



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, September 26, 2023 at 6:00 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Commission Members

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

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

City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
IT Director Jason Weinstock  
Planning Director Tory Carpenter  
City Planner Warlan Rivera

### PLEDGE OF ALLEGIANCE

### PRESENTATION OF CITIZENS

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

### CONSENT AGENDA

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

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

- 1. Approval of the August 8, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2023-0031: an application for the Gateway Village Preliminary Plat for a 97.44 acre tract out of the Philip A. Smith and C.H. Malott Surveys located north of the intersection of Drifting Wind Run and US 290. Applicant: Christopher A. Reid, P.E.**
- 3. Denial of SUB2023-0034: an application for the Lunaroya Subdivision Final Plat for an approximately 70.00-acre tract of land located on Silver Creek Road out of the M.D. Raper Survey. Applicant: Richard Pham, Doucet and Associates**
- 4. Denial of SUB2023-0038: an application for the Ranch at Caliterra Final Plat for a 200.024 acre tract located west of the Caliterra Subdivision out of the Benjamin F. Hannah Survey. Applicant: Bill E. Couch, Carlson Brigrance, and Doering, Inc.**

## **PLANNING & DEVELOPMENT REPORTS**

- 5. 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**

October 10, 2023, at 6:00 p.m.  
October 24, 2023, at 6:00 p.m.  
November 14, 2023, at 6:00 p.m.  
November 28, 2023, at 6:00 p.m.

### **City Council & Board of Adjustment Meetings**

October 3, 2023, at 6:00 p.m. (CC & BOA)  
October 17, 2023, at 6:00 p.m. (CC)  
November 7, 2023, at 6:00 p.m.(CC & BOA)  
November 21, 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](http://www.cityofdrippingsprings.com), on **September 22, 2023, at 10:30 a.m.***

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*City Secretary*

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



# PLANNING & ZONING COMMISSION REGULAR MEETING

## City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 22, 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  
Eugene Foster  
Douglas Shumway  
Evelyn Strong

**Staff, Consultants & Appointed/Elected Officials present were:**

Mayor Bill Foulds, Jr.  
Mayor Pro Tem Taline Manassian  
Planning Director Tory Carpenter  
City Attorney Laura Mueller  
City Planner Warlan Rivera  
Deputy City Secretary Cathy Gieselman  
IT Director Jason Weinstock

### PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance to the Flag.

### PRESENTATION OF CITIZENS

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

Weston Kirk spoke about groundwater concerns and adverse effects of development.

### CONSENT AGENDA

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

Via unanimous consent, Consent Agenda Items 1 and 2 were considered separately and Consent Agenda Items 3 – 7 were considered prior to Items 1 and 2.

3. **Conditional approval 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*
4. **Approval of SUB2023-0025: an application for the Caliterra Phase 3 Section 10 Preliminary Plat for 20.19 acres out of the Philip A Smith Survey located at Caliterra Parkway and Pointe Du Hoc.** *Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.*
5. **Denial of SUB2023-0034: an application for the Lunaroya Subdivision Final Plat for an approximately 70.00-acre tract of land located on Silver Creek Road out of the M.D. Raper Survey.** *Applicant: Richard Pham, Doucet and Associates*
6. **Denial of SUB2023-0035: an application for the Parten Ranch, Phase 6 & 7 Final Plat for a 123.63 acre tract located at 600 Two Creeks Lane out of the Philip A. Smith and C.H. Malott Surveys.** *Applicant: Lauren Crone, P.E. LJA Engineering*
7. **Conditional approval of SUB2023-0036: an application for the Caliterra, Phase 5, Section 13 Final Plat for a 4.898 acre tract located at the intersection of Bridge Water Cove and Kelsey Lane out of the Philip A. Smith Survey.** *Applicant: Bill E. Couch, Carlson Brigrance and Doering, Inc.*

Tory Carpenter noted a correction to Consent Agenda Item 3. The item should read:

***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*

A motion was made by Commissioner Bourguignon to approve Consent Agenda Items 3 – 7, with correction to Item 3 as presented by staff. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

**1. Approval of the July 25, 2023, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Foster to approve the July 25, 2023, Planning & Zoning Commission regular meeting minutes. Vice Chair Williamson seconded the motion which carried 4 to 0 with 3, with Commissioners Bourguignon, Crosson, and Strong abstaining.

**2. Approval of the August 8, 2023, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Strong to approve the August 8, 2023, Planning & Zoning Commission regular meeting minutes. Commissioner Crosson seconded the motion which carried 6 to 0 with 1, with Commissioner Bourguignon abstaining.

**BUSINESS**

**8. Public hearing and recommendation regarding CUP2023-0002: an application for a Conditional Use Permit to allow self-storage use at 1300 E US 290. Applicant: Ken Leonard, AAA Storage LLC**

- a. **Applicant Presentation** – Applicant was not present.
- b. **Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends approval of the condition use permit with the following conditions:
  - 1) The location of the buildings and parking areas shall generally be consistent with the site plan provided with this request.
  - 2) All existing and new lighting must comply with the City’s Lighting Ordinance.
  - 3) The entire site must comply with the City’s Landscape Ordinance.
  - 4) The applicant must provide screening along the western and southern property boundaries consistent with sections 5.10.1 of the Zoning Ordinance.
- c. **Public Hearing** – Austin Powers spoke addressing concerns regarding residential screening and noise/light pollution.
- d. **Recommendation** – A motion was made by Vice Chair Williamson to recommend City Council approval of CUP2023-0002: an application for a Conditional Use Permit to allow self-storage use at 1300 E US 290, as recommended by staff and with the following additional conditions:
  - The entire sight cannot exceed 70% impervious cover.
  - The applicant must replace or rebuild the failing silt fence.
  - Site plans shall be reviewed by City Engineer Chad Gilpin to ensure compliance with Stormwater Pollution Prevention Plan.
  - The applicant shall maintain site hours of 9:00 a.m. – 9:00 p.m.
  - New buildings shall be controlled by motion detection lighting from 9:00 p.m. – 9:00 a.m.

Commissioner Strong seconded the motion which carried unanimously 7 to 0.

**9. Update and discussion regarding legislative changes to plat approvals and approval process.**

Laura Mueller gave a presentation which is on file.

No action was taken regarding this item.

**PLANNING & DEVELOPMENT REPORTS**

Report is on file and available for review upon request.

**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.*

The Commission did not meet in Executive Session.

**UPCOMING MEETINGS**

**Planning & Zoning Commission Meetings**

September 12, 2023, at 6:00 p.m.

September 26, 2023, at 6:00 p.m.

October 10, 2023, at 6:00 p.m.

October 24, 2023, at 6:00 p.m.

**City Council & Board of Adjustment Meetings**

September 5, 2023, at 5:30 p.m. (CC & BOA)

September 19, 2023, at 6:00 p.m. (CC)

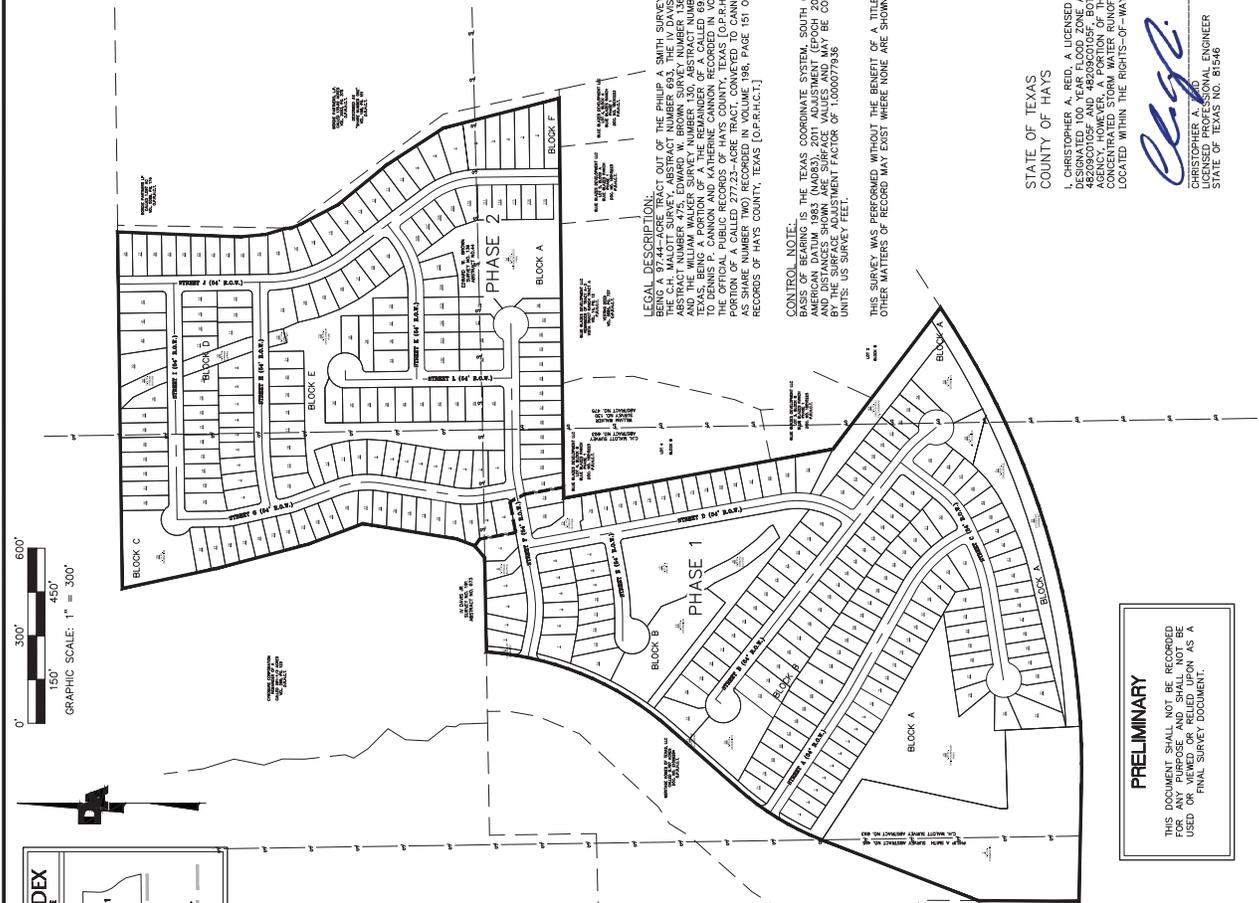
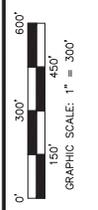
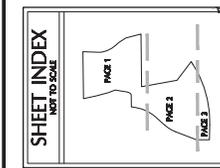
October 3, 2023, at 6:00 p.m. (CC & BOA)

October 17, 2023, at 6:00 p.m. (CC)

**ADJOURN**

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

This regular meeting adjourned at 7:42 p.m.



- NOTES:**
- ALL PROPOSED MAJOR ARTERIAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET, AND A 10' WIDE SHARED USE PATH ON THE OTHER.
  - ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
  - OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC FRANCHISES) SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - WATER SERVICE SHALL BE PROVIDED BY THE FOLLOWING:  
WASTEWATER CITY OF DRIPPING SPRINGS  
VALLEY WEST TRAVIS COUNTY P.U.E.  
GAS - TEXAS GAS SERVICE
  - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
  - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS.
  - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND PD# #6 (ORDINANCE NO. 2023-15).
  - A 10 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
  - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
  - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSONS.
  - ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
  - ALL ELECTRICAL, CABLE, TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
  - PROPERTY OWNER'S ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
  - STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SDA 3.11].
  - CONSTRUCTION ACCESS SHALL BE VIA US HWY 290.
  - THIS DEVELOPMENT IS SUBJECT TO PD# ORDINANCE NO. 2023-15 AND RELATED DEVELOPMENT AGREEMENTS DATED APRIL 18, 2023.
  - CONSTRUCTION PLANS FOR GATEWAY VILLAGE WILL NOT BE APPROVED UNTIL CONSTRUCTION PLANS FOR APPROVED BLVD# ARE APPROVED AND CONSTRUCTION PLANS FOR THE WIDENING/US290 IMPROVEMENTS ARE APPROVED BY 7/20/24.
  - MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC FRANCHISES) SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - LAND RESERVATIONS FOR THE DEVELOPMENT OF THIS PROJECT SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION OR OTHER ASSOCIATION, FOR OPERATION AND MAINTENANCE.

- LEGAL DESCRIPTION:**  
 BEING A 37.44-ACRE TRACT OUT OF THE PHILIP A. SMITH SURVEY, ABSTRACT NUMBER 415, COUNTY OF DALLAS, TEXAS, AS SHOWN ON PLAT # 100, ABSTRACT NUMBER 136, ABSTRACT NUMBER 141, AND THE WILLIAM WALKER SURVEY, NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, AS SHOWN ON PLAT # 100, ABSTRACT NUMBER 136, ABSTRACT NUMBER 141, AND 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 37.44-ACRE TRACT OUT OF THE PHILIP A. SMITH SURVEY, ABSTRACT NUMBER 415, AS SHOWN ON PLAT # 100, ABSTRACT NUMBER 136, ABSTRACT NUMBER 141, AND DENNIS P. CANNON AND KATHERINE CANNON RECORDED IN VOLUME 188, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]
- CONTROL NOTE:**  
 BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH DATUM, NAD 83, WITH THE SURFACE ELEVATION OF THE POINT OF BEGINNING OF THE SURVEY SHOWN AND SURFACE VALUES AND DISTANCES TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.0000077936 UNITS: US SURVEY FEET.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

**STREET SUMMARY**

STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET	SIDEWALK	C&G
STREET A	54' R.O.W.	30'	1,193'	5' BOTH SIDES	Y
STREET B	54' R.O.W.	30'	1,225'	5' BOTH SIDES	Y
STREET C	54' R.O.W.	30'	863'	5' BOTH SIDES	Y
STREET D	54' R.O.W.	30'	1,154'	5' BOTH SIDES	Y
STREET E	54' R.O.W.	30'	373'	5' BOTH SIDES	Y
STREET F	54' R.O.W.	30'	1,154'	5' BOTH SIDES	Y
STREET G	54' R.O.W.	30'	1,184'	5' BOTH SIDES	Y
STREET H	54' R.O.W.	30'	781'	5' BOTH SIDES	Y
STREET I	54' R.O.W.	30'	809'	5' BOTH SIDES	Y
STREET J	54' R.O.W.	30'	1,616'	5' BOTH SIDES	Y
STREET K	54' R.O.W.	30'	554'	5' BOTH SIDES	Y
STREET L	54' R.O.W.	30'	601'	5' BOTH SIDES	Y
			TOTAL		11,507'

**JURISDICTION:** CITY OF DRIPPING SPRINGS

**UTILITY PROVIDERS:** TEXAS GAS SERVICE, DIPPING SPRINGS WASTEWATER, CITY OF DRIPPING SPRINGS ELECTRIC, FERNANDES ELECTRIC COOPERATIVE, TEXAS GAS SERVICE

**SITE AREA:** 97.44 ACRES

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

**LOT SETBACKS:**  
 FRONT 10'  
 REAR 10'  
 SIDE 5'  
 SIDE SIDE 10'

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED OR USED FOR ANY PURPOSES UNLESS IT IS USED ON FINAL SURVEY DOCUMENT.

STATE OF TEXAS  
 CITY OF DRIPPING SPRINGS  
 HAYS COUNTY, TEXAS

GATEWAY VILLAGE PRELIMINARY PLAT, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

**FLOODPLAIN NOTE:**  
 FLOODPLAIN ZONE INDICATED "X" AS SHOWN ON FIRM PANEL NO. 48209C0100F, HAYS COUNTY, TEXAS EFFECTIVE DATE 9/2/2005 AND FIRM PANEL NO. 48209C0100F, HAYS COUNTY, TEXAS EFFECTIVE MAP REVISED DATE 9/2/2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE: 9/20/2023  
 SCALE: 1" = 300'  
 DRAWN BY: SHP

REVIEWED:  
 PROJECT: 25  
 SHEET: 1  
 FIELD BOOK: \_\_\_\_\_  
 PARTY CHIEF: \_\_\_\_\_  
 SURVEY DATE: \_\_\_\_\_

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

**Item 2.**









**September 22, 2023**

**Christopher A. Reid**  
**Doucet**  
**mperkins@doucetengineers.com**

City staff has completed its review of project **SUB2023-0031 Gateway Village Preliminary Plat**. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

#### **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](mailto:cgilpin@cityofdrippingsprings.com).

1. On the Parkland Plan, coordinate with the Wildridge Blvd design team and Cannon Residential design team (All with Doucet). Show the location of the mid-block crossing and pedestrian crossing signal in an effort to coordinate trail connections between Cannon Residential, Wildridge and Gateway Village.

