



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, March 28, 2023 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
Deputy City Secretary Cathy Gieselman
IT Director Jason Weinstock

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 February 28, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2022-0012: an application for the Driftwood Phase 3 Section 1 Final Plat for a 9.070 acre tract out of the Frelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**
- 3. Conditional approval of SUB2022-0013: an application for the Driftwood Phase 3 Section 2 Final Plat for a 34.665 acre tract out of the Frelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**
- 4. Denial of SUB2022-0005: an application for the Skylight Hills Preliminary Plat for a 10.00 acre tract out of the S.F.J.W Survey located at 13001 High Sierra. Applicant: Al Carroll Jr., Tri-Tech Engineering**
- 5. Denial of SUB2022-0006: an application for the Wild Ridge Phase 1 Final Plat for a 62.1 acre tract out of the Philip A. Smith Survey. Applicant: Richard Pham, P.E., Doucet & Associates**

BUSINESS

- 6. Public hearing and consideration of approval of SUB2023-0004: an application for the Driftwood 967, Phase 1, Lot 2 Replat. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**
 - a. Staff Report
 - b. Public Hearing
 - c. Replat
- 7. Public hearing and recommendation of an ordinance regarding CUP2023-0001: an application for a Conditional Use Permit to allow a warehouse/office use at 27950 RR 12. Applicant: Jon Thompson**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Recommendation

8. Public hearing and recommendation of an ordinance rezoning a 97.44-acre property to Planned Development District with a base zoning of SF-3 and GR, with 68.38-acres of residential uses, approximately 6.7-acres of commercial uses, and approximately 22.36-acres of open space, as amended by the ordinance language herein, for property located on U.S. 290 and north of the intersection of Drifting Wind Run commonly known as “Gateway Village”. Applicant: John Doucet, Doucet and Associates

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. Recommendation

9. Public hearing and recommendation of an ordinance regarding ZA2023-0001: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.02 acres out of the C. H. Mallot Survey located at 1300 E US 290. Applicant: Victor Ostiguin, Doucet & Associates

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. Recommendation

PLANNING & DEVELOPMENT REPORTS

10. Planning Department Report

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

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

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

May 9, 2023, at 6:00 p.m.

May 23, 2023, at 6:00 p.m.

City Council & Board of Adjustment Meetings

April 4, 2023, at 6:00 p.m. (CC & BOA)

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

May 2, 2023, at 6:00 p.m. (CC & BOA)

May 16, 2023, at 6:00 p.m. (CC)

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **March 24, 2023, at 11:30 a.m.***

Deputy City Secretary

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



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, February 28, 2023, at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:

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

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Tory Carpenter
Deputy City Administrator Ginger Faught
Mayor Bill Foulds, Jr.
Deputy City Secretary Cathy Gieselman
Mayor Pro Tem Taline Manassian
HDR Engineering P.E. Leslie Pollack
TIRZ Project Manager Keenan Smith
IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

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

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on

presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

PRESENTATIONS

1. Presentation and discussion regarding the Old Fitzhugh Road Project.

Keenan Smith presented the staff report which is on file. A public meeting to provide an update on the project has been scheduled for March 29, 2023, at City Hall, Committee members were encouraged to attend.

Leslie Pollack addressed questions regarding timeframe of traffic signal at Heritage and retaining the flashing beacon at Old Fitzhugh until traffic flows are determined. Will continue to work with TxDOT; projected signal timeframe is 2024 and the flashing beacon will remain in place until traffic flows are determined.

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.

- 2. Approval of the January 24, 2023, Planning & Zoning Commission regular meeting minutes.**
- 3. Conditional approval of SUB2021-0073: an application for the Hardy T Land Preliminary Plat for a 78.02 acre tract located at the intersection of Bunker Ranch Boulevard and Ross Street out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, P.E., Civil & Environmental Consultants, Inc.**
- 4. Denial of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers**
- 5. Conditional approval of SUB2022-0041: an application for the Hays Street Preliminary Plat for a 1.855 acre tract located at 102 Bluff Street out of the Town of Dripping Springs survey. Applicant: Joe Grasso, P.E., Doucet & Associates.**
- 6. Approval of SUB2022-0030: an application for the Burke Subdivision Lot 1A Replat for a 14.54 acre tract located at 20650 FM 150. Applicant: Jon Thompson**

7. **Conditional approval of SUB2022-0002: an application for the Hays Street Subdivision final plat for a 1.855 acre tract out of the Phillip A. Smith Survey located at 102 South Bluff Street.** *Applicant: Joe Grasso, P.E. Doucet & Associates*
8. **Conditional approval of SUB2022-0049: an application for the Serenity Hills Preliminary Plat for a 104.335 acre tract located at 1111 Hays Country Acres Road out of the Richard Vaughan Survey.** *Applicant: Gregg Andrulis, Civil Insite, LLC.*

A motion was made by Commissioner Strong to approve Consent Agenda Items 2 – 8. Vice Chair Williamson seconded the motion which carried unanimously 7 to 0.

BUSINESS

9. **Presentation and discussion of an Ordinance rezoning a 97.44-acre property to Planned Development District with a base zoning of SF-3 and GR, with 68.38-acres of residential uses, approximately 6.7-acres of commercial uses, and approximately 22.36-acres of open space, as amended by the ordinance language herein, for property located on U.S. 290 and north of the intersection of Drifting Wind Run commonly known as “Gateway Village”.** *Applicant: John Doucet, Doucet and Associates*
 - a. **Applicant Presentation** – Peter Verdichio provided a summary presentation and along with Matthew Scrivener, Developer for Meritage Homes, and Rex Baker, were available for questions from the Commission.
 - b. **Staff Report** - Tory Carpenter presented the staff report which is on file.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **Discussion** – Chair James asked each of the Commissioners to share any questions/concerns which were addressed by Tory Carpenter, Peter Varricchio, John Doucet and Rex Baker.

No action was taken regarding this item.

PLANNING & DEVELOPMENT REPORTS

10. Planning Department Report

Tory Carpenter presented the staff report which is on file.

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

March 14, 2023, at 6:00 p.m.

March 28, 2023, at 6:00 p.m.

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

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

City Council & Board of Adjustment Meetings

March 7, 2023, at 6:00 p.m. (CC & BOA)

March 21, 2023, at 6:00 p.m. (CC)

April 4, 2023, at 6:00 p.m. (CC & BOA)

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

ADJOURN

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

This regular meeting adjourned at 7:26 p.m.



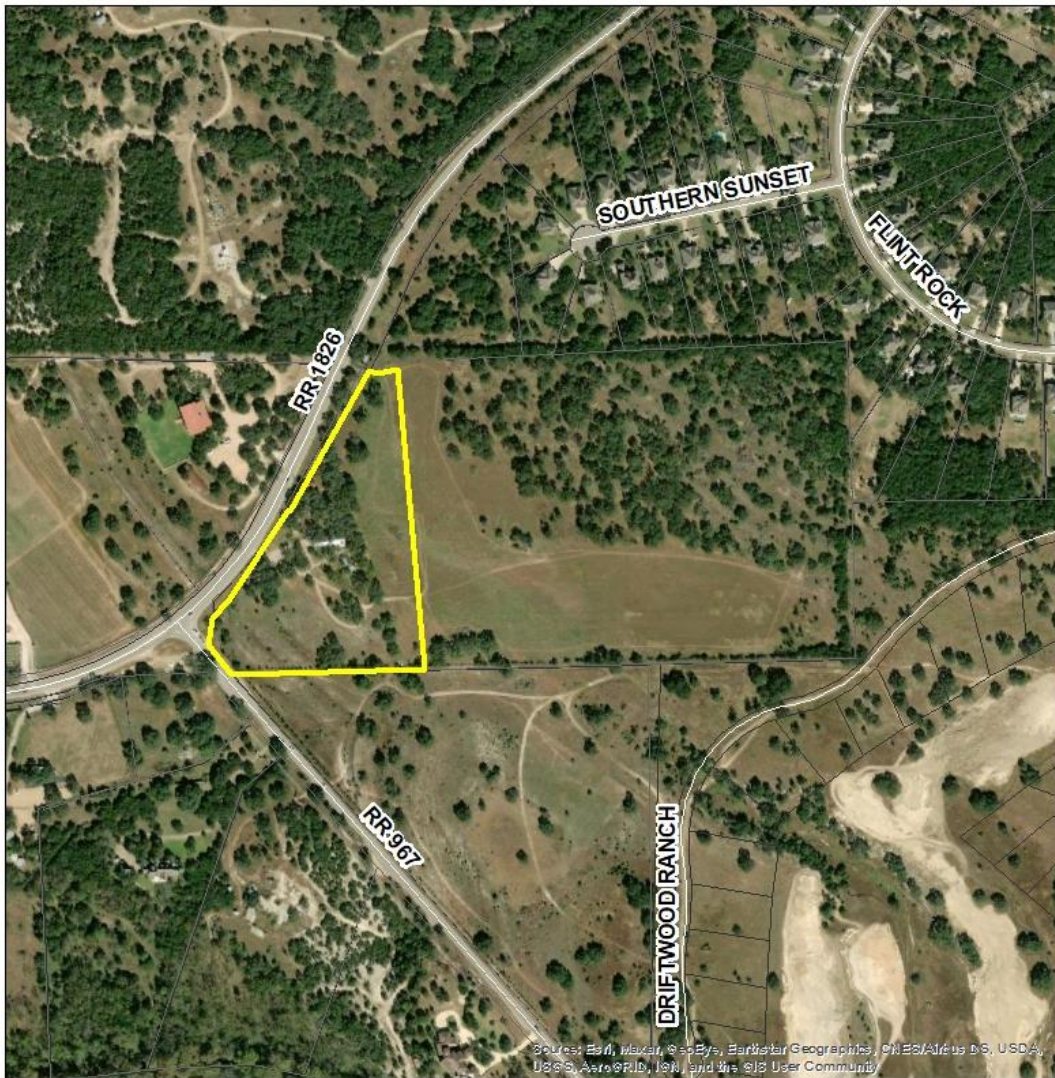
Planning and Zoning Commission Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting: March 28, 2023
Project No: SUB2022-0012
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

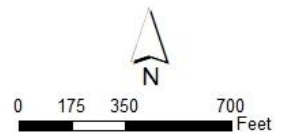
Project Name: Driftwood Subdivision, Phase 3 Section 1 Final Plat
Property Location: 17901 FM 1826, Driftwood, TX 78619
Legal Description: 9.070 acres, out of the Freelove Woody Survey
Applicant: John Blake, Murfee Engineering Company
Property Owner: Driftwood DLC Investor I LP
Staff recommendation: Approval



Location Map

*SUB2022-0012
 Driftwood Phase 3
 Section 1 Final Plat*

— Roads
 — Parcel Lines



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

Planning Department Staff Report

Overview

The site currently is comprised of a single-family residence including various ancillary buildings. The site is proposed as one commercial lot.

Access and Transportation

Primary access to the subdivision will be through FM 1826.

Site Information

Location: Intersection of FM 967 and FM 1826

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015.

Recommendation

Approval.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Subdivision Phase 3 Section 1 Final Plat

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



DRIPPING SPRINGS
Texas

PH 3 Sec 1

Item 2.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL PRE-APPLICATION

CONSULTATION CONFERENCE

DATE: DATE:
Feb 15, 2022, 2pm

NOT NOT SCHEDULED
SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME John Blake, PE
COMPANY Murfee Engineering Company, Inc
STREET ADDRESS 1101 S Capital of Texas Hwy Bldg D
CITY Austin **STATE** TX **ZIP CODE** 78746
PHONE 512-327-9204 **EMAIL** jblake@murfee.com

OWNER NAME M Scott Roberts c/o Silver Garza, Authorized Agent
COMPANY _____
STREET ADDRESS PO Box 311
CITY Driftwood **STATE** Texas **ZIP CODE** 78619
PHONE 512-917-8899 **EMAIL** silverganza@sbcglobal.net

| PROPERTY INFORMATION | |
|--|--|
| PROPERTY OWNER NAME | M Scott Roberts c/o Silver Garza, Authorized Agent |
| PROPERTY ADDRESS | 17901 FM 1826 |
| CURRENT LEGAL DESCRIPTION | 9.070 ac out of Freelove Woody Sur 23, Abst 20, Hays Co., TX |
| TAX ID # | R131141 |
| LOCATED IN ETJ | <input type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 9.070 |
| SCHOOL DISTRICT | Hays CISD |
| ESD DISTRICT(S) | ESD #1 and ESD #6 |
| ZONING/PDD/OVERLAY | NA |
| EXISTING ROAD FRONTAGE 1,047lf, 86lf | <input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: <u>FM 1826, FM 967</u> <input type="checkbox"/> City/County (public) Name: _____ |
| DEVELOPMENT AGREEMENT? Yes (If so, please attach agreement) | <input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: _____ |

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

| PROJECT INFORMATION | |
|--|--|
| PROPOSED SUBDIVISION NAME | Driftwood Slubdivision,Phase Three, Section One |
| TOTAL ACREAGE OF DEVELOPMENT | 9.070 |
| TOTAL NUMBER OF LOTS | 1 |
| AVERAGE SIZE OF LOTS | 9.070 |
| INTENDED USE OF LOTS | <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: <u>Commercial</u> |
| # OF LOTS PER USE 1 | RESIDENTIAL: _____ COMMERCIAL: <u>1</u> INDUSTRIAL: _____ |
| ACREAGE PER USE 9.070 | RESIDENTIAL: _____ COMMERCIAL: <u>9.070</u> INDUSTRIAL: _____ |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: _____ NA PRIVATE: _____ |
| ANTICIPATED WASTEWATER SYSTEM Public Sewer | <input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER |
| WATER SOURCES | SURFACE WATER City of Dripping Springs <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY |
| <p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> | |

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

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

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

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

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

GAS PROVIDER NAME (if applicable): TX Gas Service
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

John Blake, P.E.

Applicant Name

John Blake

2-17-22

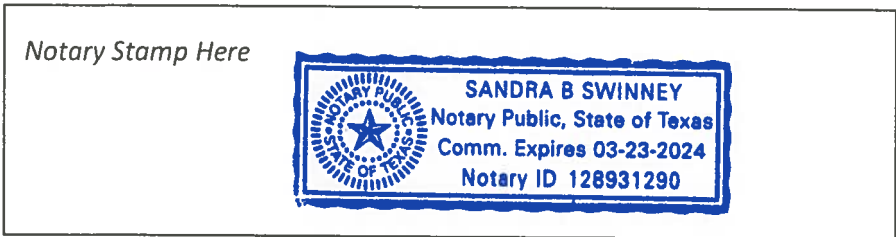
Applicant Signature

Sandra B. Swinney

Date
2-17-2022

Notary

Date



Silver Garza, Authorized Agent

Property Owner Name

[Signature]

2/17/2022

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: John Kehle Date: 2/19/22

| FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST | | |
|---|-------------------------------------|---|
| Subdivision Ordinance, Section 5 | | |
| STAFF | APPLICANT | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Completed application form – including all required notarized signatures |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application fee (refer to Fee Schedule) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Copies/PDF of all submitted items |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Application Submittal – proof of online submission (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$240 Fee for ESD #6 Application (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contact Form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineer’s Summary Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage Report – if not included in the Engineer’s summary |
| <input type="checkbox"/> | <input type="checkbox"/> | Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | OSSF Facility Planning Report or approved OSSF permit (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Plats (11 x 17 to scale) |
| <input type="checkbox"/> | <input 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 |

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

512.858.4725 • cityofdrippingsprings.com

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

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

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

512.858.4725 • cityofdrippingsprings.com

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

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

512.858.4725 • cityofdrippingsprings.com

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

NARRATIVE OF COMPLIANCE

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

| | |
|--|--|
| Outdoor Lighting, Article 24.06 | In accordance with Development Agreement and City regulations. |
| Parkland Dedication, Article 28.03 | Not applicable - In accordance with Development Agreement |
| Landscaping and Tree Preservation, Article 28.06 | In accordance with Development Agreement |

| | |
|--|--|
| <p>Subdivision, 28.02, Exhibit A In accordance with Development Agreement and City regulations</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>Zoning, Article 30.02, Exhibit A</p> | <p>NA</p> |

STATE OF TEXAS)

COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT MASA SCOTT ROBERTS OWNER OF THE REMAINDER OF 100 ACRES OF LAND, RECORDED IN VOLUME 301, PAGE 865 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FRELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 9.070 ACRES, TO BE KNOWN AS "DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

Masa Scott Roberts

12/14/2022 DATE

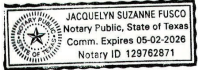
BY: MASA SCOTT ROBERTS P.O. BOX 311 DRIFTWOOD, TEXAS 78619

STATE OF TEXAS) COUNTY OF HAYS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF December, 2022. A.D.

Jacquelyn Suzanne Fusco Notary Public, State of Texas Comm. Expires 05-02-2026 Notary ID 129762871



THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 12306 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 31st DAY OF August, 2022.

John K. Blake, P.E. MURFEE ENGINEERING CO., INC. 1101 SOUTH CAPITAL OF TEXAS HIGHWAY BUILDING D, SUITE 110 AUSTIN, TEXAS 78746



ENGINEER'S NOTES:

- 1. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
2. THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0120 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

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

WITNESS MY HAND THIS THE 14th DAY OF FEBRUARY, 2022.

Gregory A. Way Registered Professional Land Surveyor No. 4567 - STATE OF TEXAS CAPITAL SURVEYING COMPANY, INC. 925 CAPITAL OF TEXAS HWY. SO. BLDG. B, STE. 115 AUSTIN, TEXAS 78746



DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY FIRE ESD #6 AND NORTH HAYS COUNTY ESD #1.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. TOTAL ACREAGE OF DEVELOPMENT: 9.070 TOTAL ACREAGE OF LOT: 9.070 INTENDED USE OF LOTS: RESIDENTIAL AND AGRICULTURE TOTAL NUMBER OF LOTS: 1 AVERAGE SIZE OF LOTS: 9.070 NUMBER OF LOTS: Greater than 10 acres: 0 Larger than 5, less than 10: 1 Between 2 & 5 acres: 0 Between 1 & 2 acres: 0 Less than an acre: 0
6. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
7. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
8. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 3381, PAGE 708 AND THE AMENDED AND THE RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME. SITE DEVELOPMENT AND BUILDING PERMITS ARE REQUIRED FOR COMMERCIAL DEVELOPMENT. BUILDING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION ON RESIDENTIAL LOTS.
9. THE IMPERVIOUS COVER FOR THIS SUBDIVISION SHALL COMPLY WITH THE OVERALL IMPERVIOUS COVER OF 17% IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
10. THE OPEN SPACE PROVIDED MEETS THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
11. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
12. DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS REGULATED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
13. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
14. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT NO. 6 OR ITS SUCCESSORS.
15. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS UNTO A PUBLIC ROADWAY UNLESS: A PERMIT FOR USE OF THE STATE ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED.
16. THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON.
17. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS
18. A P.U.E. IS DEDICATED ALONG SIDE AND REAR LOT LINES AND ALONG THE RIGHT-OF-WAY AS SHOWN ON THE PLAT.
19. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
20. U.S. FISH AND WILDLIFE SERVICE BUFFER ZONES: THE USFWS BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS. THE NUMBER OF ROADWAYS CROSSING THROUGH THE BUFFER ZONES SHOULD BE MINIMIZED AND CONSTRUCTED ONLY WHEN NECESSARY TO SAFELY ACCESS PROPERTY THAT CANNOT OTHERWISE BE ACCESSED. OTHER ALTERATIONS WITHIN BUFFER ZONES COULD INCLUDE UTILITY CROSSINGS, BUT ONLY WHEN NECESSARY, FENCES, LOW IMPACT PARKS, AND OPEN SPACE. LOW IMPACT PARK DEVELOPMENT WITHIN THE BUFFER ZONE SHOULD BE LIMITED TO TRAILS, PICNIC FACILITIES, AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION. PARKING LOTS AND ROADS ARE NOT CONSIDERED LOW IMPACT. NEITHER GOLF COURSE DEVELOPMENT NOR WASTEWATER EFFLUENT IRRIGATION SHOULD TAKE PLACE IN THE BUFFER ZONE. STORMWATER FROM DEVELOPMENT SHOULD BE DISPERSED INTO OVERLAND FLOW PATTERNS BEFORE REACHING THE BUFFER ZONES.
21. THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

GENERAL NOTES CONTINUED ON SHEET 4 OF 4.

Item 2.

SUBDIVISION PLAT NOTES:

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

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

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

UTILITY NOTES:

- 1. WATER SERVICE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
3. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
4. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.

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

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

APPROVED, THIS THE DAY OF 2023.

MIM JAMES PLANNING & ZONING COMMISSION CHAIRPERSON

ANDREA CUNNINGHAM, CITY SECRETARY

WASTEWATER UTILITY PROVIDER: CITY OF DRIPPING SPRINGS

AARON REED PUBLIC WORKS DIRECTOR

WASTEWATER UTILITY PROVIDER: CITY OF DRIPPING SPRINGS

AARON REED PUBLIC WORKS DIRECTOR

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO, DIRECTOR DATE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS) COUNTY OF HAYS)

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2023, AT O'CLOCK .M., AND DULY RECORDED ON THE DAY OF 2023, AT O'CLOCK .M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No.

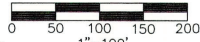
ELAINE HANSON CARDENAS COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

CSCI CAPITAL SURVEYING COMPANY INCORPORATED 925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4008 DRAWN BY: WAL SCALE: N/A JOB NO.: 16501.10 DATE: MAY 17, 2022 DRAWING NO.: 16501P2 CRD #: 16501

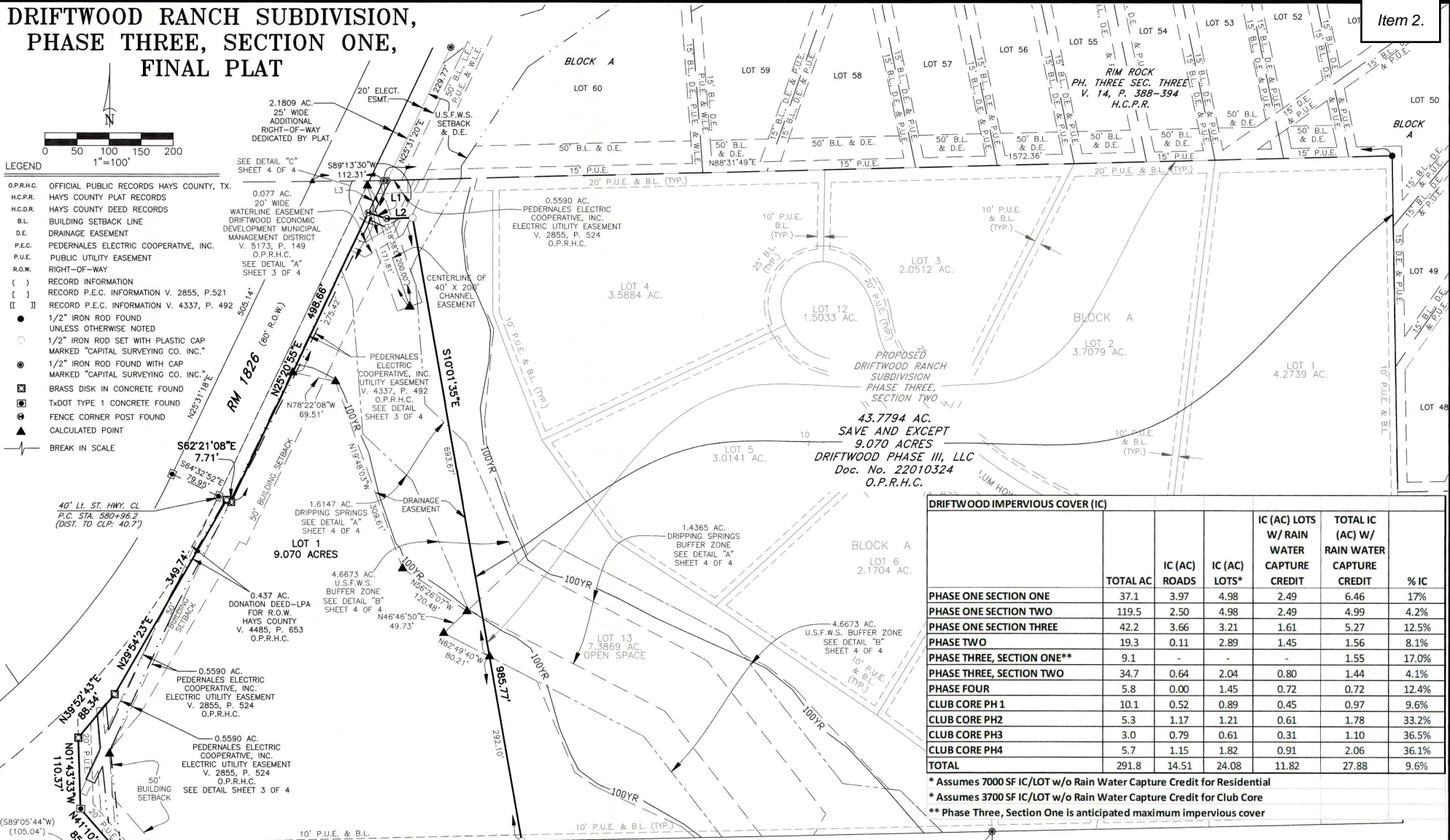
DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

Item 2.



LEGEND

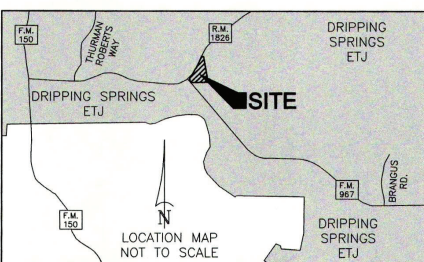
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
- H.C.P.R. HAYS COUNTY PLAT RECORDS
- H.C.D.R. HAYS COUNTY DEED RECORDS
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- [] RECORD P.E.C. INFORMATION V. 2855, P. 521
- [] RECORD P.E.C. INFORMATION V. 4337, P. 492
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊙ 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊠ BRASS DISK IN CONCRETE FOUND
- ⊞ TxDOT TYPE 1 CONCRETE FOUND
- ⊚ FENCE CORNER POST FOUND
- ▲ CALCULATED POINT
- BREAK IN SCALE



43.7794 AC.
SAVE AND EXCEPT
9.070 ACRES
DRIFTWOOD PHASE III, LLC
Doc. No. 22010324
O.P.R.H.C.

| | DRIFTWOOD IMPERVIOUS COVER (IC) | | | TOTAL IC (AC) W/ RAIN WATER CAPTURE CREDIT | TOTAL IC (AC) W/ RAIN WATER CAPTURE CREDIT | % IC |
|----------------------------|---------------------------------|---------------|---------------|--|--|-------------|
| | TOTAL AC | IC (AC) ROADS | IC (AC) LOTS* | | | |
| PHASE ONE SECTION ONE | 37.1 | 3.97 | 4.98 | 2.49 | 6.46 | 17% |
| PHASE ONE SECTION TWO | 119.5 | 2.50 | 4.98 | 2.49 | 4.99 | 4.2% |
| PHASE ONE SECTION THREE | 42.2 | 3.66 | 3.21 | 1.61 | 5.27 | 12.5% |
| PHASE TWO | 19.3 | 0.11 | 2.89 | 1.45 | 1.56 | 8.1% |
| PHASE THREE, SECTION ONE** | 9.1 | - | - | - | 1.55 | 17.0% |
| PHASE THREE, SECTION TWO | 34.7 | 0.64 | 2.04 | 0.80 | 1.44 | 4.1% |
| PHASE FOUR | 5.8 | 0.00 | 1.45 | 0.72 | 0.72 | 12.4% |
| CLUB CORE PH1 | 10.1 | 0.52 | 0.89 | 0.45 | 0.97 | 9.6% |
| CLUB CORE PH2 | 5.3 | 1.17 | 1.21 | 0.61 | 1.78 | 33.2% |
| CLUB CORE PH3 | 3.0 | 0.79 | 0.61 | 0.31 | 1.10 | 36.5% |
| CLUB CORE PH4 | 5.7 | 1.15 | 1.82 | 0.91 | 2.06 | 36.1% |
| TOTAL | 291.8 | 14.51 | 24.08 | 11.82 | 27.88 | 9.6% |

* Assumes 7000 SF IC/LOT w/o Rain Water Capture Credit for Residential
 * Assumes 3700 SF IC/LOT w/o Rain Water Capture Credit for Club Core
 ** Phase Three, Section One is anticipated maximum impervious cover



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S72°11'40"E | 30.29' |
| L2 | N88°31'49"E | 39.97' |
| L3 | N25°20'55"E | 55.53' |

BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (HARN) DATUM, SOUTH CENTRAL ZONE, DERIVED BY GLOBAL POSITIONING SYSTEMS SURVEYS.

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

925 Capital of Texas Highway South
Building B, Suite 110
Austin, Texas 78746
(512) 327-6666

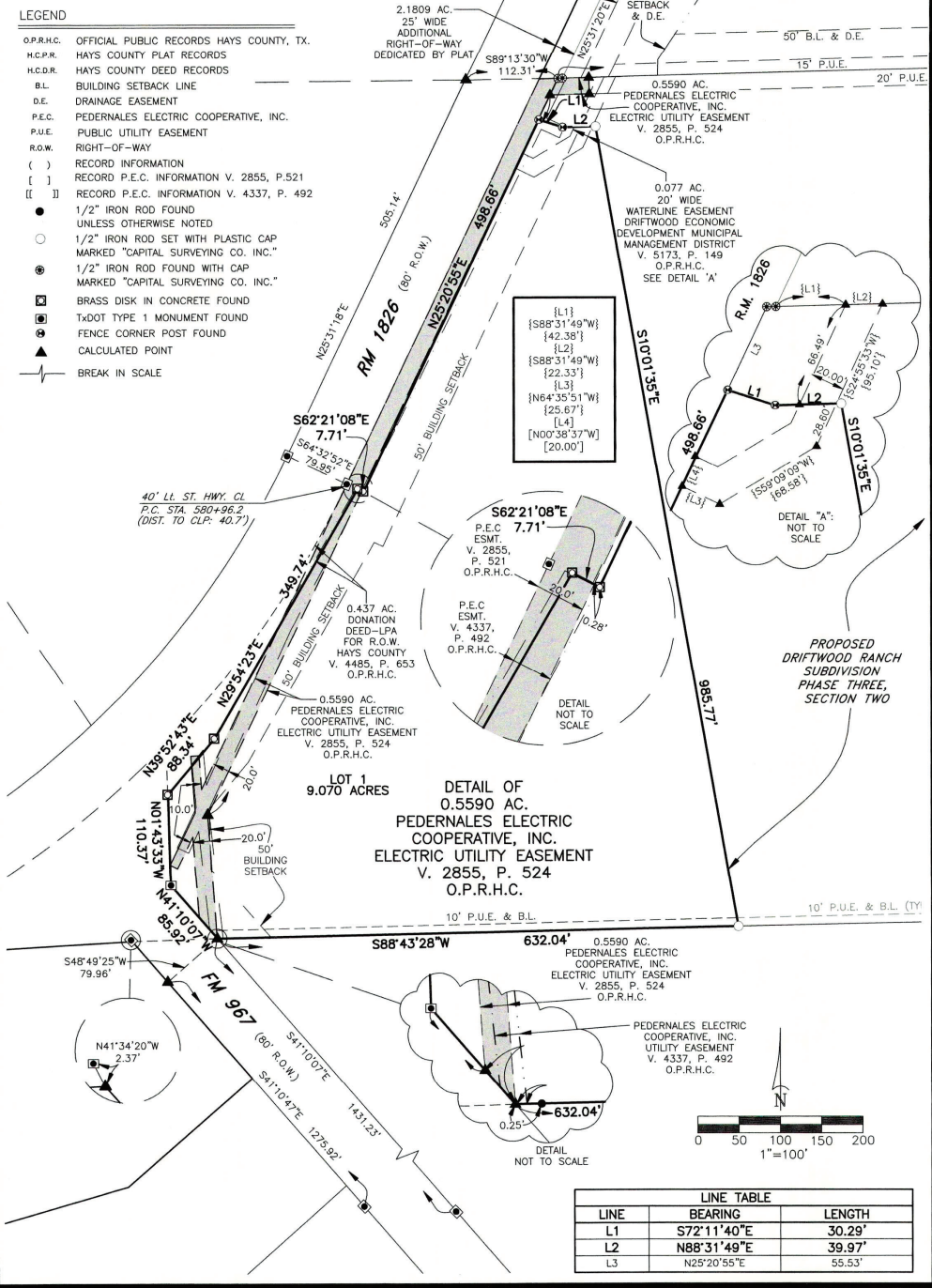
CAPITAL SURVEYING COMPANY
INCORPORATED

FIRM REGISTRATION NO. 101987-0

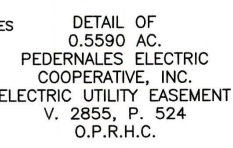
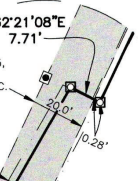
DRAWN BY: WAL SCALE: 1" = 100'
 JOB NO.: 16501.10 DATE: MAY 17, 2022
 DRAWING NO.: 16501P2 CRD #: 16501

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
 - H.C.D.R. HAYS COUNTY DEED RECORDS
 - B.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION
 - [] RECORD P.E.C. INFORMATION V. 2855, P.521
 - [] RECORD P.E.C. INFORMATION V. 4337, P. 492
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
 - ⊙ 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - ⊠ BRASS DISK IN CONCRETE FOUND
 - ⊡ TxDOT TYPE 1 MONUMENT FOUND
 - ⊢ FENCE CORNER POST FOUND
 - ▲ CALCULATED POINT
 - BREAK IN SCALE

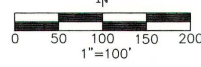


[[L1]]
[[S88°31'49"W]]
[[42.381]]
[[L2]]
[[S88°31'49"W]]
[[22.33]]
[[L3]]
[[N64°35'51"W]]
[[25.671]]
[[L4]]
[[N00°38'37"W]]
[[20.00]]

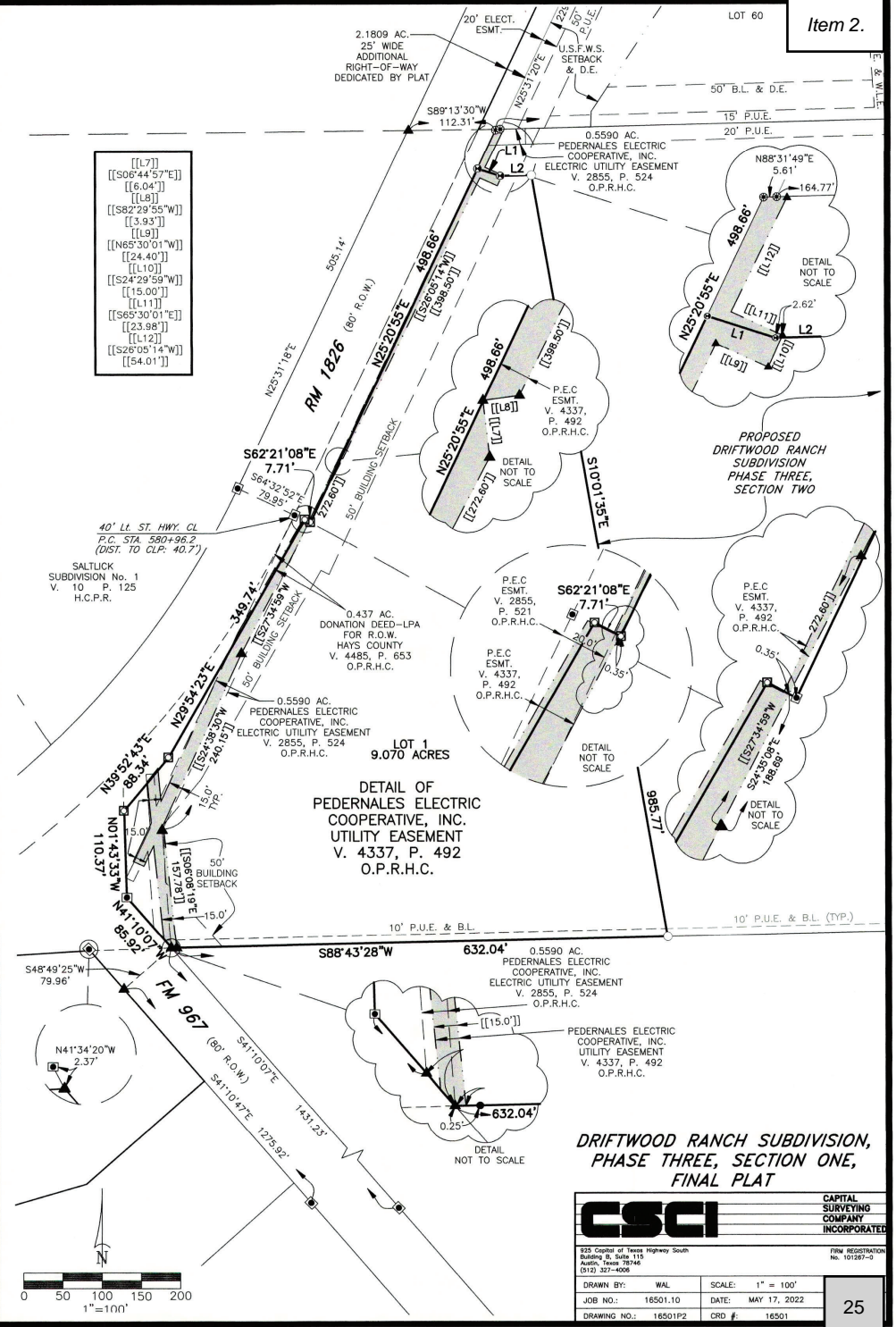


LINE TABLE

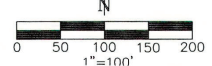
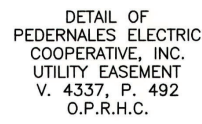
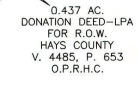
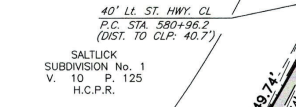
| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S72°11'40"E | 30.29' |
| L2 | N88°31'49"E | 39.97' |
| L3 | N25°20'55"E | 55.53' |



Item 2.



[[L7]]
[[S06°44'57"E]]
[[6.04]]
[[L8]]
[[S82°29'55"W]]
[[3.93]]
[[L9]]
[[N65°30'01"W]]
[[24.40]]
[[L10]]
[[S24°29'55"W]]
[[15.00]]
[[L11]]
[[S65°30'01"E]]
[[23.98]]
[[L12]]
[[S26°05'14"W]]
[[54.01]]



DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

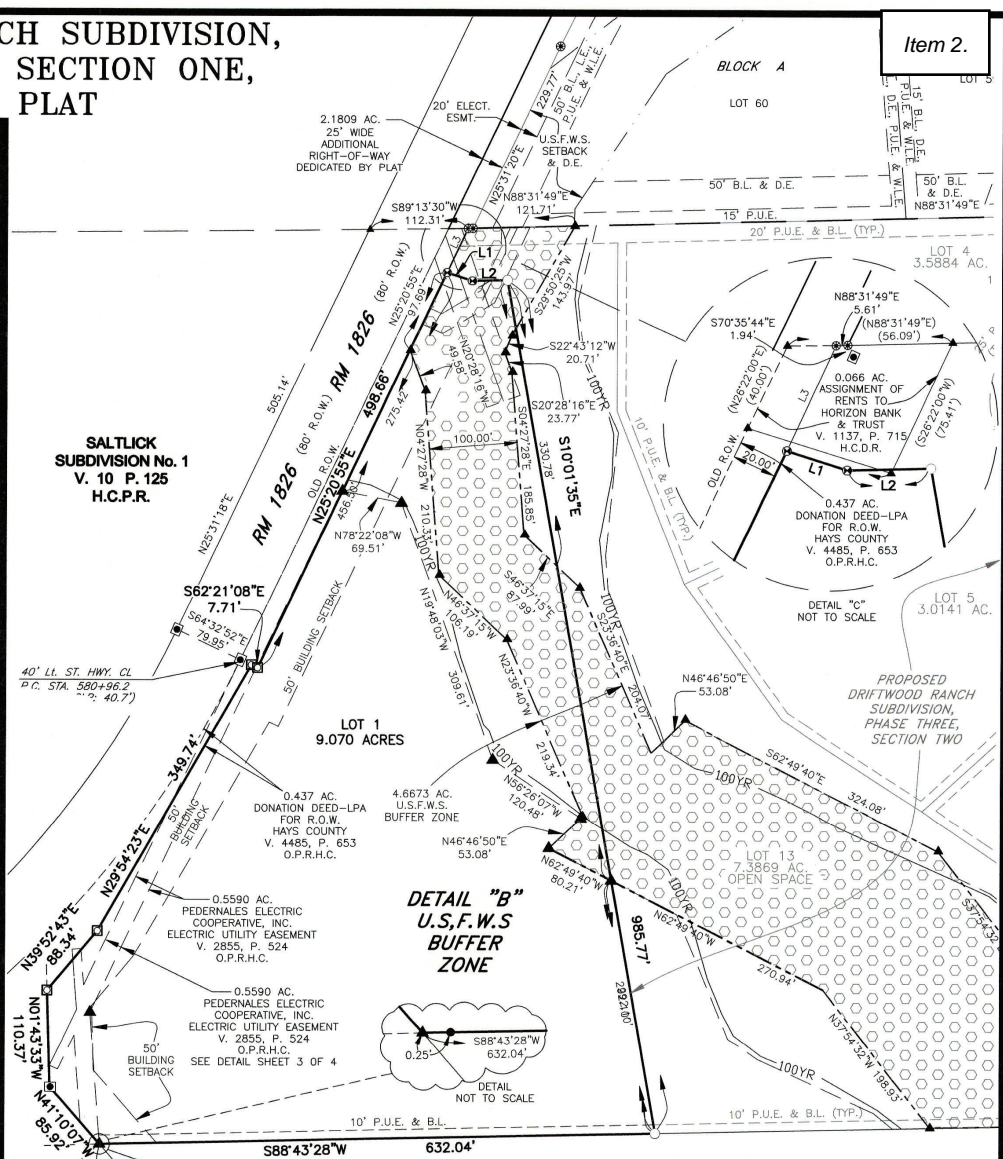
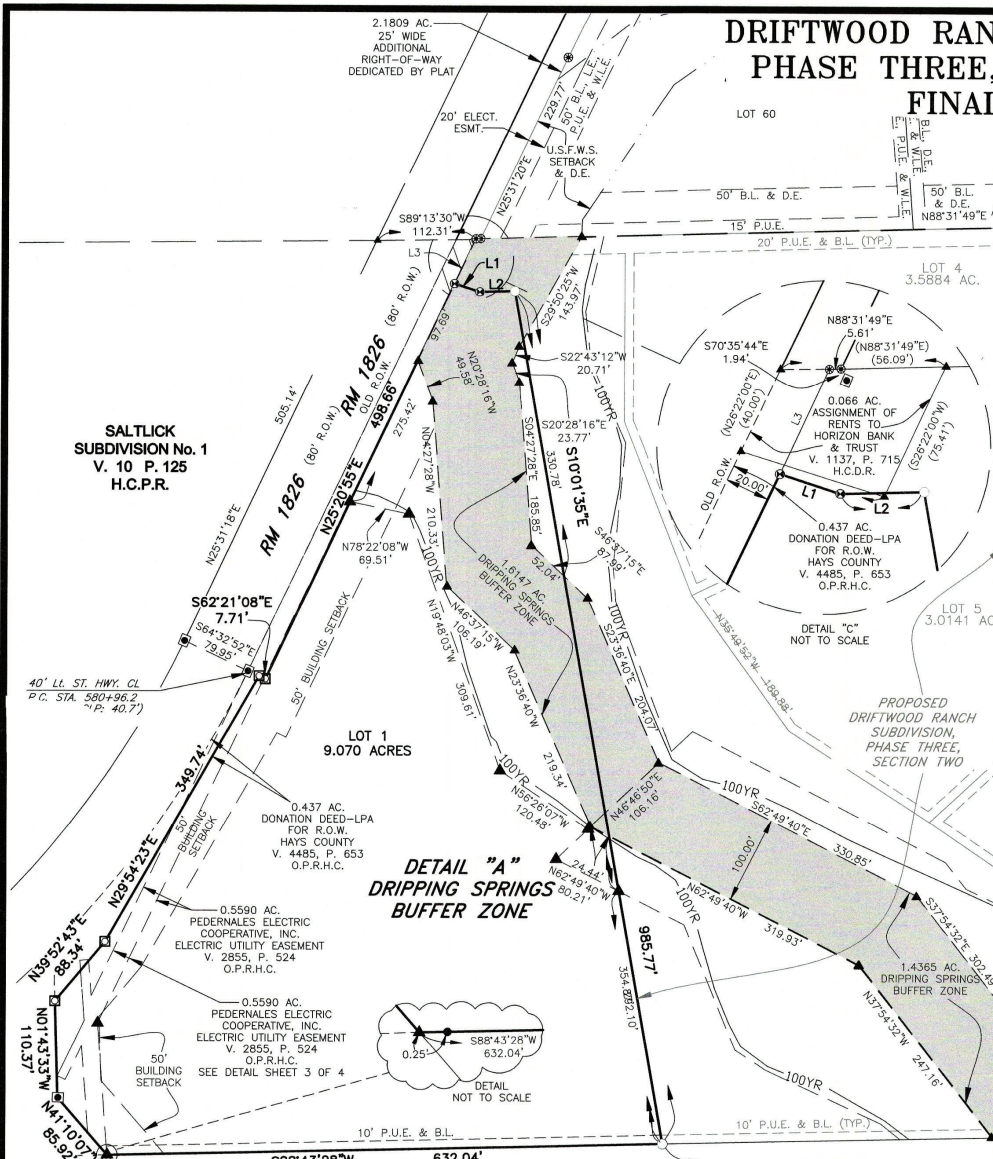
223 County of Travis Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FILE REGISTRATION NO. 101587-0

DRAWN BY: WAL SCALE: 1" = 100'
JOB NO.: 16501.10 DATE: MAY 17, 2022
DRAWING NO.: 16501P2 ORD #: 16501

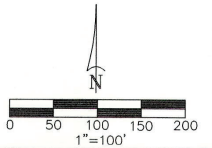
DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

Item 2.



