. Provide a sidewalk and trail plan. [Sub Ord 15.2.2]
21. Update General Note 1 by adding “in accordance with the Road Agreement dated *Month, Day, Year* between the City of Dripping Springs and CRTX Development LLC recorded in *Document #*, Public Records of Hays County, Texas.”
22. Provide a construction traffic plan and/or narrative indicating how you intend construction traffic to access the site and how timing of Site Development construction traffic will correlate with the Construction of Rob Shelton Boulevard extension and intersection improvements. [Preliminary Plat Info Requirements Checklist]
23. Move the Trail Easement clear of the Waterline easement on RR12.

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

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

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





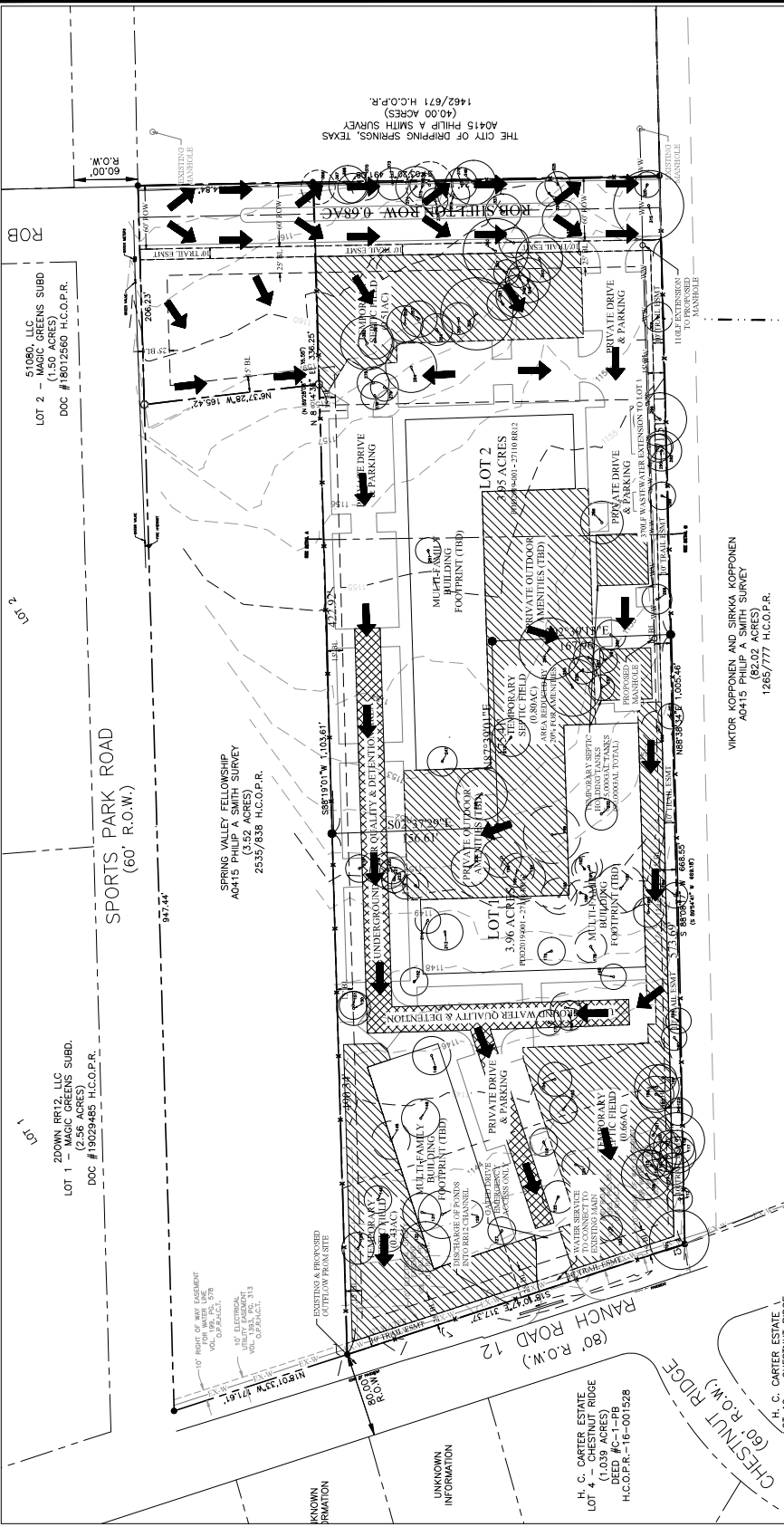




DATE: 07/27/2016  
BY: J. B. COOPER

CRTX ADDITION - ENGINEER'S EXHIBIT  
27110 RANCH ROAD 12  
DRIPPING SPRINGS, TX 78620

BIRSHY CREEK ENGINEERING  
P.O. BOX 1002  
ROBINSON, TEXAS 78868  
TELEPHONE: 512.992.8899



NO.	DESCRIPTION
1	EXISTING
2	PROPOSED
3	CONTRACTOR'S FIELD
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SECTION	NO.	DESCRIPTION
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1	100	SECTION 100



## CITY OF DRIPPING SPRINGS

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

Date: **December 10, 2020**

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

Dear : Doug Cobb

This letter is to inform you that the case number **SUB2020-0029** is being denied on **December 16, 2020** due to the following:

**Robyn Miga**  
**Planning Department [robyn@texasmunicipallawyers.com](mailto:robyn@texasmunicipallawyers.com)**

1. See attached PDF with mark ups and comments
2. Update the signature block from Michelle Fischer to the P & Z Chair;
3. Remove signature block for Hays County, because the plat is in the city limits;
4. Remove all building lines;
5. Make the property boundary consistent in a dark heavy line, because it's not clear what the property boundary is for the proposed plat;
6. Show all easements;
7. Update plat notes to be accurate of the property, including removing references to the PDD having a Development Agreement;
8. Request to ensure acreage is accurate, because the two documents have inconsistent numbers;
9. Update the final plat application to ensure consistency with the comments that were provided on the Preliminary Plat, because the final plat shall be consistent with the Preliminary Plat; and
10. Ensure all acreages are accurate, because the final plat and preliminary label different acreages.

**Robert Callegari**  
**Wastewater Engineer [rcallegari@cma-engineering.com](mailto:rcallegari@cma-engineering.com)**

11. Add 15' PUE around the perimeter of the tract that is not in conflict with other/existing easements.

**Dillon Polk**  
**North Hays ESD #6 [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com)**

**Chad Gilpin**  
**City Engineer Cgilpin@Cityofdrippingsprings.com**

12. Provide confirmation from TxDOT that the 50 ft setback is adequate for their planned improvements to RR12. [Subdivision Ordinance 3.7.1(l)]
13. Provide a Vicinity Map and Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)]
14. This project is within City Limits. Replace “Hays County” with “City of Dripping Springs” in Sewage Disposal/Individual Water Supply Statements. Also delete the County signature blocks and replace with “Chad Gilpin, P.E. – City Engineer”.
15. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Facilities. [Final Plat Info Requirements Checklist]
16. Update General Note 1 by adding “in accordance with the Road Agreement dated *Month, Day, Year* between the City of Dripping Springs and CRTX Development LLC recorded in *Document #*, Public Records of Hays County, Texas.”
17. Provide a legend defining BTE easement.
18. Move the trail easement clear of the Water Easement fronting RR12.
19. 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.

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

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

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



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

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

DOUG COBB  
OWNER

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

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

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC'S SIGNATURE

LEINHOLDER CONSENT:

COMPANY NAME \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_

ADDRESS FOR NOTICES: \_\_\_\_\_

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY 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 WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
TOM POPE, R.S., C.F.M.  
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

DATE \_\_\_\_\_

\_\_\_\_\_  
CAITLYN STRICKLAND  
DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HAYS

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

\_\_\_\_\_  
CAITLYN STRICKLAND, DIRECTOR,  
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS §  
COUNTY OF HAYS §

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

\_\_\_\_\_  
ELAINE HANSON CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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

Item 3.

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

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

APPROVED BY: CITY COUNCIL, CITY OF DRIPPING SPRINGS, TEXAS.

Planning & Zoning  
Commission

\_\_\_\_\_  
TODD PURCELL  
MAYOR

Mim James  
Planning & Zoning  
Commission Chair

DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

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

**PRELIMINARY - NOT FOR RECORDATION**

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

DATE \_\_\_\_\_

**ENGINEER'S CERTIFICATION:**

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

**PRELIMINARY - NOT FOR RECORDATION**

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

DATE \_\_\_\_\_

**FLOODPLAIN NOTE:**

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C015F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

**JURISDICTION PLAT NOTES:**

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

**GENERAL NOTES**

1. DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS.
2. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE PERMITTED UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARK PLAN PREPARED FOR THIS SUBDIVISION.
4. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT.
5. WASTEWATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY DRIPPING SPRINGS.
6. ROADWAY DESIGN STANDARDS WILL BE TO CITY OF DRIPPING SPRINGS STANDARDS.
7. THIS SUBDIVISION IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT NO. 11 AGREEMENT (KNOWN AS PDD2019-0001 - 27110 RR 12), APPROVED BY THE DRIPPING SPRING CITY COUNCIL ON MAY 12, 2020 AND RECORDED ON MAY 21, 2020 AS DOC# 20019802 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
8. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE ~~IFC 2012~~, AS AMENDED.
9. MINIMUM BUILDING SETBACK LINE SHALL BE:
  - STREET FRONTAGE (RR12) 50'
  - STREET FRONTAGE (SPORTS PARK & ROB SHELTON) 25'
  - SIDE LOT LINES 0'
  - SHARED LOT LINES 0'
10. SIDEWALKS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE DRIPPING SPRINGS UNIFIED DEVELOPMENT CODE. SIDEWALKS SHALL BE MAINTAINED BY OF DRIPPING SPRINGS.
11. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

Planned  
Development  
District. Zoning is  
not an agreement.

the City

**SLOPE INFORMATION**

NO SLOPES WITHIN THIS PLAT EXCEED 15%

**UTILITY NOTES**

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

**TRAIL EASEMENT DEDICATION - 0.43Ac.**

Describe that they're accessible  
by the public, and maintained  
by the HOA.

**SUBDIVISION ROADS**

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

**STREET SUMMARY**

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

PLAT ESTABLISHING

**CRTX ADDITION**  
8.59 ACRES

OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415,  
CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

SHEET

1  
0  
2

113

**Delta Survey Group Inc.**

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



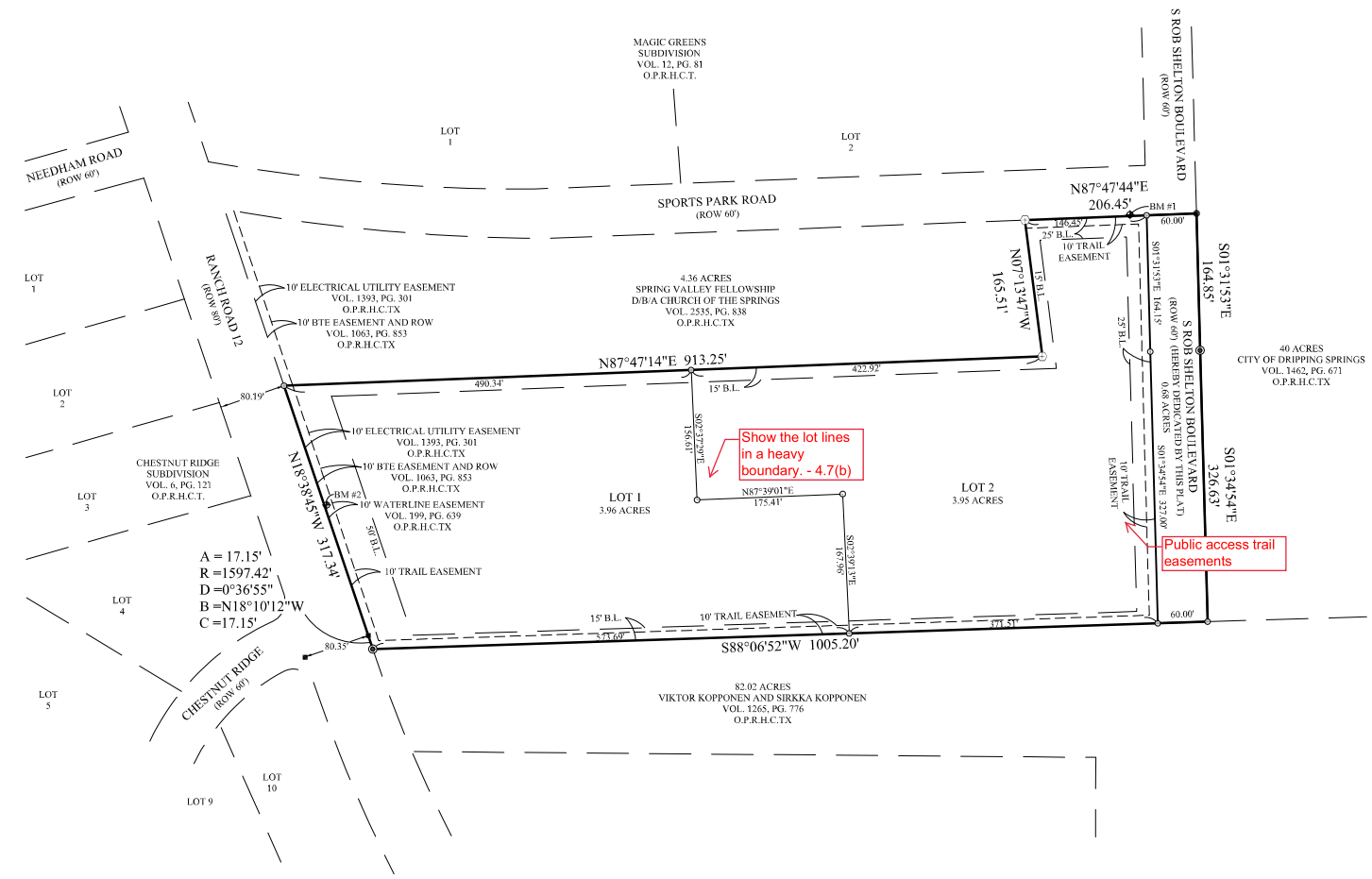
GRAPHIC SCALE  
 1" = 100'



**LEGEND**

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

Update the final plat application to ensure consistency with the comments that were provided on the Preliminary Plat, because the final plat shall be consistent with the Preliminary Plat;



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

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

**BENCHMARK LIST:**

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

BM #2 COTTON SPINDLE SET IN UTILITY POLE (EAST ROW RR12)  
 ELEV. = 1142.93'





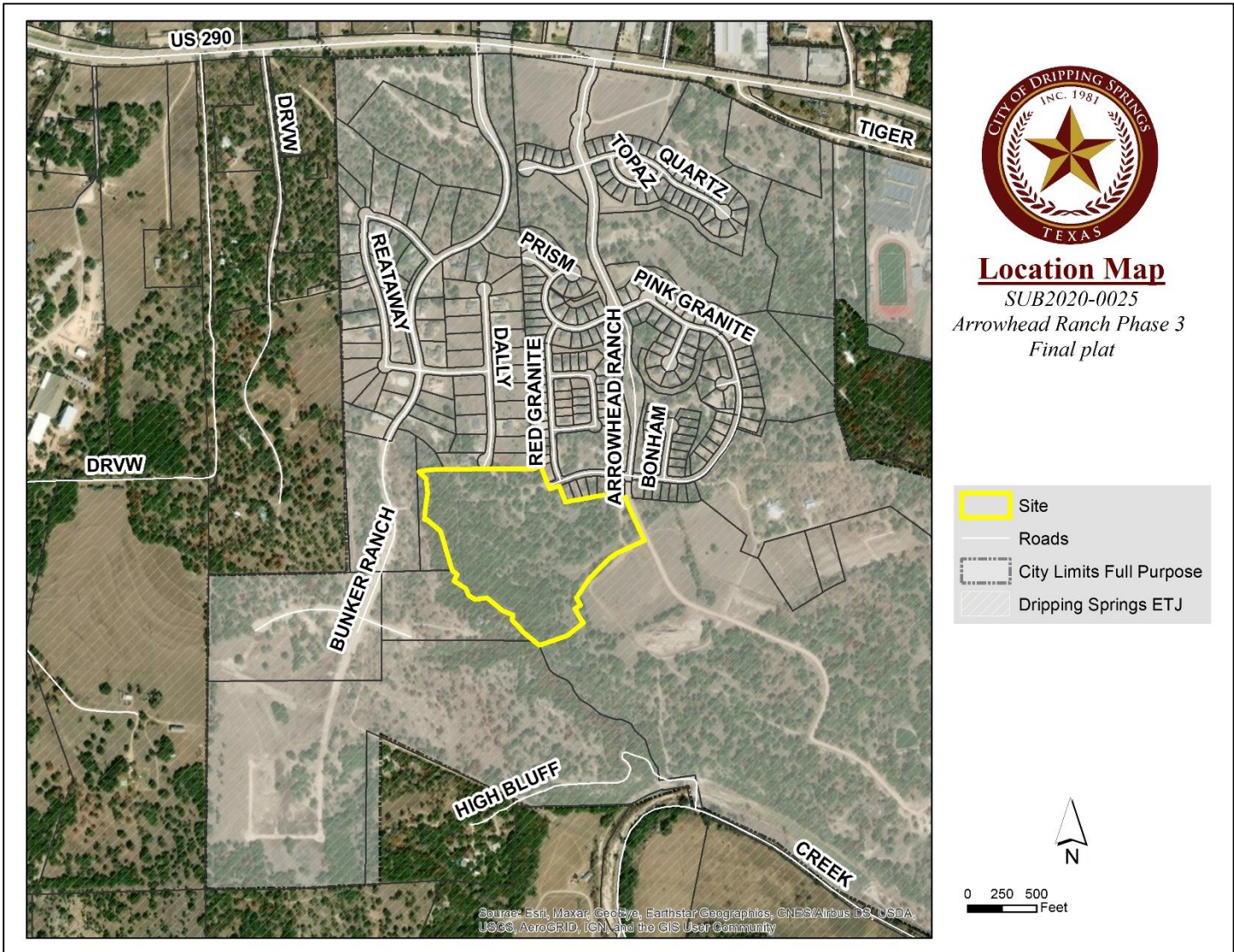
# Planning and Zoning Commission Planning Department Staff Report

Item 4.

**Planning and Zoning Commission Meeting:** December 16, 2020  
**Project No:** SUB2020-0025  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

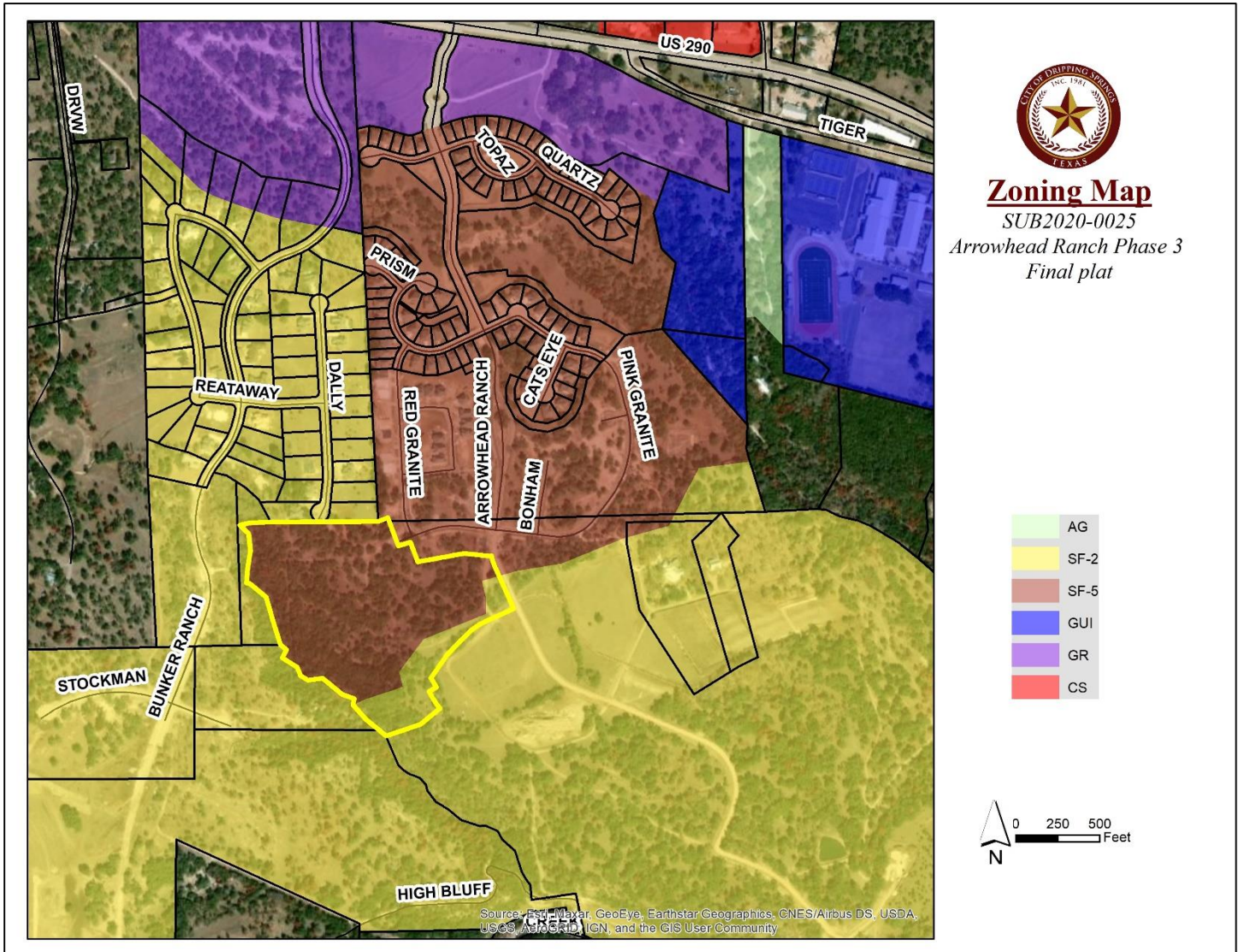
**Project Name:** Arrowhead Ranch Phase 3  
**Property Location:** 1610 Creek Rd, Dripping Springs, TX 78620  
**Legal Description:** A0222 BENJAMIN F. HANNA SURVEY, ACRES 183.793  
**Applicant:** Kelly Hickler, Carlson, Brigrance, and Doering, Inc.  
**Property Owner:** TF Arrowhead Ranch, L.P.  
**Request:** Applicant is requesting to Final Plat Arrowhead Ranch Phase 3  
**Staff recommendation:** Staff is recommending denial of Arrowhead Ranch Phase 3 Final Plat based on outstanding comments





The applicant is requesting to Final plat Arrowhead Ranch Phase 3. The Arrowhead Ranch development is planned as a low-density single-family residential development Zoned SF-5 and SF-2 within the Full Purpose City Limits of Dripping Springs. The tract is located off Arrowhead Ranch Boulevard south of Arrowhead Ranch Phase 2A & 2B. The 27.718-acre Final Plat consists of a total of 72 lots. Of the 72 lots there are 67 single-family lots.

The Tract is located within the watershed of Onion Creek and is within the Contributing Zone to the Edwards Aquifer. Access to this tract will be provided from Arrowhead Ranch Boulevard. The internal streets will be constructed as two paved lanes totaling 20' with 2' ribbon curb. A 4' sidewalk is proposed to run along one side of the street. Additionally, emergency access will be facilitated via a gated emergency access from Pink Granite Boulevard into Bunker Ranch (shown as Lot 31, Block D).



Arrowhead Ranch Final Plat utility providers are listed below:

- Water: Dripping Springs Water Supply Corporation.
- Wastewater: Wastewater service will be provided by the City of Dripping Springs.
- Electric: PEC

Per the Arrowhead Amended and Restated Development Agreement between the City of Dripping Springs & TF Arrowhead, LP, the Parkland dedications have been satisfied.

## Planning Department Staff Report

### Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

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

### Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

### Public Notification

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

### Meetings Schedule

December 16, 2020 Planning and Zoning Commission

### Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Arrowhead Ranch Phase 3 Final Plat

Exhibit 3 – Outstanding Comments Letter

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



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 4.

## SUBDIVISION APPLICATION

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

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: 10/29/19
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

### PLAT TYPE

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

### CONTACT INFORMATION

**APPLICANT NAME** Kelly Hickler  
**COMPANY** Carlson, Brignance & Doering, Inc.  
**STREET ADDRESS** 5501 W. William Cannon Drive  
**CITY** Austin **STATE** TX **ZIP CODE** 78749  
**PHONE** 512-280-5160 **EMAIL** kelly@cbdeng.com

**OWNER NAME** John Brian  
**COMPANY** TF Arrowhead Ranch, L.P.  
**STREET ADDRESS** 6310 Capital Drive, Suite 130  
**CITY** Lakewood Ranch **STATE** FL **ZIP CODE** 34202  
**PHONE** 941-907-3212 **EMAIL** jbrian@starwoodland.com

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	TF Arrowhead Ranch, L.P.
PROPERTY ADDRESS	1610 Creek Rd, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	A0222 BENJAMIN F. HANNA SURVEY, ACRES 183.793
TAX ID #	R15051
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	27.718
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	North Hays County ESD No. 6
ZONING/PDD/OVERLAY	SF-2
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Arrowhead Ranch Blvd</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Arrowhead Amended and Restated DA (2018)</u>

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Arrowhead Ranch Phase 3
TOTAL ACREAGE OF DEVELOPMENT	27.718
TOTAL NUMBER OF LOTS	<b>72</b>
AVERAGE SIZE OF LOTS	0.385 AC (inc. road, private park, & other lots); 0.223 AC (avg. SF lot size)
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <b>67</b> _____ COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <b>14.857</b> _____ COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <b>3170</b> _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input type="checkbox"/> YES   <input type="checkbox"/> NO</p>	



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

TITLE: Project Coordinator SIGNATURE: Kelly Hickler

**PUBLIC UTILITY CHECKLIST**

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

**COMMUNICATIONS PROVIDER NAME** (if applicable): Frontier Communications  
 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): Texas Gas Service Co.  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

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

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Carlson, Brigance & Doering, Inc. c/o Kelly Hickler, Agent

Applicant Name

*Kelly Hickler*

10/29/20

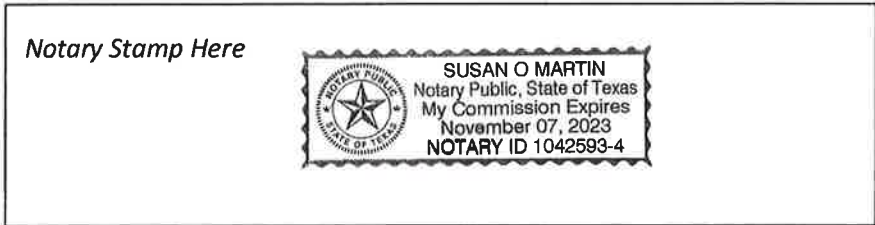
Applicant Signature

*Susan O. Martin*

Date  
10/29/20

Notary

Date



**John Brian**

Property Owner Name

(See attached Owner/Agent Authorization Letter dated 10/25/19)

10/29/20

Property Owner Signature

Date

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

Applicants Signature: Kelly Hickler Date: 10/29/20

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable).  *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Conference Form signed by City Staff <b>Meeting held on 10/29/19</b>

### FINAL PLAT INFORMATION REQUIREMENTS

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



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

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

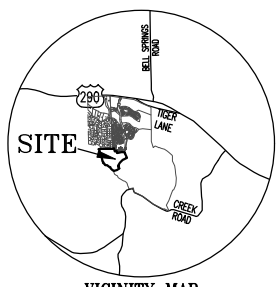
**NARRATIVE OF COMPLIANCE**

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

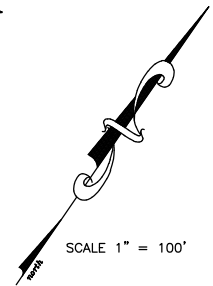
<p>Outdoor Lighting, Article 24.06</p>	<p>See Engineering Report</p>
<p>Parkland Dedication, Article 28.03</p>	<p>See Engineering Report</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>See Engineering Report</p>

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p><b>Subdivision shall meet all requirements of Subdivision Ordinance (28.02, Exhibit A). See also Engineering Report and current Development Agreement.</b></p>
Zoning, Article 30.02, Exhibit A	<p><b>Subdivision shall meet all Zoning requirements in effect for Single-Family Residential District - Moderate Density (SF-2) per Article 30.02, Exhibit A and per the current Development Agreement. See also Engineering Report.</b></p>

# ARROWHEAD RANCH PHASE 3



VICINITY MAP  
(N.T.S.)



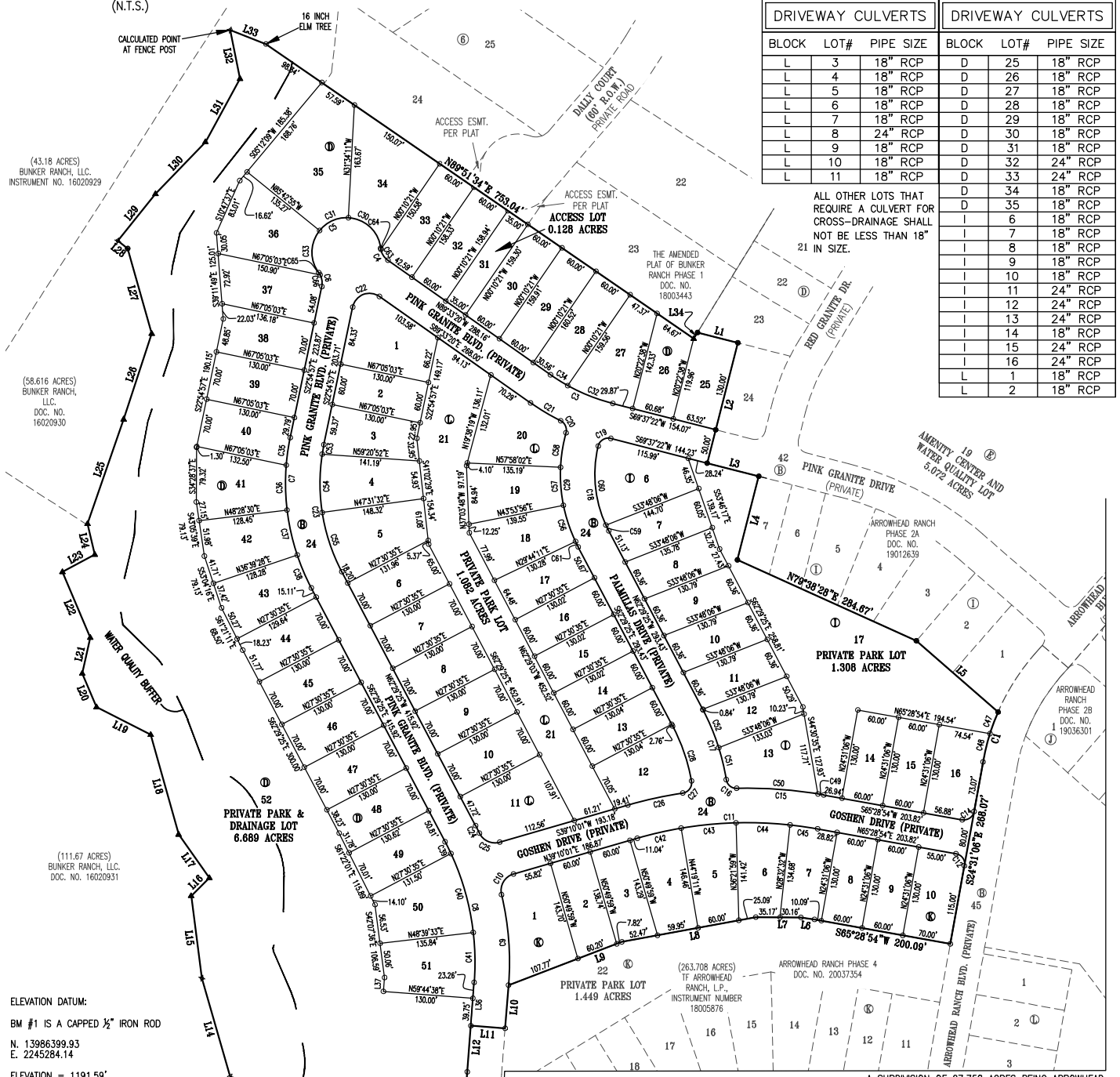
SCALE 1" = 100'

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ▲ 600 NAIL FOUND
- ⬠ COTTON SPINDLE FOUND
- △ MAG NAIL FOUND
- 10 LOT NUMBER
- Ⓛ BLOCK DESIGNATION

DRIVEWAY CULVERTS			DRIVEWAY CULVERTS		
BLOCK	LOT#	PIPE SIZE	BLOCK	LOT#	PIPE SIZE
L	3	18" RCP	D	25	18" RCP
L	4	18" RCP	D	26	18" RCP
L	5	18" RCP	D	27	18" RCP
L	6	18" RCP	D	28	18" RCP
L	7	18" RCP	D	29	18" RCP
L	8	24" RCP	D	30	18" RCP
L	9	18" RCP	D	31	18" RCP
L	10	18" RCP	D	32	24" RCP
L	11	18" RCP	D	33	24" RCP
			D	34	18" RCP
			D	35	18" RCP
			I	6	18" RCP
			I	7	18" RCP
			I	8	18" RCP
			I	9	18" RCP
			I	10	18" RCP
			I	11	24" RCP
			I	12	24" RCP
			I	13	24" RCP
			I	14	18" RCP
			I	15	24" RCP
			I	16	24" RCP
			L	1	18" RCP
			L	2	18" RCP

ALL OTHER LOTS THAT REQUIRE A CULVERT FOR CROSS-DRAINAGE SHALL NOT BE LESS THAN 18" IN SIZE.



(43.18 ACRES)  
BUNKER RANCH, LLC.  
INSTRUMENT NO. 16020929

(58.616 ACRES)  
BUNKER RANCH, LLC.  
DOC. NO. 16020930

(111.67 ACRES)  
BUNKER RANCH, LLC.  
DOC. NO. 16020931

ELEVATION DATUM:  
BM #1 IS A CAPPED 1/2" IRON ROD  
N. 13986399.93  
E. 2245284.14  
ELEVATION = 1191.59'  
ACREAGE: 27.718 ACRES

DATE: SEPTEMBER 3, 2020  
OWNER: TF ARROWHEAD RANCH, L.P.,  
6310 CAPITAL DRIVE, SUITE 130  
BRADENTON, FL 34202

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

**LINEAR FOOTAGE OF PRIVATE ROADS**

PINK GRANITE DRIVE (LOCAL STREET)	50' R.O.W.	1,798'
PALMILLAS DRIVE (LOCAL STREET)	50' R.O.W.	615'
GOSHEN DRIVE (LOCAL STREET)	50' R.O.W.	757'
TOTAL		3,170'

**LOT TABLE:**

NUMBER OF SINGLE FAMILY LOTS:	57	14.898 ACRES
NUMBER OF PRIVATE ROAD LOTS:	1	3.613 ACRES
NUMBER OF PRIVATE PARK LOTS:	2	2.390 ACRES
NUMBER OF PRIVATE PARK & DRAINAGE LOTS:	1	6.689 ACRES
NUMBER OF ACCESS LOTS:	1	0.128 ACRES
NUMBER OF BLOCKS:	4	
TOTAL:		27.718 ACRES

A SUBDIVISION OF 27.758 ACRES BEING ARROWHEAD RANCH PHASE 3, OUT OF THE BENJAMIN F. HANNA SURVEY, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

**SHEET NO. 1 OF 3**

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #13791 REG. # 10029000  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165



# ARROWHEAD RANCH PHASE 3

Item 4.