**Review 2: Show the location of the trails connection from Cannon Residential to the Mid Block crossing in Wildridge Blvd.**

2. 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].

**Review 2: Update the construction traffic control plan to show all outbound construction traffic taking a right onto Wildridge Blvd and travelling up to the roundabout at Wildridge and Shadow Ridge to turn back south. We do not want heavy construction vehicles making U-Turns at the median opening as currently shown.**

3. Provide utility assignments on the roadway typical sections. Ensure that water mains do not align under sidewalks and show typical fire hydrant locations. In addition, ensure that gas mains are placed within the PUE. Coordinate with staff to get a copy of the City's standard utility assignment exhibits for local streets.

**Review 2: The Fire Hydrant offset 2-ft from water main is not enough room to fit the gate valve and minimum 3 ft DI spool piece required by City detail. Further coordination is required with City Utility department for assignment of water main, FH and sidewalk.**



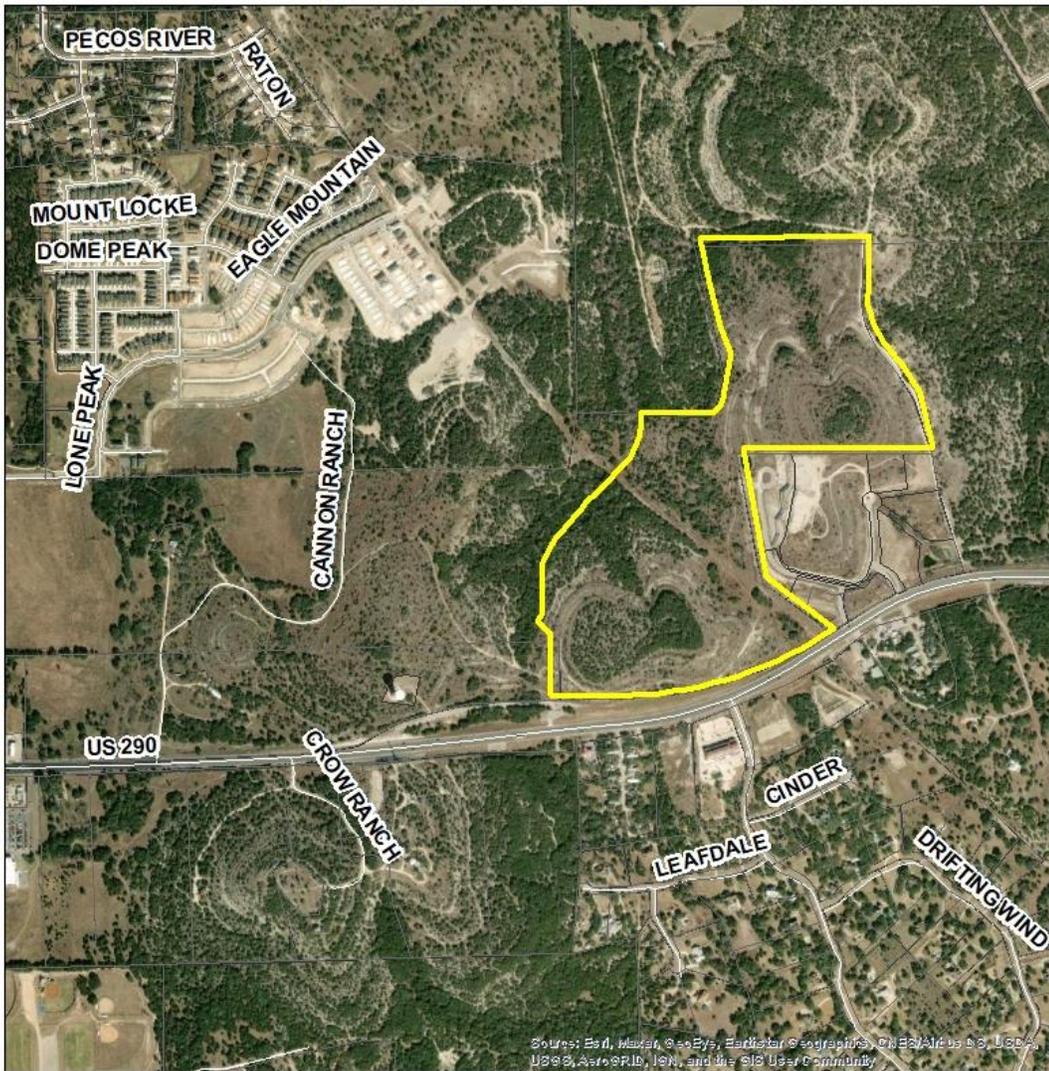
# Planning and Zoning Commission Planning Department Staff Report

Item 2.

**Planning and Zoning Commission Meeting:** September 25, 2023  
**Project No:** SUB2023-0031  
**Project Planner:** Tory Carpenter, AICP – Planning Director

### Item Details

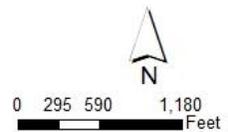
**Project Name:** Gateway Village Preliminary Plat  
**Property Location:** North of US 290 & Drifting Wind Run  
**Legal Description:** 97.44 acres, out of the Philip A. Smith and C.H. Malott Surveys  
**Applicant:** Christopher Reid, Doucet & Associates  
**Property Owner:** Susan Houston, Cannon Family Ranch Partnership, LLC  
**Staff recommendation:** Denial of the preliminary plat.



### Location Map

*Gateway Village*

- 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

This preliminary plat consists of 307 residential lots and one 7.3-acre commercial lot. Since the concept plan in the PDD calls for a 7.2-acre commercial property, the applicant must apply for a minor concept plan modification which can be approved administratively.

## Access and Transportation

Primary access to the subdivision will be from the future extension of Wild Ridge Boulevard. There will also be an additional road connection to the north to the Wild Ridge development. The developer is responsible for construction of all internal streets must pay for a share of the construction of Wild Ridge Boulevard.

## Site Information

**Location:** North of US 290 & Drifting Wind Run

**Zoning Designation:** Gateway Village PDD

## Property History

The Planned Development District was approved on April 18, 2023.

## Recommendation

Denial of the preliminary plat to address outstanding comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 - Comments

Recommended Action	Denial of the preliminary 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



**DRIPPING SPRINGS**  
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

Item 2.

**PRELIMINARY PLAT APPLICATION**

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

**MEETINGS REQUIRED**

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

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

DATE: 5/04/2023

NOT SCHEDULED

NOT SCHEDULED

**CONTACT INFORMATION**

APPLICANT NAME Christopher A. Reid, P.E.

COMPANY Doucet

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

CITY Austin STATE TX ZIP CODE 78735

PHONE 512-583-2600 EMAIL creid@doucetengineers.com

OWNER NAME Susan Houston

COMPANY Cannon Family Ranch Partnership, Ltd.

STREET ADDRESS 189 Lamar Drive

CITY Rockport STATE Texas ZIP CODE 78382-9560

PHONE 512-913-9569 EMAIL shouston1963@gmail.com

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Cannon Family Ranch Partnership, LTD
PROPERTY ADDRESS	1201 US290 West, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	97.44 acres out of the Philip A Smith Survey Abstract 415, CH Mallot Survey Abstract 693, IV David Jr. Survey 130 Abstract 475, Edward Brown Survey 136 Abstract 44 and William Walker Survey 130, Abstract 475 in Hays County, Texas
TAX ID #	R17786
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	97.44 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	PDD2021-0004 approved April 18, 2023
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>US 290 West</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: <u>PDD2021-0004</u>

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Gateway Village
TOTAL ACREAGE OF DEVELOPMENT	97.44
TOTAL NUMBER OF LOTS	307
AVERAGE SIZE OF LOTS	53' wide
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>307</u> COMMERCIAL: <u>1</u> INDUSTRIAL: <u>N/A</u>
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>7.2 acres</u> INDUSTRIAL: <u>N/A</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>11,466 lf</u> PRIVATE: <u>N/A</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input type="checkbox"/> YES   <input checked="" type="checkbox"/> NO</p>	

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

TITLE: Christopher A. Reid, PE SIGNATURE: 

**PUBLIC UTILITY CHECKLIST**

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

**COMMUNICATIONS PROVIDER NAME** (if applicable): Frontier Communications  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): City of Dripping Springs via Municipal Services Agreement  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): City of Dripping Springs via Municipal Services Agreement  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

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

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

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Doucet \_\_\_\_\_

Applicant Name

Christopher A. Reid, P.E. \_\_\_\_\_

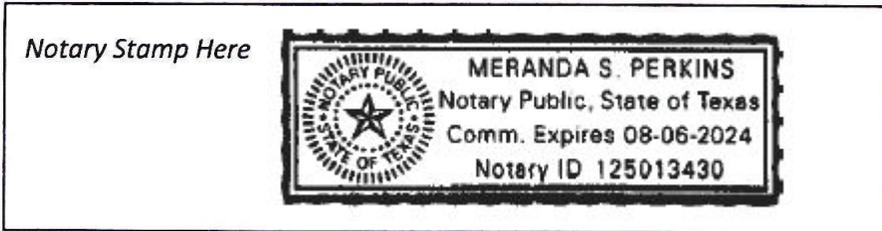
4/24/2023 \_\_\_\_\_

Applicant Signature *C.A. Reid*

Date  
4/24/2023 \_\_\_\_\_

Notary *Meranda S. Perkins* 4/24/2023

Date



Susan Houston, Cannon Family Ranch Partnership, Ltd. \_\_\_\_\_

Property Owner Name

*Susan Houston, President*  
Property Owner Signature

*May 9, 2023*  
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: 6/15/2023

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

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512.858.4725 • [wcityofdrippingsprings.com](http://wcityofdrippingsprings.com)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees) Approved with PDD 16
<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<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"/>	OSSF Facility Planning Report or approved OSSF permit ( <i>if applicable</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well ( <i>if applicable</i> )
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
<b>PRELIMINARY PLAT INFORMATION REQUIREMENTS</b>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with

		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<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"> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes, caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and</li> <li>- Ravines; and</li> <li>- Bridges; and</li> <li>- Culverts; and</li> <li>- Existing structures; and</li> <li>- Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and</li> <li>- Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure</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"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument.</li> <li>- The registered professional land surveyor’s certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- A place for plat approval signature of the Chair or Vice Chair, in the Chair’s absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>
<input type="checkbox"/>	<input 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).
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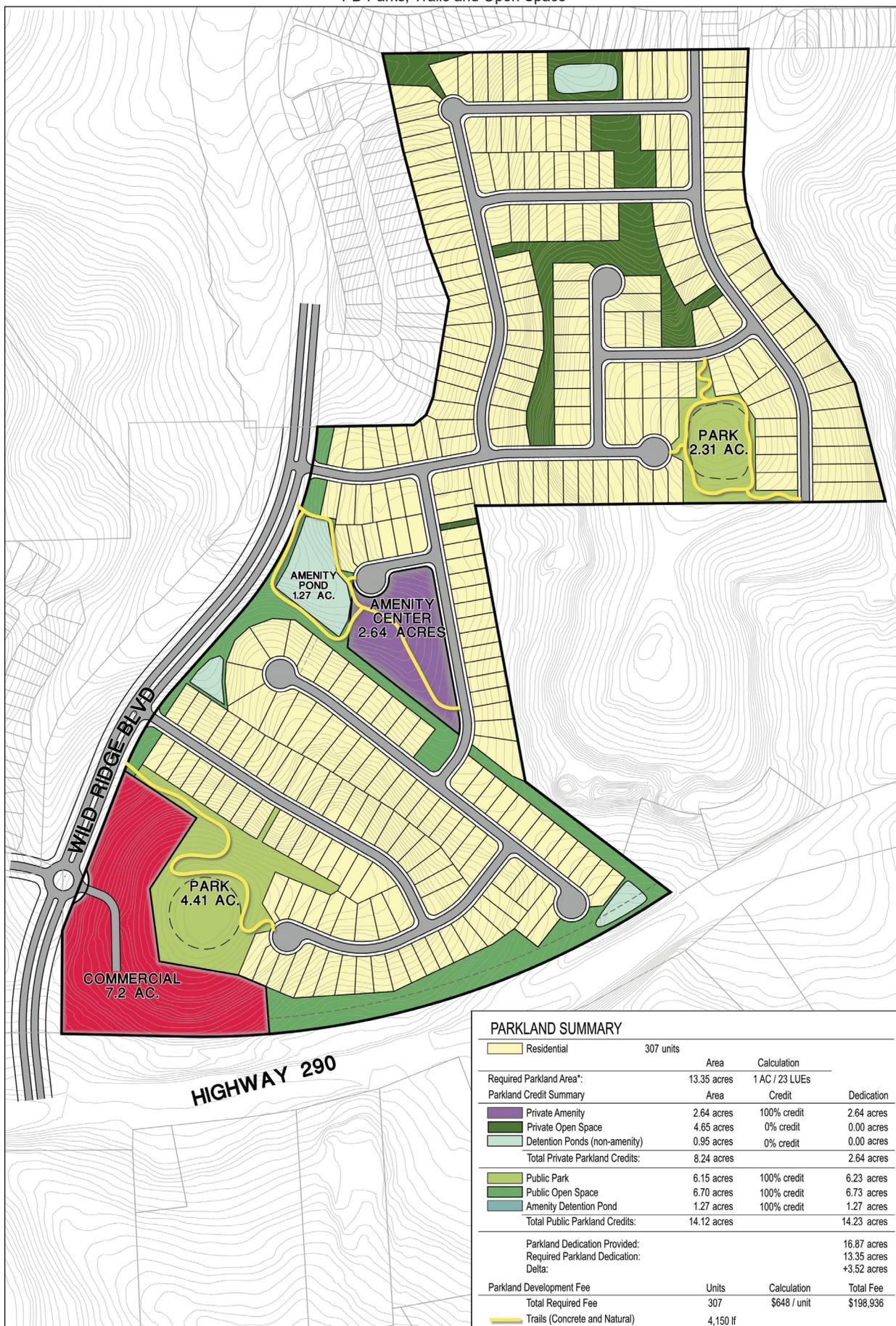
**NARRATIVE OF COMPLIANCE**

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	Outdoor lighting will be in general conformance with applicable requirements specified in the City-approved PDD2021-0004
Parkland Dedication, Article 28.03	Parkland Dedication are in general conformance with applicable requirements specified in the City-approved PDD2021-0004
Landscaping and Tree Preservation, Article 28.06	Landscaping and Tree Preservation are in general conformance with applicable requirements specified in the City-approved PDD2021-0004

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/or private improvements are in general conformance with applicable requirements specified in the City-approved PDD2021-0004.</p>
Zoning, Article 30.02, Exhibit A	<p>All proposed uses are in general conformance with applicable requirements specified in the City-approved PDD2021-0004</p>

Item 2.



