



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, February 28, 2023 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

John McIntosh

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller

Planning Director Tory Carpenter

City Secretary Andrea Cunningham

Deputy City Secretary Cathy Gieselman

IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

PRESENTATIONS

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

CONSENT AGENDA

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

- 2. Approval of the January 24, 2023, Planning & Zoning Commission regular meeting minutes.**
- 3. Conditional approval of SUB2021-0073: an application for the Hardy T Land Preliminary Plat for a 78.02 acre tract located at the intersection of Bunker Ranch Boulevard and Ross Street out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, P.E., Civil & Environmental Consultants, Inc.**
- 4. Denial of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers**
- 5. Conditional approval of SUB2022-0041: an application for the Hays Street Preliminary Plat for a 1.855 acre tract located at 102 Bluff Street out of the Town of Dripping Springs survey. Applicant: Joe Grasso, P.E., Doucet & Associates.**
- 6. Approval of SUB2022-0030: an application for the Burke Subdivision Lot 1A Replat for a 14.54 acre tract located at 20650 FM 150. Applicant: Jon Thompson**
- 7. Conditional approval of SUB2022-0002: an application for the Hays Street Subdivision final plat for a 1.855 acre tract out of the Phillip A. Smith Survey located at 102 South Bluff Street. Applicant: Joe Grasso, P.E. Doucet & Associates**
- 8. Conditional approval of SUB2022-0049: an application for the Serenity Hills Preliminary Plat for a 104.335 acre tract located at 1111 Hays Country Acres Road out of the Richard Vaughan Survey. Applicant: Gregg Andrulis, Civil Insite, LLC.**

BUSINESS

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

- c. Public Hearing
- d. Discussion

PLANNING & DEVELOPMENT REPORTS

10. Planning Department Report

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

- March 14, 2023, at 6:00 p.m.
- March 28, 2023, at 6:00 p.m.
- April 11, 2023, at 6:00 p.m.
- April 25, 2023, at 6:00 p.m.

City Council & Board of Adjustment Meetings

- March 7, 2023, at 6:00 p.m. (CC & BOA)
- March 21, 2023, at 6:00 p.m. (CC)
- April 4, 2023, at 6:00 p.m. (CC & BOA)
- April 18, 2023, at 6:00 p.m. (CC)

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **February 24, 2023, at 12:30 p.m.***

City Secretary

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



DRIPPING SPRINGS
Texas

Old Fitzhugh Road

Project Status Updates

TIRZ Board Feedback
01/010/23



Project History to Date Item 1.

- Concept Plan Stakeholder Input - **2017-2018**
- Concept Plan Development / Approval – **2018**
- Budget Requests & Grant Writing – **2019-2021**
- Engineering Firm Search & Contracting - **2021**
- Engineering Plans Start – **February 2022**
- Engineering 30% Plans – **September 2022**
- Stakeholder Outreach – **January – March 2023**
- Engineering 60% Plans – In progress - **Complete Spring / Summer 2023**

Stakeholder Input

Top Three Priorities

1. Sidewalks and Trails
2. Traffic Calming
3. Parking

Project Challenges / Issues

- Drainage & Runoff
- Street Conditions & Narrow Right of Way
- Lighting
- Preserve Historic Character
- Preserve Trees
- Encourage Local Shops

EXPOSED AGGREGATE



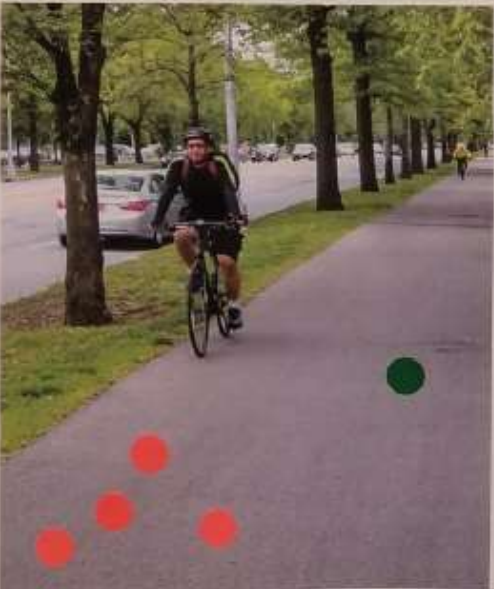
PERVIOUS PAVERS



DECOMPOSED GRANITE



ASPHALT



Design Elements

Item 1.