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
 - H.C.D.R. HAYS COUNTY DEED RECORDS
 - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 - B.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION
 - [] RECORD P.E.C. INFORMATION V. 2855, P.521
 - [] RECORD P.E.C. INFORMATION V. 4337, P. 492
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - TxDOT TYPE 1 CONCRETE FOUND
 - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
 - 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - ⊗ BRASS DISK IN CONCRETE FOUND
 - ⊕ FENCE CORNER POST FOUND
 - ▲ CALCULATED POINT
 - BREAK IN SCALE
 - DRIPPING SPRINGS BUFFER ZONE (*1.4365 AC. & 1.6147 AC.)
 - U.S.F.W.S. BUFFER ZONE (*4.6673 AC.)

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S72°11'40"E | 30.29' |
| L2 | N88°31'49"E | 39.97' |
| L3 | N25°20'55"E | 55.53' |



- GENERAL NOTES CONTINUED:**
23. NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
 24. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN PRE-DEVELOPED CONDITIONS FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
 25. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER
 26. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

LOT 2
DRIFTWOOD 967
PHASE ONE
DOCUMENT No. 19002937
O.P.R.H.C.

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION ONE, FINAL PLAT

| | | |
|--|--------------------|---|
| CSCI | | CAPITAL SURVEYING COMPANY INCORPORATED |
| 825 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-6006 | | P.M. REGISTRATION No. 101267-0 |
| DRAWN BY: WAL | SCALE: 1" = 100' | 26 |
| JOB NO.: 16501.10 | DATE: MAY 17, 2022 | |
| DRAWING NO.: 16501P2 | CRD #: 16501 | |



Planning and Zoning Commission Planning Department Staff Report

Item 3.

Planning and Zoning Commission Meeting: March 28, 2023
Project No: SUB2022-0013
Project Planner: Tory Carpenter, AICP – Planning Director

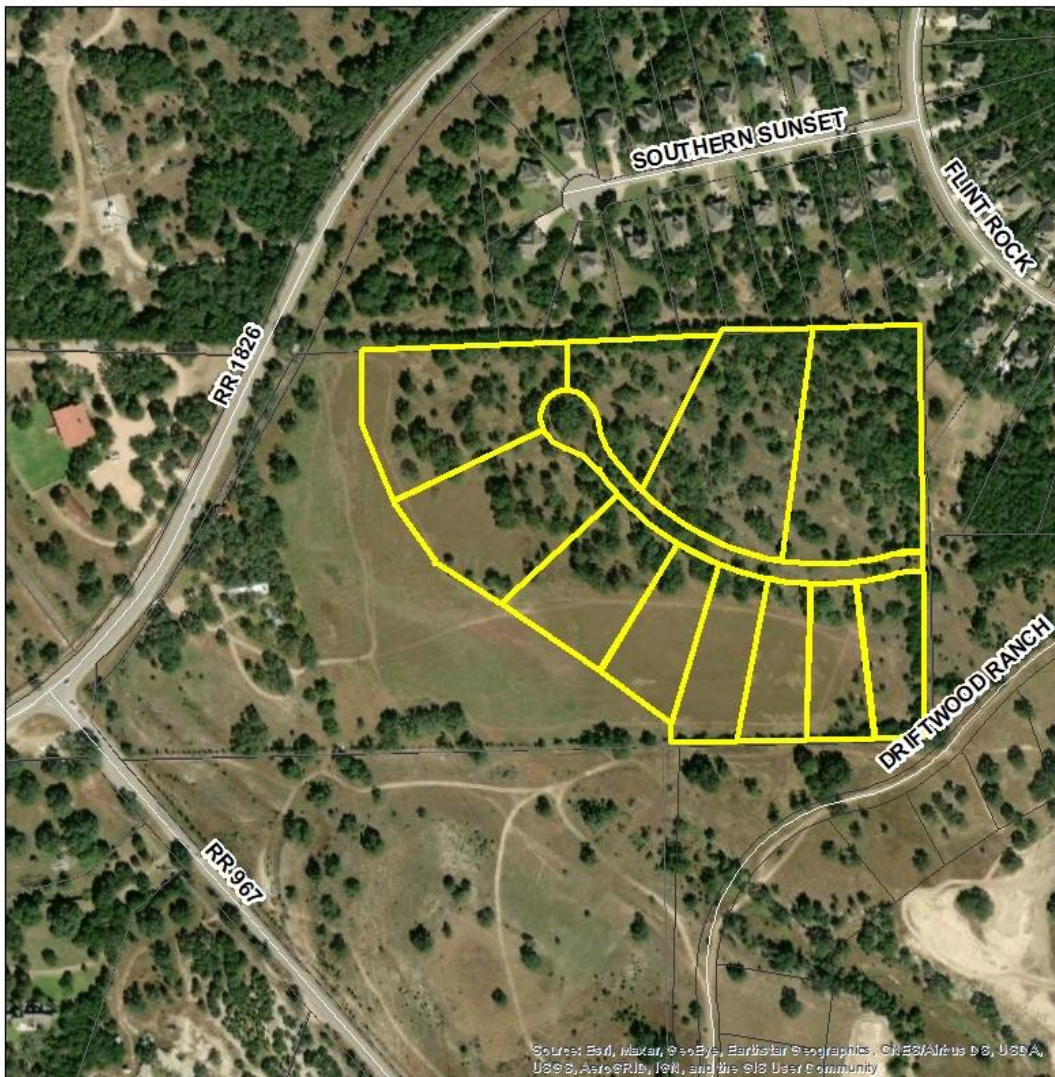
Item Details

Project Name: Driftwood Subdivision, Phase 3 Section 1 Final Plat
Property Location: 17901 FM 1826, Driftwood, TX 78619
Legal Description: A0020 FREELove WOODY SURVEY, ACRES 43.7352
Applicant: John Blake, Murfee Engineering Company
Property Owner: Driftwood DLC Investor I LP

Approval of the final plat with the following conditions:

Staff recommendation:

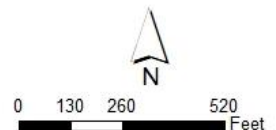
1. Public infrastructure is complete and accepted by the jurisdiction that will own it; or
2. Fiscal surety is posted and approved by the jurisdiction that will own it.



Location Map

SUB2022-0013
Driftwood Phase 3
Section 2 Final Plat

— Roads
— Parcel Lines



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

Planning Department Staff Report

Overview

The site currently is comprised of a single-family residence including various ancillary buildings. The site is proposed to become a 13-lot subdivision, 11 lots of which are residential, 1 open space, and 1 private street.

Access and Transportation

Primary access to the subdivision will be through FM 1826.

Site Information

Location: 17901 FM 1826, Driftwood, TX 78619

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015.

Recommendation

Approval with the following condition:

1. Public infrastructure is complete and accepted by the jurisdiction that will own it; or
2. Fiscal surety is posted and approved by the jurisdiction that will own it.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Subdivision Phase 3 Section 2 Final Plat

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



DRIPPING SPRINGS
Texas

PH 3 sec 2

Item 3.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

| | |
|---|--|
| INFORMAL CONSULTATION | PRE-APPLICATION CONFERENCE |
| DATE: _____ | DATE: Feb 15, 2022, 2pm |
| <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 John Blake, P.E.

COMPANY Murfee Engineering Company, Inc.

STREET ADDRESS 1101 S Capital of TX Hwy., Bldg D-110

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

PHONE 512-327-9204 **EMAIL** jblake@murfee.com

OWNER NAME M Scott Roberts, C/O Silver Garza, Authorized Agent

COMPANY NA

STREET ADDRESS P.O. Box 311

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

PHONE 512-917-8899 **EMAIL** silvergarza@sbcglobal.net

| PROPERTY INFORMATION | |
|--|---|
| PROPERTY OWNER NAME | M Scott Roberts c/o Silver Garza, Authorized Agent |
| PROPERTY ADDRESS | 17901 FM 1826, Driftwood, TX 78619 |
| CURRENT LEGAL DESCRIPTION | A0020 FREELove WOODY SURVEY, ACRES 43.7352 (1.00 AC @ MKT) (ACROSS FROM SALT LICK) |
| TAX ID # | R131141 |
| LOCATED IN | <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> City Limits • <input type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 34.7085 |
| SCHOOL DISTRICT | Hays CISD |
| ESD DISTRICT(S) | North Hays Co ESD #1, Hays Co Fire ESD #6 |
| ZONING/PDD/OVERLAY | NA |
| EXISTING ROAD FRONTAGE 55lf | <ul style="list-style-type: none"> • <input type="checkbox"/> Private Name: _____ • <input checked="" type="checkbox"/> State Name: <u>FM 1826</u> • <input type="checkbox"/> City/County (public) Name: _____ |
| DEVELOPMENT AGREEMENT? Yes (If so, please attach agreement) | <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Yes (see attached) • <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood Amended Development Agreement</u> |

| ENVIRONMENTAL INFORMATION | |
|---|----------------|
| IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE? | • YES • NO No |
| IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER? | • YES • NO Yes |
| IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM? | • YES • NO No |

| PROJECT INFORMATION | |
|---|--|
| PROPOSED SUBDIVISION NAME | Driftwood Subdivision, Phase Three, Section Two |
| TOTAL ACREAGE OF DEVELOPMENT | 34.665ac |
| TOTAL NUMBER OF LOTS | 13 |
| AVERAGE SIZE OF LOTS | 2.667 |
| INTENDED USE OF LOTS | <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: <u>OS, PVT ST</u> |
| # OF LOTS PER USE | RESIDENTIAL: <u>11</u> 1 open space COMMERCIAL: _____ 1 private street INDUSTRIAL: _____ |
| ACREAGE PER USE | RESIDENTIAL: <u>25.7613</u> pvt st - 1.5033 ac COMMERCIAL: _____ open space - 7.3869 INDUSTRIAL: _____ |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: _____ PRIVATE: <u>1150</u> |
| ANTICIPATED WASTEWATER SYSTEM | <input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER |
| WATER SOURCES | SURFACE WATER City of Dripping Springs <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY |
| *IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO | |

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

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

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

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

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

GAS PROVIDER NAME (if applicable): TX Gas Service
 • VERIFICATION LETTER ATTACHED • NOT APPLICABLE

| PARKLAND DEDICATION? | AGRICULTURE FACILITIES (FINAL PLAT)? |
|------------------------|--------------------------------------|
| • YES • NOT APPLICABLE | • YES • NOT APPLICABLE |

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

• YES (REQUIRED) • YES (VOLUNTARY*) • NO

APPLICANT'S SIGNATURE

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

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

John Blake, P.E.

Applicant Name

John Blake

2-17-2022

Applicant Signature

Sandra B. Swinney

Date
2-17-2022

Notary

Date

Notary Stamp Here



Silver Garza, Authorized Agent

Property Owner Name

[Signature]

2/17/2022

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: John R. White Date: 2/17/22

| FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST | | |
|---|-------------------------------------|---|
| Subdivision Ordinance, Section 5 | | |
| STAFF | APPLICANT | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Completed application form – including all required notarized signatures |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application fee (refer to Fee Schedule) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Copies/PDF of all submitted items |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Application Submittal – proof of online submission (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$240 Fee for ESD #6 Application (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contact Form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineer’s Summary Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage Report – if not included in the Engineer’s summary |
| <input type="checkbox"/> | <input type="checkbox"/> NA | Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)] (if applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> NA | OSSF Facility Planning Report or approved OSSF permit (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Plats (11 x 17 to scale) |
| <input type="checkbox"/> | <input type="checkbox"/> NA | Copy of Current Configuration of Plat (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copy of Preliminary Plat (if applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> NA | Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Data (GIS) of Subdivision |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificates – verifying that property taxes are current |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copy of Notice Letter to the School District – notifying of preliminary submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Outdoor Lighting Ordinance Compliance Agreement |

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

512.858.4725 • cityofdrippingsprings.com

| | | |
|---|------|--|
| • | • ✓ | Development Agreement/PDD (If applicable) |
| • | • ✓ | 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. |
| • | • 1 | Documentation showing approval of driveway locations (TxDOT, County) |
| • | • | Documentation showing Hays County 911 Addressing approval (If applicable) |
| • | • NA | Parkland Dedication fee (if applicable) |
| • | • ✓ | \$25 Public Notice Sign Fee |
| • | • ✓ | Ag Facility Fees - \$35 per residential LUE (if applicable) $35 \times 11 = \$385.00$ |
| • | • ✓ | Proof of Utility Service (Water & Wastewater) or permit to serve |
| • | • | Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] |
| • | • ✓ | Pre-Application Meeting Form signed by City Staff |

| FINAL PLAT INFORMATION REQUIREMENTS | | |
|-------------------------------------|-----|--|
| • | • ✓ | 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. |
| • | • ✓ | 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. |
| • | • ✓ | 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. |

| | | |
|---|------|--|
| • | • ✓ | 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) |
| • | • ✓ | The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), |
| • | • ✓ | Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers). |
| • | • ✓ | 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. |
| • | • NA | Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities |
| • | • ✓ | Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data |
| • | • ✓ | <p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes, |

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

NARRATIVE OF COMPLIANCE

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


| | |
|--|---|
| Outdoor Lighting, Article 24.06 | In accordance with DA and City of Dripping Springs regulations. |
| Parkland Dedication, Article 28.03 | Accordance with DA and City of Dripping Springs regulations. Is not required. |
| Landscaping and Tree Preservation, Article 28.06 | In accordance with DA. |

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

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD PHASE III, LLC, ACTING HEREIN BY AND THROUGH SILVESTRE GARZA JR., MANAGER, OWNER OF THAT 43.7794 ACRES OF LAND, SAVE AND EXCEPT 9.070 ACRES, RECORDED IN DOCUMENT No. 22010324 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 34.7085 ACRES, TO BE KNOWN AS "DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

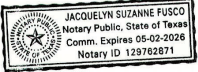
BY: 
SILVESTRE GARZA JR., MANAGER
DRIFTWOOD PHASE III, LLC
1801 RAVELLO RIDGE COVE
AUSTIN, TEXAS 78735

12-13-22
DATE

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SILVESTRE GARZA JR., MANAGER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.


GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF December, 2022. A.D.




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

WITNESS MY HAND THIS THE 31st DAY OF August, 2022.


JOHN K. BLAKE, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746

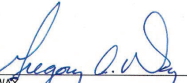


ENGINEER'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0120 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

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

WITNESS MY HAND THIS THE 14th DAY OF FEBRUARY, 2022.


GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HWY. SO.
BLDG. B, STE. 115
AUSTIN, TEXAS 78746



GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY FIRE ESD #6 AND NORTH HAYS COUNTY ESD #1.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 34.7085
TOTAL ACREAGE OF LOT: 34.7085
INTENDED USE OF LOTS: RESIDENTIAL AND AGRICULTURE
TOTAL NUMBER OF LOTS: 13 AVERAGE SIZE OF LOTS: 2.6699
NUMBER OF LOTS: Greater than 10 acres: 0
Larger than 5, less than 10: 1
Between 2 & 5 acres: 6
Between 1 & 2 acres: 6
Less than an acre: 0
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 3381, PAGE 708 AND THE AMENDED AND THE RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME. SITE DEVELOPMENT AND BUILDING PERMITS ARE REQUIRED FOR COMMERCIAL DEVELOPMENT. BUILDING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION ON RESIDENTIAL LOTS.
- THE IMPERVIOUS COVER FOR THIS SUBDIVISION SHALL COMPLY WITH THE OVERALL IMPERVIOUS COVER OF 17% IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THE OPEN SPACE PROVIDED MEETS THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS REGULATED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT No. 6 OR ITS SUCCESSORS.
- ALL PRIVATE STREETS AND RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON.
- DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS
- A P.U.E. IS DEDICATED ALONG SIDE AND REAR LOT LINES AND ALONG THE R.O.W. AS SHOWN ON THE PLAT.
- POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPING SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- U.S. FISH AND WILDLIFE SERVICE BUFFER ZONES: THE USFWS BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS. THE NUMBER OF ROADWAYS CROSSING THROUGH THE BUFFER ZONES SHOULD BE MINIMIZED AND CONSTRUCTED ONLY WHEN NECESSARY TO SAFELY ACCESS PROPERTY THAT CANNOT OTHERWISE BE ACCESSED. OTHER ALTERATIONS WITHIN BUFFER ZONES COULD INCLUDE UTILITY CROSSINGS, BUT ONLY WHEN NECESSARY, FENCES, LOW IMPACT PARKS, AND OPEN SPACE. LOW IMPACT PARK DEVELOPMENT WITHIN THE BUFFER ZONE SHOULD BE LIMITED TO TRAILS, PICNIC FACILITIES, AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION. PARKING LOTS AND ROADS ARE NOT CONSIDERED LOW IMPACT. NEITHER GOLF COURSE DEVELOPMENT NOR WASTEWATER EFFLUENT IRRIGATION SHOULD TAKE PLACE IN THE BUFFER ZONE. STORMWATER FROM DEVELOPMENT SHOULD BE DISPERSED INTO OVERLAND FLOW PATTERNS BEFORE REACHING THE BUFFER ZONES.
- THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

GENERAL NOTES CONTINUED ON SHEET 4 OF 4.

SUBDIVISION PLAT NOTES:

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

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

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

UTILITY NOTES:

- WATER SERVICE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS.
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
- WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.

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

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

APPROVED, THIS THE _____ DAY OF _____, 2023.

BY: _____
MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST: _____
ANDREA CUNNINGHAM, CITY SECRETARY

WATER UTILITY PROVIDER:
CITY OF DRIPPING SPRINGS

WASTEWATER UTILITY PROVIDER:
CITY OF DRIPPING SPRINGS

AARON REED
PUBLIC WORKS DIRECTOR

AARON REED
PUBLIC WORKS DIRECTOR

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


MARCUS PACHECO, DIRECTOR DATE _____
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

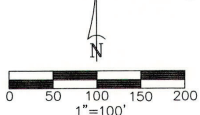
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____, AND DULY RECORDED ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No. _____.

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD RANCH SUBDIVISION,
PHASE THREE, SECTION TWO,
FINAL PLAT

| | | | |
|--|-------------------------|--|--|
|  | | CAPITAL SURVEYING COMPANY INCORPORATED | |
| 925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-6000 | | FIRM REGISTRATION No. 101287-Q | |
| DRAWN BY: WAL | SCALE: N/A | F. | |
| JOB NO.: 1650110 | DATE: FEBRUARY 14, 2022 | SR | |
| DRAWING NO.: 16501P1 | CRD #: 16501 | | |

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT



LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
- H.C.P.R. HAYS COUNTY PLAT RECORDS
- H.C.D.R. HAYS COUNTY DEED RECORDS
- U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- () DRAINAGE EASEMENT TEXT
- P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- [] RECORD P.E.C. INFORMATION V. 2855, P.521
- [] RECORD P.E.C. INFORMATION V. 4337, P. 492
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊙ 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊠ BRASS DISK IN CONCRETE FOUND
- ⊕ FENCE CORNER POST FOUND
- ▲ CALCULATED POINT
- BREAK IN SCALE

SALTICK SUBDIVISION No. 1
V. 10 P. 125
H.C.P.R.

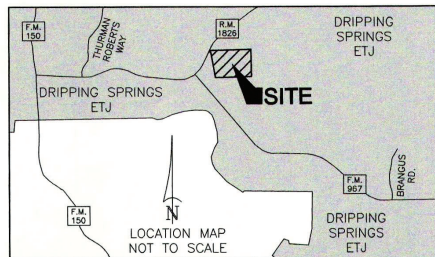
PROPOSED DRIFTWOOD RANCH SUBDIVISION PHASE THREE, SECTION ONE

MASA SCOTT ROBERTS REMAINDER OF 100 ACRES
V. 301, P. 865
H.C.D.R.

FM 967
(80' R.O.W.)

| LINE | BEARING | LENGTH |
|------|---------------|----------|
| L1 | S88°31'49"W | 39.97' |
| L2 | N72°11'40"W | 30.29' |
| L3 | N25°20'55"E | 55.53' |
| L4 | S36°20'45"E | 18.12' |
| {L5} | {S50°57'08"E} | {28.01}' |
| {L6} | {N83°20'17"W} | {17.68}' |
| {L7} | {N51°49'58"W} | {55.83}' |
| {L8} | {N64°48'46"W} | {40.30}' |
| {L9} | {N37°54'32"W} | {38.31}' |

| LINE | BEARING | LENGTH |
|-------|---------------|----------|
| {L10} | {N04°22'30"W} | {39.50}' |
| {L11} | {N06°30'57"W} | {59.50}' |
| {L12} | {N13°24'11"E} | {87.91}' |



BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (HARN) DATUM, SOUTH CENTRAL ZONE, DERIVED BY GLOBAL POSITIONING SYSTEMS SURVEYS.

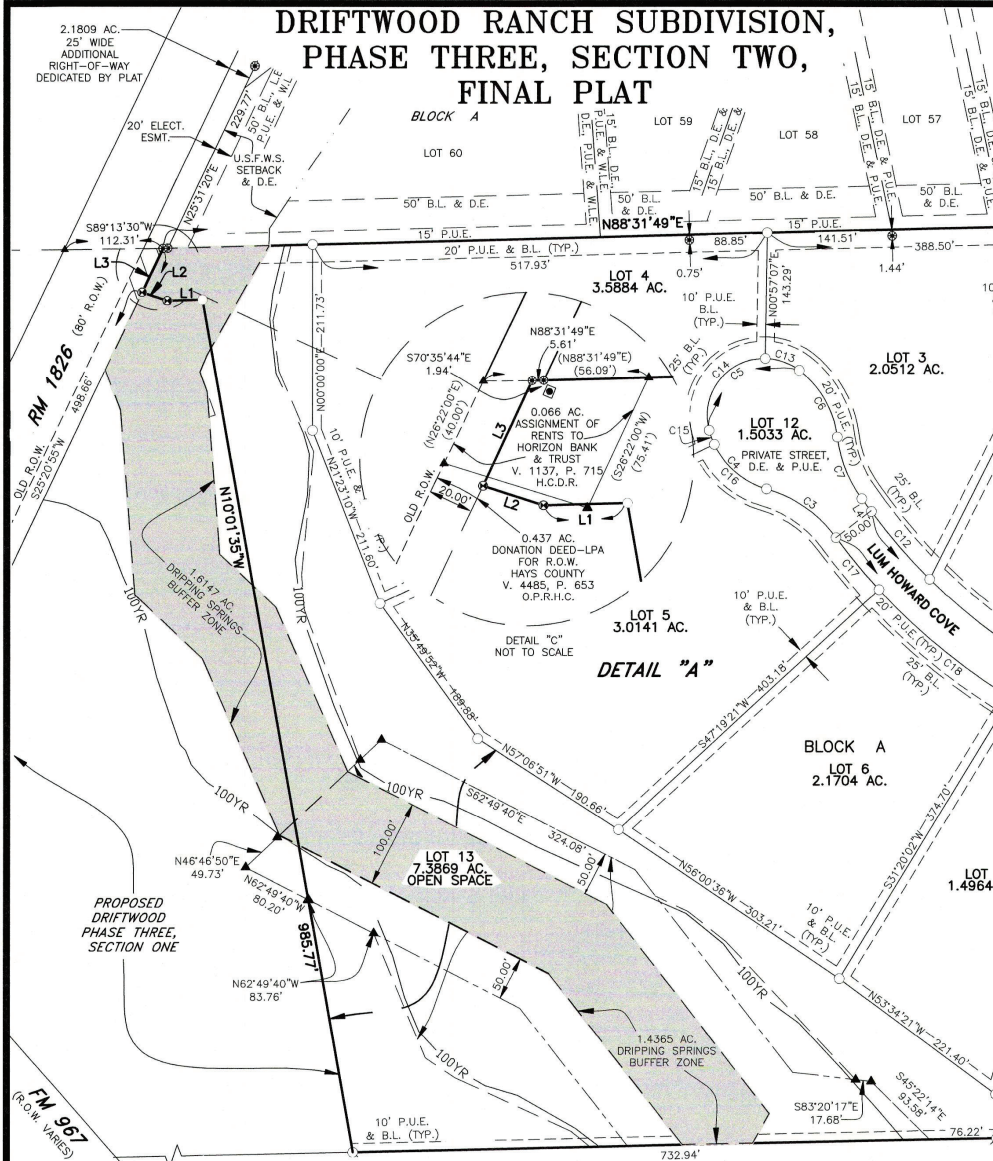
CSCI

203 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

DRAWN BY: WAL SCALE: 1" = 100'
JOB NO.: 16501.10 DATE: FEBRUARY 14, 20
DRAWING NO.: 16501P1 CRD #: 18501

CAPITAL SURVEYING COMPANY INCORPORATED
FIRM REGISTRATION No. 101287-D

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT



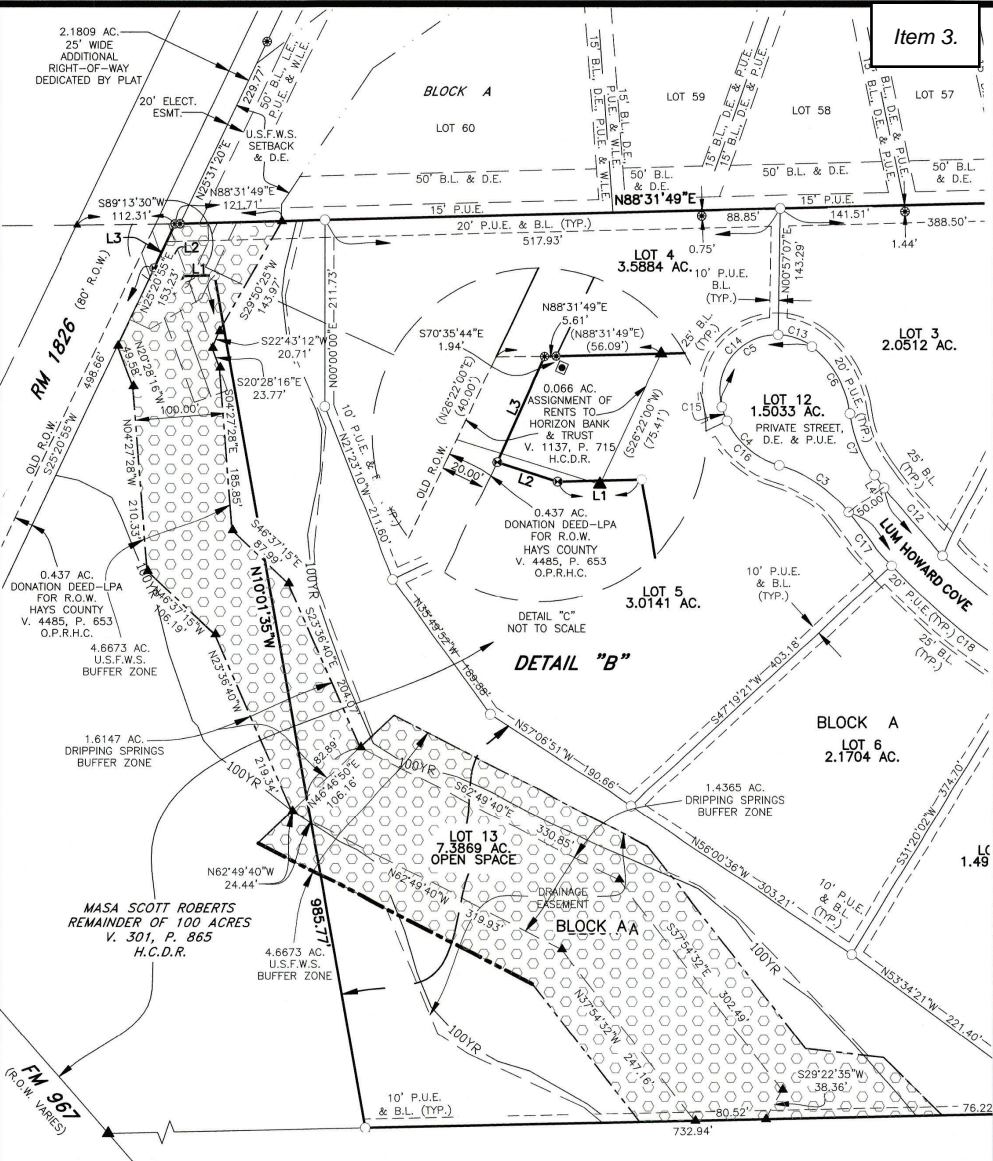
LEGEND

G.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
H.C.P.R. HAYS COUNTY PLAT RECORDS
H.C.D.R. HAYS COUNTY DEED RECORDS
U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
B.L. BUILDING SETBACK LINE
D.E. DRAINAGE EASEMENT
P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
P.U.E. PUBLIC UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
() RECORD INFORMATION
[] RECORD P.E.C. INFORMATION V. 2855, P.521
[[]] RECORD P.E.C. INFORMATION V. 4337, P. 492
● 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED

○ 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
● 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
⊠ BRASS DISK IN CONCRETE FOUND
⊙ FENCE CORNER POST FOUND
▲ CALCULATED POINT
— BREAK IN SCALE
■ DRIPPING SPRINGS BUFFER ZONE (*1.4365 AC. & 1.6147 AC.)
○ U.S.F.W.S. BUFFER ZONE (*4.6673 AC.)

NOTE: THE ACREAGE SHOWN ABOVE WITH (*) ARE TOTALS FOR BOTH PHASE THREE, SECTIONS ONE AND TWO.

Scale: 1"=100'



LOT 2
DRIFTWOOD 967
PHASE ONE
DOCUMENT No.
19002957
O.P.R.H.C.

**DRIFTWOOD RANCH SUBDIVISION,
PHASE THREE, SECTION TWO,
FINAL PLAT**

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

925 Capital of Texas Highway South
Building 81, Suite 115
Austin, Texas 78748
(512) 357-8006

FIRM REGISTRATION No. 101297-0

DRAWN BY: WAL SCALE: 1" = 100'
JOB NO.: 16501.10 DATE: FEBRUARY 14, 2022
DRAWING NO.: 16501P1 CRD #: 16501

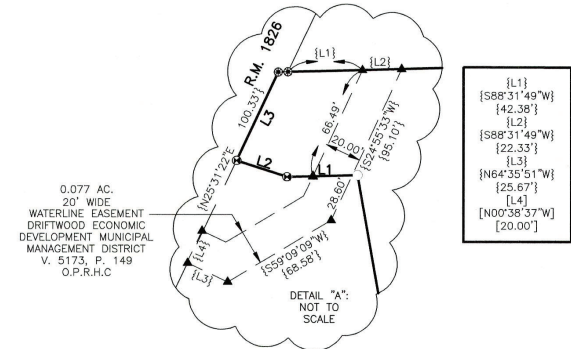
43

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

| CURVE TABLE | | | | | |
|-------------|------------|---------|---------|---------|-------------|
| CURVE | DELTA | RADIUS | ARC | CHORD | CH. BEARING |
| C1 | 22°22'13" | 175.48' | 68.51' | 68.08' | S85°33'56"W |
| C2 | 69°16'26" | 696.45' | 842.05' | 791.69' | N70°58'57"W |
| C3 | 37°29'38" | 150.00' | 98.16' | 96.42' | N55°05'33"W |
| C4 | 58°42'47" | 95.00' | 97.35' | 93.15' | N44°28'59"W |
| C5 | 142°48'04" | 65.00' | 162.00' | 123.21' | N56°16'27"E |
| C6 | 45°04'32" | 114.00' | 89.69' | 87.39' | S29°47'16"E |
| C7 | 29°05'44" | 150.00' | 76.17' | 75.36' | S21°47'52"E |
| C8 | 69°16'26" | 646.45' | 781.60' | 734.86' | S70°58'57"E |
| C9 | 20°38'49" | 225.48' | 81.25' | 80.81' | N84°42'14"E |
| C10 | 24°46'49" | 646.45' | 279.59' | 277.42' | S86°46'14"W |
| C11 | 35°28'20" | 646.45' | 400.22' | 393.86' | N63°06'12"W |
| C12 | 9°01'17" | 646.45' | 101.79' | 101.68' | N40°51'23"W |
| C13 | 38°43'22" | 65.00' | 41.66' | 40.95' | N70°41'12"W |
| C14 | 106°04'42" | 65.00' | 120.34' | 103.88' | S37°54'45"W |
| C15 | 10°18'09" | 95.00' | 17.08' | 17.06' | S20°16'40"E |
| C16 | 48°24'38" | 95.00' | 80.27' | 77.90' | S49°38'04"E |
| C17 | 6°19'55" | 696.45' | 76.97' | 76.93' | S39°30'42"E |
| C18 | 15°59'19" | 696.45' | 194.35' | 193.72' | S50°40'18"E |
| C19 | 9°37'57" | 696.45' | 117.09' | 116.95' | S63°28'56"E |
| C20 | 10°31'19" | 696.45' | 127.90' | 127.72' | S73°33'34"E |
| C21 | 9°04'51" | 696.45' | 110.38' | 110.27' | S83°21'39"E |
| C22 | 9°11'10" | 696.45' | 111.66' | 111.54' | N87°30'20"E |
| C23 | 8°31'55" | 696.45' | 103.71' | 103.62' | N78°38'47"E |

| Block A - 13 Lots | |
|-------------------|----------------|
| Lot | Acres |
| 1 | 4.2738 |
| 2 | 3.7079 |
| 3 | 2.0512 |
| 4 | 3.5884 |
| 5 | 3.0141 |
| 6 | 2.1704 |
| 7 | 1.4964 |
| 8 | 1.5079 |
| 9 | 1.3164 |
| 10 | 1.2903 |
| 11 | 1.4015 |
| 12* | 1.5033 |
| 13 | 7.3869 |
| TOTAL | 34.7085 |

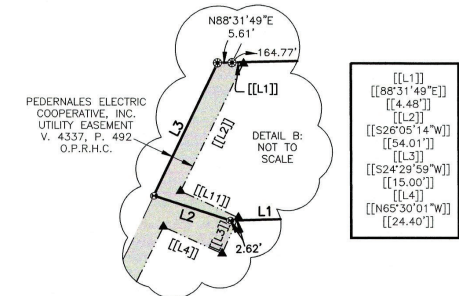
* DENOTES PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S88°31'49"W | 39.97' |
| L2 | N72°11'40"W | 30.29' |
| L3 | N25°20'55"E | 55.53' |
| L4 | S36°20'45"E | 18.12' |

| Block A - 1 Lot Private Street, Drainage and Public Utility | Classification | Width | Linear Ft. | Acres |
|---|------------------------------|--------|-------------|-------------------|
| LUM HOWARD COVE (Lot 12) | Local Street/Minor Collector | 50.00' | 1150 | 1.5033 Ac. |
| Total Right of Way | | | 1150 | 1.5033 Ac. |

| | | |
|-------------------------------------|---|--------------------|
| BLOCK "A" | 11 Single Family Lots | 25.8183 Ac. |
| BLOCK "A" | 1 Private Street, Drainage and Public Utility | 1.5033 Ac. |
| BLOCK "A" | 1 Open Space Lot, Drainage | 7.3869 Ac. |
| Total Acreage of Subdivision | | 34.7085 Ac. |



| DRIFTWOOD IMPERVIOUS COVER (IC) | | | | | | |
|---------------------------------|--------------|---------------|---------------|--|---|-------------|
| | TOTAL AC | IC (AC) ROADS | IC (AC) LOTS* | IC (AC) LOTS W/RAIN WATER CAPTURE CREDIT | TOTAL IC (AC) W/RAIN WATER CAPTURE CREDIT | % IC |
| PHASE ONE SECTION ONE | 37.1 | 3.97 | 4.98 | 2.49 | 6.46 | 17% |
| PHASE ONE SECTION TWO | 119.5 | 2.50 | 4.98 | 2.49 | 4.99 | 4.2% |
| PHASE ONE SECTION THREE | 42.2 | 3.66 | 3.21 | 1.61 | 5.27 | 12.5% |
| PHASE TWO | 19.3 | 0.11 | 2.89 | 1.45 | 1.56 | 8.1% |
| PHASE THREE SECTION TWO | 43.8 | 0.64 | 2.49 | 1.02 | 2.11 | 4.8% |
| PHASE FOUR | 5.8 | 0.00 | 1.45 | 0.72 | 0.72 | 12.4% |
| CLUB CORE PH 1 | 10.1 | 0.52 | 0.89 | 0.45 | 0.97 | 9.6% |
| CLUB CORE PH 2 | 5.3 | 1.17 | 1.21 | 0.61 | 1.78 | 33.2% |
| CLUB CORE PH 3 | 3.0 | 0.79 | 0.61 | 0.31 | 1.10 | 36.5% |
| CLUB CORE PH 4 | 5.7 | 1.15 | 1.82 | 0.91 | 2.06 | 36.1% |
| TOTAL | 291.8 | 14.51 | 24.53 | 12.04 | 27.00 | 9.3% |

*Assumes 7000 SF IC/LOT w/o Rain Water Capture Credit for Residential
*Assumes 3700 SF IC/LOT w/o Rain Water Capture Credit for Club Core

GENERAL NOTES CONTINUED:

- NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN PRE-DEVELOPED CONDITIONS FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- LOT 13, BLOCK A SHALL NOT BE FURTHER DEVELOPED.
- LOT IN THIS SUBDIVISION SHALL NOT BE RESUBDIVIDED.
- THE DRIFTWOOD MUNICIPAL MANAGEMENT DISTRICT OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS AS APPROVED.
- LOT 13, BLOCK A IS HEREBY DEDICATED AS OPEN SPACE.
- THE ROADWAYS ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY, TEXAS.

**DRIFTWOOD RANCH SUBDIVISION,
PHASE THREE, SECTION TWO,
FINAL PLAT**

| | | |
|--|-------------------------|---|
| CSCI | | CAPITAL SURVEYING COMPANY INCORPORATED |
| 523 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006 | | FIRM REGISTRATION No. 101287-00 |
| DRAWN BY: WAL | SCALE: N/A | 44 |
| JOB NO.: 1650110 | DATE: FEBRUARY 14, 2022 | |
| DRAWING NO.: 16501P1 | CRD #: 16501 | |



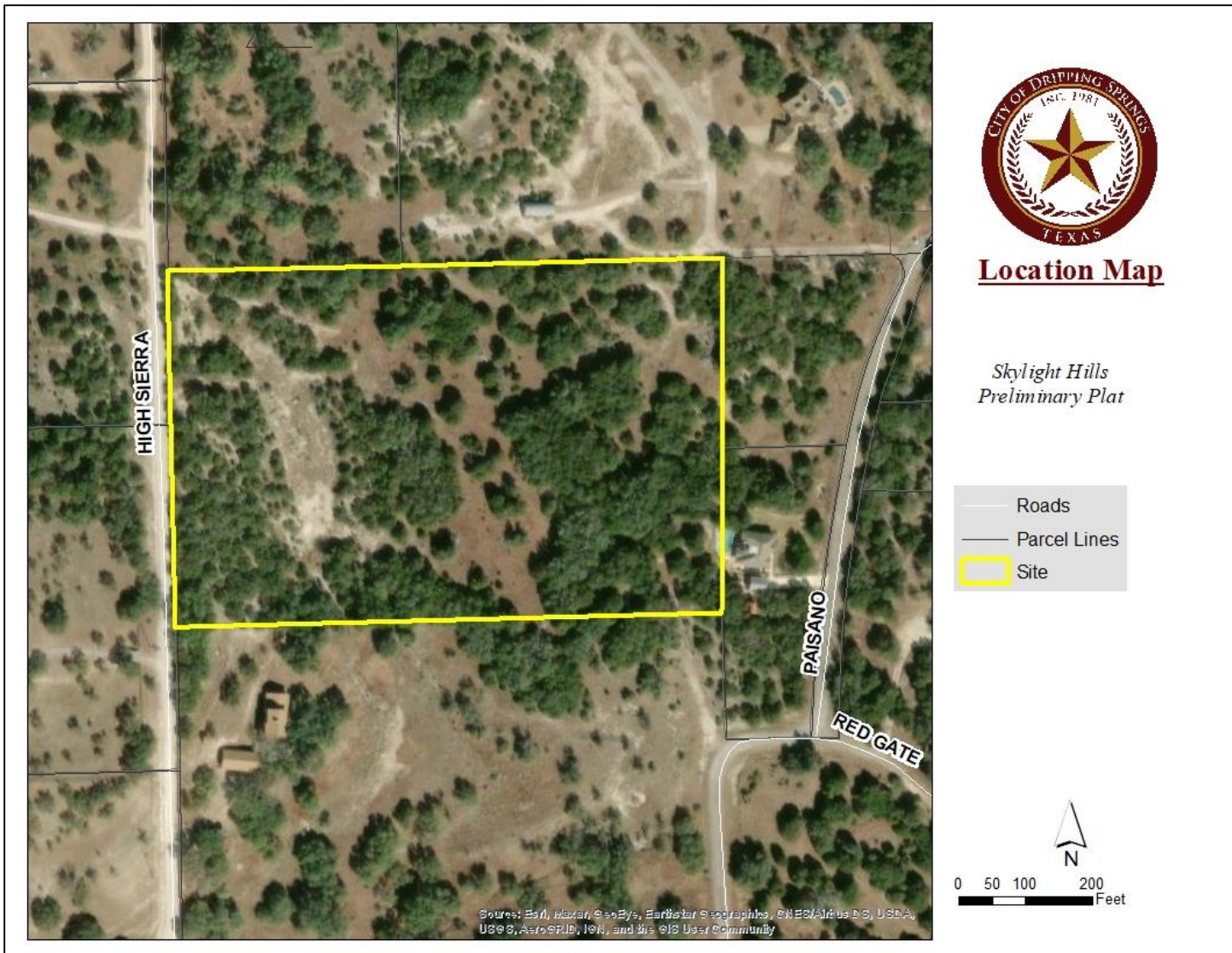
Planning and Zoning Commission Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: March 28, 2023
Project No: SUB2023-0005
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Skylight Hills Preliminary Plat
Property Location: 13001 High Sierra
Legal Description: 10.00 acres out of the S.F.I.W Survey
Applicant: Al Carroll, Jr., Tri-Tech Engineering
Property Owner: Logan Middleton, Frame Middleton, LLC
Staff recommendation: Denial of the Preliminary Plat to address comments.