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



<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Dripping Springs Owner, LLC
PROPERTY ADDRESS	Silver Creek Road
CURRENT LEGAL DESCRIPTION	70.0 acre tract of land, located in part of the Marcus D. Raper Survey, Abstract No. 394, in Hays County, TX
TAX ID #	R184803
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	70.0
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #1 and #6
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>Silver Creek Road</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Lunaroya Subdivision (previously known as Silver Creek Subdivision)
TOTAL ACREAGE OF DEVELOPMENT	70.0 acres
TOTAL NUMBER OF LOTS	31 total
AVERAGE SIZE OF LOTS	Minimum 1.5-acre residential lots
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>28</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>70</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>4,660</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input checked="" type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input checked="" type="checkbox"/> YES   <input type="checkbox"/> NO</p>	

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

TITLE: Richard Pham, P.E. SIGNATURE: 

**PUBLIC UTILITY CHECKLIST**

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): Water well system

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): Septic

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

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

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Richard Pham, P.E. (Doucet & Associates)

Applicant Name

*[Handwritten Signature]*

8/17/2022

Applicant Signature

*[Handwritten Signature: Meranda S. Perkins]*

Date

8/17/2022

Notary

Date

Notary Stamp Here



Property Owner Name

Dripping Springs Owner, LLC

*[Handwritten Signature]*

7/31/2022

Property Owner Signature

Date

# Owner's Certification

I hereby certify that I have given permission for the below applicant to submit this Application and to represent me in all matters affecting said Application. By signing below, I (Owner), agree and certify that I have given permission for the below individual to submit this Application and to represent me in all matters affecting said Application. The below individual will be known as the "Applicant.

Owner Name: Dripping Springs Owner, LLC Phone Number: 615.778.3150

Applicant Name: Richard Pham, P.E. (Doucet & Associates) Phone Number: 512-806-0307

Owner Email: alex.fisch@southernland.com

Owner Signature: [Handwritten Signature]

STATE OF ~~TEXAS~~ <sup>Tennessee</sup> §  
COUNTY OF ~~HAYS~~ <sup>Davidson</sup> §

Subscribed and sworn to before me this 5<sup>th</sup> day of July, 20 22.

(seal)

[Handwritten Signature]  
Notary Public, State of ~~Texas~~ <sup>Tennessee</sup>

My Commission expires: 01/26/2025



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: 6/16/2023

<b><u>FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST</u></b> <b><u>Subdivision Ordinance, Section 5</u></b>		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule) <span style="float: right;">\$14,225</span>
<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 ( <i>if within City or Development Agreement</i> ) or Proof of Submittal to Hays County Fire Marshal ( <i>if in the ETJ</i> )
<input type="checkbox"/>	N/A <input type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	N/A <input type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.7(l)(4)] (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input type="checkbox"/>	<input type="checkbox"/> N/A	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"/> N/A	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/> N/A	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.7(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.

<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"> <li>- The location and size of all watercourses; and</li> <li>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and</li> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes,</li> </ul>

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

**NARRATIVE OF COMPLIANCE**

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Development is located within the City's ETJ. Therefore, outdoor lighting compliance per City's Outdoor Lighting Ordinance is not required.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>The development is required to dedicate 1 acre of parkland per 23 dwelling units per the City's Parkland Dedication Ordinance. Total parkland required is 1.22 acres. The development will include 10.7 acres of undisturbed open space as private parkland. In order to meet the City's Parkland Dedication Ordinance, a 25% private parkland credit of 0.31 acres is requested leaving a total required parkland of 0.91 acres. The landowner/developer will pursue fee-in-lieu of public land dedication to address this requirement.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Landscape plans are not required for subdivision construction in the ETJ.</p>

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Public roadways to be maintained by Hays County are in conformance with Hays County Roadway Standards. Additionally, other public and private improvements are in conformance with the City/County standards. Regarding water quality treatment, a Contributing Zone Plan Application will be submitted to TCEQ for the proposed development and grassy swales and vegetated filter strips are proposed for water quality treatment. This project is in conformance with the Preliminary Plat conditionally approved by CODS P&amp;Z on 9/27/22 (SUB2022-0042).</p>
Zoning, Article 30.02, Exhibit A	<p>The project is located in the ETJ and as such zoning does not apply.</p>



# Planning and Zoning Commission Planning Department Staff Report

Item 3.

**Planning and Zoning  
Commission Meeting:**

September 26, 2023

**Project No:**

SUB2023-0034

**Project Planner:**

Warlan Rivera – Planner

### Item Details

**Project Name:**

Lunaroaya Subdivision Plat

**Property Location:**

Silver Creek Road

**Legal Description:**

A0394 A0394 - M D Raper Survey, ACRES 70

**Applicant:**

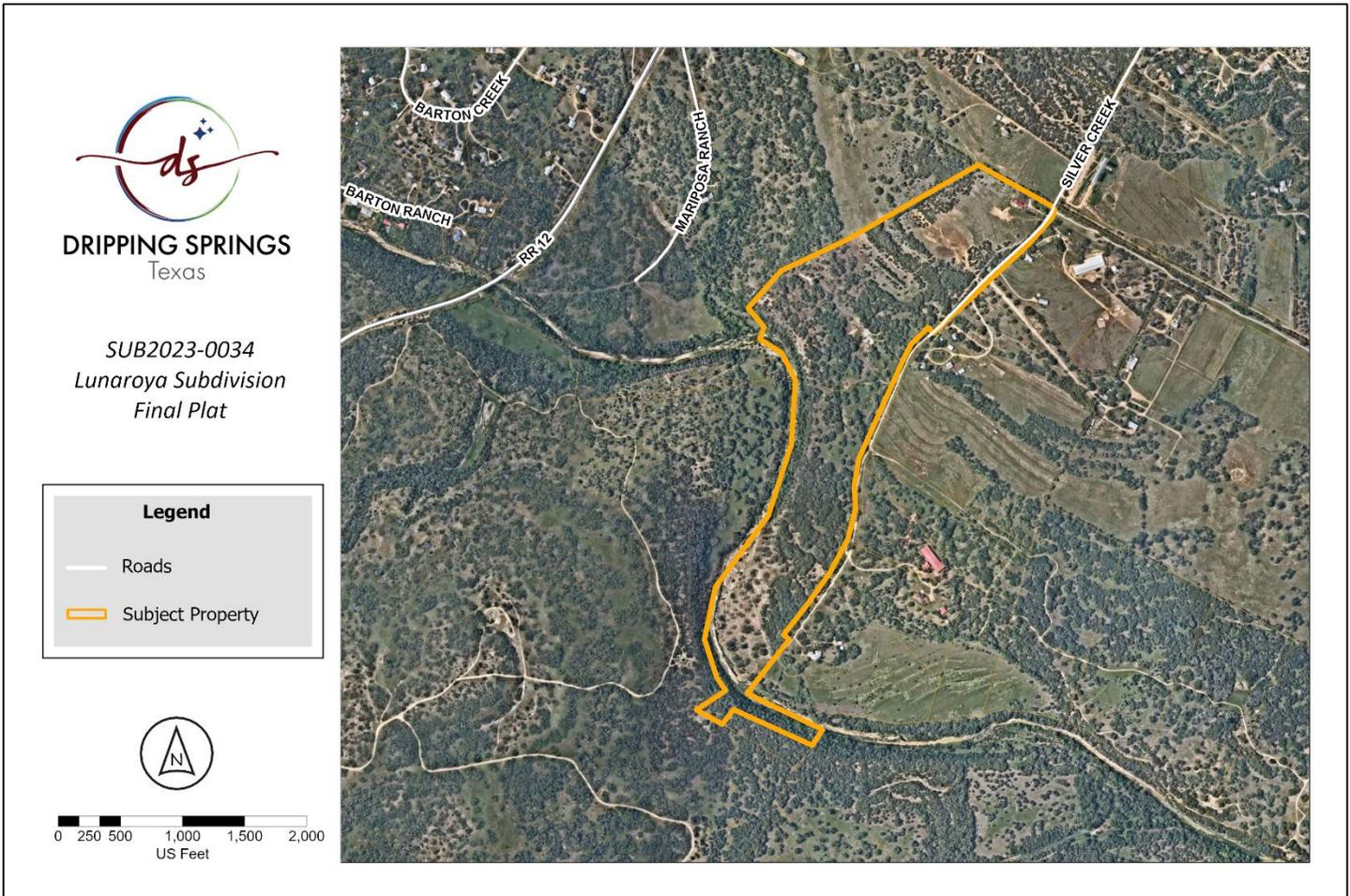
Richard Pham, P.E., Doucet & Associate, Inc.

**Property Owner:**

Brian Sewell, Dripping Springs Owner, LLC

**Staff recommendation:**

Denial of the Final Plat.



# Planning Department Staff Report

## Overview

This final plat consists of 31 lots, 28 of which will be residential.

## Access and Transportation

All residential lots will have frontage onto a road, either Silver Creek Rd or Skyward Lane.

## Site Information

**Location:** Silver Creek Road

**Zoning Designation:** N/A – Extraterritorial Jurisdiction (ETJ)

## Property History

The majority of the property is raw land except for the northern section which is currently a homestead and is to be platted out of this development.

## Recommendation

Denial of the Final Plat to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Exhibit 3 – Outstanding Comments

Recommended Action	Denial of the Final 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: September 22, 2023**

**Richard Pham**  
**Doucet**  
**mperkins@doucetengineers.com**

City staff has completed its review of project **SUB2023-0034 Lunaroya Subdivision Final Plat**. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

### **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](mailto:cgilpin@cityofdrippingsprings.com).

1. Review 2: Provide documentation of water well approval from HTGWA when received. [Site Dev Ord 28.04.009(a)(12)]
2. Review 2: Provide documentation of TCEQ Public Water Supply approval when received. [Site Dev Ord 28.04.009(a)(12)]
3. Review 2: The Final Plat cannot be approved until either;
  - Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
  - Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure

### **City Planner Comments**

The following comments have been provided by Warlan Rivera. Should you have any questions or require additional information, please contact Warlan Rivera by email [Wrivera@cityofdrippingsprings.com](mailto:Wrivera@cityofdrippingsprings.com).

4. Provide Hays County 1445 Approval letter. [Sub. Ord. 5.3.2]
  - **RESPONSE:** A Final Plat application is currently in review with Hays County.
  - **REVIEW 2: Understood. Comment Remains.**

*Open spaces, friendly faces.*

5. Pay Park Development Fee of \$18,144. [Sec. 28.03.010] [Fee Schedule 4.23]

- RESPONSE: Fee will be paid prior to Final Plat approval.
- **REVIEW 2: Understood. Comment Remains**

6. Pay the parkland fee-in-lieu. [Sec. 28.03.011]

If private parkland credit is granted by the City Council, pay \$65,287.04.

If no private parkland credit is not granted, pay \$87,527.68.

- RESPONSE: Fee will be paid after City Council's determination on parkland fee.
- **REVIEW 2: Understood. Comment Response.**

7. Pay the sidewalk fee-in-lieu and include an exhibit and calculations for achieving those numbers [Sub. Ord.15.4].

- RESPONSE: An exhibit is provided with a summary of the fee estimate and fee will be paid after City's approval of estimate.
- **REVIEW 2: Understood. Comment Remains.**

8. Pay the Agricultural facility fee [Sub. Ord. 28.03.016.b].

- RESPONSE: Fee will be paid prior to Final Plat approval.
- **REVIEW 2: Understood. Comment Remains.**

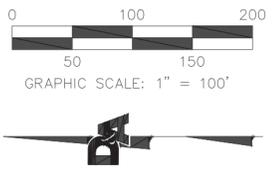
9. **[28.03.012.(d)] NEW COMMENT:** For a Private Park to be credited the open space lot (lot 29) must be explicitly noted to be owned and managed by the Homeowner's Association (HOA) or a similar entity and subject to the restrictive covenants that state the following:

(1) The land shall be utilized for parkland or open space in perpetuity.

(2) Each property owner within the subdivision encumbered by the restrictive covenants shall be required to pay dues and/or special assessments for the maintenance of the private park or recreation facility.

(3) If the responsible agency dissolves, cannot fulfill its obligations or elects to sell, transfer, or otherwise divest itself of the land, the city shall have the right of first refusal on acquiring the property. If the city elects to acquire the land, said land shall be transferred at no cost to the city and in accordance with the city's regulations on dedicating parkland.

(4) The cessation of the privately owned and maintained park or other recreational facility shall be prohibited until such time as the declarant cedes control of the responsible agency to purchasers of properties within the subdivision, and then only upon amendment to the restrictive covenants approved by three-fourths of the members of the responsible agency.



LEGEND	
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	SETBACK LINE
	EXISTING EASEMENT
	FEMA APPROXIMATE FLOOD ZONES
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	WELL
	P.O.B. POINT OF BEGINNING
	VOL. VOLUME
	BK. BOOK
	PG. PAGE
	DOC. NO. DOCUMENT NUMBER
	D.E. DRAINAGE EASEMENT
	R.O.W. RIGHT-OF-WAY
	C.E.F. CRITICAL ENVIRONMENTAL FEATURE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	W.Q.B.Z. WATER QUALITY BUFFER ZONE
	P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
	O.P.R.H.C.T.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
	O.S. OPEN SPACE

MARCUS D RAPER SURVEY NO. 37,  
ABSTRACT NO. 394

REFERENCE TIE TO C.P. #1  
GRID N=13,999,321.22'  
GRID E=2,267,673.12'  
ELEV.=1,137.38'

REMAINDER OF A  
CALLED 45.90 ACRES  
MARY TAYLOR HENDERSON  
DESCRIBED IN  
DOCUMENT NO. 21054605  
O.P.R.H.C.T.

CALLLED 30.01 ACRES  
KELLY MCCrackEN BARNHILL &  
JOHN WILLIAMSON BARNHILL III  
VOLUME 2397, PAGE 419  
O.P.R.H.C.T.

CALLLED 15.00 ACRES  
PARCEL D-1  
KELLY MCCrackEN BARNHILL &  
JOHN WILLIAMSON BARNHILL III  
VOLUME 2714, PAGE 206  
O.P.R.H.C.T.

REMAINDER OF A CALLED  
13.80 ACRES  
WILLIAM B. MITCHELL AND  
MARY G. MITCHELL  
DOC. NO. 13037883  
O.P.R.H.C.T.

CALLLED 10.264 ACRES  
DINAH BABCOCK  
DOCUMENT NO.  
20010165 O.P.R.H.C.T.

CALLLED 1240.674 ACRES  
LL RANCH INVESTMENTS, LP  
DOCUMENT NO. 19035342,  
O.P.R.H.C.T.H.C.T.

REFERENCE TIE TO HAYS  
COUNTY MONUMENT #47  
GRID N=13,998,981'  
GRID E=2,263,546'  
ELEV.=1041.01'

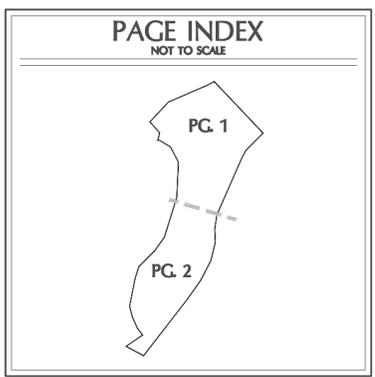
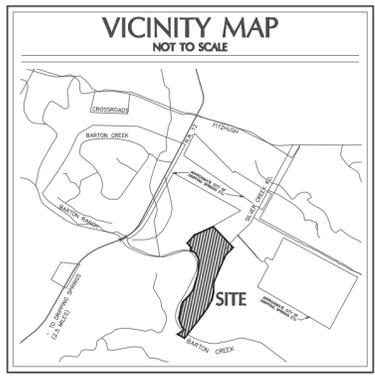
REFERENCE TIE TO HAYS  
COUNTY MONUMENT #48  
GRID N=13,999,566'  
GRID E=2,264,002'  
ELEV.=1063.29'

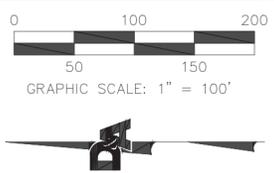
HENRY H. BROOKS  
CALLED 160 ACRES  
DESCRIBED IN VOLUME 109,  
PAGE 627 O.P.R.H.C.T.

# SILVER CREEK SUBDIVISION (LUNAROYA) HAYS COUNTY, TX

**Civil Engineering // Entitlements // Geospatial**  
7401 B. Highway 71 W, Ste. 160  
Austin, TX 78735, Tel: (512)-583-2600  
www.doucetengineers.com  
TBPELS Firm Number: 3937  
TBPELS Firm Number: 10194551

Date:	08/31/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	DF
Project:	2408-003
Sheet:	1 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	01/18/2023





CALLED 10.264 ACRES  
DINAH BABCOCK  
DOCUMENT NO. 20010165 O.P.R.H.C.T.