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	75.73	323.98	S37°59'11"E	75.56	38.04	132°33'32"
C2	51.58	325.00	S34°48'09"E	51.52	25.84	97°05'34"
C3	99.94	275.00	N80°02'01"E	99.39	50.53	209°49'18"
C4	21.03	25.00	S69°27'39"E	20.41	11.18	481°17'23"
C5	183.03	50.00	S33°45'52"W	96.65	188.31	209°44'22"
C6	21.03	25.00	N47°00'36"W	20.41	11.18	481°17'23"
C7	224.48	325.00	S42°42'11"E	220.04	116.93	39°34'28"
C8	210.97	375.00	N46°22'24"W	208.20	108.36	321°43'03"
C9	132.03	425.00	N39°09'21"W	131.50	66.55	174°59'58"
C10	38.06	25.00	S04°26'40"E	34.49	23.82	87°13'22"
C11	264.09	575.00	N52°19'28"E	261.77	134.41	281°18'53"
C12	23.56	15.00	N89°31'06"W	21.21	15.00	90°00'00"
C14	23.56	15.00	N20°28'54"E	21.21	15.00	90°00'00"
C15	126.75	625.00	S59°40'20"W	126.53	63.59	113°37'09"
C16	21.60	15.00	S84°53'25"E	19.78	13.15	82°29'48"
C17	106.81	325.00	N53°04'00"W	106.43	53.94	185°01'17"
C18	126.46	175.00	S41°47'17"E	123.73	66.14	41°24'17"
C19	23.75	15.00	S24°16'07"W	21.34	15.19	90°42'31"
C20	20.78	15.00	N58°47'27"W	19.16	12.45	79°22'19"
C21	50.46	325.00	N85°59'02"E	50.55	25.35	85°51'17"
C22	48.60	25.00	S33°45'52"W	41.78	38.03	113°21'37"
C23	189.94	275.00	S42°42'11"E	186.19	98.94	39°34'28"
C24	12.24	425.00	N61°38'54"W	12.24	6.12	1°39'01"
C25	34.90	25.00	N79°09'49"E	32.14	20.87	79°59'35"
C26	81.89	625.00	S42°55'14"W	81.83	41.00	73°20'26"
C27	23.96	15.00	N03°54'45"E	21.49	15.40	91°31'24"
C28	84.67	275.00	N53°40'11"W	84.34	42.67	17°38'28"
C29	170.37	225.00	S40°47'51"E	166.33	89.51	43°23'08"
C30	69.99	50.00	N81°28'04"W	64.41	42.11	80°12'44"
C31	47.25	25.00	S31°21'27"W	45.51	25.56	54°08'44"
C32	70.45	50.00	N78°57'44"E	70.26	35.42	144°40'43"
C33	65.79	50.00	S32°44'37"E	61.15	36.64	75°23'25"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C34	28.48	275.00	N87°22'23"E	28.47	14.76	67°08'54"
C35	40.31	325.00	S26°28'10"E	40.29	20.18	70°26'26"
C36	65.24	325.00	S35°46'26"E	65.13	32.73	113°30'07"
C37	67.03	325.00	S47°26'01"E	66.91	33.63	114°49'02"
C38	51.89	325.00	S57°54'58"E	51.84	26.00	97°08'53"
C39	19.20	375.00	N61°01'24"W	19.20	9.60	236°02'00"
C40	119.22	375.00	N50°26'55"W	118.72	60.12	181°12'56"
C41	72.55	375.00	N35°47'54"W	72.44	36.39	117°05'05"
C42	65.38	575.00	S42°25'25"W	65.33	32.72	67°30'48"
C43	79.82	575.00	S49°39'25"W	79.75	39.87	75°12'12"
C44	78.52	575.00	S57°32'44"W	78.46	39.32	74°8'27"
C45	40.38	575.00	S83°28'11"W	40.37	20.20	401°26'26"
C47	33.68	323.91	S14°12'08"W	33.67	16.86	55°37'30"
C48	42.04	324.00	S20°53'54"E	42.01	21.05	72°6'05"
C49	8.48	625.00	S80°05'36"W	8.48	4.24	0°46'37"
C50	118.27	625.00	S59°17'04"W	118.09	58.31	105°50'32"
C51	47.65	325.00	N47°50'37"W	47.61	23.87	82°40'04"
C52	59.25	325.00	N57°16'02"W	59.12	29.71	102°26'46"
C53	13.91	275.00	S24°12'53"E	13.91	6.96	23°53'53"
C54	84.97	275.00	S34°39'57"E	84.63	42.82	174°28'00"
C55	81.07	275.00	S53°00'12"E	80.65	45.86	185°58'27"
C56	55.62	225.00	S53°10'56"E	55.47	27.95	147°09'44"
C57	55.25	225.00	S39°04'01"E	55.11	27.76	147°04'06"
C58	50.77	225.00	S25°34'08"E	50.66	25.49	125°51'41"
C59	9.21	175.00	S60°58'57"E	9.21	4.61	30°05'56"
C60	117.25	175.00	S40°16'49"E	115.07	60.82	38°23'21"
C61	8.74	225.00	S61°22'37"E	8.74	4.37	21°37'37"
C63	19.37	25.00	S67°21'15"E	18.89	10.20	44°24'13"
C64	1.65	25.00	S43°15'32"E	1.65	0.83	3°47'10"
C65	3.77	25.00	N86°47'24"W	3.76	1.89	83°37'50"
C66	17.26	25.00	N42°41'43"W	16.92	8.99	38°33'33"

- THIS FINAL PLAT IS WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- 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 IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET. ARROWHEAD RANCH BLVD. WILL HAVE NO DIRECT RESIDENTIAL ACCESS.
- NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.L.R.M. PANEL NO. 48209C 0105F, 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 PER THE AGREEMENT WITH THE DEVELOPER.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
- ORGANIZED GAS SERVICE TO BE PROVIDED BY TEXAS GAS.
- MINIMUM FRONT SETBACK SHALL BE 15'.
- 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 PRIVATE ROAD LOTS AND 5' ALONG EACH SIDE LOT LINE.
- 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 AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY; RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SANITARY SEWER OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- 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 UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE CITY'S WATER QUALITY PROTECTION ORDINANCE AS WELL AS 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.
- ANY DEVELOPMENT WITHIN A WOBZ ALLOWED UNDER SEC. 22.05.017(d) OF THE CITY WATER QUALITY ORDINANCE SHALL BE DESIGNED AND/OR CONSTRUCTED IN A MANNER WHICH LIMITS THE ALTERATION AND POLLUTION OF THE NATURAL RIPARIAN CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE. IN NO CASE SHALL ANY WASTEWATER LINE BE LOCATED LESS THAN 100 FEET FROM THE CENTERLINE OF A STREAM UNLESS THE APPLICANT HAS DEMONSTRATED THAT THE INSTALLATION OF THE WASTEWATER LINES OUTSIDE THIS ZONE IS PHYSICALLY PROHIBITED OR ENVIRONMENTALLY UNSOUND. ANY WASTEWATER LINES LOCATED IN A WOBZ SHALL MEET DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS TO ENSURE ZERO LEAKAGE.
- DRIVEWAYS NEED TO BE PERMITTED BY THE CITY AND ALL REQUIRED CULVERTS MUST BE NO LESS THAN 18" CMP.
- THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY, FORESTAR AND ASSIGNS, AS AMENDED.
- THE CITY IS AUTHORIZED TO ACCESS THE PRIVATE STREETS, EASEMENTS, ETC., FOR INSPECTION CODE COMPLIANCE, AND WASTEWATER MAINTENANCE AS NEEDED. HOA TO PROVIDE CITY WITH ACCESS GATE CODE.
- THE HOA, ARROWHEAD RANCH MASTER COMMUNITY, INC., WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE ROADS, WATER QUALITY LOTS, OPEN SPACE LOTS, PRIVATE PARKS, AND TRAILS.
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS ZONING ORDINANCE AND WHERE IT MAY CONFLICT WITH A PLAT NOTE, THE STRICTER OF THE TWO WILL APPLY.
- ALL PRIVATE ROADS ARE ALSO PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENTS.
- THE DRIPPING SPRINGS WATER SUPPLY CORPORATION IS AUTHORIZED TO ACCESS THE PRIVATE STREETS, EASEMENTS, ETC. FOR INSPECTION AND WATER SYSTEM MAINTENANCE AS NEEDED. THE HOMEOWNERS ASSOCIATION SHALL PROVIDE THE DRIPPING SPRINGS WATER SUPPLY CORPORATION WITH GATE ACCESS.
- STREET TREES SHALL BE PLANTED IN EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER THE QUANTITY, SIZE AND LOCATION REQUIREMENTS OF THE SUBDIVISION ORDINANCE 28.06.051.

AREA	ACREAGE	SQ. FT.
AREA WITHIN SUBDIVISION	27.718 ACRES	(1,207,394 sq. ft.)
AREA OF SINGLE FAMILY LOTS	14.898 ACRES	(648,957 sq. ft.)
AREA WITHIN PRIVATE STREETS	3.614 ACRES	(157,426 sq. ft.)

LOT NO.	ACREAGE	SQ. FT.
25	0.189 ACRES	8,241 SQ. FT.
26	0.183 ACRES	7,958 SQ. FT.
27	0.255 ACRES	11,104 SQ. FT.
28	0.221 ACRES	9,635 SQ. FT.
29	0.221 ACRES	9,612 SQ. FT.
30	0.220 ACRES	9,576 SQ. FT.
31	0.128 ACRES	5,569 SQ. FT.
32	0.218 ACRES	9,517 SQ. FT.
33	0.217 ACRES	9,443 SQ. FT.
34	0.340 ACRES	14,808 SQ. FT.
35	0.452 ACRES	19,700 SQ. FT.
36	0.304 ACRES	13,221 SQ. FT.
37	0.235 ACRES	10,220 SQ. FT.
38	0.210 ACRES	9,166 SQ. FT.
39	0.209 ACRES	9,100 SQ. FT.
40	0.210 ACRES	9,134 SQ. FT.
41	0.257 ACRES	11,191 SQ. FT.
42	0.237 ACRES	10,341 SQ. FT.
43	0.229 ACRES	9,991 SQ. FT.
44	0.209 ACRES	9,097 SQ. FT.
45	0.209 ACRES	9,100 SQ. FT.
46	0.209 ACRES	9,100 SQ. FT.
47	0.209 ACRES	9,100 SQ. FT.
48	0.209 ACRES	9,100 SQ. FT.
49	0.211 ACRES	9,189 SQ. FT.
50	0.290 ACRES	12,616 SQ. FT.
51	0.253 ACRES	11,010 SQ. FT.
52	6.689 ACRES	291,364 SQ. FT.

LOT NO.	ACREAGE	SQ. FT.
6	0.285 ACRES	12,431 SQ. FT.
7	0.193 ACRES	8,421 SQ. FT.
8	0.182 ACRES	7,929 SQ. FT.
9	0.180 ACRES	7,847 SQ. FT.
10	0.180 ACRES	7,847 SQ. FT.
11	0.180 ACRES	7,847 SQ. FT.
12	0.182 ACRES	7,938 SQ. FT.
13	0.255 ACRES	11,123 SQ. FT.
14	0.179 ACRES	7,800 SQ. FT.
15	0.179 ACRES	7,800 SQ. FT.
16	0.214 ACRES	9,332 SQ. FT.
17	1.308 ACRES	56,990 SQ. FT.

LOT NO.	ACREAGE	SQ. FT.
1	0.298 ACRES	12,981 SQ. FT.
2	0.195 ACRES	8,473 SQ. FT.
3	0.193 ACRES	8,424 SQ. FT.
4	0.228 ACRES	9,914 SQ. FT.
5	0.232 ACRES	10,092 SQ. FT.
6	0.218 ACRES	9,498 SQ. FT.
7	0.195 ACRES	8,492 SQ. FT.
8	0.179 ACRES	7,800 SQ. FT.
9	0.179 ACRES	7,800 SQ. FT.
10	0.208 ACRES	9,051 SQ. FT.

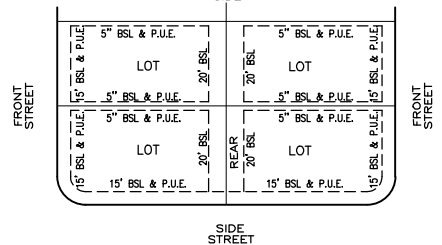
  

LOT NO.	ACREAGE	SQ. FT.
1	0.274 ACRES	11,926 SQ. FT.
2	0.179 ACRES	7,800 SQ. FT.
3	0.196 ACRES	8,550 SQ. FT.
4	0.235 ACRES	10,218 SQ. FT.
5	0.275 ACRES	11,992 SQ. FT.
6	0.209 ACRES	9,105 SQ. FT.
7	0.209 ACRES	9,100 SQ. FT.
8	0.209 ACRES	9,100 SQ. FT.
9	0.209 ACRES	9,100 SQ. FT.
10	0.209 ACRES	9,100 SQ. FT.
11	0.280 ACRES	12,208 SQ. FT.
12	0.242 ACRES	10,561 SQ. FT.
13	0.179 ACRES	7,800 SQ. FT.
14	0.179 ACRES	7,800 SQ. FT.
15	0.179 ACRES	7,800 SQ. FT.
16	0.179 ACRES	7,800 SQ. FT.
17	0.185 ACRES	8,054 SQ. FT.
18	0.225 ACRES	9,783 SQ. FT.
19	0.225 ACRES	9,796 SQ. FT.
20	0.281 ACRES	12,221 SQ. FT.
21	1.082 ACRES	47,124 SQ. FT.

Line #	Length	Direction
L1	60.39	N69°37'22"E
L2	180.00	S20°22'38"E
L3	77.15	N69°37'22"E
L4	125.00	S20°22'38"E
L5	157.10	S83°39'53"E
L6	18.93	S63°48'14"W
L7	65.33	S55°35'02"W
L8	197.50	S44°50'49"W
L9	175.78	S34°26'46"W
L10	63.01	S30°15'22"E
L11	50.00	S59°44'38"W
L12	67.08	S30°15'22"E
L13	148.21	S50°39'04"W
L14	148.70	N50°46'36"W
L15	120.27	N42°07'36"W
L16	37.27	N10°50'57"E
L17	77.25	N70°06'10"W
L18	150.14	N60°21'51"W
L19	88.09	S82°15'19"W

Line #	Length	Direction
L20	52.84	N57°34'11"W
L21	53.54	N22°13'06"W
L22	103.38	N57°38'37"W
L23	53.06	N27°08'55"E
L24	45.90	N47°54'31"W
L25	160.21	N15°37'11"W
L26	130.74	N16°32'54"W
L27	128.03	N50°34'05"W
L28	18.24	N86°44'14"W
L29	87.59	N04°11'24"E
L30	104.44	N08°08'37"E
L31	104.51	N06°02'02"W
L32	71.78	N46°09'00"W
L33	55.48	N76°42'53"E
L34	10.52	N03°01'36"W
L36	63.01	S30°15'22"E
L37	20.25	N30°15'22"W

TYPICAL LOT, BUILDING SETBACK LINE AND EASEMENT LOCATION DETAIL  
(1" = 100')



LOT SIZE	NO.
< 1 ACRE	66
1-2 ACRE	0
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	0

MINIMUM LOT SIZE:	
0.179 AC (7,800 sq. ft.)	
AVERAGE LOT SIZE:	
0.223 AC (9,714 sq. ft.)	

A SUBDIVISION OF 27.758 ACRES BEING ARROWHEAD RANCH PHASE 3, OUT OF THE BENJAMIN F. HANNA SURVEY, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

## SHEET NO. 2 OF 3



# ARROWHEAD RANCH PHASE 3

Item 4.

STATE OF TEXAS }  
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:

THAT IF ARROWHEAD RANCH, L.P., BEING THE OWNER OF A CALLED 263.708 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY, ABSTRACT NUMBER 222, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER 18005876 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 27.718 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

### "ARROWHEAD RANCH PHASE 3"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.  
WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, A.D.

By: \_\_\_\_\_  
TF ARROWHEAD RANCH, L.P.,  
6310 CAPITAL DRIVE, SUITE 130  
BRADENTON, FL 34202

STATE OF TEXAS }  
COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, 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: \_\_\_\_\_

#### CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

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

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, TEXAS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, A.D.

\_\_\_\_\_  
MICHELLE FISCHER  
CITY ADMINISTRATOR

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED BY THE CITY OF DRIPPING SPRINGS. 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, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.

\_\_\_\_\_  
CHAD GILPIN, P.E., CITY ENGINEER

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

I, ELAINE H. 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 IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_.

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

ELAINE H. CARDENAS BY: \_\_\_\_\_  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DOUGLAS R. RUMMEL, JR., 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. 48209C-0085F AND MAP PANEL NO. 48209C-0105F, BOTH DATED SEPTEMBER 02, 2005.

ENGINEERING BY: \_\_\_\_\_  
DOUGLAS R. RUMMEL, JR., P.E., No. 97387      DATE \_\_\_\_\_  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749  
dougjr@cbdeng.com



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 FLOODS 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.

A SUBDIVISION OF 27.758 ACRES BEING ARROWHEAD RANCH PHASE 3, OUT OF THE BENJAMIN F. HANNA SURVEY, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

### SHEET NO. 3 OF 3

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



**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

Date: **December 10, 2020**

Name: Kelly Hickler  
Company: Carlson, Brigance & Doering, Inc.  
Address: 5501 William Cannon Dr.  
Email: Kelly@cbdeng.com

Dear : Kelly Hickler

This letter is to inform you that the case number **SUB2020-0025** is being denied on **December 16, 2020** due to the following:

**Amanda Padilla**  
**Senior Planner apadilla@cityofdrippingsprings.com**

1. Show the CL/ ETJ on the vicinity map [Sec 4.7a]
2. Provide a graphic scale [sec 4.7i]
3. Provide the deed to confirm legal description
4. Chart with single family to size (sheet 2) shows only 66 lots, I believe it should be 67 lots.
5. Change signature block

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

THIS PLAT, *Name and Type of Plat*, HAS BEEN SUBMITTED TO AND CONSIDERED BY  
THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE DAY OF 20 ,

BY:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

6. The line table jumps from L34 to L36, The Curve table is missing C13, C46, C62 is this an error?
7. Submit GIS shape file for the subdivision layout, showing lots.

**Chad Gilpin**  
**City Engineer [cgilpin@cityofdrippingsprings.com](mailto:cgilpin@cityofdrippingsprings.com)**

8. Add drainage easement for Groundwater trench that was added during construction. I believe it was added between Lots 41 and 42, Block D. Please confirm.
9. Sheet 2 – It looks like some lot linework was mistakenly copied behind the line tables. Please delete.
10. Impervious cover (IC) table on plat differs from IC table presented in Engineering Report. Please confirm accurate IC numbers are presented on plat.
11. Notes 29 and 36 from the approved Preliminary Plat are missing. Please explain why each has been deleted or add them back.
12. Construction Plans show several drainage area inlets that encroach outside the ROW. These inlets will need drainage easements.

**Dillon Polk**  
**North Hays ESD #6 [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com)**  
Fire Marshall Approves

**Robert Callegari**  
**[Rcallegari@cma-engineering.com](mailto:Rcallegari@cma-engineering.com)**  
Wastewater has No comments

**Katherine Weiss**  
**Hays County GIS Analyst**

Hays County 911 Addressing Approves

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

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

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





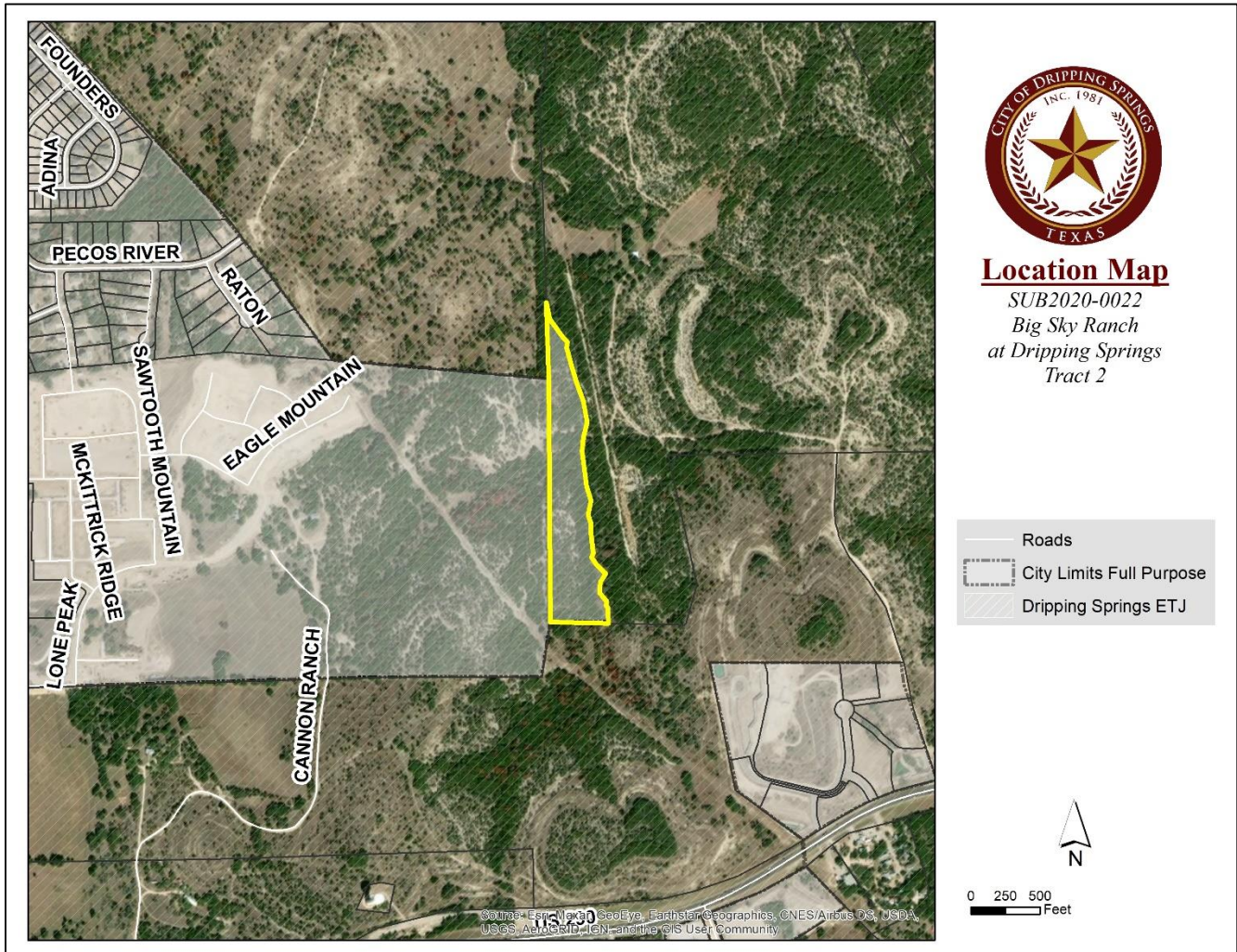
# Planning and Zoning Commission Planning Department Staff Report

Item 5.

**Planning and Zoning Commission Meeting:** December 16, 2020  
**Project No:** SUB2020-0022  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

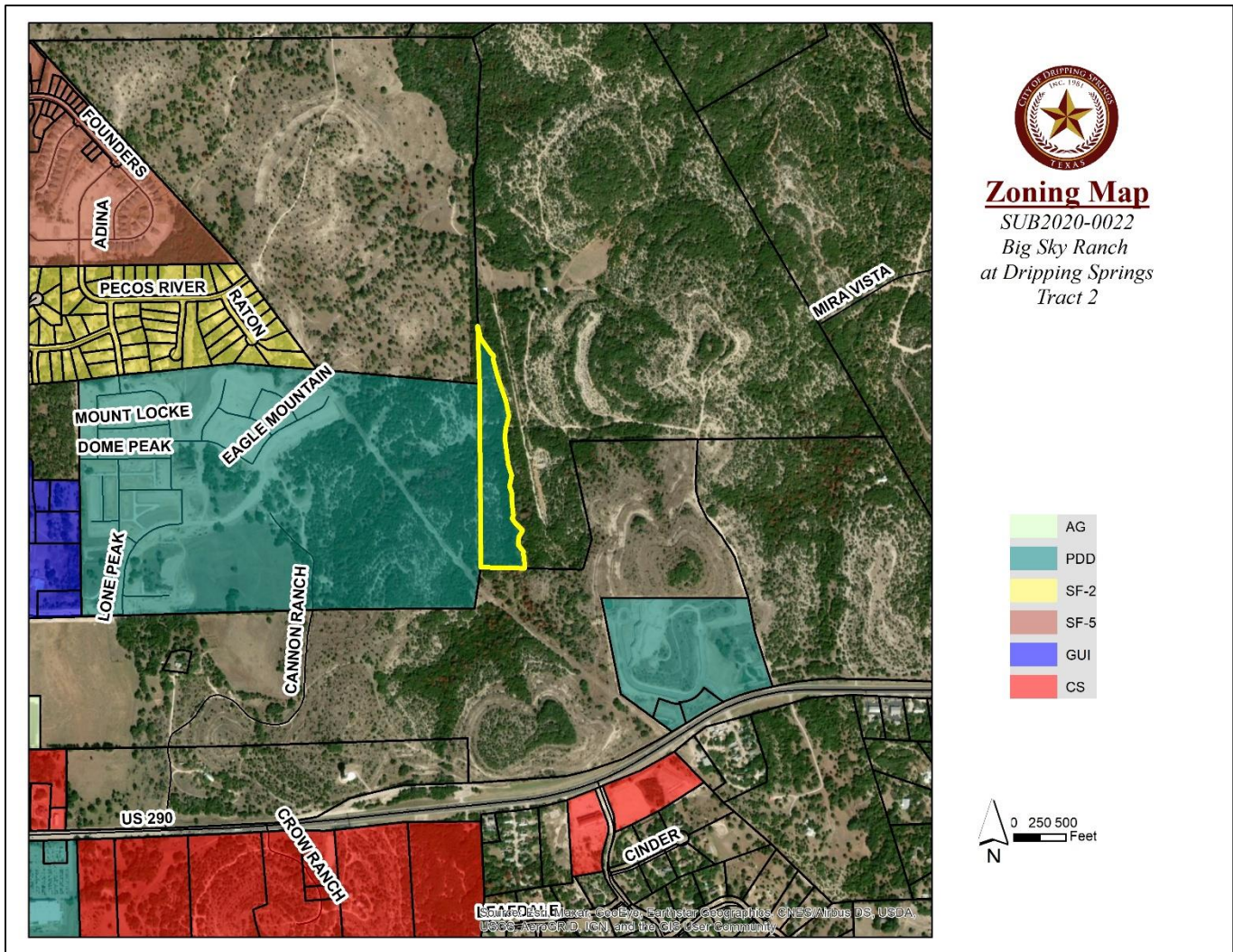
**Project Name:** Big Sky Ranch at Dripping Springs Tract 2 Preliminary Plat  
**Property Location:** Lone Peak Way, Dripping Springs Texas  
**Legal Description:** Being a 12.233 acre tract of land out of the I.V. DAVIS, JR. PREEMPTION SURVEY, abstract number 673, Hays County, Texas  
**Applicant:**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





Overview

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



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

## Planning Department Staff Report

The Preliminary Plat utility providers are listed below:

Wastewater- City of Dripping Springs

Water – Dripping Springs Water Supply Corporation

Electric- Pedernales Electric Cooperative

### Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

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

### Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

### Public Notification

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

### Meetings Schedule

December 16, 2020 Planning and Zoning Commission

### Attachments

Exhibit 1 – Subdivision Application

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

Exhibit 3 – Outstanding Comments Letter

Exhibit 4 – Planned Development District No 10 Ordinance

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



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 5.

## PRELIMINARY PLAT APPLICATION

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

### MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

Oct 2020 Withdraw/  
Resubmit

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

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

DATE: 4/07/20

Original

NOT SCHEDULED

NOT SCHEDULED

### CONTACT INFORMATION

APPLICANT NAME Christopher A. Reid, P.E.

COMPANY Doucet & Associates, Inc.

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

CITY Austin STATE TX ZIP CODE 78735

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

OWNER NAME \_\_\_\_\_

COMPANY Meritage Homes of Texas, LLC

STREET ADDRESS 8920 Business Park Dr., Ste. 350

CITY Austin STATE TX ZIP CODE 78759

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

**BEING A 12.233 ACRE TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 13.585 ACRE TRACT; DESCRIBED TO MERITAGE HOMES OF TEXAS, LLC, IN DOCUMENT NUMBER 20027264 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,**

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	Lone Peak Way at <del>Founders Park Dr.</del>
CURRENT LEGAL DESCRIPTION	Approximately 211.05 acres out of the Phillip A. Smith League, Survey No. 26, Abstract No. 415 and the LV Davis Jr. Preemption Survey, Abstract No. 673.
TAX ID #	<del>R17869, R18077</del> , R12923, R12924, R19906, R19907
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	<span style="border: 1px solid blue; padding: 2px;">12.23</span> → <del>211.05</del> acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	PDD #10: Big Sky (Amended 6/9/20)
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Founders Park Rd.</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Annexation & Development Agreement for Scott Tract Development Agreement Name: _____

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




PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Big Sky Ranch Preliminary Plat <del>Amendment</del> <span style="border: 1px solid blue; padding: 2px;">Tract 2</span>
TOTAL ACREAGE OF DEVELOPMENT	<del>211.05 acres</del> ← <span style="border: 1px solid blue; padding: 2px;">12.2 Tract 2 212.2 Overall Dev</span>
TOTAL NUMBER OF LOTS	<del>805 (41 new lots)</del> ← <span style="border: 1px solid blue; padding: 2px;">35 lots</span>
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <del>805</del> ← <span style="border: 1px solid blue; padding: 2px;">35</span> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <del>211.05</del> ← <span style="border: 1px solid blue; padding: 2px;">12.2</span> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <del>30,387 LF</del> ← <span style="border: 1px solid blue; padding: 2px;">1348 LF</span> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input type="checkbox"/> YES   <input checked="" type="checkbox"/> NO</p>	

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

512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

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

TITLE: Sr. Project Manager SIGNATURE: 

**PUBLIC UTILITY CHECKLIST**

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

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): Texas Gas

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

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

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

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

Applicant Name

*CR*

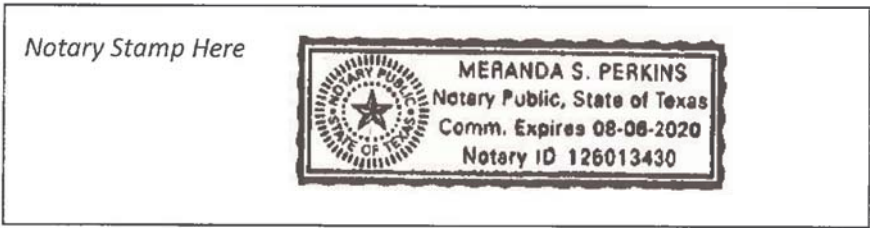
8/05/2020  
Date  
8/05/2020

Applicant Signature

*Meranda S. Perkins*

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

*R. A. Reid FOR MERITAGE* 8.10.2020  
Property Owner Signature HOUSES OF TEXAS, LLC Date





<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)	narrative included as part of PDD #10 amendment. fees paid with original plat submittal
<input type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee ← paid previously	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]	
<input type="checkbox"/>	<input type="checkbox"/> N/A	OSSF Facility Planning Report or approved OSSF permit ( <i>if applicable</i> )	
<input type="checkbox"/>	<input type="checkbox"/> N/A	Hays Trinity Groundwater Conservation District approval of water well ( <i>if applicable</i> )	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff	
<b>PRELIMINARY PLAT INFORMATION REQUIREMENTS</b>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)	

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 (FEMA) information; and

		<ul style="list-style-type: none"> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes, 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</li> <li>- Ravines; and</li> <li>- Bridges; and</li> <li>- Culverts; and</li> <li>- Existing structures; and</li> <li>- Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and</li> <li>- 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.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated</p>



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

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

**NARRATIVE OF COMPLIANCE**

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

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

Public



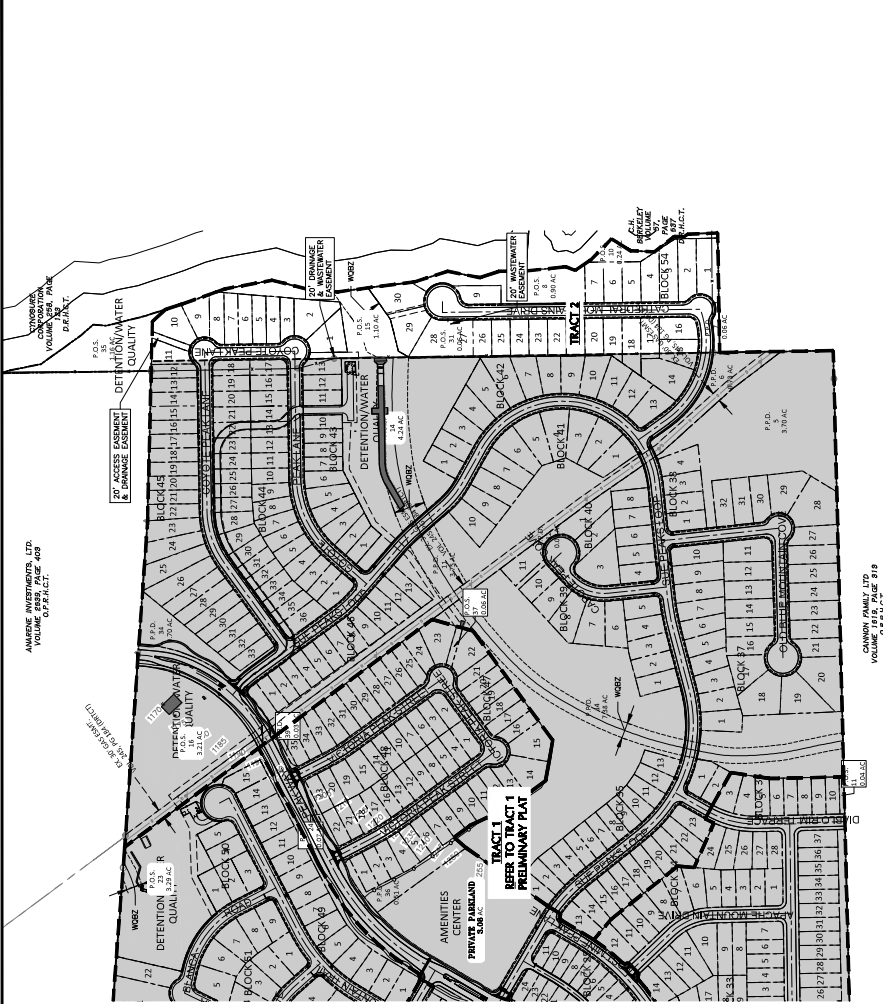
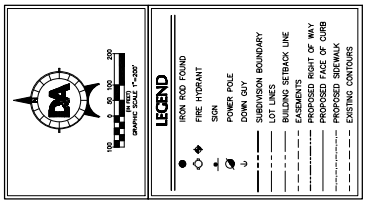
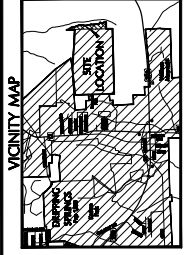
<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>The design of the subdivision is in accordance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



**EXHIBIT  
 E**

DATE: 09/30/2020  
 DRAWN BY: JTB  
 CHECKED BY: JTB  
 PROJECT NO.: 1  
 SHEET 3  
 OF 3

Item 5.



1. ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4" WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
2. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4" WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
3. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4" WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
4. UTILITIES WILL BE PROVIDED BY THE FOLLOWING:  
 WATER: CITY OF DRIPPING SPRINGS/PRIVATE  
 SEWER: CITY OF DRIPPING SPRINGS/PRIVATE  
 GAS: CITY OF DRIPPING SPRINGS/PRIVATE  
 ELECTRICITY: CITY OF DRIPPING SPRINGS/PRIVATE  
 CABLE TELEVISION: CITY OF DRIPPING SPRINGS/PRIVATE  
 TELEPHONE: CITY OF DRIPPING SPRINGS/PRIVATE
5. FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL CONSTRUCTION PERMITS.
6. EASEMENTS SHALL BE PROVIDED VIA DRAINAGE EASEMENTS.
7. EASEMENTS SHALL BE PROVIDED VIA DRAINAGE EASEMENTS.
8. A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO BULKHEADS, FENCES, OR OTHER STRUCTURES, SHALL BE PROVIDED TO ALL UTILITIES.
9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BULKHEADS, FENCES, OR OTHER STRUCTURES, SHALL BE PLACED WITHIN THE UTILITY EASEMENT.
10. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS FOR INSPECTION, OPERATION AND MAINTENANCE.
11. ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNEE.
12. ALL UTILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNEE.
13. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT UTILITY CONDUITS SHALL BE INSTALLED IN A PUBLIC UTILITY EASEMENT UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
14. A PROPERTY OWNER'S ASSOCIATION WILL BE CREATED BY RESERVE FINAL PLAT.
15. THE ASSOCIATION SHALL COMPLY WITH LOCAL ORDINANCE (2004, 2005, 2011).
16. THE ASSOCIATION SHALL BE 14, 18, 20, 24, 28, 32, 36, 40, 44, 48, 52, 56, 60, 64, 68, 72, 76, 80, 84, 88, 92, 96, 100, 104, 108, 112, 116, 120, 124, 128, 132, 136, 140, 144, 148, 152, 156, 160, 164, 168, 172, 176, 180, 184, 188, 192, 196, 200.
17. FOR THE PURPOSES OF THE PFD ENTITLEMENTS, BLOCK 45 LOT 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.
18. FOR THE PURPOSES OF THE PFD ENTITLEMENTS, BLOCK 42 LOTS 15, 17-24, AND 31 SHALL BE CONSIDERED PART OF TRACT 2.