Planning Department Staff Report

Overview

This final plat consists of 11 single family lots in the ETJ. The developer will construct a new dead-end street to access the lots.

Site Information

Location: Thurman 13001 High Sierra

Zoning Designation: ETJ

Recommendation

Denial to allow the applicant to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding Comments

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



Date: March 24, 2023

Al Carroll

Permit Number: SUB2023-0005
 Project Name: Skylight Hills Prelim
 Project Address: 13001 & 13111 High Sierra, Austin , TX 78737

City Planner Comments

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

1. Provide Hays County 1445 approval. [4.8.3]
2. 5 foot sidewalks are required along frontages of all streets [15.2]
3. Label the plat as "Skylight Hill's Preliminary Plat" throughout the document.
4. Note that payment of the parkland fee in lieu is required prior to approval of the final plat.
5. Remove all reference to the Hays County Clerk and recordation of this plat since preliminary plats are not recorded.
6. In the City approval statement, replace "replat" with "preliminary plat" and replace "City Council" with "Planning & Zoning Commission,"
7. Replace the Mayor's Signature with "Planning & Zoning Commission Chair or Vice Chair."

Engineer/Public Works Comments

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

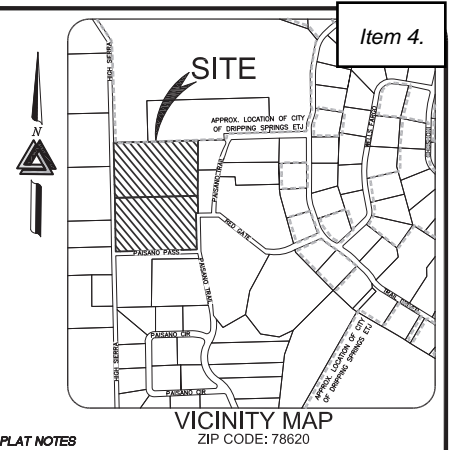
8. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Ponds. [Plat Information Requirements]
9. Please clarify if Paisano Trail, Paisano Pass and High Sierra are County Roads or private access easements. The plat shows them as easements. If they are County Roads I expect the County will want the easement dedicated as ROW.
10. Note the Name of Watershed on the cover sheet. [Site Development Info Requirements Checklist]
11. Provide Signature Blocks for the West Travis PUA

12. Provide a Geologic Assessment Identifying Wetlands and Critical Environmental Features [Sub Ord 4.7(l)(4)]
13. Show and label the spread of the 100-yr flow for existing drainage ways within the tract. [Subdivision Ordinance 12.2.2] Where a subdivision is traversed by a watercourse, drainageway or channel, there shall be provided a storm drainage easement conforming substantially with the 100-year floodplain of such course and of such additional width as may be designated by the City Engineer, subject to determination according to proper engineering considerations.
14. Show drainage easements for any offsite flows you intend to bypass through your property. Construction plans show 2 bypass channels proposed. Drainage easement shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2].
15. Show where are detention facilities to be located? Detention facilities are required to demonstrate that proposed flows are required to be less than or equal to existing flows leaving the property. To waive the requirement for detention you will need to show that it is in fact a detriment to provide detention. [Hays County Development Regs, Chapter 725, Section 3.02]
16. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements].
17. 5ft Sidewalks are required along frontage of all streets. [Sub Ord 15.2]
18. Provide a Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction. [Preliminary Plat Information Requirements].
19. Provide impervious cover breakdown. Identify existing and proposed impervious cover and break out paving, buildings, sidewalks, rooftops, etc. [Site Development Plan Requirements Checklist]
20. 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.

Open spaces, friendly faces.

Item 4.

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



VICINITY MAP
ZIP CODE: 78620

STATE OF TEXAS*
 COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

That we, Frame Middleton, LLC, by and through Logan Middleton, representative, owners of that certain tract of land shown herein being a called 10.00 acre tract of land and described in a deed recorded in Instrument No. 22024798, Official Public Records of Hays County, Texas, and that certain tract of land shown herein being a called 9.989 acre tract of land and described in a deed recorded in Instrument No. 22032812, Official Public Records of Hays County, Texas as shown herein, do hereby subdivide said tract and do hereby consent to all plat note requirements shown herein, and do hereby dedicate to the public the use of utility easements shown herein. This subdivision is to be known as SKYLIGHT HILLS, BEING 9.989 ACRES & 10.00 ACRES OUT OF THE S.F.I.W. SURVEY ABST. 437 & 438, CITY OF DRIPPING SPRINGS ETJ, HAYS COUNTY, TEXAS.

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

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

STATE OF TEXAS*
 COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN and for Hays County, Texas

STATE OF TEXAS*
 COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Elaine H. Corderas, County Clerk of Hays County, Texas, do hereby certify that on the ____ day of _____ A.D. 20____, the Commissioners Court of Hays County, Texas, passed an order authorizing the filing for record of this plat, and said order has been entered into the minutes of said court in Instrument Number _____.

WITNESS my hand and seal of office this the ____ day of _____ A.D. 20____.

 Ruben Becerra
 County Judge
 Hays County, Texas

 Elaine H. Corderas
 County Clerk
 Hays County, Texas

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rainwater 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.

 Eric Van Gossbeek, R.S., C.F.M.
 Hays County Floodplain Administrator

 Date

 Marcus Pacheco, Director
 Hays County Development Services

 Date

I, the undersigned, director of Hays County Development Services Department, hereby certify that this subdivision plat conforms to all Hays County Requirements as stated in the Interlocal Cooperation Agreement between Hays County and the City of Dripping Springs for subdivision regulation within the extraterritorial jurisdiction of the City of Dripping Springs.

 Marcus Pacheco, Director
 Hays County Development Services

 Date

STATE OF TEXAS*
 COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

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

TO CERTIFY WHICH, WITNESS by my hand and seal this ____ day of _____ A.D. 20____.
 RELEASED FOR REVIEW 12/06/22
 Preliminary. This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

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

 Date

STATE OF TEXAS*
 COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

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

TO CERTIFY WHICH, WITNESS by my hand and seal at this ____ day of _____ A.D. 20____.
 RELEASED FOR REVIEW 12/06/22
 Preliminary. This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

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

 Date

STATE OF TEXAS*
 COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Elaine H. Corderas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the ____ day of _____ A.D. 20____ at _____ o'clock _____, in the plat records of Hays County, Texas, in Instrument Number _____.

WITNESS my hand and seal of office this the ____ day of _____ A.D. 20____.

 Elaine H. Corderas
 County Clerk
 Hays County, Texas

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

This report has been submitted to and considered by the city council of the City of Dripping Springs, Texas, and approved this the ____ day of _____ 20____ A.D. by the city council.

 Bill Foulds Jr., Mayor
 City of Dripping Springs

 Andrea Cunningham, City Secretary
 City of Dripping Springs

FEDERNALES ELECTRIC COOPERATIVE NOTES

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

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY NOTES

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

PLAT NOTES

- This subdivision lies within the Edwards Aquifer Contributing Zone.
- No portion of this subdivision lies within the boundaries of the Edwards Aquifer Recharge Zone.
- No portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on Hays County F.I.R.M. Panel #48209C0107F, dated September 2, 2005.
- This subdivision lies within the City of Dripping Springs Extra Territorial Jurisdiction and is subject to it's ordinances.
- This subdivision contains 11 lots for a total of 19.989 acres.
 Lots less than 2.00 acres: 10
 Lots 2.00 to 5.00 acres: 1
 Lots 5.00 to 10.00 acres: 0
- This subdivision lies within the following Jurisdiction:
 Emergency Services District #6 & #1
 Dripping Springs Independent School District
 Hays Trinity Groundwater Conservation District #3
 Water supply for this subdivision will be provided by West Travis County Public Utility Agency.
- Wastewater treatment for this subdivision will be provided by individual on-site sewage facilities.
- Rainwater collection is encouraged and in some areas may offer the best renewable water resource.
- Electricity for this subdivision is provided by Federates Electric Cooperative, Inc.
- Telephone service for this subdivision is provided by Frontier.
- Driveways shall comply with Chapter 721 of the Hays County Development Regulations, and be permitted through the Transportation Department of Hays County under Chapter 751.
- All culverts, when required shall comply with the current Hays County standard.
- In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted access onto a publicly dedicated county roadway unless a Driveway Permit has been issued by the appropriate County Road and Bridge Department.
- No lots are to be occupied until OSEP Permitted or public sewer, water and electricity and roads have been provided and construction is completed and approved.
- Post-development conditions runoff rate shall be no greater than the pre-developed condition for 2, 5, 10, 25, and 100 year storm events, per Hays County Development regulations, chapter 725, subchapter 3.02. Pre and post development runoff calculations shall be included with the construction drawings for this subdivision.
- Post-Construction Stormwater control measures shall have a maintenance plan. The maintenance plan must be filed in the real property records of Hays County. The owner/operator of any new development or redevelopment site shall develop and implement a maintenance plan addressing maintenance requirements for any structural control measures installed on site. Operation and maintenance performed shall be documented and retained and made available for review upon request.
- All roadways shall be designed and constructed in accordance with applicable Hays County standards, per Hays County Development regulations, chapter 721, subchapter 5.
- No object, including buildings, fencing or landscaping which would interfere with conveyance of stormwater, shall be placed or erected within a Drainage Easement. The owner(s) of any lot(s) upon which drainage facilities are located, including detention, shall be responsible for maintenance and upkeep of such facilities.
- 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.
- Mailboxes placed within the ROW, shall be of an approved TxDOT or FHWA design.
- Improvements exist on these lots which are not shown by this plat.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope Easement adjacent to all street right-of-way lines.
- All bearings and distances shown herein are based upon the Texas Coordinate System, South Central Zone (4204), North American Datum 1983, GRS.

DECEMBER 6, 2022

ENGINEER:



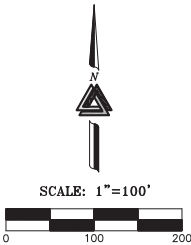
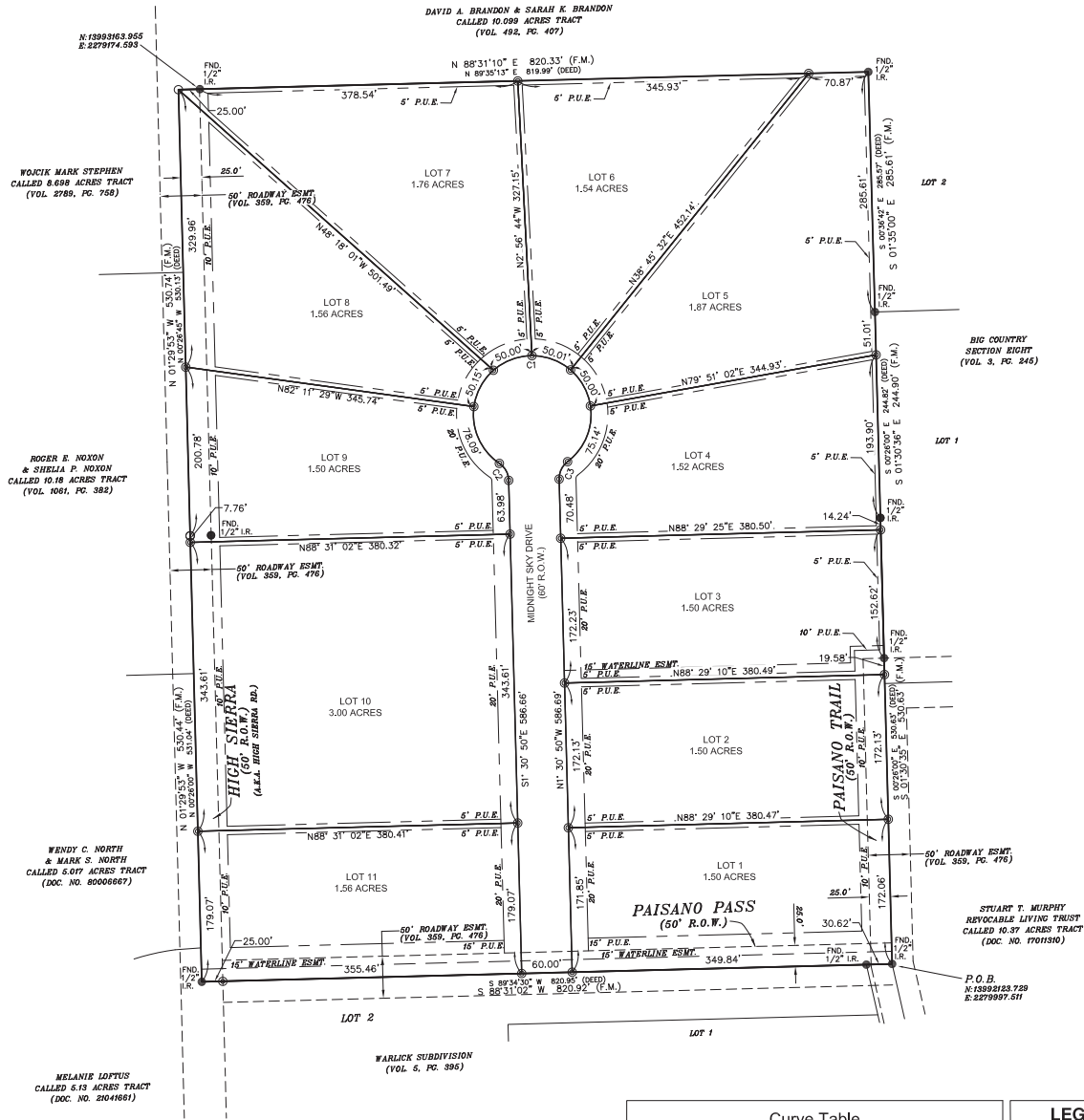
www.tritechtx.com
 TPLS REGISTRATION #10193279
 TPDE REGISTRATION # P-18493

SURVEYOR:



SKYLIGHT HILLS

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



PLAN 577X
SM-22-1118000

| Curve Table | | | | | |
|-------------|--------|--------|--------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 353.38 | 70.00 | 289.25 | S88° 29' 10"W | 61.05 |
| C2 | 23.83 | 25.00 | 54.62 | N28° 49' 32"W | 22.94 |
| C3 | 23.83 | 25.00 | 54.62 | S25° 47' 53"W | 22.94 |

| LEGEND | |
|--------|--------------------------|
| ○ | SET IRON ROD W/ CAP |
| ○ | STAMPED "AMERISURVEYORS" |
| ○ | CALCULATED POINT |
| ○ | FOUND IRON ROD |
| ○ | RECORDED OR CHIED (F.M.) |
| ○ | FIELD MEASURED |
| --- | BOUNDARY LINE |
| --- | EASEMENT LINE |

DECEMBER 7, 2022

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

www.tritech.com TRPLS REGISTRATION # 10193729
TPE REGISTRATION # P-18093

SURVEYOR: **MERISURVEYORS**
PRECISION IN LAND SURVEYING
P.O. BOX 160368
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-
WEB: WWW.AMERISURVEYORS.COM



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SUBDIVISION ORDINANCE)

| | |
|--|--|
| INFORMAL CONSULTATION | PRE-APPLICATION CONFERENCE |
| DATE: <u>5/12/2022</u> | DATE: <u>1/5/2023</u> |
| <input type="checkbox"/> NOT SCHEDULED | <input type="checkbox"/> NOT SCHEDULED |

CONTACT INFORMATION

APPLICANT NAME Al Carroll Jr.

COMPANY Tri-Tech Engineering

STREET ADDRESS P.O. Box 968

CITY San Marcos STATE TX ZIP CODE 78667

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

OWNER NAME Logan Middleton, Representative

COMPANY Frame Middleton, LLC

STREET ADDRESS 13111 High Sierra

CITY Austin STATE Texas ZIP CODE 78737

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

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

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

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

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

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): OSSF

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): N/A

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 and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Al Carroll Jr.

Applicant Name

Al Carroll Jr.

1/4/2023

Applicant Signature

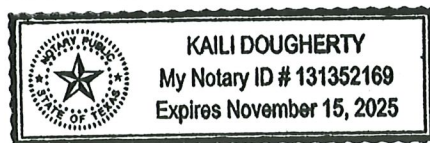
Kaili Dougherty

Date
1/4/2023

Notary

Date

Notary Stamp Here



Frame Middleton, LLC. (Logan Middleton, Representative)

Property Owner Name

[Signature]

Property Owner Signature

12-28-22

Date

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

Applicants Signature: *AOAO* Date: *1/4/2023*

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

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

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

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

512.858.4725 • wcityofdrippingsprings.com

| | | | |
|--|-------------------------------------|---|--|
| N/A | <input checked="" type="checkbox"/> | Documentation showing Hays County 911 addressing approval (if applicable) | |
| | <input type="checkbox"/> | Parkland Dedication Submittal (narrative, fees) | |
| | <input checked="" type="checkbox"/> | \$25 Public Notice Sign Fee | |
| | <input checked="" type="checkbox"/> | ITE Trip Generation Report, or if required; a Traffic Impact Analysis | |
| | <input type="checkbox"/> | Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)] | |
| N/A | <input checked="" type="checkbox"/> | OSSF Facility Planning Report or approved OSSF permit (if applicable) | |
| | <input type="checkbox"/> | Hays Trinity Groundwater Conservation District approval of water well (if applicable) | |
| | <input checked="" type="checkbox"/> | Preliminary Conference Form signed by City Staff | |
| PRELIMINARY PLAT INFORMATION REQUIREMENTS | | | |
| | <input 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 |

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

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

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

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

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

NARRATIVE OF COMPLIANCE

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

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

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



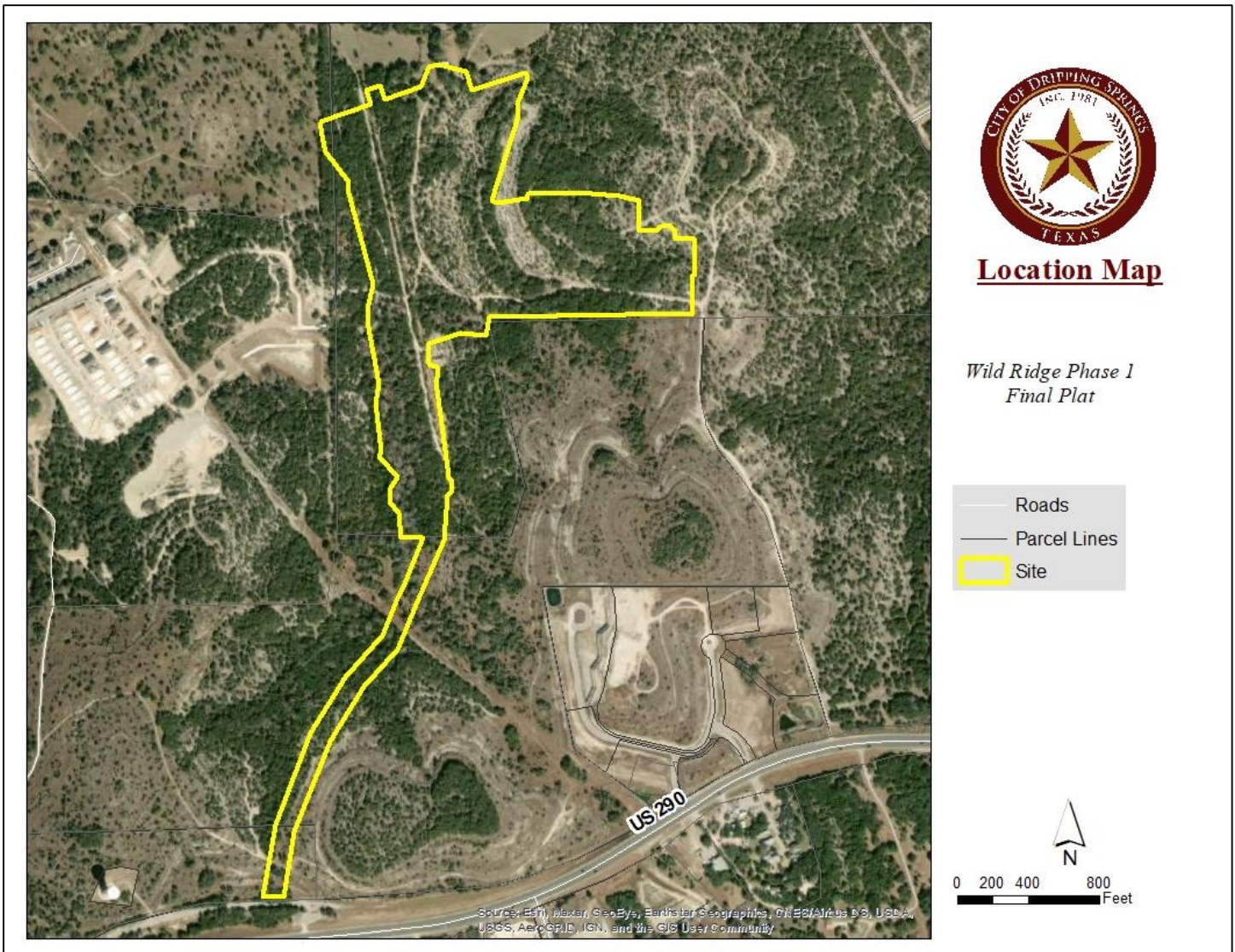
Planning and Zoning Commission Planning Department Staff Report

Item 5.

Planning and Zoning Commission Meeting: March 28, 2023
Project No: SUB2023-0006
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Wild Ridge Phase 1 Final Plat (PDD #13)
Property Location: E US 290
Legal Description: 62.1 acres, out of the I.V. Davis Jr. and Edward W. Brown surveys
Applicant: Richard Pham, P.E., Doucet & Associate, Inc.
Property Owner: Rob Archer, Meritage Homes of Texas, LLC
Staff recommendation: Denial of the Final Plat based on outstanding comments



Planning Department Staff Report

Overview

This final plat consists of 136 single-family lots.

Access and Transportation

This final plat includes the extension of Wild Ridge Blvd US 290 through the development.

Site Information

Location: US 290 1.25 miles east of Ranch Road 12

Zoning Designation: PDD #13

Property History

The Planned Development District was approved August 2021.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

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



DRIPPING SPRINGS
Texas

Item 5.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

| | |
|--|--|
| INFORMAL | PRE-APPLICATION |
| CONSULTATION | CONFERENCE |
| DATE: | DATE: |
| <u>5/19/2021</u> | <u>10/20/2022</u> |
| <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 Richard Pham, P.E.

COMPANY Doucet & Associates, Inc.

STREET ADDRESS 10800 Pecan Park Blvd., Suite 140

CITY Austin **STATE** TX **ZIP CODE** 78750

PHONE 512-806-0307 **EMAIL** rpham@doucetengineers.com

OWNER NAME Rob Archer

COMPANY Meritage Homes of Texas, LLC

STREET ADDRESS 8920 Business Park Drive, Suite 350

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

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

| PROPERTY INFORMATION | |
|--|--|
| PROPERTY OWNER NAME | Meritage Homes of Texas, LLC |
| PROPERTY ADDRESS | E US 290, Dripping Springs, TX 78620 |
| CURRENT LEGAL DESCRIPTION | 130.2-acre tract of land, 8.787-acre tract of land, 17.88-acre tract of land |
| TAX ID # | R19907, R184801, R185284 |
| LOCATED IN | <input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 62.1 acres |
| SCHOOL DISTRICT | DSISD |
| ESD DISTRICT(S) | ESD 1 & 6 |
| ZONING/PDD/OVERLAY | PDD #13 |
| EXISTING ROAD FRONTAGE | <input checked="" type="checkbox"/> Private Name: <u>N/A</u> <input checked="" type="checkbox"/> State Name: <u>US 290</u> <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>Wild Ridge MUD</u> |

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

| PROJECT INFORMATION | |
|--|--|
| PROPOSED SUBDIVISION NAME | Wild Ridge Phase 1 |
| TOTAL ACREAGE OF DEVELOPMENT | Development is made up of approximately 62.1 acres and includes 136 single-family residential lots, a commercial lot, a network of minor arterial and local roadways, water quality/detention pond, utilities to serve development, public/private parkland, and undisturbed open space. |
| TOTAL NUMBER OF LOTS | 142 |
| AVERAGE SIZE OF LOTS | 0.4 acre |
| INTENDED USE OF LOTS | <input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____ |
| # OF LOTS PER USE | RESIDENTIAL: <u>136</u> COMMERCIAL: <u>1</u> INDUSTRIAL: <u>0</u> |
| ACREAGE PER USE | RESIDENTIAL: <u>50.8</u> COMMERCIAL: <u>2.9</u> INDUSTRIAL: <u>0</u> |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: <u>9,930</u> PRIVATE: <u>None</u> |
| ANTICIPATED WASTEWATER SYSTEM | <input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER |
| WATER SOURCES | SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY |
| <p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> | |

COMMENTS: _____

TITLE: Richard Pham, P.E. SIGNATURE: Richard Pham

Digitally signed by Richard Pham
DN: CN=Richard Pham, OU=Users-Austin
Corp, DC=int, DC=doucetandassociates,
DC=com
Date: 2023.02.16 16:20:09-06'00'

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): WTCPUA

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

(See Wastewater Agreement)

GAS PROVIDER NAME (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?

YES NOT APPLICABLE

AGRICULTURE FACILITIES (FINAL PLAT)?

YES NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

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

Applicant Name

CR

8/05/2020

Applicant Signature

Meranda S. Perkins

Date
8/05/2020

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

R. H. ... FOR MERITAGE

Property Owner Signature

HOUSES OF TEXAS, LLC

8-10-2020
Date

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

512.858.4725 • www.cityofdrippingsprings.com

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

Applicants Signature: Richard Pham Digitally signed by Richard Pham
DN: CN=Richard Pham, OU=Users-Austin Corp, DC=int, DC=doucetandassociates, DC=com
Date: 2023.02.16 16:20:21-06'00' Date: 2/16/2023

| FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST | | |
|--|-------------------------------------|---|
| <u>Subdivision Ordinance, Section 5</u> | | |
| STAFF | APPLICANT | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Completed application form – including all required notarized signatures |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application fee (refer to Fee Schedule) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Copies/PDF of all submitted items |
| <input type="checkbox"/> | <input type="checkbox"/> | County Application Submittal – proof of online submission (if applicable) N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$240 Fee for ESD #6 Application (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contact Form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineer’s Summary Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage Report – if not included in the Engineer’s summary |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable) See Engineering Report |
| <input type="checkbox"/> | <input type="checkbox"/> | OSSF Facility Planning Report or approved OSSF permit (if applicable) N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Plats (11 x 17 to scale) |
| <input type="checkbox"/> | <input type="checkbox"/> | Copy of Current Configuration of Plat (if applicable) N/A |
| <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"/> | <input checked="" type="checkbox"/> | Documentation showing approval of driveway locations (TxDOT, County) Pending approval |
| <input type="checkbox"/> | <input type="checkbox"/> | Documentation showing Hays County 911 Addressing approval (If applicable) N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | Parkland Dedication fee (if applicable) N/A |
| <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) N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of Utility Service (Water & Wastewater) or permit to serve |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)] |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pre-Application Meeting Form signed by City Staff |

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

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

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

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, outdoor lighting will be constructed in accordance to the City's Outdoor Lighting Ordinance. |
|------------------------------------|---|

| | |
|---------------------------------------|---|
| Parkland Dedication, Article 28.03 | At full development, Parkland Dedication is required to provide 41.7 acres of parkland per approved PDD. For Phase 1, provided credited parkland is 14.2 acres and the remainder will be provided in future phases. |
|---------------------------------------|---|

| | |
|--|---|
| Landscaping and Tree Preservation, Article 28.06 | Per PDD, cash-in-lieu fee required for disturbed trees is \$1,410,000. With 863 lots consisting of two 3-inch caliper size trees at \$685 per tree, the total lot credit is \$1,182,310. With 237 4-inch caliper size trees located along the boulevards and amenity center at \$1,000 per tree for a total credit of \$237,000. The combined total credit is \$1,419,310 which exceeds the minimum total cost per acre of disturbance. |
|--|---|

| | |
|-------------------------------------|---|
| 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>Public and private improvements are in conformance with the approved PDD. Additionally, a Contributing Zone Plan application is in review with TCEQ for proposed development.</p> |
| Zoning, Article 30.02, Exhibit A | <p>Proposed use is in conformance with the approved PDD.</p> |

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Wild Ridge Phase 1
Project Address: E US 290, Dripping Springs, TX 78620
Project Applicant Name: Doucet & Associates, Inc.

Billing Contact Information

Name: Richard Pham, P.E.
Mailing Address: 7401 B Highway 71 West, Suite 160
Austin, TX 78735
Email: rpham@doucetengineers.com Phone Number: 512-806-0307

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

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

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

Richard Pham

Digitally signed by Richard Pham
DN: CN=Richard Pham, OU=Users-Austin Corp, DC=int,
DC=doucetandassociates, DC=com
Date: 2023.02.16 16:20:40-06'00'

Signature of Applicant

2/16/2023

Date



Date: March 24, 2023

Richard Pham
Doucet

Permit Number: SUB2023-0006
Project Name: Wild Ridge Phase 1 Final Plat
Project Address: E US 290, Dripping Springs, TX 78620

City Planner Comments

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

1. Show updated city limits on vicinity map [4.7a]
2. Please clarify the reason for the "Block 9 Lot 1 Amenity Center label north of Shadow Ridge Pkwy. This area is shown as being within the ROW boundary on the plat.
3. Provide Hays County street name approval. This may require renaming "Shadow Ridge Parkway to Mira Vista Drive since the former name is already established with the Headwaters subdivision [4.7d]

Engineer/Public Works Comments

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

4. Delete note 26 as it refers to a different development.
5. Update notes 27 and 28. Note 27 should be "Local Streets" and Note 28 should be "Arterial Streets".
6. Provide notes indicating all Streets and ROW is dedicated to the City of Dripping Springs.
7. Provide a roadway classification summary table for all streets within the development like what was provided on the Preliminary Plat.
8. Coordinate with the Gateway Village to show ROW for a Cul-de-Sac at the intersection of the East/West connector through the Oryx property.

9. Block 3, Lot 19 – Minimum WW Utility easement shall be 20ft. [Subdivision Ordinance 12.2.1].
10. Lot 9 Block 1 Amenity Center should be separated from ROW.
11. Construction Plans show cross culverts and storm system throughout that extend outside ROW and platted Ph 1 boundary. These need to be in ROW or drainage easements.
12. Construction Plans show Ph 1 WW that extends outside Platted Ph 1 Boundary. These need to be in ROW or easement.
13. Construction Plans show Ph 1 WL that extends outside platted Ph 1 Boundary. These need to be in ROW of easement.
14. 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.

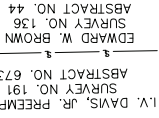
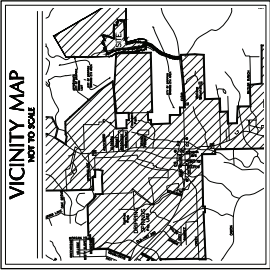
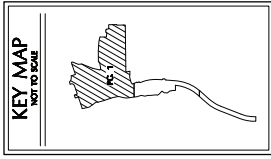
Open spaces, friendly faces.

Item 5.

WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS

LEGEND

| | |
|---|---|
| — | PHASE BOUNDARY LINE |
| — | LOT LINE |
| — | TRACK LINE |
| — | ADJOINER PROPERTY LINE |
| — | EASEMENT LINE |
| — | APPROXIMATE SURVEY LINE |
| — | FLOODPLAIN |
| — | WATERWAY |
| — | RIGHT-OF-WAY (AS NOTED) |
| — | RIGHT-OF-WAY (NOT NOTED) |
| — | MONUMENT FOUND |
| — | CALCULATED POINT |
| — | BENCHMARK POINT |
| — | "DOUCET" CAP SET |
| — | POINT OF BEGINNING |
| — | WATERWAY |
| — | BOOK |
| — | PAGE |
| — | DRAINAGE EASEMENT |
| — | RIGHT-OF-WAY |
| — | WASTEWATER EASEMENT |
| — | WIRE |
| — | CONCRETE |
| — | BUILDING SETBACK LINE |
| — | P.A.U.E. |
| — | PUBLIC UTILITY EASEMENT |
| — | WATER QUALITY BUFFER ZONE |
| — | HAYS COUNTY, TEXAS |
| — | FRAC.T. |
| — | OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS |
| — | DEED RECORD, HAYS COUNTY, TEXAS |
| — | OP.P.A.C.T. |
| — | D.A.R.C.T. |



I.V. DAVIS, JR. PREEMPTION SURVEY NO. 191 ABSTRACT NO. 673
EDWARD W. BROWN ABSTRACT NO. 44

CYNOSURE CORPORATION
REMANINDER OF A
CALLED 291-1/3 ACRES
VOL. 258, PG. 123
O.P.R.H.C.T.

WILD RIDGE BOULEVARD (114' R.O.W.)
EAGLEHEAD ROAD (50' R.O.W.)
SHOAL CREEK LANE (50' R.O.W.)
WILD RIDGE BOULEVARD (134' R.O.W.)

MERTAGE HOMES OF TEXAS, LLC CALLED 94.00 ACRES DOC. NO. 21070771 O.P.R.H.C.T.

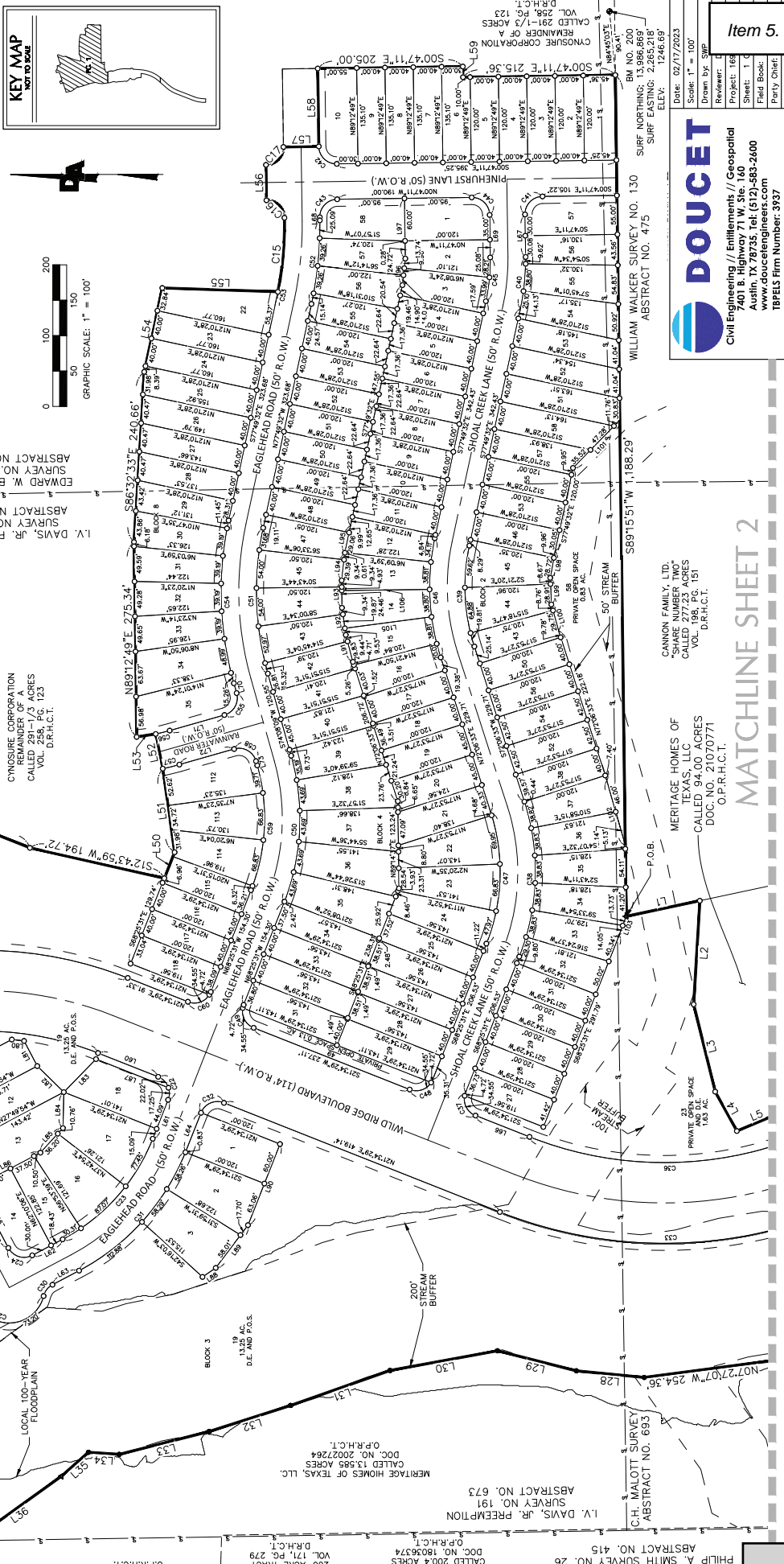
MERTAGE HOMES OF TEXAS, LLC CALLED 94.00 ACRES DOC. NO. 21070771 O.P.R.H.C.T.

MERTAGE HOMES OF TEXAS, LLC CALLED 94.00 ACRES DOC. NO. 21070771 O.P.R.H.C.T.

MERTAGE HOMES OF TEXAS, LLC CALLED 94.00 ACRES DOC. NO. 21070771 O.P.R.H.C.T.

MERTAGE HOMES OF TEXAS, LLC CALLED 94.00 ACRES DOC. NO. 21070771 O.P.R.H.C.T.

MERTAGE HOMES OF TEXAS, LLC CALLED 94.00 ACRES DOC. NO. 21070771 O.P.R.H.C.T.



Item 5.

DOUCET
Civil Engineering // Enfillements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735; Tel: (612)-883-2400
www.doucetengineers.com
TBPELS Firm Number: 3937
Survey Date: 02/17/2023
Scale: 1" = 100'
Drawn by: SWP
Project: 168
Sheet: 1
Field Book:
Party Chief:
Survey Date:

WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
SURF NORTHING: 13,986,669'
SURF EASTING: 2,265,218'
ELEV.: 1246.69'

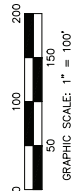
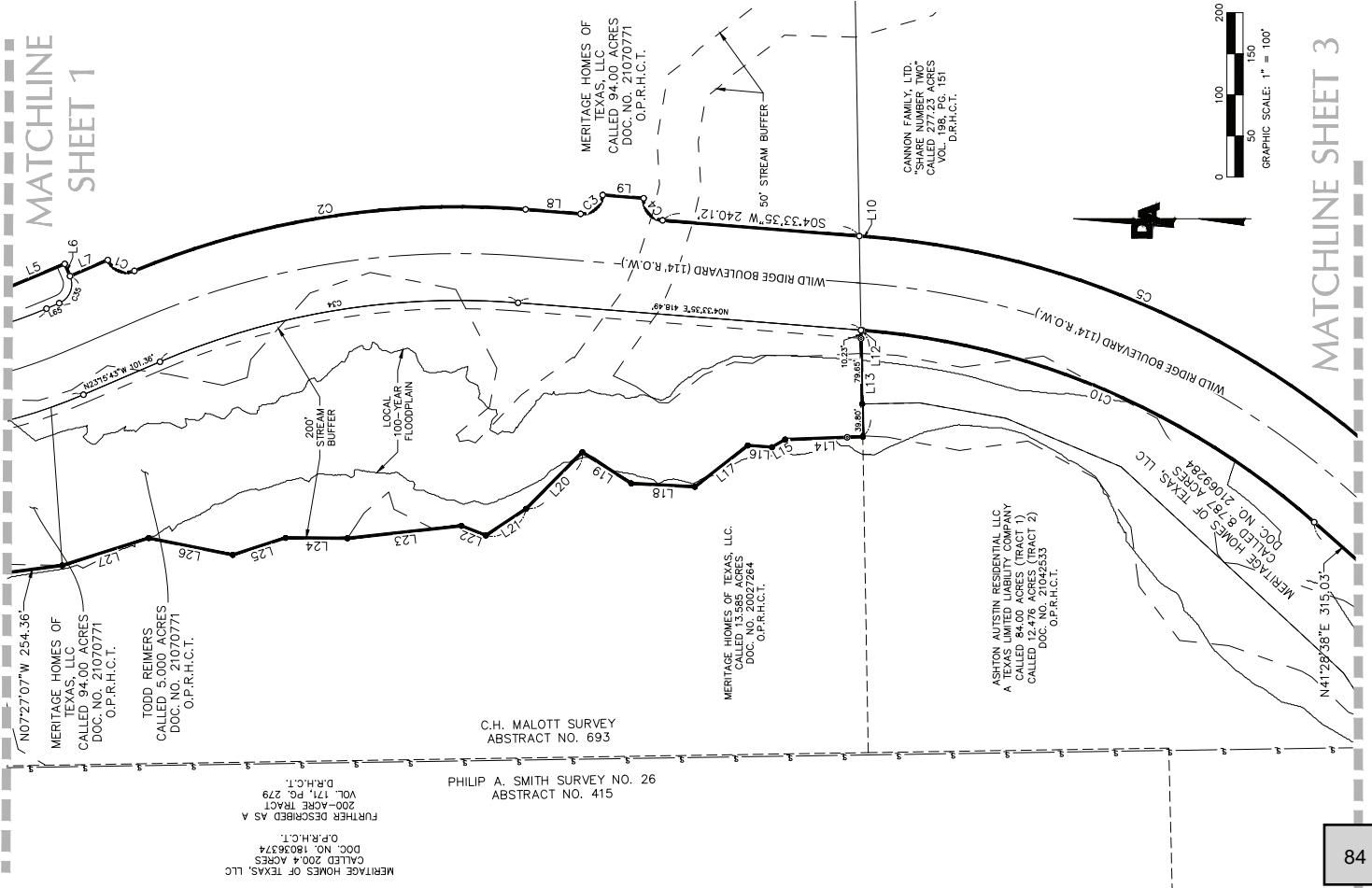
CANNON FAMILY, LTD.
"SHARE NUMBER TWO"
CALLED 262.25 ACRES
VOL. 28, PG. 151
O.P.R.H.C.T.

MERTAGE HOMES OF TEXAS, LLC CALLED 94.00 ACRES DOC. NO. 21070771 O.P.R.H.C.T.

PHILIP A. SMITH SURVEY NO. 26 CALLED 200.4 ACRES VOL. 171, PG. 279 O.P.R.H.C.T.
FURTHER DESCRIBED AS A
MERTAGE HOMES OF TEXAS, LLC CALLED 200.4 ACRES VOL. 180, PG. 2574 O.P.R.H.C.T.
MERTAGE HOMES OF TEXAS, LLC CALLED 13.585 ACRES DOC. NO. 20027264 O.P.R.H.C.T.