CALLED 20.50 ACRES  
DINAH BABCOCK  
DOCUMENT NO. 2015-15003985  
O.P.R.H.C.T.



LINE	BEARING	DISTANCE
L1	S27°19'32"W	119.67'
L2	N36°17'47"W	126.60'
L3	N24°08'04"W	175.28'
L4	N13°18'31"W	153.58'
L5	N18°34'56"E	163.09'
L6	S75°26'45"W	10.00'
L7	N09°53'13"E	33.70'
L8	N14°23'57"E	72.57'
L9	N62°53'05"E	148.70'
L10	N66°17'11"W	34.08'
L11	N18°02'53"W	48.83'
L12	N43°19'12"W	13.32'
L13	S46°40'48"W	1.90'
L14	S43°19'12"E	33.23'
L15	S55°01'20"E	36.68'
L16	S12°40'29"E	36.36'
L17	S43°19'12"E	54.87'
L18	S80°49'06"W	15.00'
L19	N27°41'50"E	26.89'

LINE	BEARING	DISTANCE
L20	S82°00'25"E	51.38'
L21	N89°07'49"E	38.32'
L22	S00°46'48"E	29.90'
L23	S25°43'54"E	63.80'
L24	S01°36'50"E	51.70'
L25	S41°42'46"E	39.14'
L26	S73°14'52"E	37.06'
L27	S34°36'48"W	66.55'
L28	S41°40'39"W	71.50'
L29	N21°36'06"E	34.62'
L30	N09°18'58"W	70.47'
L31	S66°17'11"E	33.96'
L32	S23°49'31"W	83.69'
L33	N48°59'08"E	38.61'
L34	S55°01'20"E	84.05'
L35	S43°19'12"E	33.73'
L36	S46°40'48"W	1.90'
L37	N43°19'12"W	13.32'
L38	N18°02'53"W	81.99'

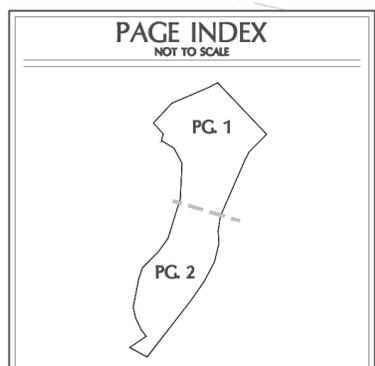
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	3.52'	270.00'	0°44'45"	N27°25'40"E	3.52'
C42	32.25'	270.00'	6°50'33"	N31°13'19"E	32.23'
C43	2.35'	270.00'	0°29'52"	N34°53'32"E	2.35'
C44	93.06'	70.02'	76°08'54"	S89°09'13"E	86.36'
C45	119.10'	70.02'	97°27'20"	N04°02'40"E	105.26'
C46	56.42'	70.02'	46°10'02"	N67°46'02"W	54.91'
C47	66.90'	70.02'	54°44'32"	S61°46'41"W	64.39'
C48	166.31'	190.58'	50°00'03"	N37°50'04"W	161.08'
C49	13.03'	5.00'	149°20'32"	N65°21'18"E	9.64'
C50	145.69'	317.25'	26°18'45"	S53°07'48"E	144.42'
C51	20.84'	13.25'	90°06'40"	S21°13'51"E	18.76'
C52	21.58'	13.25'	93°20'16"	S70°29'41"W	19.28'
C53	12.48'	5.00'	143°01'10"	N53°27'54"E	9.48'
C54	27.06'	132.50'	11°42'08"	S49°10'16"E	27.02'
C55	58.90'	37.50'	90°00'00"	S01°40'48"W	53.03'
C56	58.90'	37.50'	90°00'00"	N88°19'12"W	53.03'
C57	58.44'	132.50'	25°16'18"	N30°41'03"W	57.97'

LEGEND	
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	SETBACK LINE
	EXISTING EASEMENT
	FEMA APPROXIMATE FLOOD ZONES
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
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	D.E. DRAINAGE EASEMENT
	R.O.W. RIGHT-OF-WAY
	C.E.F. CRITICAL ENVIRONMENTAL FEATURE
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	W.Q.B.Z. WATER QUALITY BUFFER ZONE
	P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
	O.P.R.H.C.T.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
	O.S. OPEN SPACE



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	125.68'	330.00'	21°49'14"	S34°36'19"W	124.92'
C2	20.79'	13.25'	89°53'18"	S68°46'10"W	18.72'
C3	105.50'	282.75'	21°22'38"	N55°35'52"W	104.88'
C4	112.50'	200.00'	32°13'45"	N28°47'41"W	111.02'
C5	277.37'	530.00'	29°59'08"	N27°40'22"W	274.22'
C6	6.05'	530.88'	0°39'12"	N42°59'34"W	6.05'
C7	132.82'	300.01'	25°22'00"	N30°43'54"W	131.74'
C8	73.38'	167.50'	25°05'53"	N30°35'52"W	72.79'
C9	114.38'	72.50'	90°23'34"	N88°07'22"W	102.89'
C10	114.38'	72.50'	90°23'27"	S01°28'58"W	102.89'
C11	34.21'	167.50'	11°42'08"	S49°10'16"E	34.15'
C12	102.62'	500.02'	11°45'33"	S49°08'33"E	102.44'
C13	251.34'	470.00'	30°38'24"	S28°00'00"E	248.36'
C14	201.02'	214.90'	53°35'46"	S38°11'46"E	193.77'
C15	20.24'	13.25'	87°31'38"	S19°56'18"E	18.33'
C16	89.92'	330.00'	15°36'42"	S16°01'09"W	89.64'
C17	71.05'	330.00'	12°20'10"	S02°31'03"W	70.91'
C18	83.13'	270.00'	17°38'24"	S05°10'10"W	82.80'
C19	65.08'	270.00'	13°48'41"	S20°53'42"W	64.93'
C20	34.59'	270.00'	7°20'25"	S31°28'15"W	34.57'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	8.19'	5.00'	93°49'02"	S82°02'59"W	7.30'
C22	333.69'	70.02'	273°02'22"	S07°36'19"E	96.37'
C23	125.68'	330.00'	21°49'14"	N34°36'19"E	124.92'
C24	140.65'	530.00'	15°12'19"	S20°16'58"E	140.24'
C25	136.72'	530.00'	14°46'49"	S35°16'32"E	136.34'
C26	114.71'	300.01'	21°54'29"	S32°27'40"E	114.02'
C27	18.11'	300.01'	3°27'31"	N19°46'40"W	18.11'
C28	70.69'	72.50'	55°51'50"	S18°44'46"W	67.93'
C29	43.69'	72.50'	34°31'37"	N26°26'57"W	43.03'
C30	17.02'	500.02'	1°57'02"	N54°02'49"W	17.02'
C31	85.60'	500.02'	9°48'31"	N48°10'02"W	85.50'
C32	14.02'	470.00'	1°42'31"	N42°27'56"W	14.02'
C33	237.32'	470.00'	28°55'53"	N27°08'44"W	234.81'
C34	10.56'	214.90'	2°48'57"	N12°48'21"W	10.56'
C35	190.46'	214.90'	50°46'49"	N39°36'15"W	184.29'
C36	56.58'	330.00'	9°49'26"	N03°46'25"E	56.51'
C37	14.47'	330.00'	2°30'44"	N02°23'40"W	14.47'
C38	30.84'	270.00'	6°32'38"	N00°22'43"W	30.82'
C39	52.29'	270.00'	11°05'46"	N08°26'29"E	52.21'
C40	61.57'	270.00'	13°03'56"	N20°31'19"E	61.44'



# SILVER CREEK SUBDIVISION (LUNAROYA) HAYS COUNTY, TX

**Civil Engineering // Entitlements // Geospatial**  
 7401 B. Highway 71 W, Ste. 160  
 Austin, TX 78735, Tel: (512)-583-2600  
 www.doucetengineers.com  
 TBPELS Firm Number: 3937  
 TBPELS Firm Number: 10194551

Date:	08/31/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	DF
Project:	2408-002
Sheet:	2 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	01/18/2023

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

KNOW ALL ME BY THESE PRESENTS:

THAT DRIPPING SPRINGS OWNER, LLC, BEING THE OWNER OF 70.00 ACRES OUT OF THE MARCUS D. RAPEL SURVEY NUMBER 37, ABSTRACT NUMBER 394 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 21070257 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 70.00 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

SILVER CREEK SUBDIVISION (LUNAROYA)

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.

DRIPPING SPRINGS OWNER, LLC
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-2889

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

GENERAL NOTES:

- 1. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS DRAINAGE EASEMENTS FOR STORMWATER AND WATER QUALITY FACILITIES (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
2. DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND HAYS COUNTY STANDARDS.
3. A 15 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
5. 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.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
7. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
8. ALL ELECTRICAL CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACE UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
9. A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
10. THE REDUCED WATER QUALITY BUFFER ZONES FULLY CONTAINS THE 100-YR FLOODPLAIN.
11. IMPERVIOUS COVERAGE OVER THE ENTIRE DEVELOPMENT WILL BE LIMITED NO MORE THAN 20% TOTAL.
12. THE AREA ADJACENT TO THE TOP OF THE BLUFF FOR A DISTANCE OF AT LEAST 100-FT (100 FT NATIVE BUFFER) WILL BE CLEARED OF CEDARS AND RE-SEEDED WITH NATIVE CENTRAL TEXAS DRAUGHT TOLERANT GRASSES. GRASS MIX SHALL BE APPROVED BY THE CITY.
13. WITHIN THE 100 FT NATIVE BUFFER, ALL HEALTHY OAK TREES 8 INCHES IN DIAMETER AND LARGER SHALL REMAIN.
14. THE STREETS WILL BE OF OPEN SWALE DESIGN WITH RIBBON CURB AND GRASS-LINED DITCHES CONSISTENT WITH W00 22.05.015(D)(2). CURB AND GUTTER AND PIPED STORM SYSTEMS WILL NOT BE UTILIZED.
15. THIS PROPERTY FALLS ENTIRELY WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
16. THIS PROPERTY FALLS ENTIRELY WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
17. THIS PROPERTY FALLS ENTIRELY WITHIN EMERGENCY SERVICE DISTRICTS #1 AND #6.
18. THIS PROPERTY FALLS ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
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. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
21. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
22. APPLICANT SHALL SEEK PUBLIC DEDICATION OF THE ROADWAYS.
23. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
24. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
25. MAILBOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN.
26. HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.
27. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
28. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY, RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
29. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
30. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.

WAIVER VAR2021-0023 ALLOWING THE REDUCTION OF THE WQBZ TO 25 FT BEYOND THE EDGE OF A STEEP SLOPE PURSUANT SECTION 22.05.017(c)(2) OF THE WATER QUALITY ORDINANCE WAS ADMINISTRATIVELY APPROVED BY THE CITY OF DRIPPING SPRINGS DEVELOPMENT REVIEW COMMITTEE WITH THE FOLLOWING CONDITIONS:

- 1. THE REDUCED WATER QUALITY BUFFER ZONES FULLY CONTAINS THE 100-YR FLOODPLAIN.
2. IMPERVIOUS COVERAGE OVER THE ENTIRE DEVELOPMENT WILL BE LIMITED NO MORE THAN 20% TOTAL.
3. THE AREA ADJACENT TO THE TOP OF THE BLUFF FOR A DISTANCE OF AT LEAST 100-FT (100 FT NATIVE BUFFER) WILL BE CLEARED OF CEDARS AND RE-SEEDED WITH NATIVE CENTRAL TEXAS DRAUGHT TOLERANT GRASSES. GRASS MIX SHALL BE APPROVED BY THE CITY.
4. A TREE SURVEY SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THE DEVELOPMENT PER SUB. ORD. SECTION 28.06.059.
5. WITHIN THE 100 FT NATIVE BUFFER, ALL HEALTHY OAK TREES 8 INCHES IN DIAMETER AND LARGER SHALL REMAIN.
6. THE STREETS WILL BE OF OPEN SWALE DESIGN WITH RIBBON CURB AND GRASS-LINED DITCHES CONSISTENT WITH W00 22.05.015(D)(2). CURB AND GUTTER AND PIPED STORM SYSTEMS WILL NOT BE UTILIZED.
7. PER [SITE DEVELOPMENT ORDINANCE 28.04.015 (i)] COMPLIANCE WITH THE CITY'S LIGHTING ORDINANCE IS A CONDITION OF VARIANCE APPROVAL. THIS SITE SHALL COMPLY WITH THE CITY'S CURRENT LIGHTING ORDINANCE.

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SILVER CREEK (LUNAROYA) SUBDIVISION, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

CITY SECRETARY

FLOODPLAIN NOTE:

PORTIONS OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), SHADED ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD), ZONE "AE" (0.1% ANNUAL CHANCE FLOOD HAZARD), AND ZONE "AE" FLOODWAY (REGULATORY FLOODWAY) AS SHOWN ON F.I.R.M. PANEL NO. 4803210106F, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83),2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.00006 USING CP1 AS POINT OF ORIGIN.

BASE POINT INFORMATION (GRID)

1
N=13,999,321.2205
E=2,267,673.1156
ELEV.=1,137.3763
CP=IRISAC 1/2 DOUCET
\*NOT SHOW HERE ON THIS EXHIBIT

UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

BENCHMARK NOTE:

BENCHMARK # 200
ELEVATION: 1,136.60'
DESCRIPTION: MAGNAIL WITH SHINER SET IN ROAD LOCATED APPROXIMATELY 574 FEET NORTH FROM A 5/8" STAUDT AND THE INTERSECTION STILLMAN ROAD AND SILVERCREEK ROAD.

UTILITIES:

UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER: TRINITY AQUIFER BY DRIPPING SPRINGS OWNER, LLC
WASTEWATER: SEPTIC-ADVANCED OSSF PERMITTED BY HAYS COUNTY
ELECTRICITY: P.E.C.
TEXAS GAS SERVICE
COMMUNICATION: AT&T

Table with 5 columns: STREET NAME, R.O.W. WIDTH, PAVEMENT WIDTH, LINEAR FEET, ROADWAY CLASSIFICATION. Rows include SILVER CREEK ROAD, SAMBRE STREET, and TOTAL.

OWNER:
DRIPPING SPRINGS OWNER, LLC
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-2889

SURVEYOR:
J. DILLON FUGATE
DOUCET AND ASSOCIATES, INC.
10190 KATY FREEWAY SUITE 110
HOUSTON, TX 77043
(512) 583-2600

ENGINEER:
RICHARD PHAM, PE
DOUCET AND ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST SUITE 160
AUSTIN, TX 78735
(512) 583-2600

LOT SETBACKS:
FRONT: 25'
STREET SIDE: 25'
SIDE: 5'
REAR: 10'

AREA TABLE:

- 1. TOTAL LOT ACREAGE: 70.00 ACRES. THIS PROJECT CONTAINS 31 LOTS, AVERAGING 2.07 AC. THERE ARE:
1 LOTS > 10 AC;
17 LOT BETWEEN 10 AC AND 5 AC;
11 LOTS BETWEEN 5 AC AND 2 AC;
1 LOTS BETWEEN 2 AC AND 1 AC;
2 LOTS < 1 AC.
2 THE TOTAL AREA OF STREET IN THIS SUBDIVISION IS 5.81 ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6,399 LINEAR FEET.
TOTAL ACREAGE: 70.00 ACRES.

STATE OF TEXAS
COUNTY OF HAYS

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 \_\_\_\_\_ FOR SUBDIVISION REGULATIONS WITHIN THE EXTRATERRITORIAL JURISDICTION.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS AND/OR HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, FLOODPLAIN ADMINISTRATOR OF HAYS COUNTY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY FLOODPLAIN REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS.