- Street Reconstruction (shifted to East)
- Shared Use Path (8' wide - West side)
- Curb & Gutter on West (Drainage)
- Ribbon Curb on East
- Traffic Calming
- On-Street Parking (17 spaces)
- Lighting at Activity Nodes
- Landscaping / Trees
- Utility Relocations / Adjustments

Design Challenges

Item 1.

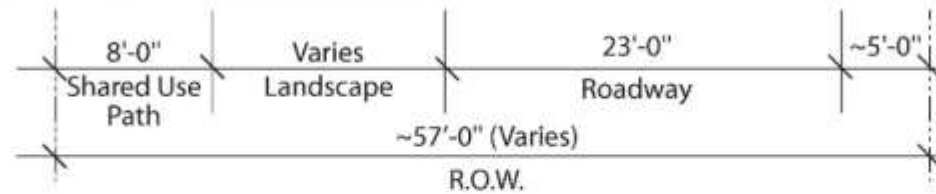
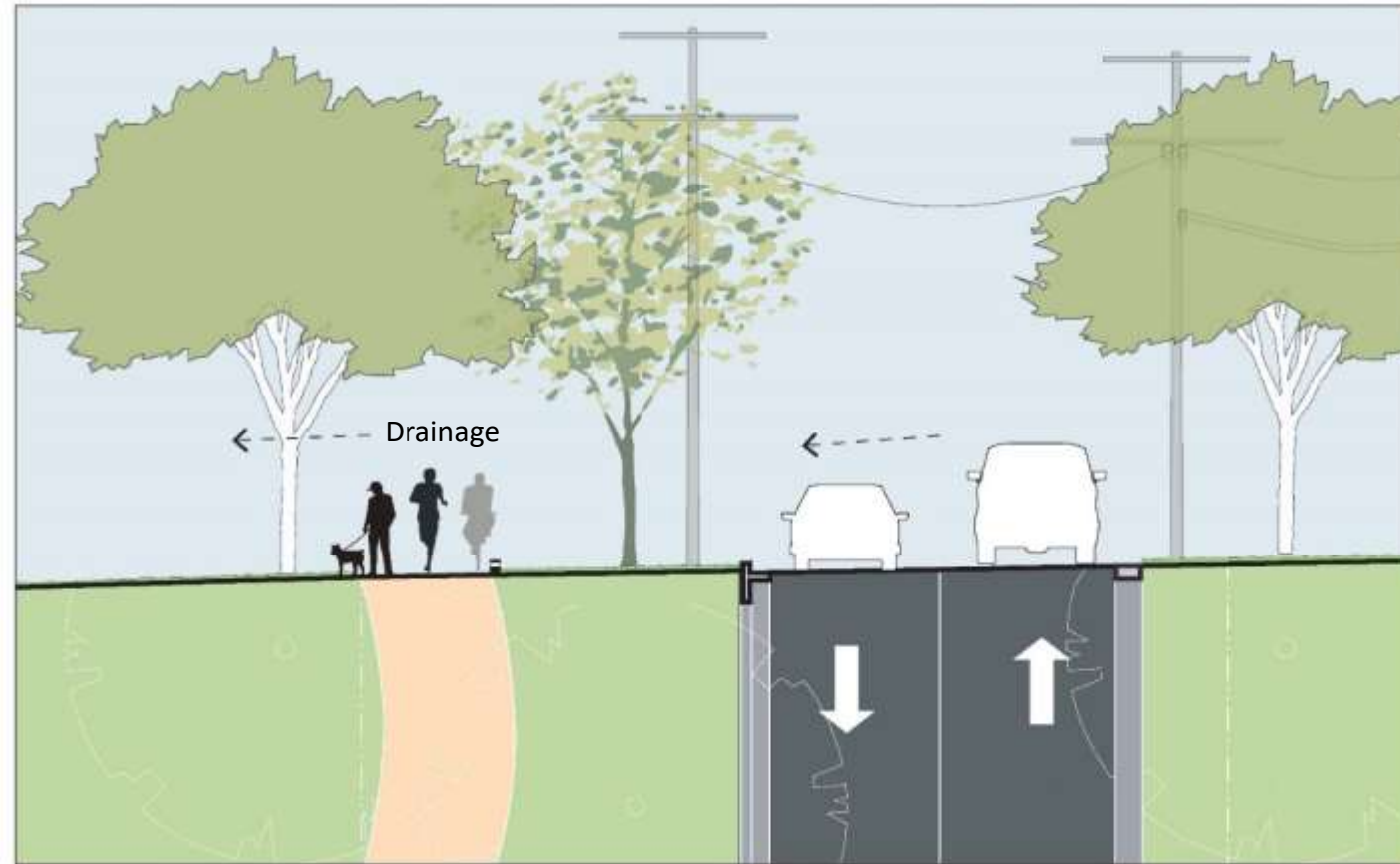