THIS PLAT, BIG SKY RANCH SUBDIVISION, HAS BEEN PREPARED BY THE ENGINEER AND IS HEREBY APPROVED FOR DRIPPING SPRINGS AND IS HEREBY APPROVED.  
 DATE: 09/30/2020  
 BY: \_\_\_\_\_  
 MAYOR OR MAJOR PRO TEM,  
 CITY OF DRIPPING SPRINGS  
 ATTEST:  
 \_\_\_\_\_  
 ANDREA GUNNINGHAM, CITY SECRETARY

PARCELS SUMMARY		OTW Area (AC)	OTW Area (AC)
CATEGORY	AREA	AREA	AREA
1.0-2.0 AC	42.32	0.06	0.06
2.0-3.0 AC	548	0.06	0.06
3.0-4.0 AC	5410	0.24	0.24
4.0-5.0 AC	45-35	1.16	1.16
5.0-6.0 AC	45-35	1.16	1.16
TOTAL	5	2.22	3.60

SITE DATA TABLE	
TOTAL SITE AREA	13.33 AC
RESIDENTIAL LOTS (34 X 157)	0
RESIDENTIAL LOTS (45 X 120)	11
RESIDENTIAL LOTS (62 X 120)	34
TOTAL RESIDENTIAL LOTS	45
RESIDENTIAL LOTS (62 X 120)	34
RESIDENTIAL LOTS (45 X 120)	11
RESIDENTIAL LOTS (34 X 157)	0
PRIVATE PARKING	5
PUBLIC PARKING	1
STREET R.O.W.	1,348 LF
NUMBER OF BLOCKS	5

LOT SETBACKS	FRONT	SIDE	CORNER	ALLEY	LOOK-UP	COLLECTOR	PAVEMENT WIDTHS	COLLECTOR
	10'	5'	7.5'	20'/28'	50'	70'	28'	32'

# BIG SKY RANCH TRACT 2 SUBDIVISION HAYS COUNTY, TEXAS WITHIN THE DRIPPING SPRINGS ETJ

**OWNER/DEVELOPER:** MATTHEW SAWYER, MERITACE HOMES, 6902 BUSINESS PARK DRIVE, SUITE 200, DUBOIS, TEXAS 76759

**CONTACT:** MATTHEW SAWYER

**ENGINEER:** DAUCET & ASSOCIATES, 7701 B. HIGHWAY 71 WEST, SUITE 140, AUSTIN, TEXAS 78755

**CONTACT:** CHEN A. BEN, PE - HANNOCK ENGINEERS, 608 S. BRUNNEN, SUITE 180, AUSTIN, TEXAS 78755

**LAND SURVEY:** DOUCET & ASSOCIATES, 7701 B. HIGHWAY 71 WEST, SUITE 140, AUSTIN, TEXAS 78755

**CONTACT:** CHEN A. BEN, PE - HANNOCK ENGINEERS, 608 S. BRUNNEN, SUITE 180, AUSTIN, TEXAS 78755

**UTILITY PROVIDERS:** WATER: DRIPPING SPRINGS WATER SUPPLY COMPANY; SEWER: CITY OF DRIPPING SPRINGS; GAS: CITY OF DRIPPING SPRINGS; ELECTRICITY: CITY OF DRIPPING SPRINGS; CABLE TELEVISION: CITY OF DRIPPING SPRINGS; TELEPHONE: FRONTIER COMMUNICATIONS; CITY OF DRIPPING SPRINGS

**JURISDICTION:** CITY OF DRIPPING SPRINGS

**NOTE:** THIS PROJECT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR SCOTT HANCOY, APPROVED BY THE CITY OF DRIPPING SPRINGS AND RECORDED AS OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (BOOK 113020)

**SUBMITTED BY:** CHEN A. BEN, PE  
 ORIGINAL SUBMITTAL DATE: OCTOBER 30, 2020

STREET NAME	R.O.W. WIDTH (FEET)	CL. LENGTH	SIDEWALK	
CATHERINE MOUNTAIN DRIVE	50'	28'	Y	1,007.04 LF
COVOTE PEAK LANE	50'	28'	Y	340.32 LF

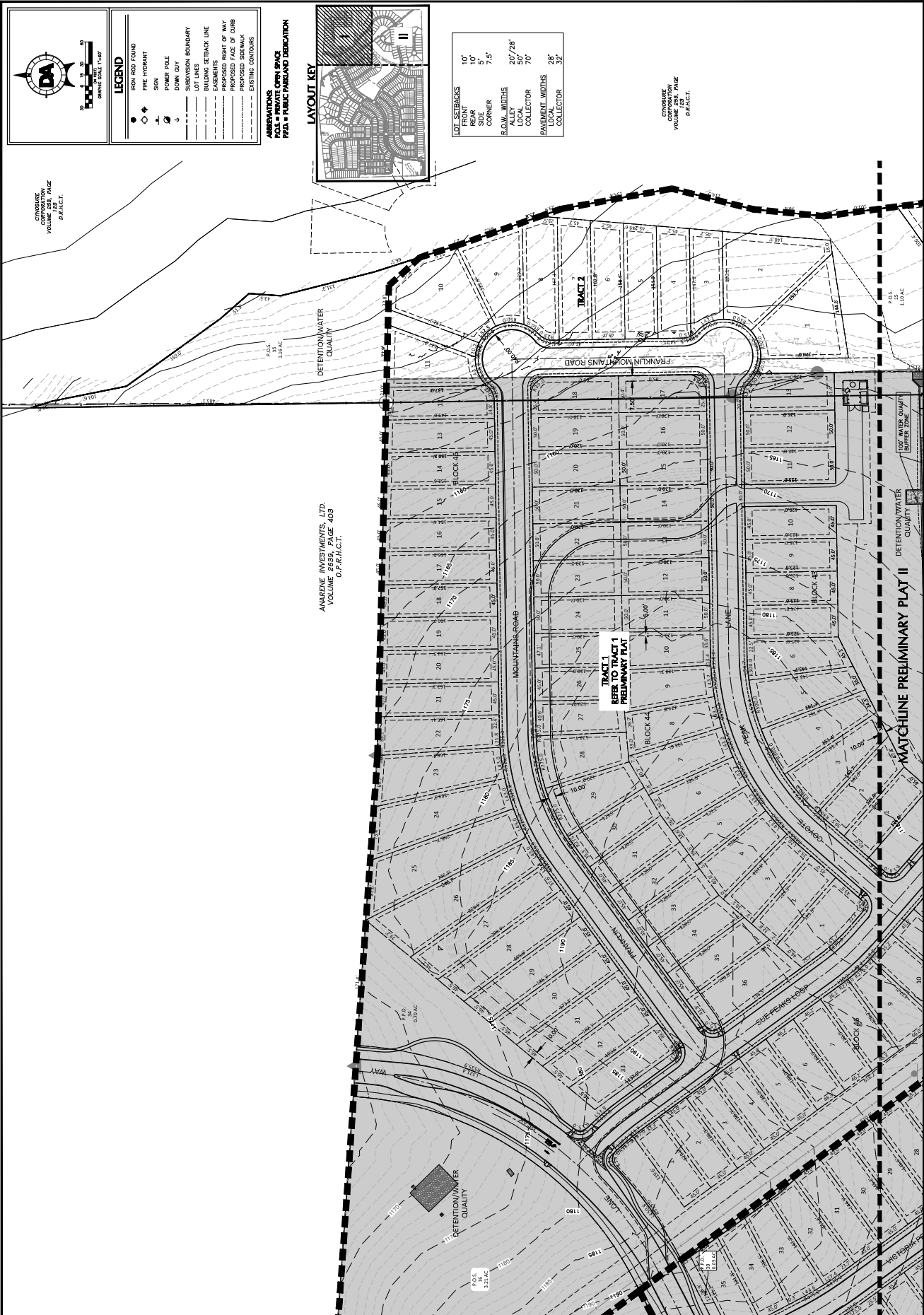
REBID TRACT 1 PRELIMINARY PLAT  
 OVERALL TRACT 2 PRELIMINARY PLAT



EXHIBIT  
**F**

DATE: 03-30-2020  
 DRAWN BY: JAC  
 SHEET  
**2**  
 OF 3  
 Project No.

Item 5.



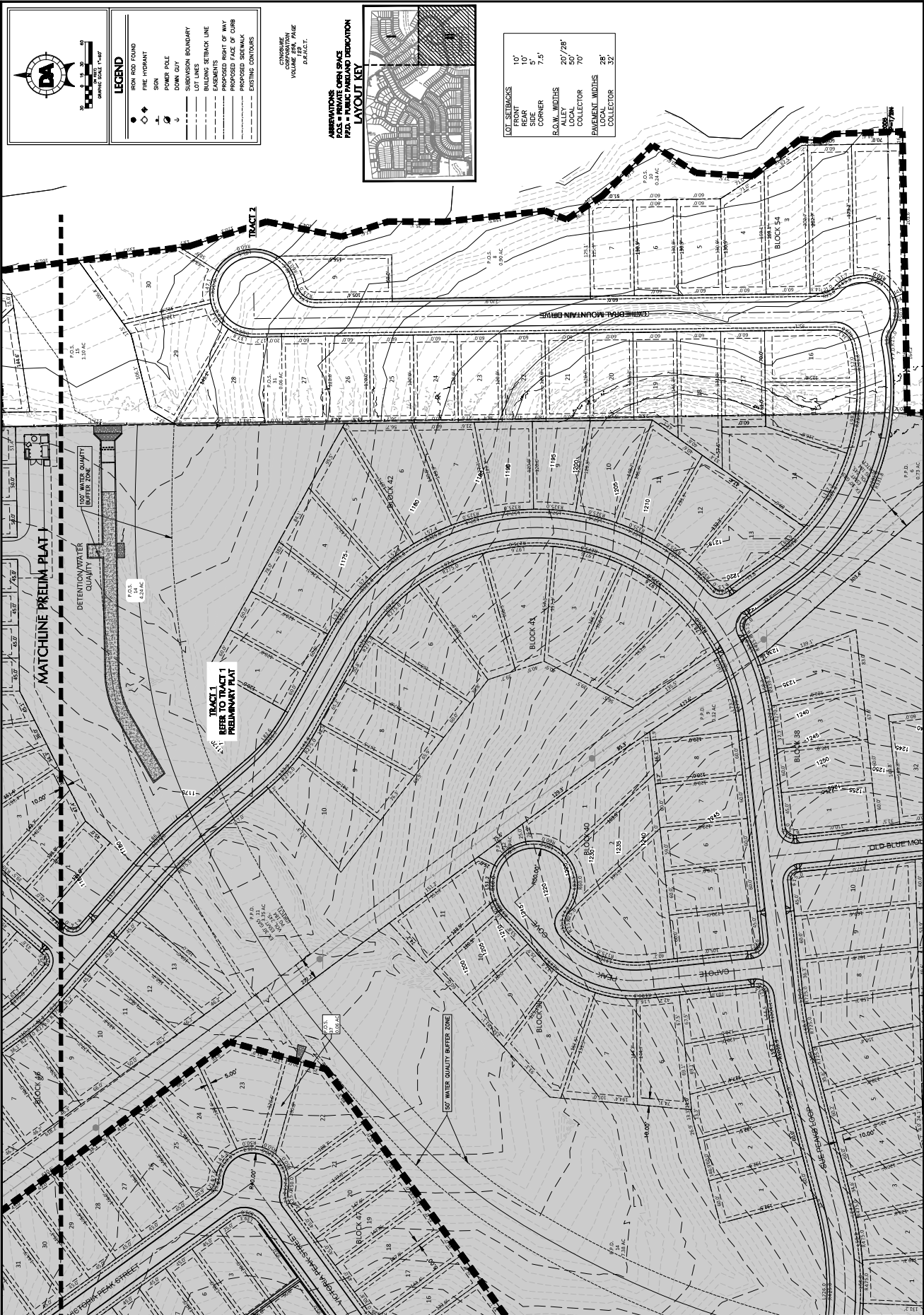




BIG SKY RANCH  
 TRACT 2 PRELIMINARY PLAT  
 DRIPPINGS SPRINGS, TX

TRACT 2 PRELIMINARY PLAT II

**DA DOUCET & ASSOCIATES**  
 CIVIL Engineering - Easements - Surveying/Mapping  
 7401 B. Highway 71 W. Suite 140  
 Austin, Texas 78755, Phone: (512) 583-2400  
 www.doucetengineering.com  
 Firm Registration Number 3737

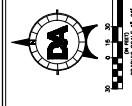


LOT SETBACKS	10'
FRONT	10'
REAR	5'
SIDE	5'
CORNER	7.5'
PAVEMENT WIDTHS	20' / 78"
LOCAL	50'
COLLECTOR	70'
PAVEMENT WIDTHS	28'
LOCAL	28'
COLLECTOR	32'



ABBREVIATIONS FOR SPACE  
 PAVES - PAVEMENT  
 LAYOUT KEY

- LEGEND**
- 100' AND OVERT
  - FIRE HYDRANT
  - SON
  - POWER POLE
  - DOWN GUY
  - SUBDIVISION BOUNDARY
  - LOT LINES
  - BUILDING SETBACK LINE
  - EASEMENTS RIGHT OF WAY
  - PROPOSED PAVED SIDEWALK
  - PROPOSED SIDEWALK
  - EXISTING CONTOURS
- CONTOUR  
 CORRELATION  
 VALUE: 10', 5', 10', 15', 20', 25', 30', 35', 40', 45', 50', 55', 60', 65', 70', 75', 80', 85', 90', 95', 100'





## CITY OF DRIPPING SPRINGS

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

Date: **December 10, 2020**

Name: Christopher Reid, P.E  
Company: Doucet and Associate, Inc.  
Address: 7401 B Hwy 71 W, Ste 160  
Email: [creid@doucetengineers.com](mailto:creid@doucetengineers.com)

Dear : Christopher Reid

This letter is to inform you that the case number **SUB2020-0022** is being denied on **December 16, 2020** due to the following:

**Amanda Padilla**  
**Senior Planner [apadilla@cityofdrippingsprings.com](mailto:apadilla@cityofdrippingsprings.com)**

1. Sheet 1 Parkland Summary chart. The preliminary plat does not have a 42-32 parkland lot. This may have been mislabeled and is lot 31.
2. Lots 14, 15, 16, and 17 are over previously approved Public Parkland. Please shift or resubmit parkland dedication for review.
3. Sheet 1 Bottom left note: The is not under a development agreement. This is under the PDD Ordinance: 2020-25
4. Change signature block to the "Planning and Zoning Commission Chair or Vice Chair"
5. Note 17 and 18 says "PPD" change to "PDD".
6. All lots have to meet frontage requirements, Lot 35 Blk 45 and Lot 15 Blk 43.
7. Change plat name to be consistent with Tract 1 to "Big Sky Ranch at Dripping Springs Tract 2 Subdivision"

**Chad Gilpin**  
**City Engineer [cgilpin@cityofdrippingsprings.com](mailto:cgilpin@cityofdrippingsprings.com)**

8. Confirm if the original Environmental assessment submitted dated 2017 covers the added area. I do not think it does. If it does not complete an addendum to the EA covering the added area.
9. Sheet 2 - What does the heavy dash line represent? It looks like the platted property should extend north past Lot 10 & 11, Block 45 to encompass the Detention/Water Quality lot.
10. Sheet 2 - There are some dashed lines near the layout key that need to be deleted. Looks like they are copied setbacks.
11. Sheet 3 - Label the use for the 1.10 acre lot currently labeled P.O.S. 15. I believe it should be a Detention/Water Quality lot.
12. Sheet 3 - Label the use for the 0.90 acre Lot 8, Block 54. I believe it should be a Detention/Water Quality lot.
13. Sheet 3 - Label the use for the 0.06 acre Lot 31, Block 42.
14. Sheet 3 - It looks like there is an easement between lots 29 & 30 Block 42 that needs to be labeled.
15. Sheet 3 - What is the line that bisects Lot 1, Block 54 east to west?



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

Approves

**Robby Callegari**  
**Wastewater Engineer rcallegari@cma-engineering.com**

16. Plat notes should match Phase 1 and Phase 2 Plats. Note Phase 1 call for 15' PUEs and Phase 2 call for 10' PUE
17. Preliminary Plat needs to show the water and wastewater lines on the plans so we can review them.

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.**

Resubmittals that do not include a cover letter will be considered incomplete and returned. For more information regarding resubmitting an application and dates please visit our website at

<http://www.cityofdrippingsprings.com/page/Planning.Submittinganapp>

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

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

**PLANNED DEVELOPMENT DISTRICT No. 10:  
Big Sky**

Planned Development District Ordinance No. 2018-24

amended by Ordinance No. 2020-25 on June 9, 2020

Approved by the Planning & Zoning Commission on:  
September 25, 2018.

Approved by the City Council on:  
October 16, 2018

Amendments approved by the Planning & Zoning Commission on:

Amendments Approved by City Council on:

June 9, 2020

**THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE** (“Ordinance”) is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.3.

**WHEREAS**, the Owner is the owner of certain real property consisting of approximately 200 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “*Tract 1*” within the Big Sky development, and as more particularly identified and described in *Exhibit “A”* (the “Property”) to *Attachment “A”*; and

**WHEREAS**, the Owner is the owner of certain real property consisting of approximately 13.585 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “*Tract 2*” within the Big Sky development, and is more particularly identified and described in *Exhibit “A”* to *Attachment “A”*; and

**WHEREAS**, the Property will be subdivided and developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as *Exhibit “B”* to *Attachment “A”*; and

**WHEREAS**, the Owner, its affiliates or their successors and assigns intends to develop a master-planned community that will include a mix of land uses, together with parkland and roadway connections described herein;

**WHEREAS**, the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD – 10”; and

**WHEREAS**, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on September 25, 2018; and

**WHEREAS**, the Owner submitted an application to include the addition of 13.585 acres, to be known as “*Tract 2*” within PDD-10; and

**WHEREAS**, the Original PDD 10 boundary, as depicted in *Exhibit “A”* to *Attachment “A”*, which was approved by City Council by Ordinance No. 2018-24 on October 9, 2018 is now referred to as “*Tract 1*” within the overall Big Sky development; and

**WHEREAS**, the addition of the 13.585 acres “*Tract 2*” did not amend or change language that was approved by Ordinance No. 2018-24; and

**WHEREAS**, the Planning & Zoning Commission conducted a public hearing and recommended approval of “*Tract 2*” on May 26, 2020; and

**WHEREAS**, pursuant to the City’s Planned Development Districts Ordinance, Article 30.03 of the City’s Code of Ordinances (the “PD Ordinance”), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this

Ordinance as *Exhibit “B”* to *Attachment “A”*; and

**WHEREAS**, this Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

**WHEREAS**, the City Council has reviewed this proposed Ordinance, the PD Master Plan, and the Annexation and Development Agreement for Scott Ranch and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

**WHEREAS**, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code §30.03.004: provides for a superior design of lots or buildings; provides for increased recreation and/or open space opportunities for public use; provides amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewscales, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

**WHEREAS**, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

**WHEREAS**, the Ordinance has been subject to public notices and public hearings and has been reviewed and approved by the City’s Planning and Zoning Commission.

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

### 1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

### 2. ENACTMENT

**A. Zoning District Created.** PDD – 10 is hereby established consistent with *Attachment “A,”* which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is

hereby amended to add the zoning district identified as PDD – 10, as amended by the addition of Tract 2, said 13.585 acres.

- B. Zoning Map Amended.** The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – 10 consistently with the boundaries of the Property delineated in the Property Legal Description, *Exhibit “A”* to *Attachment “A”*.
- C. PD Master Plan Approved.** The PD Master Plan attached *as Exhibit “B”* to *Attachment “A”* is hereby approved. The PD Master Plan, together with *Attachment “A”*, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan as established by Ordinance No. 2018-24, and as amended herein, referred to as, this Ordinance, *Attachment “A”* and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval.
- D. Administrative Approval of Minor Modifications.** In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include the location of use classifications; slight adjustments to the internal street and drive alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. The City Administrator may approve minor modifications in writing following consultation with the City Engineer. Any appeal of the City Administrator’s determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.
- E. Code of Ordinances.** The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment “A”*, or the PD Master Plan.
- F. Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.
- G. PDD Fees.** Owner shall receive credit towards the Planned Development District Request Fee equal to \$20,030.00 previously paid by Owner to the City for the Development Agreement Fee for Tract 1.
- H. Attachments and Exhibits Listed.** The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

*Attachment “A”* – Planned Development District No. 10 and Zoning Map



<b>Exhibit A</b>	<b>Property Legal Description</b>
<b>Exhibit B</b>	<b>PD Master Plan</b>
<b>Exhibit C</b>	<b>Parks, Trails and Open Space Plan</b>
<b>Exhibit D</b>	<b>PD Code Modifications Chart</b>
<b>Exhibit E</b>	<b>Founders Memorial Park and Pound House Improvements</b>
<b>Exhibit F</b>	<b>PD Street Standards</b>
<b>Exhibit G</b>	<b>Water Quality Buffer Zones</b>
<b>Exhibit H</b>	<b>PD Phasing Plan</b>
<b>Exhibit I</b>	<b>PD Uses Chart</b>

### **3. REPEALER**

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

### **4. SEVERABILITY**

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

### **5. PENALTY**

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

### **6. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

### **7. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

**8. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

**PASSED & APPROVED this, the 9<sup>th</sup> day of June 2020, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.**

**CITY OF DRIPPING SPRINGS:**

*Bill Foulds, Jr.*  
\_\_\_\_\_  
Bill Foulds, Jr., Mayor

**ATTEST:**

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



*Attachment “A”*

# City of Dripping Springs

## CODE OF ORDINANCES

### ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

#### PLANNED DEVELOPMENT DISTRICT NO. 10:

##### ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD – 10 Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property.
- 1.3. **PD Master Plan.** The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.
- 1.4. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

**City:** The City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.

**City Administrator or Administrator:** The chief administrative officer of the City of Dripping Springs, Texas. The term also includes the Deputy City Administrator and City Administrator’s designee.

**City Council:** The governing body of the City of Dripping Springs, Texas.

**City Engineer:** The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

**Code, City’s Code of Ordinances or City of Dripping Springs Code of Ordinances:** The entirety of the City’s ordinances, regulations and official policies in effect as of July 10, 2018 except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. This term does not include Zoning or

Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

**Development Agreement:** The Annexation and Development Agreement for Scott Ranch between Owner and the City with the effective date of July 10, 2018 as applied to Tract 1. Tract 2 is not subject to the Development Agreement.

**Effective Date:** The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

**Homeowners Association:** A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Home Owners Association or Property Owners Association.

**Impervious Cover:** Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems, the structure covering specifically the rainwater collection tanks, decomposed granite surfaces, permeable concrete, or any other permeable surface.

**Impervious Cover Percentage:** The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Engineer based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as pervious for all purposes: open space, greenbelt, mitigation land, park, irrigation field, flood plain, water quality and/or drainage facility and/or area not lined with impermeable material, detention facility, swale, irrigation area, playground, athletic fields, granite and/or pea gravel trails, “green roof” areas and roof areas utilizing rainwater harvesting, and such other areas as determined by City Engineer.

**Landscaping Ordinance:** Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

**Outdoor Lighting Ordinance:** Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

**Owner:** Meritage Homes of Texas, LLC., an Arizona limited liability company, and their successors and assigns as subsequent owners of any portion of the Property.

**Project:** A land use and development endeavor proposed to be performed on the Property,

as provided by this Ordinance and generally depicted on the PD Master Plan on ***Exhibit B***".

**Project Approvals:** The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on ***Exhibit "D" and Exhibit "H"***.

**Property:** The land as more particularly described in ***Exhibit "A"***.

**TCEQ:** The Texas Commission on Environmental Quality, or its successor agency.

**TCSS Manual:** The City of Dripping Springs Technical Construction Standards and Specifications Manual.

**TIA:** Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

**TxDOT:** The Texas Department of Transportation or its successor agency.

**Water Quality Protection Ordinance:** Article 22.05 of Chapter 22, General Regulations of the Code.

## **ARTICLE II. TRACT 1 DEVELOPMENT STANDARDS**

- 2.1. General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on ***Exhibit "H"***. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Site plans shall be submitted to the City for approval with each phase.
- 2.3. Permitted Uses.**
  - 2.3.1. Base Zoning:** The base zoning district for the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.
  - 2.3.2. Allowed Uses:** Those uses listed in the PD Uses Chart attached as ***Exhibit "I"*** are hereby permitted by right within the Project.
- 2.4. Design Specifications:**
  - 2.4.1 Impervious Cover.** The Property may be developed with an Impervious Cover



Percentage that does not exceed fifty percent (50%) over the entire Project. Owner shall have the right to apportion impervious cover limits on a lot by lot or use by use basis. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

- 2.4.2 Minimum Lot Area:** Three thousand four hundred (3,400) square feet.
- 2.4.3 Building Height.** Buildings shall not exceed 2 ½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.
- 2.4.4 Minimum Lot Width:** Thirty-four (34) feet measured from the set back line.
- 2.4.5 Minimum Width of Residential Building:** Twenty-three (23) feet (as modified by process for minor modifications on May 1, 2020).
- 2.4.6 Setbacks.** Building setbacks shall be as follows:
- a. Minimum Front Yard:** Building setbacks shall be ten (10) feet from the street right of way.
  - b. Minimum Side Yard:** Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right of way.
  - c. Minimum Rear Yard:** Building setbacks shall be ten (10) ten feet.
  - d. Minimum setback for Garage Door from Alley:** Ten (10) feet.
  - e. Minimum Setback for Accessory Building:** Five (5) feet; no accessory buildings or structures are permitted in any front yard.
  - f. Maximum Height of Fence within front Street Yard:** Three (3) feet and shall provide a finished face to abutting streets.
  - g. Maximum Height of Fence Outside Street Yard:** Six (6) feet; provided, however, lots that are contiguous to the boundaries of the Property may have an eight (8) foot maximum height of fence outside street yard. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.
  - h. Buffer areas and Setbacks:** A thirty (30) foot Land Use Transition buffer will extend along the shared property line where residential lots are contiguous to the Poundhouse Hill development to aid in screening the change in density. The lots adjacent to the Poundhouse Hill development shall be at least a fifth of an acre

in size. The buffer along such shared boundary shall meet the requirements in City Ordinance Section 28.06.051 – Landscape Buffers. Additionally, residential lots that are contiguous to the lots in Poundhouse Hills development shall be a minimum of sixty (60) feet wide and shall have in addition to the thirty (30) foot buffer, a twenty (20) foot or fifteen (15) foot building set back line from the boundary of the buffer, depending on the orientation of the lot.

- 2.4.7 Cut & Fill.** Improvements requiring a site development permit will be held to no more than twelve (12) feet of cut or fill; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than twelve (12) feet, except for structural excavation for building foundations, which must be approved by City Engineer. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth. Cut and fill requirements shall not apply to either right-of-way or residential development.
- 2.4.8 Parking.** Development of the Property shall include parking at a minimum of two spaces per residence. There shall be parking along only one side of each internal local street.
- 2.4.9 Design of Residences:** Homes shall consist of 100% Masonry on all front facing and street (excluding alley) facing elevations. Native Stone and/or Brick Masonry, doors and windows shall comprise a minimum of 70% of these elevations. Stucco elements shall be deemed an appropriate architectural feature to satisfy the remaining 30% front and street facing elevation requirements. Side and rear elevations may be horizontally installed cement based or wood based siding.
- 2.4.10 Roofs and Overhead Structures.** On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.
- 2.4.11 Density of Development:** With respect to the density of the Project, Owner will have the right to develop the Land at a density not to exceed 780 LUEs.
- 2.4.12 Parkland:** The Project is required to have 31.2 acres of Parkland. The Project will include approximately 33.8 net acres that will be dedicated for Parkland, the area being shown more fully shown on *Exhibit "C"* attached hereto and incorporated herein for all purposes (the "Parkland"). In addition, Owner has agreed to install certain additional improvements to Founders Memorial Park and within areas dedicated as Parkland. The cost of which may be a credit towards any "cash in lieu" requirement of the Parkland Dedication Ordinance, as shown within *Exhibit "C"*, if needed, with the consent of the City. This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of Article 28.03 (Parkland Dedication) under the

City's Code of Ordinances and Sections 19.1 and 19.4 (Subdivisions). Owner has prepared a Master Parks and Open Space Plan which has been approved by City. In addition, 4.1 acres of the parkland will be dedicated to the City for use in the exchange for right-of-way to be used for improvements to Founders Park Road. This exchange will be done in a separate Park Dedication Agreement that has been approved by Owner and City.

- 2.4.13 Founders Memorial Park and Pound House:** Owner has agreed to install/construct an asphalt parking area consisting of approximately 45 parking spaces within Founders Memorial Park with additional overflow parking lot, subject to the approval by City as shown in **Exhibit "E" Founders Memorial Park and Pound House Improvements**. Placement of parking spaces may be modified within Founders Memorial Park by the City. Additionally, Owner shall create a ninety (90) foot landscape buffer eastward from the Pound House property boundary. The cost of these improvements may be a credit towards any "cash in lieu" requirement of the Parkland Dedication Ordinance as approved by the City. The Owner shall also install fencing approved by the Pound House and the City surrounding the Pound House and shall notify the City of the contractor prior to installation.
- 2.4.14 Landscaped Buffer Areas.** Landscaped buffer areas shall be established for the Property in accordance with the PD Master Plan, **Exhibit "B"**, and maintained in perpetuity.
- 2.5. Parks, Trails and Open Space.** Parkland and open space and associated improvements shall be in accordance the standards shown on **Exhibit "C"** attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance.
- 2.6. Access.**
- 2.6.1 Traffic Impact Analysis.** Owner has provided to the City, and the City has approved, a capacity analysis study (the "Traffic Study"), that constitutes a Traffic Impact Analysis.
- 2.6.2 Roadway Alignments:** The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.
- 2.7. Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtunences to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.
- 2.8. Lighting and Signage.** All illumination for street lighting, signage, security, exterior,

landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR's for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City's Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as **Exhibit "D"**.

**2.9. Tree Preservation:** Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project except as modified by this Agreement. Full tree survey to be submitted with each preliminary plat. An aerial tree survey may be used in lieu of a full tree survey if approved by the City Administrator.

#### **2.9.1 Tree Replacement Plan.**

**2.9.1.1** Subject to 2.9.1.2, the Tree Replacement Plan shall be in accordance to the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

**2.9.1.2** The cash-in-lieu fees are determined to be \$1,056,000.00. There will be 176 of Disturbed Areas (176 acres times \$6,000 equals \$1,056,000.00). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- 764 lots with two 3-inch trees at \$685.00 per tree for a total lot credit of \$1,046,680, plus
- 150 4-inch trees to be located in the boulevards and amenity center at \$985.00 per tree for a total of \$147,750 for the 4-inch trees.

The combined total credit will be \$1,056,000.00. The total cost of tree replacements in the Tree Replacement Plan exceeds the minimum the total cost per acre of disturbance in the Tree Removal Plan.

### **ARTICLE III. TRACT 2 DEVELOPMENT STANDARDS**

**3.1 General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.

**3.2 Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on *Exhibit "H"*. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently, but Tract 2 shall not be developed until the wastewater

agreement is negotiated to provide enough LUEs to accommodate the tract. Site plans shall be submitted to the City for approval with each phase.

### **3.3 Permitted Uses.**

**3.3.1 Base Zoning:** The base zoning district for the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.

**3.3.2 Allowed Uses:** Those uses listed in the PD Uses Chart attached as *Exhibit "I"* are hereby permitted by right within the Project.

### **3.4 Design Specifications:**

**3.4.1 Impervious Cover.** The Property may be developed with an Impervious Cover Percentage that does not exceed fifty percent (50%) over the entire Project. Owner shall have the right to apportion impervious cover limits on a lot by lot or use by use basis. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

**3.4.2 Minimum Lot Area:** Three thousand four hundred (3,400) square feet.

**3.4.3 Building Height.** Buildings shall not exceed 2 ½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

**3.4.4 Minimum Lot Width:** Thirty-four (34) feet measured from the set back line.

**3.4.5 Minimum Width of Residential Building:** Twenty-three (23) feet.

**3.4.6 Setbacks.** Building setbacks shall be as follows:

**a. Minimum Front Yard:** Building setbacks shall be ten (10) feet from the street right of way.

**b. Minimum Side Yard:** Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right of way.

**c. Minimum Rear Yard:** Building setbacks shall be ten (10) ten feet.

**d. Minimum setback for Garage Door from Alley:** Ten (10) feet.

**e. Minimum Setback for Accessory Building:** Five (5) feet; no accessory buildings or structures are permitted in any front yard.



**f. Maximum Height of Fence within front Street Yard:** Three (3) feet and shall provide a finished face to abutting streets.

**g. Maximum Height of Fence Outside Street Yard:** Six (6) feet; provided, however, lots that are contiguous to the boundaries of the Property may have an eight (8) foot maximum height of fence outside street yard. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

**3.4.7 Cut & Fill.** Improvements requiring a site development permit will be held to no more than twelve (12) feet of cut or fill; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than twelve (12) feet, except for structural excavation for building foundations, which must be approved by City Engineer. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth. Cut and fill requirements shall not apply to either right-of-way or residential development.

**3.4.8 Parking.** Development of the Property shall include parking at a minimum of two spaces per residence. There shall be parking along only one side of each internal local street.

**3.4.9 Design of Residences:** Homes shall consist of 100% Masonry on all front facing and street (excluding alley) facing elevations. Native Stone and/or Brick Masonry, doors and windows shall comprise a minimum of 70% of these elevations. Stucco elements shall be deemed an appropriate architectural feature to satisfy the remaining 30% front and street facing elevation requirements. Side and rear elevations may be horizontally installed cement based or wood based siding.

**3.4.10 Roofs and Overhead Structures.** On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.

**3.4.11 Density of Development:** With respect to the density of the Project, Owner will have the right to develop the Land at a density not to exceed 38 dwelling units. The Owner will be required to negotiate a Wastewater agreement to include Tract 2 before a Final Plat will be accepted for filing.

**3.4.12 Parkland:** The development shall provide 0.6 acres in parkland dedication, as recommended by the Parks & Recreation Commission on May 4, 2020, and approved by City Council May 12, 2020. No additional dedication or fee in lieu shall be required for Tract 2 beyond that.

- 3.4.13 Landscaped Buffer Areas.** Landscaped buffer areas shall be established for the Property in accordance with the PD Master Plan, *Exhibit "B"*, and maintained in perpetuity.
- 3.5 Parks, Trails and Open Space.** Parkland and open space and associated improvements shall be in accordance the standards shown on *Exhibit "C"* attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance.
- 3.6 Access.**
- 3.6.1 Roadway Alignments:** The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.
- 3.7 Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtunences to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.
- 3.8 Lighting and Signage.** All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR's for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City's Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as *Exhibit "D"*.
- 3.9 Tree Preservation:** Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project. Full tree survey to be submitted with each preliminary plat.

## EXHIBIT A

**Property Legal Description:  
Tract 1 – 200.4 Acres**

LEGAL DESCRIPTION:

BEING A 200.4-ACRE [8,731,530 SQUARE FEET] TRACT OF LAND OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAID TRACT BEING THAT CALLED 200-ACRE TRACT DESCRIBED TO WILLIAM R. SCOTT AND BESSIE E. SCOTT, HUSBAND AND WIFE AS RECORDED IN VOLUME 171, PAGE 229 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH ROD FOUND IN THE NORTH LINE OF THAT CALLED 277.23-ACRE TRACT DESCRIBED TO KATHERINE BERKLEY CANNON, ET. AL. IN VOLUME 198, PAGE 151 D.R.T.C.T., FOR THE SOUTHEAST CORNER OF THAT CALLED 1.978-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 1714, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAME BEING THE SOUTHWEST CORNER OF SAID 200-ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF SAID 200-ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) WITH THE EAST LINE OF SAID 1.978-ACRE TRACT, N01°31'26"W, PASSING AT A DISTANCE OF 174.47 FEET THE NORTHEAST CORNER OF SAID 1.978-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 11.61-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 733, PAGE 101 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS [R.P.R.H.C.T.], CONTINUING WITH SAID WEST LINE OF THE 200-ACRE TRACT, SAME BEING THE EAST LINE OF SAID 11.61-ACRE TRACT, AN ADDITIONAL DISTANCE OF 545.86 FEET, FOR A CUMULATIVE DISTANCE OF 720.33 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 11.61-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 3.00-ACRE TRACT DESCRIBED TO FRIENDS OF THE POUNDHOUSE FOUNDATION AS RECORDED IN VOLUME 968, PAGE 287 O.P.R.H.C.T., FOR AN ANGLE POINT IN SAID WEST LINE OF THE 200-ACRE TRACT AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN,
- 2) WITH THE EAST LINE OF SAID 3.00-ACRE TRACT, N01°45'01"W, PASSING AT A DISTANCE OF 306.69 FEET THE NORTHEAST CORNER OF SAID 3.00-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 1.978-ACRE TRACT DESCRIBED TO FRIENDS OF THE POUNDHOUSE FOUNDATION AS RECORDED IN VOLUME 1714, PAGE 295 O.P.R.H.C.T., CONTINUING WITH SAID WEST LINE OF THE 200-ACRE TRACT, SAME BEING THE EAST LINE OF SAID 1.978-ACRE TRACT, AN ADDITIONAL DISTANCE OF 294.03 FEET, FOR A CUMULATIVE DISTANCE OF 600.72 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.978-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 17.185-ACRE TRACT DESCRIBED TO H.C. CARTER AS RECORDED IN VOLUME 3030, PAGE 809 O.P.R.H.C.T., FOR AN ANGLE POINT IN SAID WEST LINE OF THE 200-ACRE TRACT AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN,
- 3) WITH THE EAST LINE OF SAID 17.185-ACRE TRACT, N01°58'39"W A DISTANCE OF 585.27 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 4) N02°20'12"W A DISTANCE OF 179.64 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT, AND
- 5) N00°32'10"E A DISTANCE OF 182.08 FEET TO A 3/4-INCH IRON PIPE FOUND IN THE SOUTH LINE OF LOT 2E, BLOCK C, POUNDHOUSE HILLS SECTION TWO, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 15, PAGE 204 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 17.185-ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 200-ACRE TRACT AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

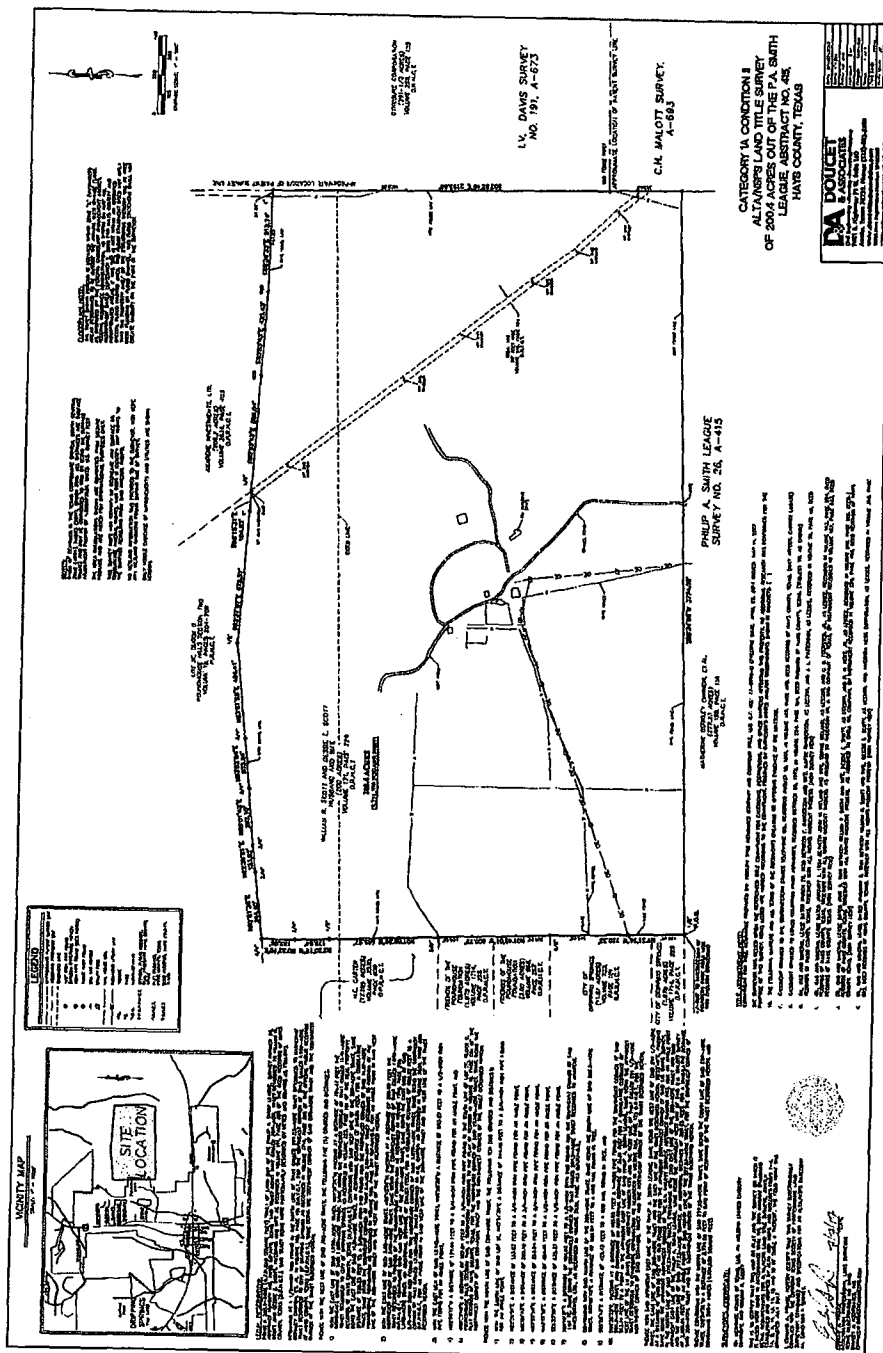
THENCE WITH THE NORTH LINE OF SAID 200-ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) WITH THE SOUTH LINE OF SAID LOT 2E, N82°51'36"E A DISTANCE OF 344.40 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 2) N82°39'51"E A DISTANCE OF 133.82 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 3) N85°01'43"E A DISTANCE OF 292.10 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 4) N83°52'54"E A DISTANCE OF 253.24 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 5) N83°51'55"E A DISTANCE OF 484.41 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 6) S85°37'07"E A DISTANCE OF 675.37 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 7) S86°18'31"E A DISTANCE OF 104.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2E, SAME BEING THE SOUTHWEST CORNER OF THAT CALLED 206.2-ACRE TRACT DESCRIBED TO ANARENE INVESTMENTS, LTD., AS RECORDED IN VOLUME 2639, PAGE 403 O.P.R.H.C.T.,
- 8) CONTINUING WITH SAID NORTH LINE OF THE 200-ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 206.2-ACRE TRACT, S85°59'43"E A DISTANCE OF 589.04 FEET TO A 60D NAIL FOUND IN TREE,
- 9) S85°55'43"E A DISTANCE OF 425.43 FEET TO A 60D NAIL FOUND IN TREE, AND
- 10) S88°36'33"E, PASSING AT A DISTANCE OF 481.93 FEET A 1-INCH PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 206.2-ACRE TRACT, AND CONTINUING AN ADDITIONAL DISTANCE OF 31.81 FEET FOR A CUMULATIVE DISTANCE OF 513.74 FEET TO A POINT IN THE APPARENT EAST LINE OF SAID PHILIP A. SMITH LEAGUE, SAME BEING THE APPARENT WEST LINE OF THE I.V. DAVIS SURVEY, ABSTRACT NUMBER 673 AND THE WEST LINE OF THAT CALLED 291 1/3-ACRE TRACT DESCRIBED TO CYNOSURE CORPORATION AS RECORDED IN VOLUME 258, PAGE 123 D.R.H.C.T., FOR THE NORTHEAST CORNER OF SAID 200-ACRE TRACT AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH SAID APPARENT EAST LINE OF THE PHILIP A. SMITH LEAGUE, SAME BEING THE WEST LINE OF SAID 291 1/3-ACRE TRACT, THE EAST LINE OF SAID 200-ACRE TRACT AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, S0°52'46"E, PASSING AT A DISTANCE OF 1809.00 FEET AN OLD FENCE POST FOR THE APPARENT SOUTHWEST CORNER OF SAID I.V. DAVIS SURVEY, SAME BEING THE APPARENT NORTHWEST CORNER OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 277.23-ACRE TRACT, CONTINUING WITH SAID EAST LINE OF THE 200-ACRE TRACT AND SAID APPARENT EAST LINE OF THE PHILIP A. SMITH LEAGUE, SAME BEING THE APPARENT WEST LINE OF SAID C.H. MALOTT SURVEY AND THE NORTH LINE OF SAID 277.23-ACRE SURVEY, AN ADDITIONAL DISTANCE OF 386.65 FEET, FOR A CUMULATIVE DISTANCE OF 2,195.65 FEET TO AN ANGLE POINT IN SAID NORTH LINE OF THE 277.23-ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 200-ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE CONTINUING WITH THE NORTH LINE OF SAID 277.23-ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 200-ACRE TRACT, S88°34'56"W A DISTANCE OF 3,774.08 FEET TO SAID POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, AND CONTAINING 200.4 ACRES [8,731,530 SQUARE FEET].