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

STATE OF TEXAS
COUNTY OF HAYS

KNOW BY ALL MEN THESE PRESENTS: THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

J. DILLON FUGATE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360

STATE OF TEXAS
COUNTY OF HAYS

I, RICHARD PHAM, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 4803210106F, WITH AN EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, TO THE BEST OF MY KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.

RICHARD PHAM DATE
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 142275



STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

INSTRUMENT NUMBER: \_\_\_\_\_

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

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

SILVER CREEK SUBDIVISION (LUNAROYA) HAYS COUNTY, TX

DOUCET logo and contact information: Civil Engineering // Entitlements // Geospatial, 7401 B. Highway 71 W, Ste. 160, Austin, TX 78735, Tel: (512)-583-2600, www.doucetengineers.com, TBPELS Firm Number: 3937, TBPELS Firm Number: 10194551

Table with 2 columns: Field Name, Value. Fields include Date (08/31/2023), Scale (N/A), Drawn by (SWP), Reviewer (DF), Project (2408-002), Sheet (3 OF 3), Field Book (N/A), Party Chief (ADM), Survey Date (01/18/2023).



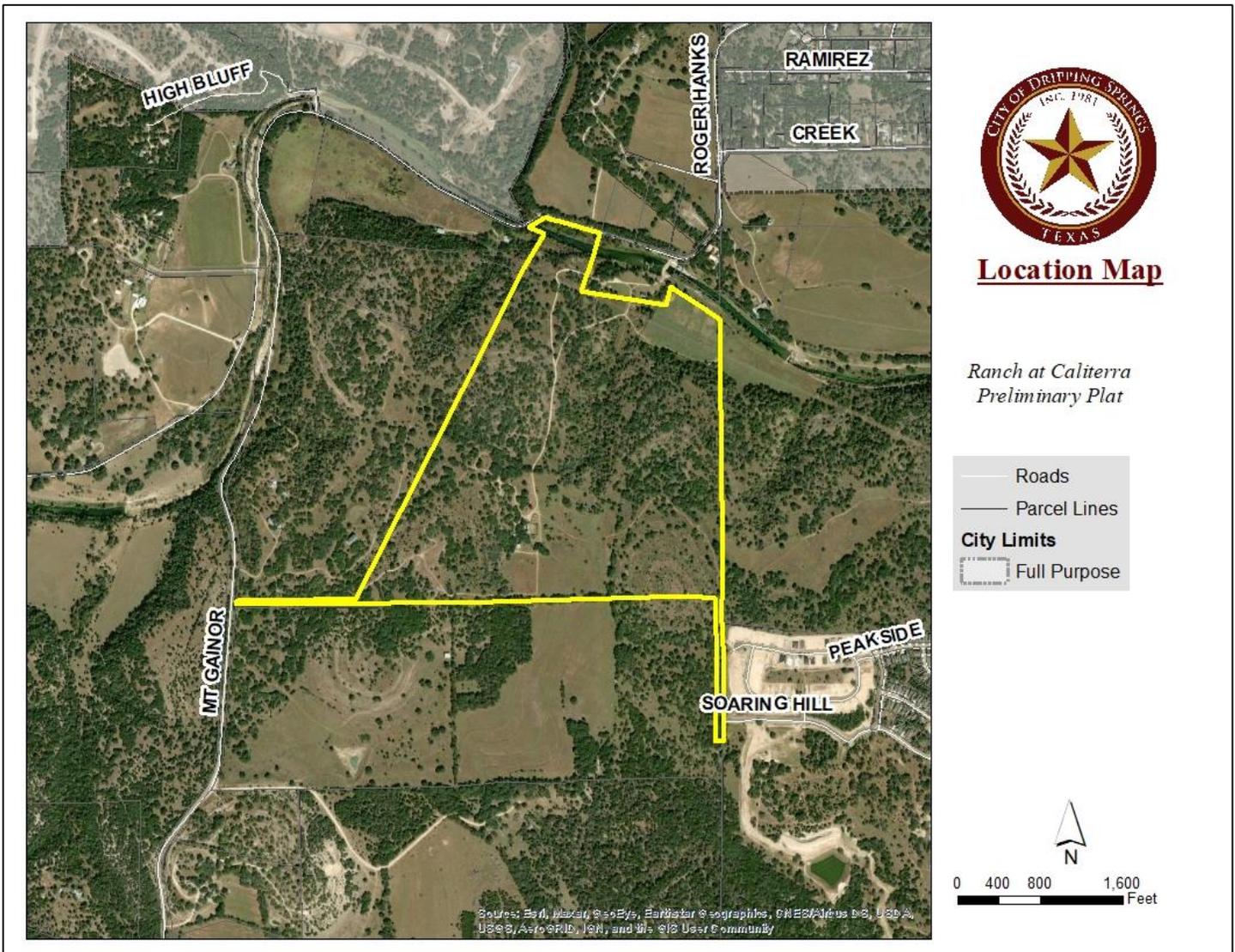
# Planning and Zoning Commission Planning Department Staff Report

Item 4.

**Planning and Zoning Commission Meeting:** September 26, 2023  
**Project No:** SUB2022-0033  
**Project Planner:** Tory Carpenter, AICP – Planning Director

### Item Details

**Project Name:** The Ranch at Caliterra Final Plat  
**Property Location:** West of the Caliterra development  
**Legal Description:** 200.024 acres out of the Benjamin F, Hanna Survey  
**Applicant:** Bill E. Couch, Carlson Brigance and Doering, Inc.  
**Property Owner:** CF CSLK Carter, LLC  
**Staff recommendation:** Denial of the Final Plat to address outstanding comments



# Planning Department Staff Report

## Overview

This final plat consists of 234 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway and will connect to Mount Ganor Road. The TIA requires that the developer pay a pro rata share for improvements to the RR12/US290 intersection as well as a pro rata share for improvements to Mount Gainor Road.

## Site Information

**Location:** West of the Caliterra subdivision with access to Mount Gainer Road.

**Zoning Designation:** ETJ / Caliterra Development Agreement

## Property History

The restated Caliterra development agreement was approved in 2017. The preliminary plat was approved January 24, 2023.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Denial of the final 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



<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	CF CSLK Carter, LLC
PROPERTY ADDRESS	HC Carter Way
CURRENT LEGAL DESCRIPTION	Benjamin F Hanna, Survey No. 28 Abstract Number 222
TAX ID #	131623, 162527, 162528
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	200.024
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	ESD 6 and 1
ZONING/PDD/OVERLAY	NA -ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>HC Carter Way</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Carter DA</u>

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	The Ranch at Caliterra
TOTAL ACREAGE OF DEVELOPMENT	200.024
TOTAL NUMBER OF LOTS	246
AVERAGE SIZE OF LOTS	0.391
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>234</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>21,874 ft</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM <b>Public sewer</b>	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM    Public Sewer <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES <sup>DSWSC</sup>	<b>SURFACE WATER</b> Dripping Springs WSC - Public Water Supply <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?    <input checked="" type="checkbox"/> YES    <input type="checkbox"/> NO</p>	

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

TITLE: Project Manager SIGNATURE:

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): PEC

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): DSWSC

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): CoDS

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

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

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO  
[per Development Agreement](#)

**APPLICANT'S SIGNATURE**

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

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

\_\_\_\_\_

Applicant Name

**Bill E. Couch**

\_\_\_\_\_

Applicant Signature

*Bill E. Couch*

Date

**7-7-23**

Notary

Date **7-7-2023**

Notary Stamp Here

ASHLEY CUELLAR SOUSA  
Notary Public, State of Texas  
My Commission Expires  
May 16, 2026  
NOTARY ID 13376154-3

*Ashley Cuellar Sousa*

Property Owner Name

\_\_\_\_\_

Property Owner Signature

\_\_\_\_\_

Date



<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable) <b>Parkland Dedicated</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.7(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"/>	The location, widths and names of all street right-of-way and easements (it shall be the applicant’s responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input type="checkbox"/> NA	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> <li>- The location and size of all watercourses; and</li> <li>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and</li> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes,</li> </ul>

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

**NARRATIVE OF COMPLIANCE**

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

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

Subdivision, 28.02, Exhibit A Consistent with DA Final Plat with approved Preliminary Plan	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	NA

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
 Only filled out by staff



DRIPPING SPRINGS  
 Texas

### BILLING CONTACT FORM

Project Name: The Ranch at Caliterra Final Plat  
 Project Address: HC Carter Way  
 Project Applicant Name: Bill E. Couch

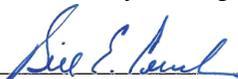
#### Billing Contact Information

Name: Greg Rich  
 Mailing Address: 12222 Merit Drive, Suite 1020  
Dallas Tx 75251  
 Email: grich@siepiela.com Phone Number: (972) 960-2777 Ext. 103

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 checked="" type="checkbox"/> Other <u>Final Plat</u> |

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

  
 Signature of Applicant

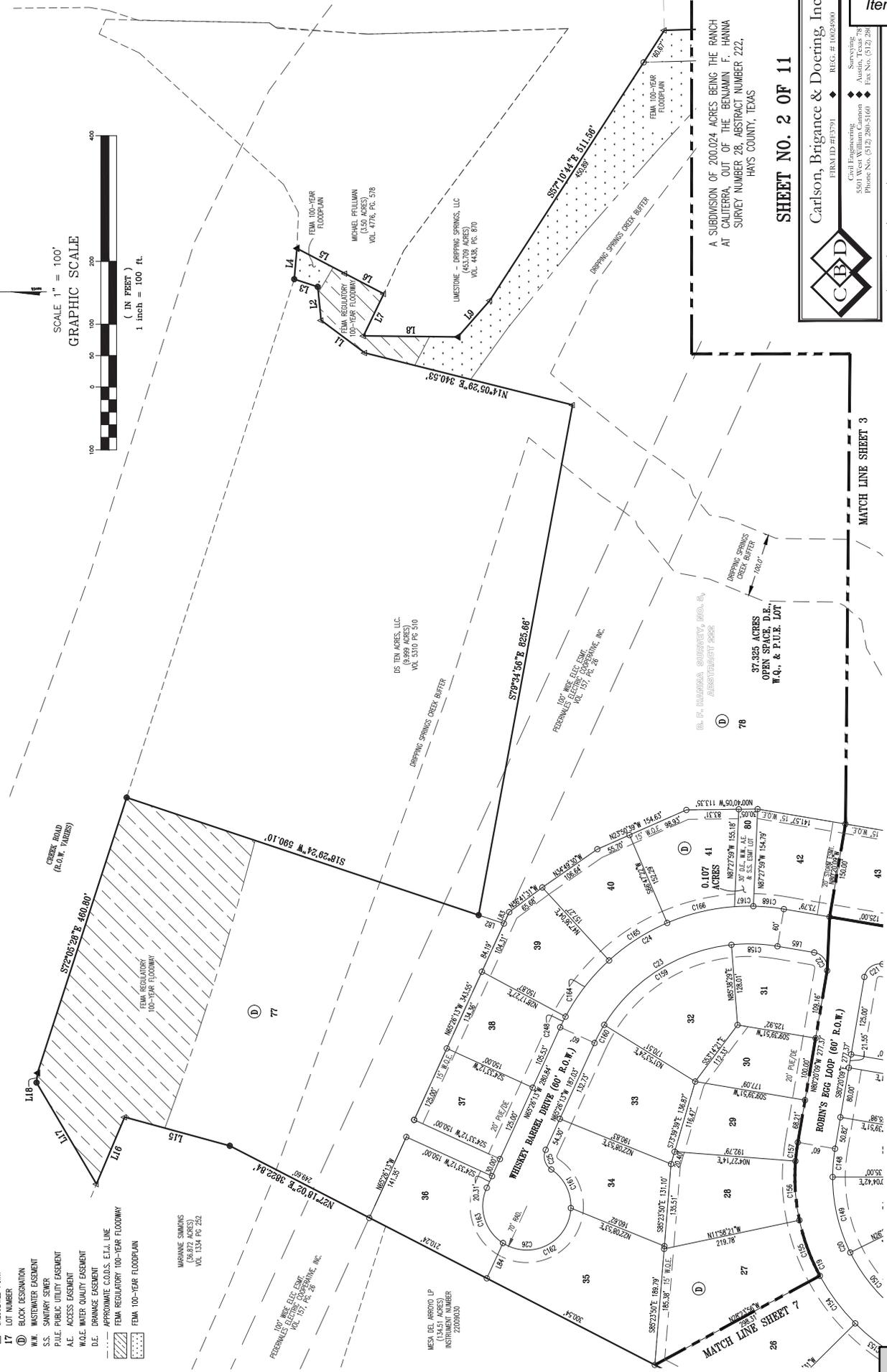
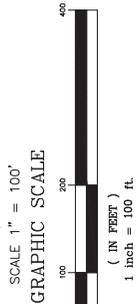
7-7-23

Date



# THE RANCH AT CALITERRA FINAL PLAT

- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - ▣ W/TH "CDB SESSION" CAP
  - WOOD FENCE POST
  - △ ROD NAIL FOUND
  - ▲ IRG NAIL FOUND
  - △ CALCULATED POINT
  - 17 LOT NUMBER
  - Ⓧ BLOCK DESIGNATION
  - W.W. WASTEWATER EASEMENT
  - S.S. SANITARY SEWER
  - P.U.E. PUBLIC UTILITY EASEMENT
  - A.E. ACCESS EASEMENT
  - W.Q.E. WATER QUALITY EASEMENT
  - D.L.E. DRAINAGE EASEMENT
  - APPROXIMATE COORDS. E.L.A. LINE
  - ▨ FEMA REGULATORY 100-YEAR FLOODWAY
  - ▨ FEMA 100-YEAR FLOODPLAIN



A SUBDIVISION OF 200.024 ACRES BEING THE RANCH  
AT CALITERRA, OUT OF THE BENJAMIN F. HANNA  
SURVEY NUMBER 28, ABSTRACT NUMBER 222,  
HAYS COUNTY, TEXAS

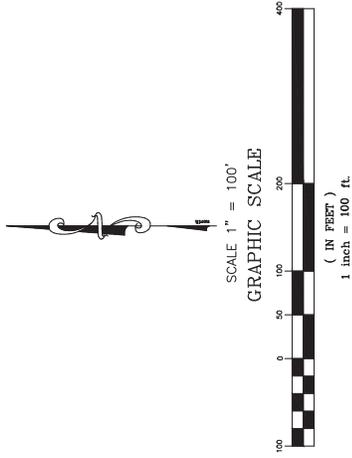
**SHEET NO. 2 OF 11**

**Carlson, Brigrance & Doering, Inc.**  
FIRM ID #E3791 REG. # 10024900  
Civil Engineering Surveying  
5504 West Loop South  
Phone No. (512) 286-5160 Fax No. (512) 286-5168

Item 4.