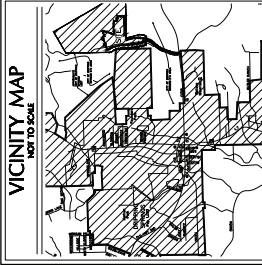
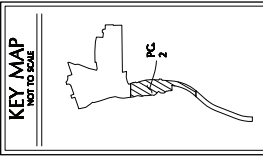
MATCHLINE
SHEET 1

MATCHLINE SHEET 3



LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE
- APPROXIMATE SURVEY LINE
- FLOODPLAIN
- 1/2" IRON ROD FOUND
- IRON PIPE FOUND (AS NOTED)
- WATER TABLE
- WATER TABLE II
- WATER TABLE III
- WATER TABLE IV
- WATER TABLE V
- WATER TABLE VI
- WATER TABLE VII
- WATER TABLE VIII
- WATER TABLE IX
- WATER TABLE X
- WATER TABLE XI
- WATER TABLE XII
- WATER TABLE XIII
- WATER TABLE XIV
- WATER TABLE XV
- WATER TABLE XVI
- WATER TABLE XVII
- WATER TABLE XVIII
- WATER TABLE XIX
- WATER TABLE XX
- WATER TABLE XXI
- WATER TABLE XXII
- WATER TABLE XXIII
- WATER TABLE XXIV
- WATER TABLE XXV
- WATER TABLE XXVI
- WATER TABLE XXVII
- WATER TABLE XXVIII
- WATER TABLE XXIX
- WATER TABLE XXX



WILD RIDGE PHASE 1
DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

BLOCK 4 LOT AREA TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|--------|---------|
| 1 | 0.1622 | 7,086 |
| 2 | 0.1270 | 5,534 |
| 3 | 0.1252 | 5,432 |
| 4 | 0.1102 | 4,800 |
| 5 | 0.1102 | 4,800 |
| 6 | 0.1102 | 4,800 |
| 7 | 0.1102 | 4,800 |
| 8 | 0.1102 | 4,800 |
| 9 | 0.1102 | 4,800 |
| 10 | 0.1102 | 4,800 |
| 11 | 0.1102 | 4,800 |
| 12 | 0.1254 | 5,464 |
| 13 | 0.1307 | 5,695 |
| 14 | 0.1317 | 5,736 |
| 15 | 0.1294 | 5,636 |
| 16 | 0.1189 | 5,177 |
| 17 | 0.1102 | 4,800 |
| 18 | 0.1102 | 4,800 |
| 19 | 0.1240 | 5,400 |
| 20 | 0.1247 | 5,434 |

BLOCK 3 LOT AREA TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|---------|---------|
| 1 | 0.1653 | 7,200 |
| 2 | 0.1942 | 8,459 |
| 3 | 0.1913 | 8,332 |
| 4 | 0.1773 | 7,725 |
| 5 | 0.2039 | 8,880 |
| 6 | 0.2030 | 8,842 |
| 7 | 0.2012 | 8,765 |
| 8 | 0.1423 | 6,197 |
| 9 | 0.1531 | 6,671 |
| 10 | 0.2198 | 9,574 |
| 11 | 0.1601 | 6,973 |
| 12 | 0.1502 | 6,544 |
| 13 | 0.1963 | 8,550 |
| 14 | 0.1520 | 6,622 |
| 15 | 0.1214 | 5,286 |
| 16 | 0.1859 | 8,096 |
| 17 | 0.2211 | 9,631 |
| 18 | 0.1762 | 7,675 |
| 19 | 13.2542 | 577,353 |

BLOCK 2 LOT AREA TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|--------|---------|
| 52 | 0.1459 | 6,357 |
| 53 | 0.1102 | 4,800 |
| 54 | 0.1375 | 5,990 |
| 55 | 0.1171 | 5,100 |
| 56 | 0.1432 | 6,238 |
| 57 | 0.1613 | 7,028 |
| 58 | 0.1391 | 6,061 |
| 59 | 0.8274 | 36,041 |

BLOCK 1 LOT AREA TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|--------|---------|
| 27 | 0.1141 | 4,970 |
| 28 | 1.6305 | 71,023 |
| 29 | 0.1102 | 4,800 |
| 30 | 0.1102 | 4,800 |
| 31 | 0.1102 | 4,800 |
| 32 | 0.1232 | 5,365 |
| 33 | 0.1332 | 5,803 |
| 34 | 0.1394 | 6,073 |
| 35 | 0.1361 | 5,929 |
| 36 | 0.1328 | 5,785 |
| 37 | 0.1274 | 5,549 |
| 38 | 0.1102 | 4,800 |
| 39 | 0.1168 | 5,087 |
| 40 | 0.1420 | 6,185 |
| 41 | 0.1456 | 6,342 |
| 42 | 0.1102 | 4,800 |
| 43 | 0.1534 | 6,684 |
| 44 | 0.1318 | 5,742 |
| 45 | 0.1318 | 5,742 |
| 46 | 0.1318 | 5,742 |
| 47 | 0.1318 | 5,742 |
| 48 | 0.1318 | 5,742 |
| 49 | 0.1277 | 5,584 |
| 50 | 0.1102 | 4,800 |
| 51 | 0.1367 | 5,955 |
| 52 | 0.1318 | 5,742 |
| 53 | 0.1318 | 5,742 |
| 54 | 0.1333 | 5,808 |
| 55 | 0.1782 | 7,762 |
| 56 | 0.1795 | 7,820 |
| 57 | 0.1698 | 7,397 |
| 58 | 0.1618 | 7,049 |
| 59 | 0.1457 | 6,347 |
| 60 | 0.1267 | 5,516 |
| 61 | 0.1112 | 4,845 |

BLOCK 7 LOT AREA TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|--------|---------|
| 112 | 0.1840 | 8,017 |
| 113 | 0.1553 | 6,763 |
| 114 | 0.1480 | 6,446 |
| 115 | 0.1134 | 4,938 |
| 116 | 0.1102 | 4,800 |
| 117 | 0.1102 | 4,800 |
| 118 | 0.1178 | 5,133 |
| 120 | 3.3902 | 147,679 |

BLOCK 5 LOT AREA TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|--------|---------|
| 1 | 0.1248 | 5,437 |
| 2 | 0.1102 | 4,800 |
| 3 | 0.1102 | 4,800 |
| 4 | 0.1102 | 4,800 |
| 5 | 0.1206 | 5,253 |
| 6 | 0.1206 | 5,253 |
| 7 | 0.1241 | 5,404 |
| 8 | 0.1241 | 5,404 |
| 9 | 0.1241 | 5,404 |
| 10 | 0.1675 | 7,297 |

BLOCK 4 LOT AREA TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|--------|---------|
| 42 | 0.1131 | 4,928 |
| 43 | 0.1268 | 5,525 |
| 44 | 0.1281 | 5,582 |
| 45 | 0.1281 | 5,582 |
| 47 | 0.1238 | 5,394 |
| 48 | 0.1102 | 4,800 |
| 49 | 0.1277 | 5,584 |
| 50 | 0.1102 | 4,800 |
| 51 | 0.1102 | 4,800 |
| 52 | 0.1102 | 4,800 |
| 53 | 0.1102 | 4,800 |
| 54 | 0.1102 | 4,800 |
| 55 | 0.1142 | 4,975 |
| 56 | 0.1220 | 5,315 |
| 57 | 0.1225 | 5,337 |
| 58 | 0.1552 | 6,760 |

BLOCK 1 LOT AREA TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|--------|---------|
| 21 | 0.1359 | 5,918 |
| 22 | 0.1648 | 7,177 |
| 23 | 0.1618 | 7,049 |
| 24 | 0.1534 | 6,684 |
| 25 | 0.1318 | 5,742 |
| 26 | 0.1318 | 5,742 |
| 27 | 0.1318 | 5,742 |
| 28 | 0.1318 | 5,742 |
| 29 | 0.1318 | 5,742 |
| 30 | 0.1367 | 5,955 |
| 31 | 0.1318 | 5,742 |
| 32 | 0.1318 | 5,742 |
| 33 | 0.1318 | 5,742 |
| 34 | 0.1333 | 5,808 |
| 35 | 0.1782 | 7,762 |
| 36 | 0.1795 | 7,820 |
| 37 | 0.1698 | 7,397 |
| 38 | 0.1618 | 7,049 |
| 39 | 0.1457 | 6,347 |
| 40 | 0.1267 | 5,516 |
| 41 | 0.1112 | 4,845 |

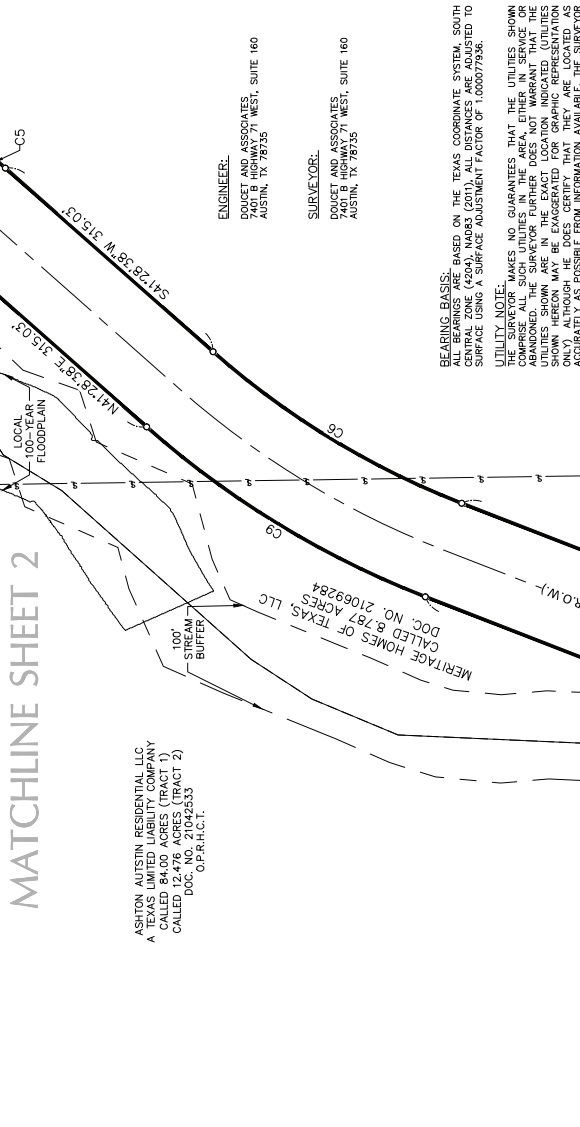
BLOCK 8 LOT AREA TABLE

| LOT NO. | ACRES | SQ. FT. |
|---------|--------|---------|
| 22 | 0.1751 | 7,628 |
| 23 | 0.1476 | 6,431 |
| 24 | 0.1476 | 6,431 |
| 25 | 0.1459 | 6,354 |
| 26 | 0.1404 | 6,114 |
| 27 | 0.1347 | 5,869 |
| 28 | 0.1291 | 5,624 |
| 29 | 0.1275 | 5,555 |
| 30 | 0.1313 | 5,720 |
| 31 | 0.1262 | 5,495 |
| 32 | 0.1241 | 5,405 |
| 33 | 0.1266 | 5,516 |
| 34 | 0.1692 | 7,370 |
| 35 | 0.1864 | 8,118 |

Date: 02/17/2023
Scale: 1" = 100'
Drawn by: SYP
Reviewed by: [Signature]
Project: 168
Sheet: 2
Field Book: [Blank]
Party Chief: [Blank]
Survey Date: [Blank]

Item 5.

DOUCET
Civil Engineering // Enfillements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735. Tel: (612)-583-2400
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551



ASHTON ALSTON RESIDENTIAL LLC
A 100%-YEAR FLOODPLAIN
CALLED 84.00 ACRES (TRACT 1)
CALLED 12.476 ACRES (TRACT 2)
DOC. NO. 21042533
O.P.R.H.C.T.

MERRAGE HOMES OF TEXAS, LLC
CALLED 8.787 ACRES
DOC. NO. 21069284
O.P.R.H.C.T.

CANNON FAMILY LTD.
"SHARE NUMBER TWO"
CALLED 277.23 ACRES
VOL. 186, PG. 151
O.P.R.H.C.T.

ORIX CANNON 58 LLC
REMANDED ACRE TRACT
CALLED 3.748 ACRES
DOC. NO. 21042533
O.P.R.H.C.T.

WILD RIDGE BOULEVARD (14' R.O.W.)
N2176.01'E 550.66'
S2216.01'W 550.66'

US HIGHWAY 290
(VARIABLE WIDTH R.O.W.)
S8172.52'W 2408.85'

C.H. MALOTT SURVEY
ABSTRACT NO. 693

PHILIP A. SMITH SURVEY NO. 26
ABSTRACT NO. 415

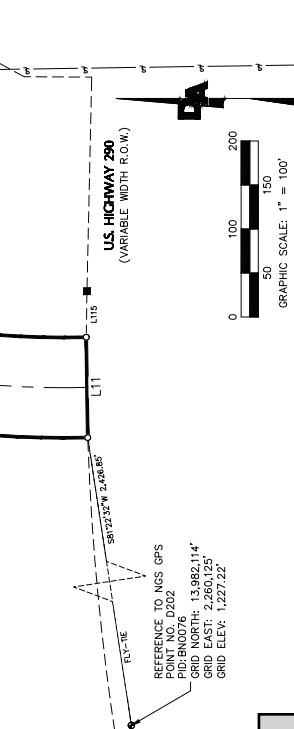
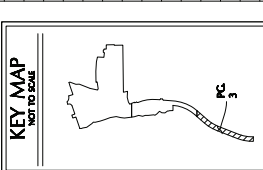
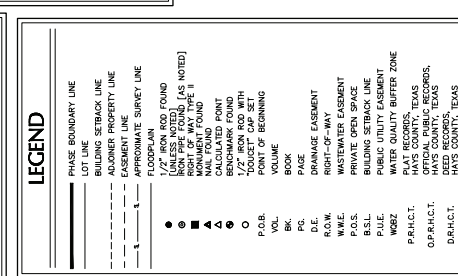
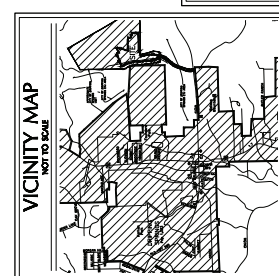
ENGINEER:
DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

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

BEARING BASIS: BASED ON THE TEXAS COGNITIVE SYSTEM, SOUTH CENTRAL ZONE (2004), NAD83 (2011). ALL DISTANCES ARE ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000077936.

UTILITY NOTE: THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE EXACTLY AS LOCATED. THE SURVEYOR HAS CONDUCTED VISUAL AND GROUND UTILITY SURVEYS. THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ACCURACY AS FAR AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE: A FLOODPLAIN IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAN AS Delineated ON MAP NUMBERS 4820902005F AND 4820902008F, BOTH DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L64 | N68°25'31"W | 59.17' |
| L65 | N27°15'45"W | 16.86' |
| L66 | N27°15'45"W | 16.86' |
| L67 | N89°12'49"E | 60.08' |
| L68 | S89°12'49"W | 4.43' |
| L69 | N89°12'49"E | 60.08' |
| L70 | S73°08'09"W | 14.42' |
| L71 | N15°51'51"W | 80.48' |
| L72 | S15°51'51"E | 80.48' |
| L73 | S74°08'09"W | 61.3' |
| L74 | S46°50'08"W | 62.21' |
| L75 | S62°10'06"W | 60.00' |
| L76 | S71°04'20"W | 137.82' |
| L77 | N83°19'15"E | 33.92' |
| L78 | N65°11'28"E | 70.74' |
| L79 | S69°56'28"W | 22.68' |
| L80 | N06°35'10"E | 17.38' |
| L81 | N62°10'06"E | 40.18' |
| L82 | N44°24'29"E | 52.50' |
| L83 | N45°38'15"W | 65.08' |
| L84 | S86°34'34"E | 50.87' |
| L85 | S47°52'58"E | 46.97' |
| L86 | S27°48'54"E | 103.00' |
| L87 | N27°15'45"E | 110.58' |
| L88 | S34°09'41"E | 22.74' |
| L89 | S34°09'41"E | 22.74' |
| L90 | S69°25'14"E | 123.06' |
| L91 | N75°15'56"E | 39.26' |
| L92 | N81°59'26"E | 36.73' |
| L93 | N89°12'49"E | 85.00' |
| L94 | S82°28'54"E | 38.73' |
| L95 | S78°48'34"E | 38.68' |
| L96 | N87°58'06"E | 37.58' |
| L97 | N74°11'15"E | 38.51' |
| L98 | S46°50'08"E | 94.55' |
| L99 | N89°12'49"E | 85.00' |
| L100 | N74°11'15"E | 38.51' |
| L101 | S46°50'08"E | 94.55' |
| L102 | N74°11'15"E | 38.51' |
| L103 | S69°25'14"E | 27.78' |
| L104 | N09°40'52"W | 124.09' |
| L105 | N07°31'41"W | 171.91' |
| L106 | N09°40'52"W | 124.09' |
| L107 | N30°56'53"W | 69.88' |
| L108 | N27°48'54"W | 147.96' |
| L109 | N31°42'23"W | 67.57' |
| L110 | S27°48'54"E | 126.52' |
| L111 | S27°48'54"E | 138.86' |
| L112 | N27°48'54"W | 131.80' |
| L113 | N30°56'53"W | 15.98' |
| L114 | S30°56'20"E | 15.08' |
| L115 | S81°13'44"E | 52.26' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S11°59'53"E | 106.49' |
| L2 | N86°33'25"W | 146.69' |
| L3 | S76°06'50"W | 126.96' |
| L4 | S61°02'58"W | 63.46' |
| L5 | S22°39'05"E | 134.68' |
| L6 | S86°48'12"W | 16.19' |
| L7 | S23°07'53"E | 50.00' |
| L8 | S04°33'55"W | 67.30' |
| L9 | S04°33'55"W | 50.00' |
| L10 | S04°33'55"W | 12.95' |
| L11 | S89°10'03"W | 114.01' |
| L12 | N04°33'35"E | 1.87' |
| L13 | S89°10'03"W | 129.67' |
| L14 | N02°04'53"W | 94.44' |
| L15 | N30°08'52"W | 18.63' |
| L16 | N04°12'41"E | 29.46' |
| L17 | N37°58'31"W | 81.75' |
| L18 | N03°33'30"E | 77.47' |
| L19 | N32°35'23"E | 70.59' |
| L20 | N45°11'02"W | 97.26' |
| L21 | N33°30'02"W | 56.75' |
| L22 | N21°34'29"E | 31.90' |
| L23 | N06°15'51"W | 138.51' |
| L24 | N00°23'49"E | 75.11' |
| L25 | N17°52'08"W | 67.64' |
| L26 | N11°19'58"E | 104.20' |
| L27 | N17°54'19"W | 110.33' |
| L28 | N05°54'05"E | 96.36' |
| L29 | N45°11'02"W | 97.26' |
| L30 | N10°23'00"W | 154.36' |
| L31 | N19°25'37"W | 148.90' |
| L32 | N17°34'46"W | 120.76' |
| L33 | N14°17'07"W | 131.27' |
| L34 | N03°58'38"E | 43.46' |
| L35 | N41°27'27"W | 51.26' |
| L36 | N35°59'02"W | 159.05' |
| L37 | N11°24'17"W | 103.63' |
| L38 | N17°06'33"W | 30.00' |
| L39 | N00°50'48"W | 45.20' |
| L40 | N17°04'20"E | 171.91' |
| L41 | N17°04'20"E | 100.10' |
| L42 | N18°50'16"W | 80.47' |
| L43 | N17°09'44"E | 80.00' |
| L44 | S18°50'16"E | 80.34' |
| L45 | N47°41'44"E | 62.27' |
| L46 | S18°50'16"E | 114.01' |
| L47 | S29°21'23"E | 26.90' |
| L48 | S21°34'29"W | 160.00' |
| L49 | S03°37'37"E | 88.42' |
| L50 | S68°25'31"E | 39.37' |
| L51 | N81°58'11"E | 119.32' |
| L52 | N78°23'38"E | 50.00' |
| L53 | N08°47'09"W | 27.22' |
| L54 | S77°48'32"E | 121.23' |
| L55 | S01°52'59"W | 163.36' |
| L56 | N89°12'49"E | 50.00' |
| L57 | S00°47'11"E | 50.00' |
| L58 | N89°12'49"E | 110.10' |
| L59 | S89°12'49"W | 15.10' |
| L60 | N21°34'29"E | 91.33' |
| L61 | S68°25'31"E | 59.17' |
| L62 | S27°48'54"E | 46.43' |
| L63 | N27°48'54"W | 42.53' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L51 | N81°58'11"E | 119.32' |
| L52 | N78°23'38"E | 50.00' |
| L53 | N08°47'09"W | 27.22' |
| L54 | S77°48'32"E | 121.23' |
| L55 | S01°52'59"W | 163.36' |
| L56 | N89°12'49"E | 50.00' |
| L57 | S00°47'11"E | 50.00' |
| L58 | N89°12'49"E | 110.10' |
| L59 | S89°12'49"W | 15.10' |
| L60 | N21°34'29"E | 91.33' |
| L61 | S68°25'31"E | 59.17' |
| L62 | S27°48'54"E | 46.43' |
| L63 | N27°48'54"W | 42.53' |

DATE: 02/17/2023
SCALE: 1" = 100'

Drawn by: SMP
Reviewed by: [Blank]
Project: 168
Sheet: 3
Field Book: [Blank]
Party: CMM
Survey Date: [Blank]

DOUCET
Civil Engineering / Eminent / Geospatial
7401 B Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (612)-883-2400
www.doucetengineers.com
IFPEIS Firm Number: 10194551

WILD RIDGE PHASE 1
DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

Item 5.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2021-31 P.D. #13 WILD RIDGE (AUGUST 17, 2021)

ENVIRONMENTAL NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED... CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY...

CHAD GILPIN DATE CITY ENGINEER

STATE OF TEXAS CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS

WILD RIDGE PHASE 1, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION ON THE ____ DAY OF ____ 2023.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

CITY SECRETARY

STATE OF TEXAS COUNTY OF HAYS

KNOW BY ALL MEN THESE PRESENTS: I, RICHARD PHAM, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE...



RICHARD PHAM DATE 02/17/2023 REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6380

STATE OF TEXAS COUNTY OF HAYS

LELANE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. 2023, AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN



RICHARD PHAM DATE 2/17/2023 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS NO. 142275

STATE OF TEXAS COUNTY OF HAYS

LELANE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. 2023, AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

WITNESS MY SEAL OF OFFICE, THIS THE ____ DAY OF ____ A.D. 2023.

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

WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DOUCET logo and contact information: Civil Engineering // Entilements // Geospatial, 7401 B. Highway 71 W. Ste. 160, Austin, TX 78735, Tel: (612)-583-2400, www.doucetengineers.com, TBPELS Firm Number: 10194551

Table with 3 columns: Date (02/17/2023), Scale (N/A), Drawn by (SJP), Reviewer, Project (168), Sheet (1 of 1), Field Book, Party (Cdnr), Survey Date.

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS THE COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT MERRITT HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 57.82 ACRES IN THE PHILIP A. SMITH SURVEY... TO HEREBY SUBDIVIDE 57.82 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

WILD RIDGE PHASE 1

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

WITNESS MY HAND THIS THE ____ DAY OF ____ A.D. 2023.

_____, DIRECTOR OF LAND DEVELOPMENT MERRITT HOMES

THE STATE OF TEXAS THE COUNTY OF HAYS

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

WITNESS UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____ A.D. 2023.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

FINAL PLAT NOTES:

- 1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY LIMITS OF DRIPPING SPRINGS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
7. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS. SEWER CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS WASTEWATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND MERRITT HOMES OF TEXAS, DATED AUGUST 17, 2021.
8. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALS ELECTRIC COOPERATIVE.
9. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
10. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES/CENTRIC GAS.
11. MINIMUM FRONT SETBACK SHALL BE 10 FEET.
12. MINIMUM REAR SETBACK SHALL BE 10 FEET.
13. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
14. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10 FEET.
15. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY P.D. #13.
16. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
18. NO STRUCTURE OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGUN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
19. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
20. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, ALL DRIVEWAYS 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.
21. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TO PROTECT WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON UNDERGROUND WATER QUALITY REPORT AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
22. TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
23. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
24. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE.
25. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY POUNDS.
26. THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24-PLANNED DEVELOPMENT DISTRICT NO. 10-080-567-45-AMENDED BY ORDINANCE #0290-25-ON-JUNE-9-2020.
27. ALL PROPOSED MINOR ARTERIAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
28. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ON ONE SIDE AND 10 FOOT WIDE SHARED-USE TRAIL ON OPPOSITE SIDE OF THE STREET.
29. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
30. A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
31. A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
32. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
33. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
34. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
35. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SDA 3.1].
36. EASEMENT DEDICATION REQUIREMENTS HAVE BEEN SATISFIED THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE. UTILITIES, INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMP-DIFFERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN THIS SUBDIVISION SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.



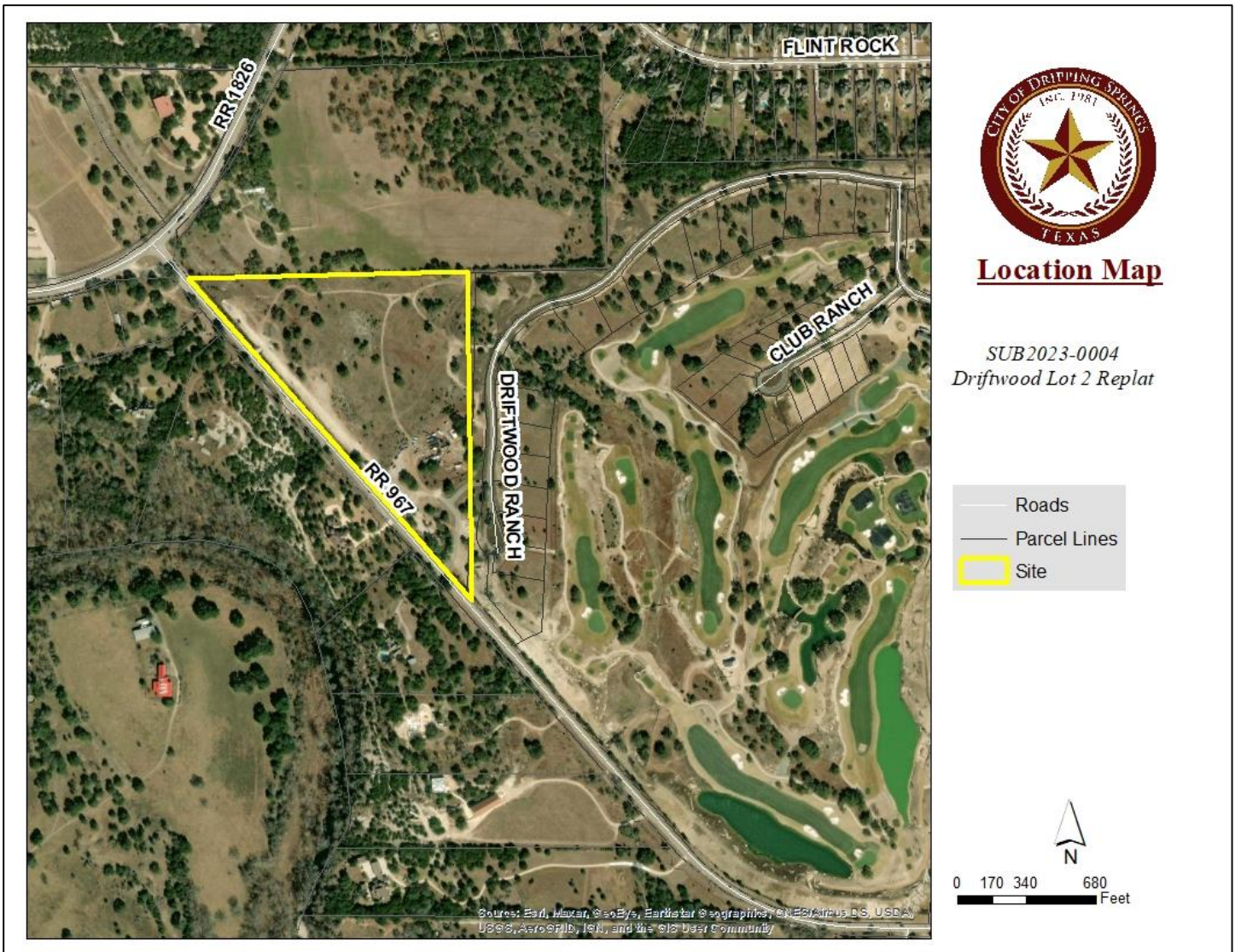
Planning and Zoning Commission Planning Department Staff Report

Item 6.

Planning and Zoning Commission Meeting: March 28, 2023
Project No: SUB2023-0004
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Driftwood Lot 2 Replat
Property Location: 10450 FM 967
Legal Description: Driftwood Phase 1 Lot 2
Applicant: Chris Eartham, Driftwood 25 ACA LP
Property Owner: Driftwood Driftwood 25 ACA LP
Staff recommendation: Denial of the Replat based on outstanding comments



Planning Department Staff Report

Overview

The purpose of this replat is to subdivide one existing platted lot into 5 residential lots and 2 commercial lots.

Access and Transportation

Primary access to the subdivision will be through Ranch Road 967.

Site Information

Location: Driftwood Golf Club at Ranch road 967

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The driftwood development agreement was approved in 2015 and the subject plat was recorded in 2019.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

Exhibit 3 – Outstanding Comments Letter

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



Date: March 24, 2023

Ken Martin

Permit Number: SUB2023-0004

Project Name: Re-subdivision of Lot 2, Driftwood 967 Phase One

Project Address: FM 967 at FM 1826, Buda, TX 78610

City Planner Comments

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

1. Remove "administrative" from the "City of Dripping Springs Administrative Plat Approval."
2. Remove Michelle Fischer's Signature and replat with a signature for the Planning & Zoning Commission Chair and a place for the city secretary to attest and the approval date of the Planning & Zoning Commission [4.7.r.4]
3. Provide the Hays County 1445 approval. [4.8.3]
4. Provide a separate exhibit showing how Mossback Drive will connect to Driftwood Ranch Drive.

Engineer/Public Works Comments

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

Engineering approves with the following condition:

5. Label widths of the WQBZ. It is shown as 200 ft WQBZ on Preliminary Plat. [WQO 22.05.017].



DRIPPING SPRINGS
Texas

City of Dripping Springs

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

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

| | |
|--|--|
| INFORMAL CONSULTATION DATE: _____ | PRE-APPLICATION CONFERENCE DATE: 3/29/2022 _____ |
| <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 Chris Earthman

COMPANY Driftwood 25-ACA LP

STREET ADDRESS 100 Congress Ave., Suite 1600

CITY Austin **STATE** Texas **ZIP CODE** 78701

PHONE 512-485-1923 **EMAIL** chris@nxstep.com

OWNER NAME Driftwood 25-ACA LP

COMPANY _____

STREET ADDRESS 100 Congress Ave., Suite 1600

CITY Austin **STATE** Texas **ZIP CODE** 78701

PHONE 512-485-1923 **EMAIL** chris@nxstep.com

| PROPERTY INFORMATION | |
|--|--|
| PROPERTY OWNER NAME | Driftwood 25-ACA LP |
| PROPERTY ADDRESS | FM 967 at FM 1826 |
| CURRENT LEGAL DESCRIPTION | Lot 2, Driftwood 967 Phase One |
| TAX ID # | R166983 |
| LOCATED IN | <input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 25.2238 acres |
| SCHOOL DISTRICT | Hays CISD |
| ESD DISTRICT(S) | Hays County ESD No. 6 |
| ZONING/PDD/OVERLAY | N/A |
| EXISTING ROAD FRONTAGE | <input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>FM 967</u> <input type="checkbox"/> City/County (public) Name: _____ |
| DEVELOPMENT AGREEMENT? (If so, please attach agreement) | <input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood Golf Club</u> |

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

| PROJECT INFORMATION | |
|---|---|
| PROPOSED SUBDIVISION NAME | Re-subdivision of Lot 2, Driftwood 967 Phase One |
| TOTAL ACREAGE OF DEVELOPMENT | 25.2238 acres |
| TOTAL NUMBER OF LOTS | 11 |
| AVERAGE SIZE OF LOTS | 2.29 acres |
| INTENDED USE OF LOTS | <input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>Open Space, Private Street</u> |
| # OF LOTS PER USE | RESIDENTIAL: <u>5</u> COMMERCIAL: <u>2</u> INDUSTRIAL: <u>2 Open Space, 2 Prvt Street</u> |
| ACREAGE PER USE | RESIDENTIAL: <u>13.09</u> COMMERCIAL: <u>8.35</u> INDUSTRIAL: <u>1.57 Ac. Open Space</u> <u>2.22 Ac. Private Street Lots</u> |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: _____ PRIVATE: <u>1,470 LF</u> |
| ANTICIPATED WASTEWATER SYSTEM | <input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER |
| WATER SOURCES | SURFACE WATER City of Dripping Springs <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY |
| *IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO | |

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

512.858.4725 • cityofdrippingsprings.com

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

| PUBLIC UTILITY CHECKLIST | |
|---|--|
| ELECTRIC PROVIDER NAME (if applicable): | <u>Pedernales Electric Cooperative</u> |
| <input type="checkbox"/> VERIFICATION LETTER ATTACHED | <input type="checkbox"/> NOT APPLICABLE |
| COMMUNICATIONS PROVIDER NAME (if applicable): | <u>Spectrum</u> |
| <input type="checkbox"/> VERIFICATION LETTER ATTACHED | <input type="checkbox"/> NOT APPLICABLE |
| WATER PROVIDER NAME (if applicable): | <u>City of Dripping Springs</u> |
| <input type="checkbox"/> VERIFICATION LETTER ATTACHED | <input type="checkbox"/> NOT APPLICABLE |
| WASTEWATER PROVIDER NAME (if applicable): | <u>City of Dripping Springs</u> |
| <input type="checkbox"/> VERIFICATION LETTER ATTACHED | <input type="checkbox"/> NOT APPLICABLE |
| GAS PROVIDER NAME (if applicable): | _____ |
| <input type="checkbox"/> VERIFICATION LETTER ATTACHED | <input checked="" type="checkbox"/> 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 and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

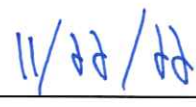
APPLICANT'S SIGNATURE

*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.*

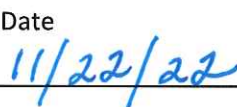
The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached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

Chris Earthman

Applicant Name

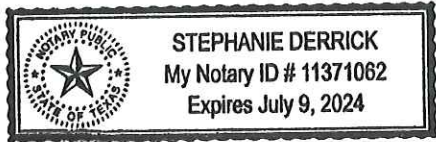
Applicant Signature


Date


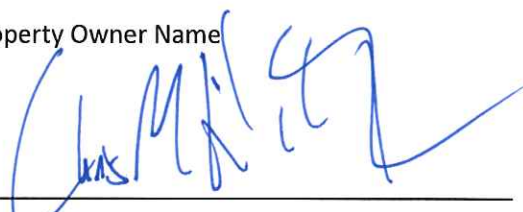
Notary

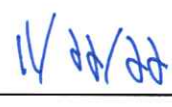
Date

Notary Stamp Here



Driftwood 25-ACA LP

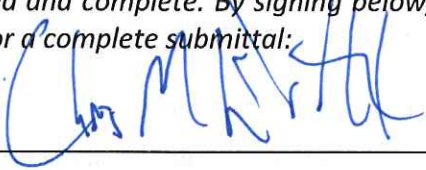
Property Owner Name




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: 11/22/22

| FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST | | |
|---|-------------------------------------|---|
| Subdivision Ordinance, Section 5 | | |
| STAFF | APPLICANT | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Completed application form – including all required notarized signatures |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application fee (refer to Fee Schedule) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Copies/PDF of all submitted items |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Application Submittal – proof of online submission (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$240 Fee for ESD #6 Application (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contact Form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineer’s Summary Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage Report – if not included in the Engineer’s summary |
| <input type="checkbox"/> | <input type="checkbox"/> | Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | OSSF Facility Planning Report or approved OSSF permit (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Plats (11 x 17 to scale) |
| <input type="checkbox"/> | <input type="checkbox"/> | Copy of Current Configuration of Plat (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copy of Preliminary Plat (if applicable) In report appendix |
| <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 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 |

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

512.858.4725 • cityofdrippingsprings.com

| | | |
|-------------------------------------|-------------------------------------|--|
| <input 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 type="checkbox"/> | <input 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) N/A |
| <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) N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | Proof of Utility Service (Water & Wastewater) or permit to serve |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] |
| <input type="checkbox"/> | <input type="checkbox"/> | Pre-Application Meeting Form signed by City Staff |

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

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

512.858.4725 • cityofdrippingsprings.com

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

NARRATIVE OF COMPLIANCE

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

| | |
|------------------------------------|--------------------------------|
| Outdoor Lighting, Article 24.06 | No street lights are proposed. |
|------------------------------------|--------------------------------|

| | |
|---------------------------------------|---------------------------|
| Parkland Dedication, Article 28.03 | Not required, only 5 lots |
|---------------------------------------|---------------------------|

| | |
|--|---|
| Landscaping and Tree Preservation, Article 28.06 | The commercial lots are located outside the city limits and therefor not within the City's zoning jurisdiction. |
|--|---|

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

512.858.4725 • cityofdrippingsprings.com

| | |
|--|--|
| <p>Subdivision, 28.02, Exhibit A The lots will be served by a private street and City water and wastewater constructed to the City's adopted standards. Water quality will comply with the City's Alternative Standards.</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>Zoning, Article 30.02, Exhibit A</p> | <p>N/A, outside the city limits.</p> |

REPLAT OF LOT 2, DRIFTWOOD 967
PHASE ONE, MINOR PLAT
DOCUMENT No. 19002937
PLAT RECORDS OF HAYS COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD 25-ACA, LP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH A SUBDIVISION IN HAYS COUNTY, TEXAS, OWNER OF LOT 2, DRIFTWOOD 967, PHASE ONE, HEREBY REPRODUCED DOCUMENT NO. 19002937 OF THE ACCORDING PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FREELove WOODY SURVEY No. 25-ACA, PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LOT 1, TO BE KNOWN AS "REPLAT OF LOT 2, DRIFTWOOD 967, PHASE ONE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO ANY AND ALL EASEMENTS OR RESTRICTIONS SHOWN HEREOF.

DRIFTWOOD 25-ACA, LP
A TEXAS LIMITED PARTNERSHIP


BY: _____ AUTHORIZED AGENT

11/22/22
DATE

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AS SUBSCRIBED TO THE FORCING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF November 2022, A.D.

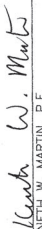



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAN SUBMITTED HERewith; AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO 1936.6 PERTAINING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 17th DAY OF November 2022.




KENNETH W. MARTIN, P.E.
KT CIVIL
6805 NORTH CAPITAL OF TEXAS HIGHWAY
SUITE 315
AUSTIN, TEXAS 78731

ENGINEER'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM PANEL MAPS #49209C0120 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

SUBDIVISION PLAT NOTES:


- SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM, DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY. PROPERLY SIZED AND MAINTAINED SEWER LINES AND AVAILABILITY FOR RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
 - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.
 - NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT
ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DATE

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

WITNESS MY HAND THIS THE 23rd DAY OF MAY, 2022.


GREGORY A. WAY, PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
NO. 4566 SURVEYING COMPANY, P.C., INC.
925 CAPITAL OF TEXAS HWY.
AUSTIN, TEXAS 78746



GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACRES OF DEVELOPMENT: 25.2257 TOTAL ACRES OF LOTS: 25.2257
- TOTAL ACRES OF LOTS: 25.2257 TOTAL ACRES OF LOTS: 25.2257
- INTENDED USE OF LOTS: RESIDENTIAL, COMMERCIAL AND PRIVATE STREETS
- NUMBER OF LOTS: 11 AVERAGE SIZE OF LOTS: 2.2932
- Greater than 10 acres 0
Between 5 & 10 acres 0
Less than an acre 3
- Between 1 & 2 acres 3
- WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS
- THE OWNER SHALL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- RIGHT-OF-WAY. THE AREA IDENTIFIED AS "RESERVED FOR FUTURE RIGHT-OF-WAY" IS LOCATED WITHIN A PROPOSED FUTURE RIGHT-OF-WAY PER THE TRANSPORTATION PLAN OF HAYS COUNTY. ADDITIONAL INFORMATION REGARDING THE AREA MAY BE OBTAINED FROM THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- ALL CULVERTS WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.3.1.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT No. 19013385 OF THE OFFICIAL PUBLIC RECORDS BEFORE CONSTRUCTION CAN BE BOUND.
- THIS SUBDIVISION IS RECORDED BEFORE CONSTRUCTION CAN BE BOUND. CONSTRUCTION OBTAINED BEFORE CONSTRUCTION CAN BE BOUND ON COMMERCIAL LOTS AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BE BOUND ON COMMERCIAL LOTS.
- ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPMENT CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS. PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02, PRE-DEVELOPMENT CONDITIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DEVELOPMENT PERMITS FOR THIS SUBDIVISION.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN EXISTING DRAINAGEWAY.
- THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- ALL PARKLAND DEDICATION AND AG FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT. FEE-IN-LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
- ALL SHOWN EASEMENTS SHALL BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.
- THESE ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY, TEXAS.
- COUNTY, TEXAS, BLOCK A, ARE PRIVATE ROADWAYS.
- LOT 5, BLOCK A, AND LOT 1, BLOCK B ARE OPEN SPACE LOTS.

UTILITY NOTES:

- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS.

WATER UTILITY PROVIDER:
CITY OF DRIPPING SPRINGS

WASTEWATER UTILITY PROVIDER:
CITY OF DRIPPING SPRINGS

AARON REED
PUBLIC WORKS DIRECTOR

AARON REED
PUBLIC WORKS DIRECTOR

AARON REED
PUBLIC WORKS DIRECTOR

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL:

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 12330.09 AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR

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

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

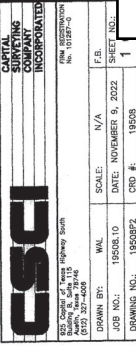
MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

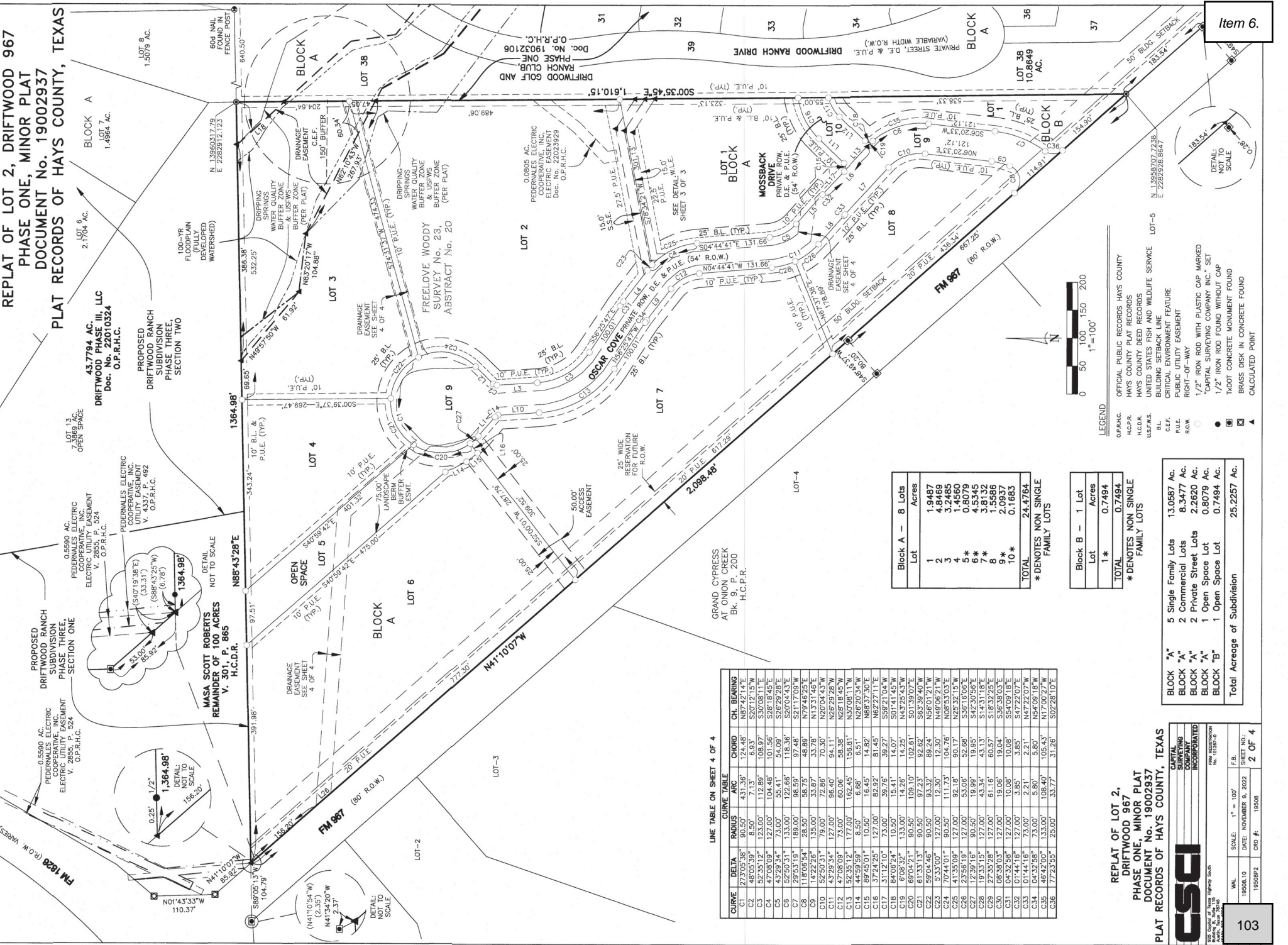
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2022, AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____ 2022, AT _____ O'CLOCK _____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS; IN DOCUMENT NO. _____.