Item 5.



**Tract 2 – 13.585 acres**

**BEING A 13.585 ACRE [591,778 SQUARE FEET] TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, HAYS COUNTY, TEXAS, SAID 13.585 ACRE BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID TRACT OF LAND (TRACT 1) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 5/8 inch iron pipe in the remains of a rock mound, found for the northeast corner of the Philip A. Smith Survey, Number 26, Abstract Number 415, and a called 206.2 acre tract, described in Volume 2639, Page 403 of the Official Public Records of Hays County, Texas [O.P.R.H.C.T.], same being an internal corner of the Edward W. Brown Survey, Number 136, Abstract Number 44, same being the south corner of a called 29.78 acre tract described in Volume 2486, Page 544 [O.P.R.H.C.T.], and same being the northwest corner of said 291-1/3 acre tract;

**THENCE** S00°50'48"E, with the east line of said Abstract Number 415, and the west line of said Abstract Number 44 and said 291-1/3 acre tract, passing at a distance of 1,210.76 feet, a point from which a stone mound, found for the northeast corner of said Abstract Number 673, bears N89°09'19"E, 1,423.11 feet, and continuing in total 2,777.38 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE** over and across said Abstract Number 673 and said 291-1/3 acre tract, parallel to and offset west from the centerline of a dry creek bed, the following twenty-six (26) courses and distances:

- 1) S17°06'33"E, a distance of 30.00 feet to a point,
- 2) S11°24'17"E, a distance of 103.63 feet to a point,
- 3) S35°39'02"E, a distance of 159.05 feet to a point,
- 4) S41°27'27"E, a distance of 51.28 feet to a point,
- 5) S03°58'38"W, a distance of 43.46 feet to a point,
- 6) S14°17'07"E, a distance of 131.27 feet to a point,
- 7) S17°43'46"E, a distance of 120.76 feet to a point,
- 8) S19°22'37"E, a distance of 148.90 feet to a point,
- 9) S10°23'00"E, a distance of 154.36 feet to a point,
- 10) S14°14'54"W, a distance of 114.91 feet to a point,
- 11) S05°34'05"W, a distance of 96.36 feet to a point,
- 12) S07°27'07"E, a distance of 254.36 feet to a point,
- 13) S17°34'19"E, a distance of 110.33 feet to a point,
- 14) S11°19'38"W, a distance of 104.20 feet to a point,



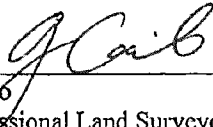
- 15) S17°52'08"E, a distance of 67.64 feet to a point,
- 16) S00°23'49"W, a distance of 75.11 feet to a point,
- 17) S06°13'51"E, a distance of 139.51 feet to a point,
- 18) S21°39'42"W, a distance of 31.90 feet to a point,
- 19) S33°29'02"E, a distance of 58.75 feet to a point,
- 20) S45°11'02"E, a distance of 97.26 feet to a point,
- 21) S32°35'23"W, a distance of 70.59 feet to a point,
- 22) S03°03'30"W, a distance of 77.47 feet to a point,
- 23) S37°58'31"E, a distance of 81.75 feet to a point,
- 24) S04°12'41"W, a distance of 29.46 feet to a point,
- 25) S30°08'52"E, a distance of 18.63 feet to a point,
- 26) S02°04'33"E, passing at a distance of 75.52 feet a 1-inch iron pipe, found for reference, and continuing for a total distance of 94.44 feet to a point in the south line of said Abstract Number 673, and said 291-1/3 acre tract, same being in the north line of a called 277.23 acre tract, described in Volume 198, Page 151, from which a found 1/2-inch iron pipe bears N89°00'33"E, 119.45 feet,

**THENCE** S89°00'33"W, with the south line of said Abstract Number 673 and said 291-1/3 acre tract, a distance of 417.14 feet to a 1/2 inch iron rod with "Doucet" cap, set for the southwest corner of herein described tract, same being in the west line of said Abstract Number 673, and the east line of said Abstract Number 415 and a called 200 acre tract described in Volume 171, Page 229 [D.R.H.C.T.];

**THENCE** N00°50'48"W, with the east line of said Abstract Number 415 and said 200 acre tract, same being the west line of said Abstract Number 673 and said 291-1/3 acre tract, passing at a distance of 1,831.55 feet, a 1 inch iron pipe, found for the northeast corner of said 200 acre tract, same being the southeast corner of said 206.2 acre tract, and continuing for a total distance of 2,316.66 feet, back to the **POINT OF BEGINNING** of the herein described tract, containing 13.585 acres [591,778 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and were converted from grid by using a combined scale factor of 1.000077936  
Units: U.S. Survey Feet.

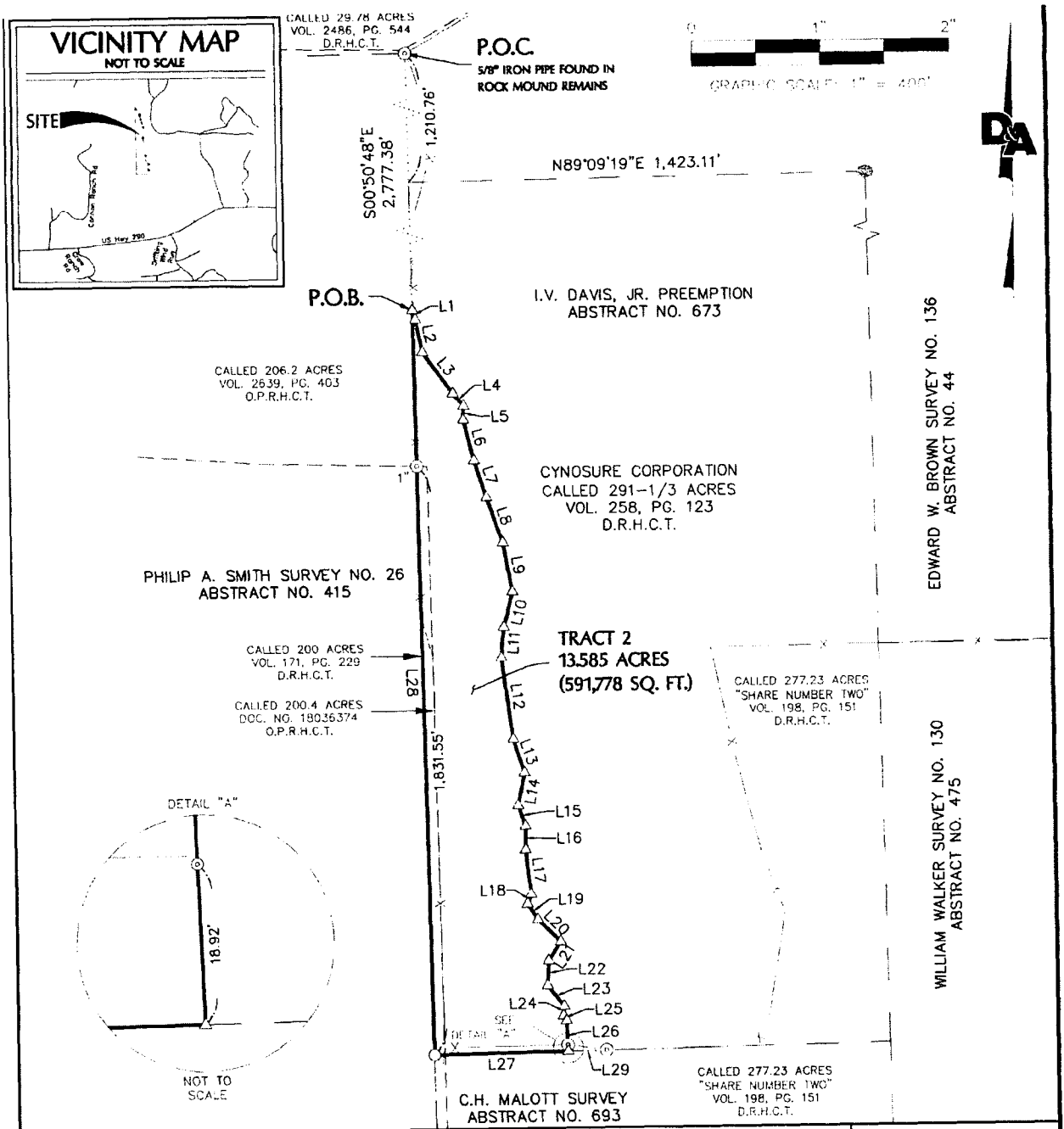
I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

  
 \_\_\_\_\_  
 Garrett Cavaiuolo  
 Registered Professional Land Surveyor  
 Texas Registration No. 6714  
 Doucet & Associates  
 GCavaiuolo@DoucetEngineers.com  
 TBPELS Firm Registration No. 10105800

3/12/20  
 \_\_\_\_\_  
 Date



Item 5.



<p>13.585 ACRE (591,778 SQUARE FEET) BOUNDARY EXHIBIT TRACT 2</p> <p>CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS</p>	<p><b>DA DOUCET &amp; ASSOCIATES</b> Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetandassociates.com TBPELS Firm No.: 10105800 TBPE Firm No.: F-3937</p>	Date: 05/13/2020
		Scale: 1" = 400'
	Drawn By: JWF	
	Reviewer: GC	
	Project: 1691-004	
	Sheet: 3 OF 4	
	Field Book: 527	
	Party: DASH ADM	
	Survey Date: 03/06/2020	

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EXHIBIT B

PD Master Plan

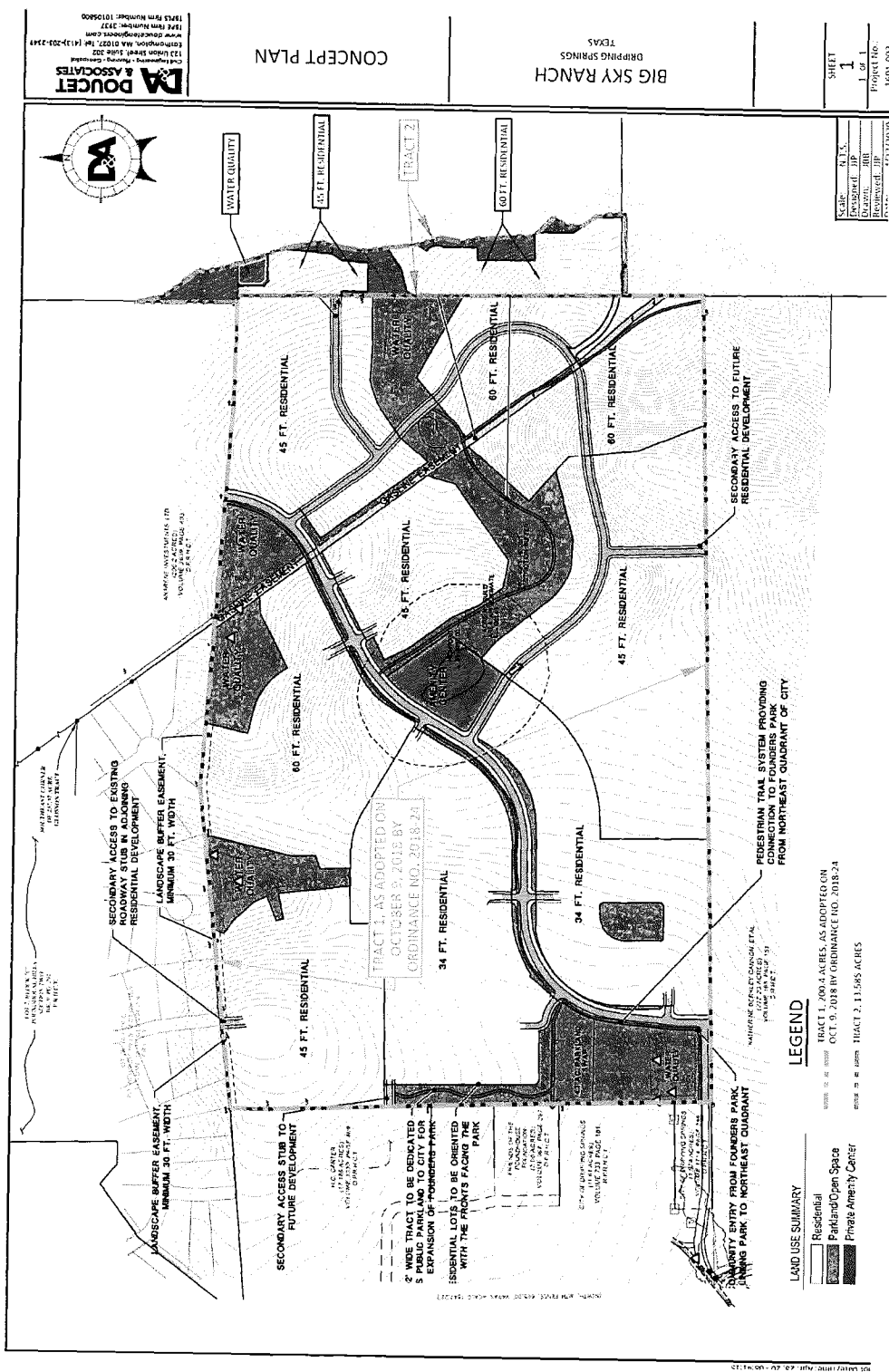
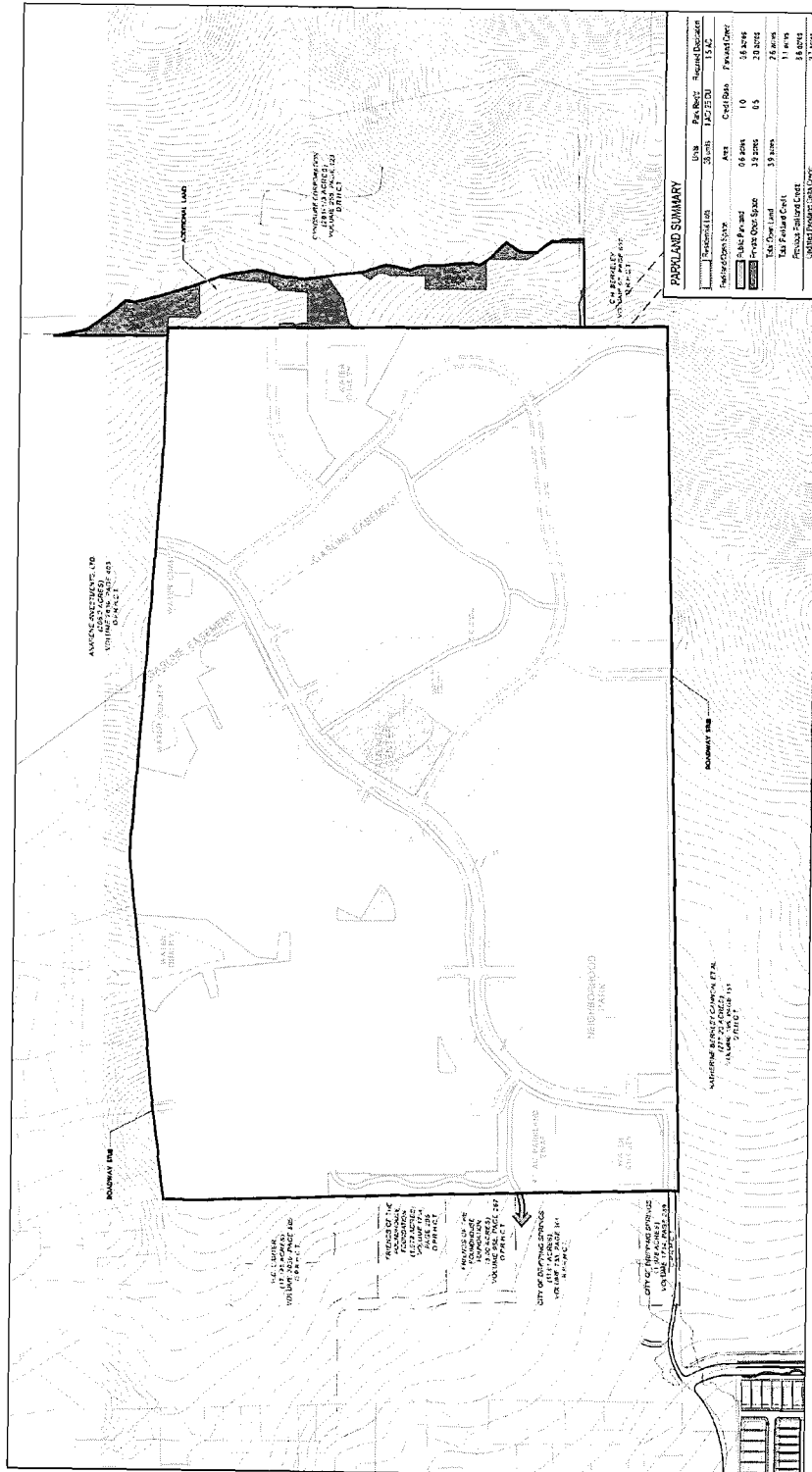


EXHIBIT C

PD Parks, Trails and Open Space Plan



**PARKLAND SUMMARY**

Item	Quantity	Unit	Area	Per Acre	Required Acres
Proposed Trail	3.0	Miles	14.27	1.0	14.27
Proposed Park	1.0	Acres	1.0	1.0	1.0
Total	4.0		15.27		15.27

Scale: 1" = 400'  
 Date: April 28, 2020  
 North

SEC Planning, LLC  
 1001 Park Ave. # 1000 Austin, TX 78701  
 512.476.1111

PARKLAND CONTEXT EXHIBIT  
 BIG SKY RANCH  
 DRIPPING SPRINGS, TEXAS



**SEC Planning, LLC**

Land Planning + Landscape Architecture + Community Branding

CLIENT-CENTERED THINKING™

**Big Sky Ranch** – Dripping Springs, Texas  
August 9, 2018

## **PARKLAND AND OPEN SPACE CALCULATIONS**

### **Property Overview**

Big Sky Ranch is a residential community located northeast of Ranch Road 12 and US 290 within the City of Dripping Springs ETJ. The property is approximately 200 acres and seeking City of Dripping Springs approval for the development of up to 780 residential lots.

The property is characterized as a mix of flat pasture land as well as typical Hill Country with moderate hills and topography. The property is covered with a mix of cedar (Ashe Juniper), live oak and cedar elm hardwoods.

The Big Sky Ranch Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a 3.1 acre Neighborhood Park. The park is centrally located within the community surrounding a hilltop that will remain undeveloped. Program elements to be constructed within the Neighborhood Park by the developer include a pool, pavilion, playscape, unstructured lawn play area and associated parking.

Big Sky Ranch is located immediately east of Founders Memorial Park. With the community's proximity to the park in mind, a community open space system has been designed to offer pedestrian trail corridors from east Dripping Springs to Founders Memorial Park. The community Parkland and Open Space Plan shall provide nearly two miles of roadside and off-road trails. The City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024, Park Needs Implementation Plan identifies "Walking / Hiking / Biking Trails" as the first "High Priorities" listed within the plan. Big Sky Ranch's trails system offering is in alignment with the City of Dripping Springs' high priority and further extends the public trails system to the east.

The public parkland dedication also includes an 8.0 acre tract of land immediately adjacent to Founders Memorial Park. This parcel will open visibility and accessibility to the park from the east and offer expanded unstructured recreational opportunities at Founders Memorial Park.

### **Parkland Calculations**

Following is a summary of parkland requirements and the parkland provided within Big Sky Ranch. The calculations are intended to support the Big Sky Ranch Parkland and Open Space Plan.

#### **I. Parkland Required by City of Dripping Springs' Code of Ordinances**

##### **1. Required**

One (1) acre of parkland per 25 living unit equivalents (LUE's), satisfied by cash or land. Based on the maximum 780 residential units within the Development Agreement, a maximum of 31.2 acres of parkland credit shall be required.

In addition to the required parkland dedication, the Applicant has agreed to dedicate 4.1 acres of additional parkland to help the City of Dripping Springs meet parkland dedication requirements once Founders Memorial Drive is converted to a public right-of-way in accordance with the transportation plan.



In total, the parkland dedication requirement to meet the residential development and Founders Memorial Park right of way dedication is 35.3 acres.

## II. Proposed Parkland Compliance Program

### 1. Public Parks

A total of 26.7 acres is being dedicated to the City as a public park as well as public trails corridors. A tract approximately 8.0 acres in size is located within the southwest portion of the property. Approximately 4.1 acres of the tract is designated as the Parkland swap tract. The remaining 3.9 acres shall incorporate a dry stormwater detention facility constructed to comply with State of Texas design standards.

One often visualizes a detention pond as a hole with concrete side walls surrounded by a chain link fence. Due to the highly visible location of the detention facility, the Applicant will design the detention/water quality facility with natural side slopes than can be navigated by park users. The bottom of the depression will be constructed with a lawn area that may be used by park users for informal sporting events, flying kits or enjoying other lawn focused events.

In addition to the 8.0 acres in the southeast portion of the property, The Parkland and Open Space Plan public open space corridors will include:

- **Roadside Trails**
  - Meandering roadside trails will be constructed with a set of varied width concrete public parkland tracts that traverse the property adjacent to the collector right-of-way. The open space tracts and concrete trails will extend to the east and strengthen the City of Dripping Spring's public trails system.
- **Off-Road Trails**
  - Off-road trails will be constructed in a set of natural open space corridors within the community. Trails may be built using concrete, mulch or other natural materials and will further expand the City of Dripping Spring's public trails system.
  - Trailheads (Including 1 bench, 1 trailhead sign, enhanced landscaping and connections) will be provided at each location where the off-road trails connect with a public right-of-way.

### 2. Private Parks

The Big Sky Ranch Parkland and Open Space Plan includes a 3.1 acre Neighborhood Park. The Neighborhood Park will be privately maintained by the H.O.A. This facility will include:





- Resort style swimming pool
- Restroom/storage building
- Parking Lot: Surface parking lot with curbs
- Unstructured play area
- Children’s playground (school ages 5-12): ADA access children’s playscape with 12” depth engineered mulch playground surface
- Bike Rack: Located convenient to pavilion and parking lot.

**3. Private Open Space**

Private parkland and open space will be distributed throughout the community. Some portions of the open space will provide stormwater detention and water quality on the property while other portions of the open space will remain undisturbed.

Consistent with the detention facility design described within Section II.1 Public Parks, the Applicant will design and construct these detention facilities in a natural manner. The detention ponds will have natural side slopes as well as earthen embankment structures. Additionally, the facilities will be naturally landscaped to blend into the surrounding natural area areas during plant establishment.

The preservation of open space within the community also addresses The City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024, Park Needs Implementation Plan Section High Priorities “Natural Areas and Open Space” goal.

**III. Parkland Calculation Summary**

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Big Sky Ranch is required to provide 31.2 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 46.7 acres of parkland and open space shall be provided in association with the development of Big Sky Ranch, providing 36.7 acres of City parkland credits. This provides a surplus of 5.5 acres of public parkland credit.

Total Residential Units:	780 units		
Parkland Requirement:	31.2 acres		
<b>Parkland Credit Calculations</b>	<b>Area</b>	<b>Credit</b>	<b>Dedication</b>
Private Uplands Neighborhood Park	3.5 acres	50% Credit	1.7 acres
Private Uplands Park/Open Space	14.6 acres	50% Credit	7.3 acres
Private Parkland Credit	18.1 acres		9.0 acres
Public Parkland/Open Space	26.7 acres	100% Credit	26.7 acres
Public Parkland Credit	26.7 acres		26.7 acres
Total Parkland/Open Space Area			44.8 acres
Total Parkland Credit			35.7 acres
Delta:			4.5 acres

Page 3 of 4  
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Founders Park Roadway Dedication: Additionally, the proposed public right-of-way through Founder's Park is approximately 4.1 acres of parkland. As a result, additional parkland is required to offset this parkland area impact. Big Sky Ranch will dedicate an additional 4.1 acres of parkland (in addition to the 44.8 acres noted above) to account for this right-of-way requirement. In total Big Sky Ranch will be dedicating 48.9 acres of parkland for both private use as well as public parkland dedication.

#### IV. Maintenance

The Parkland and Open Space Plan for Big Sky Ranch includes private parks, private and public trails and natural open spaces. All parkland and open space areas will be maintained by the community's Homeowner Association (H.O.A.) The public open space areas will be maintained by the H.O.A. through an access easement overlay (to be coordinated with the City). The H.O.A. will maintain this public trail and park to conform with the maintenance level of the community. The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

#### V. Phasing

Big Sky Ranch will be a phased residential community. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

- The park in the southwest portion of the property will be improved and dedicated to the City of Dripping Springs with the construction and acceptance of Phase 1 of Big Sky Ranch.
- Roadside concrete public trails will be constructed with construction of the associated roadway.
- Off-road trails corridors will be dedicated to the City within six months of City acceptance of the associated residential area. The construction of the trail within each tract shall be complete prior to dedication of the tract.
- The improved private neighborhood park will begin construction in Phase 2 of the development.
- Remaining private park and open space tracts will be developed with development of the associated residential area.

Revision approved with Tract 2, as recommended by the Parks & Recreation Commission on May 4, 2020, and approved by City Council on May 12, 2020.

**Big Sky Ranch** – Dripping Springs, Texas  
 April 28, 2020

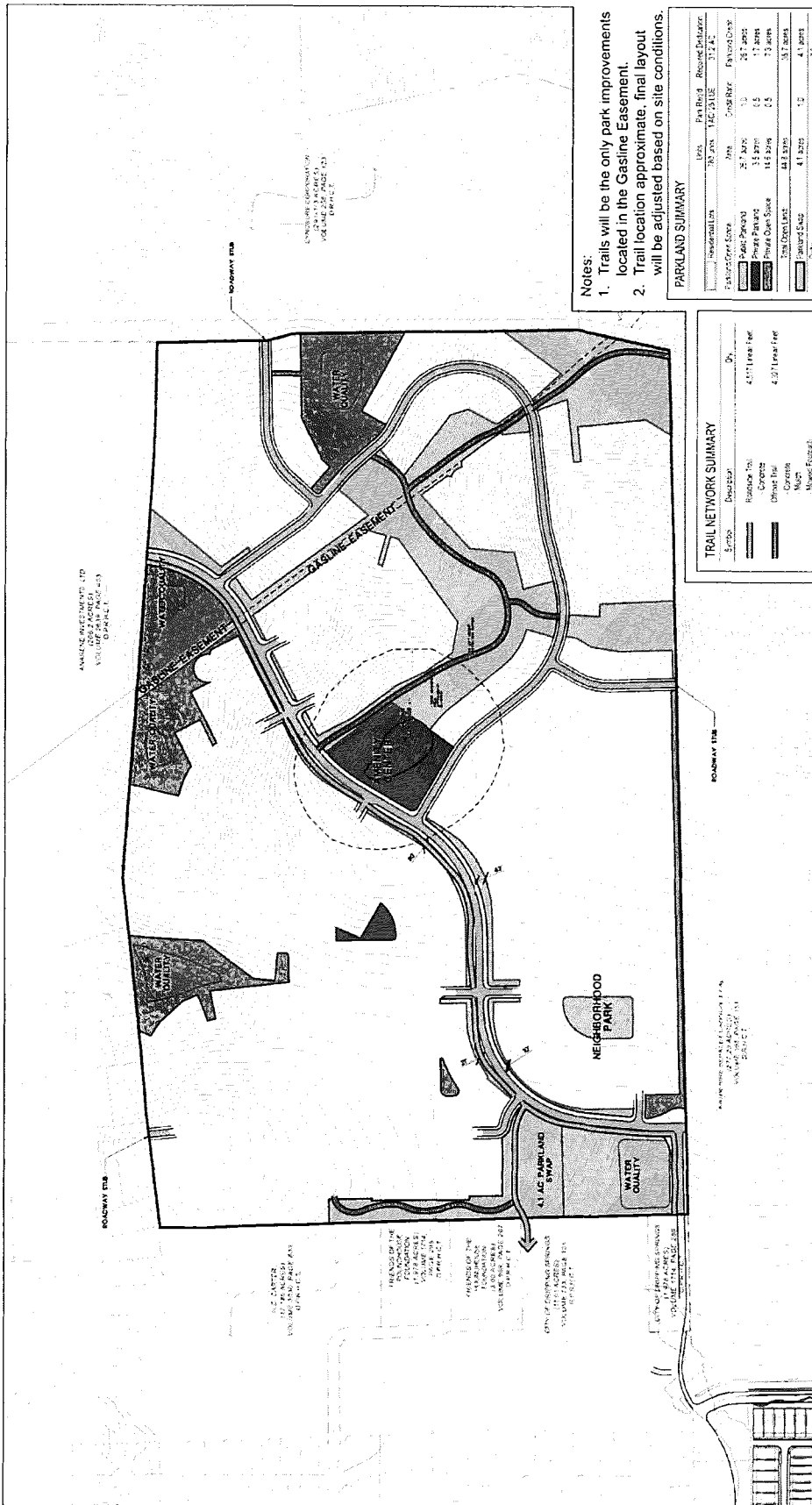
**PARKLAND AND OPEN SPACE CALCULATION UPDATES**

In 2018, the Big Sky Parkland Plan was submitted and approved by the City of Dripping Springs with an excess of 8.6 acres of dedicated parkland credit. In 2020, an additional 13 acres was added to the Big Sky Ranch master plan. This additional land is providing an additional 38 dwelling units. Per the parkland dedication requirements, the total parkland required for this 13 acre addition is 1.5 acres.

The total amount of dedicated private and public parkland in the new section combined totals 3.9 acres, which equates to a total credit of 2.6 acres. Although there exists an excess of 8.6 acres of parkland from the original Parkland Agreement, the new 13 acre tract is providing enough credit to offset its own parkland requirement and add an additional 1.1 acres to the remaining credit acres. Thus, the community of Big Sky Ranch now is providing an updated delta of 9.7 acres of parkland in excess to what is required per City regulations.

Total Residential Units:	38 units		
Parkland Requirement:	1.5 acres		
<b>Parkland Credit Calculations</b>	<b>Area</b>	<b>Credit</b>	<b>Dedication</b>
Private Uplands Park/Open Space	3.9 acres	50% Credit	2.0 acres
<hr/>			
Private Parkland Credit	3.9 acres		2.0 acres
Public Parkland/Open Space	0.6 acres	100% Credit	0.6 acres
<hr/>			
Public Parkland Credit	0.6 acres		0.6 acres
Total Parkland/Open Space Area			2.6 acres
Total Parkland Credit:			1.1 acres
Previous Total Parkland Credit			8.6 acres
<b>Updated Parkland Dedication Delta:</b>			<b>9.7 acres</b>

Item 5.



- Notes:**
1. Trails will be the only park improvements located in the Gasline Easement.
  2. Trail location approximate, final layout will be adjusted based on site conditions.

**PARKLAND SUMMARY**

Item	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Gasline Easement	35,200	142,700	177,900
Water Quality	27,700	0	27,700
Paved Pathway	34,300	0	34,300
Gravel Path	14,800	0	14,800
Dirt Path	44,800	0	44,800
Open Space	4,100	0	4,100
<b>Total</b>	<b>166,600</b>	<b>142,700</b>	<b>309,300</b>

**TRAIL NETWORK SUMMARY**

Trail Type	Length (ft.)
Paved Pathway	34,300
Gravel Path	14,800
Dirt Path	44,800
Open Space	4,100
<b>Total</b>	<b>98,000</b>

Scale: 1" = 400'

North

Date: September 21, 2018

SEC Planning, LLC  
17777 RICHMOND ROAD, SUITE 100, DRIIPPING SPRINGS, TEXAS 78620  
737-272-2222  
www.secplanning.com

**PARKLAND & OPEN SPACE EXHIBIT**  
**BIG SKY RANCH**  
DRIPPING SPRINGS, TEXAS

**SEC Planning, LLC**  
17777 RICHMOND ROAD, SUITE 100, DRIIPPING SPRINGS, TEXAS 78620  
737-272-2222  
www.secplanning.com

185

**Big Sky Ranch  
Parkland & Open Space Summary  
August 9, 2018**

Units: 780 units  
Parkland Ratio: 1 acre per 25 units  
Required Parkland: 31.2 acres

<b>Parkland Summary</b>	<b>Area</b>	<b>Credit Ratio</b>	<b>Parkland Credit</b>
Public Parkland	26.7 acres	1	26.7 acres
Private Parkland	3.5 acres	0.5	1.7 acres
Private Open Space	16.5 acres	0.5	8.3 acres
	46.7 acres		36.7 acres

Dedication Credit Overage: 5.5 acres

Required Founder's Park Land\* 4.1 acres  
Founder's Parkland Swap 4.1 acres

Remaining Parkland Credit: 5.5 acres

**Additional Improvements**

Public Parkland Improvements	\$1,600,000
Private Parkland Improvements:	\$1,500,000
Founders Memorial Park and Pound House Improvements:	\$250,000
Total Cash Value:	\$3,350,000

\*Approximate land area required to provide public right-of-way access from Ranch Road 12 across park per updated transportation plan.