J:\AC3D\5079\Survey\PLAT - THE RANCH AT CAL

# THE RANCH AT CALITERRA FINAL PLAT



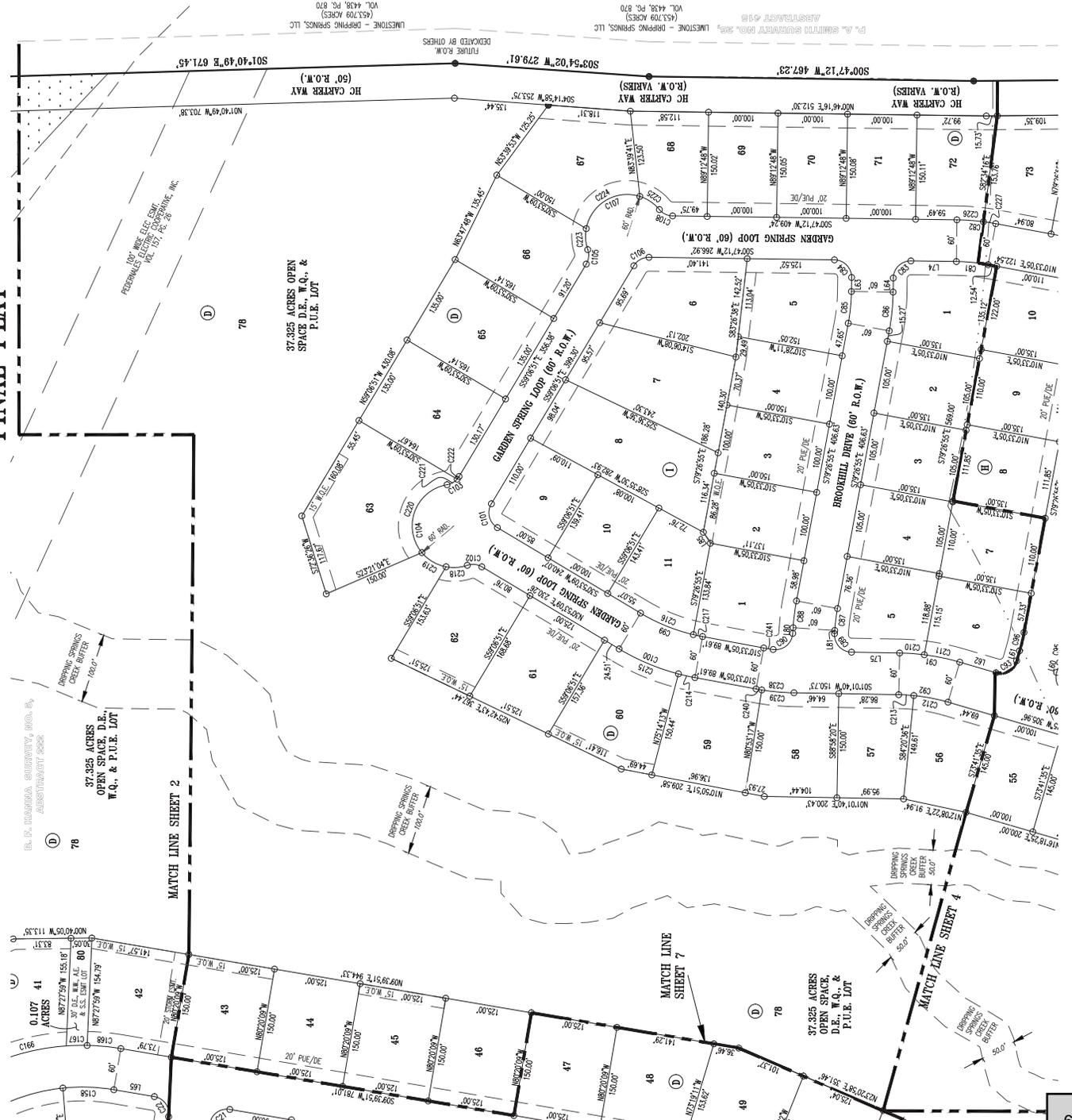
- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET WITH CSD SECTIONAL CAP
  - ⊙ WOOD FENCE POST
  - △ WAG NAIL FOUND
  - ▲ CALCULATED POINT
  - 17 LOT NUMBER
  - ① BLOCK DESIGNATION
  - W.W. WASTEWATER EASEMENT
  - S.S. SANITARY SEWER
  - P.U.E. PUBLIC UTILITY EASEMENT
  - A.E. ACCESS EASEMENT
  - W.O.E. WATER QUALITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - APPROXIMATE C.O.D.S. L.T.L. LINE
  - ▨ FEMA REGULATORY 100-YEAR FLOODWAY
  - ▤ FEMA 100-YEAR FLOODPLAIN

A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

**SHEET NO. 3 OF 11**

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #E3791 REG. # 10024900  
 Civil Engineering Surveying  
 5504 Valley View Lane  
 Phone No. (512) 286-5160 Fax No. (512) 286-5161

Item 4.



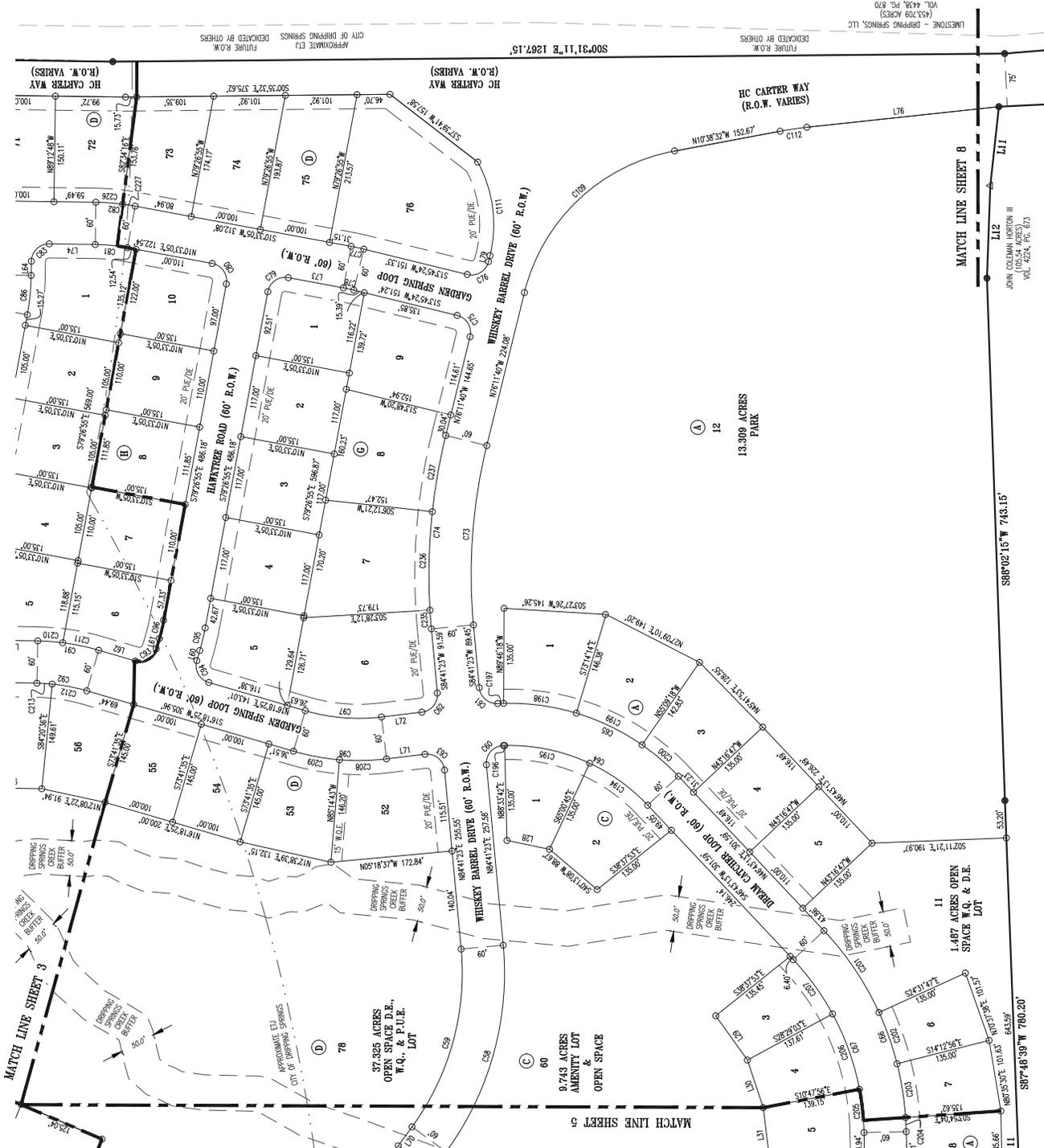
# THE RANCH AT CALITERRA FINAL PLAT



SCALE 1" = 100'  
GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ WITH "CDB" SETSTONE CAP
- ⊙ WOOD FENCE POST
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- 17 LOT NUMBER
- Ⓛ BLOCK DESIGNATION
- W.W. WASTEWATER EASEMENT
- S.S. SANITARY SEWER
- P.U.E. PUBLIC UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- W.Q.E. WASTE WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- APPROXIMATE C.O.D.S. E.T.I. LINE
- ▨ FEMA REGULATORY 100-YEAR FLOODWAY
- ▤ FEMA 100-YEAR FLOODPLAIN



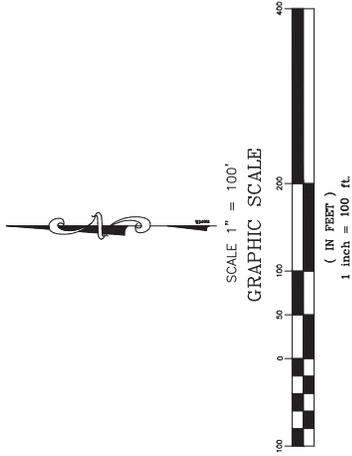
**SHEET NO. 4 OF 11**

**Carlson, Brigrance & Doering, Inc.**  
 Surveying  
 Civil Engineering  
 5504 Valley View  
 Houston, TX 77054  
 Phone No. (512) 286-5160  
 Fax No. (512) 286-5160  
 REG. # 10024900  
 FIRM ID # F3791

Item 4.

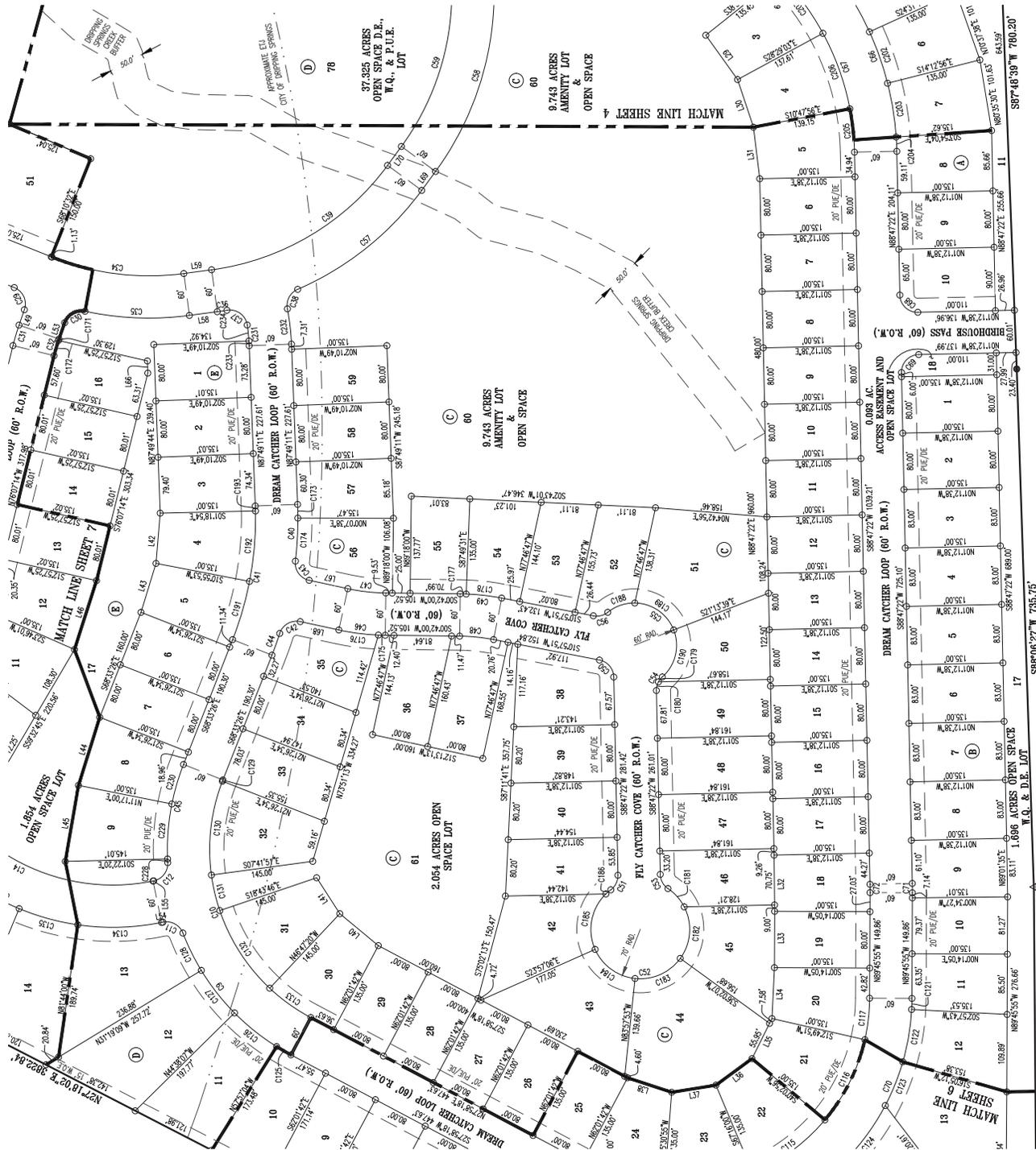
A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

# THE RANCH AT CALITERRA FINAL PLAT



### LEGEND

- 1/2" IRON ROD FOUND
- 1/4" IRON ROD SET
- WITH FEM. SESSIONE CAP
- WOOD FENCE POST
- 60D NAIL FOUND
- ▲ MAG NAIL FOUND
- ▲ CALCULATED POINT
- 17 LOT NUMBER
- Ⓢ BLOCK DESIGNATION
- W.W. WASTEWATER EASEMENT
- S.S. SANITARY SEWER
- P.U.E. PUBLIC UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- W.W. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- APPROXIMATE C.O.D.S. E.L.L. LINE
- ▨ FEMA REGULATORY 100-YEAR FLOODPLAIN
- ▨ FEMA 100-YEAR FLOODPLAIN



A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

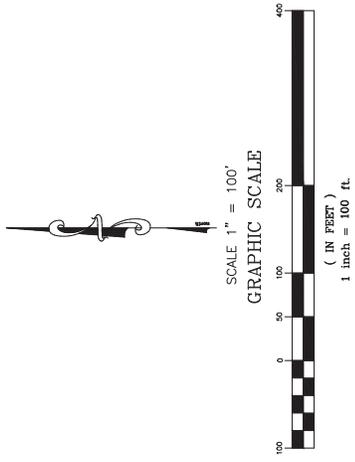
## SHEET NO. 5 OF 11

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #E3791 REG. # 10024900  
 Civil Engineering Surveying  
 5504 West Loop West Austin, TX 78756  
 Phone No. (512) 286-5160 Fax No. (512) 286-5161

Item 4.



# THE RANCH AT CALITERRA FINAL PLAT



- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET WITH "CSD SECTION" CAP
  - ⊙ WOOD FENCE POST
  - ⊙ 600 NAIL FOUND
  - ⊙ 600 NAIL FOUND
  - ⊙ CALCULATED POINT
  - 17 LOT NUMBER
  - ▭ BLOCK DESIGNATION
  - W.W. WASTEWATER EASEMENT
  - S.S. SANITARY SEWER
  - P.U.E. PUBLIC UTILITY EASEMENT
  - A.E. ACCESS EASEMENT
  - W.Q.E. WATER QUALITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - APPROXIMATE C.O.D.S. E.T.A. LINE
  - ▨ FEMA REGULATORY 100-YEAR FLOODWAY
  - ▨ FEMA 100-YEAR FLOODPLAIN



A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

## SHEET NO. 7 OF 11

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #E3791 REG. # 10024900  
 Civil Engineering Surveying  
 5504 Vantage Point  
 Phone No. (512) 286-5160 Fax No. (512) 286-5161

Item 4.