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

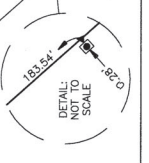
REPLAT OF LOT 2,
DRIFTWOOD 967
PHASE ONE, MINOR PLAT
DOCUMENT No. 19002937
PLAT RECORDS OF HAYS COUNTY, TEXAS



**REPLAT OF LOT 2, DRIFTWOOD 967
PHASE ONE, MINOR PLAT
DOCUMENT No. 19002937
PLAT RECORDS OF HAYS COUNTY, TEXAS**



Item 6.



LEGEND

O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 H.C.P.R. HAYS COUNTY PLAT RECORDS
 H.C.F.R.S. HAYS COUNTY DEED RECORDS
 U.S.F.A.S. UNITED STATES FISH AND WILDLIFE SERVICE
 B.L. BUILDING SETBACK LINE
 C.E.F. CRITICAL ENVIRONMENT FEATURE
 P.U.E. PUBLIC UTILITY EASEMENT
 R.O.W. RIGHT-OF-WAY
 ● 1/2" IRON ROD WITH PLASTIC CAP MARKED
 ○ *CAPITAL SURVEYING COMPANY INC.* SET
 ⊕ 1/2" IRON ROD FOUND WITHOUT CAP
 ⊕ †††† CONCRETE MONUMENT FOUND
 ⊕ BRASS DISK IN CONCRETE FOUND
 ▲ CALCULATED POINT

| Block A - 8 Lots | |
|------------------|----------------|
| Lot | Acres |
| 1 | 1.9487 |
| 2 | 4.8469 |
| 3 | 3.2485 |
| 4 | 1.4560 |
| 5 | 0.8079 |
| 6 | 4.5345 |
| 7 * | 3.8152 |
| 8 * | 1.5897 |
| 9 * | 2.0884 |
| 10 * | 0.1683 |
| TOTAL | 24.4764 |

* DENOTES NON SINGLE FAMILY LOTS

| Block B - 1 Lot | |
|-----------------|---------------|
| Lot | Acres |
| 1 * | 0.7494 |
| TOTAL | 0.7494 |

* DENOTES NON SINGLE FAMILY LOTS

| Block | Acres | Total Acreage of Subdivision |
|-----------|---------|------------------------------|
| Block "A" | 13.0587 | 13.0587 |
| Block "A" | 8.3477 | 8.3477 |
| Block "A" | 2.2620 | 2.2620 |
| Block "A" | 0.8079 | 0.8079 |
| Block "B" | 0.7494 | 0.7494 |
| Block "B" | 25.2257 | 25.2257 |

LINE TABLE ON SHEET 4 OF 4

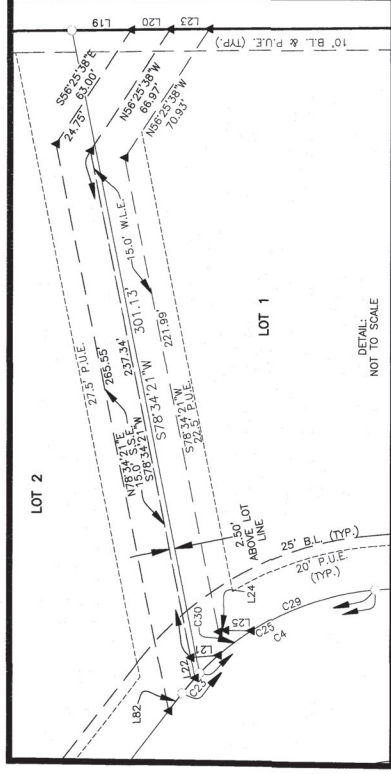
| CURVE | DELTA | RADIUS | ARC | CHORD | CH. BEARING |
|-------|-----------|---------|---------|----------|-------------|
| C1 | 273.0538' | 90.50' | 431.36' | 124.48' | N87°42'14"E |
| C2 | 100.00' | 100.00' | 157.08' | 100.00' | S89°59'17"E |
| C3 | 52.35112' | 127.00' | 112.98' | 100.97' | S20°08'11"W |
| C4 | 47.0809' | 127.00' | 104.48' | 101.565' | S28°18'45"E |
| C5 | 43.2934' | 73.00' | 55.41' | 54.09' | S26°29'28"E |
| C6 | 52.5031' | 133.00' | 122.66' | 118.36' | S20°04'43"E |
| C7 | 29.5319' | 189.00' | 98.59' | 97.48' | S21°17'09"W |
| C8 | 11.0954' | 28.50' | 58.75' | 48.89' | N79°46'25"E |
| C9 | 14.2228' | 135.00' | 33.87' | 33.78' | N13°31'48"E |
| C10 | 45.2934' | 120.00' | 92.60' | 90.11' | N20°09'48"W |
| C11 | 47.0809' | 73.00' | 60.06' | 58.38' | N28°18'45"W |
| C12 | 52.5031' | 177.00' | 162.45' | 155.81' | N30°08'11"W |
| C13 | 44.5958' | 8.50' | 6.68' | 6.51' | N26°20'34"W |
| C14 | 89.4501' | 10.50' | 16.45' | 14.82' | N68°37'30"E |
| C15 | 37.2425' | 127.00' | 39.76' | 39.27' | S59°21'11"E |
| C16 | 11.0954' | 10.50' | 15.45' | 14.07' | S01°41'45"W |
| C17 | 14.2228' | 135.00' | 33.87' | 33.78' | N13°31'48"E |
| C18 | 45.2934' | 120.00' | 92.60' | 90.11' | N20°09'48"W |
| C19 | 47.0809' | 73.00' | 60.06' | 58.38' | N28°18'45"W |
| C20 | 52.5031' | 177.00' | 162.45' | 155.81' | N30°08'11"W |
| C21 | 59.0446' | 90.50' | 93.32' | 89.24' | N56°01'21"W |
| C22 | 53.3300' | 127.00' | 12.30' | 12.30' | N49°06'21"W |
| C23 | 47.0441' | 90.50' | 111.73' | 104.76' | N05°53'03"E |
| C24 | 41.3509' | 127.00' | 92.18' | 90.17' | N25°32'15"W |
| C25 | 23.5619' | 27.00' | 53.06' | 52.88' | S36°16'06"E |
| C26 | 19.3315' | 127.00' | 43.34' | 43.13' | S14°31'18"E |
| C27 | 27.3528' | 127.00' | 61.16' | 60.37' | S18°32'25"E |
| C28 | 0.632903' | 127.00' | 19.06' | 19.04' | S36°38'03"E |
| C29 | 0.444116' | 127.00' | 3.85' | 3.85' | S47°22'07"E |
| C30 | 0.144416' | 127.00' | 2.21' | 2.21' | N47°22'07"E |
| C31 | 0.444116' | 127.00' | 3.85' | 3.85' | S47°22'07"E |
| C32 | 0.144416' | 127.00' | 2.21' | 2.21' | N47°22'07"E |
| C33 | 0.444116' | 127.00' | 3.85' | 3.85' | S47°22'07"E |
| C34 | 0.444116' | 127.00' | 3.85' | 3.85' | N47°22'07"E |
| C35 | 0.444116' | 127.00' | 3.85' | 3.85' | N47°22'07"E |
| C36 | 17.23255' | 23.00' | 33.77' | 31.48' | S62°28'10"E |

REPLAT OF LOT 2,
DRIFTWOOD 967
PHASE ONE, MINOR PLAT
DOCUMENT No. 19002937
PLAT RECORDS OF HAYS COUNTY, TEXAS

CSPI
CAPITAL SURVEYING COMPANY
INCORPORATED
1500 Capital of Texas Highway, Suite 200
Austin, Texas 78746
P.L.M. REGISTRATION NO. 101529-02

MAP SCALE: 1" = 100'
 DATE: NOVEMBER 9, 2022
 SHEET NO. 2 OF 4
 195082 CRO # 19508

REPLAT OF LOT 2, DRIFTWOOD 967
 PHASE ONE, MINOR PLAT
 DOCUMENT No. 19002937
 PLAT RECORDS OF HAYS COUNTY, TEXAS



| RESUBDIVISION OF LOT 2, DRIFTWOOD 967 PHASE ONE | | | | | |
|---|---------------------------|-----------------------|-----------------|----------------------------|---------|
| Impervious Cover Calculations | | | | | |
| 8/31/2022 | | | | | |
| Structure | Unit Impervious Area (sf) | Subdivision Area (ac) | IC Assumed (sf) | IC Estimated Subtotal (sf) | IC (sf) |
| Residential Lots (>3 acres) | 10,000 sf/lot | 8.10 | 20,000 | 20,000 | 20,000 |
| Residential Lots (1-3 acres) | 7,000 sf/lot | 5.00 | 21,000 | 21,000 | 21,000 |
| Commercial Lots | 23% | 8.34 | 83,557 | 83,557 | 83,557 |
| Roadways | | 2.21 | | 37,445 | 34,075 |
| curb | | | | 5,863 | 5,863 |
| Open Space | | 1.58 | | | |
| Total IC | | | 124,557 | 43,308 | 164,495 |
| Subdivision (ac) | 25.23 | | | | |
| Subdivision (sf) | 1,099,019 | | | | |
| IC Percentage | | | | | 15.0% |

REPLAT OF LOT 2,
 DRIFTWOOD 967
 PHASE ONE, MINOR PLAT
 DOCUMENT No. 19002937
 PLAT RECORDS OF HAYS COUNTY, TEXAS

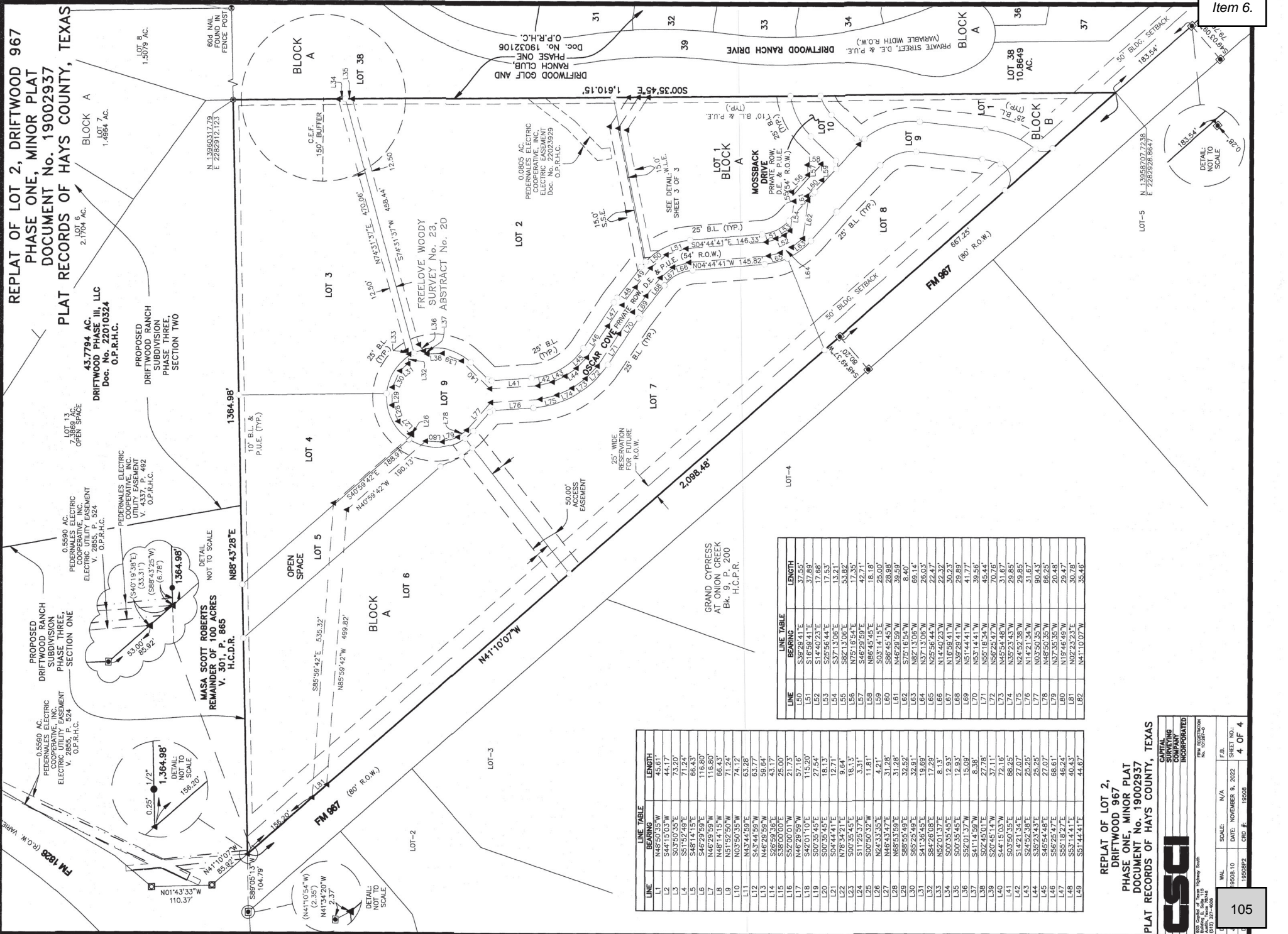


CSI
 SURVEYING
 COMPANY
 INCORPORATED
 185 Central Express Highway South
 Austin, Texas 78748
 (512) 337-4000
 F.B. No. 01387-3

DRAWN BY: WAL SCALE: N/A F.B. No. 19508-10
 JOB NO.: 19508-10 DATE: NOVEMBER 9, 2022
 DRAWING NO.: 19509P2 CRD #.: 19508

Item 6.

REPLAT OF LOT 2, DRIFTWOOD 967
 PHASE ONE, MINOR PLAT
 DOCUMENT No. 19002937
 PLAT RECORDS OF HAYS COUNTY, TEXAS



| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L50 | S39°28'41"E | 37.55' |
| L51 | S16°59'41"E | 37.89' |
| L52 | S14°40'23"E | 17.66' |
| L53 | S25°56'06"E | 17.53' |
| L54 | S25°56'06"E | 17.53' |
| L55 | S62°13'06"E | 53.82' |
| L56 | N75°16'54"E | 17.35' |
| L57 | S46°29'59"E | 42.71' |
| L58 | N86°45'45"E | 18.18' |
| L59 | S03°14'15"E | 25.00' |
| L60 | S88°45'45"W | 28.98' |
| L61 | S75°28'59"W | 31.59' |
| L62 | S75°28'59"W | 31.59' |
| L63 | S82°13'06"W | 69.14' |
| L64 | N37°13'06"W | 26.03' |
| L65 | N25°56'44"W | 22.47' |
| L66 | N14°40'23"W | 22.32' |
| L67 | N16°59'41"W | 30.23' |
| L68 | N39°29'41"W | 29.89' |
| L69 | S75°28'59"W | 31.59' |
| L70 | N53°14'41"W | 39.54' |
| L71 | N55°18'34"W | 45.44' |
| L72 | N86°25'47"W | 70.76' |
| L73 | N45°54'48"W | 31.67' |
| L74 | N35°23'43"W | 29.85' |
| L75 | N24°52'38"W | 29.85' |
| L76 | N14°21'34"W | 31.67' |
| L77 | S55°54'48"W | 69.23' |
| L78 | N48°50'35"W | 69.23' |
| L79 | N37°35'35"W | 20.48' |
| L80 | N19°46'49"W | 29.47' |
| L81 | N62°23'23"E | 30.78' |
| L82 | N41°10'07"W | 35.45' |

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N46°50'35"W | 45.61' |
| L2 | S44°15'03"W | 44.17' |
| L3 | S21°52'49"E | 71.20' |
| L4 | S48°14'15"E | 66.43' |
| L5 | S48°14'15"E | 66.43' |
| L6 | S46°29'59"E | 116.80' |
| L7 | N46°29'59"W | 116.80' |
| L8 | N48°14'15"W | 66.43' |
| L9 | N51°52'50"W | 71.21' |
| L10 | N03°50'35"W | 74.12' |
| L11 | N43°44'59"E | 63.79' |
| L12 | N46°29'59"W | 63.79' |
| L13 | N46°29'59"W | 59.64' |
| L14 | S26°59'36"E | 43.17' |
| L15 | S38°00'00"E | 25.00' |
| L16 | S52°00'00"W | 21.73' |
| L17 | N46°29'59"W | 57.16' |
| L18 | S62°01'10"E | 115.20' |
| L19 | S00°30'45"E | 18.13' |
| L20 | S00°30'45"E | 18.13' |
| L21 | S04°44'41"E | 12.71' |
| L22 | N78°34'21"E | 9.64' |
| L23 | S00°35'45"E | 16.13' |
| L24 | S11°25'37"E | 3.31' |
| L25 | S00°50'32"W | 11.81' |
| L26 | N24°33'35"E | 31.28' |
| L27 | N86°43'47"E | 31.28' |
| L28 | S88°45'49"E | 32.92' |
| L29 | S88°45'49"E | 32.92' |
| L30 | S65°25'49"E | 32.91' |
| L31 | S41°36'45"E | 19.69' |
| L32 | S84°26'08"E | 17.29' |
| L33 | N52°01'37"E | 8.13' |
| L34 | S00°35'45"E | 12.93' |
| L35 | S20°33'52"E | 16.93' |
| L36 | S20°33'52"E | 16.93' |
| L37 | S41°14'59"W | 8.38' |
| L38 | S02°45'01"E | 27.78' |
| L39 | S20°45'14"W | 37.11' |
| L40 | S44°15'03"W | 72.15' |
| L41 | S03°50'35"E | 66.25' |
| L42 | S14°21'34"E | 27.07' |
| L43 | S45°23'43"E | 25.25' |
| L44 | S45°23'43"E | 25.25' |
| L45 | S45°54'48"E | 27.07' |
| L46 | S56°25'47"E | 66.61' |
| L47 | S55°18'27"E | 46.24' |
| L48 | S53°14'41"E | 40.43' |
| L49 | S51°44'41"E | 44.67' |

REPLAT OF LOT 2,
 DRIFTWOOD 967
 PHASE ONE, MINOR PLAT
 DOCUMENT No. 19002937
 PLAT RECORDS OF HAYS COUNTY, TEXAS

CSDI
 CAPITAL SURVEYING & DESIGN, INC.
 INCORPORATED

15502 S. Highway 50th
 Suite 110
 Dallas, TX 75244
 (972) 397-0088

SCALE: N/A
 DATE: NOVEMBER 9, 2022
 SHEET NO.: 4 OF 4
 F.B.L.
 15508PZ
 CRD #:



City Council Planning Department Staff Report

Planning & Zoning Commission Meeting: March 28, 2023
Project No: CUP2023-0001
Project Planner: Tory Carpenter, AICP – Senior Planner

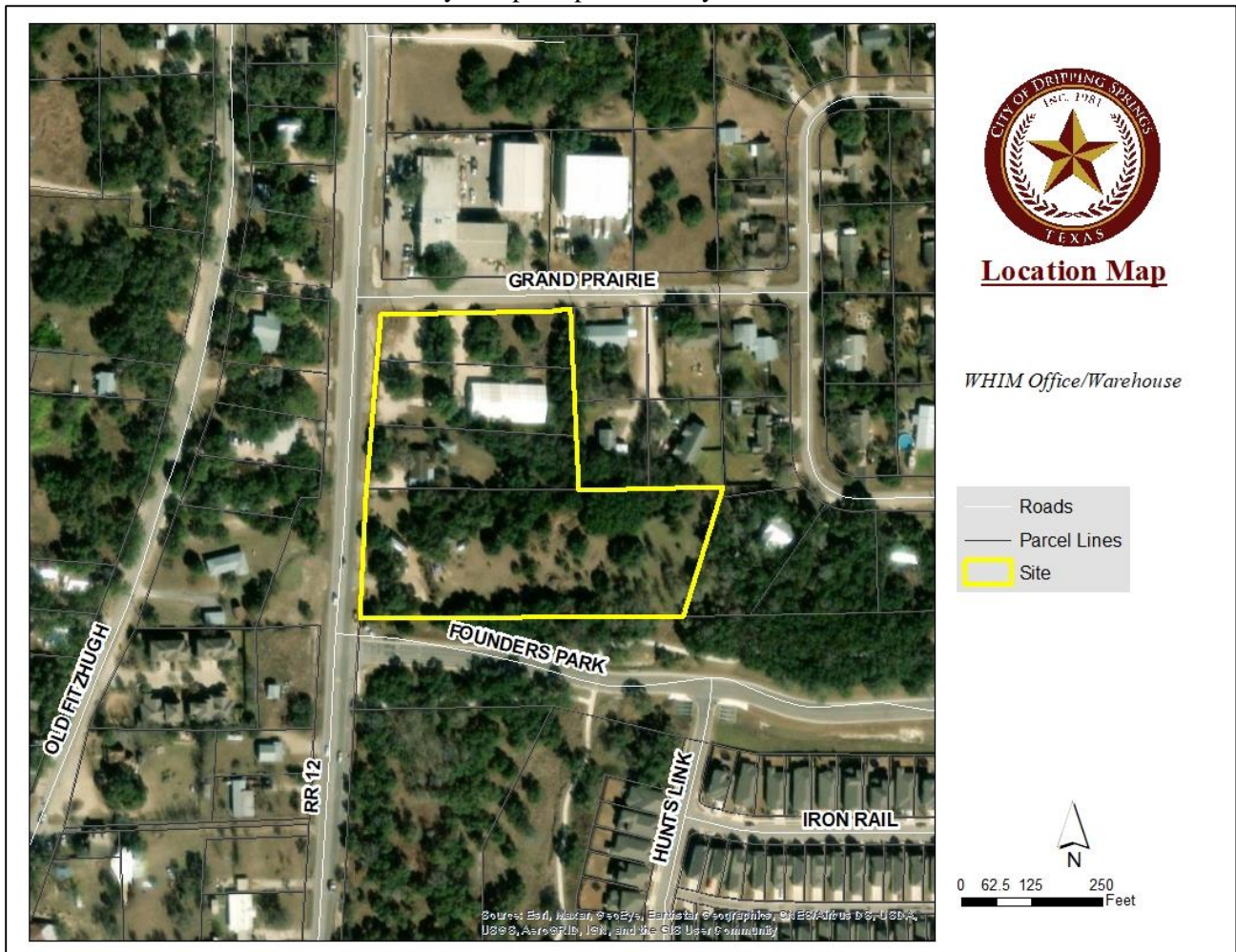
Item Details

Project Name: WHIM Warehouse/Office
Property Location: 27950 Ranch Road 12
Legal Description: Grand Prairie Subdivision Lot 1
Applicant: Jon Thompson
Property Owner: Lucy Hanks Properties
Request: Conditional Use Permit (CUP) for a warehouse/office

Approval with the following conditions:

Staff Recommendation:

1. Locations of buildings and parking areas shall generally be consistent with the site plan provided with this request.
2. Delivery and pickups shall only be allowed between the hours of 7 a.m. and 7 p.m.



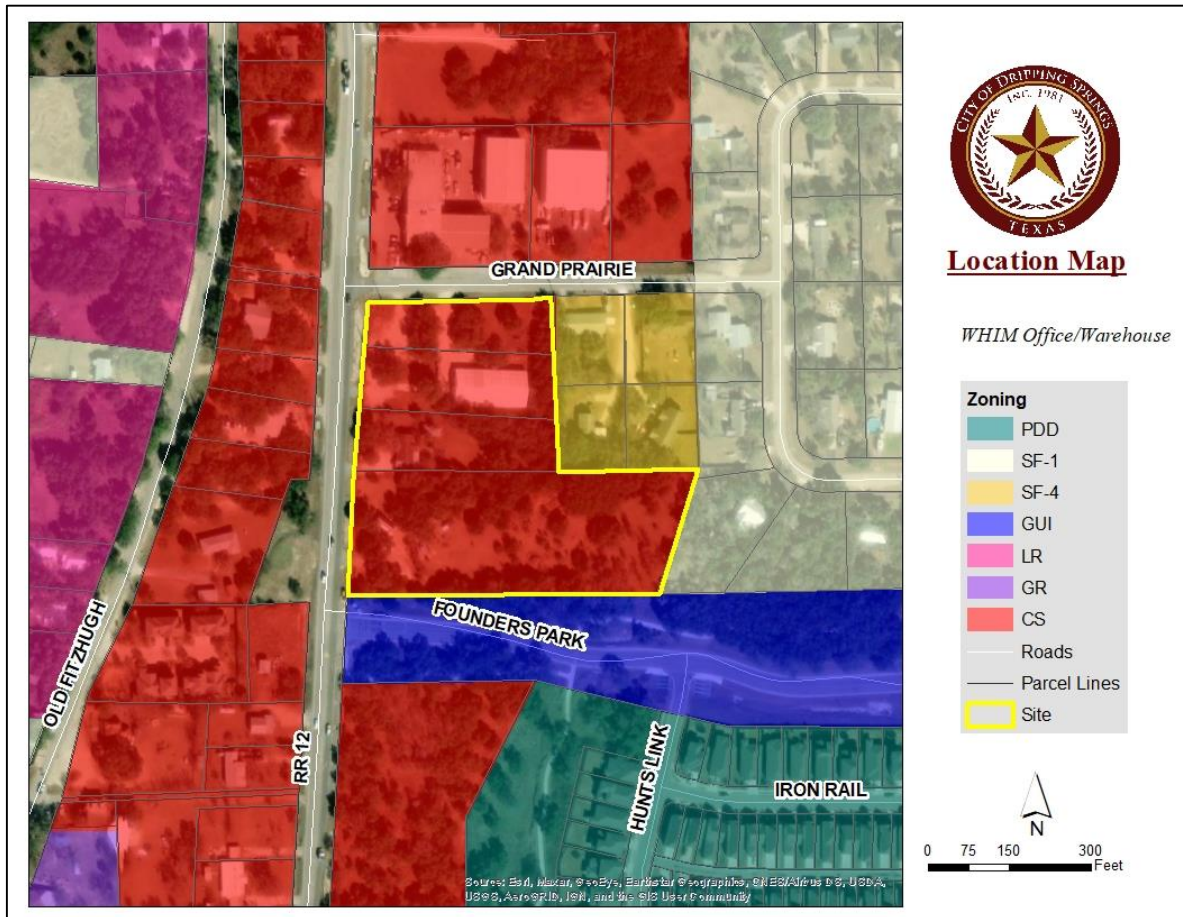
Overview

The applicant is requesting a conditional use permit (CUP) to allow the use of warehouse/office on a property zoned commercial services. The plan consists of 4 buildings to be used as warehouse, offices, and a show room for WHIM hospitality.

The property currently houses a tent being used for the company’s storage needs. This tent was approved by a CUP which is set to expire on July 14, 2024.

| Direction | Setback Code requirement |
|-----------|--------------------------|
| Front | Ten Feet (25’) |
| Rear | Ten Feet (25’) |
| Side | Five feet (15’) |

Surrounding Properties



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

| Direction | Zoning District | Existing Use | Comprehensive Plan |
|-----------|--------------------------|------------------------|--------------------|
| North | Commercial Services (CS) | Whim Warehouse | Not Shown |
| East | Single-Family SF-4 | Single Family | |
| South | PDD | Texas Heritage Village | |
| West | Commercial Services (CS) | Commercial | |

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

| Approval Criteria | Staff Comments |
|--|--|
| <p>1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;</p> | <p>The following comprehensive goals support this request:</p> <p>1. Support expansion of business and professional services and</p> <p>2. Support tourist / Wedding related businesses</p> |
| <p>2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;</p> | <p>The zoning district is Commercial Services (CS), which permits commercial and retail uses. Warehouse/office is permitted in the CS zoning district with the approval of a Conditional Use Permit (CUP).</p> |
| <p>3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;</p> | <p>The applicant will need to meet all development standards.</p> |
| <p>4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:</p> | <p>While the property is adjacent to nearby residences, all buildings are at least 85’ from the nearest residential property line.</p> |
| <p>a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;</p> | <p>Sidewalks are required along streets and adequate vehicular ingress and egress are shown on the plans.</p> |
| <p>b. Off-street parking areas, loading areas, and pavement type;</p> | <p>The applicant is meeting all parking requirements.</p> |
| <p>c. Refuse and service areas;</p> | <p>Dumper locations are shown on the plans.</p> |
| <p>d. Utilities with reference to location, availability, and compatibility;</p> | <p>Utility availability is adequate.</p> |
| <p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p> | <p>The existing landscaped buffer will remain between this property and nearby residences.</p> |
| <p>f. Control of signs, if any;</p> | <p>Signage will be done with a separate permit and will need to comply with the current sign ordinance in effect. Any variances will require approval.</p> |
| <p>g. Control of exterior lighting with reference to glare, traffic safety,</p> | <p>The owner shall comply with the lighting ordinance.</p> |

| | |
|---|--|
| economic effect, and compatibility and harmony with properties in the district; | |
| h. Required yards and open space; | Not applicable. |
| i. Height and bulk of structures; | The buildings must meet the architectural standards. |
| j. Hours of operation; | Staff is recommending only allowing deliveries and pickups between the hours of 7:00 am and 7:00 pm. |
| k. Exterior construction material, building design, and building facade treatment; | The buildings must meet the architectural standards. |
| l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and | Not applicable. |
| m. Provision for pedestrian access/amenities/areas; | Sidewalks are required along all streets. |
| 5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and, | Staff finds that the proposed office/warehouse use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned. |
| 6. Noise; | Staff is recommending conditions to limit hours of deliveries to limit disruption to nearby residences. |
| 7. Odors; and | No concerns noted. |
| 8. Dust. | No concerns noted. |

P&Z Action

The below excerpt of the Code are the procedures that P&Z should take for CUPS.

Chapter 30 Exhibit A Zoning Ordinance Sec 3.17.5 Procedures for CUPS:

- (a) P&Z Recommendation: Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the City Council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Conditional Use Permit request. At the time of this report, staff has not received any public comments for this request.

Meetings Schedule

- March 28, 2023 – Planning and Zoning Commission
- April 4, 2023 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application

Attachment 2 – Site Plan

| | |
|-----------------------------|--|
| Recommended Action: | Recommend approval of the request with the following conditions: 1. Locations of buildings and parking areas shall generally be consistent with the site plan provided with this request. 2. Delivery and pickups shall only be allowed between the hours of 7 a.m. and 7 p.m. |
| Alternatives/Options: | Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no or alternate conditions. |
| Budget/Financial Impact: | None calculated at this time, but the City would receive additional sales tax revenue. |
| Public Comments: | Staff has not received any public comments at this time. |
| Enforcement Issues: | N/A |
| Comprehensive Plan Element: | Support the expansion of business and professional services Support Tourism related businesses |



City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

- NEW APPLICATION
- EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Whit Hanks, Lucy Hanks Properties, LLC

STREET ADDRESS 2001 Hwy 290 W

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 627-8556 EMAIL whit@whithanks.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

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

| PROPERTY INFORMATION | |
|--|--|
| PROPERTY OWNER NAME | Lucy Hanks Properties, LLC |
| PROPERTY ADDRESS | 27950 RR 12 |
| CURRENT LEGAL DESCRIPTION | Grand Prairie, Lot 1A; 0.93 acre and 3.14 acres, P.A. Smith Survey, A0415 |
| TAX ID# | R17946, R17945, R182635 |
| LOCATED IN | <input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION |
| CURRENT ZONING | CS |
| PROPOSED USE | Office / Warehouse |
| REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i> | Office / Warehouse use is a Conditional Use in a CS-zoned district. This use has been discussed with City staff since we've begun this process which began with the platting of the northern two lots into one lot, and then the preliminary submittal meetings with staff and the submittal of the site plan. |

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

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

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

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

APPLICANT'S SIGNATURE

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

(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) Instrument # 20059202
Instrument # 20059203

Whit H. Hanks
Name

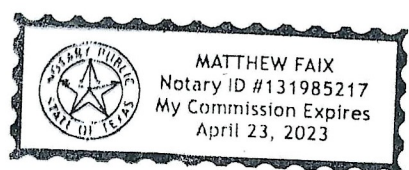
Trustee
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 17th day of January,
2023 by Whit H Hanks.

Matthew Faix
Notary Public, State of Texas

My Commission Expires: 4/23/2023



Jon Thompson
Name of Applicant

CONDITIONAL USE PERMIT SUBMITTAL

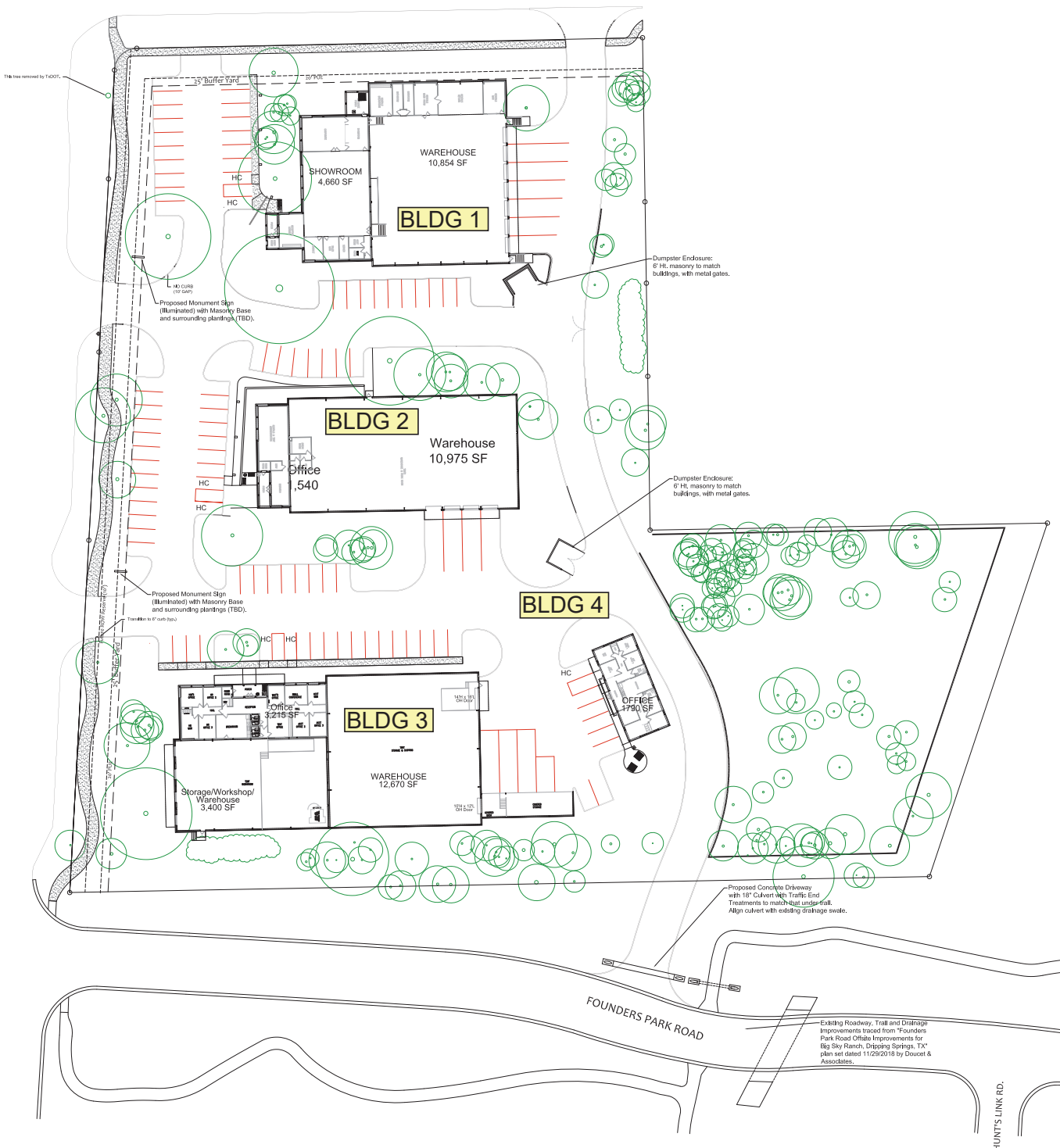
All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above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

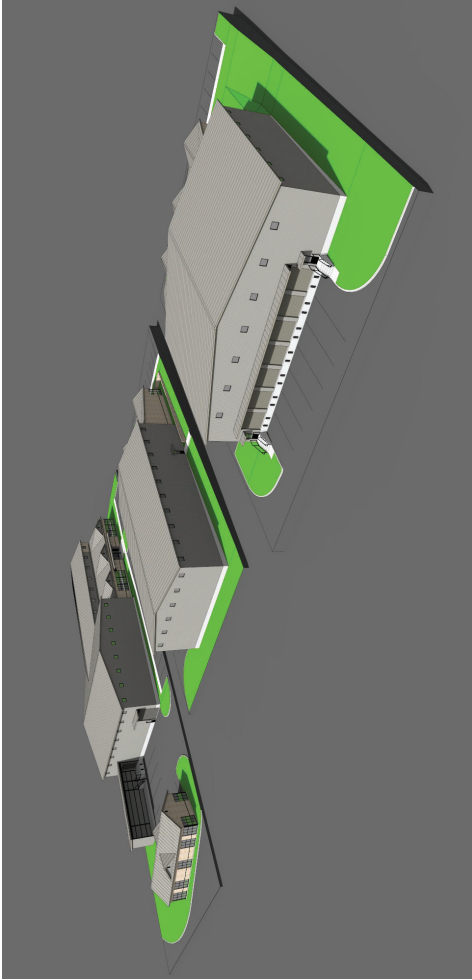
Applicant Signature

Date

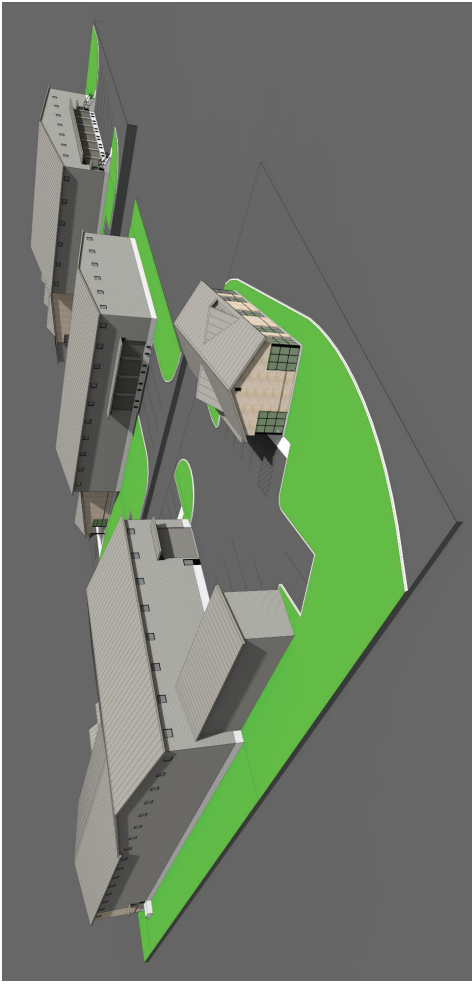
CHECKLIST

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

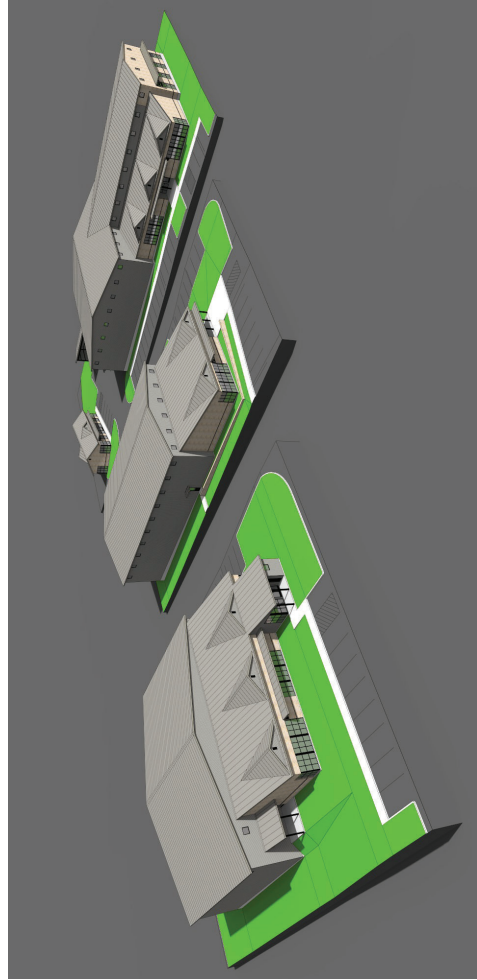




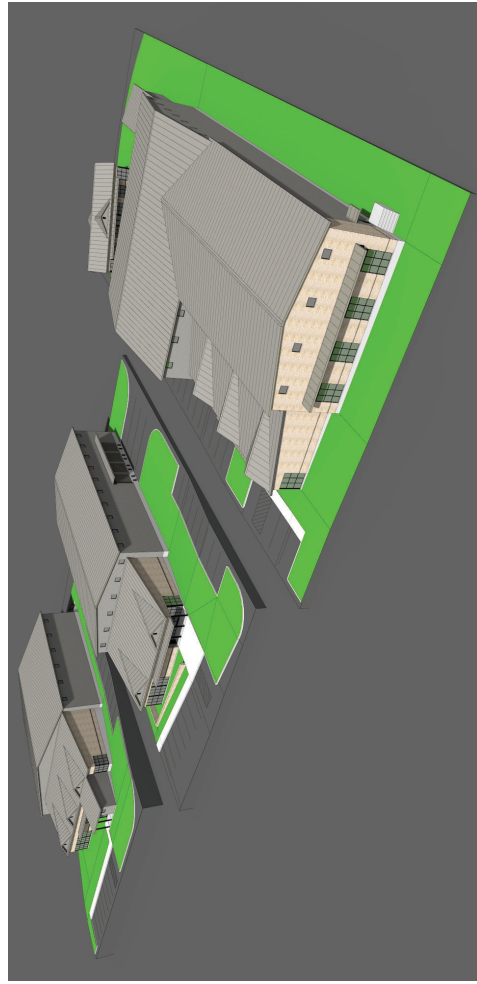
Northeast Corner



Southeast Corner

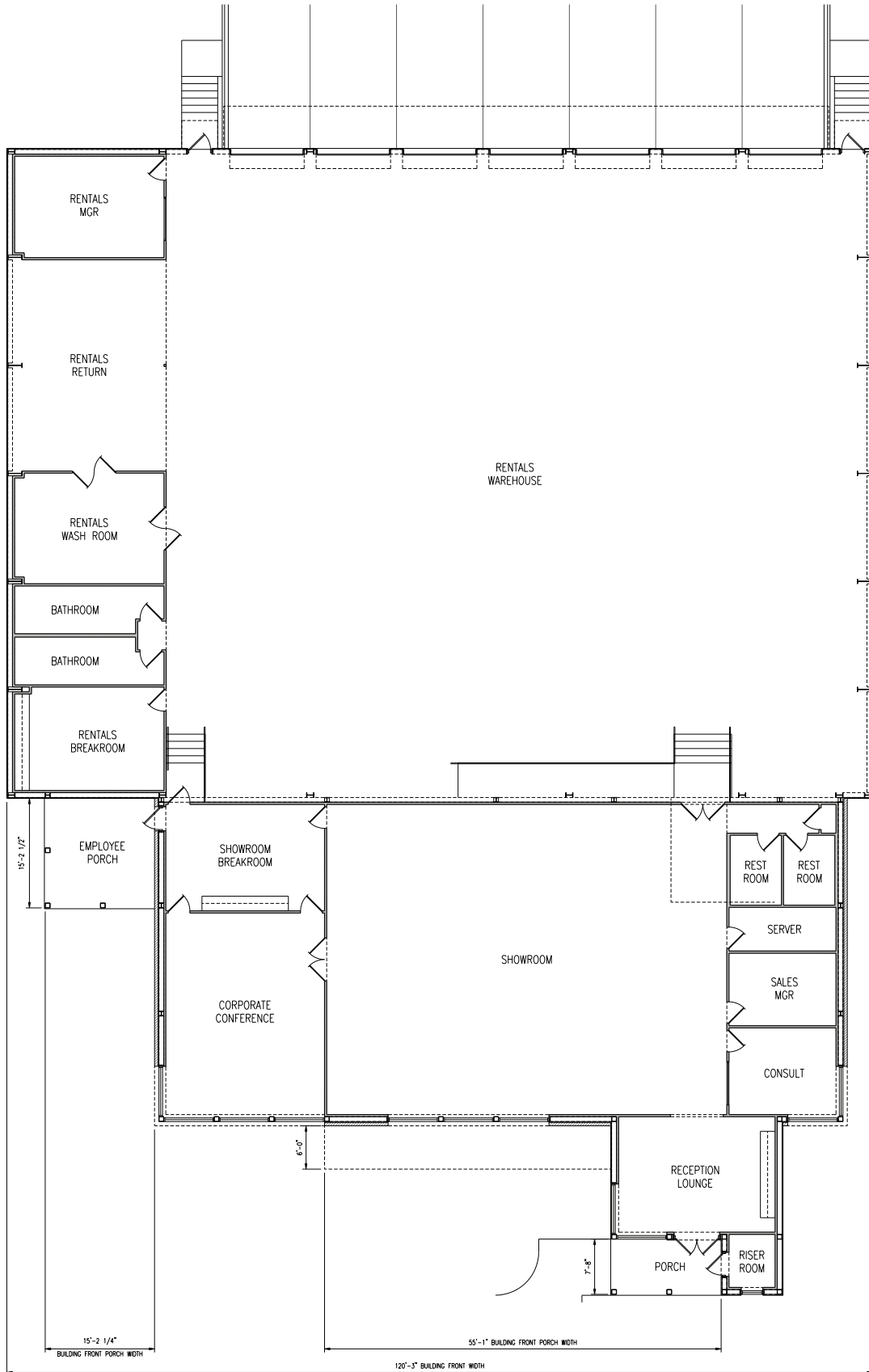


Northwest Corner



Southwest Corner

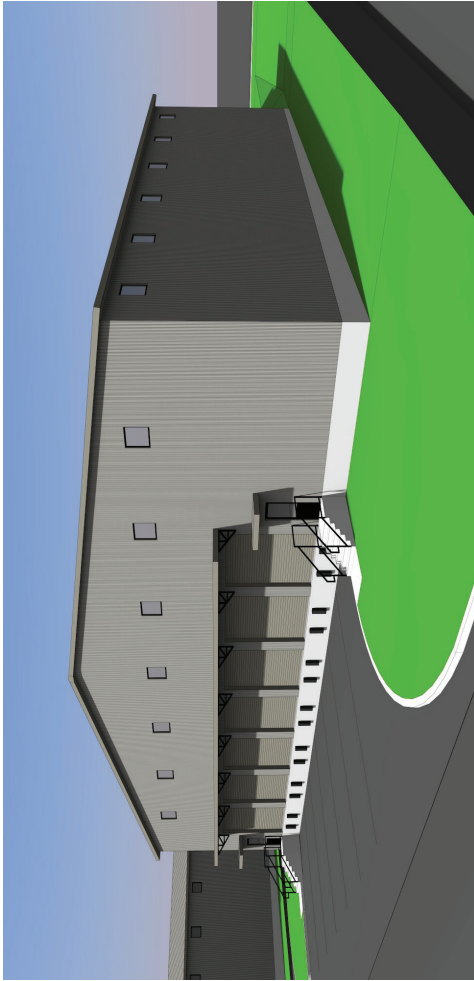
A Headquarters Complex for WHIM Hospitality
Entire Complex Exterior Elevations