EXHIBIT D

PD Code Modification Chart (Project Approvals, including Variances and Exceptions)

EXHIBIT D - LIST OF VARIANCES & ALTERNATIVE STANDARDS				
#	Ordinance	Description	Requirement	Justification
<i>Chapter 17, Water Quality Protection</i>				
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ to 35%	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.
2	22.05.015(c)(3)	Performance standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease  Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements.	Providing stream buffers per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements. Including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards.
<i>Chapter 23, Zoning</i>				
3	3-5.4(a), (2)	Lot Widths	SF-3: Width = 35'  For Residential Use: Width of all lots shall be measured at the setback	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.

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#	Ordinance	Description	Requirement	Request/Variance	Justification
4	26.05	Prohibited signs	Off Premises signs are prohibited	<p>Allow four (4) off premises signs, two (2) monuments and two (2) construction/development signs. * Monuments to be erected at the intersection of Founders Park Road and Ranch Road 12 as well as at the intersection of Cannon Road and Hwy 290. Monument on Founders Park Road and RR 12 will be dual purpose and include Founders Park &amp; Pound House. Monument on Cannon Tract will include the Cannon Development as appropriate. *Construction /development signs to be erected along Rob Shelton and at Cannon entrance along Hwy 290.</p>	<p>Entrance to the subdivision is not visible from public roadway. Master sign plan and permit applications are still required. Signs will conform with all city regulations regarding size and design standards.</p>
5	26.06.063 (b) & (c)	Monument signs for subdivisions	<p>Maximum area of a sign shall not exceed thirty-two (32) square feet. Maximum height for a sign shall not exceed six (6) feet.</p>	<p>Maximum area and height for monuments signs shall refer to the configuration for the letters only. Where monument is for multiple areas, such as addition of Pound House and Founders Park, each portion will be allotted a maximum of thirty-two (32) square feet.</p>	<p>Allows flexibility for signage to be included as part of a decorative structure.</p>
6	26.06.066(c)	Construction Development signs	<p>Construction/development signs may only be erected on the land being developed upon the commencement of construction/development and shall be removed when eighty percent (80%) of the construction/development is completed or twelve (12) months after the sign is first installed, whichever comes first. The twelve-month term can be extended pursuant to the variance procedure of this chapter.</p>	<p>Allow an off premises construction/development sign to be erected along Rob Shelton and also along Hwy 290 at the access point to the subdivision on the Cannon Property. Sign along Rob Shelton shall be removed when construction is complete. Sign along Hwy 290 shall be removed and/or relocated when the commercial and/or residential portions of Cannon are developed.</p>	<p>Entrance to the subdivision is not visible from public roadway. Developer will coordinate placement with property owner.</p>

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Ordinance	Description	Requirement	Request for Variance	Justification
7 (Exhibit A), 3.13	Lapse of plat approval	<p><b>Preliminary Plat.</b> All of the following shall occur within the one hundred and eighty-three (183) calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction.</p> <p>In addition to the above, an application for approval of the final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter).</p>	<p><b>Preliminary Plat:</b> All of the following shall occur within the one hundred and eighty-three (183) calendar days following Multi-Phased Preliminary Plat approval: 1) City Engineer's approval of engineering plans for Phase 1 proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction for Phase 1. In addition to the above, an application for approval of the Phase 1 final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter). Once conditions of Phase 1 are met the Preliminary plat shall be valid for 10 years unless such is extended or reinstated pursuant to provisions in this Chapter.</p>	<p>Allows time for the construction of infrastructure improvements prior to recordation of plats.</p>
8 (Exhibit A), 3.13	Lapse of plat approval	<p><b>Final Plat approved by the City Council but not yet filed with Hays County.</b> All materials necessary to file the plat at the County, including plat mylers, filing fees, etc., shall be submitted to the City within thirty (30) calendar days of the date of final approval (The thirty-day period shall commence upon County approval of final plat if the property is in the ETJ).</p>	<p><b>Final plat approved by the City Staff but not yet filed with Hays County.</b> All materials necessary to file the plat at the County, including plat mylers, filing fees, etc., shall be submitted to the City within three hundred and sixty five (365) calendar days of the date of final approval.</p>	<p>Allows time for the construction of infrastructure improvements prior to recordation of plats.</p>
9 (Exhibit A), 11.13.2	Frontage on Residential Collector Streets	<p>Shall not exceed 20%</p>	<p>Applicable only to major collectors, minor arterials, and major arterials.</p>	<p>To showcase the lively neighborhood character with homes fronting streets where possible.</p>

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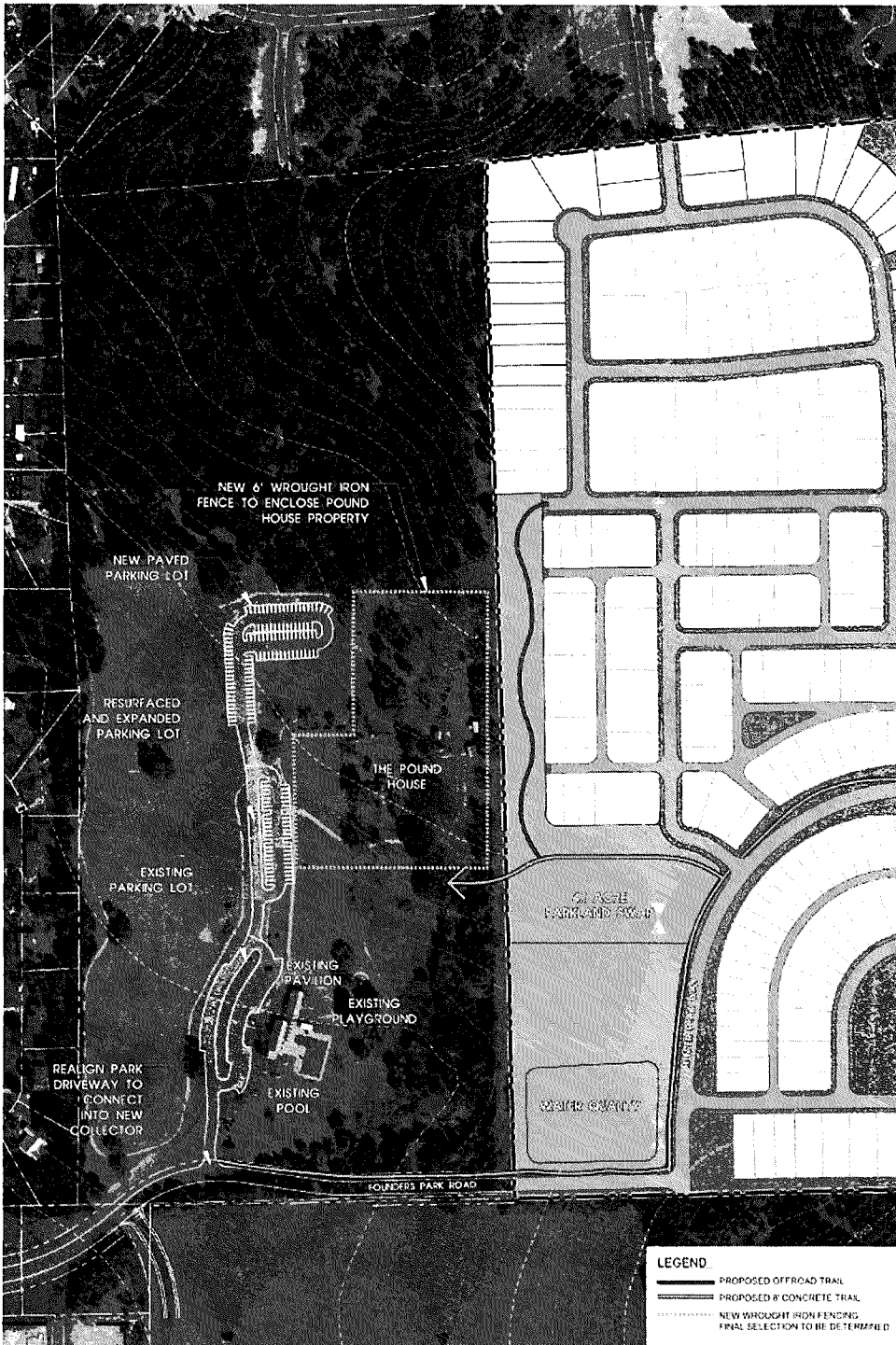
#	Ordinance	Description	Requirement	Requested Variance	Justification
10	(Exhibit A), 11.21.1	Residential block lengths	Shall not exceed one thousand two hundred (1,200) feet between centerlines of street intersections	Shall not exceed three thousand (3,000) feet between centerlines of street intersections at the perimeter of the property.	This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use.
11	(Exhibit A), 13.2	Intersecting Streets	Blocks shall not be less than four hundred feet (400') in length	Blocks shall not be less than two hundred feet (200') in length	Considering unique topographic conditions that may reduce intersection distances.
12	(Exhibit A), 14.6	Minimum Lot Sizes	For lots using surface water and public wastewater system is 0.75 acres	For lots using surface water and public wastewater system is 3,400 square feet	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.
13	(Exhibit A), 15.1	Sidewalks	Required on both sides of collector and arterial streets without open ditch drainage	Sidewalk or an 8-foot wide meandering trail will be provided on each side of collector street.	To fuse the hill country character within the community.
14	(Exhibit A), 20.1.3(g)	Sidewalks	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation.	Sidewalks adjacent to residential lots constructed by the home builders at the time of home construction. Sidewalks not adjacent to residential lots will be constructed at time of roadway construction.	To fuse the hill country character within the community and remain consistent with the nearby high density development. To clarify timing of sidewalk construction
15	(Exhibit A), 30.2	Performance Guarantees	Required for public improvements	Performance guarantees shall be issued in the name of each current and future owner of public improvements including those owned and maintained by Hays County, City of Dripping Springs, or the Dripping Springs Water Supply Corporation.	Public Improvements will be owned and maintained by separate entities and thus performance guarantees shall be issued for each entity's benefit for the improvements that will be dedicated to them.
16	28.04.018	Cuts and fills	No fill or cut on any building site shall exceed a maximum of six (6) feet of depth	Improvements requiring a site development permit will be held to no more than 12 feet of cut and/or fill.	To respond to topographic conditions and provide roadways that meet design requirements.
17	28.06.05(a&b)	Residential Street Tree Requirements	Street trees [(2) 4" Trees/50 lf] to be planted adjacent to or near street right-of-way per associated zoning classification	Three inch (3") caliper or greater street trees planted within five feet (5') of the public right of way shall receive credit towards tree replacement requirements at a ratio of 1:1.	The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.

Ordinance	Description	Requirement	Requested Variance	Justification
<b>Hays County Development Regulations (2017) Chapter 721 - Roadway Standards</b>				
18	Table 721.02 Roadway Classification	ADT = 5001 -15000 corresponds to Minor Arterial with 100ft ROW	Utilize Roadway Classification of Minor Collector	The spine road is intended to act as a minor collector not an arterial.
19	Table 721.02 Roadway Classification: ROW Width	ADT = 5001 -15000 corresponds to Minor Arterial with 100ft ROW	Utilize City of Austin classification of Primary Collector (ADT = greater than 3500) with 70ft ROW	The spine road is an urban section with curb & gutter. City of Austin definition of roadway use and with is wide enough for current planned section, with potential to expand to a 4-lane in the future.
20	Table 721.02 Minimum Centerline Radius	Urbanized Local = 200 feet Minor Collector = 375 feet	Urbanized Local = 180 feet Minor Collector = 300 feet	Complies with AASHTO standards relative to proposed design speeds. Preserves natural character by minimizing impacts to existing topography.
21	Table 721.02 Cul-de-sac ROW/ Pavement Radius (feet)	7045 for Urbanized Local and Minor Collector	8048 for Urbanized Local. Islands are allowed in the cul-de-sac.	To preserve the natural character of the site by minimizing roadway impacts.
22	Table 721.02 Knuckles	No provision	Knuckles are allowed. Minimum ROW radius is 50 feet. Minimum pavement radius is 40 feet.	Preserves natural character by minimizing roadway impacts and concentrating residential density.
23	Table 721.02 Minimum Lot Frontage	Minor Collector= 100 feet	Minor Collector= 60 feet	To have the ability to respond to evolving and diversified housing market. Provide a variety of housing types and lot sizes.
24	Table 721.02 Minimum Drive Spacing	Minor Collector= 75 feet	Minor Collector= 60 feet	To have the ability to respond to evolving and diversified housing market. Provide a variety of housing types and lot sizes.
25	Section 9.2.2(e)(1) Side slopes on swales	No steeper than 1 vertical to 6 horizontal	No steeper than 1 vertical to 3 horizontal	Complies with City of Austin Drainage Criteria Manual 6.4.1.D

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### EXHIBIT E

## Founders Memorial Park and Pound House Improvements

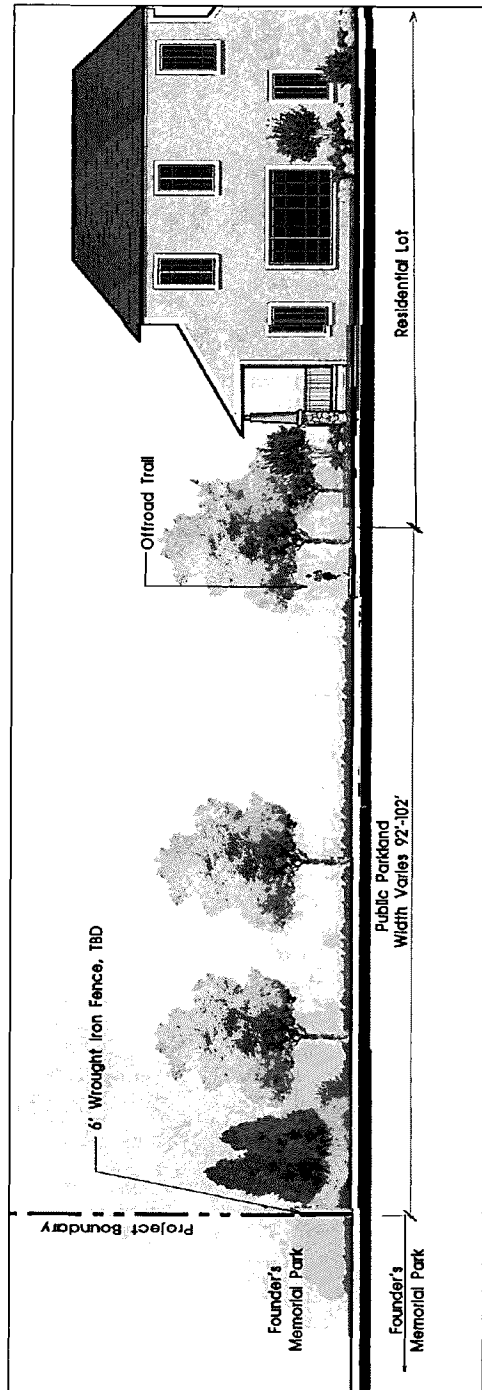
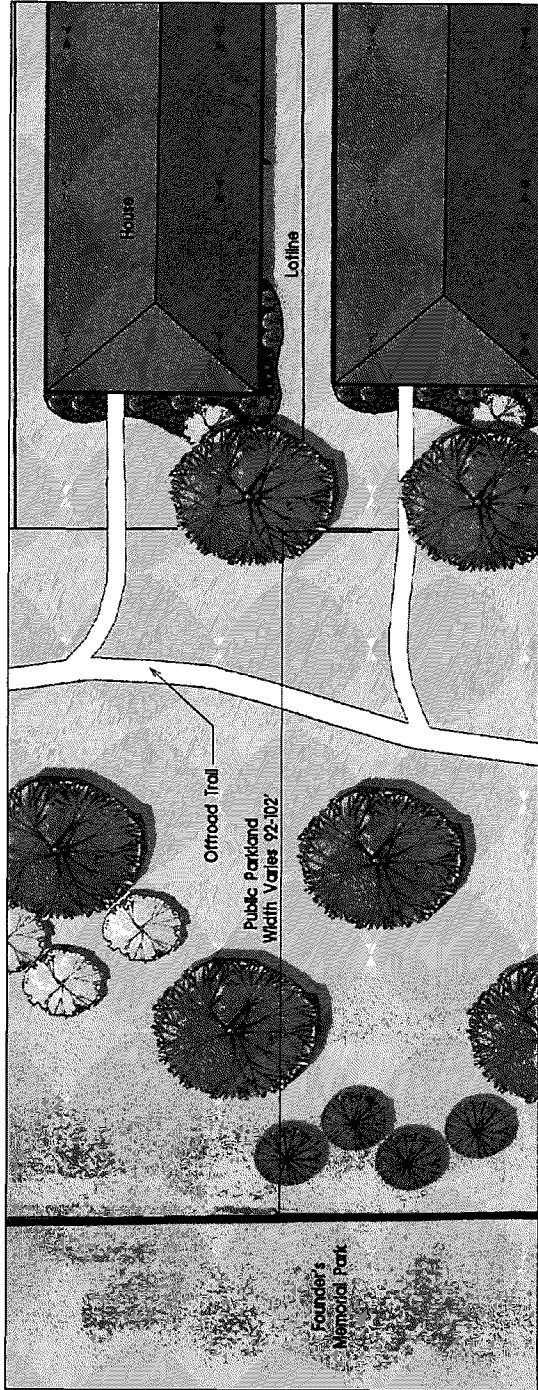



**SEC Planning, LLC**  
 Land Planning • Landscape Architecture • Community Planning

**FOUNDER'S PARK AND POUND HOUSE POTENTIAL IMPROVEMENTS**  
**BIG SKY RANCH**

 North  
 Scale: 1" = 100'  
 Date: June 20, 2018

PREPARED BY: SEC Planning, LLC  
 BASE MAPS COMPILED FROM AVAILABLE AERIAL PHOTOGRAPHY



Scale: 1" = 20'  
Date: June 20, 2018

SEC Planning, LLC  
10000 S. Loop West, Suite 1000  
Houston, Texas 77049  
www.secplanning.com

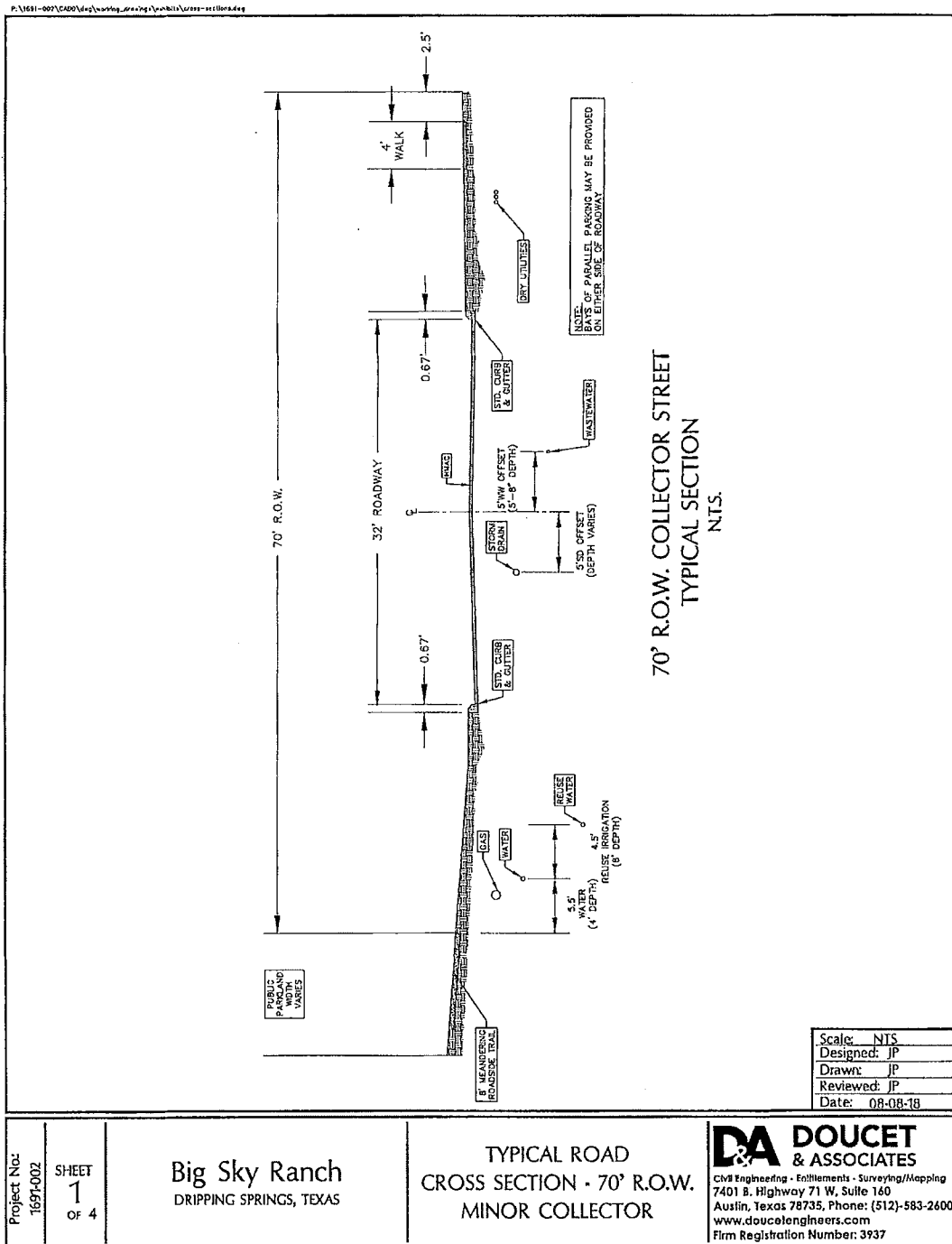
LANDSCAPE BUFFER EXHIBIT  
BIG SKY RANCH  
DRIPPING SPRINGS, TEXAS

SEC Planning, LLC  
Landscape Architecture • Environmental Consulting  
10000 S. Loop West, Suite 1000  
Houston, Texas 77049  
www.secplanning.com



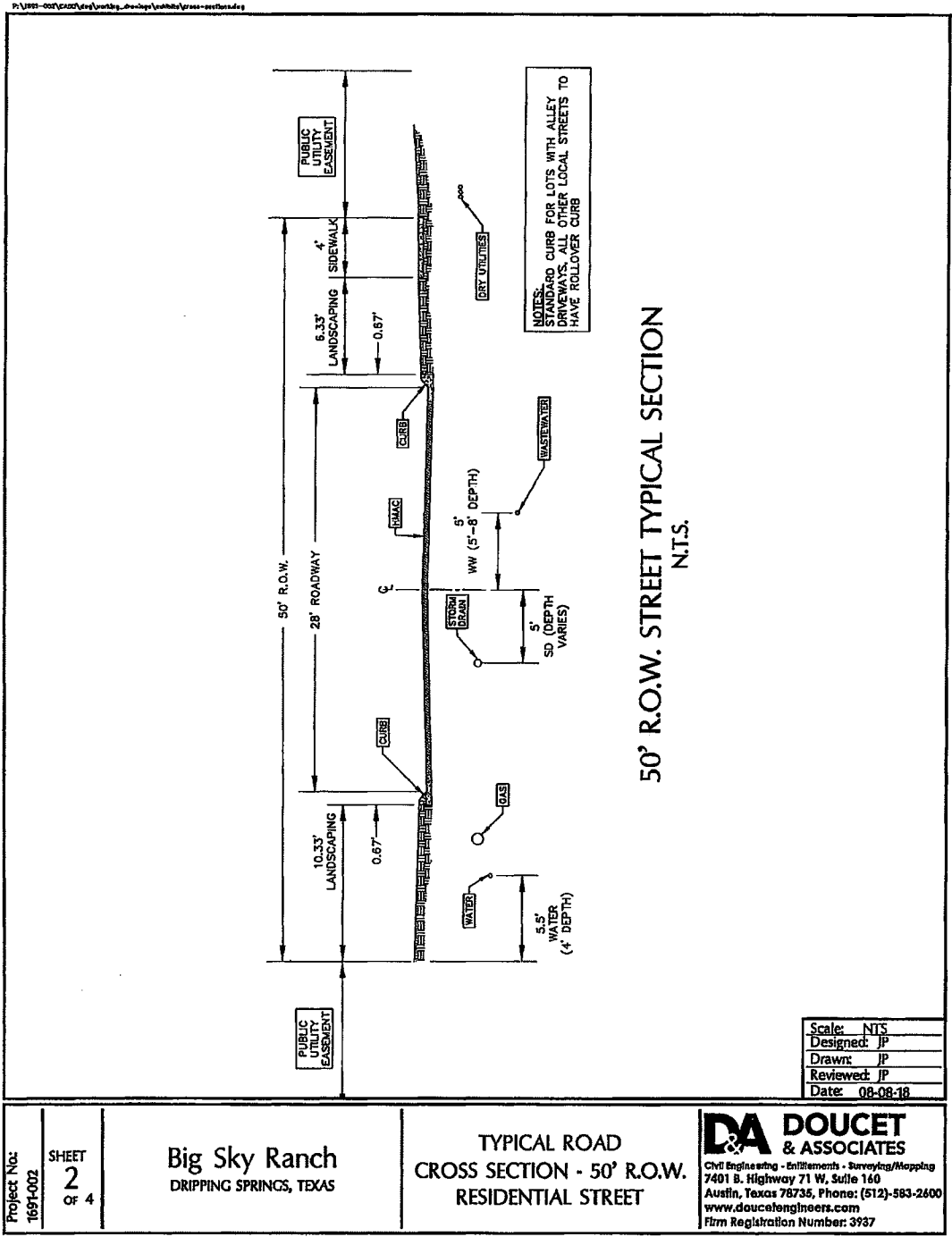
EXHIBIT F

PD Street Standards



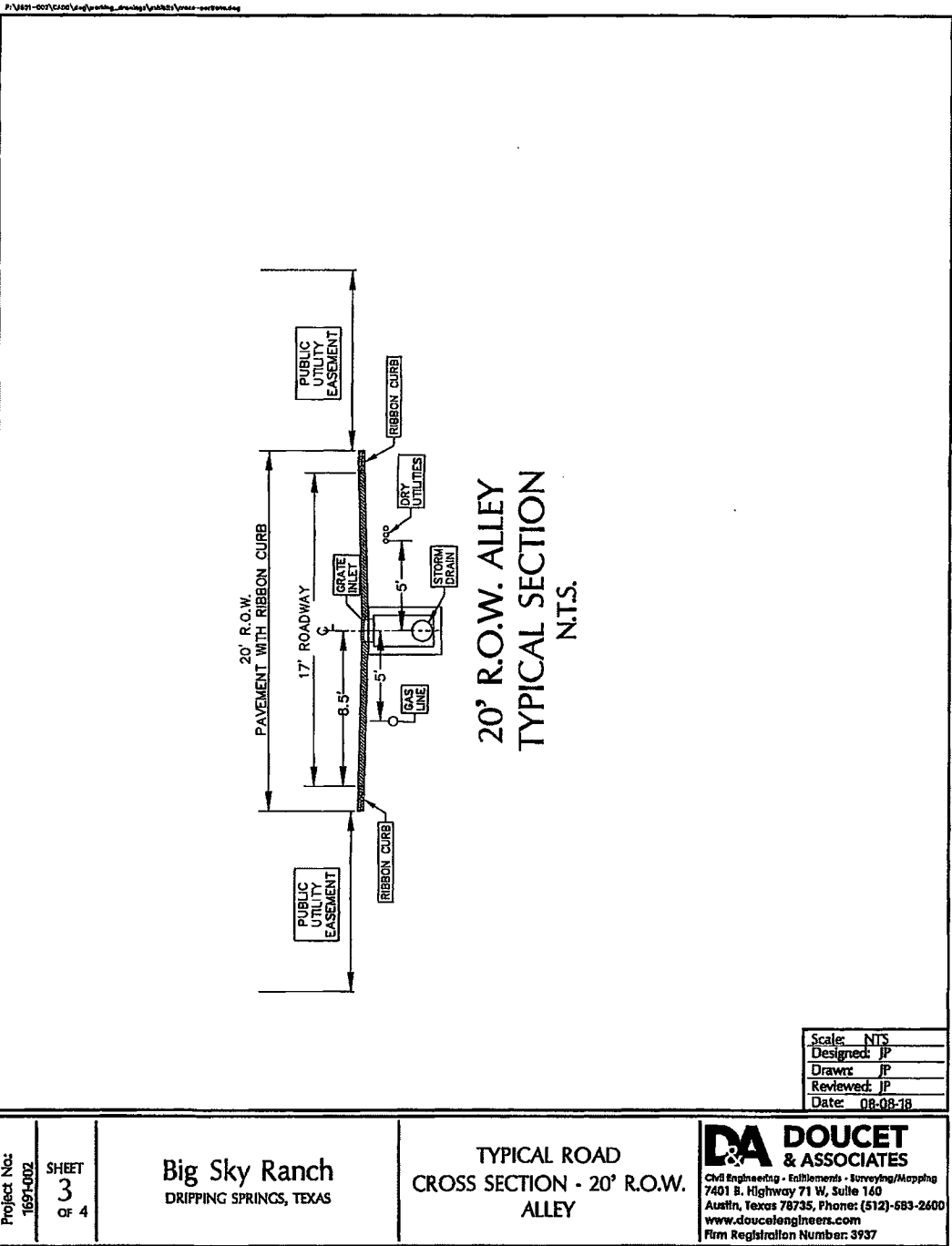
Project No: 1697-002 SHEET <b>1</b> OF 4	<b>Big Sky Ranch</b> DRIPPING SPRINGS, TEXAS	TYPICAL ROAD CROSS SECTION - 70' R.O.W. MINOR COLLECTOR	<b>DA DOUCET &amp; ASSOCIATES</b> Civil Engineering - Easements - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com Firm Registration Number: 3937
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Item 5.

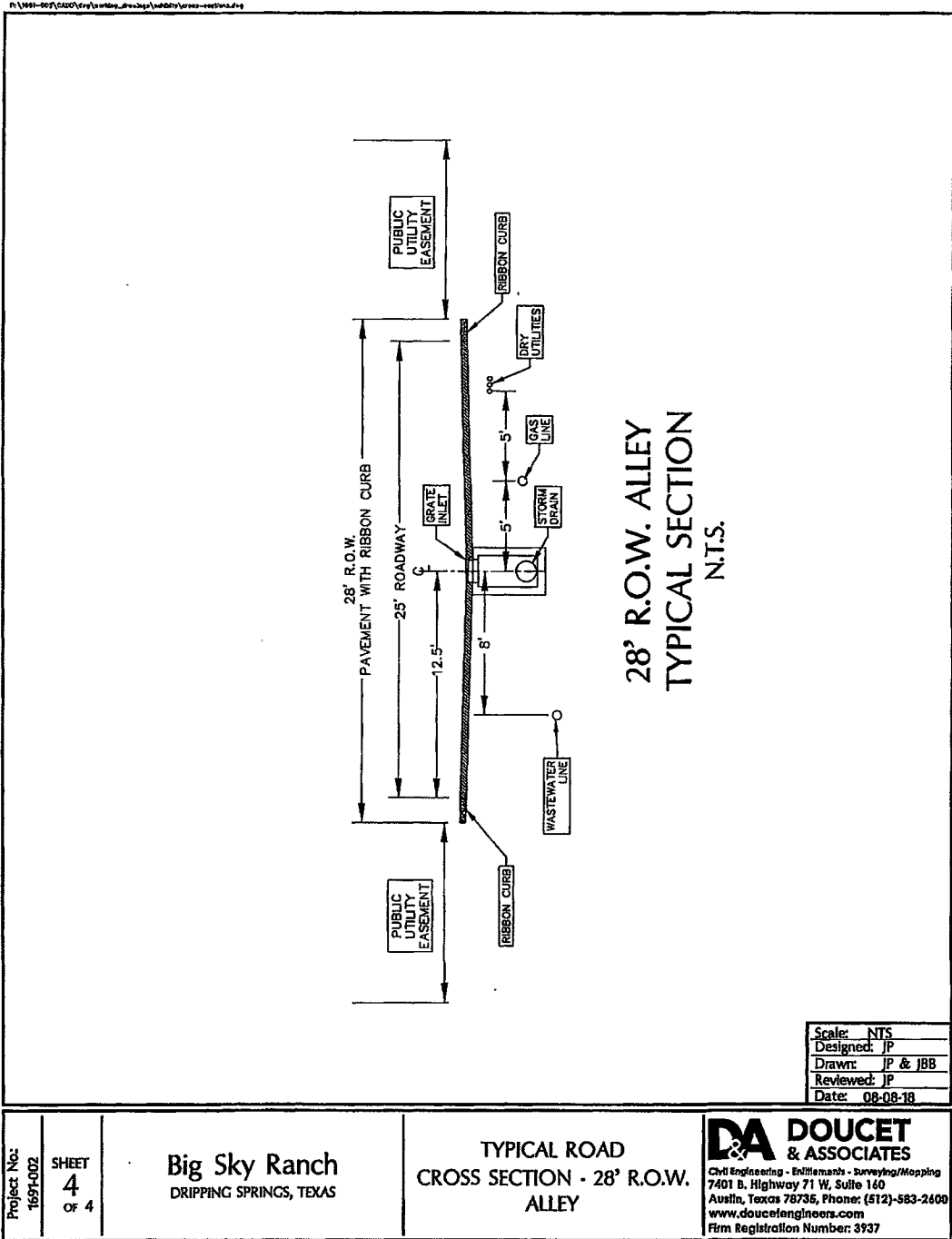


Project No: 16914002 SHEET 2 of 4	Big Sky Ranch DRIPPING SPRINGS, TEXAS	TYPICAL ROAD CROSS SECTION - 50' R.O.W. RESIDENTIAL STREET	<b>DA DOUCET &amp; ASSOCIATES</b> Civil Engineering - Eminent Domain - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com Firm Registration Number: 3937
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Item 5.



Item 5.



Project No:  
169T-002

SHEET  
4  
OF 4

**Big Sky Ranch**  
DRIPPING SPRINGS, TEXAS

TYPICAL ROAD  
CROSS SECTION - 28' R.O.W.  
ALLEY

**DA DOUCET & ASSOCIATES**  
Civil Engineering - Eminent Domain - Surveying/Mapping  
7401 B. Highway 71 W, Suite 140  
Austin, Texas 78735, Phone: (512)-583-2400  
www.doucetengineers.com  
Firm Registration Number: 3937

Item 5.