J:\AC3D\5079\Survey\PLAT - THE RANCH AT CALITERRA



# THE RANCH AT CALITERRA FINAL PLAT

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	53.89	815.00	N029°48'W	53.88	27.01	347.45°
C2	156.74	345.00	S78°25'30"W	155.40	78.75	261°53'
C3	213.00	330.00	N07°01'21"E	209.32	110.35	365°33'
C4	174.30	270.00	N07°04'32"E	171.28	90.31	369°59'15"
C5	37.24	25.00	N04°44'51"W	33.88	24.03	85°20'28"
C6	33.50	25.00	N41°12'52"E	31.05	19.81	76°17'00"
C7	300.50	330.00	S01°30'00"W	290.22	167.57	57°02'23"
C8	554.82	270.00	S09°34'48"E	462.23	417.03	117°44'33"
C9	235.85	330.00	S48°71'18"W	230.86	132.27	49°38'00"
C10	391.35	270.00	S04°24'26"W	359.47	240.86	83°28'16"
C11	35.12	25.00	N08°41'13"E	32.30	21.11	89°19'54"
C12	35.64	25.00	S22°40'12"E	32.70	21.61	81°05'54"
C13	402.55	345.00	S08°01'30"W	400.79	265.48	75°09'24"
C14	373.84	285.00	S08°01'30"W	347.61	219.31	79°59'24"
C15	34.69	25.00	N76°38'27"W	31.88	20.80	71°14'33"
C16	36.07	25.00	N27°53'12"E	33.02	21.88	82°59'21"
C17	470.84	330.00	S04°47'34"W	420.79	265.48	75°09'24"
C18	290.52	270.00	S04°47'34"W	263.30	145.57	47°01'33"
C19	412.82	330.00	S54°04'04"W	386.50	246.14	106°05'31"
C20	37.84	270.00	S63°49'04"W	316.23	195.06	71°14'33"
C21	39.27	25.00	N52°09'59"W	35.36	25.00	90°00'00"
C22	39.27	25.00	N52°09'59"W	35.36	25.00	90°00'00"
C23	353.91	270.00	N25°11'17"W	329.11	207.56	75°09'24"
C24	432.55	330.00	N73°51'11"W	402.24	253.88	79°06'54"
C25	35.31	25.00	S74°02'20"W	32.44	21.32	80°55'25"
C26	318.77	270.00	S153°36'E	108.52	82.08	265°55'04"
C27	57.30	270.00	N54°43'39"E	57.20	38.75	12°09'33"
C28	70.04	330.00	N05°49'39"E	68.91	45.15	12°09'33"
C29	36.09	25.00	N28°39'35"E	34.51	23.85	87°16'15"
C30	36.24	25.00	N27°04'34"W	33.15	22.14	83°03'26"
C31	30.23	330.00	N72°45'18"W	30.22	15.13	51°15'37"
C32	24.74	270.00	N72°45'18"W	24.73	12.38	51°15'37"
C33	225.88	330.00	S05°30'09"E	221.59	117.62	39°14'09"
C34	190.28	370.00	S07°53'17"W	188.19	97.29	29°75'54"
C35	145.79	430.00	S02°16'22"W	145.05	76.15	19°49'34"
C36	13.85	430.00	S05°34'46"E	13.85	6.82	15°42'47"
C37	39.73	25.00	N02°11'12"E	35.68	25.46	91°02'37"
C38	33.80	25.00	N67°12'12"W	31.29	20.06	77°29'29"
C39	298.05	370.00	S04°10'37"E	290.06	197.64	46°09'15"
C40	80.60	530.00	S07°49'25"E	80.52	40.38	84°48'48"
C41	193.78	270.00	S08°22'08"E	192.41	96.29	23°27'25"
C42	36.79	25.00	N29°58'16"W	33.56	22.63	84°18'46"
C43	36.79	25.00	S52°23'58"W	33.56	22.63	84°18'46"
C44	32.70	330.00	S01°30'00"W	32.70	16.36	33°02'37"
C45	143.13	330.00	N05°54'47"W	141.04	72.19	24°40'40"
C46	66.35	330.00	S02°27'38"W	66.24	32.29	113°11'15"
C47	54.29	270.00	S06°27'38"W	54.20	21.24	113°11'15"
C48	48.37	330.00	N05°49'39"E	48.30	24.25	107°15'51"
C49	58.12	330.00	S05°49'39"E	58.04	26.64	107°15'51"
C50	33.86	25.00	N69°52'46"E	31.41	20.18	77°49'31"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C51	23.83	25.00	S83°33'58"E	22.84	12.91	287°14'48"
C52	353.38	70.00	S01°12'58"E	81.05	49.70	59°14'49"
C53	23.83	25.00	S61°28'08"W	22.94	12.91	54°37'24"
C54	21.80	25.00	N69°22'15"W	21.00	11.57	49°40'47"
C55	185.55	60.00	N49°52'36"E	119.86	72.36	189°21'54"
C56	21.88	25.00	S13°22'22"E	21.00	11.57	49°40'47"
C57	227.61	430.00	S39°37'48"E	224.97	162.84	39°19'43"
C58	311.57	430.00	S43°13'07"E	304.80	162.88	41°30'56"
C59	288.10	370.00	S74°53'08"E	282.27	140.24	47°30'56"
C60	40.80	25.00	N48°33'00"W	36.42	23.58	92°30'59"
C61	38.21	25.00	S49°54'10"W	34.80	23.86	87°34'26"
C62	39.59	25.00	S51°09'12"E	34.87	24.33	86°26'20"
C63	39.95	25.00	N48°54'33"E	35.83	25.69	91°33'40"
C64	228.62	270.00	N27°27'48"E	221.85	121.67	46°30'50"
C65	285.70	330.00	N17°55'02"E	276.86	132.50	49°45'16"
C66	315.33	480.00	N67°45'12"E	308.68	165.36	47°04'09"
C67	271.67	370.00	N67°45'12"E	265.61	142.29	47°04'09"
C68	39.27	25.00	S45°47'22"W	35.36	25.00	90°00'00"
C69	39.27	25.00	N49°12'00"W	35.36	25.00	90°00'00"
C70	274.66	330.00	S65°55'16"E	266.80	145.85	47°11'17"
C71	13.37	330.00	N69°33'01"E	13.37	6.89	12°45'37"
C72	11.86	470.00	N69°33'01"E	11.86	5.43	12°45'37"
C73	256.90	270.00	N65°45'08"W	255.71	128.65	19°05'37"
C74	276.92	330.00	N65°45'08"W	275.63	139.76	19°05'37"
C75	39.29	25.00	N69°46'22"E	35.37	25.02	90°00'00"
C76	39.25	25.00	S11°13'08"E	35.34	24.88	89°57'04"
C77	18.46	330.00	N12°09'14"E	18.46	9.23	31°12'19"
C78	15.10	270.00	N12°09'14"E	15.10	7.55	31°12'19"
C79	39.27	25.00	N67°29'14"E	35.36	25.00	90°00'00"
C80	39.27	25.00	N65°13'02"E	35.36	25.00	90°00'00"
C81	46.01	270.00	N65°40'08"E	45.86	23.86	94°53'37"
C82	56.24	330.00	N65°40'08"E	56.17	28.19	94°53'37"
C83	39.27	25.00	N44°12'16"W	35.36	25.00	90°00'00"
C84	39.27	25.00	N69°47'12"E	35.36	25.00	90°00'00"
C85	46.01	270.00	S84°19'52"E	45.86	23.86	94°53'37"
C86	56.24	330.00	S84°19'52"E	56.17	28.19	94°53'37"
C87	31.81	270.00	N82°49'25"W	31.79	15.92	64°50'00"
C88	38.88	330.00	N82°49'25"W	38.85	19.46	64°50'00"
C89	40.48	25.00	S47°24'52"W	36.20	26.24	92°46'26"
C90	40.95	25.00	S39°16'14"E	36.52	26.14	92°51'22"
C91	87.86	330.00	N08°39'19"E	87.80	44.19	15°15'18"
C92	72.00	270.00	N08°39'19"E	71.79	36.22	15°16'45"
C93	57.90	25.00	S39°15'41"E	54.37	23.67	89°51'48"
C94	40.48	25.00	S41°18'00"W	35.36	25.00	90°00'00"
C95	33.15	330.00	S76°34'51"E	33.14	16.59	54°50'20"
C96	27.12	270.00	S76°34'51"E	27.11	13.57	54°50'20"
C97	109.23	270.00	S04°43'00"W	108.48	55.37	22°10'42"
C98	133.50	330.00	S04°43'00"W	132.59	67.87	22°10'42"
C99	95.82	270.00	S07°43'19"W	95.32	48.42	29°20'04"
C100	117.12	330.00	S07°43'19"W	116.50	59.18	29°20'04"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	39.27	25.00	S75°55'09"W	35.36	25.00	90°00'00"
C102	21.68	25.00	N09°02'45"E	21.00	11.57	49°40'47"
C103	21.68	25.00	S41°02'28"E	21.00	11.57	49°40'47"
C104	186.30	60.00	S05°55'09"W	119.80	72.36	189°21'54"
C105	21.68	25.00	N09°02'45"E	21.00	11.57	49°40'47"
C106	26.14	25.00	N09°09'50"W	24.86	14.40	59°43'03"
C107	166.78	60.00	S09°09'50"W	116.04	37.28	159°15'38"
C108	214.20	25.00	S25°32'36"W	210.00	115.7	49°40'47"
C109	308.88	270.00	N43°16'33"W	293.15	174.53	69°45'33"
C110	137.26	185.00	N23°32'02"E	134.13	71.96	42°30'36"
C111	137.26	25.00	S83°57'15"E	121.06	63.36	27°13'06"
C112	138.68	25.00	N08°14'51"W	134.44	92.24	47°23'15"
C113	104.65	270.00	S16°14'17"W	109.91	56.13	27°13'06"
C114	126.26	270.00	S09°07'28"E	127.06	65.36	27°13'06"
C115	126.26	270.00	S09°07'28"E	127.06	65.36	27°13'06"
C116	126.26	270.00	S63°33'57"E	127.06	65.36	27°13'06"
C117	58.36	270.00	S82°02'02"E	58.24	28.88	123°45'46"
C118	211.59	330.00	N05°00'00"W	207.88	109.57	34°44'11"
C119	80.74	330.00	N07°12'25"E	78.84	5.92	121°33'37"
C120	75.30	330.00	N08°29'30"W	74.43	57.86	137°07'29"
C121	15.31	330.00	N62°40'06"E	15.31	7.86	24°33'38"
C122	66.30	330.00	N62°40'06"E	66.79	33.57	117°05'46"
C123	114.46	330.00	N52°11'15"W	115.86	58.84	20°13'14"
C124	76.92	330.00	N09°00'37"E	74.43	11.75	49°43'38"
C125	76.92	330.00	N09°00'37"E	74.43	11.75	49°43'38"
C126	76.92	330.00	N34°25'22"E	76.52	38.52	13°05'37"
C127	76.92	330.00	N34°25'22"E	76.52	38.52	13°05'37"
C128	58.08	330.00	N83°46'55"E	58.00	28.62	107°15'28"
C129	1.97	270.00	N83°46'55"W	1.97	0.98	67°02'30"
C130	135.35	270.00	N83°20'09"W	133.94	69.13	28°43'37"
C131	51.99	270.00	S78°47'12"W	51.91	26.07	110°15'55"
C132	132.23	270.00	S74°12'27"W	130.91	67.47	28°03'34"
C133	71.81	270.00	S38°39'29"W	71.60	36.12	15°14'22"
C134	110.34	345.00	N01°38'36"W	110.35	60.27	19°09'12"
C135	86.48	345.00	N07°58'52"E	86.25	43.47	14°11'41"
C136	86.40	345.00	N2°46'10"E	86.18	43.43	14°20'59"
C137	86.55	345.00	N48°09'52"E	86.32	43.50	14°22'24"
C138	73.17	345.00	N57°28'38"E	73.63	37.03	12°15'06"
C139	58.66	330.00	N13°51'55"W	58.59	29.41	10°11'00"
C140	94.61	330.00	N09°39'14"W	94.29	47.83	16°25'35"
C141	94.61	330.00	N09°39'14"W	94.29	47.83	16°25'35"
C142	22.86	330.00	N05°58'43"E	22.85	11.48	33°09'39"
C143	94.42	270.00	S17°57'13"W	93.94	47.70	20°02'00"
C144	124.38	270.00	S05°54'41"E	123.28	63.31	26°13'39"
C145	124.29	270.00	S11°38'47"E	123.16	63.27	26°12'37"
C146	124.26	270.00	S80°06'12"E	123.16	63.25	26°12'37"
C147	23.18	270.00	S73°29'41"E	23.17	11.	

# THE RANCH AT CALITERRA FINAL PLAT

Line #	Line Length	Line Direction	Block	Lot	Area	SOFT.	LOT	SOFT.	Area	Block	Lot	SOFT.	Area	Block	Lot	SOFT.	Area
A	1	17.035	0.391	C	34	11,538	0.265	18,750	0.430	F	5	15,000	0.344				
A	2	17,772	0.408	C	35	13,433	0.308	19,422	0.446	F	6	15,000	0.344				
A	3	15,516	0.356	C	36	12,182	0.280	22,383	0.514	F	7	15,000	0.344				
A	4	15,726	0.361	C	37	13,285	0.305	20,951	0.481	F	8	15,386	0.353				
A	5	14,850	0.341	C	38	14,213	0.326	22,872	0.525	F	9	15,140	0.348				
A	6	11,935	0.274	C	39	11,681	0.268	19,887	0.456	F	10	10,800	0.248				
A	7	11,967	0.275	C	40	12,131	0.278	18,750	0.430	F	11	10,800	0.248				
A	8	11,967	0.275	C	41	12,131	0.278	18,750	0.430	F	12	10,800	0.248				
A	9	12,000	0.284	C	42	12,000	0.284	18,750	0.430	F	13	13,135	0.302				
A	10	12,016	0.276	C	43	15,933	0.366	18,750	0.430	F	14	13,142	0.302				
A	11	64,769	1.487	C	44	26,049	0.588	47	0.284	F	15	18,750	0.430				
A	12	579,236	13.309	C	45	26,049	0.588	18,750	0.430	F	16	12,446	0.286				
B	1	10,800	0.248	C	46	12,235	0.281	20,532	0.471	F	17	10,941	0.251				
B	2	10,800	0.248	C	47	12,947	0.297	19,374	0.445	F	18	10,941	0.251				
B	3	10,800	0.248	C	48	12,947	0.297	18,988	0.435	F	19	10,941	0.251				
B	4	11,205	0.257	C	49	12,935	0.297	22,348	0.513	F	20	10,941	0.251				
B	5	11,205	0.257	C	50	13,475	0.309	16,811	0.386	F	21	10,941	0.251				
B	6	11,205	0.257	C	51	24,675	0.566	14,500	0.333	F	22	11,526	0.265				
B	7	11,205	0.257	C	52	12,160	0.278	14,500	0.333	F	23	12,751	0.293				
B	8	11,205	0.257	C	53	12,160	0.278	14,500	0.333	F	24	12,751	0.293				
B	9	11,205	0.257	C	54	12,247	0.281	15,303	0.351	F	25	11,506	0.285				
B	10	11,107	0.255	C	55	12,247	0.281	15,303	0.351	F	26	10,840	0.249				
B	11	10,843	0.249	C	56	13,290	0.305	19,391	0.445	F	27	269,806	6.194				
B	12	13,076	0.255	C	57	11,135	0.256	21,394	0.491	G	1	15,714	0.361				
B	13	13,076	0.255	C	58	10,800	0.248	20,377	0.468	G	2	15,795	0.363				
B	14	13,421	0.308	C	59	10,800	0.248	21,257	0.488	G	3	15,795	0.363				
B	15	10,800	0.248	C	60	424,413	9.743	29,643	0.681	G	4	15,795	0.363				
B	16	10,800	0.248	C	61	89,486	2.054	22,283	0.512	G	5	16,615	0.381				
B	17	16,896	0.248	D	1	13,600	0.312	22,516	0.517	G	6	28,163	0.647				
B	18	4,051	0.095	D	2	13,600	0.312	23,389	0.577	G	7	25,198	0.578				
C	1	12,756	0.293	D	3	14,944	0.342	14,944	0.342	G	8	21,764	0.500				
C	2	16,496	0.379	D	4	13,625	0.313	15,004	0.344	G	9	21,764	0.500				
C	3	12,979	0.285	D	5	13,354	0.307	15,007	0.345	H	1	17,729	0.407				
C	4	12,979	0.285	D	6	13,429	0.310	16,044	0.345	H	2	14,175	0.325				
C	5	11,783	0.270	D	7	13,504	0.313	15,010	0.342	H	3	14,175	0.325				
C	6	10,800	0.248	D	8	13,579	0.313	16,917	0.388	H	4	14,175	0.325				
C	7	10,800	0.248	D	9	13,653	0.313	18,402	0.442	H	5	17,053	0.381				
C	8	10,800	0.248	D	10	14,618	0.336	20,372	0.468	H	6	15,694	0.380				
C	9	10,800	0.248	D	11	17,945	0.412	41,736	0.958	H	7	14,850	0.341				
C	10	10,800	0.248	D	12	23,066	0.530	306,269	7.031	H	8	15,100	0.347				
C	11	10,800	0.248	D	13	21,752	0.489	1,625,873	37.325	H	9	14,850	0.341				
C	12	10,800	0.248	D	14	20,977	0.462	944,837	21.168	H	10	16,357	0.375				
C	13	10,800	0.248	D	15	22,828	0.524	4,642	0.107	H	11	18,401	0.422				
C	14	10,800	0.248	D	16	21,688	0.468	10,800	0.248	I	1	18,401	0.422				
C	15	10,800	0.248	D	17	31,139	0.715	10,800	0.248	I	2	14,912	0.342				
C	16	10,800	0.248	D	18	24,071	0.553	10,859	0.249	I	3	15,000	0.344				
C	17	10,800	0.248	D	19	19,316	0.443	11,706	0.269	I	4	15,014	0.345				
C	18	11,016	0.253	D	20	18,504	0.425	11,588	0.266	I	5	19,223	0.441				
C	19	10,800	0.248	D	21	18,621	0.427	10,800	0.248	I	6	12,665	0.497				
C	20	11,877	0.273	D	22	18,738	0.430	10,800	0.248	I	7	25,728	0.591				
C	21	13,148	0.302	D	23	18,855	0.433	11,906	0.273	I	8	27,526	0.632				
C	22	13,148	0.302	D	24	24,618	0.565	12,902	0.296	I	9	14,959	0.343				
C	23	13,148	0.302	D	25	32,839	0.794	13,446	0.309	I	10	14,141	0.325				
C	24	10,800	0.248	D	26	25,311	0.581	12,782	0.275	I	11	16,091	0.369				
C	25	10,800	0.248	D	27	25,311	0.581	11,685	0.275	I	12	12,761	0.293				
C	26	10,800	0.248	D	28	19,627	0.451	10,800	0.248	J	1	10,800	0.248				
C	27	10,800	0.248	D	29	15,151	0.348	10,800	0.248	J	2	10,755	0.247				
C	28	10,800	0.248	D	30	18,756	0.431	10,800	0.248	J	3	10,755	0.247				
C	29	10,800	0.248	D	31	27,570	0.633	10,755	0.247	J	4	18,55	0.415				
C	30	12,685	0.291	D	32	27,128	0.623	80,788	1.855	J	5	17,116	0.393				
C	31	14,176	0.325	D	33	23,923	0.549	17,116	0.393	F	1	15,000	0.344				
C	32	12,131	0.279	D	34	26,373	0.605	15,000	0.344	F	2	15,000	0.344				
C	33	12,131	0.279	D	35	26,373	0.605	15,000	0.344	F	3	15,000	0.344				
C	34	12,131	0.279	D	36	26,373	0.605	15,000	0.344	F	4	15,000	0.344				