BUILDING 1 FLOOR PLAN

A Headquarters Complex for WHIM Hospitality
27900 Ranch Road 12
Dripping Springs, Texas 78620

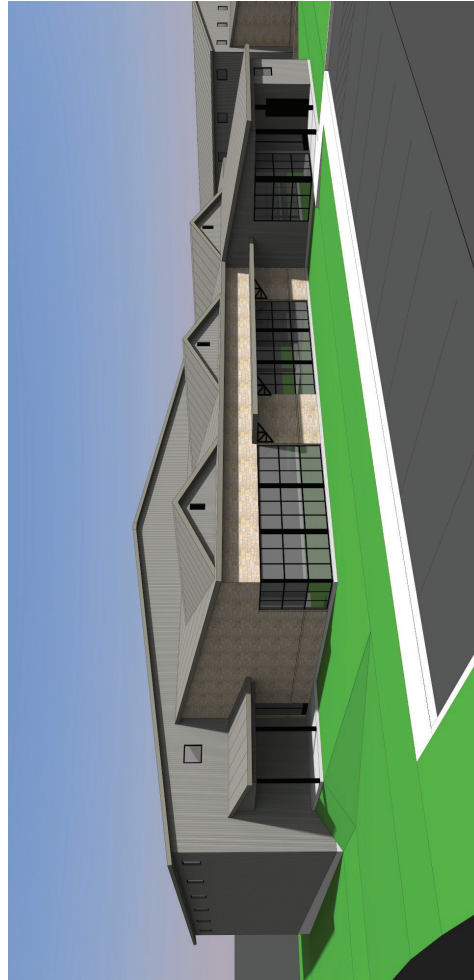
Herron Design Studio
architecture
101 Hays Street, Suite 400
Dripping Springs, Texas 78620
612.885.0000



Northeast Corner



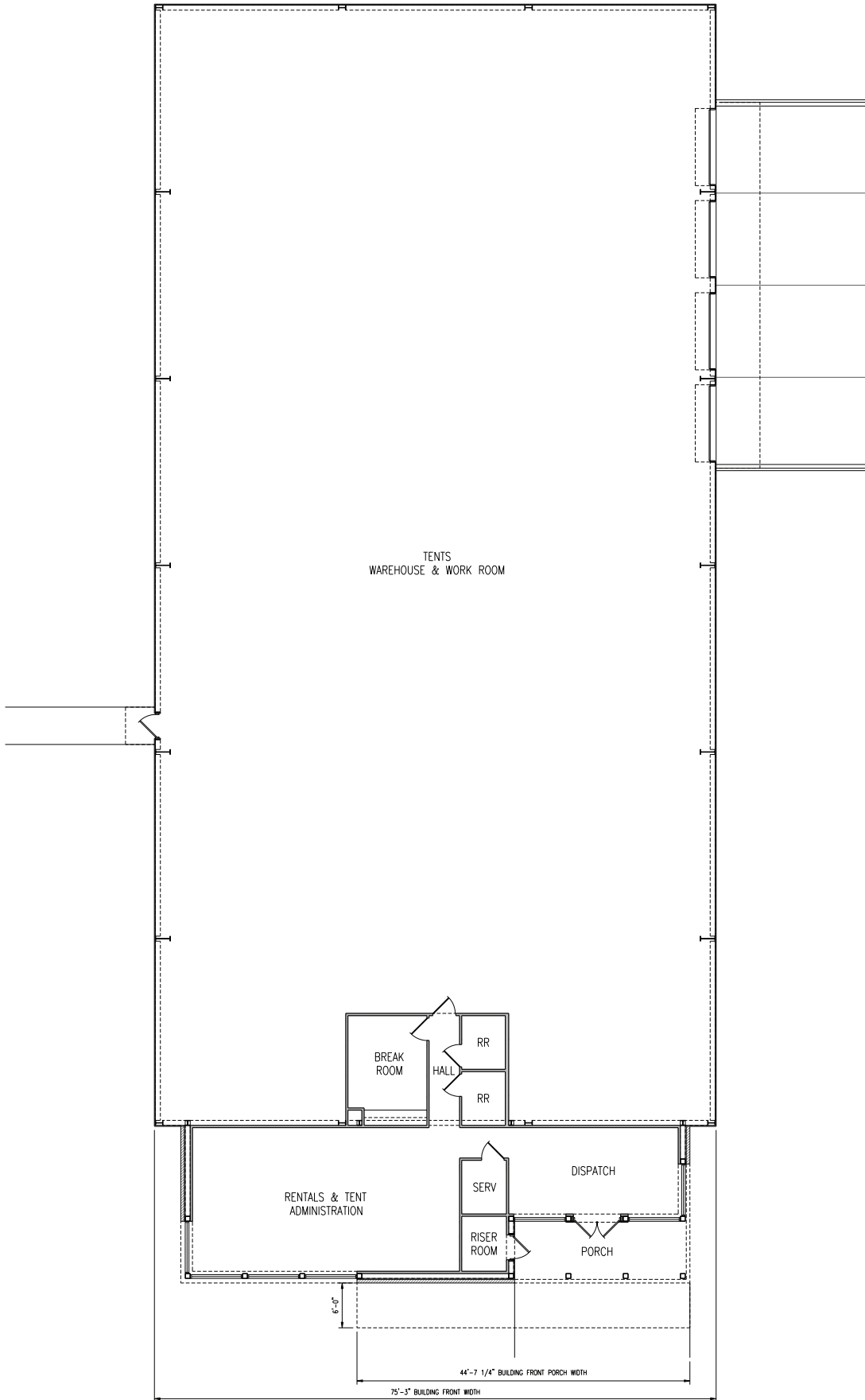
Southeast Corner



Northwest Corner



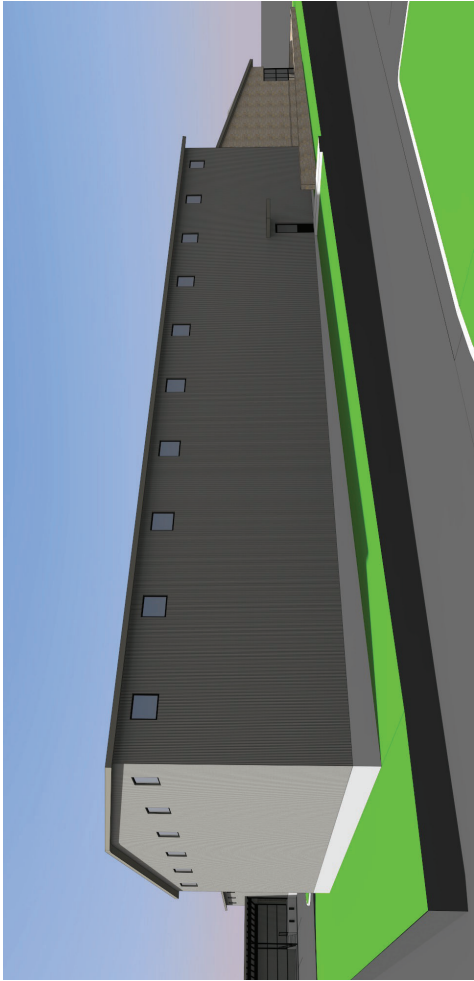
Southwest Corner



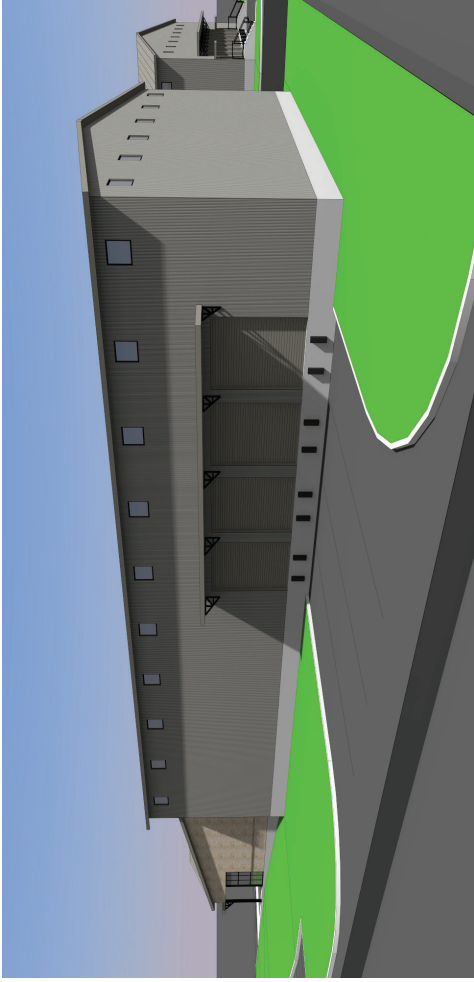
BUILDING 2 FLOOR PLAN

A Headquarters Complex for WHIM Hospitality
27900 Ranch Road 12
Dripping Springs, Texas 78620

Heron Design Studio
architecture
101 Hays Street, Suite 400
Dripping Springs, Texas 78620
512.255.9599



Northeast Corner



Southeast Corner



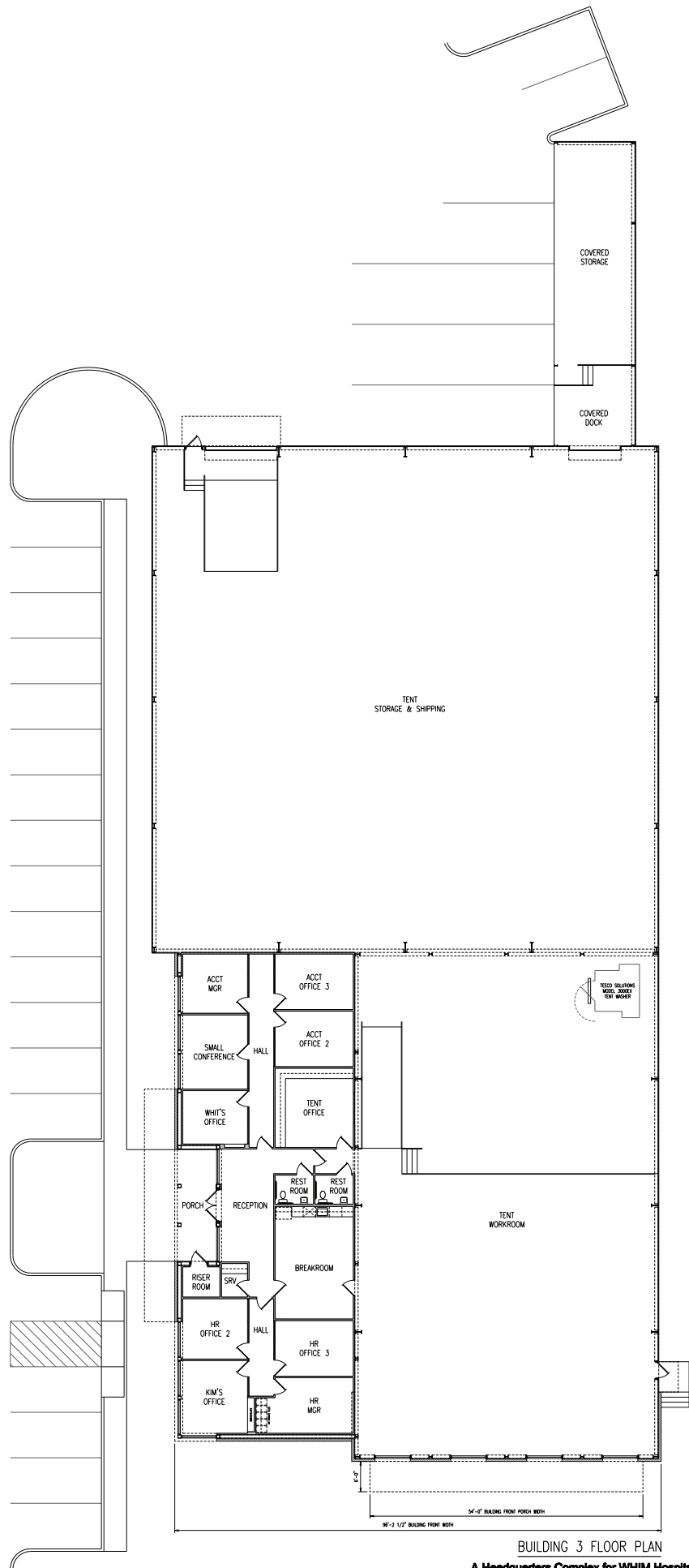
Northwest Corner



Southwest Corner

A Headquarters Complex for WHIM Hospitality
Building 2 Exterior Elevations

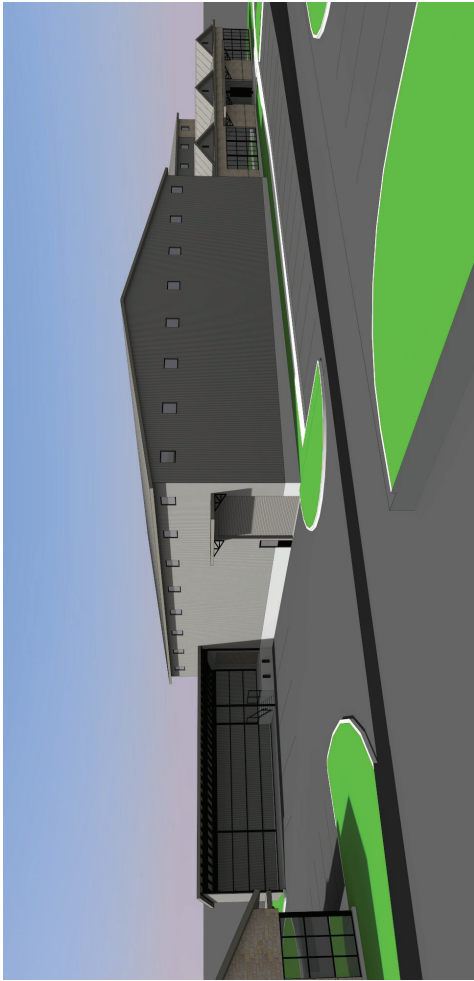
Heman Design Studio
architects



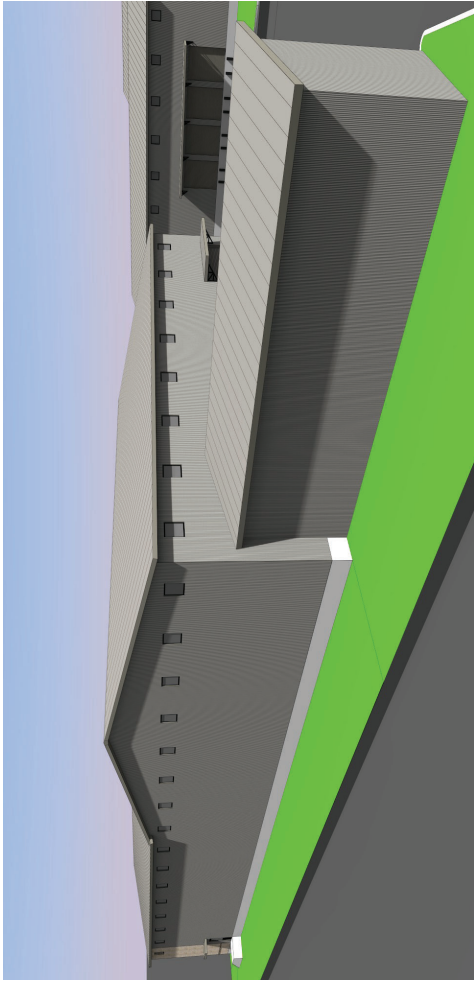
BUILDING 3 FLOOR PLAN

A Headquarters Complex for WHIM Hospitality
27800 Ranch Road 12
Dripping Springs, Texas 78620

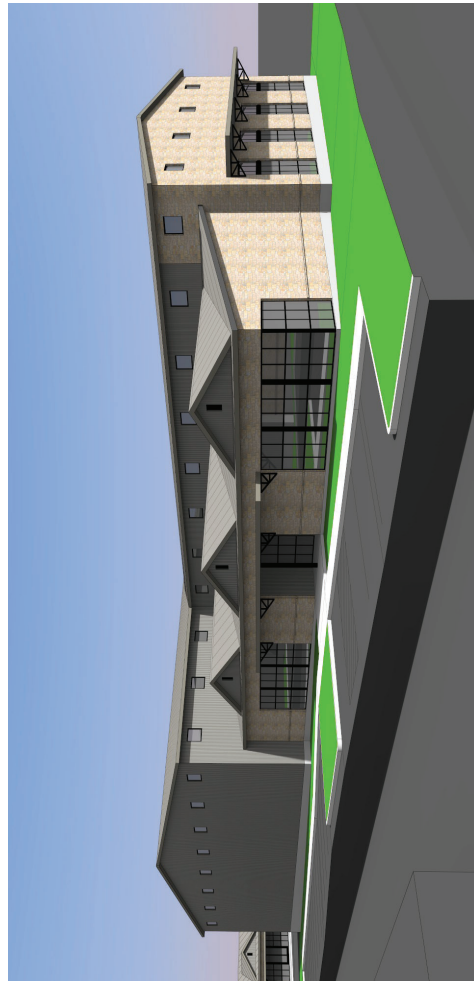
Henson Design Studio
ARCHITECTS
191 Maple Street, Suite 400
Dripping Springs, Texas 78620
817.252.2222



Northeast Corner



Southeast Corner

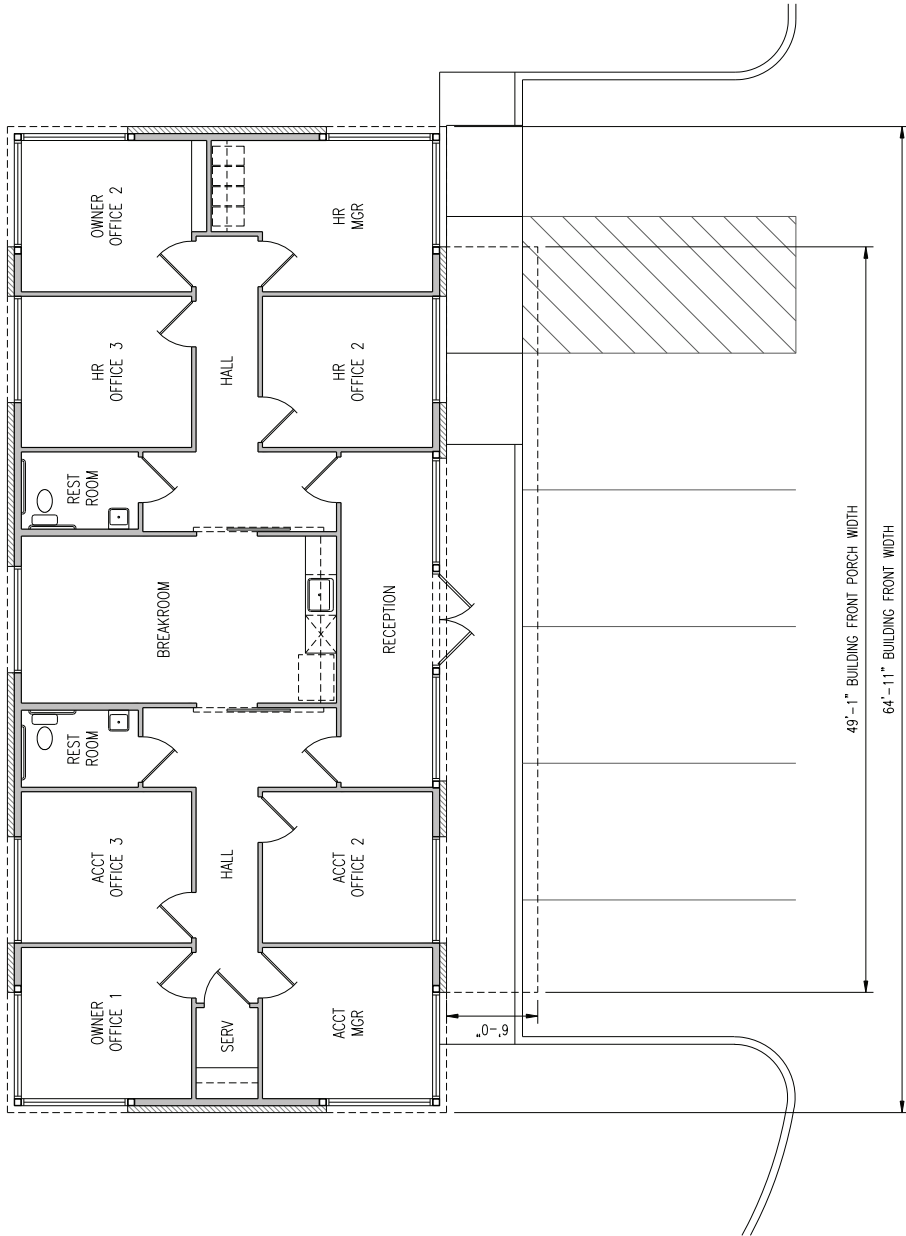


Northwest Corner



Southwest Corner

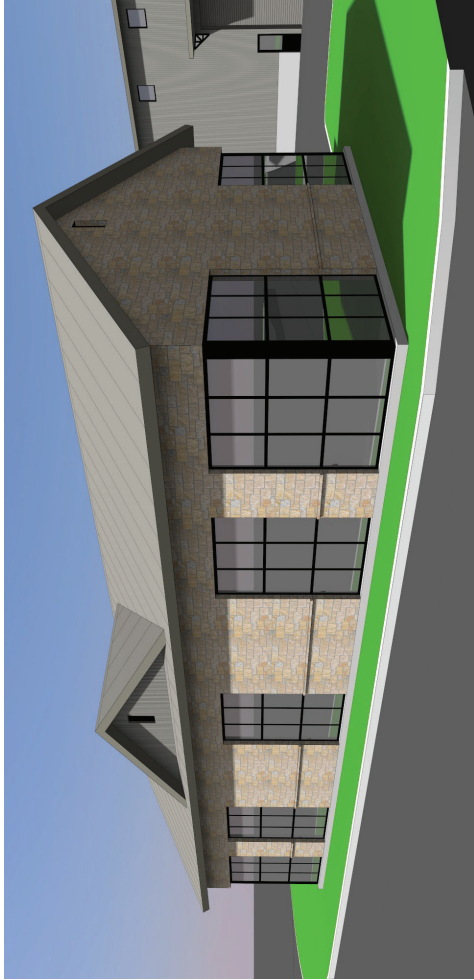
A Headquarters Complex for WHIM Hospitality
Building 3 Exterior Elevations



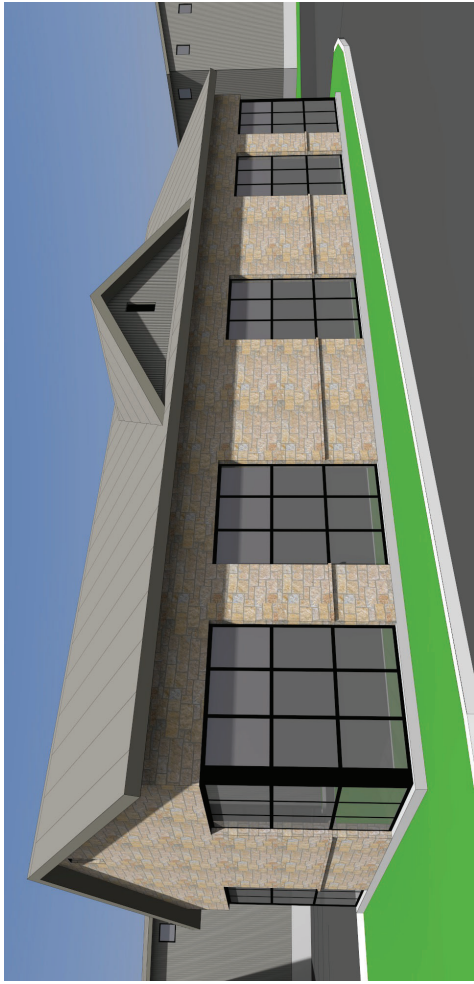
BUILDING 4 FLOOR PLAN

A Headquarters Complex for WHIM Hospitality
27900 Ranch Road 12
Dripping Springs, Texas 78620

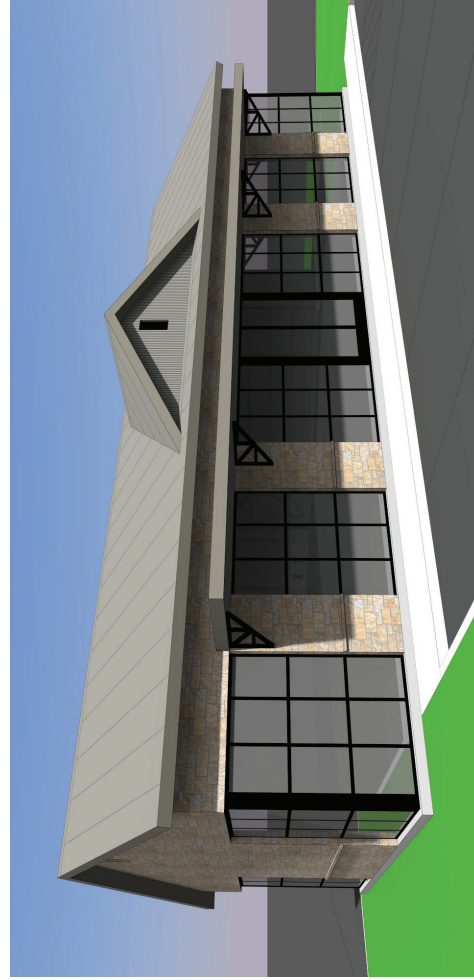
Heron Design Studio
 a r c h i t e c t u r e
 101 Hays Street, Suite 409
 Dripping Springs, Texas 78620
 512.858.9889



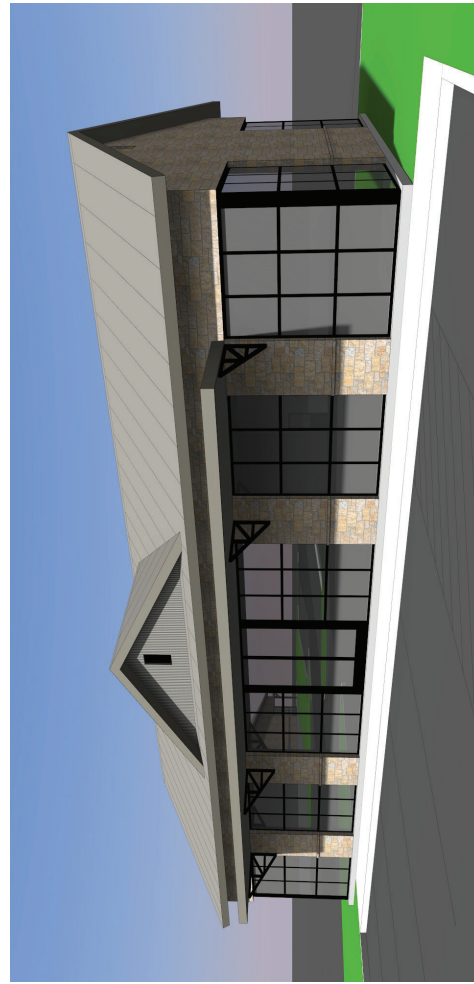
Northeast Corner



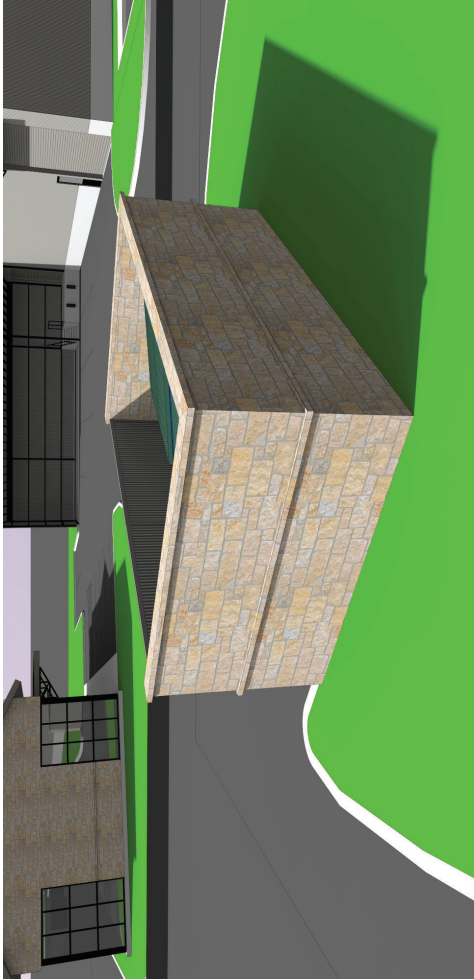
Southeast Corner



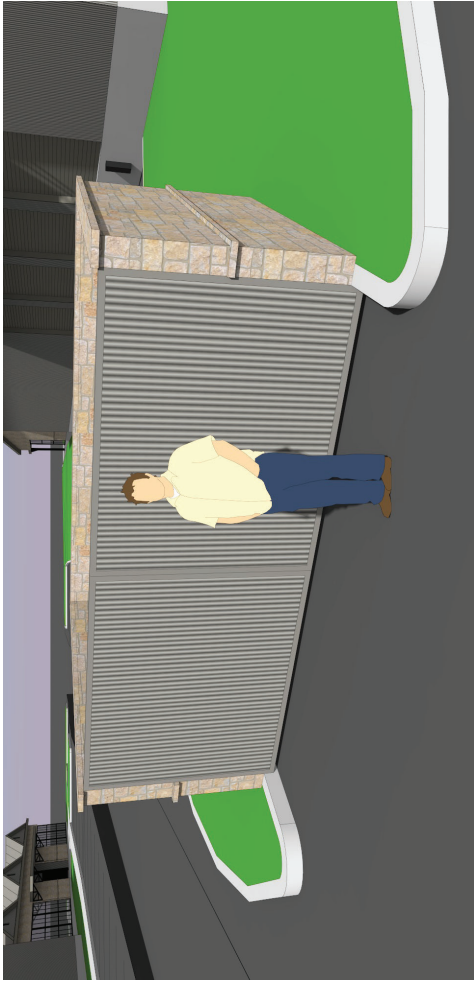
Northwest Corner



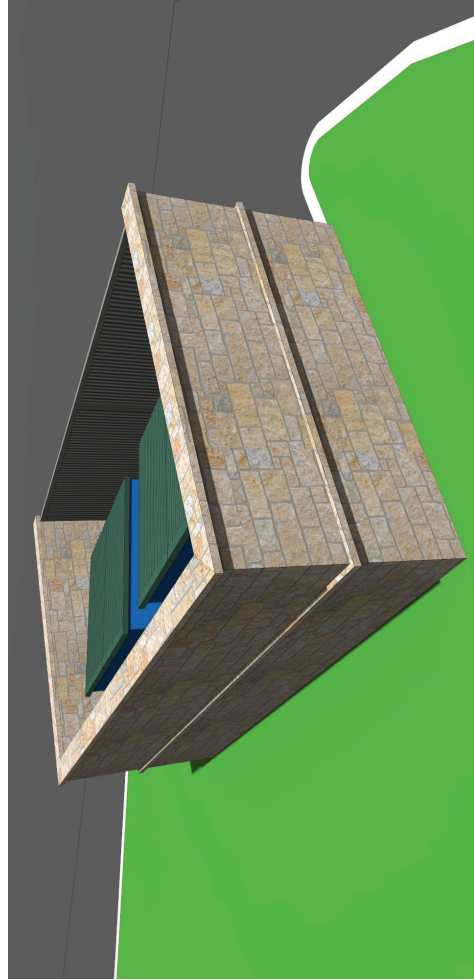
Southwest Corner



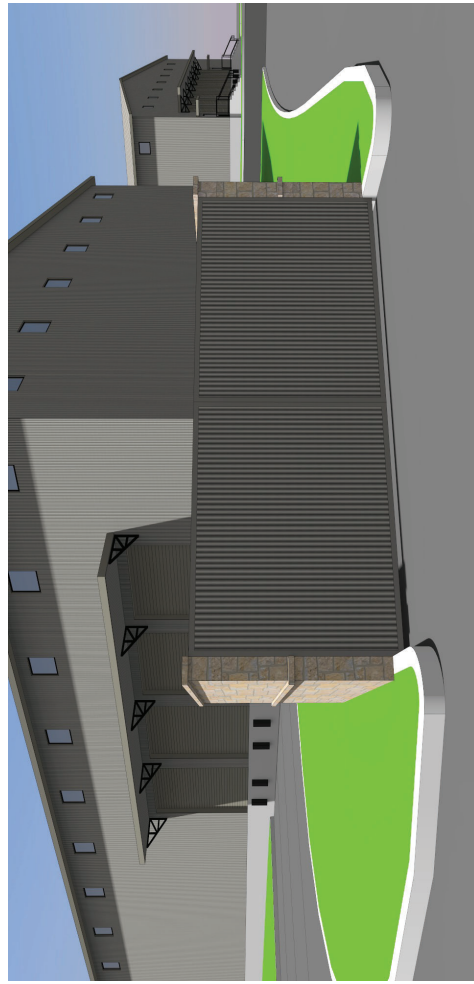
Rear Right Corner



Front Right Corner



Rear Left Corner

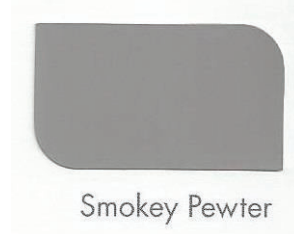


Front Left Corner

Materials List for A Headquarters Complex for WHIM Hospitality

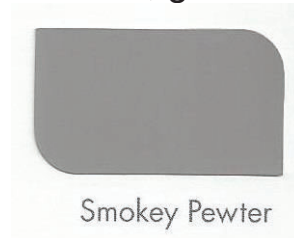
Roofing Material

Standing seam “Smokey Pewter” colored metal panels



Siding, Trim Gutters & Downspouts Material

PBU “Smokey Pewter” colored metal panels
“Smokey Pewter” trim, gutters & downspouts



Stone Veneer Material

“Native Limestone” tans, greys and other earth tones



Windows and Storefront Material

“black” colored aluminum-framed insulated low E glazed units





Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission meeting: March 28, 2023

Project No: PDD2021-0004

Project Planner: Tory Carpenter, AICP, Planning Director

Recommendation: Staff recommends approval of the PDD

Item Details

Project Name: Gateway Village

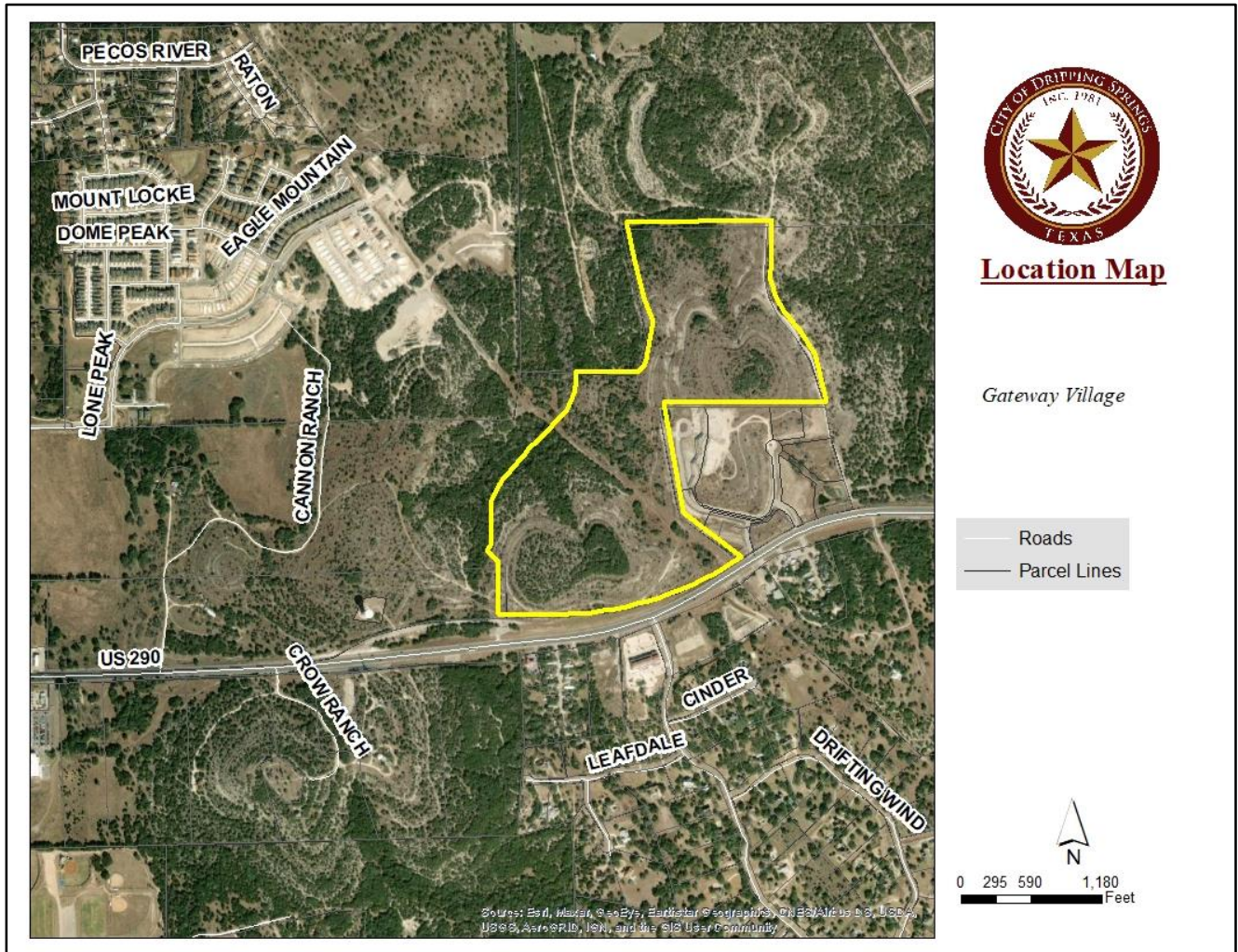
Property Location: US 290 across from Drifting Wind

Legal Description: 97.44 acres out of the Philip A Smith, William Walker, Edward Brown, and Davis Jr suveys

Applicant: John Doucet, Doucet & Associates

Property Owner: Cannon Family Ranch Partnership, LLC

Request: PDD

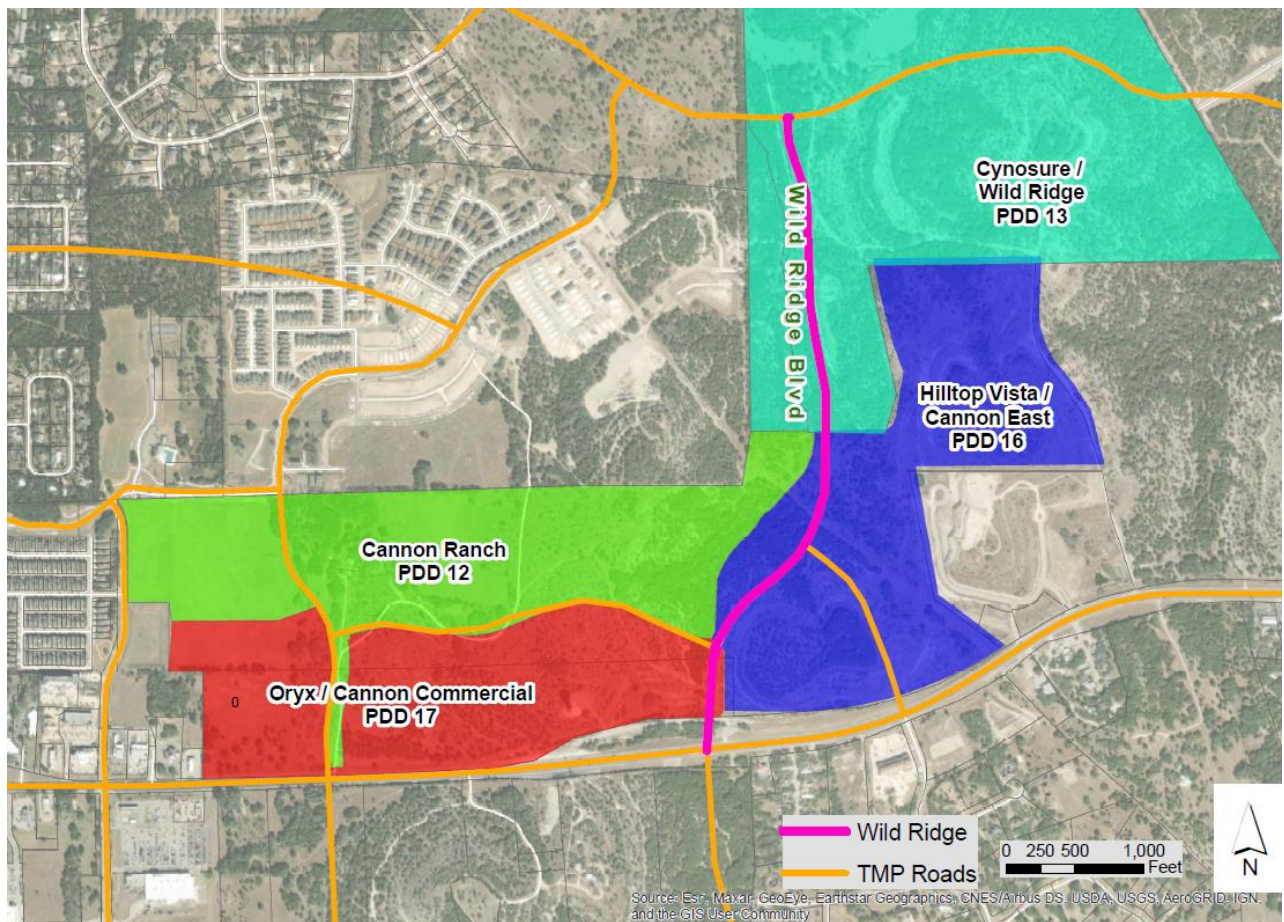


Background

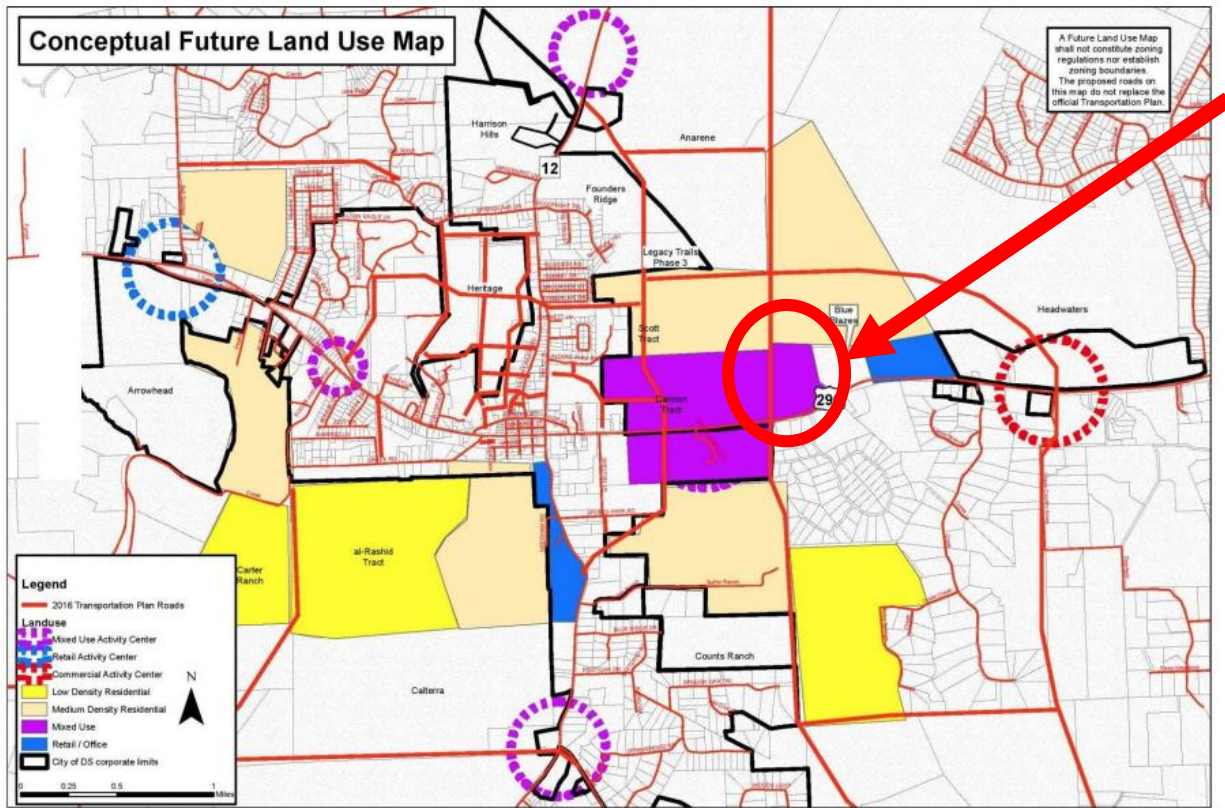
The applicant is requesting the creation of a Planned Development District for a commercial and single family development. The plan consists of 307 single family residences with lot widths ranging from 50' to 60'. The plan also includes 7.2 acres of commercial land and 22.36 acres of open space. The applicant is also requesting expansion for Dripping Springs MUD #1 to the site which was originally established for the Village Grove development. The City will provide wastewater to the development.