- Maintain Historic Character
- Narrow Right of Way
 - Fitting Roadway, Trail, Parking, Drainage
- Drainage Easements Required
 - Two offsite drainageways and basins
 - 3 impacted property owners
 - Right-of-Way Clean Up
- ROW Acquisition
 - 3 impacted parcels
- Utility **Adjustments &** Relocations
 - Pedernales Electric Cooperative
 - Frontier
 - Dripping Springs Water Supply
 - Dripping Springs Wastewater

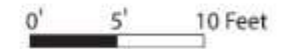
Typical Section

Item 1.

Old Fitzhugh
Road



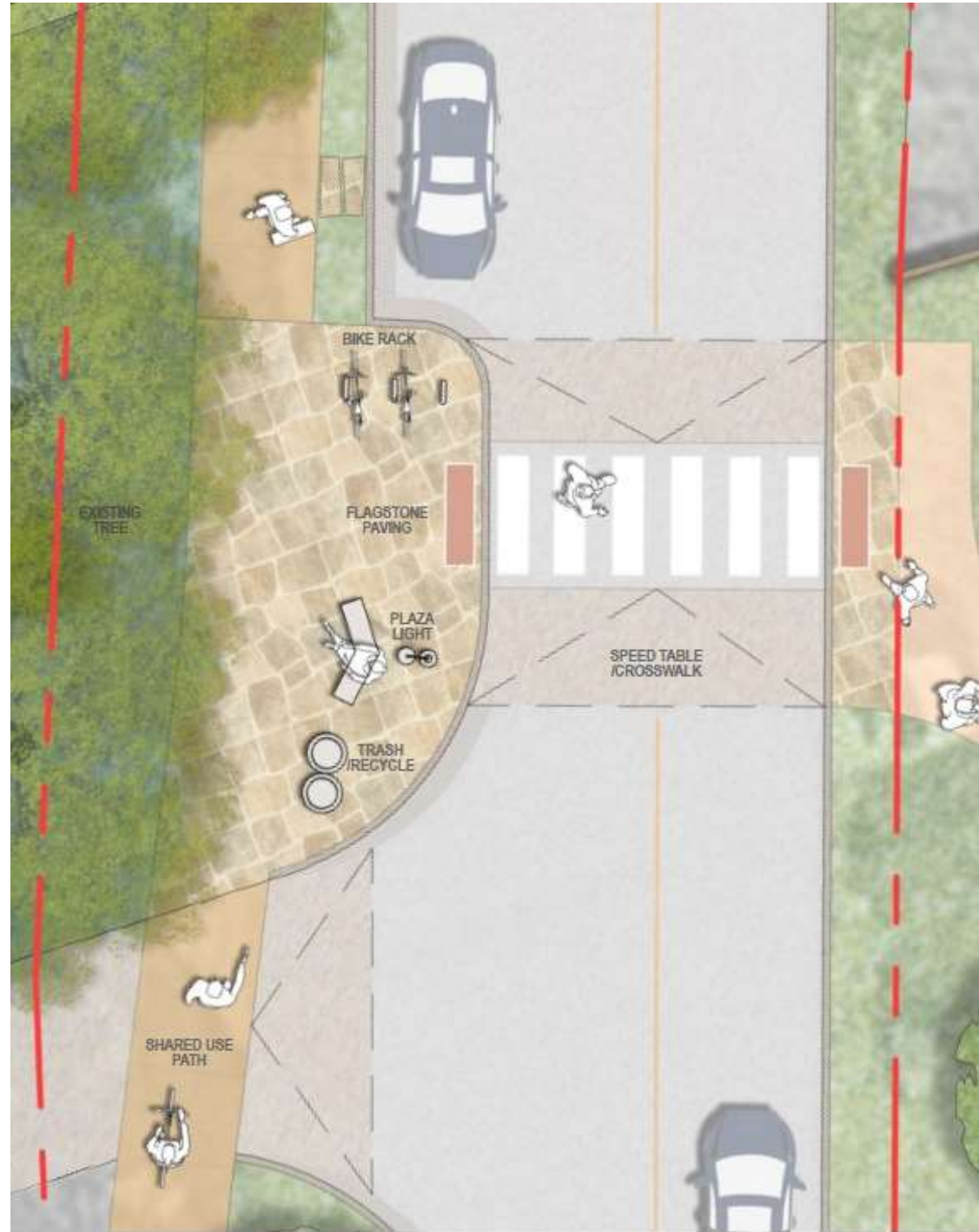
SECTION CONDITION 2: TYPICAL WITHOUT PARKING (LOOKING NORTH)



Pedestrian Amenities / Activity Node

Item 1.

Old Fitzhugh
Road



Engineering: 30% Design Plans - Complete

Item 1.

Old Fitzhugh Road

CITY OF DRIPPING SPRINGS

**CONSTRUCTION PLANS FOR
ROADWAY IMPROVEMENTS ON OLD FITZHUGH ROAD**

NET LENGTH OF PROJECT = 3,300 FEET = 0.625 MILES

HAYS COUNTY

FROM MERCER STREET
TO RR 12