LOT SIZE	NO.
< 1 ACRE	236
1-2 ACRE	3
2-5 ACRE	2
5-10 ACRE	3
> 10 ACRE	2
MINIMUM LOT SIZE: 0.093 AC (4,051 SQ. FT.)	
AVERAGE LOT SIZE: 0.692 AC (29,705 sq. ft.)	

AREA TABLE	
AREA	200.024 ACRES
WITHIN SUBDIVISION	(6713.047 SQ. FT.)
AREA OF SINGLE FAMILY LOTS	91,433 ACRES (3,982,823 SQ. FT.)
AREA WITHIN PUBLIC STREETS	32,267 ACRES (1,405,558 SQ. FT.)

A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

## SHEET NO. 10 OF 11

**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering  
 5544 Valley View  
 Phone No. (512) 286-5160  
 Fax No. (512) 286-5160  
 Surveying  
 FIRM ID #E3791  
 REG. # 10024900

J:\AC3D\5079\Survey\PLAT - THE RANCH AT CALITERRA

Item 4.

# THE RANCH AT CALITERRA FINAL PLAT

STATE OF TEXAS }  
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS: THAT CF CSJK CARTER, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY RICH, BEING THE OWNER OF A CALLED 200.0 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER 21069740, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 200.024 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

### "THE RANCH AT CALITERRA"

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

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

BY: \_\_\_\_\_  
GREGORY L. RICH, MANAGER AND ATTORNEY IN FACT  
OF CF CSJK CARTER, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251

STATE OF TEXAS }  
COUNTY OF \_\_\_\_\_ }

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

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 GROUNDWATER 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.

MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEKK, P.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

CHAD GLENN, P.E., CITY ENGINEER

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

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

STATE OF TEXAS }  
COUNTY OF HAYS }

THIS PLAT, THE RANCH AT CALITERRA, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.  
APPROVED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
CITY ADMINISTRATOR, MICHELE FISCHER

BY: \_\_\_\_\_  
MIM JAMES, PLANNING & ZONING COMMISSION CHAIR

STATE OF TEXAS:  
COUNTY OF HAYS:

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

FLOOD PLAIN NOTE: A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARDOUS AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NOS. 482090105F AND 482090115F, BOTH DATED SEPTEMBER 02, 2005.

ENGINEERING BY: \_\_\_\_\_  
BRETT R. PASQUARELLA, P.E., NO. 84789 DATE \_\_\_\_\_  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



STATE OF TEXAS:  
COUNTY OF HAYS:

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

SURVEYED BY: \_\_\_\_\_  
JOHN DAVID KIPP, R.P.L.S. NO. 5844 DATE \_\_\_\_\_  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



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

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

STATE OF TEXAS }  
COUNTY OF HAYS }

I, ELAINE HANSON CARBENS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO 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: \_\_\_\_\_

I, ELAINE HANSON CARBENS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS INSTRUMENT NO. \_\_\_\_\_

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

ELAINE HANSON CARBENS BY: \_\_\_\_\_  
COUNTY CLERK  
HAYS COUNTY, TEXAS

SHEET NO. 11 OF 11

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #E3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Ave. Austin, TX 78749  
Phone No. (512) 286-5160 Fax No. (512) 286-5160

A SUBDIVISION OF 200.024 ACRES BEING THE RANCH AT CALITERRA, OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

Item 4.  
J:\AC3D\5079\Survey\PLAT - THE RANCH AT CAL



**September 22, 2023**

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

City staff has completed its review of project **SUB2023-0038 The Ranch at Caliterra Final Plat**. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

#### **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](mailto:tcarpenter@cityofdrippingsprings.com).

1. Provide a note stating that "ALL OPEN SPACE LOTS, PARK LOTS, AMENITY LOTS, AND DRAINAGE LOTS WILL BE MAINTAINED BY THE HOA."

#### **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](mailto:cgilpin@cityofdrippingsprings.com).

1. Provide a small keymap of the entire subdivision on each sheet with the active area shaded.
2. Show all adjacent property owner information including properties on the other side of Creek Road and Mount Gainer Road. [Sub. Ord. 4.7(c)]
3. [Hays County Development Regulations 3.07(B)] Show and label the Hays County Best Available Floodplain as a Local Floodplain.
4. Label Block C, Lot 60 as Drainage Easement and WQ Lot as well.
5. Pre the [DA Section 3.2.6] provide a chart either on the plat or as separate exhibit indicating the amount of impervious cover, LUE use, and parkland required for the entire Land, 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. Impervious cover limit is 25% per [DA Section 3.2.5]
6. Developer shall place pro rata share of \$47,195.60 for the RM12/US290 improvements in escrow per TIA.

*Open spaces, friendly faces.*

7. Developer shall place the pro rate share of \$98,640 for the Mt Gainor Rd improvements in escrow per TIA.
8. Provide executed easements required for the future wastewater interceptor that will serve this property [Sub Ord 18.2.3]
9. The Final Plat cannot be approved until either;
  - Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
  - Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

In Administrative Completeness	Filing Date
ADMIN2023-60 Cowboy Church Subdivision	25-Sep
SUB2022-0052 Village Grove Phase 1 Construction Plans	25-Sep
ADMIN2022-0066 Hardy Construction Plans	25-Sep
ADMIN2023-34 Caliterra Phase 3 Section 10 Construction Plans	2-Oct
SUB2023-0022 Cannon Ranch Phase Two Construction Plans	2-Oct
SUB2023-0033 Heritage Phase 2 Construction Plan Revision	2-Oct
SD2023-0030 Trailhead Market Parking, Fire Land and Water Improvements	9-Oct
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision Construction Plans	10-Oct
SUB2021-0065 Heritage Phase 2 Final Plat	10-Oct

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality	Waiting on resubmittal
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0013 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
SD2022-0018 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
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting on resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	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.	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	Approved w/ Conditions
SD2022-0042 Suds Brothers Car Wash	CL	610 W Hwy 290	Rapid car wash facility	Approved w/ Conditions
SD2023-0002 Fitzhugh Corners	ETJ	15310 Fitzhugh Road	A 13,908 sq ft building with site improvements	Waiting on Resubmittal
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on resubmittal
SD2023-0006 DS Vet Clinic	CL	Cortaro Dr & RR 12	2 Phase Site Development Plan with 3,957sf veterinarian clinic with paving, drainage and utility infrastructure	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.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of tow additional duplexes w/ accompanying site improvements	Waiting on resubmittal
SD2023-0009 Paloma	CL	235 Sports Park Rd	Adding improvements to the site	Waiting on resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on resubmittal
SD2023-0012 Ariza 290 West	ETJ	13900 W US Highway 290	Multifamily residential.	Waiting on resubmittal
SD2023-0013 10 Federal	ETJ	3975 US 290	Enclosed storage facility	Waiting on resubmittal
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Waiting on Resubmittal
SD2023-0015 Silver Creek Hotel	ETJ	12800 Silver Creek Road	Hotel with parking, utilities, drives, detention and water quality.	Waiting on Resubmittal
SD2023-0016 Ledgestone Daycare	ETJ	12400 US Hwy 290	Daycare building with parking and drives in Ledgestone Commercial Development	Waiting on Resubmittal
SD2023-0017 OroBianco Mobile Food Unit - Driveways	CL	27713 RR 12	Driveway for gelato food truck.	Waiting on Resubmittal
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	Under Review
SD2023-0019 3980 US 290 Warehouse	ETJ	3980 US 290	Construction of 4 - 5k sq ft Warehouse/office buildings	Under Review
SD2023-0020 Graveyard Cellars	ETJ	24101 RR 12	2800 sq ft building and parking	Under Review

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

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
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Approval with conditions
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Waiting for Resubmittal
SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP	ETJ	17901 FM 1826	FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres	Waiting for Resubmittal
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Trickling Brook Road Intersection	90 Lot Subdivision	Approved with conditions
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	Approved with conditions
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of wch are residential and 1 will be landscaping	Approved with conditions
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of wch are residential and 1 will be landscaping	Approval with conditions
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	Approved with conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting for Resubmittal
SUB2022-0046 Kali Kate	ETJ	4550 FM 967	City of Dripping Springs and City of Buda Interlocal Agreement	Waiting for Resubmittal
SUB2022-0047 Ariza West 290	ETJ	13900 W US Highway 290	The Final Plat for an apartment complex	Approval with Conditions
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting for Resubmittal
SUB2022-0049 Serenity Hills	ETJ	1111 HAYS COUNTRY ACRES ROAD	50 Lot subdivision in Dripping Springs ETJ	Approval with conditions
SUB2022-0050 North 40, Section 2, Block B, Lots 1, 2, 29, and 30	CL	28501 RR 12	Amending Plat to combine 4 lots into 1	Under Review
SUB2022-0052 Village Grove Phase 1 CP	CL	Sports Park Rd	The construction plans for phase 1 of the Village Grove development	Waiting for Resubmittal
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Waiting for Resubmittal
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Waiting for Resubmittal
SUB2023-0005 Skylight Hills Prelim	ETJ	13001 & 13111 High Sierra	Creating 11 residential lots in the ETJ	Waiting for Resubmittal
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Waiting for Resubmittal
SUB2023-0007 Skylight Hills Construction Plans	ETJ	13001 & 13111 High Sierra	Creating the infrastructure of 11 residential lots	Waiting for Resubmittal
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	Approval with conditions
SUB2023-0012 Springlake Lot 57 Replat	ETJ	100 Oakview Dr	Subdivide the existing tract of land into two newly platted tracts of land.	Approval with conditions
SUB2023-0011 Big Sky Ranch Phase 3 AP	CL	171 Sue Peak Loop	Amending plat to accommodate builders larger home designs.	Approval with Conditions
SUB2023-0016 520 Matzig Replat	ETJ	520 Matzig Cove	Modify drainage easement.	Approval with conditions
SUB2023-0018 Cannon Ranch Phase 2 Final Plat	CL	Rushmore Drive at Lone Peak Way	Subdivide into 100 lots.	Under Review
SUB2023-0020 Driftwood Golf and Ranch Club, Phase 4 Final Plat	ETJ	Driftwood Ranch Drive	Subdivide into 20 lots.	Waiting for Resubmittal
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water, wastewater subdivision constructions plans.	Approval with conditions
SUB2023-0022 Cannon Ranch Phase 2 CP	CL	Rushmore Drive at Lone Peak Way	97 single family residential lots and 3 open space lots including construction of public roadways, utilities and storm drain infrastructure.	Waiting for Resubmittal
SUB2023-0023 Re-Subdivision Lot 2, Driftwood 967 Phase One CP	ETJ	FM 967 at FM 1826	Subdivide one large lot into 5 residential lots, 2 commercial lots, 2 open space lots and 2 private streets.	Approval with conditions
SUB2023-0024 Caliterra Phase 5 Section 13 Construction Plans	ETJ	Kelsey Lane	11 single family lots.	Waiting for Resubmittal
SUB2023-0027 Bush Ranch, Phase 1, Lots 1 & 2 Amending Plat	ETJ	235 & 295 LedgeStone Drive	Adjust a common property line.	Approval with Conditions
SUB2023-0028 Arrowhead Commercial Final Plat	CL	US Hwy 290 W	Subdividing 6.6 acres as 1 lot.	Waiting for Resubmittal
SUB2023-0030 Trailhead Market Parking, Fire Lane & Water Improvements	CL	249 Sportsplex Drive	Construct 16,250 sq. ft. pervious concrete parking lot, two fire hydrants, grading and fire lane striping.	Waiting for Resubmittal
SUB2023-0033 Heritage Phase 2 Construction Plans Revision	CL	Sportsplex Drive	165 lots, streets, water, wastewater, grading and water quality improvements.	Waiting for Resubmittal
SUB2023-0031 Gateway Village Preliminary Plat	CL	1201 US 290 West	307 lots on 97.44 acres	Under Review
SUB2023-0034 Lunaroya Subdivision Final Plat	ETJ	Silver Creek Rd	28 single family large residential lots with on site sewage for each lot	Under Review
SUB2023-0035 Parten Ranch Phase 6 & 7 Final Plat	ETJ	600 Two Creeks Lane	122 single family lots and 4 drainage/open space lots	Waiting for Resubmittal
SUB2023-0036 Caliterra Phase 5 Section 13 Final Plat	ETJ	Carentan Cove at Kelsey Lane	11 single family lots	Under Review
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north bound turn lane on Roger Hanks Pkwy, Improvements to Hamilton Crossing and Lake Lucy Loop	Waiting for Resubmittal
SUB2023-0038 The Ranch at Caliterra Final Plat	ETJ	HC Carter Way	234 single family lots on 200.024 acres	Under Review
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	CL	Shadow Ridge Parkway	142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space	Under Review
SUB2023-0040 Amending Lots 31 & 32 in Bunker Ranch Phase 1	ETJ	687 Bunker Ranch Rlvd		Under Review