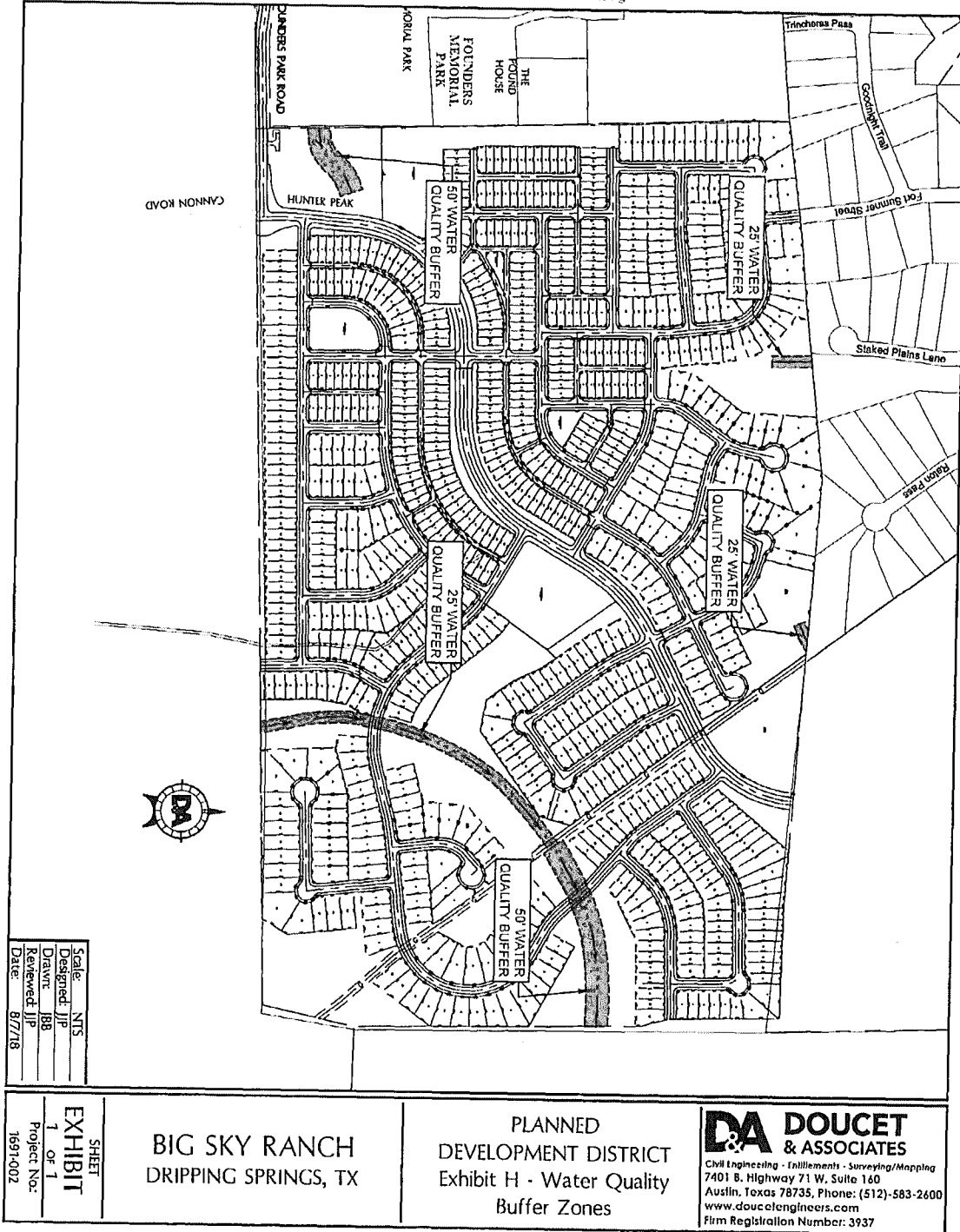
### EXHIBIT G

## Water Quality Buffer Zones

User: JBANISTER

Plot Date/Time: Aug. 07, 18 - 10:55:51

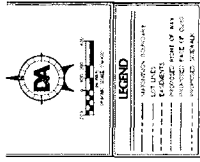
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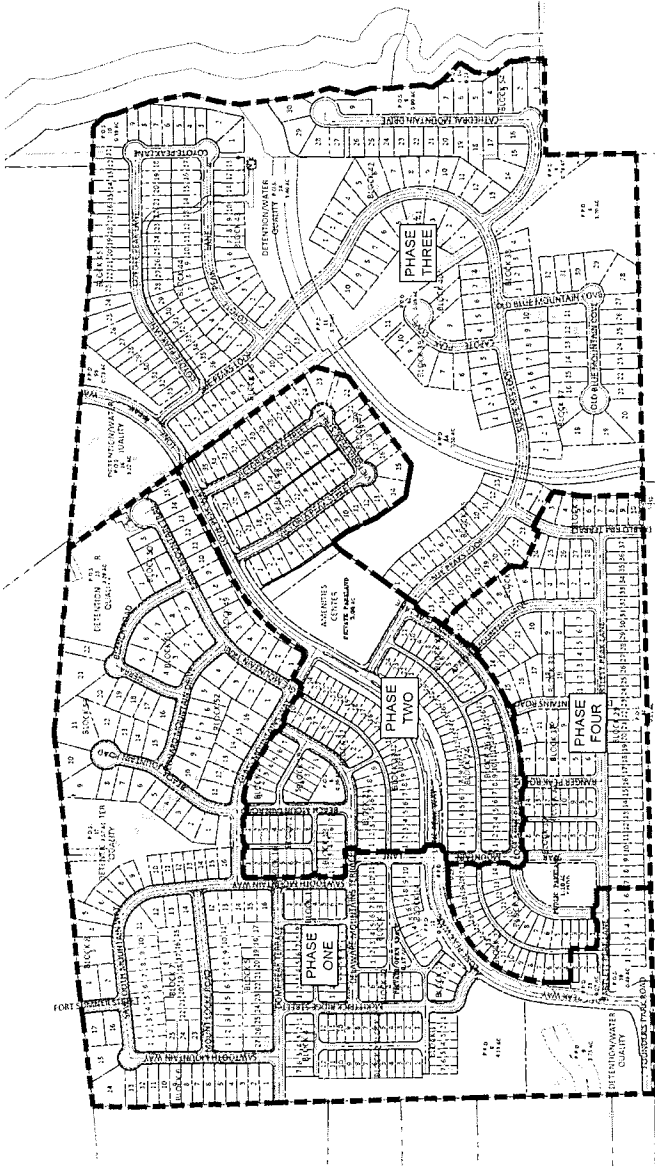
198

# EXHIBIT H

## Phasing Plan



RESIDENTIAL LOTS BY PHASE	
<b>PHASE ONE</b>	
RESIDENTIAL LOTS A (B4' X 115')	104
RESIDENTIAL LOTS B (45' X 120')	85
RESIDENTIAL LOTS C (60' X 120')	67
<b>TOTAL PHASE ONE</b>	<b>256</b>
<b>PHASE TWO</b>	
RESIDENTIAL LOTS A (B4' X 115')	130
RESIDENTIAL LOTS B (45' X 120')	56
RESIDENTIAL LOTS C (60' X 120')	0
<b>TOTAL PHASE TWO</b>	<b>186</b>
<b>PHASE THREE</b>	
RESIDENTIAL LOTS A (B4' X 115')	0
RESIDENTIAL LOTS B (45' X 120')	136
RESIDENTIAL LOTS C (60' X 120')	88
<b>TOTAL PHASE THREE</b>	<b>224</b>
<b>PHASE FOUR</b>	
RESIDENTIAL LOTS A (B4' X 115')	48
RESIDENTIAL LOTS B (45' X 120')	88
RESIDENTIAL LOTS C (60' X 120')	0
<b>TOTAL PHASE FOUR</b>	<b>136</b>
<b>TOTAL</b>	
RESIDENTIAL LOTS A (B4' X 115')	282
RESIDENTIAL LOTS B (45' X 120')	367
RESIDENTIAL LOTS C (60' X 120')	155
<b>TOTAL RESIDENTIAL LOTS</b>	<b>804</b>





## EXHIBIT I

### PD Uses Chart:

Th uses permitted in PDD – 10 are as follows:

- Single-Family Dwelling, Detached;
- Garden Home/Townhome;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Community Center, Private; and
- Those uses listed in the City's zoning ordinance for the GR District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

20024159 ORDINANCE  
06/19/2020 12:23:34 PM Total Fees: \$198.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas





# Planning and Zoning Commission Meeting Planning Department Staff Report

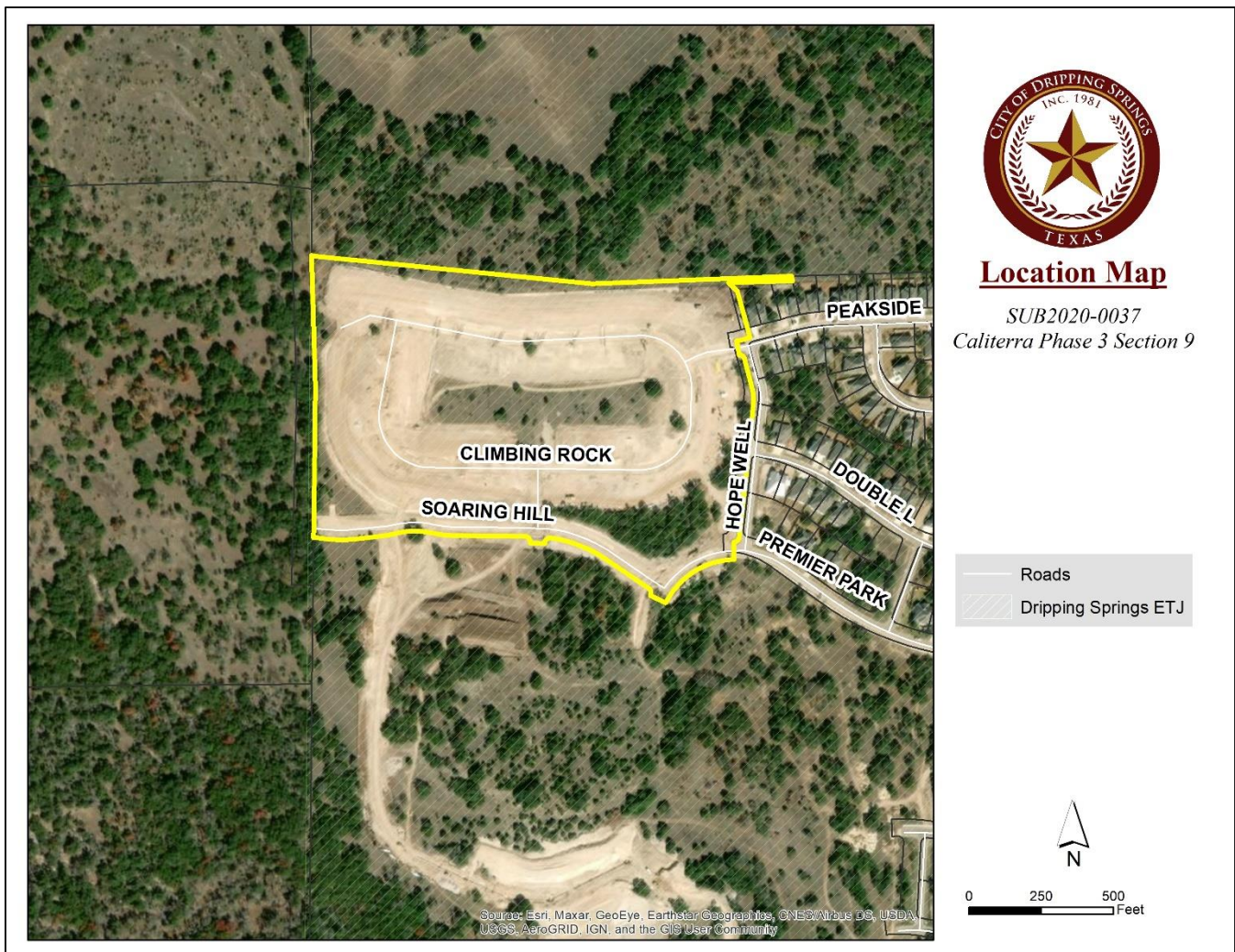
**Planning and Zoning Commission Meeting:** December 16, 2020  
**Project Number:** SUB2020-0037  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

**Project Name:** Caliterra Phase 3 Section 9 Replat with Vacation  
**Property Location:** West of Ranch Road 12 and near Double L Drive.  
**Legal Description:** Caliterra Section 3 Phase 9  
**Applicant:** Bill Couch, CBD, INC  
**Property Owner:** Development Solutions CAT, LLC  
**Request:** Applicant is asking to Replat with a vacation the subdivision Caliterra Phase 3 Section 9 Final Plat to vacate a five-foot (5') utility easement along all side lot lines.

### Staff Recommendation

**Staff Recommends disapproval of the replat with a vacation of the Caliterra Phase 3 Section 9 Subdivision based on the outstanding comments attached.**



## Overview

The applicant is requesting to Replat with a Vacation the Caliterra Phase 3 Section 9 Final Plat Subdivision. The applicant is vacating a Plat note.

The Caliterra subdivision is under a development agreement that was approved on January 14, 2014 (Vol 4978 Pg 215). The Plat has a total of 86 lots with 82 lots being single-family. The total acreage for this plat is 31.792 acres. The subject property is within the City's extraterritorial jurisdiction.

The City's subdivision ordinances do not permit anything to be built within an easement that could potentially interfere with the use of the easement. During the Building permit stage, it was noted that the applicant was placing air conditioning units within the utility easement. In order for the applicant to continue to keep placing the A/C units where they are currently being placed, the applicant is requesting to vacate the five-foot (5') utility easements along each side lot line. In order to vacate the easement, the applicant provided written consent from the utilities that would be affected.

The utilities that are provided to Caliterra are listed below:

- Water: Dripping Springs Water Supply Corporation
- Wastewater: City of Dripping Springs
- Electric: Pedernales Electric Cooperation

The note to be removed is plat note # 16, which states:

“Utility easement of 15 feet shall be located along each side of dedicated R.O.W. and 5' along each side lot line.”

The Applicant is removing the portion “5' along each side lot line”.

The City has received sign off from Dripping Springs Water Supply Corporation and the Wastewater reviewer for the City of Dripping Springs has approved the note removal. The City received sign off from PEC with the following note “Individual easements will be required for all lots in Caliterra Phase 3, Section 9.” Per section 12.2.5 of the Subdivision Ordinance “For new development, all necessary on-site easements shall be established on the subdivision plat and not by separate instrument, and they shall be labeled for the specific purpose, and to the specific entity if other than the City, for which they are being provided”. The applicant will be required to place the individual easements on the plat prior to the vacation and replat of the property.

## Summary, Recommendation, and Required Action

**Staff recommends disapproval of the replat with a vacation of Caliterra Phase 3 Section 9 due to the Outstanding comments attached in the staff report.**

## Public Notification

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

## Attachments

- Exhibit 1 –Subdivision Application
- Exhibit 2 – Caliterra Phase 3 Section 9 Recorded Plat
- Exhibit 3 – Caliterra Phase 3 Section 9 Proposed Plat
- Exhibit 4 – Caliterra Phase 3 Section 9 Vacation Document
- Exhibit 5 – Utility Letters and Signoffs
- Exhibit 6 – Outstanding Comments

# Planning Department Staff Report

Item 6.

Recommended Action:	Deny the replat with a vacation, with outstanding comments
Alternatives/Options:	N/A
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

## SUBDIVISION APPLICATION

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

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

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

### PLAT TYPE

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

### CONTACT INFORMATION

**APPLICANT NAME** Bill E. Couch, P.G., AICP CEP  
**COMPANY** Carlson Brigance 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** Development Solutions CAT, LLC  
**STREET ADDRESS** 12222 Merit Drive, Suite 1020  
**CITY** Dallas **STATE** TX **ZIP CODE** 75251  
**PHONE** (972) 960-2777 **EMAIL** grich@siepiela.com



<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Development Solutions CAT, LLC
PROPERTY ADDRESS	RR 12, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	<b>Caliterra Section 3 Phase 9</b>
TAX ID #	R17804
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	37.911
SCHOOL DISTRICT	Drippings Springs ISD
ESD DISTRICT(S)	#1 and #6
ZONING/PDD/OVERLAY	PDD
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Premier Park Loop</u>
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>

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Replat Caliterra Phase 3 Section 9
TOTAL ACREAGE OF DEVELOPMENT	31.75
TOTAL NUMBER OF LOTS	86
AVERAGE SIZE OF LOTS	0.296
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>82</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>17.049</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>5089</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input 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: Remote part of note regarding a side lot line easement.

TITLE: Senior Project Manager SIGNATURE: *Bill E. Paul*

**PUBLIC UTILITY CHECKLIST**

ELECTRIC PROVIDER NAME (if applicable): on file

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): on file

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

WATER PROVIDER NAME (if applicable): on file

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): on file

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

GAS PROVIDER NAME (if applicable): NA

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

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

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

\_\_\_\_\_

Applicant Name

**Bill E. Couch**  
\_\_\_\_\_

**10-18-20**  
\_\_\_\_\_

Applicant Signature

*Bill E. Couch*  
\_\_\_\_\_

Date

**10-18-20**  
\_\_\_\_\_

Notary

Date

Notary Stamp Here

\_\_\_\_\_

Property Owner Name

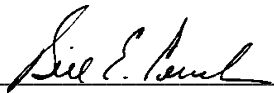
\_\_\_\_\_

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: 10-8-20

<b>FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST</b>		
<b>Subdivision Ordinance, Section 5</b>		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement



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

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

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

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

### NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	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	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). <b>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</b>
Zoning, Article 30.02, Exhibit A	<b>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</b>

# CALITERRA PHASE THREE, SECTION NINE

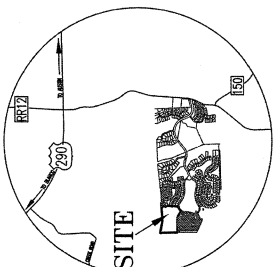
LINEAR FOOTAGE OF RIGHT-OF-WAY

PREMIER PARK LOOP (MINOR ARTERIAL)	60' R.O.W.	326'
PEAKSIDE CIRCLE (LOCAL STREET)	50' R.O.W.	192'
SOARING HILL ROAD (LOCAL STREET)	60' R.O.W.	3,150'
FISH TRAP ROAD (LOCAL STREET)	50' R.O.W.	280'
CLIMBING ROCK LOOP (LOCAL STREET)	50' R.O.W.	3,035'
TOTAL		6,985'

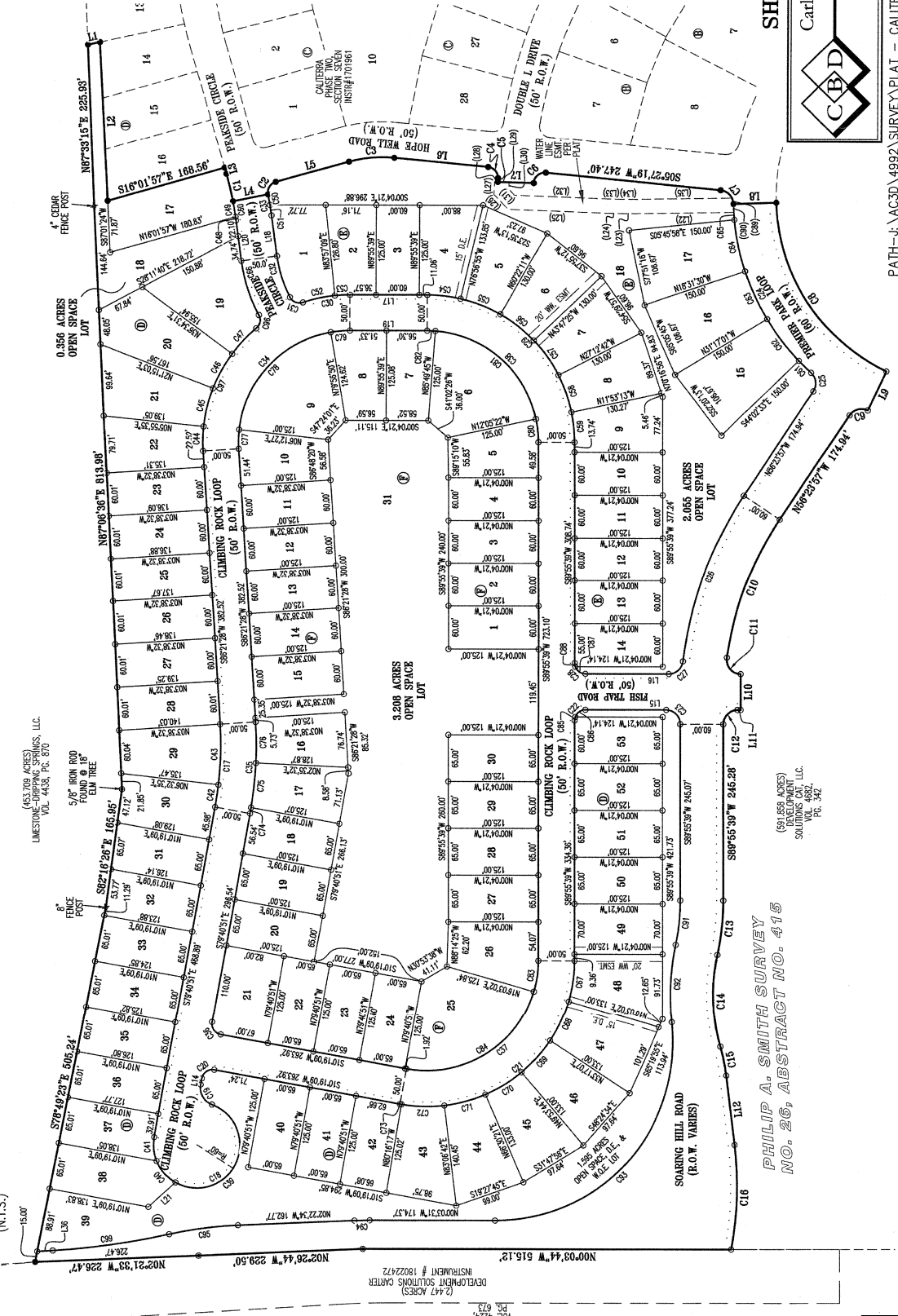
**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD FOUND
- △ FENCE POST FOUND
- 17 LOT NUMBER
- ⊙ BLOCK RESERVATION
- ⊙ SIGNALS
- I.E. DRAINAGE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- R.O.W. RIGHT-OF-WAY

VICINITY MAP  
(N.T.S.)



SCALE 1" = 100'



**Easement Line Table**

Line #	Length	Direction
(L22)	139.83	N07°54'05"W
(L23)	26.17	N07°05'58"E
(L24)	20.17	N07°05'58"E
(L25)	128.82	S22°05'58"W
(L26)	28.13	N07°05'58"E
(L27)	17.72	S89°07'59"E
(L28)	4.49	S07°30'02"W

**Easement Curve Table**

Curve #	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C8)	8.56	20.00	S78°47'40"W	8.50	24°31'48"
(C9)	11.74	50.00	S87°02'42"W	11.74	5.87

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

ACREAGE 31.792 ACRES  
SURVEY: PHILIP A. SMITH SURVEY NO. 26  
ABSTRACT NUMBER 415  
HAYS COUNTY, TEXAS  
DATE: APRIL 7, 2020

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC.  
901 IDS CENTER  
80 SOUTH 8TH STREET  
MINNEAPOLIS, MINNESOTA 55402

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TX 78749  
PHONE: 512-260-5160  
FAX: 512-260-5165

TOTAL ACREAGE: 31.792 ACRES  
SURVEY: PHILIP A. SMITH SURVEY NO. 26  
ABSTRACT NUMBER 415  
HAYS COUNTY, TEXAS

TOTAL NO. LOTS 86  
NO. OF SINGLE FAMILY LOTS 82  
NO. OF OPENSOURCE LOTS 3  
NO. OF OPENSOURCE, D.E., & W.Q. LOTS 1  
NO. OF BLOCKS 3

BENCHMARK NOTES:  
BM#1 IS A CAPPED 1/2" IRON ROD, ON THE SOUTH SIDE OF CALITERRA PARKWAY, APPROXIMATELY 136' NORTH FROM THE EASTERMOST CORNER OF LOT 16. BLOCK "K" OF CALITERRA PHASE TWO, SECTION EIGHT. INSTRUMENT # 18010022. ELEVATION = 1,154.00'  
BM#2 IS A "X" ON TOP OF REBORN CURB, ON THE NORTH SIDE OF CALITERRA PARKWAY, APPROXIMATELY 139' SOUTHEAST FROM THE SOUTHERNMOST CORNER OF LOT 35, BLOCK "E", AMENDED PLAT OF CALITERRA PHASE ONE, SECTION FOUR, VOL. 19, P.L. 138. ELEVATION = 1,086.07'

A SUBDIVISION OF 31.792 ACRES BEING CALITERRA PHASE THREE, SECTION NINE, LOT OF THE PHILIP A. SMITH SURVEY NO. 26, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

**SHEET NO. 1 OF 3**  
Carlson, Brigrance & Doering, Inc.  
FIRM ID: PHS2731 REG. # 0028990  
Surveying  
5501 West William Cannon  
Austin, Texas 78749  
Phone No. (512) 260-5160  
Fax No. (512) 260-5165

Item 6.

PATH-J:\AC3D\4992\SURVEY\PLAT - CALITERRA PHASE THREE, SECTION N



# CALTEERRA PHASE THREE SECTION NINE

1. THIS FINAL PLAN IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. THIS PLAN IS SUBJECT TO THE CITY OF DRIPPING SPRINGS ZONING ORDINANCES AND THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCES.
3. THIS PLAN LIES WITHIN THE BOUNDARIES OF THE CONTIGUOUS ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAN IS LOCATED WITHIN THE DIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THE SUBJECT PLOT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO. 46299C 0115F, 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. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
10. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
11. MINIMUM FRONT SETBACK SHALL BE 20'.
12. MINIMUM REAR SETBACK SHALL BE 20'.
13. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
14. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
15. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5' ALONG EACH SIDE LOT LINE.
16. MINIMUM SETBACK SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
17. NO STRUCTURE SHALL BE OCCUPIED UNTIL OCCURRENCE OF AN OCCURRENCE OF THE CITY OF DRIPPING SPRINGS.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL OCCURRENCE OF AN OCCURRENCE OF THE CITY OF DRIPPING SPRINGS.
19. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSIDERED WASTE WATER SYSTEM.
20. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGAIN UNTIL ALL PUBLIC ROADWAYS, NO DRAINWAY CONSTRUCTION FOR DRAINWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
21. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSIDERED WASTE WATER SYSTEM.
22. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRAINWAY CONSTRUCTION FOR DRAINWAYS 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 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 ADAPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE POLLING OF BUILDING PERMITS THROUGH THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT (PWA).
25. PER THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALTEERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
26. ALL SIDEWAYS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
27. POST-DEVELOPMENT CONDITIONS RUMOFF RATE SHALL BE NO GREATER THAN THE PREDEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS.
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 CALTEERRA 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. LOTS 15, 16, AND 17, BLOCK E, WILL REQUIRE A MINIMUM 18' SETBACK.

LOT SIZE	NO.
< 1 ACRE	83
1-2 ACRE	0
2-5 ACRE	3
5-10 ACRE	0
> 10 ACRE	0

Line #	Length	Direction
L1	17.22	S70°12'19"E
L2	22.03	S87°01'24"W
L3	8.82	S75°38'10"W
L4	50.00	N1°16'00"E
L5	108.08	S15°35'57"E
L6	130.84	S67°19'19"W
L7	50.00	S01°30'07"W
L8	60.00	S05°58'07"E
L9	60.00	N64°38'44"W
L10	50.00	S85°59'59"W
L11	4.80	N00°42'11"W
L12	97.38	S87°00'03"W
L14	8.69	S78°40'51"E
L15	115.00	N00°42'11"W
L16	118.76	N00°42'11"W
L17	107.63	N00°42'11"W
L18	58.84	S81°59'01"W
L19	107.63	N00°42'11"W
L20	58.84	S81°59'01"W
L21	51.04	N62°02'13"W
L26	21.21	N62°02'13"W

Curve #	Length	Radius	Chord Direction	Chord Length	Delta	Tangent
C05	22.06	330.00	S89°08'56"W	22.06	11.03	54949'
C06	78.88	226.00	S71°46'35"W	78.46	40.37	20720'30"
C07	57.89	265.00	S82°00'40"E	57.50	28.04	16072'4"
C08	59.43	265.00	S49°24'34"E	58.22	28.92	16393'37"
C09	59.43	265.00	S174°36"E	59.22	28.92	16393'37"
C10	59.43	265.00	S101°26'21"	59.22	28.92	16393'37"
C11	8.46	525.00	S89°08'56"E	8.46	4.23	9552'4"
C12	62.34	525.00	S84°00'21"E	62.30	31.21	64813'
C13	57.13	525.00	N82°29'30"E	57.10	28.59	61406'
C14	189.48	155.00	N85°43'03"W	188.00	116.25	73442'23"
C15	11.48	155.00	N41°02'26"E	11.48	5.74	61406'
C16	11.48	155.00	S82°00'40"E	11.48	5.74	16072'4"
C17	207.97	155.00	S14°48'49"E	207.97	140.22	84180'7"
C18	15.00	15.00	S82°00'15"E	15.00	7.50	19298'16"
C19	18.46	15.00	N51°11'31"E	17.32	10.61	70314'4"
C20	18.46	15.00	N87°11'31"E	17.32	10.61	70314'4"
C21	62.25	300.00	N87°10'40"W	62.14	31.23	11483'5"
C22	109.73	300.00	N61°04'00"W	109.28	55.32	17597'48"
C23	419.51	250.00	N48°05'37"W	372.06	276.47	96100'3"
C24	21.40	465.71	N07°15'14"W	21.40	10.70	23730'
C25	96.82	530.00	N43°33'56"W	96.48	48.44	10264'3"
C26	20.80	15.00	S75°00'00"E	18.02	12.30	7841'20"
C27	193.11	205.00	N62°08'18"W	186.05	104.39	52952'23"
C28	163.47	1000.00	N62°08'18"W	163.28	81.92	92157'

Curve #	Length	Radius	Chord Direction	Chord Length	Delta	Tangent
C29	26.78	525.00	N82°29'30"E	26.78	14.46	31510'5"
C30	253.13	155.00	N45°12'7"W	226.92	164.97	93341'1"
C31	173.93	525.00	S83°34'42"E	173.61	84.28	13747'42"
C32	215.59	155.00	S89°32'36"E	238.15	186.01	100233'0"
C33	245.47	155.00	N45°12'39"E	219.20	155.00	90000'0"
C34	40.31	60.00	S84°42'28"W	38.58	20.85	38739'37"
C35	33.86	60.00	S94°09'13"W	33.41	17.39	37195'4"
C36	31.31	475.00	S81°30'08"E	31.30	15.66	3465'4"
C37	84.44	475.00	S88°32'59"E	84.33	42.13	10111'0"
C38	54.83	265.00	N85°12'59"W	54.67	27.58	15792'8"
C39	54.83	265.00	N81°05'13"W	54.67	27.58	15792'8"
C40	48.22	265.00	N63°54'49"W	48.10	24.33	13451'0"
C41	51.00	475.00	N81°40'33"E	51.00	25.50	9785'5"
C42	47.50	475.00	N63°00'01"E	47.50	23.75	9785'5"
C43	14.87	525.00	N93°29'29"E	14.87	7.44	13807'0"
C44	14.82	525.00	N81°10'30"E	14.81	7.41	13701'0"
C45	45.29	265.00	N123°09'59"W	45.19	22.74	12397'6"
C46	21.41	265.00	N03°05'54"E	21.40	10.72	5787'0"
C47	46.96	265.00	N82°29'22"E	46.85	23.58	13707'26"
C48	59.32	265.00	N07°22'27"E	58.11	28.87	16344'4"
C49	59.32	265.00	N43°35'57"E	58.11	28.87	16344'4"
C50	54.83	265.00	N072°02'27"E	54.67	27.58	15792'8"
C51	26.25	475.00	N82°29'29"E	26.25	14.84	31037'
C52	41.81	265.00	N67°01'15"E	42.20	21.21	11493'32"
C53	21.86	475.00	N82°29'29"E	21.86	11.94	61406'
C54	73.49	330.00	S82°20'13"W	73.33	36.80	12453'1"
C55	73.49	330.00	S85°05'45"W	73.33	36.80	12453'1"
C56	73.49	330.00	S77°51'16"W	73.33	36.80	12453'1"

Curve #	Length	Radius	Chord Direction	Chord Length	Delta	Tangent
C57	38.50	5752120"W	S72°12'29"W	38.50	17.49	44957'
C58	26.41	20.00	S88°23'57"E	26.41	13.32	87442'2"
C59	63.89	32.39	S65°06'30"	63.89	32.39	26296'0"
C60	5.27	660.00	N88°10'15"W	5.27	2.64	6777'7"
C61	24.91	16.04	S39°49'45"	24.91	12.45	64403'5"
C62	28.85	270.00	S58°43'37"W	28.85	14.43	64403'5"
C63	28.85	270.00	N15°30'57"W	28.85	14.43	64403'5"
C64	208.94	400.00	N68°06'05"W	207.23	106.23	82620'17"
C65	31.42	20.00	N65°04'21"W	31.42	15.71	28950'0"
C66	76.04	360.00	N65°04'21"W	75.89	38.16	12360'5"
C67	133.84	270.00	S88°05'48"W	129.56	66.73	27453'3"
C68	44.17	270.00	S78°37'59"W	44.13	22.06	8441'1"
C69	148.27	464.00	N87°30'06"W	146.86	73.74	18703'41"
C70	115.75	475.00	S58°59'42"E	115.46	58.16	13574'42"
C71	272.10	60.00	S57°35'55"E	270.04	135.02	72950'0"
C72	23.96	15.00	N54°05'17"W	23.21	11.61	28950'0"
C73	359.19	265.00	S39°32'28"E	314.86	160.01	100233'0"
C74	28.85	330.00	N45°12'39"E	28.85	14.43	90000'0"
C75	31.42	20.00	N45°12'39"E	31.42	15.71	28950'0"
C76	268.38	330.00	S84°59'21"W	259.21	140.93	84415'0"
C77	268.38	330.00	N82°42'27"E	267.19	137.10	28317'2"
C78	268.38	330.00	N62°05'39"E	267.19	137.10	28317'2"
C79	23.06	15.00	S44°35'29"W	23.06	11.53	90000'0"
C80	322.01	205.00	N45°12'39"E	289.51	144.76	90000'0"
C81	66.70	265.00	N82°33'37"W	66.41	33.65	18783'1"
C82	21.86	15.00	S21°40'19"W	18.44	12.78	67462'37"
C83	61.85	175.00	S7201'16"W	60.55	30.74	19553'0"

Block #	Area	Area Within Subdivision	Area Within Private Streets	Block #	Area	Area Within Subdivision	Area Within Private Streets
1	0.222 ACRES	31.792 ACRES (1,363,041 sq. ft.)	6,201 ACRES (270,116 sq. ft.)	1	0.222 ACRES	31.792 ACRES (1,363,041 sq. ft.)	6,201 ACRES (270,116 sq. ft.)
2	0.186 ACRES			2	0.186 ACRES		
3	0.172 ACRES			3	0.172 ACRES		
4	0.232 ACRES			4	0.232 ACRES		
5	0.232 ACRES			5	0.232 ACRES		
6	0.228 ACRES			6	0.228 ACRES		
7	0.278 ACRES			7	0.278 ACRES		
8	0.212 ACRES			8	0.212 ACRES		
9	0.201 ACRES			9	0.201 ACRES		
10	0.172 ACRES			10	0.172 ACRES		
11	0.172 ACRES			11	0.172 ACRES		
12	0.172 ACRES			12	0.172 ACRES		
13	0.172 ACRES			13	0.172 ACRES		
14	0.172 ACRES			14	0.172 ACRES		
15	0.306 ACRES			15	0.306 ACRES		
16	0.306 ACRES			16	0.306 ACRES		
17	0.306 ACRES			17	0.306 ACRES		
18	1.979 ACRES			18	1.979 ACRES		
BLOCK F				BLOCK F			
1	0.172 ACRES			1	0.172 ACRES		
2	0.172 ACRES			2	0.172 ACRES		
3	0.172 ACRES			3	0.172 ACRES		
4	0.172 ACRES			4	0.172 ACRES		
5	0.188 ACRES			5	0.188 ACRES		
6	0.456 ACRES			6	0.456 ACRES		
7	0.184 ACRES			7	0.184 ACRES		
8	0.184 ACRES			8	0.184 ACRES		
9	0.345 ACRES			9	0.345 ACRES		
10	0.194 ACRES			10	0.194 ACRES		
11	0.172 ACRES			11	0.172 ACRES		
12	0.172 ACRES			12	0.172 ACRES		
13	0.172 ACRES			13	0.172 ACRES		
14	0.172 ACRES			14	0.172 ACRES		
15	0.172 ACRES			15	0.172 ACRES		
16	0.207 ACRES			16	0.207 ACRES		
17	0.207 ACRES			17	0.207 ACRES		
18	0.187 ACRES			18	0.187 ACRES		
19	0.187 ACRES			19	0.187 ACRES		
20	0.187 ACRES			20	0.187 ACRES		
21	0.234 ACRES			21	0.234 ACRES		
22	0.187 ACRES			22	0.187 ACRES		
23	0.187 ACRES			23	0.187 ACRES		
24	0.187 ACRES			24	0.187 ACRES		
25	0.402 ACRES			25	0.402 ACRES		
26	0.231 ACRES			26	0.231 ACRES		
27	0.187 ACRES			27	0.187 ACRES		
28	0.187 ACRES			28	0.187 ACRES		
29	0.187 ACRES			29	0.187 ACRES		
30	0.187 ACRES			30	0.187 ACRES		
31	3.182 ACRES			31	3.182 ACRES		

Area	Area Within Subdivision	Area Within Private Streets	Block #	Area	Area Within Subdivision	Area Within Private Streets
1	0.222 ACRES	31.792 ACRES (1,363,041 sq. ft.)	1	0.222 ACRES	31.792 ACRES (1,363,041 sq. ft	

# CALITERA PHASE THREE SECTION NINE

STATE OF TEXAS }  
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS: THAT DEVELOPMENT SOLUTIONS CAT, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF A CALLED 591.858 ACRES OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 31.792 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

\*CALITERA PHASE THREE, SECTION NINE\*

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.

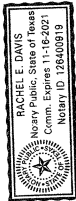
WITNESS MY HAND, THIS 10<sup>th</sup> DAY OF March, 2020 A.D.

BY: Gregory L. Rich  
GREGORY L. RICH, MANAGER  
DEVELOPMENT SOLUTIONS CAT, LLC

STATE OF TEXAS }  
COUNTY OF HAYS }

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.

Rachelle E. Davis  
NOTARY PUBLIC, STATE OF TEXAS



PRINTED NOTARY NAME: Rachelle E. Davis  
MY COMMISSION EXPIRES: 11/16/21

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. 48209C-015F, BOTH UNITED SEPTEMBER 02, 2006.

ENGINEERING BY: Brett R. Pasquarella DATE: 3-6-2020  
BRETT R. PASQUARELLA, P.E., No. 84769  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



STATE OF TEXAS }  
COUNTY OF TRAVIS }

I, ARON V. THOMSON, 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: Aron V. Thomson DATE: 05/14/2020  
ARON V. THOMSON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERA PHASE THREE, SECTION NINE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE DEVELOPMENT CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

Michelle Fischer  
MICHELLE FISCHER, CITY ADMINISTRATOR

DATE: 4-17-20

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

Chad Gilpin  
CHAD GILPIN, P.E. - CITY ENGINEER

DATE: 4-17-20

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 SOURCE.

NO STRUCTURE OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGUN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

Caitlyn Strickland  
CAITLYN STRICKLAND, ~~INTERIM~~ DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

DATE: 4-20-2020

Tom Pope  
TOM POPE, R.S.P.C.F.M.  
FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS }  
COUNTY OF HAYS }

I, THE UNDERSIGNED, ~~INTERIM~~ 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.

Caitlyn Strickland  
CAITLYN STRICKLAND, ~~INTERIM~~ DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

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

I, ELMINE 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 21<sup>st</sup> DAY OF April, 2020 A.D., AT 11:00 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. 200192724

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 21<sup>st</sup> DAY OF April, 2020 A.D.



ELMINE HANSON CARDENAS BY: Elmine Hanson Cardenas  
COUNTY CLERK  
HAYS COUNTY, TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A FLOOD-FIA, 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.

A SUBDIVISION OF 31.792 ACRES BEING CALITERA PHASE THREE, SECTION NINE, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

**SHEET NO. 3 OF 3**

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #F3791 REG. # 1002400  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas  
Phone No. (817) 286-5166 Fax No. (817) 286-5168

Item 6.

PATH-J:\AC3D\4992\SURVEY\PLAT - CALITERA PHASE THREE, SECTION N





# REPLAT CALITERRA PHASE THREE SECTION NINE

STATE OF TEXAS }  
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:  
THAT DEVELOPMENT SOLUTIONS CAI, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF CALITERRA PHASE THREE, SECTION NINE, A SUBDIVISION RECORDED IN INSTRUMENT NUMBER 20015929, AND THAT PULTE HOMES OF TEXAS, L.P., BEING THE OWNER OF LOTS 19-38 & 40-41, BLOCK D, LOTS 182, BLOCK E, AND LOTS 8-22, BLOCK F OF CALITERRA PHASE THREE, SECTION NINE, AS CONVEYED IN INSTRUMENT NUMBER 20024813 BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 31.792 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

### \*REPLAT CALITERRA PHASE THREE, SECTION NINE\*

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  
DEVELOPMENT SOLUTIONS CAI, LLC

BY:  
PULTE HOMES OF TEXAS, L.P.  
9401 AMBERGLEN BLVD., BLDG. 1,  
SUITE 130  
AUSTIN, TEXAS 78729  
PHONE: (512) 532-3300

STATE OF TEXAS }  
COUNTY OF HAYS }

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

PRINTED NOTARY NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

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 PLAN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48299C-0115F, BOTH DATED SEPTEMBER 02, 2005.