FOR THE RECONSTRUCTING OF THE ROADWAY AND OPERATIONAL IMPROVEMENTS CONSISTING OF GRADING, BASE, ASPHALT, DRAINAGE, PEDESTRIAN FACILITIES, ILLUMINATION, LANDSCAPING, LIMITED ON-STREET PARKING, PAVEMENT MARKING, AND EROSION CONTROL.

DESIGN SPEED
OLD FITZHUGH 30 MPH

DATE	SHEET	JOB	ROWWAY
8/12/2022	0	XXX	RR 12
CITY	COUNTY	SHEET NO.	
AUS	HAYS	1	

END CONSTRUCTION
END PROJECT
E OLD FITZ
STA 132+75.37

BEGIN CONSTRUCTION
BEGIN PROJECT
E OLD FITZ
STA 100+15.89

LOCATION MAP NOT TO SCALE
EXCEPTIONS: NONE
EQUATIONS: NONE
RAILROAD CROSSINGS: NONE

Registered Accessibility Specialist (RAS) Inspection Required

TDLR No. EABPRJ _____

HDR HDR Engineering, Inc.
710 Heston Crossing Suite 150
Round Rock, TX 78681
Pm No. F-7541

PRELIMINARY-FOR INFORMATION ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION BIDDING, OR PERMITTING PURPOSES.
Supervised By: LESLIE D. POLLACK
P.E. Serial No. 101288
Date: 8/12/2022

FILED: 8/12/2022 4:40:09 PM
DATE: 8/12/2022

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION ON NOVEMBER 1, 2014, EXCLUDING ITEMS 1-9, SHALL GOVERN ON THIS PROJECT.