Surrounding Developments

The property is one of three developments in various stages of entitlement within the existing property known as Cannon Ranch. The site is south of the Cynosure / Wild Ridge development and west of Blue Blazes.



Comprehensive Plan



The current comprehensive plan identifies this area as “Mixed Use” on the future land use map. The plan specifically states that this area is suitable for “mixed retail, office, and residential uses, also appropriate for multifamily residential.”

Transportation

The property will take its primary access via the proposed Wild Ridge Blvd which will be extended by the Wild Ridge developer. The latest roadway agreement indicates that this development will be responsible for 12% of the cost of Wild Ridge Blvd. The plan also includes residential road connections to the approved Wild Ridge / Cynosure development and a roundabout at the entrance of the commercial development.

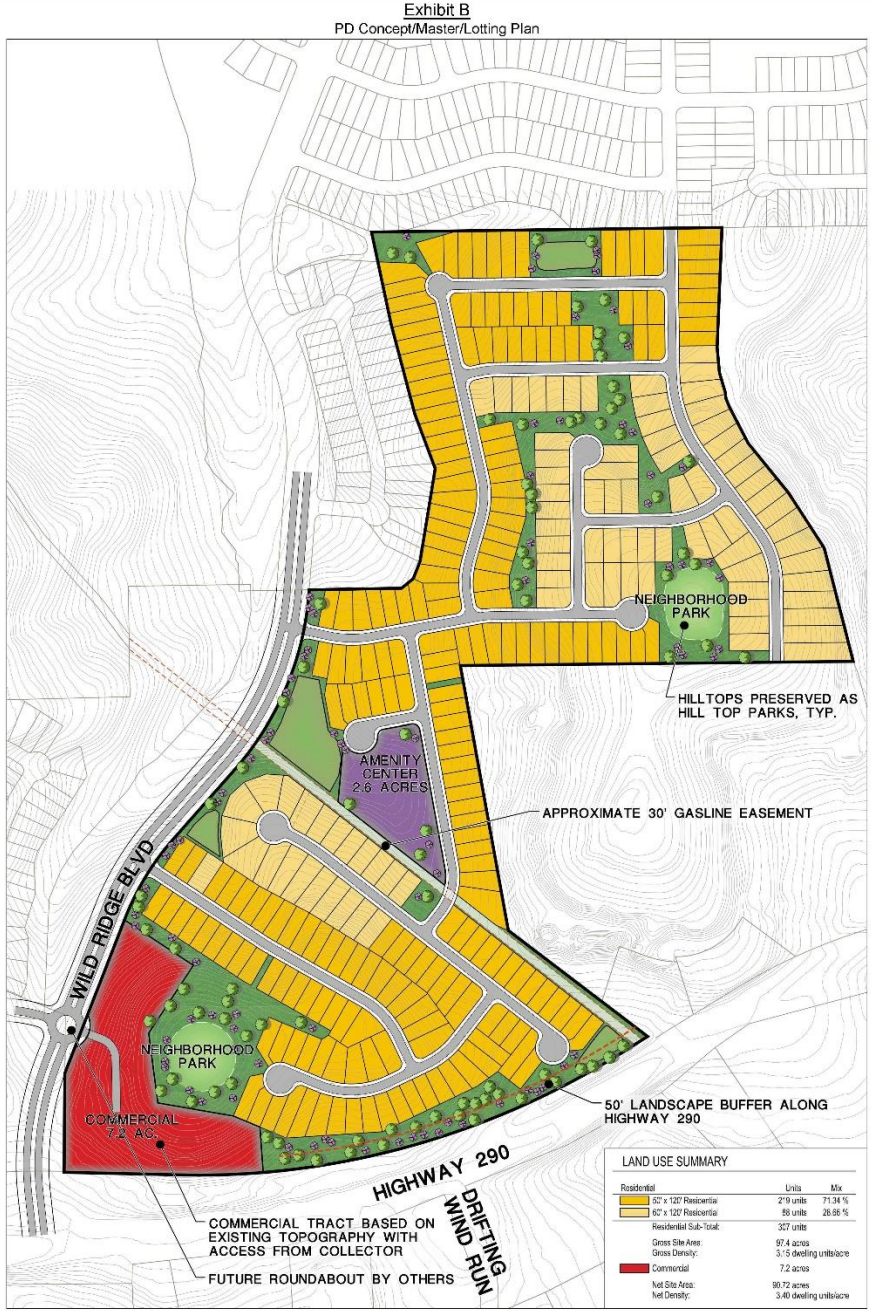
The Transportation Master Plan shows an extension of Drifting Wind through the property as a collector road. However, after reviewing the traffic impact analysis, staff found that any minimal benefit did not outweigh the concerns of an increase in cut and fill and traffic conflicts on US 290 with the extension of Drifting Wind.

The applicant is requesting a 54 foot right-of-way for the residential roads as opposed to our standard 65 foot cross section. At the time of this report, this request is scheduled for consideration at the March 27 Transportation Committee agenda. Staff is supportive of this request.

Previous Meetings

- 3/09/22 – DAWG met with applicant and provided comments
- 2/06/23 – Parks & Recreation Commission approved the parks plan.
- 2/24/23 – DAWG met with applicant to discuss latest draft of the plan
- 2/27/23 – The Transportation Commission reviewed the proposed traffic improvements
- 2/28/23 – The Transportation Commission considered the proposed road cross section

Concept Plan



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

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

| Factors | Staff Comments |
|---|---|
| 1. whether the proposed change will be appropriate in the immediate area concerned; | This zoning change is consistent with recent development in the area. |
| 2. their relationship to the general area and the City as a whole; | This zoning change would allow for additional single-family residences. |
| 3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; | The property is not within any existing or proposed City Plans. |
| 4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development; | This request would not make other land unavailable for development. |
| 5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change; | Land with the same zoning classification has been developing rapidly. |
| 6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved; | No areas designated for similar development will be affected by this proposed amendment. |
| 7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and | Approval of this zoning amendment would not be significantly different from decisions made involving other similar parcels. |
| 8. any other factors which will substantially affect the public health, safety, morals, or general welfare. | The rezoning does not negatively affect the public health, safety, morals, or general welfare. |

Staff Recommendation

Staff recommends approval of the PDD.

Planning and Zoning action:

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

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

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

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

Public Notification

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

PLANNED DEVELOPMENT DISTRICT No. __:
Gateway Village

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:

_____, 2023

Approved by the City Council on:

_____, 2023

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 97.44 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Gateway Village” and as more particularly identified and described in **Exhibit A** (the “Property”) 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 – ___”; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on _____, 2023; 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 MUD Consent Agreement for Gateway Village 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, viewscapes, 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 – ___ 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 – ___.

B. Zoning Map Amended. The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – ___ 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, 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. If this Ordinance and the PD Master Plan conflict, this Ordinance controls. This approval shall not be interpreted as approval of a variance, utility sources, or other site plan or plat requirements without specific reference in the ordinance or variance chart, or in future approvals.

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 as of the effective date of this Ordinance 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. 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. and Zoning Map

| | |
|------------------|--|
| Exhibit A | Property Legal Description |
| Exhibit B | PD Concept/Master/Lotting Plan |
| Exhibit C | Parks, Trails and Open Space Plan |
| Exhibit D | PD Code Modifications Chart |
| Exhibit E | PD Phasing Plan |
| Exhibit F | PD Uses Chart |
| Exhibit G | Street Standards |
| Exhibit H | Water Quality Buffer Zones |
| Exhibit I | Highway 290 Landscape Buffer |

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 ____ day of _____, 2023 by a vote of _____ (*ayes*) to _____ (*nays*) to _____ (*abstentions*) of the City Council of Dripping Springs.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Mayor

ATTEST:

Andrea Cunningham, City Secretary

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. __:

ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the "PDD – __ 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 _____, 2023 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.

Dripping Springs Technical Criteria: The criteria adopted in Article 28.07 of the City of Dripping Springs Code of Ordinances that includes technical criteria standard specifications and adopted in Ordinance 2021-35 and as modified.

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.

Impervious Cover Percentage: The percentage calculated by dividing the total area of impervious cover on the lot by the total area of the lot, excluding any public improvements for rights of way and sidewalks.

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: North DSP, LLC, a Texas limited liability company, and its 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 in **Exhibit D**.

Property: The land as more particularly described in **Exhibit A**.

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

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.

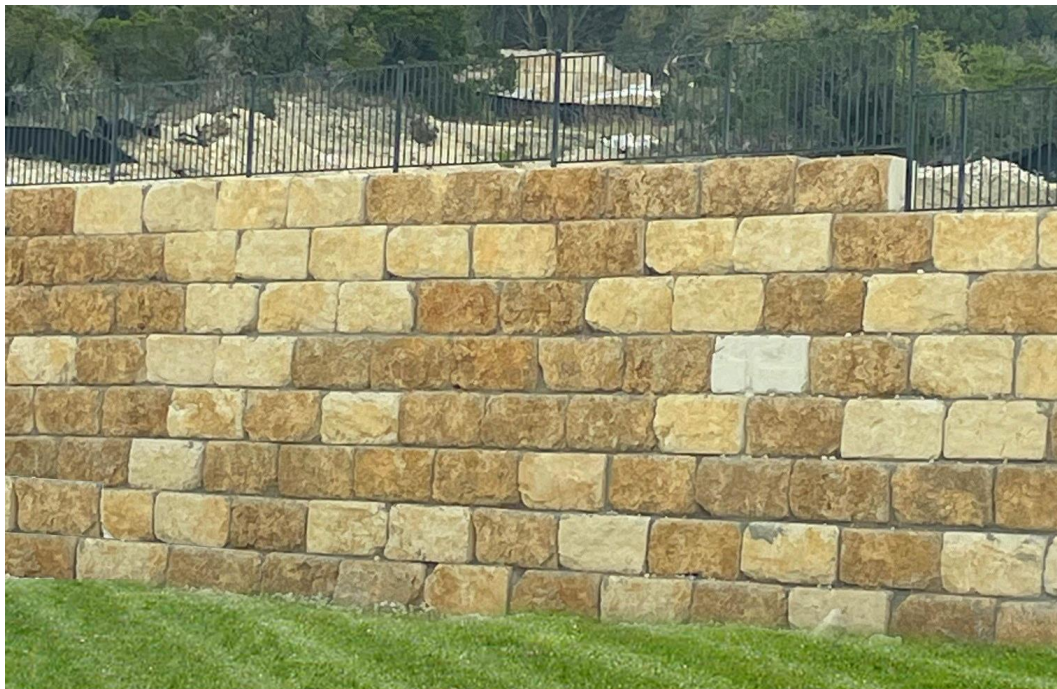
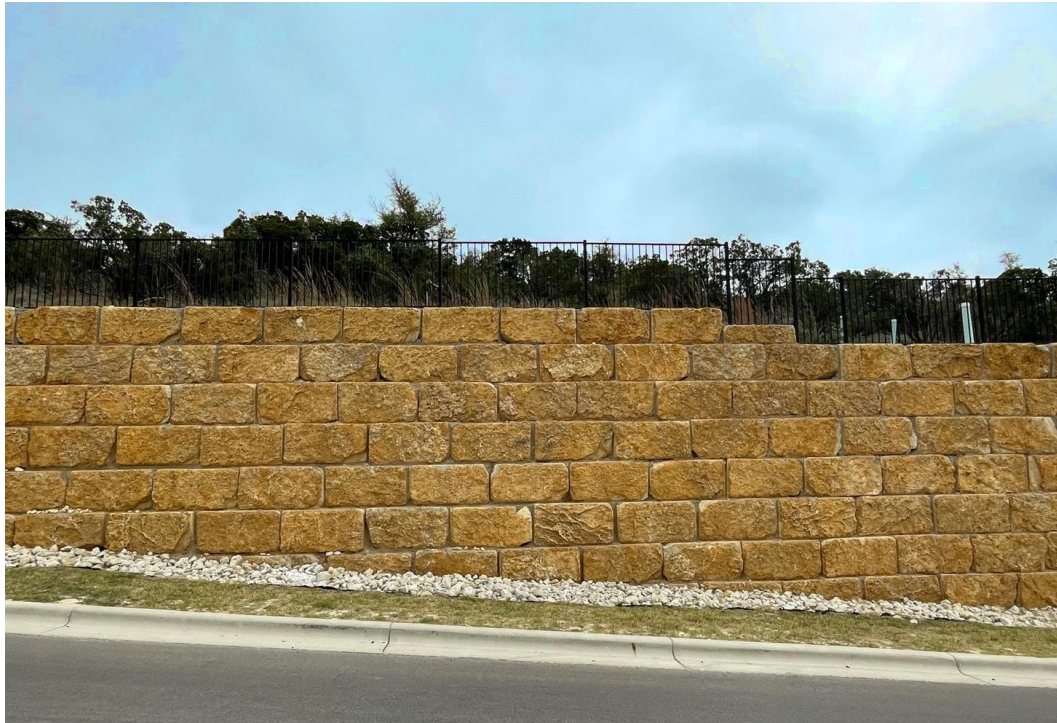
Water Quality Protection Ordinance: Article 22.05 of Chapter 22, General Regulations of the Code.

ARTICLE II. 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 E**. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Construction Plans or site plans shall be submitted to the City for approval with each phase. Each plat filed with the City shall contain parkland required for that phase and parkland for the entire Land shall be submitted by separate exhibit with each plat application including the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas. In addition, an impervious cover and LUE tracking chart shall be submitted as an exhibit with each plat filed indicating the amount of impervious cover proposed for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject to such plat.
- 2.3. Permitted Uses.**
- 2.3.1. Base Zoning:** The base zoning district for the residential portion of 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. The Commercial portion of the Property shall be GR.
- 2.3.2. Allowed Uses:** Those uses listed in the PD Uses Chart attached as **Exhibit F** are hereby permitted by right within the Project.
- 2.4. Commercial Design Specifications.**
- 2.4.1 Design Standards.** The Commercial portion of the Property may be developed consistent with applicable Zoning Regulations and Article 24.03 Exterior Design and Architectural Standards established in the Code.
- 2.5. Residential Design Specifications.**
- 2.5.1 Impervious Cover.** Each residential or commercial lot shall be developed with an Impervious Cover limit compliant with respective base zoning district assigned per Section 2.3.1.
- 2.5.2 Minimum Lot Area.** Six thousand (6,000) square feet.
- 2.5.3 Building Height.** Buildings shall not exceed 2 ½ stories or forty (40) feet, whichever is less, measured from the average elevation of the finished grade adjacent to 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.
- 2.5.4 Minimum Lot Width.** Fifty (50) feet measured from the front setback line.
- 2.5.5 Setbacks.** Building setbacks in residential areas shall be as follows:
- a. Minimum Front Yard:** Building setbacks shall be twenty (20) 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 ten (10) feet from the street right of way.
 - c. Minimum Rear Yard:** Building setbacks shall be ten (10) feet.
 - d. Minimum Garage Setback:** Garage doors shall be set back a minimum of twenty (20) feet from the front street right of way or ten (10) feet from the side street right-of-way. Garage doors must also be set back 18 feet from the nearest sidewalk.
 - 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 Outside Street Yard:** Six (6) feet measured from average natural grade. 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. Fences shall not extend into the front yard.

2.5.6 Cut & Fill. Improvements requiring a site development permit will be subject to cut and fill limits as stated in Exhibit E, Modification Chart.

2.5.7 Retaining Walls. Retaining walls shall be required within the Property as a typical part of development of the Property. All retaining walls within the Property shall be finished with natural limestone material consistent with the following photo images. Retaining walls taller than 8 feet may be required to be terraced so that no vertical segment is taller than 8 feet. The terracing requirement for walls over 8 feet will be decided the City Development Review Committee on a case-by-case basis



2.5.8 Parking.

- a. Residential Parking:** Development of the Property shall include parking at a minimum of two off-street spaces per residence. On street parking shall be allowed along one (1) side of each internal local street. And such side will be the side where there are no fire hydrants; sufficient red paint with “No Parking – Fire Lane” lettering will be placed on no parking side curb. If fire hydrants are on both sides of the street, then parking shall be allowed on only one side and sufficient “No Parking – Fire Lane” lettering painted on curb shall extend past either side of the fire hydrant in compliance with fire code.
- b. Commercial Parking:** Parking shall be provided for the commercial areas; the number of parking spaces within the Commercial Area shall be determined in accordance with City ordinances and the proposed use of the commercial spaces. The total number of parking stalls for the commercial areas may be determined by a shared use parking study provided by Owner and accepted by City.
- c. Amenity Center Parking:** Parking shall be provided for recreational sites that provide a community pool and other recreational facilities. The Amenity Center site shall include, but not be limited to, the following: A private access resort-style pool, pool restroom building, pavilion(s) and shade structure(s), a multi-age and ADA compliant playground facility, and an open lawn for passive recreation. The quantity of parking required will be one (1) parking space per 300 square feet of pool surface area.
- d. Undeveloped Parkland Parking:** If it is determined by City staff that the dedication of the public parks requires parking to be provided for future recreational uses built by the City, the quantity of spaces shall be determined under

Section 5.6.2 (12) Commercial amusement (outdoor) of the City's Zoning Ordinances. The required parking spaces shall be met by on-street parallel parking where specifically approved by the City's development review committee or an off-road parking lot constructed by the owner.

2.5.9 Design of Residences.

- a. **Front Elevations and Materials:** The requirements for architectural and exterior design compliance are conditions of approval of the code modifications in **Exhibit D**. As such, architectural and exterior design of residences within Project shall meet requirements set out below. All residences shall consist of 100% masonry on all front facing and street facing elevations. Native Stone and/or Brick masonry, plus doors and window openings shall comprise a minimum of 75% of these elevations, with a preference for a predominance of Native Stone Masonry. Stucco, and cementitious siding elements shall be deemed appropriate materials to satisfy the remaining 25% front and street facing masonry elevation requirement. A variety of masonry material is encouraged in the design of each residence.
- b. **Elevations:** The front elevation of all homes shall contain wall plane articulation. No elevation shall be single wall plan across the entire width of the front elevation. Each front elevation shall contain a minimum of two of the following elements, to be identified on the architectural plans submitted for building permit:
 1. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches;
 2. Covered front porches or patio with a minimum size of 60 square feet;
 3. A side-entry or swing-in garage entry (for garage doors that do not face the front street);
 4. A garage door recessed from the primary front facade a minimum of four feet (for garage doors that face the street);
 5. Shed roof or trellis (at least 18'' deep) above garage door for additional architectural detail;
 6. A combination of at least two roof types (e.g. hip and gable) or two different roof planes of varying height and/or direction;
 7. Two or more masonry finishes to compliment the architectural style of the home; and
 8. The addition of one or more dormers on the front elevation to compliment the architectural style of the home.
- c. **Floorplans:** Floorplans will be available in single and two-story housing plans. A minimum of six (6) floorplans will be available, offering a variation of front elevations so that there is no discernable repetition in any street scape. Articulation on the front face should be used to ensure a nonrepetitive street scene. Where building pads are interrupted by a street or open space lot of at least 50 feet in width, a plan may repeat. A plan can be repeated every third building pad (Example: Plan A 1, Plan B 1, Plan A 1, Plan B 2), although elevations shall be different on the two houses.
- d. **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.
- e. **Design Review and Compliance.** The City shall retain the right to review all building permits for consistency with the requirements of this section. Upon review, City Staff may approve or deny individual building permits based on compliance determinations with the provisions of this Section, and consistency with this Ordinance. The Applicant may appeal City Staff's determinations(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.

2.5.10 Density of Development. With respect to the density of the Project, Owner will have the right to develop the Residential Land at a density not to exceed 3.4 dwelling units per acre.

2.5.11 Parkland. The Project is required to have 13.35 acres of Parkland. The Project will include approximately 13.73 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"). 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 the Parkland Dedication Ordinance under the City's Code of Ordinances and any applicable requirements within the Subdivision Ordinance. Owner has prepared a Master Parks and Open Space Plan which has been approved by City. The Owner will pay the Parkland Development Fee per City's Code of Ordinances. The Parkland Development Fee will be paid based on the number of dwelling units as required by City Code.

2.5.12 Highway 290 Landscape Buffer. The Project boundary along Highway 290 consists of steep topographic conditions that limit accessibility and visibility to the Project from the roadway. A minimum fifty (50) feet landscape buffer shall be provided along the residential frontage of Highway 290. The Owner will install landscaping within the landscape buffer to screen houses from the highway road surface as shown in **Exhibit I**.

2.6. 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. No public trails shall be surfaced with decomposed granite. The Master Parks and

Trails Plan shall address all issues regarding public dedication, public access, maintenance and compliance with the City-wide trails plan. The Owner shall maintain parks and open space within the Project.

2.7. Access.

2.7.1 Traffic Impact Analysis. Owner has provided to the City, and the City has approved a Traffic Impact Analysis.

2.7.2 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.

2.7.3 Offsite Roads: Construction of the offsite roads and improvements to existing roads are addressed in the Offsite Road Agreement, as the same may be amended from time to time

2.8. Streets. All streets designed and constructed on the Property shall be fifty four (54) feet right-of-way local streets and seventy-five (75) feet right-of-way collector streets designed consistent with **Exhibit G**.

2.9. Utilities. All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities).

2.10. 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**.

2.11. Water Quality Buffer Zones. The Water Quality Buffer Zones are depicted on Exhibit "H".

2.12. Water Quality. Owner agrees to implement and comply with the City's Water Quality Protection Ordinance in place on the Effective Date except as modified by this Ordinance or by specific variance.

2.13. 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.

2.13.1 Tree Replacement Plan.

a. Replacement Plan: Subject to 2.13.1. b below, the Tree Replacement Plan shall be in accordance with the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

b. Cash-in-Lieu Requirements: The cash-in-lieu fee requirements are determined to be \$513,000. There will be 85.5 acres of Disturbed Trees (85.5 acres times \$6,000 equals \$513,000). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- 306 lots with two 2.5-inch caliper size trees at \$830.00 per tree for a total lot credit of \$507,960, plus 20 2.5-inch caliper size trees to be located in the amenity center at \$830.00 per tree for a total of \$16,600.

The combined total credit will be \$524,560. 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.

EXHIBIT A
Property Legal Description



Exhibit " _ "

7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

97.44-Acre Tract
Hays County, Texas

D&A Job No. 1455-003
June 21, 2022

DESCRIPTION
97.44-Acre Tract

BEING A 97.44-ACRE TRACT OUT OF THE PHILIP A SMITH SURVEY, ABSTRACT NUMBER 415, THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, THE IV DAVIS JR SURVEY NUMBER 130, ABSTRACT NUMBER 475, EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, AND THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, BEING A PORTION OF A THE REMAINDER OF A CALLED 69.91-ACRE TRACT DESCRIBED TO DENNIS P. CANNON AND KATHERINE CANNON RECORDED IN VOLUME 211, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], ALSO BEING A PORTION OF A CALLED 277.23-ACRE TRACT, CONVEYED TO CANNON FAMILY, LTD. (KNOWN AS SHARE NUMBER TWO) RECORDED IN VOLUME 198, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]; SAID 97.44-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Concrete Highway monument found in the existing north right-of-way line of East Highway 290, a 100-foot wide right-of-way, according to TxDot right-of-way map AUS011307AD, for the southwest corner of said 277.23-acre tract, and for the southeast corner of a called 58.000-acre tract, conveyed to Oryx Cannon 58 LLC, recorded in Document Number 20023358 [O.P.R.H.C.T.], and for the southwest corner of the tract described herein;

THENCE, N00°23'49"E, departing the existing north right-of-way line of said East Highway 290, with the common line of said 277.23-acre tract and said 58.000-acre tract, for a distance of 344.11 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the right, for the south corner of a 8.787-acre proposed roadway parcel, and for an angle corner of the tract described herein;

THENCE, with the southeast line of said 8.787-acre proposed roadway parcel and over and across said 277.23-acre tract, the following six (6) courses:

- 1) With said curve to the right, having an arc length of 26.27 feet, a radius of 943.00 feet, a delta angle of 01°35'47", and a chord which bears N20°28'08"E, for a distance of 26.27 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 2) N21°16'01"E, for a distance of 550.66 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the right and for an angle corner of the tract described herein,
- 3) With said curve to the right, having an arc length of 332.63 feet, a radius of 943.00 feet, a delta angle of 20°12'37", and a chord which bears N31°22'20"E, for a distance of 330.91 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 4) N41°28'38"E, for a distance of 315.03 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the left and for an angle corner of the tract described herein,

CONTINUED ON NEXT PAGE

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



- 5) With said curve to the right, having an arc length of 681.06 feet, a radius of 1,057.00 feet, a delta angle of $36^{\circ}55'03''$, and a chord which bears $N23^{\circ}01'06''E$, for a distance of 669.34 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and
- 6) $N04^{\circ}33'35''E$, for a distance of 12.95 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the common line of said 277.23-acre tract and a remainder of a called 291-1/3-acre tract, conveyed to Cynosure Corporation, recorded in Volume 258, Page 123 of the Deed Records of Hays County, Texas [D.R.H.C.T.], and for an angle corner of the tract described herein, from which a 1/2-inch iron rod with cap stamped "DOUCET" found bears $S89^{\circ}00'33''W$, for a distance of 244.21 feet;

THENCE, with the common line of said 277.23-acre tract and said 291-1/3-acre tract, the following eight (8) courses:

- 1) $N89^{\circ}00'33''E$, for a distance of 322.22 feet to a 1/2-inch iron pipe found for an angle corner of the tract described herein,
- 2) $N50^{\circ}38'14''E$, for a distance of 53.17 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 3) $N21^{\circ}13'11''E$, for a distance of 64.75 feet to a MAG nail found for an angle corner of the tract described herein,
- 4) $N09^{\circ}17'53''E$, for a distance of 327.10 feet to a MAG nail found for an angle corner of the tract described herein,
- 5) $N20^{\circ}28'59''W$, for a distance of 204.36 feet to a calculated point for an angle corner of the tract described herein, from which a MAG nail found bears $S13^{\circ}52'35''E$, for a distance of 2.61 feet,
- 6) $N14^{\circ}46'26''W$, for a distance of 324.06 feet to a 1/2-inch iron pipe found for an angle corner of the tract described herein,
- 7) $N11^{\circ}59'53''W$, for a distance of 327.25 feet to a 1/2-inch iron pipe with 60D nail found for the northwest corner of the tract described herein, and
- 8) $N89^{\circ}15'51''E$, for a distance of 1,222.57 feet to an 8-inch Cedar Fence Post for the northeast corner of a called 1.097-acre tract, conveyed to Bordie Partners LP, recorded in Volume 5086, Page 174 [O.P.R.H.C.T.], and for the northeast corner of the tract described herein;

THENCE, with the common line of said 277.23-acre tract and said 1.097-acre tract, the following ten (10) courses:

- 1) $S02^{\circ}19'16''W$, for a distance of 418.07 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 2) $S05^{\circ}15'07''E$, for a distance of 88.61 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 3) $S16^{\circ}28'50''E$, for a distance of 73.40 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 4) $S03^{\circ}28'59''E$, for a distance of 14.21 feet to a 10-inch Cedar Fence Post for an angle corner of the tract described herein,
- 5) $S11^{\circ}47'06''E$, for a distance of 7.00 feet to a 10-inch Cedar Fence Post for an angle corner of the tract described herein,

CONTINUED ON NEXT PAGE



- 6) S22°31'47"E, for a distance of 32.14 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 7) S27°26'26"E, for a distance of 141.35 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 8) S39°07'52"E, for a distance of 222.18 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 9) S32°56'45"E, for a distance of 229.21 feet to a calculated point for an angle corner of the tract described herein, from which a 5/8-inch iron rod bears, N88°54'02"E, for a distance of 47.22 feet, and
- 10) S14°21'53"E, for a distance of 407.89 feet to a calculated point in the north line of Lot 4, Block A, Blue Blazes Ranch Phase 1 Subdivision, recorded in Document Number 18010223 of the Plat Records of Hays County, Texas [P.R.H.C.T.], for the southeast corner of said 277.23-acre tract and for the southwest corner of said 1.097-acre tract and for the southeast corner of the tract described herein, from which a 5/8-inch iron rod bears, N89°22'55"E, for a distance of 30.48 feet,

THENCE, S89°22'55"W, with the common line of said 277.23-acre tract and said Lot 4, for a distance of 165.73 feet to a 1/2-inch iron rod with cap stamped "G&R" found for the northwest corner of said Lot 4, Block A, same being for the northeast corner of Lot 5, Block A of said Blue Blazes Ranch Phase 1 Subdivision, a distance of 264.31 feet passing a 1/2-inch iron rod with cap stamped "G&R" found for the northwest corner of said Lot 5, Block A, and the northeast corner of the remainder of Tract A-3 of Vista Tract Ranch Tract A, a subdivision recorded in Volume 14, Page 12 [P.R.H.C.T.], a distance of 547.78 feet passing a 1/2-inch iron rod found for the northeast corner of said Tract A-3, and for the northeast corner of Lot 4, Block B of said Blue Blazes Ranch Phase 1 Subdivision and continuing for a total distance of 1,370.57 feet to a 5/8-inch iron rod with cap stamped "Charles Swart" found for the northwest corner of said Lot 4, Block B, for the northeast corner of a called 14.3372-acre tract, conveyed to Cannon Family LTD, recorded in Volume 1641, Page 423 [O.P.R.T.C.T.], same being for an angle corner of the tract described herein,

THENCE, with the common line of said 14.3372-acre tract and said Block B of said Blue Blazes Ranch Phase 1 Subdivision, the following two (2) courses:

- 1) S10°17'27"E, for a distance of 721.25 feet passing a 1/2-inch iron rod with cap stamped "G&R" found for the southwest corner of said Lot 4, Block B and for the northwest corner of Lot 3, Block B, of said Blue Blazes Ranch Phase 1 Subdivision, and continuing for a total distance of 937.32 feet to a 1/2-inch iron rod found for the west corner of Lot 3, Block B, same being for an angle corner of the tract described herein, and
- 2) S52°44'27"E, for a distance of 221.16 feet passing a 1/2-inch iron rod with cap stamped "Charles Swart" found for the south corner of said Lot 3, Block B, same being the southwest corner of Lot 2, Block B of said Blue Blazes Ranch Phase 1 Subdivision, and continuing for a total distance of 610.29 feet to a 1/2-inch iron rod found for the south corner of said Lot 2, Block B and the southeast corner of said 14.3372-acre tract, same being in the existing north right-of-way line of said East Highway 290, and for the southeast corner of the tract described herein;

CONTINUED ON NEXT PAGE



THENCE with the existing north right-of-way line of said East Highway 290, the following three (3) courses:

- 1) S57°28'55"W, for a distance of 79.36 feet to 1/2-inch iron rod with cap stamped "Charles Swart" found for the beginning of a curve to the right and for an angle corner of the tract described herein.
- 2) With said curve to the right, having an arc length of 551.63 feet passing a 5/8-inch iron rod with aluminum punched hole found for the southwest corner of said 14.3372-acre tract, same being the southeast corner of a called 6.000-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316 [O.P.R.H.C.T.], an arc length of 756.83 feet passing a 1/2-inch iron rod found for the southwest corner of said 6.000-acre tract, same being the southeast corner of a called 5.100-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316, [O.P.R.H.C.T.], an arc distance of 1,455.56 feet passing a Concrete Highway Monument Found, and continuing a total arc length of 1,659.68 feet, a radius of 2,814.79 feet, a delta angle of 33°46'59", and a chord which bears S74°24'06"W, for a distance of 1635.74 feet to a concrete highway monument found for an angle corner of the tract described herein;
- 3) N88°41'58"W, for a distance of 149.71 feet passing a 1/2-inch iron pipe found for the southwest corner of a called 10.0105-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316 [O.P.R.H.C.T.], and continuing for a total distance of 393.02 feet to the **POINT OF BEGINNING** and containing 97.44 acres.

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000077936.
Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.


 _____ 06/21/2022
 Christopher W. Terry Date
 Registered Professional Land Surveyor
 Texas Registration No. 6649
 Doucet & Associates
 Cterry@DoucetEngineers.com
 TBPELS Firm Registration No. 10105800



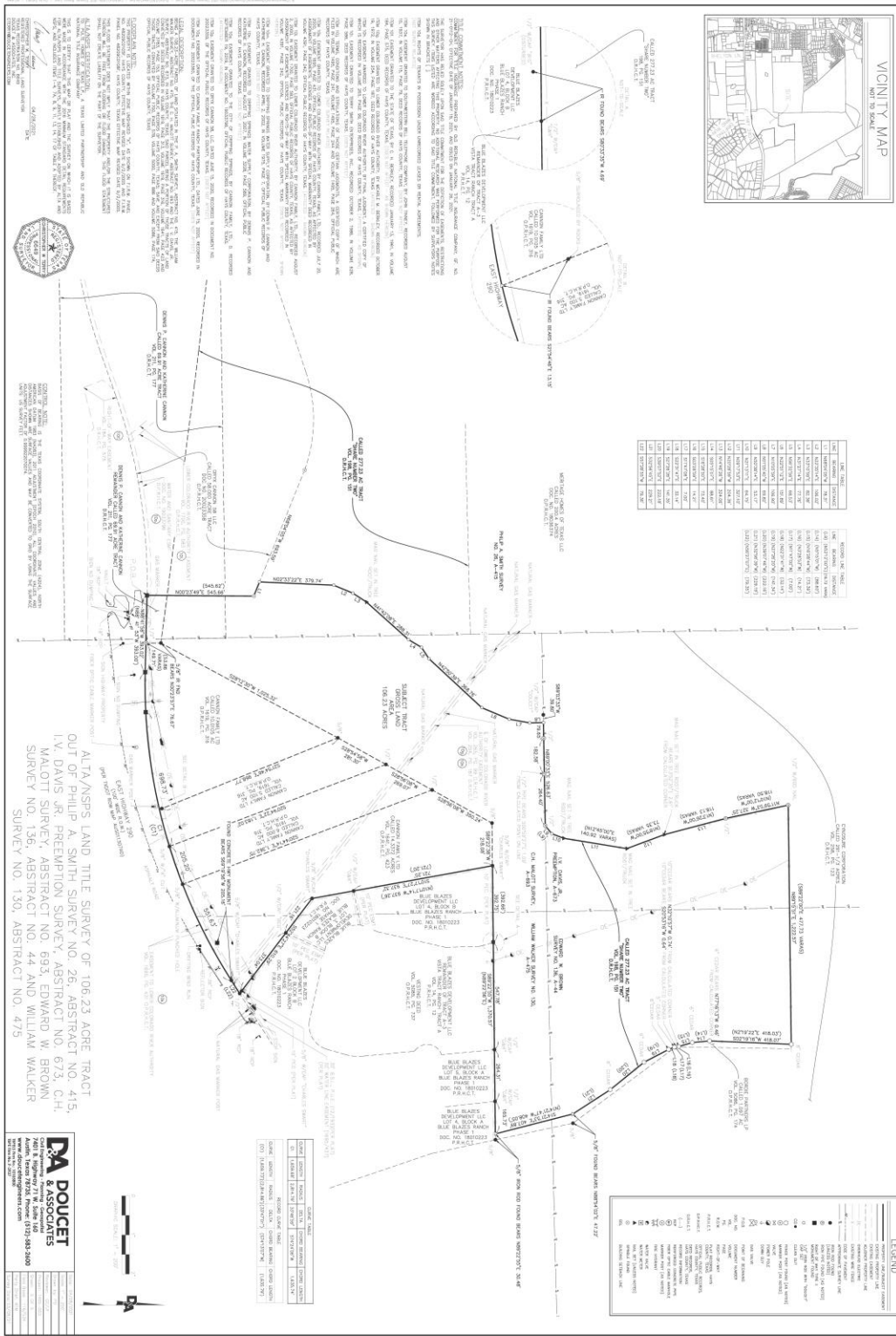
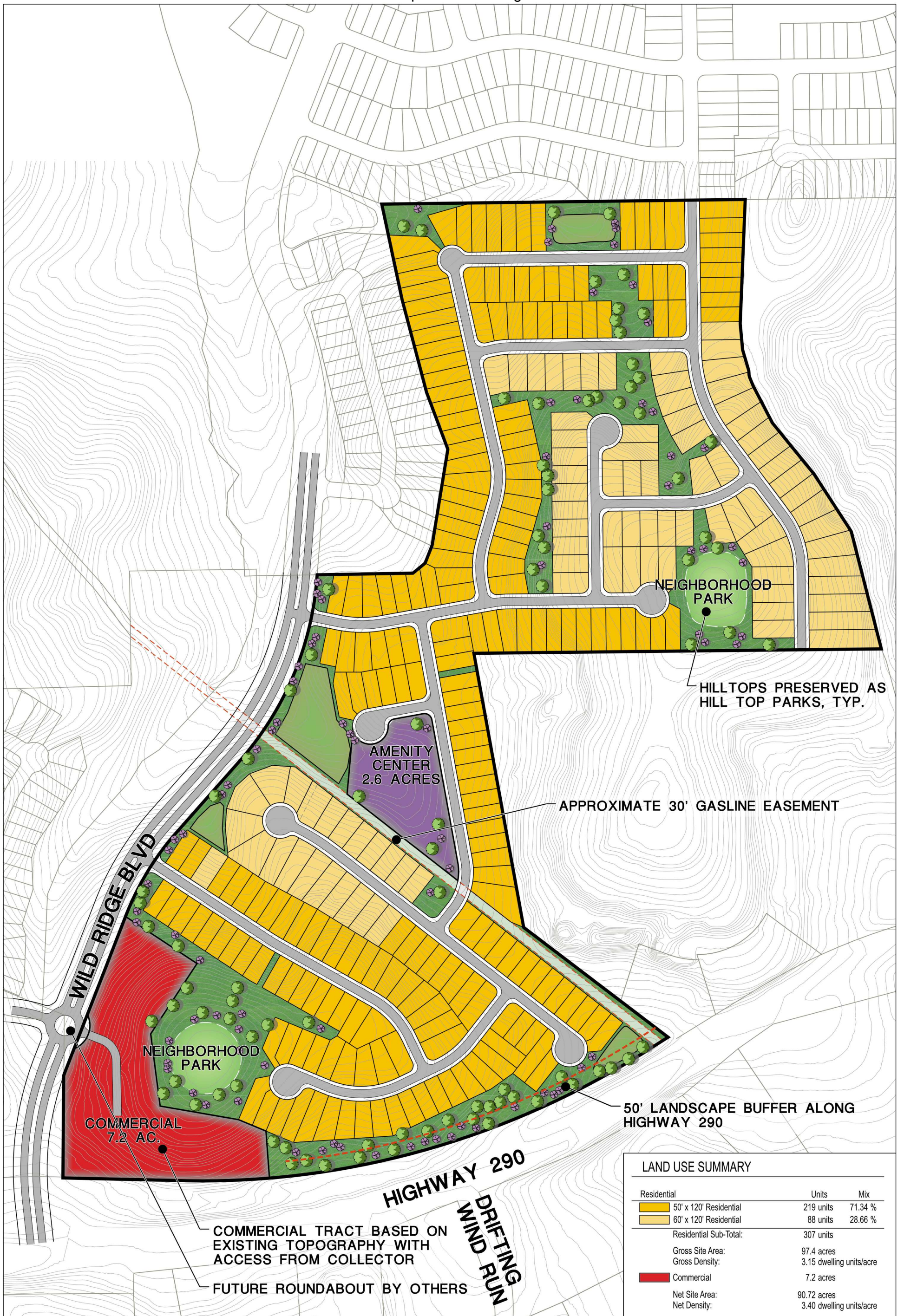