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

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

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERRA PHASE THREE, SECTION NINE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE DEVELOPMENT CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

\_\_\_\_\_  
MICHELLE FISCHER, CITY ADMINISTRATOR

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

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

\_\_\_\_\_  
CHAD GULPIN, P.E. - CITY ENGINEER

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

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 SOURCE.

NO STRUCTURE OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGAIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

\_\_\_\_\_  
CAITLYN STRICKLAND, INTERIM DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

\_\_\_\_\_  
TOM POPE, R.S., C.E.M.  
FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS }  
COUNTY OF HAYS }

I, THE UNDERSIGNED, INTERIM 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 EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

\_\_\_\_\_  
CAITLYN STRICKLAND, INTERIM DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

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

I, ELAINE HANSON CARDEWAS, 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 CARDEWAS BY:  
COUNTY CLERK  
HAYS COUNTY, TEXAS

A SUBDIVISION OF 31.792 ACRES BEING CALITERRA PHASE THREE, SECTION NINE, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

## SHEET NO. 3 OF 3



Carlson, Brigance & Doering, Inc.  
FIRM ID # 87791    REG. # 10024900

5401 West William Cannon Drive  
Austin, TX 78749  
Phone No. (512) 260-5160    Fax No. (512) 260-5160

Item 6.  
PATH-U:\AC3D\4992\SURVEY\PLAT - CALITERRA PHASE THREE, SECTION NINE

COUNTY OF HAYS §  
STATE OF TEXAS §

**PARTIAL VACATION AND REPLAT OF SUBDIVISION TO WIT:  
CALITERRA SECTION THREE PHASE NINE RECORDED IN 20015929,  
IN HAYS COUNTY, TEXAS.**

**WHEREAS**, Development Solutions CAT, LLC, Owner of approximately 37.911 acres of land, more or less, and being known as CALITERRA SECTION THREE PHASE NINE, recorded in Document #20015929 of the plat records of Hays County, Texas out of the Philip A Smith Survey No. 22, Abstract No. 415, in Hays County, Texas as conveyed to it by special warranty deed Volume 4682 Page 342 of the official records of Hays County, Texas; and

**WHEREAS**, on the \_\_\_\_ day of \_\_\_\_\_ 202\_, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, did approve the Vacation and Replat of CALITERRA SECTION THREE PHASE NINE, of that certain plat of record by Doc# **20015929** of the Plat Records of Hays County upon application thereof by the Owners of all land covered thereby; and

**NOW THEREFORE**, the Planning and Zoning Commission of the City of Dripping Springs, Texas does by these presents hereby declare that:

The above recitals are true and correct and that CALITERRA SECTION THREE PHASE NINE, of that certain plat of record by DOC# **20015929** of the Plat Records of Hays County are to be partially vacated and the REPLAT OF CALITERRA SECTION THREE PHASE NINE is hereby approved.

EXECUTED THIS, the \_\_\_\_ day of \_\_\_\_\_.



**CITY OF DRIPPING SPRINGS:**

\_\_\_\_\_  
Chair or Vice Chair of The Planning and Zoning Commission

Attest:

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

THE STATE OF TEXAS     §  
  §  
COUNTY OF HAYS         §

**BEFORE ME**, the undersigned authority, on this day personally appeared \_\_\_\_\_,  
known to me to be the person whose name is subscribed to the foregoing instrument as  
\_\_\_\_\_ [title, and company], and they  
acknowledged to me that they executed the same for the purposes and considerations therein  
expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_.

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

**DEVELOPMENT SOLUTIONS CAT, LLC:**

\_\_\_\_\_  
Name, Title

THE STATE OF TEXAS     §  
  §  
COUNTY OF HAYS         §

**BEFORE ME**, the undersigned authority, on this day personally appeared \_\_\_\_\_,  
known to me to be the person whose name is subscribed to the foregoing instrument as  
\_\_\_\_\_ [title, and company], and they  
acknowledged to me that they executed the same for the purposes and considerations therein  
expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_.

\_\_\_\_\_  
Notary Public Signature

COMMENTS: Remote part of note regarding a side lot line easement.  
 TITLE: Senior Project Manager SIGNATURE: *Diego E. Peralta*

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): **PEC** *Waziah Marquez*

VERIFICATION LETTER ATTACHED  NOT APPLICABLE \*Individual easements will be required for all lots in Caliterra Phase 3, Section 9

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

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

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

**From:** [Bill Couch](#)  
**To:** [Kyle Dannhaus](#); [AJ Gray](#)  
**Cc:** [Brandon Elliott](#); [Brett Pasquarella](#)  
**Subject:** RE: Caliterra Phase 3 Section 9 Replat Dripping Springs  
**Date:** Monday, November 16, 2020 10:43:20 AM

---

Kyle;

I have copied Brandon Elliot as Confirmation that Dripping Springs WSC does not have an issue with removing the side lot line easement reference in the plat notes of Replat Caliterra Phase 3 Section 9, City of Dripping Springs.

Thank you for your assistance.

Respectfully,

**Bill E. Couch, P.G., AICP CEP**  
**Senior Project Manager**

*Carlson Brigance and Doering, Inc. #F3791*  
5501 W. Wm. Cannon Dr.  
Austin, TX 78749  
Office (512) 280-5160

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**From:** Kyle Dannhaus <kyle@drippingspringswater.com>  
**Sent:** Monday, November 16, 2020 10:37 AM  
**To:** Bill Couch <bill@cbdeng.com>; AJ Gray <aj@drippingspringswater.com>  
**Subject:** RE: Caliterra Phase 3 Section 9 Replat Dripping Springs

Bill

We don't have any issue with this replat. Is there something I need to sign for this application?

Thanks

Kyle Dannhaus  
General Manager  
Dripping Springs Water Supply Corp.  
101 Hays Street #406  
Dripping Springs, Tx 78620  
O 512-858-7897  
C 512-915-1203

---

**From:** Bill Couch <[bill@cbdeng.com](mailto:bill@cbdeng.com)>

**Sent:** Monday, November 16, 2020 10:32 AM

**To:** Kyle Dannhaus <[kyle@drippingspringswater.com](mailto:kyle@drippingspringswater.com)>; AJ Gray <[aj@drippingspringswater.com](mailto:aj@drippingspringswater.com)>

**Subject:** Caliterra Phase 3 Section 9 Replat Dripping Springs

Kyle and AJ

For your reference here is the Original plat and the note revision to be made through the vacate replat of the Caliterra 3-9 property.

The Builder and the developer will now be signing Pulte also owns some of the lots.

I appreciate your assistance.

Respectfully,

**Bill E. Couch, P.G., AICP CEP**  
**Senior Project Manager**

*Carlson Brigance and Doering, Inc. #F3791*

5501 W. Wm. Cannon Dr.

Austin, TX 78749

Office (512) 280-5160

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**From:** Brandon Elliott <[belliott@cityofdrippingsprings.com](mailto:belliott@cityofdrippingsprings.com)>

**Sent:** Friday, November 13, 2020 8:42 AM

**To:** Bill Couch <[bill@cbdeng.com](mailto:bill@cbdeng.com)>

**Cc:** Alicia Lundy-Morse <[alundymorse@cityofdrippingsprings.com](mailto:alundymorse@cityofdrippingsprings.com)>; Amanda Padilla <[apadilla@cityofdrippingsprings.com](mailto:apadilla@cityofdrippingsprings.com)>

**Subject:** Caliterra Phase 3 section 9 Replat w vacation

Good Afternoon,

The following items were found to be missing from the submittal:

- Outdoor lighting compliance
- \$500 fee for replat with vacation
- Sign off from all utilities that they are okay with you removing the easement
- Digital data
- Completed application
- Esd application (can get waived if you get clearance from Dillon)
- Proof of county submittal

These need to be submitted before Tuesdays for this project to be considered administratively complete

Thank you,

Brandon Elliott



---

**Total Control Panel**

[Login](#)

To: [kyle@drippingspringswater.com](mailto:kyle@drippingspringswater.com)      Message Score: 1      High (60): **Pass**  
My Spam Blocking Level: Low      Medium (75): **Pass**  
From: [bill@cbdeng.com](mailto:bill@cbdeng.com)      Low (90): **Pass**  
  
[Block](#) this sender  
[Block](#) cbdeng.com

*This message was delivered because the content filter score did not exceed your filter level.*





## CITY OF DRIPPING SPRINGS

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

Date: **December 10, 2020**

Name: **Bill Couch**  
Company: **Carlson, Brigance and Doering, Inc.**  
Address: **5501 W. Wm. Cannon Dr.**  
**Austin, TX 78749**  
Email: **bill@cbdeng.com**

Dear **Bill Couch**:

This letter is to inform you that the case number **SUB2020-0037** is being denied on **December 16, 2020** due to the following:

**Amanda Padilla**  
**Senior Planner [apadilla@cityofdrippingsprings.com](mailto:apadilla@cityofdrippingsprings.com)**

1. Show City Limits and ETJ on the vicinity map [Sec 4.7 of the subdivision ordinance]
2. Is there a reason for the acreage and the survey to be listed twice on the right side of sheet one?

### **Wastewater Comments**

3. No Comments

**Dillon Polk**  
**North Hays ESD #6 [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com)**

4. Approved

**Chad Gilpin**  
**City Engineer [cgilpin@cityofdrippingsprings.com](mailto:cgilpin@cityofdrippingsprings.com)**

5. On the application PEC states "*Individual easements will be required for all lots in Caliterra Phase 3, Section 9*". Subdivision Ordinance 12.2.5 states "*For new development, all necessary on-site easements shall be established on the subdivision plat and not by separate instrument, and they shall be labeled for the specific purpose, and to the specific entity if other than the City, for which they are being provided*". Therefore, the specific easement PEC requires should be shown on the plat. If PEC has allowances for items that may encroach on their easement please add that to the notes.
6. The Typical Lot Layout still shows the 5ft side lot PUE even though it was deleted from note 16. Please update.

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

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

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



# Planning & Zoning Commission Planning Department Staff Report

Item 8.

**Planning & Zoning Commission Meeting:** December 16, 2020

**Project Consultants:** Brent Luck and Robyn Miga

**Subject:** Parkland Dedication Ordinance

## Overview

The City of Dripping Springs' Parkland Dedication Ordinance was last revised in 2007, and since then, the city has seen tremendous growth both in the city limits, as well as the extraterritorial jurisdiction (ETJ). The population within the city limits has more than doubled since 2007, and with that, there is a definite need to revise the parkland dedication ordinance in an effort to ensure that the City's need for public parks and open space are met from the a neighborhood, community, and regional park perspective to accommodate and serve the growing population of the city and surrounding area.

The proposed ordinance went through several work sessions with the Parks & Recreation Commission, and at their regularly scheduled meeting on December 7, 2020, they unanimously recommended approval.

There are several significant changes that differ from the current ordinance, which are outlined below.

## Ordinance Details

The following are the proposed major revisions to the Parkland Dedication Ordinance:

### Parkland Dedication Criteria

- Parkland dedication would only be required for residential developments;
  - o Today this is also required for commercial developments.
- 1 acre/23 units, or 5-percent of the overall acreage for the project for developments with fewer than 23 units proposed;
  - o *Today the ordinance requires 25/LUE.*
- Properties within the Historic Districts with fewer than 23 dwelling units proposed are not subject to parkland dedication; and

### Fee-in-Lieu

- Fee-in-lieu is required instead of dedication of land for all properties not located within the city limits;
- Fee-in-lieu is required where less than one (1) acre would be required to satisfy parkland dedication, or is an option if an applicant would rather pay fee-in-lieu in accordance with the fee schedule instead of dedicating land;
- If an applicant wants to propose a hybrid of fee-in-lieu and parkland dedication, this would be required to go before the Commission for recommendation, and City Council for final approval; and
- Fee-in-lieu amount is calculated as the average estimated fair market value per acre of land being

subdivided within 24 months of the application for the plat/site development permit. This appraisal is a requirement to be provided by the developer.

- *The code today states that the value of the parkland dedication is determined by 5 times the average appraised value of all territory within the proposed subdivision in accordance with the most recent appraisal by Hays Central Appraisal District.*

**Park Development Fee**

- The proposed ordinance provides for a Park Development Fee, and utilizes supplemental research as a backup for the fee requirement. The fee would be \$983 per dwelling unit to meet the need for active recreation parks for the City and ETJ.
- The applicant cannot request a reduction, unless they are proposing regional trails that may connect to a larger park that serves the active recreation need, then it is subject to approval by the Parks & Recreation Commission, and City Council.

**Rationale for Parkland Dedication and Park Development Fees**

<b>Current Level of Service</b>	
<b>Population (City &amp; ETJ)</b>	41,514 (based on DSISD Service area)
<b>Total Existing Parkland</b>	590.99 acres
<b>Total Persons Per Acre</b>	70 People
<b>Land Dedication Requirements</b>	
<b>Persons per DU</b>	3.03 (2019 Census)
<b>Calculation</b>	$41,514 / 590.99 = 70$ people per acre of parkland; $70 \text{ people} / 3.03 \text{ PPH} = 23.10$ or 23 DU
<b>Dedication Criteria</b>	1 acre of parkland/23 Dwelling Units
<b>Fee-in-Lieu of Land Requirements</b>	
<b>Average Cost per Acre</b>	Market Rate, determined by an appraisal performed at the time of the request
<b>Dwelling Unit</b>	Market Value Per Acre for each required acre of

	dedication (1 acre/23 DUs)
<b>Park Development Fee</b>	
<b>Cost of 50 Acre Park</b>	\$6,739,129
<b>Number of persons per active recreation community parks</b>	20,757
<b>Calculation</b>	$\$6,739,129 / 20,757 =$ \$324/person; \$324 x 3.03 PPH
<b>Fee Per Dwelling Unit</b>	\$983

**Surrounding Cities Comparison**

City	Total Population (approximate)	Acreage/1000 population for Community Parks	Park Development Fee	Year OSMP Adopted
Kyle	46,874	13.2	\$600/dwelling unit	2016
Buda	16,449	17.8	\$40,000/acre of required parkland dedication.	2012
Boerne	17,106	5.85	Their current code does not have this requirement, but the draft UDC to be adopted in 2021 requires \$50,000/ acre of required dedication.	2017
San Marcos	63,509	The city does not have any community parks, as identified by the OSMP, but has 33 acres/1000 residents.	\$400/unit	2019

Dripping Springs	6,159 (41,514 with city and ETJ)	4.39	\$983/unit	2015
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The following is an analysis of the required Park Development Fee for each city above based on their parkland dedication requirements:

**Kyle** – Requires the dedication of one acre per 75 dwelling units, as well as \$600/dwelling unit for the park development fee. Therefore, a development of 1,200 dwelling units would be required to pay **\$720,000** at the time of subdivision, in addition to parkland dedication and/or fee-in-lieu. They would also be allowed to construct the improvements in lieu of paying the fee to the city.

**Buda** – Requires the dedication of one acre per 50 dwelling units, as well as \$40,000 per acre of required parkland dedication. Therefore, a development of 1,200 dwelling units would be required to pay **\$960,000** at the time of subdivision, in addition to parkland dedication and/or fee-in-lieu. They would also be allowed to construct the improvements in lieu of paying the fee to the city.

**Boerne** – Requires one acre per 35 dwelling units, as well as \$50,000 per acre of required parkland dedication. Therefore, a development of 1,200 dwelling units would be required to pay **\$1,714,285** at the time of subdivision, in addition to parkland dedication and/or fee-in-lieu. They would also be allowed to construct the improvements in lieu of paying the fee to the city. *This ordinance has not been adopted yet but is what’s proposed. The current ordinance does not have a park development fee.*

**San Marcos** – Requires 5-percent of the overall site or lot be held open to the public or dedicated as parkland, as well as a parkland development fee of \$400/dwelling unit. Therefore, a development of 1,200 dwelling units would be required to pay **\$480,000** at the time of subdivision, in addition to parkland dedication and/or fee-in-lieu. There are certain allowances to reduce this amount by constructing specific requirements to the land.

**Dripping Springs** – Proposing one acre per 23 dwelling units, as well as \$983/dwelling unit for the park development fee. Therefore, a development of 1,200 dwelling units would be required to pay **\$1,179,600** at the time of subdivision, in addition to parkland dedication and/or fee-in-lieu.

**Conclusion**

Based on the direction that was received from the Parks & Recreation Commission regarding parkland dedication, staff and consultants have incorporated all requested changes, as well as made amendments based on new population numbers, the increase in the cost for an active recreation park (or comparable), as well as the addition of the acreage for Rathgeber Park, and the Harrison Hills Greenbelt to the existing parks acreage that is outlined in the Parks, Recreation, and Open Space Master Plan.

In addition, we also pulled data from several cities in the area to highlight their parkland dedication criteria, as well as the amount of their Park Development Fee. It’s noteworthy to state that similar to other ordinances that incorporate a fee, this does not require action from the Planning & Zoning Commission, but staff wanted the present all of the information regarding the ordinance, and be able to present it to City Council with the Commission’s feedback regarding the fee. City Council is slated to



take action on the proposed ordinance, as well as the proposed fee schedule amendment at their January 12, 2021

**Recommendation & Action**

Staff and consultants held three workshops with the Parks & Recreation Commission regarding the proposed ordinance amendment, and received a unanimous recommendation for approval at their regularly scheduled December 7, 2020 meeting.

Staff is recommending approval of the proposed ordinance.

**Attachments**

Exhibit 1 – Draft Ordinance

## CITY OF DRIPPING SPRINGS

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

**PARKLAND DEDICATION AND PARK DEVELOPMENT ORDINANCE**

AN ORDINANCE REPEALING ARTICLE 28.03 AND ADOPTING A REVISED ARTICLE 28.03 PARKLAND DEDICATION IN THE CITY OF DRIPPING SPRINGS CODE OF ORDINANCES CHAPTER 28; ENABLING THE CITY TO GAIN AND MAINTAIN CERTAIN ATTRIBUTES OF PARKLAND; REQUIRING A PARK DEVELOPMENT FEE; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; AMENDMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

**WHEREAS**, the City Council of the City of Dripping Springs (“City Council”) seeks to gain and maintain parkland in the City of Dripping Springs, Texas (“City”) and its Extraterritorial Jurisdiction (“ETJ”); and

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

**WHEREAS**, pursuant to Texas Local Government Code Chapter 212, the City has authority to regulate subdivisions; and

**WHEREAS**, pursuant to Texas Local Government Code Section 331.005, the City can control and manage parks within the City; and

**WHEREAS**, pursuant to Texas Local Government Code Section 331.001, the City can acquire land and facilities to be used for public parks and playgrounds by gift, devise, or purchase; and

**WHEREAS**, it is hereby declared by the City Council that recreational areas in the form of neighborhood parks and community parks are necessary and in the public’s welfare; and

**WHEREAS**, the only adequate procedure to provide for parks is to integrate such requirements into the planning and development of property or subdivisions in the City and its ETJ, whether such development consists of new construction on vacant land or rebuilding and remodeling of structures on existing property; and

**WHEREAS,** existing parks in the City currently serve the needs of several neighborhoods located within the city limits and the ETJ, and are located within an approximate one-half to five-mile radius of City residents and ETJ users; and

**WHEREAS,** Founders Memorial Park and Sports and Recreation Park provide amenities that are typical in community parks, providing services to users in the city and ETJ alike due to the absence of community park facilities within the ETJ. Together, neighborhood parks and community parks can meet more of the recreational needs of residents; and

**WHEREAS,** this amendment is adopted to provide recreational areas in the form of neighborhood park facilities, community park facilities, and other park facilities as a function of the subdivision and site development ordinance of the City of Dripping Springs and its ETJ; and

**WHEREAS,** the costs associated with development and maintenance of neighborhood and community parks should be borne by the landowners of residential property who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities; and

**WHEREAS,** the requirements within the ordinance are adopted to affect the purposes stated above; and

**WHEREAS,** the City Council finds that the amendments imposed by this Ordinance are reasonable, necessary, and proper for the good government of the City; and

**WHEREAS,** the City Council had a meeting and a public hearing on \_\_\_\_\_, 2020 and recommended approval; and

**WHEREAS,** the City Council finds that the amendment proposed is reasonable, necessary, and proper for the good government of the City of Dripping Springs.

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

**1. FINDINGS OF FACT**

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

**2. AMENDMENT**

Article 28.03 as currently adopted is repealed. A new Article 28.03: Parkland Dedication and Park Development of the City of Dripping Springs Code of Ordinances is hereby adopted so to

City of Dripping Springs  
2020

December 11,

read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

**3. REPEALER**

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

**4. SEVERABILITY**

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

**5. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

**6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage and publication of caption.

**7. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

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

**CITY OF DRIPPING SPRINGS:**

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

Bill Foulds, Jr., Mayor

**ATTEST:**

---

Andrea Cunningham, City Secretary

DRAFT

ATTACHMENT "A"

DRAFT



## ARTICLE 28.03 PARKLAND DEDICATION and PARK DEVELOPMENT

### Sec. 28.03.001            **Title**

This Ordinance shall be known and cited as the Parkland Dedication and Park Development Ordinance.

### Sec. 28.03.002            **Purpose**

The purpose of this Section is to provide parks, open spaces, and trails that implement the Parks, Recreation, and Open Space Master Plan. The City of Dripping Springs City Council has determined that parks, open spaces, and trails are necessary for public welfare, and that the adequate procedure to provide these community amenities is by integrating standards into the procedures for planning and developing property.

This article is enacted to enable the City to gain and maintain the following attributes of parkland:

- 1) Enhancement of the community's quality of life, which embraces its livability, aesthetic integrity, and sense of community;
- 2) Ecological and environmental preservation, biodiversity, improving water quality, air cleansing, aquifer recharge, and flood control;
- 3) Scenic vistas unique to the Texas Hill Country that engage the park user in leisure recreation;
- 4) Facilities for active recreation and sporting events;
- 5) Places for engaging in passive recreation;
- 6) Economic contribution of parks and open spaces to the vitality of the city;
- 7) Promotes cultural, artistic and sporting endeavors;
- 8) Meets the goals of the Comprehensive Plan and the Parks, Recreation, and Open Space Master Plan;
- 9) Provision of a fair and equitable park system, utilizing park amenities that are sustainable, durable and of high quality; and
- 10) Provision or enhancement of park connectivity throughout the city via linear parkland and greenways that create unimpeded wildlife corridors as well as house multimodal pedestrian access trails.

### Sec. 28.03.003            **Definitions**

- 1) **Rule of interpretation.** Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below but are defined elsewhere in the Code of Ordinances or other documents as adopted by the city, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number shall include the singular number

City of Dripping Springs  
2020

December 11,

(and vice versa). The word “shall” is always mandatory, while “may” is merely directory. Headings and captions are for reference purposes only. Any reference to the City Parks Plan, City Open Space Plan, or General Parks Plan in this or any other ordinance or document is synonymous with the Parks, Recreation, and Open Space Master Plan.

- 2) **Active Recreation.** Public recreational areas that accommodate youth and adult level team sports (baseball, football, soccer, lacrosse, etc.) and provide practice/game fields for organized recreational leagues.
- 3) **Applicant.** A person or entity who submits to the City of Dripping Springs an application for an approval required by this article. To be qualified as an Applicant under this article, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this article. The term shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner. In other jurisdictions, the term is sometimes referred to as the “developer”, “subdivider”, “builder”, or other similar title.
- 4) **City.** The City of Dripping Springs, an incorporated municipality located in Hays County, Texas. Unless otherwise stated, the term includes both the city limits and the extra-territorial jurisdiction (ETJ).
- 5) **Concept Plan.** A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map which generally shows the anticipated plan of development, and which serves as a working base for noting and incorporating suggestions of the City’s administrative officers, the PRC, the P&Z, the City Council, and others who are consulted prior to preparation of the Preliminary Plat. In other jurisdictions, the term is sometimes referred to as a “preliminary site plan” or a “land study”.
- 6) **Development.** The construction, reconstruction, conversion, structural alteration, relocation, renovation, or enlargement of any structure on land. The term also includes any mining, excavation, landfill, or land disturbance.
- 7) **Dwelling Unit (DU or DUs).** Any building, structure, or portion of a structure, which is designed, used, or intended to be used, for human occupancy as primary living quarters.
- 8) **ETJ.** The extraterritorial jurisdiction of the City.
- 9) **Fee-in-lieu.** A developer may request, and the City may approve, an option whereupon, developers may be required to contribute cash instead of parkland dedication and parkland development and is commonly referred to as “fee-in-lieu”. In such instances, the fee-in-lieu amount required is equal to the fair market value of the required parkland acreage for dedication and the cost for park development as designated in the Methodology section of this article.
- 10) **General Parks Plan.** Statement of the suitability of the parkland in meeting the criteria for parks as outlined in this ordinance and a detailed description of any proposed

improvements shall be in accordance with recommendations as outlined in the City's Code of Ordinances, as well as the Parks, Recreation, and Open Space Master Plan.

- 11) **Open Space.** Within Parkland, Open Space is parkland that is to be kept essentially unimproved and dedicated for the public or private use. The primary functions of this type of parkland are the protection of hill country scenic vistas, protection of quiet rural lifestyle, and conservation of native wildlife. Open space may feature, but is not limited to, minimal improvements such as walking trails, picnic sites, and/or benches. Open space may include, but is not necessarily required to include, land restricted by conservation easements.
- 12) **Park Fund.** The fund in which fee-in-lieu and other park funds are deposited and which can only be used for the development, maintenance, or acquisition of parks, trails, and related facilities.
- 13) **Parkland.** Platted tract of land designated and used for recreation or open space.
- 14) **Parks and Recreation Commission (PRC).** Citizens' advisory body appointed by the City Council which acts generally in an advisory capacity to the City Council in the acquisition, development, utilization, operation, improvement, equipment and maintenance of all park playgrounds and recreational areas owned or controlled by the city. Described more fully in Article 2.04: Boards, Commissions and Committees: Division 3: Parks and Recreation Commission.
- 15) **Parks, Recreation, and Open Space Master Plan.** Guiding document for establishing the framework of a long-term, successful park system for the City of Dripping Springs. The document is updated every five years to ensure that the park system remains viable for the citizens of the city and its ETJ.
- 16) **Park Service Area.** In accordance with the Parks, Recreation, and Open Space Master Plan, the City of Dripping Springs and ETJ are sectioned off into service areas. These service areas provide guidance for development of the park system.
- 17) **Park Trail.** Multiple-purpose trails located within parks. The focus of the trail is on recreational values and harmony with the surrounding natural environment. Trails shall accommodate a variety of activities, including pedestrians and/or bicyclists.
- 18) **Private Park/Recreation Facility.** Private park areas and recreational facilities are privately owned yet make a contribution to the overall public park and recreation system because they contribute to the leisure activities of the neighborhood or park service area in which they are located.

#### **Sec. 28.03.004 Applicability and Parks, Recreation, and Open Space Master Plan**

This article applies to all property within the city limits and the extraterritorial jurisdiction (ETJ). This article applies to applications for which City approval is sought under the City's subdivision ordinance and site development ordinance, as may be amended. The costs associated with

development and maintenance of neighborhood and community parks should be borne by the landowners of residential property, who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities. The requirements within the ordinance are adopted to affect the purposes stated above.

- 1) The guiding document for all park and recreation development will be the most current Parks, Recreation, and Open Space Master Plan and any updates to the plan which occur from time to time, based on input from the community and approval by the City Council of Dripping Springs. Determination of acceptability of a proposed neighborhood park dedication and development and/or for a proposed community park dedication and development or cash-in-lieu is based upon the City of Dripping Springs Parks, Recreation, and Open Space Master Plan, as may be amended from time to time.
- 2) Neighborhood parks are the cornerstone of the park system and serve as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation. These parks are typically ¼ to ½ mile distance from all areas it serves and uninterrupted by non-residential roads and other difficult barriers.
- 3) Community parks are designed to serve both active and passive leisure needs of residents. Most users come from surrounding areas larger than what a neighborhood park typically serves. Community parks are located within park service areas established by the City.
- 4) Existing parks in Dripping Springs currently serve the needs of several neighborhoods located within the city limits and in the ETJ and are located within a one-half- to five-mile radius (approximate) of Dripping Springs residents and ETJ users. Founders Memorial Park and Sports and Recreation Park provide amenities that are typical in community parks, providing services to users in the city and ETJ alike due to the absence of community park facilities within the ETJ. Together, neighborhood parks and community parks can meet more of the recreational needs of residents.
- 5) The methodology is the formula that is used to determine the requirement for acreage to be dedicated per Dwelling Unit, fees required in lieu of the dedication of parkland, number of acres required per Dwelling Unit to meet the criteria of parkland dedication, as well as the Park Development Fee.

#### **Sec. 28.03.005 Exemptions for Certain Projects**

- 1) Statutory exemptions. Properties that are subdivided for residential use where the lots are greater than five (5) acres, and no other public improvements are required, are not subject to the required dedication of parkland or open space, but are still required to pay the Park Development Fee unless otherwise exempted.
- 2) Small projects. Subdivisions and site developments generating five (5) Dwelling Units or fewer are exempt from the dedication requirements in this article. Applicants may not attempt to utilize this exemption by separating the project into a series of smaller projects. The exemption authorized by this Section may only be utilized once and may not apply to subsequent divisions of the property. This exception applies to replats that do not

increase the Dwelling Units for the subdivision by five (5) or more. Such projects are still required to pay the Park Development Fee unless otherwise exempted

- 3) Historic District. Properties located within the Historic District are exempt from parkland dedication requirement, unless more than twenty-five (25) Dwelling Units are proposed, but are still required to pay the Park Development Fee unless otherwise exempted.

#### **Sec. 28.03.006 Parkland Dedication and Development Methodology**

- 1) Parkland Dedication and Parkland Development Calculations.
  - a) For the purpose of this Section, parkland dedication and parkland development calculations reflect the maximum possible land dedication, parkland development, and fee-in-lieu of land dedication allowable. The City, at its option, may reduce the required land dedication and fee-in-lieu of payment if other opportunities are deemed worthwhile and suitable for parks or trails in accordance with the Parks, Recreation, and Open Space Master Plan and allow the applicant to contribute to its proportional share of park and recreational facilities.
- 2) Basis for Current Level of Service.
  - a) Parkland dedication and park development fees are based on the current level of park service for the greater Dripping Springs area. This park service area is defined as the same geographic service area for the Dripping Springs Independent School District (DSISD). The dedication and fee requirements are subject to change whenever the Parks, Recreation, and Open Space Master Plan is updated, whenever the U.S. Census Persons Per Household or other population estimates are revised and/or in conjunction with annual changes in land values or costs for park development.
  - b) According to the Dripping Springs Independent School District Demographic Update, which was completed in Spring 2019, and prepared by Population and Survey Analysts, the number of households in the DSISD/City of Dripping Springs park service area is 13,701<sup>A</sup>. According to the 2019 U.S. Census Bureau<sup>B</sup>, the average number of persons per owner occupied household in the greater Dripping Springs area is 3.03 persons per household (PPH) and is referred to as the Dwelling Unit or DU (Sec. 28.03.003 Definitions). The estimated population 2019 projection for the Drippings Springs park service area is 41,514<sup>C</sup>.
  - c) References for Data.
    - i. A. - The DSISD student projection for the 2020-2021 school year is 7,810 students per the Dripping Springs Independent School District Demographic Update Spring 2019. That same publication estimates that there is a weighted average of 0.57 students per single family home. This projects to 13,701 homes in the Drippings Springs park service area.

- ii. B.  
<https://www.census.gov/quickfacts/fact/table/drippingspringscitytexas,US/PST045219>
- iii. C. – 31,701 homes multiplied by 3.03 persons per household = 41,514 population.
- iv. D – Source: City of Dripping Springs Parks, Recreation, and Open Space Master Plan 2014-2024.

1) Rationale for Parkland Dedication and Park Development Fees.

a)

<b>Current Level of Service</b>	
<b>Population (City &amp; ETJ)</b>	41,514 (based on DSISD Service area)
<b>Total Existing Parkland</b>	590.99 acres
<b>Total Persons Per Acre</b>	70 People
<b>Land Dedication Requirements</b>	
<b>Persons per DU</b>	3.03 (2019 Census)
<b>Calculation</b>	$41,514 / 590.99 = 70$ people per acre of parkland; $70 \text{ people} / 3.03 \text{ PPH} = 23.10$ or 23 DU
<b>Dedication Criteria</b>	1 acre of parkland/23 Dwelling Units
<b>Fee-in-Lieu of Land Requirements</b>	
<b>Average Cost per Acre</b>	Market Rate, determined by an appraisal performed at the time of the request
<b>Dwelling Unit</b>	Market Value Per Acre for each required acre of dedication (1 acre/23 DUs)
<b>Park Development Fee</b>	



<b>Cost of 50 Acre Park</b>	\$6,739,129
<b>Number of persons per active recreation community parks</b>	20,757
<b>Calculation</b>	$\$6,739,129/20,757 =$ \$324/person; \$324 x 3.03 PPH
<b>Fee Per Dwelling Unit</b>	\$983

- b) The fee model for an active recreation park in Dripping Springs is based on a fifty (50) acre park comparable to a community park as designed in the Dripping Springs, Parks, Recreation, and Open Space Master Plan.
- c) The model estimates a development cost of \$6,739,129.
- d) The park development budget is required to be equal to or greater than the Park Development Fee required and must be approved by the Parks and Recreation Commission and City Council. The park development costs greater than the Parkland Development Fee is not transferable to other development projects.
- e) If the applicant’s proposed development is in a park service area that identifies a future community or active use park, the City may request that the applicant dedicate land for the park. In that case, an offset may be considered against the required fee-in-lieu of land required.

**Sec. 28.03.007 Dedication of Public Parkland Required.**

- 1) Residential Dedication Requirements.
  - a) For projects where the use includes residential dwelling units, an applicant who subdivides or plats land under the city’s subdivision ordinance, excluding replats, amending plats, and minor plats that do not increase the subdivision’s density by more than five (5) Dwelling Units, shall provide for the dedication or designation of land suitable for parkland and recreation purposes. If parkland is not dedicated at the time of platting, but would be required for a project as presented at site development, then parkland shall be dedicated as required in this ordinance at the time of site development.
  - b) Land dedicated as a requirement of this ordinance shall be suitable for parkland and recreation purposes.
  - c) The minimum acreage of Public Parkland required shall be as follows:
    - i. One (1) acre for each 23 dwelling units, or fraction thereof.
    - ii. Residential subdivisions with fewer than 23 dwelling units shall dedicate five percent (5%) of overall acreage of the property to be subdivided as public parkland.

- 2) The land to be dedicated shall form a single lot with a minimum of one (1) acre required.
- 3) Exemptions.
  - a) When the developer/subdivider is proposing to dedicate the required acreage to satisfy the Public Parkland dedication requirements, but not as a single lot, the Parks and Recreation Commission may make a recommendation to City Council to approve the parkland dedication if they find that it meets the intent of the code, and the proposed parkland lots have access from a public right-of-way.
  - b) A developer shall make a financial contribution in accordance with 28.03.006, and the City's Adopted Fee Schedule, in lieu of dedication of Public Parkland when:
    - i. No portion of the tract of land is located within the City limits; or
    - ii. The developer does not dedicate at least an acre of parkland and less than one (1) acre of land would be required to satisfy the Parkland dedication requirements.
- 4) The rate required for the financial contribution shall be in accordance with the adopted fee schedule in accordance with the Methodology in 28.03.006, provided herein. The fee shall be reviewed on annual basis to ensure accuracy and value.

**Sec. 28.03.008            Criteria for Dedication.**

- 1) Any land to be dedicated to meet the requirements of this Section shall be suitable for public parks and recreational activities as determined by the City Administrator or their designee, and comply with the following standards and requirements:
  - a) The Parkland lot shall be centrally located within the development, when practical.
  - b) Where residential subdivision is proposed to be developed in phases, the Parkland lot shall be located within the first phase of the development. If the required Public Parkland is proposed to be outside of the first phase, the first phase may be approved provided that fee-in-lieu of dedication is paid for the number of Dwelling Units within that first phase. In this event, the fee paid may be credited toward the required Parkland Dedication Fee for the subsequent phase(s) of the development.
  - c) The Parkland lot shall have a minimum lot width and street frontage of 30-feet. When practicable, the Parkland lot shall be a multi-frontage lot.
  - d) The Parkland Lot shall provide on-site parking or be located along a street where on-street parking may be accommodated on both sides of the street.
  - e) A minimum of fifty percent (50%) of the Parkland lot shall not exceed a twenty percent (20%) grade. A slope analysis exhibit shall be provided to the City Engineer.

- f) Areas within the FEMA or calculated 100-year floodplain may be dedicated in partial fulfillment of the dedication requirement not to exceed fifty percent (50%). When area within the floodplain is proposed to be dedicated, a minimum of two acres of land, and the frontage of the property where it is accessed from public right-of-way shall not be located within the FEMA or calculated 100-year floodplain.
- g) Parkland lots with the following conditions shall not be accepted unless recommended by the Parks and Recreation Commission, and approved by City Council:
  - i. The lot is primarily accessed by a cul-de-sac.
  - ii. The lot is hindered by utility easements or similar encumbrances that make development of the land unfeasible. This limitation does not apply to land encumbered solely by public utility easements required by the subdivision ordinance.
  - iii. The lot is encumbered by sensitive environmental species or habitat areas.
  - iv. The lot contains stormwater facilities. Where stormwater facilities are proposed, stormwater facilities must be designed as a park amenity, to include trails, benches, and opportunity for recreation.
- h) A minimum of two-inch water service line and six-inch gravity wastewater service line shall be provided at one of the property lines in a location approved by the City Engineer. This provision can be waived if water/wastewater is not within a reasonable distance from the property, as determined by the City Engineer.
- i) Sidewalks and trails shall be provided along all street frontages, and trails shall be provided in accordance with the Master Trails Plan, as well as all criteria found in the City's Subdivision Ordinance or other City Ordinances. Sidewalks required by other City Ordinance such as at the time of platting or site development, will not be counted towards the required parkland dedication. Trails may be considered as part of required parkland dedication.