SUBMITTED FOR LETTING: _____

CITY OF DRIPPING SPRINGS

SUBMITTED FOR LETTING: _____

AREA ENGINEER

CONSULTANT: _____

HDR ENGINEERING, INC. ITSPS FORM REG. F-194

RECOMMENDED FOR LETTING: _____

DISTRICT DESIGN ENGINEER

APPROVED FOR LETTING: _____

DIRECTOR OF TRANSPORTATION PLANNING & DEVELOPMENT



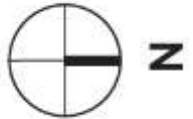
30% Design - Project Plan Rendering





Old Fitzhugh Road

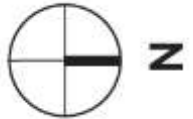
30% Plans- Design Rendering





Old Fitzhugh Road

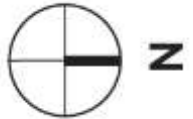
30% Plans- Design Rendering





Old Fitzhugh Road

30% **Plans**- Design Rendering



Project Funding

- Project Costs and Estimates
 - Engineering Plans (\$712K- per Agreement)
 - Construction Cost (\$6.4M – Current Estimate)
- Committed Funding
 - Engineering Plans – by TIRZ (\$602K- FY’22-23)
 - Hays County Parks & Open Space Bond pledge – Trail Portions (\$1.3M)
- Prospective Funding
 - Grants – CAMPO / TXDOT (’23 pursuits)
 - Finish Engineering Plans – by TIRZ (\$110K- FY ’24)
 - Construction (\$5.1M Plan of Finance- TBD FY’24)

*Old Fitzhugh
Road*



Moving Forward

- Key Stakeholder Coordination – Ongoing
- Boards and Commissions – Project Update
 - TIRZ Board Meeting 01/09/23
 - Historic Preservation Meeting 02/02/23
 - Planning and Zoning Commission 02/15/23
 - City Council 02/21/23
 - Transportation Committee 02/27/23
- Public Engagement
 - Online content available - March 2023
 - Public Meeting - March 2023
- Engineering Plans, Specifications & Estimates (PSE's)
 - 60-90% Plans- Q3 - Q4 '23 (funding committed)
 - Bidding & Contract Award (Q1 '24 funding dependent)
- Project Construction- Q2 – Q4 '24 (funding dependent)

*Old Fitzhugh
Road*





DRIPPING SPRINGS
Texas

**Thank You
!!!**

Old Fitzhugh Road

Project Status Updates

TIRZ Board Feedback
01/010/23



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, January 24, 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 6:03 p.m.

Commission Members present were:

Mim James, Chair
Christian Bourguignon
Doug Crosson
Douglas Shumway
Evelyn Strong

Commission Members absent were:

Tammie Williamson, Vice Chair
John McIntosh

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Deputy City Secretary Cathy Gieselmann
IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

Evelyn Strong led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.

CONSENT AGENDA

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

Via unanimous consent both Consent Agenda items were considered individually.

1. Approval of the December 13, 2022, Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner Bourguignon to approve the December 13, 2022, Planning & Zoning Commission regular meeting minutes. Commissioner Crosson seconded the motion which carried unanimously 5 to 0.

2. Conditional approval of SUB2022-0033: an application for the Ranch at Caliterra Preliminary Plat for a 200.025 acre tract located west of the Caliterra Subdivision out of the Benjamin F. Hannah Survey. Applicant: Bill E. Couch, Carlson Brigance, and Doering, Inc.

Tory Carpenter presented the staff report which is on file. Staff recommends conditional approval of the preliminary plat.