EXHIBIT I
Highway 290 Landscape Buffer



| LAND USE SUMMARY | | |
|-------------------------------|--------------------------|---------|
| Residential | Units | Mix |
| 50' x 120' Residential | 219 units | 71.34 % |
| 60' x 120' Residential | 88 units | 28.66 % |
| Residential Sub-Total: | 307 units | |
| Gross Site Area: | 97.4 acres | |
| Gross Density: | 3.15 dwelling units/acre | |
| Commercial | 7.2 acres | |
| Net Site Area: | 90.72 acres | |
| Net Density: | 3.40 dwelling units/acre | |

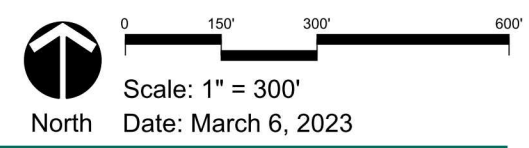
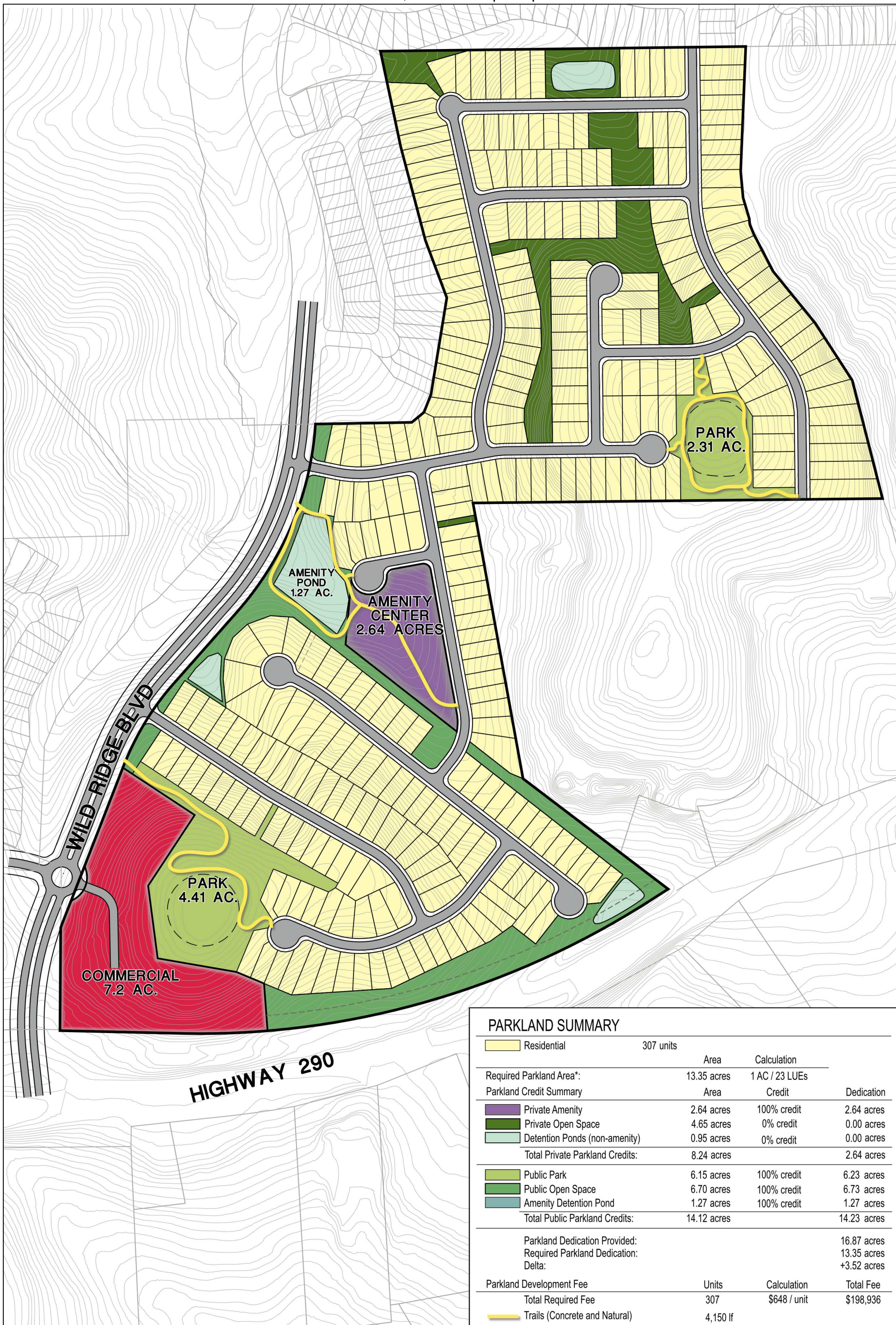


Exhibit C
PD Parks, Trails and Open Space



| PARKLAND SUMMARY | | | | |
|---------------------------------|-----------|--------------|----------------|-------------|
| Residential | 307 units | Area | Calculation | |
| Required Parkland Area* | | 13.35 acres | 1 AC / 23 LUEs | |
| Parkland Credit Summary | | Area | Credit | Dedication |
| Private Amenity | | 2.64 acres | 100% credit | 2.64 acres |
| Private Open Space | | 4.65 acres | 0% credit | 0.00 acres |
| Detention Ponds (non-amenity) | | 0.95 acres | 0% credit | 0.00 acres |
| Total Private Parkland Credits: | | 8.24 acres | | 2.64 acres |
| Public Park | | 6.15 acres | 100% credit | 6.23 acres |
| Public Open Space | | 6.70 acres | 100% credit | 6.73 acres |
| Amenity Detention Pond | | 1.27 acres | 100% credit | 1.27 acres |
| Total Public Parkland Credits: | | 14.12 acres | | 14.23 acres |
| Parkland Dedication Provided: | | | 16.87 acres | |
| Required Parkland Dedication: | | | 13.35 acres | |
| Delta: | | | +3.52 acres | |
| Parkland Development Fee | Units | Calculation | Total Fee | |
| Total Required Fee | 307 | \$648 / unit | \$198,936 | |
| Trails (Concrete and Natural) | 4,150 lf | | | |

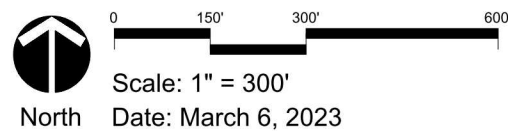
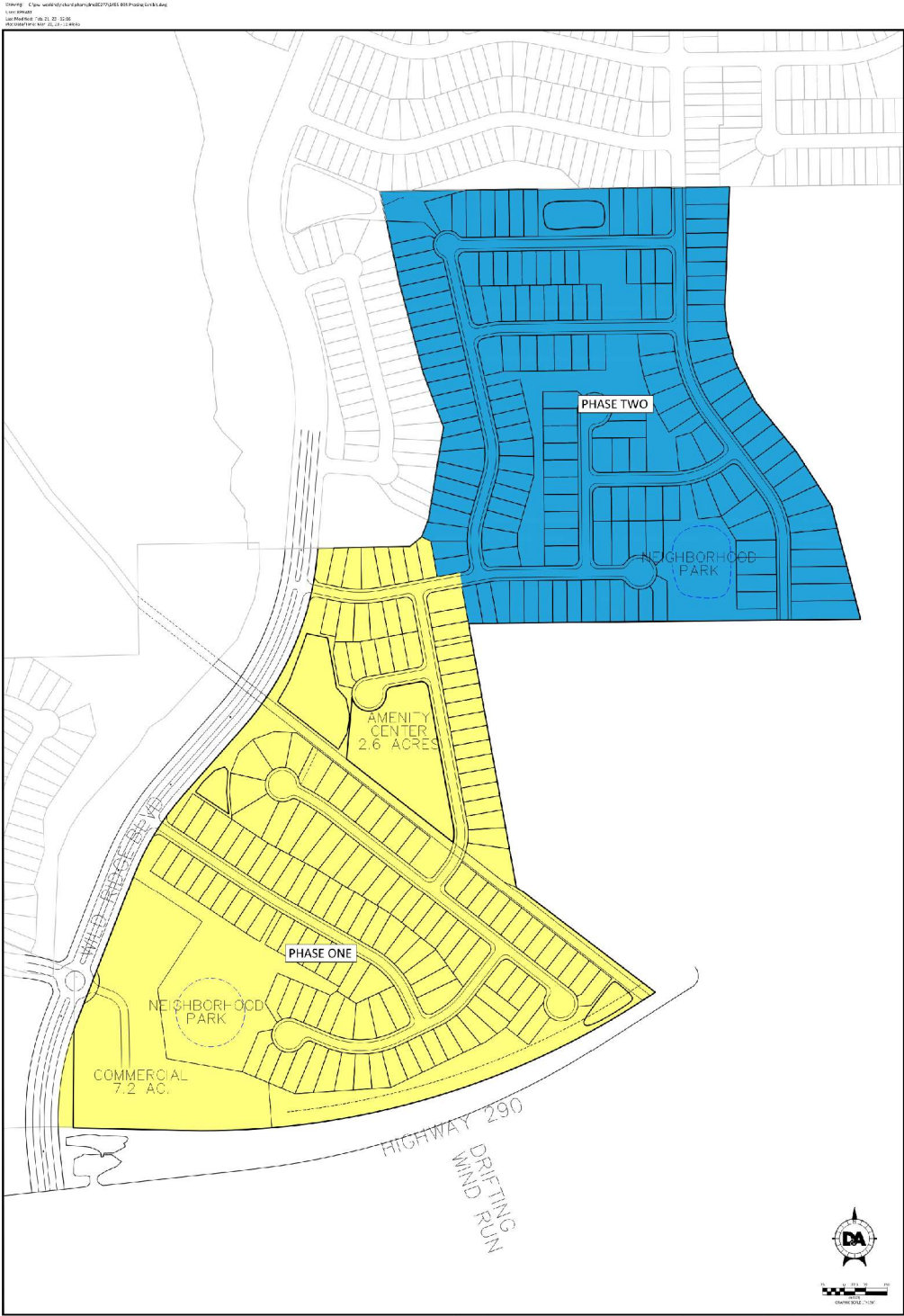


EXHIBIT E Phasing Plan



| | | | |
|--|---|------------------------|---|
| <p>DATE: 01/11/14 PROJECT NO.: 1305-014 EXHIBIT</p> | <p>CANNON EAST DRIPPING SPRINGS, TEXAS</p> | <p>PHASING EXHIBIT</p> |  <p>DOUCET Civil Engineering // Entitlements // Geospatial 2401 S. Highway 71 W, Ste. 140 Austin, TX 78726, Tel: (512) 258-2100 www.doucet-engineers.com LSE Firm Number: 3917 TPELS Firm Number: 1010680</p> |
|--|---|------------------------|---|

EXHIBIT F
PD Uses Chart

The uses permitted in PDD – __ are as follows:

Residential Areas:

- Single-Family Dwelling, Detached;
- Accessory Building/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Community Center, Private; and
- Those uses listed in the City's zoning ordinance for SF-3 Districts, or any less intense residential district, are hereby permitted by right within the Project. Uses designated as allowed by issuance of a Conditional Use Permit (CUP) are allowed within the Project upon issuance of a CUP

Commercial Areas:

- **Those uses listed in the City's zoning ordinance for GR Districts are hereby permitted by right within the Project. Uses designated as allowed by issuance of a Conditional Use Permit (CUP) are allowed within the Project upon issuance of a CUP. Land uses not permitted in GR Districts but are permitted in lesser zoning districts are not allowed.**

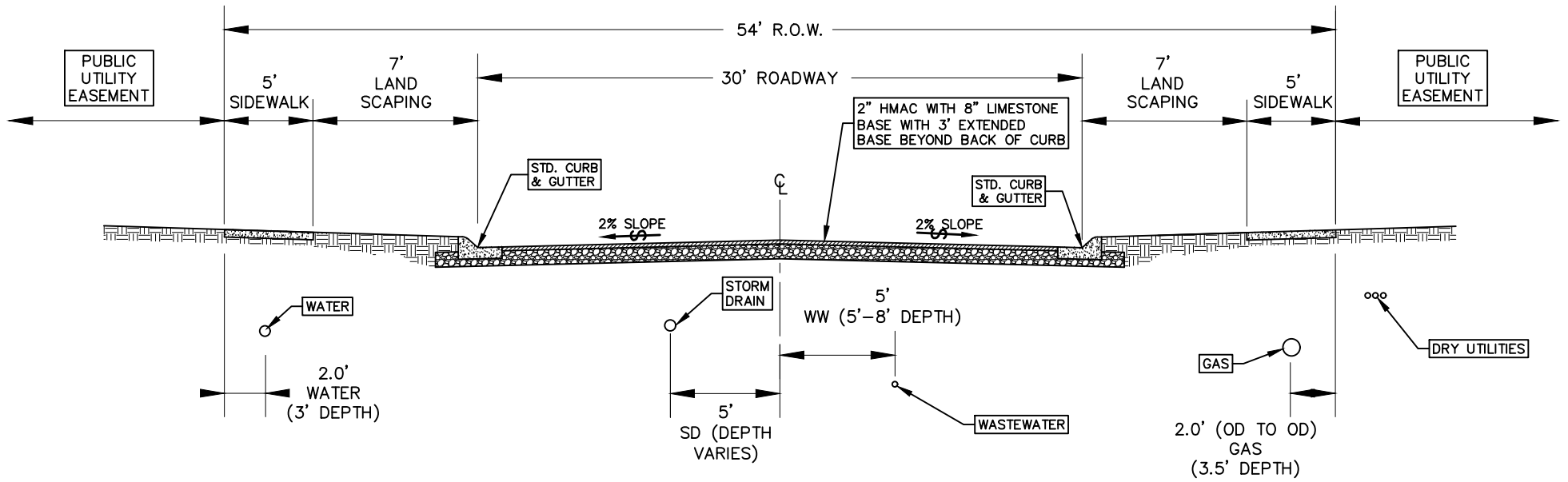
-

Notwithstanding, the following uses will not be allowed.

- **Farm Animals**
- **Check Cashing Service**
- **Telemarketing Center**
- **Appliance Repair, unless accessory to appliance retail sales**
- **Auto Supply Store**
- **Building Material Sales**
- **Lawnmower Sales and Repair**
- **Live-in Security Quarters**
- **Locksmith**
- **Major Appliance Repair, unless accessory to appliance retail sales**
- **Restaurant (With Drive-Through Service)**
- **Tool and Machinery Rental**
- **Vacuum Cleaner Sales and Repair**
- **Auto Tire Sales and Repair**
- **Auto Washing Facility, Attended**
- **Auto Washing Facility, Unattended**
- **Automobile Repair, Minor**
- **Tire Dealer, Indoor Storage**
- **Psychic Reading Services**
- **Video Rentals/Sales**

- **Wireless Communication Tower**
- **Radio, Television, Microwave Tower**
- **Wastewater Treatment Plant**
- **Pawnshop**
- **Multiple-Family Dwelling**

EXHIBIT G



54' R.O.W. LOCAL STREET
TYPICAL SECTION
N.T.S.

EXHIBIT H Water Quality Buffer Zones





Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission meeting: March 28, 2023
Project No: ZA2023-0001
Project Planner: Tory Carpenter, AICP, Planning Director

Item Details

Project Name: Storserv
Property Location: 1300 E US 290
Legal Description: 5.02 acres out of the C.H. Mallot Survey
Applicant: Victor Ostiguin, Doucet & Associates
Property Owner: Andrew Bursk
Request: Zoning amendment from Agriculture “AG” to Commercial Services “CS”



Background

While the property is currently in the ETJ, the default zoning district if it is annexed is Agriculture “AG”

Per Ch. 30 Exhibit A, §3.5-3.6

- **AG – Agriculture:** *The AG, agriculture district is designed to permit the use of land for the ranching, propagation and cultivation of crops, small-scale horticultural enterprises, and similar uses. Single-family uses on large lots are also appropriate for this district. Territory that has been newly annexed into the city is initially zoned agriculture. It is anticipated that some portion of agriculturally zoned land may eventually be rezoned to another zoning classification in the future.*

The applicant is requesting a zoning amendment to Commercial Services “CS”

- **CS – Commercial Services:** *The commercial services (CS) district is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding, and contractors shops, plumbing shops, automotive repair or painting services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view. The uses envisioned for the district will typically utilize small sites and have operational characteristics that are generally not compatible with residential uses and most other types of nonresidential uses within the city.*

This request is being heard concurrently with an annexation request for the same property. The applicant is that he is requesting annexation and zoning to sell the property. The property is currently being used as the owner’s homestead.

At their meeting on February 21, 2023, the City Council gave direction to staff to proceed with the annexation request for the property. This zoning amendment and the annexation are scheduled to be voted on by the City Council on April 4, 2023.

In 2020, the City approved a site development permit for a self storage facility on the property. As part of the site development permit, the applicant agreed to follow the lighting ordinance with the City.

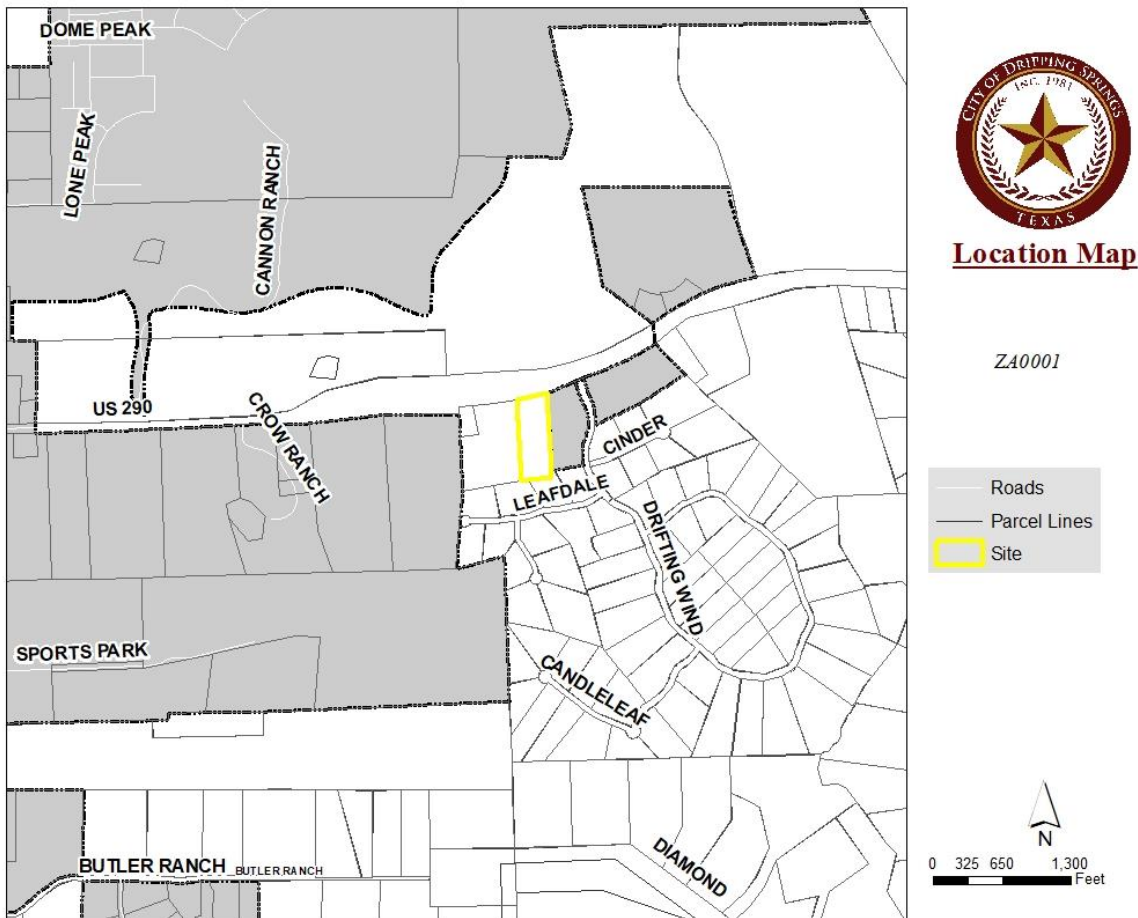
The applicant stated that the purpose for annexation and zoning is to expand the site. If the zoning request is approved, the applicant will have to apply for a Conditional Use Permit to expand the use of “self-storage.”

Analysis

Since the property is currently in the ETJ, staff finds it appropriate to compare ETJ standards with the requested zoning district.

| | ETJ | CS | Differences between ETJ & SF-2 |
|---|---------------------------|-----------------------------|---------------------------------|
| Max Height | Not regulated | 2 stories / 40 feet | Restricted 2 stories / 40 feet |
| Min. Lot Size | .75 acres* | 8,000 square feet | 0.57 acres less |
| Min. Lot Width | 30 feet | 80 feet | 50 feet more |
| Min. Lot Depth | unregulated | 100 feet | 100 feet |
| Min. Front/Side/Rear Yard Setbacks | 10 feet / 5 feet / 5 feet | 25 feet / 15 feet / 25 feet | 15 feet / 10feet / 20 feet more |
| Impervious Cover | 35% | 70% | 35% more |

Surrounding Properties



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

| Direction | Zoning District | Existing Use | Future Land Use |
|-----------|---------------------------|--------------------|-----------------|
| North | PDD (Under Consideration) | Vacant | Mixed Use |
| East | CS | Various Commercial | |
| South | ETJ | Single-family | |
| West | ETJ | Mobile Home Park | |

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

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

| Factors | Staff Comments |
|---|---|
| 1. whether the proposed change will be appropriate in the immediate area concerned; | This zoning change is consistent with existing development in the area. |
| 2. their relationship to the general area and the City as a whole; | This zoning change would allow for various office / retail uses and is consistent with nearby properties on US 290. |
| 3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; | The property is not within any existing or proposed City Plans. |
| 4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development; | This request would not make other land unavailable for development. |
| 5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change; | Land with the same zoning classification has been developing rapidly. |
| 6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved; | No areas designated for commercial development will be affected by this proposed amendment. |
| 7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and | Approval of this zoning amendment would not be significantly different from decisions made involving other similar parcels. |
| 8. any other factors which will substantially affect the public health, safety, morals, or general welfare. | The rezoning does not negatively affect the public health, safety, morals, or general welfare. |

Staff Recommendation

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

Planning and Zoning action:

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

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

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

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

Public Notification

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

Attachments

Exhibit 1 – Zoning Amendment Application

| | |
|--------------------------|--|
| Recommended Action: | Recommend approval of the requested Zoning Amendment |
| Alternatives/Options: | Recommend denial of the zoning map amendment. |
| Budget/Financial Impact: | All fees have been paid. |
| Public Comments: | Staff received one written response from a neighbor who has concerns with deed restrictions on the property. |
| Enforcement Issues: | N/A |

Scale: AS SHOWN
 Date: JANUARY 20, 2000
 Drawing: 1300 E. U.S. HIGHWAY 290 WEST
 Project: 1300 E. U.S. HIGHWAY 290 WEST

STORSEV 1300 E. U.S. HIGHWAY 290 WEST DRIPPING SPRINGS, TX

EROSION & SEDIMENTATION CONTROL PLAN

DM DOUCET & ASSOCIATES
 Civil Engineering - Erosion & Sedimentation Mapping
 7401 E. Highway 71 W, Suite 140
 Austin, Texas 78735, Phone: (512)-83-2600
 Firm Registration Number: 3937
 www.doucetengineers.com

- #### EROSION CONTROL LEGEND
- (E1) INSTALL SILT FENCE PER CITY OF AUSTIN STANDARD DETAIL 8425-1.
 - (E2) INSTALL STABILIZED CONSTRUCTION ENTRANCE PER CITY OF AUSTIN STANDARD DETAIL 6425-1.
 - (E3) INSTALL DRAINAGE SUMMER TO BE DESIGNED PER CMAA.
 - (E4) INSTALL SILE PROTECTION PER CITY OF AUSTIN STANDARD DETAILS 8102-1, -2, & -3, & -4.
 - (E5) INSTALL ROCK BERM PER CITY OF AUSTIN STANDARD DETAILS 8102-1.

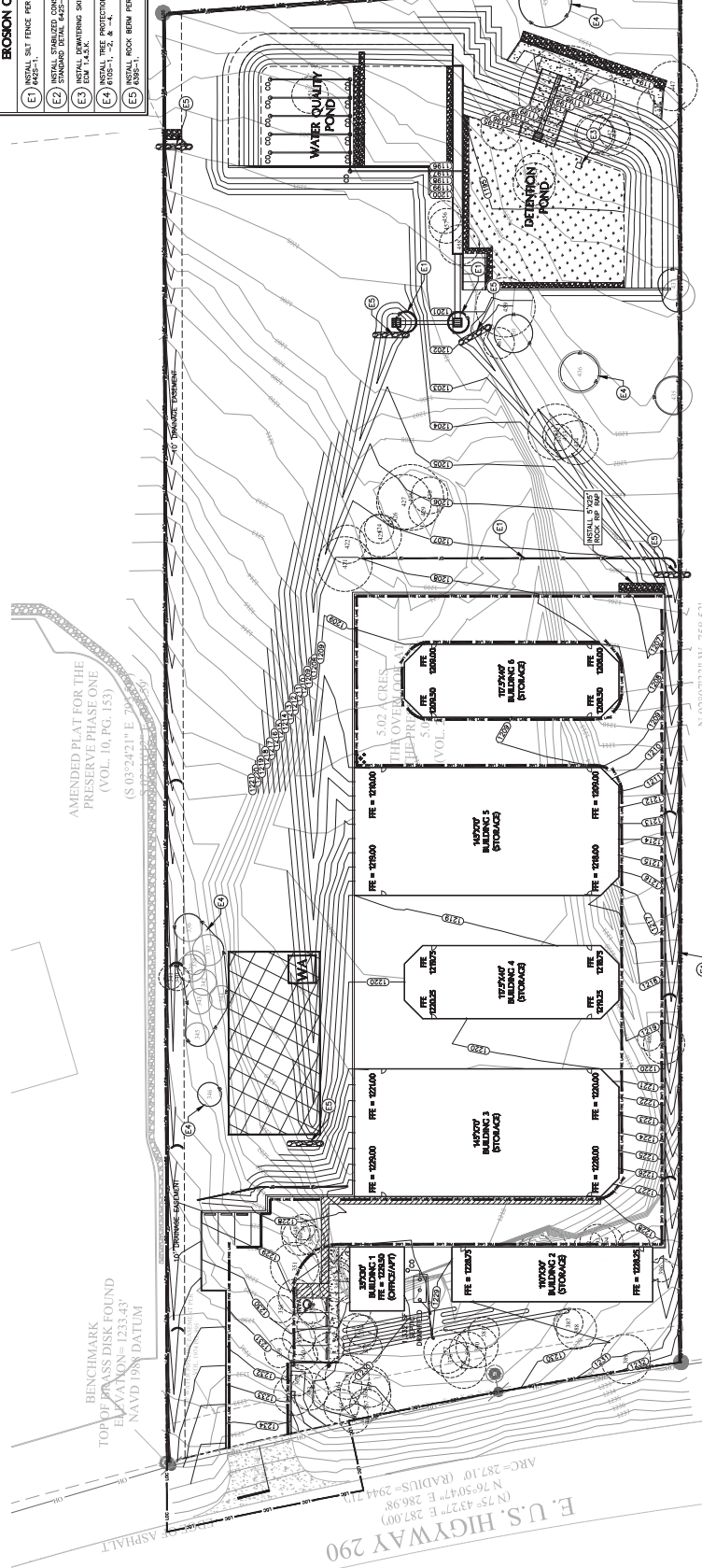
NOTES

1. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR MAY RELOCATE THE STAKES AND SPILLS AREA AS NEEDED BUT SHALL MAINTAIN SILT FENCE ON THE DOWN GRADIENT SIDE.
3. CONTRACTOR SHALL ADJUST SILT FENCE AS REQUIRED DURING CONSTRUCTION.
4. INSTALL 3" DIAMETER SPOUT WHERE SILT FENCE IS PERPENDICULAR TO THE DIRECTION OF FLOW.

LIMITS OF WORK = 5.10 ACRES

LEGEND

PROPERTY LINE
 LIMITS OF CONSTRUCTION
 SILT FENCE
 STABILIZED CONSTRUCTION ENTRANCE
 DRAINAGE SUMMER
 ROCK BERM
 SILE PROTECTION
 NEED TO BE PROTECTED BY FENCE
 NEED TO BE REMOVED
 FINISHED FLOOR ELEVATION
 HATCHERY AREA
 CONSTRUCTION AREA
 CONSTRUCTION AREA



AMENDED PLAT FOR THE PRESERVE PHASE ONE (VOL. 10, PG. 153)
 (S 03°24'21" E 730.00')

AMENDED PLAT FOR THE PRESERVE PHASE ONE (VOL. 10, PG. 153)
 (S 03°24'21" E 730.00')

BENCHMARK
 TOP OF BRASS DISK FOUND
 ELEVATION = 1233.43'
 NAVD 1988 DATUM

E. U.S. HIGHWAY 290
 (N 75° 43' 27" E 287.00')
 N 76° 50' 47" E 286.98'
 ARC = 287.10' (RADIUS = 2944.71')



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 9.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Mr. Andrew Bursk A-A-A Storage Dripping Springs, LLC

STREET ADDRESS 4203 Spinnaker Cove

CITY Austin STATE Texas ZIP CODE 78731

PHONE 512-452-7789 EMAIL storserv@austin.rr.com

APPLICANT NAME Victor Ostiguin, P.E.

COMPANY Doucet & Associates, Inc.

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

CITY Austin STATE Texas ZIP CODE 78735

PHONE 512-566-4076 EMAIL vostiguin@doucetengineers.com

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

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

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

| PROPERTY & ZONING INFORMATION | |
|---|---|
| PROPERTY OWNER NAME | A-A-A Storage Dripping Springs, LLC |
| PROPERTY ADDRESS | 1300 E. U.S. HIGHWAY 290 DRIPPING SPRINGS |
| CURRENT LEGAL DESCRIPTION | 5.02 ACRE TRACT OUT OF THE C H MALLOT SURVEY NO 299, ABS. 693 |
| TAX ID# | R85428 |
| LOCATED IN | <input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION |
| CURRENT ZONING | N/A |
| REQUESTED ZONING/AMENDMENT TO PDD | Commercial Services (CS) |
| REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i> | To annex the subject site into city limits along with rezoning the site to Commercial Services. |
| INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i> | The project consists of 5 Storage Buildings and an Office Building Totaling 34,600 Sq. Ft on a 5.02 Acre Site with associated Parking, Water Quality, and Utility Improvements. |

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

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

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

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

APPLICANT'S SIGNATURE

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

(As recorded in the Hays County Property Deed Records, Document #22038565)

A-A-A Storage Dripping Springs, LLC
Name By: AAA Storage LLC, its GM
President

Title

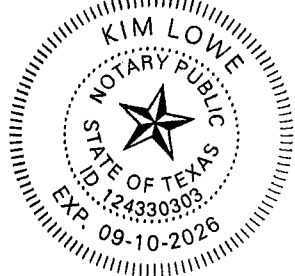
STATE OF TEXAS §
TRAVIS §
COUNTY OF ~~HAYS~~ §

This instrument was acknowledged before me on the 13 day of December 2022 by John Muhich, President, AAA Storage, LLC, general manager of AAA Storage Dripping Springs LLC, on behalf of said company.

Notary Public, State of Texas

My Commission Expires: 9/10/2026

John Muhich - [Signature]
Name of Applicant



ZONING AMENDMENT SUBMITTAL

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

C.M. B.
Applicant Signature

11/8/2022
Date

CHECKLIST

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

| Subdivision Project Name | City Limits / ETJ | Location | Description | Status |
|--|-------------------|---|--|--------------------------|
| SUB2021-0065 Heritage Phase 2 Final Plat | CL | Sportsplex Drive (Heritage Development) | 162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres | Waiting on Resubmittal |
| SUB2021-0069 Cannon Ranch Ph 1 Construction Plans | CL | Cannon Ranch Road | Development of 122 residential lots with public roadways, utilities, and drainage features. | Approved with conditions |
| SUB2021-0071 Cannon Ranch OffSite Waterline | CL | Cannon Ranch Road | The construction of an offsite waterline that is approximately 4 acres | Approved |
| SUB2021-0073 Hardy Preliminary Plat | CL | 2901 W US 290 | 41 Residential lots on 39.341 | Approved with conditions |
| SUB2022-0002 Hays Street Subdivision | CL | 102 Bluff Street | Subdivision of 6 residential lots in the Historic District | Approved with conditions |
| SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat | ETJ | 17901 FM 1826 | Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial | Approved with conditions |
| SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP | ETJ | 17901 FM 1826 | Final Plat for 1 Commercial Lot | Under Review |
| SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP | ETJ | 17901 FM 1826 | FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres | Under Review |
| SUB2021-0011 Double L Phase 1 Prelim Plat | ETJ | 1.5 miles N of US 290 & RR 12 | PP for 243 residential units and 1 amenity center | Approval with Conditions |
| SUB2022-0021 Headwaters at BC Phase 3 CP | ETJ | Intersection of Hazy Hills Loop and Roy Branch Road | Construction Plans | Approved with conditions |
| SUB2022-0023 Overlook at Bunker Ranch CP | CL | 2004 Creek Road | Construction Plans for 12 single family lots with 1 drainage lot | Approved with conditions |
| SUB2022-0028 Parten Ranch Phase 8 | ETJ | End of Bird Hollow near Trickling Brook Road Intersection | 90 Lot Subdivision | Approved with conditions |
| SUB2022-0031 Patriots Hall AP | ETJ | 231 Patriots Hall Blvd | Combining the existing 4 lots into 1 lot | Recorded with the County |
| SUB2022-0033 The Ranch at Caliterra | ETJ | Premier Park Loop | Preliminary plat of the Carter tract with 243 lots | Approved with conditions |
| SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II | ETJ | FM 150 | 12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP | Waiting for Resubmittal |
| SUB2022-0039 Village Grove Preliminary Plat | CL | Sports Park Rd | Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial | Waiting for Resubmittal |
| SUB2022-0040 102 S Bluff St CP | CL | Hays st | Construction Plans for 7 lots. Six of wich are residential and 1 will be landscaping | Waiting for Resubmittal |
| SUB2022-0041 Hays St Preliminary Plat | CL | Hays st | Preliminary Plat for 7 lots. Six of wich are residential and 1 will be landscaping | Approved with conditions |
| SUB2022-0042 Silver Creek Subdivision | ETJ | Silver Creek Rd | 70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space | Under Review |
| SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP | ETJ | 590 Cypress Creek Dr | An amending plat to remove a site parking area from the single family lot. This request is by the property owner. | Waiting for Resubmittal |
| SUB2022-0045 Ellington Estates MP | ETJ | 206 Darden Hill Rd | Legalizing the lot | Waiting for Resubmittal |
| SUB2022-0046 Kali Kate | ETJ | 4550 FM 967 | City of Dripping Springs and City of Buda Interlocal Agreement | Waiting for Resubmittal |
| SUB2022-0047 Ariza West 290 | ETJ | 13900 W US Highway 290 | The Final Plat for an apartment complex | Waiting for Resubmittal |
| SUB2022-0048 Wild Ridge Phase 1 CP | CL | E US 290 | Construction plans for phase 1 of Wild Ridge | Waiting for Resubmittal |
| SUB2022-0049 Serenity Hills | ETJ | 1111 HAYS COUNTRY ACRES ROAD | 50 Lot subdivision in Dripping Springs ETJ | Approved with conditions |
| SUB2022-0050 North 40, Section 2, Block B, Lots 1, 2, 29, and 30 | CL | 28501 RR 12 | Amending Plat to combine 4 lots into 1 | Waiting for Resubmittal |
| SUB2022-0052 Village Grove Phase 1 CP | CL | Sports Park Rd | The construction plans for phase 1 of the Village Grove development | Under Review |
| SUB2023-0001 Village Grove Phase 2B CP | CL | Sports Park Rd | Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways. | Waiting for Resubmittal |
| SUB2021-0001 Roger Hanks Parkway Extension | CL | Roger Hanks | 3120 LF of Collector Roadway. The infrastructure includes all associated streets, grading, and water quality improvements. | Approved |
| SUB2023-0003 The Ranch at Caliterra CP | ETJ | Soaring Hill Rd at HC Carter Way | Construction Plans for the Carter tract. | Waiting for Resubmittal |
| SUB2023-0004 Re-subdivision of Lot 2, Driftwood 967 Phase One | ETJ | FM 967 at FM 1826 | Subdividing 1 lot to 11 lots to be part of the Driftwood Development | Under Review |
| SUB2023-0005 Skylight Hills Prelim | ETJ | 13001 & 13111 High Sierra | Creating 11 residential lots in the ETJ | Under Review |
| SUB2023-0006 Wild Ridge Phase 1 FP | CL | E US 290 | Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot | Under Review |
| SUB2023-0007 Skylight Hills Construction Plans | ETJ | 13001 & 13111 High Sierra | Creating the infrastructure of 11 residential lots | Under Review |
| SUB2023-0008 Silver Creek Subdivision Construction Plans | ETJ | Silver Creek Rd | 29 Single family residential lots with access, paving, OSSF, water supply well, and open space | Under Review |

| ADMINISTRATIVE APPROVAL PROJECTS | | | | |
|--|-------------------|---|---|--------------------------------|
| Site Development Project Name | City Limits / ETJ | Location | Description | Status |
| SD2021-0005 Dripping Springs WWTP Expansion | CL | 23127 FM 150 W | Expansion of the Wastewater treatment plant | Under Review |
| SD2021-0021 RR 12 Commercial Kitchen | CL | 28707 RR 12 | Commercial kitchen that will support a catering business, no on-site dining is proposed | Approved w/ Conditions |
| SD2021-0013 Dreamland | ETJ | | | Waiting on resubmittal |
| SD2021-0030 Belterra Townhomes | ETJ | Belterra | Seven townhome units with associated parking, sidewalk, utilities, and drainage | Waiting on resubmittal |
| SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev | ETJ | 4955 Bell Springs | A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality | Waiting on resubmittal |
| SD2022-0001 Julep Commercial Park | ETJ | Northeast corner of W US 290 and Trautwein Rd | 11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities | Waiting on resubmittal |
| SD2022-0010 Wenty's Wine Bar | ETJ | 5307 Bell Springs Rd | Wine bar and associated improvements | Waiting on resubmittal |
| SD2022-0007 Heritage Effluent Line Stage II Extension | CL | 511 Mercer Street | Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2 | Waiting on resubmittal |
| SD2022-0008 Patriot's Hall Phase 1B | ETJ | 231 Patriots Hall Blvd | New Patriot's Hall event building with parking, infrastructure and water quality | Waiting on resubmittal |
| SD2022-0013 DS Flex Business Park | CL | 28513 RR 12 | Construction of two shell buildings with accompanying site improvements | Waiting on resubmittal |
| SD2022-0011 Skybridge Academy | CL | 519 Old Fitzhugh Road | Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway | Approved w/ Conditions |
| SD2022-0014 Bell Springs Site Plan (Travis Flake) | ETJ | 5307 Bell Springs Rd | Office and Warehouse with drives, parking, waterline connection, and pond | Approved w/ Conditions |
| SD2022-0016 JWLP Lot 6 Revision 1 | CL | 249 Sportsplex Drive | Revision to the original site plan | Waiting on resubmittal |
| SD2022-0018 Office 49 | ETJ | 241 Frog Pond Lane | The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements. | Waiting on resubmittal |
| SD2022-0019 Double L Ranch, Phase 1 | ETJ | RR 12 | Construction of water, wastewater, drainage and paving improvements for 244 single family lots. | Waiting on resubmittal |
| SD2022-0020 Merigian Studios | ETJ | 105 Daisy Lane | Art studio with driveway, parking, and external structures | Approved w/ Conditions |
| SD2022-0022 Belterra Medical Office | ETJ | 164 Belterra Village Way | Medical office building with associated parking, sidewalk, utility and drainage improvements | Under Review |
| SD2022-0023 Christian Automotive | ETJ | 100 N. Canyonwood Drive | Construction of an approximately 6,000 square feet of light automotive facility | In Administrative Completeness |
| SD2022-0024 4400 US 290 SP | ETJ | 4400 US 290 | 7 Commercial Buildings in the ETJ | Approved w/ Conditions |
| SD2022-0025 Hardy Drive | ETJ | 2901 US 290 | Construction of a road for the Hardy and Bunker Ranch development to meet fire code | Waiting on resubmittal |
| SD2022-0027 Sawyer Ranch Lot 3A | CL | 13341 W US 290 | Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities. | Approved w/ Conditions |
| SD2022-0029 Headwaters Commercial East Phase 1 SP | CL | Headwaters Blvd. | Development of a preschool with associated utility infrastructure, storm infrastructure, parking lot improvements, and a water quality/detention pond that accounts for future developments | Under Review |
| SD2022-0031 WHIM Corporate Site Plan | CL | 27950 RR12 | The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan. | Waiting on resubmittal |
| SD2022-0032 Driftwood Ranch Clubhouse | ETJ | 17901 FM 1826 | Clubhouse buildings and parking | Under Review |
| SD2022-0033 Hays County ESD EMS Station 72 - Heritage Oaks | ETJ | 1 Heritage Oaks Drive | New ESD EMS Station | Approved |
| SD2022-0035 100 Daisy Lane Site Plan | ETJ | 100 Daisy Lane | A metal building for manufacturing, office, storage, tasting room for a distillery and associated paving | Approved |
| SD2022-0036 Hays County ESD EMS Station 73 - RR 12 | ETJ | 31331 RR 12 | New ESD EMS Station | Approved |
| SD2022-0037 Burlebo | ETJ | 149 American Way | Warehouse/office for business and distribution operation of Burlebo | Under Review |
| SD2022-0038 CAK Capital Office Building | CL | 28496 Ranch Road 12 | Site improvements for future detached office building | Under Review |
| SD2022-0039 Big Sky Ranch WWTP | CL | Sue Peaks Loop | Temporary Wastewater Treatment Plan and subsurface area drip disposal system to serve Big Sky Development | Waiting on resubmittal |
| SD2022-0041 Dripping Springs Urgent Care | CL | 164 Belterra Village Way | Ground up development of an urgent care facility within the Belterra Commercial District | Under Review |
| SD2022-0042 Suds Brothers Car Wash | CL | 610 W Hwy 290 | Rapid car wash facility | Under Review |
| SD2022-0043 Tiger Lane Office Complex | CL | Tiger Lane | Office complex with potential for food trucks | Under Review |
| SD2023-0001 Arrowhead Ranch Offsite Wastewater Extension | CL | Arrowhead Ranch | To connect the existing wastewater improvements from Arrowhead to the City wastewater system. | Under Review |
| SD2023-0002 Fitzhugh Corners | ETJ | 15310 Fitzhugh Road | A 13,908 sq ft building with site improvements | Waiting on resubmittal |
| SD2023-0003 Dutch Bros Coffee | ETJ | 12400 US Hwy. 290 | Revision to the LedgeStone Commercial East Site Plan specifically for Dutch Bros Coffee | Under Review |
| SD2023-0004 Austin Ridge Bible Church Revision | ETJ | 31330 Ranch Road 12 | Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking. | Waiting on resubmittal |
| SD2023-0005 DGRC Creek Phase 1 WQ Pond Revision | ETJ | Thurman Roberts Way Driftwood | Water Quality pond revision | In Administrative Completeness |

| Site Development Project Name | City Limits / ETJ | Location | Description | Status |
|--|-------------------|--------------------|---|------------------------|
| SD2023-0006 DS Vet Clinic | CL | Cortaro Dr & RR 12 | 2 Phase Site Development Plan with 3,957sf veterinarian clinic with paving, drainage and utility infrastructure | Waiting on resubmittal |
| SD2023-0007 Phase 4A Drip Irrigation System Improvements | ETJ | 2581 E Hwy 290 | The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only. | Under Review |
| SD2023-0008 102 Rose Drive | CL | 102 Rose Dr | Construction of two additional duplexes w/ accompanying site improvements | Under Review |
| SD2023-0009 Paloma | CL | 235 Sports Park Rd | Adding improvements to the site | Under Review |
| SD2023-0010 Creek Road Horse Farms | CL/ETJ | 1225 Creek Rd | Horse training facility with covered riding arena, barn, storage building and open-air riding. | Under Review |

| <i>Ongoing Projects</i> | |
|---------------------------|---|
| Comprehensive Plan | Meetings with DTJ |
| Gateway Village | Planning and Zoning Commission review on March 28th and City Council on April 4th. |
| Cannon Mixed-Use | Back and forth comments |