## 2) Alternative Site and Development Standards.

- a) Alternative design standards for Public Parkland may be proposed and submitted to the Planning & Development Department, provided the intent of the requirements of this Section are met.
- b) Prior to submitting an application for development where alternative site and development standards are requested, the applicant shall complete the following:
  - i. Provide a letter to the Planning & Development Department that details the alternative design for Parkland dedication and why it is equal to or better than the minimum standards; and
  - ii. Conduct a site visit with the Planning & Development Department or their designee to review the proposal.

- c) The Planning & Development Department shall review the alternative design based on Section 28.03.007, Dedication of Public Parkland Requirement, and Section 28.03.008, Criteria for Dedication, and present the alternative design to the Parks and Recreation Commission for recommendation to City Council for final approval.
  - i. The Parks and Recreation Commission shall recommend approval, approval with conditions, or disapproval of the request.
  - ii. The City Council shall approve, approve with conditions, or disapprove of such requests.

**Sec. 28.03.009 Amendments.**

Any increase in density or modification to an approved parkland dedication plan and/or subdivision, or a modification that would have otherwise required more parkland to be dedication, shall be required to dedicate additional parkland in accordance with this Ordinance, pay fee-in-lieu, or apply for Alternative Site and Development Standards as if it were a new application. If a property owner is requesting to modify an approved parkland dedication plan, they shall submit a new application with the requested changes, an explanation regarding the reason for the change, and the proposed new plan, subject to review and decision by the appropriate board, depending on whether the amendment is considered minor or major, as defined in this section.

- 1) Minor Amendment. A minor amendment is any change that would increase/decrease the approved parkland acreage by 5-percent of the overall required parkland acreage. Minor amendments are subject to review and final decision by the Parks and Recreation Commission.
- 2) Major Amendment. A major amendment is any change that would increase/decrease the approved parkland acreage by more than 5-percent of the overall required parkland acreage. Major amendments are subject to review and decision by the Parks and Recreation Commission, and approval by City Council.

**Sec. 28.03.010 Park Development Fee.**

- 1) In addition to the dedication of Public Parkland or fee-in-lieu, a developer shall pay a Park Development Fee to meet the need for the active recreation parks. According to the city's Parks, Recreation, and Open Space Master Plan, the city has two (2) community parks, which are servicing the entire population as described in 28.03.006. The Park Development Fee is meant to provide active recreation parks and sports field options, and/or provide trails that connect park users to the existing community parks.
- 2) The amount for the Park Development Fee shall be in accordance with the adopted fee schedule and based on the analysis as explained in the Methodology in Section 28.03.006.

**Sec. 28.03.011 Fee-in-Lieu of Dedication**

- 1) When the city deems existing parkland to be of an insufficient quantity (in the park service area in which the development is located), or unacceptable, unavailable, or unsuitable based on the standards established by this article for park purposes, and subject to review by the City Council, fee-in-lieu of land shall be paid into the “park fund” established by the city. Such money shall be paid in accordance with the Methodology in Section 28.03.006, as well as the criteria of this ordinance.
- 2) The value of the parkland shall be calculated as the average estimated fair market value per acre of the land being subdivided within twenty (24) months of application for plat or site development at the time of preliminary plat approval. The appraisal shall be performed by a State of Texas certified real estate appraiser, mutually agreed upon by the City and the Applicant and paid for by the Applicant.
  - a) If the city deems it acceptable based on the circumstances, the Applicant may dedicate, or designate parkland acreage combined with cash. The cash contributions shall be paid at or prior to the final plat or site plan approval, whichever is most applicable to the project.
  - b) Whether the city approves parkland dedication or elects to require fee-in-lieu thereof when the parkland dedication does not meet the requirements of this Article, or a combination of both acceptance of parkland dedication and fee-in-lieu, shall be determined by consideration of the following:
    - i. The natural features, access, and location of land in the subdivision available for dedication;
    - ii. The size and shape of the subdivision and land available for dedication;
    - iii. The compatibility of the parkland dedication with the city’s Parks Recreation, and Open Space Master Park Plan; and
    - iv. The location of existing and proposed park sites, trails and greenways.
  - c) If the Applicant pays fee-in-lieu for parkland dedication and complies with this ordinance with no dedication of parkland, the fee-in-lieu can be reviewed and approved by the City Administrator without review of the Parks and Recreation Commission. If any parkland is dedicated or the fee-in-lieu proposed is less than what is required, then the Application shall be reviewed in accordance with this ordinance.

**Sec. 28.03.012 Credit for Private Parks.**

- 1) Where privately-owned and maintained parks or other recreation facilities with non-exclusive private amenities are proposed, the City Administrator, after recommendation from the Parks and Recreation Commission, and approval from City Council, may grant a credit up to twenty-five percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu. The credit is not applicable to the Park Development Fee.

- 2) Privately-owned and maintained parks or other recreational facilities shall meet the following minimum standards:
  - a) The park or recreational facility shall have a minimum lot area of two acres.
  - b) The park or recreational facility shall include the minimum number and type of facilities outlined in 28.03.010.
  - c) The park or recreational facility shall comply with the Parks, Recreation, and Open Space Master Plan, and other applicable City regulations.
- 3) Privately-owned and maintained parks or other recreational facilities for a single-family, two-family, townhome, or detached multi-family shall be identified on the Subdivision Plat as a private open space lot.
- 4) Privately-owned and maintained parks or other recreational facilities shall be owned and managed by a mandatory Homeowners Association (HOA) or Property Owners Association (POA), or similar permanent entity, and subject to restrictive covenants that state the following:
  - a) The land shall be utilized for Parkland or open space in perpetuity.
  - b) Each property owner within the subdivision encumbered by the restrictive covenants shall be required to pay dues and/or special assessments for the maintenance of the private park or recreation facility.
  - c) If the responsible agency dissolves, cannot fulfill its obligations or elects to sell, transfer, or otherwise divest itself of the land, the City shall have the right of first refusal on acquiring the property. If the City elects to acquire the land, said land shall be transferred at no cost to the City and in accordance with the City's regulations on Dedicating Parkland.
  - d) The cessation of the privately-owned and maintained park or other recreational facility shall be prohibited until such time as the declarant cedes control of the responsible agency to purchasers of properties within the subdivision, and then only upon amendment to the restrictive covenants approved by three-fourths of the members of the responsible agency.

**Sec. 28.03.013 Method of Dedicating Parkland**

- 1) Land to be dedicated for Public Parkland shall be identified on the Preliminary Plat; Final Plat; Subdivision Construction Plans; and Site Plan, when applicable. When construction of park improvements and/or private parks is proposed, all amenities shall be identified on the Subdivision Construction Plans or Site Plan, as applicable. Fiscal surety is the amount equal to the Park Improvement Fee shall be provided prior to approval of Subdivision Construction Plans or Site Development Plan, as applicable, for the park improvements on Public Parkland.
- 2) Prior to acceptance of the Public Parkland, the following conditions shall be met:

- a) Land shall be in good condition, including the removal of all debris and dead plant materials, and utility services, sidewalks, and other public improvements installed. Any land disturbed by activities not related to park development shall be restored and the soil stabilized in a method approved by the City Engineer in accordance with the requirements of this Code.
  - b) Park Development Fee shall be paid.
- 3) Prior to recordation of the Final Plat, the following conditions shall be met:
- a) Land accepted for dedication under the requirements of this Section shall be conveyed by warranty deed, transferring the property in fee simple to the City of Dripping Springs, Texas, and shall be free and clear of any mortgages or liens at the time of such conveyance.
  - b) A copy of the warranty deed and other Parkland dedication documents, as outlined in the City's Code of Ordinances, shall be provided to the Planning & Development Department prior to plat submittal.
  - c) If property is accepted, the warranty deed shall be provided to the City Council for acceptance.

#### **Sec. 28.03.014 Park Funds**

- 1) **Parkland Dedication Fund:** For funds received for fee-in-lieu of parkland dedication, a separate fund entitled "Park Fund" has been created to hold in trust money paid to be used solely and exclusively for the purpose of acquiring and/or improving public parks, trails, and recreational lands, and shall not be used for maintaining or operating park facilities or for any other purpose.
- 2) **Park Development Fee Fund:** The funds received as Park Development Fees, the funds shall be expended on park maintenance, operation, acquisition, or improvements to park facilities.
- 3) The City Council, based upon recommendation of the Parks and Recreation Commission, shall determine whether there are sufficient funds to acquire public Parkland and/or construct improvements. In making a determination for the acquisition of land, the conditions outlined in 28.03.007 shall be taken into consideration.

#### **Sec. 28.03.015 Land Dedication for Park Trails**

Land dedication of park trail corridors within parks shall be a high priority, in accordance with the most recently adopted Parks, Recreation, and Open Space Master Plan, the City's adopted trails plan, and the Transportation Master Plan, as may be amended. Applicants are responsible for preserving the natural character of the trail corridors and dedicating the required right-of-way. Right-of-way dedication or easement size may vary due to the site's physical characteristics.



A partial reduction or complete fee waiver in the amount of the Park Development Fee may be considered by City Council, if the applicant proposes a plan to construct public park trails that will connect to the City-Wide Trails System in order to unite neighborhoods to all parks within the City and the ETJ to facilitate options for park access. If the park trail or any portion of the park trail is within areas shown on the City-Wide Trails Plan, the Applicant may be required to construct park trails or other park amenities and may choose to waive a portion of the required fee at the City's sole discretion. Information specific to the City-Wide Trails Plan can be found in the adopted City of Dripping Springs City-wide Trails Plan. Prior to City Council considering this proposal, the applicant shall provide a cost estimate, subject to approval by the by the City Engineer, prior to being placed on a Parks and Recreation Commission agenda for recommendation, and City Council for final action.

**Sec. 28.03.016      Agricultural Facility Fee**

- 1) Use of fee.
  - a) The Ag Facility Fee imposed pursuant to the provisions of this article is limited to funding the acquisition, development, improvement and/or maintenance of community agricultural facilities as identified in the city's general plan as adopted by the city council and as may be amended from time to time. The city is authorized to make appropriations to one or more city funds to pay for agricultural facilities owned and operated by the city or a designated entity pursuant to an interlocal agreement.
- 2) Payment of fee or land dedication required.
  - a) An applicant who subdivides or plats land under the city's subdivision ordinance (excluding replats that do not increase the subdivision's Dwelling Units by five (5) or more, or plat amendments), as may be amended, shall provide for community agricultural facilities by one or a combination of more than one of the following means:
    - i. Payment to the city of an Ag facility fee in accordance with the schedule of fees adopted by city council.
    - ii. Dedication of real property (in fee simple or through a perpetual public surface easement) to the city or an entity designated by the city for Ag facility related purposes.
- 3) Dedication and/or improvement in lieu of fee. In lieu of payment of all or a portion of the Ag facility fee or land dedication described in this section, the following may be accepted by the City Council:
  - a) Dedication of improvements. In lieu of payment of all or a portion of the Ag facility fee, improvements to an existing agricultural facility may be dedicated to the city for recreational purposes. Whenever a developer determines to dedicate improvements in lieu of payment of the Ag facility fee, a written application shall be made to the city administrator describing the improvements to be made to

receive credit for the local Ag facility fee. The city administrator shall prepare a report to the City Council regarding the proposed dedication of improvements.

- b) Report to City Council. The report to the city council from the city administrator shall indicate whether the following requirements have been met and shall make a recommendation regarding the proposed dedication of improvements:
  - i. The improvements to be dedicated are for a community agriculture facility identified in the city's general plan.
  - ii. The improvements to be dedicated are valued at the same or more than the Ag facility fee or portion thereof which would otherwise be imposed on the development.
- 4) Time of Payment. Fees required by this section shall be paid prior to approval of the final plat.
- 5) Exemptions. The following are exempt from the application of this section:
  - a) Applicants developing subdivisions that allow residents to keep livestock and farm animals on individually owned, single-family residential lots in the subdivision.
  - b) Applicants developing subdivisions that include agricultural facilities located in the subdivision that shall be available to residents of the subdivision.
  - c) Applicants developing subdivisions that are for solely nonresidential uses.
  - d) Applicants that are city, county, state or federal government agencies.

Appeals. Any person aggrieved by the computation of fees pursuant to this section shall have the right to appeal to the City Council. The appeal shall be taken not later than thirty (30) days from the date the person is informed of the computation of the fees under this section. Failure to appeal within the thirty-day period shall be deemed a waiver of all rights of appeal under this section.



# Planning and Zoning Commission Planning Department Staff Report

Item 9.

**Planning and Zoning Commission Meeting:** December 16, 2020

**Project Planner:** Amanda Padilla, Senior Planner

## Item Details

**Project Name:** GUI Accessory Structure

**Request:** Public hearing and consideration of a recommendation of an Ordinance amending the Zoning Ordinance to allow the use Accessory Bldg/Structure (Nonresidential) within the Government, Utility, Institutional (GUI) zoning district.

## Overview/Background

City Staff is proposing the following amendments to allow Accessory Building/ Structures to be permitted within the Government, Utility, Institutional Districts.

The definition of an accessory building (nonresidential) is below:

*Accessory Building (Nonresidential): In the nonresidential districts, a subordinate building to the main building that does not exceed the height of the main building and does not exceed fifty percent (50%) of the floor area of the main building, and that is used for purposes accessory and incidental to the main use (see "Accessory Use").*

The intention for the GUI zoning district is to provide for the siting of government buildings of the State, County, City or Federal governments. It is also intended to provide classification for public utility installations, EMS stations, fire stations, health care facilities, schools and churches, without regard to public or private ownership.

While it is fitting that certain districts should not be permitted to have accessory structures there are times that a government building, public utility, and an institution such as a school or church may require additional space whether temporary or permanent that an accessory structure may be able to provide. It is common for a government entity to use an accessory structure for temporary/permanent storage or during an emergency.

An accessory building/structure will have to comply with city ordinances. It is also key to note that if a structure is over 150 square feet it will require exterior design review which will be performed by the City Architect.

While the land use chart does not permit this use the zoning district development standards does provide standards for accessory structures. Sec 3.14.3 height regulations: (b) Accessory Building(s): Maximum twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.

With this Zoning Ordinance update we are also cleaning up some language that caused confusion while reviewing for accessory structures.

## Summary

City Staff is presenting this ordinance revision because it will provide flexibility to the GUI zoning district and aligns with the function of the zoning district. Accessory building/structure is a common and compatible use with the zoning district.

## Meetings Schedule

December 16, 2020 – Planning and Zoning Commission

January 12, 2020 - City Council Meeting

## Attachments

Exhibit 1: Draft Ordinance

Recommended Action:	Recommend approval of Ordinance.
Alternatives/Options:	Recommend Denial or Modification.
Budget/Financial Impact:	N/A
Public Comments:	Staff has received no public comments at this time.
Enforcement Issues:	N/A
Comprehensive Plan Element:	N/A

CITY OF DRIPPING SPRINGS

**ZONING ORDINANCE AMENDMENT**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING THE CODE OF ORDINANCES, CHAPTER 30, EXHIBIT A: SECTION 3.14; AND AMENDING APPENDIX E: ZONING USE REGULATIONS (CHARTS) PERMITTED USE PROVISIONS FOR DISTRICTS ZONED AS GOVERNMENT/UTILITY/INSTITUTIONAL RELATED TO USES INCLUDING ACCESSORY STUCTURES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE & MEETING.

**WHEREAS,** the City of Dripping Springs (the “City”) City Council seeks to provide procedures and standards for allowing accessory structure as uses in areas zoned GUI;

**WHEREAS,** pursuant to Chapter 211 of the Texas Local Government Code, a city may establish zoning regulations for the purpose of promoting the public health, safety, morals, or general welfare; and

**WHEREAS,** the City has found the allowance of accessory structures in areas zoned GUI to be in the best interest of promoting public health and safety; and

**WHEREAS,** the proposed zoning amendment has been reviewed by City staff, including the City’s Land Planner, with the consensus being that the proposed changes are consistent with best planning practices and consistent with the Comprehensive Plan; and

**WHEREAS,** after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on \_\_\_\_\_, 20\_\_ to consider the proposed amendment and the Planning and Zoning Commission recommended \_\_\_\_\_ of the proposed change; and

**WHEREAS,** after public hearing held by the City Council on \_\_\_\_\_, 2021 the City Council voted to accept the recommendation of the Planning and Zoning Commission; and

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

**WHEREAS**, the City Council finds that it is necessary and proper for the protection of the welfare, health, peace, temperance, and safety of the City of Dripping Springs to adopt an ordinance regulating Bars.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, THAT:**

### **1. FINDINGS OF FACT**

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

### **2. ENACTMENT**

Chapter 30, Exhibit A: Section 3.14 and Appendix E: Zoning Use Regulations (Charts) of the Dripping Springs Code of Ordinances are hereby amended to read in accordance with *Attachment "A"* and *Attachment "B"* which are attached hereto and incorporated into this Ordinance and the City Code for all intents and purposes.

### **3. REPEALER**

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

### **4. SEVERABILITY**

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

### **5. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

**6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage and publication.

**7. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

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

**CITY OF DRIPPING SPRINGS:**

*by:* \_\_\_\_\_  
Bill Foulds, Jr., Mayor

**ATTEST:**

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



## City of Dripping Springs

**CODE OF ORDINANCES****CHAPTER 30: ZONING****EXHIBIT A: ZONING ORDINANCE****SECTION 1: GENERAL PROVISIONS****3.14: Government/Utility/Institutional (GUI)**

3.14.1 Description: The GUI, Government/Utility/Institutional District is intended to provide for the siting of government buildings of the State, County, City or Federal governments. It is also intended to provide classification for public utility installations, EMS stations, fire stations, health care facilities, schools and churches, without regard to public or private ownership. This zoning classification may, with City Council approval, be applied to properties situated anywhere within the city limits.

3.14.2. Permitted Uses: Those uses defined as public services, government facilities or schools and churches on the Zoning Use Charts are authorized uses permitted by right.

3.14.3. Height Regulations:

(a) Main Building(s): Maximum two and one-half (2-1/2) stories, or forty feet (40'), whichever is less, for the main building or house.

(b) Accessory Building(s): Maximum twenty-five feet (25') for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~

(c) Other: Refer to Section 5, Development Standards & Use Regulations for other regulations.

(d) Accessory ~~Uses~~ Dwelling(s): ~~can include an Accessory Dwelling;~~ Maximum two stories, or thirty feet (30'), whichever is less, ~~for the Accessory Dwelling.~~

3.14.4. Area Regulations:

(a) Size of Lots:

(1) Minimum Lot Area: Seven thousand square feet (7,000 sq. ft.).

(2) Minimum Lot Width: Seventy feet (70').

(3) Minimum Lot Depth: One hundred feet (100').

(b) Size of Yards:

(1) Minimum Front Yard - Minimum twenty feet (20').

(2) Minimum Side Yard - Minimum ten feet (10'); or twenty feet (20') from a property zoned SF-5 or more restrictive.

(3) Minimum Rear Yard - Minimum twenty feet (20') for the main building.

- (c) Impervious Cover: Fifty percent (50%).
- 3.14.5. Special Requirements:
- (a) On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site purposes.
  - (b) Open Storage: Open storage is prohibited unless permitted by conditional use permit.
  - (c) Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.).
  - (d) Other Regulations: Refer to Section 5, Development Standards & Use Regulations.
  - (e) Accessory Dwelling: an Accessory Dwelling is allowed in this zoning district and may be a primary living space that is secondary to a primary nonresidential use so long as the use otherwise meets the definition of Accessory Dwelling.

*Attachment "B"*

**CHAPTER 30: ZONING**  
**EXHIBIT A: ZONING ORDINANCE**  
**APPENDIX E: ZONING USE REGULATIONS (CHARTS)**

Amend the chart to include the following:

	<b>Residential Uses</b>						<b>Nonresidential Uses</b>								
	<b>AG</b>	<b>SF-1</b>	<b>SF-2</b>	<b>SF-4</b>	<b>SF-5</b>	<b>MF-1</b>	<b>O</b>	<b>LR</b>	<b>GR</b>	<b>CS</b>	<b>HO</b>	<b>I</b>	<b>GUI</b>	<b>PR</b>	<b>PP</b>
Accessory Bldg/Structure (Nonresidential)							P	P	P	P	P	P	<u>P</u>		



# Planning and Zoning Commission Planning Department Staff Report

Item 10.

**Planning and Zoning Commission Meeting:** December 16, 2020

**Project Planner:** Amanda Padilla, Senior Planner

## Item Details

**Project Name:** Preliminary Plat revision

**Request:** Discuss and consider recommendation of an Ordinance amending the Subdivision Ordinance to expand administrative review of preliminary plat changes that do not affect infrastructure or restrictions on the plats.

## Overview/Background

City Staff has noticed an influx of applicants requesting changes to an approved preliminary plat prior to final platting of the entire preliminary plat. Preliminary plats are not created by state law, but are used by the City and developers to provide vesting and conceptual planning for plats prior to the immense work that is required for final platting including the building of infrastructure. As part of the City's regulation of preliminary platting, the City requires various approvals including review by Parks Committee and Transportation Committee, as well as the Planning and Zoning Commission, depending on the size and complexity of the plat. After a preliminary plat is approved by the Planning and Zoning Commission, changes can only be made through requests to City Staff. Currently, City Staff could make administrative changes to the preliminary plats only if the change is a minor revision that could include: "slight enlargement or shifting of easements or lot lines, Unit lines, addition of private or franchise utility easements, correction of bearings or distances, correction of minor labeling errors, addition of erroneously omitted informational items and labels, etc. may occur on the final plat without having to reapprove the Preliminary Plat." For those cases, a resubmission of the entire preliminary plat is not required.

However, other types of changes require a resubmittal when the change: "obvious reconfiguration of easements, relocation of driveways or access easements or fire lanes, any modification to the perimeter or boundary of the property, and relocation or addition or deletion of any public improvement (including corresponding easement), shall necessitate resubmission and reapproval of the plat." If it is a major revision it does require a resubmittal and the same approval process as a regular preliminary plat, including the signatures of all owners.

The changes would be to the way the City evaluates and processes minor or major preliminary plat revisions. The changes are listed below:

### Minor Revision

1. Minor revisions require an application with signatures from all lots that are affected by the change
2. Minor revisions will be reviewed by the Development Review Committee
3. Minor revisions can include an increase in density by no more than 10% of the current approved number of lots or units. Examples listed below in the section.
4. Minor revisions can not negatively impact the provisions of public facilities including infrastructure and parkland.

### Major Revision

1. Major revisions require an application with signatures from all lots that are affected by the change.
2. Major revisions require notification to all lot owners within the approved preliminary plat by mail at least 15 days before P&Z.

Examples of a 10% increase under the new ordinance:

Example 1: If an approved preliminary plat is approved for 100 lots and the applicant would like to amend it to add an additional 10 lots, the change would be considered minor so long as the addition of 10 lots does not require a change to infrastructure or parkland and the plat as amended complies with all development standards.

Example 2: If an approved preliminary plat is approved for 100 lots and the applicant would like to add 10 lots but an agreement limits them to 100 lots the applicant would not be able to add 10 additional lots unless they apply for an amendment to the agreement and the increase in density is approved. Once the development agreement is approved, the plat amendment could be handled administratively if it meets the criteria.

Example 3: If an approved preliminary plat is approved for 100 lots and the applicant would like to add 10 lots and an agreement limits the project to 150 lots. The change would be considered minor so long as there are no changes to infrastructure or parkland.

Example 4: If an approved preliminary plat is approved for 100 lots and the applicant would like to add 10 lots but the addition requires a change in infrastructure or an increase in parkland, the change would not be minor and would have to go through the major revision process.

**Summary**

City Staff is presenting this ordinance revision because it will make reviewing preliminary plats more efficient without affecting the process or the city standards. The change would allow for lot line changes within a preliminary plat so long as density is not increased by more than 10% and infrastructure and parkland are not affected. The preliminary plat as amended would still have to meet all city code requirements.

**Meetings Schedule**

December 16, 2020 – Planning and Zoning Commission  
January 12, 2020 - City Council Meeting

**Attachments**

Exhibit 1: Draft Ordinance

Recommended Action:	Recommend approval of Ordinance.
Alternatives/Options:	Recommend Denial or Modification.
Budget/Financial Impact:	N/A
Public Comments:	Staff has received no public comments at this time.
Enforcement Issues:	N/A
Comprehensive Plan Element:	N/A

CITY OF DRIPPING SPRINGS  
ORDINANCE NO. \_\_\_\_\_  
SUBDIVISION ORDINANCE

AN ORDINANCE AMENDING—CHAPTER 28, EXHIBIT A, SUBDIVISION ORDINANCE OF THE DRIPPING SPRINGS CODE OF ORDINANCES; UPDATING REGULATIONS RELATED TO CHANGES TO PRELIMINARY PLATS; PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; CRIMINAL PENALTIES; AND, SEVERABILITY

**WHEREAS,** the City Council of the City of Dripping Springs (“City Council”) seeks to promote the public health, safety, morals and general welfare of the municipality and the safe, orderly, and healthful development of the municipality, including its extraterritorial jurisdiction; and

**WHEREAS,** the City Council finds that haphazard laying out of lots and erratic dedication of public infrastructure is harmful to the environment and quality of life; and

**WHEREAS,** the City Council acknowledges that subdivision controls are based on the land registration system, and that land registration is a privilege that local governments such as Dripping Springs have the power to grant or withhold based on compliance with reasonable conditions; and

**WHEREAS,** the City Council’s regulation of development is based on the government’s legitimate interests in promoting orderly development, ensuring that subdivisions are constructed safely, and protecting the future owners from inadequate police and fire protection, inadequate drainage, and unsanitary conditions; and

**WHEREAS,** the City Council has determined that reasonable rules and regulations governing subdivision plats are necessary to maintain water quality, ensure traffic safety, protect the region’s livability, preserve property values, and reinforce Dripping Springs’ status as the Gateway to the Hill Country; and

**WHEREAS,** the City Council has determined that allowing administrative review of preliminary plat changes where no infrastructure or restriction is affected ensures efficient review and approval; and

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

**WHEREAS**, pursuant to Chapter 212 of the Texas Local Government Code, the City has the authority to adopt rules governing plats and subdivisions of land; and

**WHEREAS**, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt an ordinance regulating the subdivision and platting of land.

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

**1. FINDINGS OF FACT**

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

**2. ENACTMENT**

Chapter 28, Exhibit A Subdivision Ordinance of the City of Dripping Springs Code of Ordinances is hereby amended so to read in accordance with Attachment A, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

**3. REPEALER**

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

**4. SEVERABILITY**

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

**5. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

**6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

**7. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED & APPROVED** this, the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by a vote of \_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) to \_\_\_\_\_ (abstentions) of the City Council of



**Dripping Springs, Texas.**

**CITY OF DRIPPING SPRINGS**

**By:** \_\_\_\_\_  
**Bill Foulds, Jr., Mayor**

**ATTEST:**

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

*Attachment "A"*

## CODE OF ORDINANCES

### VOLUME 2

#### ARTICLE: 28: SUBDIVISIONS AND SITE DEVELOPMENT

#### EXHIBIT "A" SUBDIVISION ORDINANCE

#### SUBCHAPTER A: GENERAL

#### **4.10. Revisions to Approved Preliminary Plat**

It is generally recognized that ~~minor~~ revisions to the Preliminary Plat may be needed before the final plat application can be filed with the City.

(a) Preliminary Plat revision procedure. To request a revision to an approved preliminary plat, the applicant must file an application with the City.

- (1) Minor revisions. An application shall include the signatures of all lot owners directly affected by the revision. Applications for minor revisions shall be reviewed by the development review committee.
- (2) Major revisions. A new application for a preliminary plat is required including signatures of all lot owners affected by the revision, payment of new fees, compliance with amendments to this chapter which occurred since original preliminary plat approval, and other requirements. Major revisions shall require notification to all lot owners within the approved preliminary plat by mail at least fifteen (15) days prior to the Planning and Zoning Commission Meeting at which the revision will be considered. The procedures for such reapproval shall be the same as for a Preliminary Plat, and such reapproval may constitute a new project thus necessitating submission of a new application form, payment of new fees, compliance with amendments to this Chapter which occurred since original Preliminary Plat approval, and other requirements.

- (b) Minor Revisions. ~~Such~~ Minor revisions ~~ares~~ slight enlargement or shifting of easements or lot lines, Unit lines, addition of private or franchise utility easements, correction of bearings or distances, correction of minor labeling errors, addition of erroneously omitted informational items and labels, etc. ~~may occur on the final plat without having to reapprove the Preliminary Plat.~~ Minor revisions also can include an increase in density by no more than 10% so long as the increase is allowed under all city ordinances and agreements with the City. Minor revisions also cannot negatively impact the provision of public facilities. Determination of whether or not revisions are “minor” in nature is subject to the judgment of the City Administrator in consultation with the ~~City Engineer~~ development review committee.
- (c) Major Revisions. Major revisions, ~~such as~~ include obvious reconfiguration of ~~lot lines, Unit lines, or easements, relocation of driveways~~ relocation of interior road connections to exterior roadways or access easements or fire lanes, any modification to the perimeter or boundary of the property , increase in density not considered a minor revision, decrease in parkland or open space, and relocation or addition or deletion of any public improvement (including corresponding easement) or any other change to a preliminary plat that is not a minor revision. ~~shall necessitate resubmission and reapproval of the plat as a “revised Preliminary Plat” unless otherwise approved by the City. The procedures for such reapproval shall be the same as for a Preliminary Plat, and such reapproval may constitute a new project thus necessitating submission of a new application form, payment of new fees, compliance with amendments to this Chapter which occurred since original Preliminary Plat approval, and other requirements.~~

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Trailor and Site improvements	Waiting on resubmittal
SD2019-0017 Storserv	ETJ	E Hwy 290	Self Storage facility	approved w conditions
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-00026 DSWSC Filling Station	CL	198 Creek Rd		Gathering Signatures
SD2019-0032 Coffman Real Estate	CL	27401 RR 12	Parking lot improvements	Under review
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2019-0041 Driftwood Creek Temporary Kitchen	ETJ	415 Thurman Roberts Way	Temporary kitchen facility comprised of 2 shipping containers	Approved with Conditions
SD2020-0006 Ghost Hill Ranch Phase 2	ETJ	31430 Ranch Road 12, Dripping Springs, Texas	Two Commercial Buildings	Waiting on resubmittal
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0017 Home Depot TRC	cl	260 E Hwy 290	tool rental center	Waiting on resubmittal
SD2020-0018 DSWSC Elevated Storage Tank	etj	Hart Lane	elevated Storage tang	Gathering Signatures
SD2020-0020 Revision to Texas Regional Bank	cl	333 E Hwy 290 #305, Dripping Springs, TX 78620	The Site Development Plans have been revised for connectivity between the current site and future development	Approved w/ Conditions
SD2020-0022 Skye Headwaters Revision 2	cl	201 Headwaters Blvd.	Reverting back to the originally approved project.	Waiting on resubmittal
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0023 Dripping Springs Elementary #5 Aka 2020-1412	etj	11091 Darden Hill Road	Educational institute comprised of 5.0 acres of Lot 74 of the Onion Creek Ranch Subdivision	under review, & issued for construction
SD2020-0028 DSMS Remodel AKA 2020-1495	CL	111 & 113 Tiger Lane	This project includes a new building for the relocation of Walnut Springs Elementary School, designed to serve 850 students to be built south of the existing Dripping Springs Middle School. Additional site and interior improvements proposed at DSMS and are included in this scope. Sanitary sewer and demolition have been submitted for approval separately.	Under review, approved and issued for construction
SD2020-0029 Headwaters Phase II	CL	Kibo Ridge and Hwy 290	this project includes the construction of four 3-story apartment buildings, associated parking and drives, and utilities	Approved w/ Conditions
SD2020-0030 Howard Ranch Commercial	Cl	FM 150 and RR12	one 5, 110-sf general store/fueling station, two 10,400-sf retail stores, two 6,800-sf retail stores. One 17,600-sf retail store, and a 10,350-sf live/work building to be located on 7.391 acres	Waiting on resubmittal
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6.055 soft office/warehouse and parking	Waiting on resubmittal
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Waiting on resubmittal
SD2020-0033 Hill Country Senior Citizen Activity Center	CL	1310 US-290, DRIPPING SPRINGS, TX 78620	A 3,150 sq ft building is proposed.	Gathering Signatures
SD2020-0035 Harrison Hills Business Park	CL	North of Whisenant, across from Founders Ridge (No address given)	Infrastructure including construction of Driveway to 12, water quality and detention ponds, utilites, offsite improvements for wastewater tie in	Under Review
SD2020-0036 Arrowhead Ranch Amenity Center Revision	Cl	Arrowhead Ranch Blvd	Proposed Site Development for future arrowhead ranch amenity Center	Approved w/ conditions
SD2020-0038 Belterra Building X2	ETJ	Lot 1B-2 LTD	The project is proposing a 5,063 SF retail building with associated parking and utility improvements	Approved with Conditions
SD2020-0040 Forbes Tract Revision	ETJ	14300 FM 1826	proposed revision would include switching from a bar ditch conveyance system to an underground drainage system	Waiting on resubmittal
SD2020-0041 Skybridge Academy	CL	26540 Ranch road 12	deck addition at rear of building for outdoor classroom	Gathering Signatures
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	waiting on resubmittal
SD2020-0044 Founder Parking Lot Improvements	CL	419 Founders Park Rd	Install an asphalt parking area consisting on approximately 48 parking spaces within Founders Memorial Park.	Waiting on resubmittal
SD2020-0045 12 South	CL	4500 RR 12	8,000 Sq ft warehouse w associated parking and drainage	Waiting on resubmittal
SD2020-0046 Parten Ranch Amenity Center Correction	ETJ	1.5 Miles Southwest of Nutty Brown Rd and 1826		Waiting on resubmittal
SD2020-0047 Dripping Springs RV Resort	ETJ	3601 W US 290, Dripping Springs,	335 RV lots with associated roadway and drainage. All	under review
SD2020-0048 Patriots Hall of Dripping Springs	ETJ	3400 E US 290	New VFW Building with parking infrastructure and water quality	under review

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
Driftwood Phase 3	ETJ	17901 RM 1826	1 lot subdivision	Waiting on the County
SUB2018-0038_California Ph 4 Sec 11_FP	ETJ	RR12 & FM 150	Subdivision of 108 Residential lots	Turned in Plat amendment adding additional ROW. Comments have been issued.
SUB2018-0043_Treaty Oak Subdivision MP	ETJ	16604 Fitzhugh Rd	1 Lot subdivision	Waiting on resubmittal
SUB2018-0061 Headwaters at Barton Creek_AP	ETJ	2401 E Hwy 290	Edits to metes and bounds error	Waiting on resubmittal/ everyone approved as of 6/25/2019
SUB2019-0017 Parten Ranch Amenity Center MP	ETJ	NW Corner of Two Creeks Lane and Parten Ranch Pkwy	1 Lot for amenity center	Waiting on the County
SUB2019-0023 Driftwood Golf & Ranch Club Phase. 1 CP	ETJ	10450 FM 967 N Side	42 Lot Subdivision on 59.14 acres	Waiting on resubmittal
SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	4 Lot subdivision	Waiting on the County
SUB2019-0044 California Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peaks Circle	amended plat	waiting on resubmittal
SUB2019-0049 Driftwood Club Core Ph. 1 CP	ETJ	582 Thurman Roberts Way	infrastructure for subdivision	Waiting on resubmittal
SUB2019-0050 Driftwood Golf and Ranch Club Ph. 2 FP	ETJ	Thurman Roberts Way	57 SF lots, 3 Open Space, 4 Golf Course Lots, 8 ROW lots	waiting on fiscal or construction completion
SUB2019-0051 Driftwood Club Core Ph. 2 CP	ETJ	Thurman Roberts Way	infrastructure for subdivision	Waiting on Resubmittal
SUB2019-0060 Driftwood Phase 1 Section 2 CP	ETJ	Thurman Roberts Way	Update to WW and Rainwater Service details	waiting on resubmittal
SUB2019-0062 Big Sky Ranch Phase 2 CP & FP	CL	Lone Peak Way	188 Single Family, Drainage, and Open Space lots	construction plans are approved, waiting on resubmittal for the final plat
SUB2020-0002 Headwaters at Barton Creek, Phase 5, sections 1&2 CP	ETJ	headwaters blvd and sage thrasher circle	188 Residential Lots, Open Space, MUD Utilites with WQ and drainage improvements	Gathering signatures
SUB2020-0005 Highpointe phase II 2A-2B, lots 7&8. Block C AP	ETJ	118 Red River Cover Austin	amended plat	Gathering signatures
SUB2020-0012 Parten Ranch Phase 3 CP	ETJ	1.5 Miles Southwest of Nutty Brown and 1826	Single Family Subdivision	waiting on resubmittal
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal
SUB2020-0020 Polo Business Park East MP	etj	13550 US 290	1 lot subdivision to create a legal lot	waiting on resubmittal
SUB2020-0027 Sawyer Ranch 33	CL	unaddressed, R95789	3 lot subdivision near 290 and Sawyer ranch	waiting on resubmittal
SUB2020-0031 Heritage Construction Plans	CL	Sportsplex Drive (Heritage Development)	Construction Plans for the Heritage development	waiting on resubmittal
SUB2020-0032 Driftwood West Wholesale Water Connection	ETJ	Fm 1826	Improvements including master vault and water meter vault providing point of connection to existing 12 inch WL	waiting on resubmittal
SUB2020-0033 Headwaters Phase 4 Sections 2-5 CP revision	CL	Intersection of Headwaters Blvd and Hazy Hills Loop	Proposed revision is generally to remove the proposed bridge and add culvert crossin. Minor adjustments to Fire Hydrants are also proposed	gathering signatures