A motion was made by Commissioner Strong to approve SUB2022-0033; an application for the Ranch at Caliterra Preliminary Plat for a 200.025 acre tract located west of the Caliterra Subdivision out of the Benjamin F. Hannah Survey. Commissioner Shumway seconded the motion which carried unanimously 5 to 0.

BUSINESS

3. Public hearing and recommendation regarding VAR2022-0011: an application for a variance to allow a gazebo within the building setback for a property located at 444 Katie Drive. Applicant: Ashvin Baru

a. Applicant Presentation - Applicant Ashvin Baru was available for questions from the Commission.

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

c. Public Hearing - Applicant Ashvin Baru spoke in support of approval.

d. Recommendation - A motion was made by Commissioner Bourguignon to recommend City Council denial for a variance to allow a gazebo within the building setback for a property located at 444 Katie Drive. Commissioner Shumway seconded the motion which carried unanimously 5 to 0.

4. Public hearing and recommendation of an ordinance regarding ZA2022-0007: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.00 acres out of the H. B. Hargraves Survey located at 4300 E US 290. Applicant: Daniel Besa

a. Applicant Presentation - Applicant Daniel Besa was available for questions from the Commission.

b. Staff Report - Tory Carpenter presented the staff report which is on file. Staff recommends approval of the requested ordinance regarding ZA2022-0007: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.00 acres out of the H. B. Hargraves Survey located at 4300 E US 290.

c. Public Hearing - Tommy Gillis, owner of property to the South of the proposed request, supports the change.

d. Recommendation - A motion was made by Commissioner Strong to recommend City Council approval of an ordinance regarding ZA2022-0007: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.00 acres out of the H. B. Hargraves Survey located at 4300 E US 290. Commissioner Bourguignon seconded the motion which carried 5 to 0.

5. Public hearing and recommendation of an ordinance regarding DA2022-0002: an application to expand the existing Driftwood Development Agreement by 13.84 acres out of the Forelove Woody Survey being four properties located on FM 150 south of Mariah Drive. Applicant: Stephen R. Delgado, P.E.

a. Applicant Presentation - Abby Shelton was available to address any questions from the Commission.

b. Staff Report - Tory Carpenter presented the staff report which is on file. Staff recommends approval of the requested ordinance regarding DA2022-0002: an application to expand the existing Driftwood Development Agreement by 13.84 acres out of the Forelove Woody Survey being four properties located on FM 150 south of Mariah Drive.

c. Public Hearing - No one spoke during the Public Hearing.

d. Recommendation - A motion was made by Commissioner Bourguignon to recommend City Council approval of an ordinance regarding DA2022-0002: an application to expand the existing Driftwood Development Agreement by 13.84 acres out of the Forelove Woody Survey being four properties located on FM 150 south of Mariah Drive. Commissioner Strong seconded the motion which carried 5 to 0.

PLANNING & DEVELOPMENT REPORTS

6. Planning Department Report

Tory Carpenter presented the report which is on file.

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

February 15, 2023, at 6:00 p.m.

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

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

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

City Council & Board of Adjustment Meetings

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

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

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

March 21, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Commissioner Shumway seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 6:58 p.m.

PRELIMINARY PLAT FOR HARDY T LAND CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX



OWNER/TEAM INFORMATION

OWNER/DEVELOPER
HARDY T LAND, LLC
317 CHASE LANE #240
AUSTIN, TEXAS 78746

CIVIL ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
317 CHASE LANE #240
AUSTIN, TEXAS 78746

LAND SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
317 CHASE LANE #240
AUSTIN, TEXAS 78746

SUMMARY
FULL PURPOSE CITY LIMITS
ZONING: SF-2

AREAS

LOTS (79)	80.80%
ROW (10)	11.82%
TOTAL	79.92 AC

IMPERVIOUS COVER

CONCRETE = 182,888 SF
SIDEWALK = 69,419 SF
ASSUMED IC PER RESIDENTIAL LOT = 5,500 SF

LOT COUNT

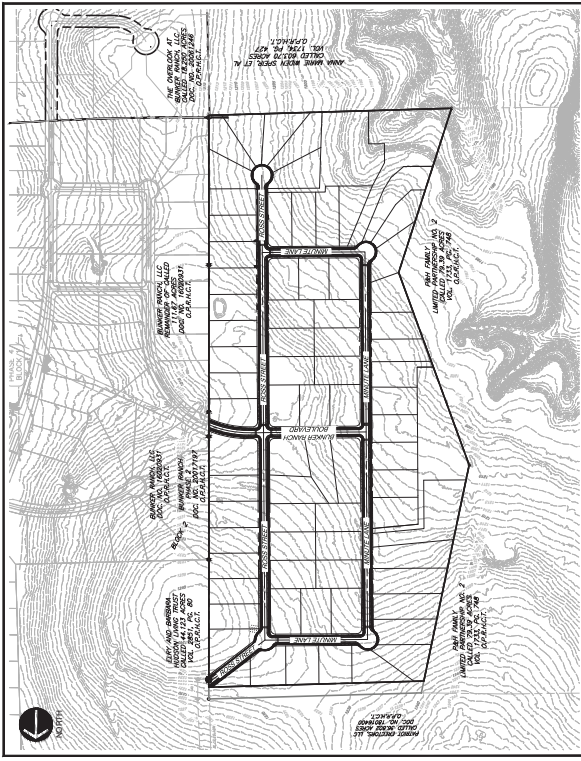
NUMBER OF LOTS = 79
TOTAL = 60.14 AC

BUILDING SETBACKS

FRONT = 20'
SIDE = 15'

PLAT NOTES

- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE OWNER WHO HAS REVIEWED THESE PLANS. THE CITY MUST REVIEW ON THE BASIS OF THE WORK OF THE DESIGN ENGINEER.
- ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
- NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48060008P DATED 9/2/2009.
- WATER PROVIDER: DRIPPING SPRINGS WATER SUPPLY CORP.
- A PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THE JURISDICTIONAL AUTHORITY FOR WASTE WATER FACILITIES DOES NOT FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
- THE HSA SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES.
- DRIPPING SPRINGS WATER SUPPLY CORPORATION WILL OWN AND OPERATE THE WATER FACILITIES AS PER NOTE 4.
- THE HSA SHALL BE THE OWNER AND OPERATOR OF ROADWAY FACILITIES.



SHEET #	DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAT SHEET 1 OF 2
03	PRELIMINARY PLAT SHEET 2 OF 2
04	EXISTING DRAINAGE AREA MAP
05	PROPOSED DRAINAGE AREA MAP
06	DETENTION POND PLAN A
07	DETENTION POND PLAN B
08	DETENTION POND PLAN C
09	WATER & EGS PLAN

LEGAL DESCRIPTION

BEING A 7.86 AC TRACT OUT OF THE BERKMAN F. HANNA SURVEY, NO. 28, ABSTRACT NO. 222, SECTION 10, T12N, R12E, S22E, HAYS COUNTY, TEXAS, AS SHOWN ON A SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2181171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OFFHCT).

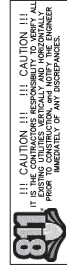
- NOTES**
- OWNER WILL BE ABLE TO CONTINUE DEVELOPMENT PROCESS, SUCH AS ROADS, UTILITIES, AND EGRESS, ON THE REMAINING PORTION OF THE TRACT. THE CITY WILL BE REQUIRED TO PROVIDE ALL NECESSARY RECORDS AND PERMITS FOR THE REMAINING PORTION OF THE TRACT. THE CITY WILL BE REQUIRED TO PROVIDE ALL NECESSARY RECORDS AND PERMITS FOR THE REMAINING PORTION OF THE TRACT.
 - CONNECTION TO THE EXISTING BUNKER HATCH BOULEVARD STREET AT BUNKER HATCH PHASE 4 MUST OCCUR WITHOUT COMPLETING THE ACCESS DRAGS AND WATER SUPPLY PERFECTION PER 4.
 - SEWER PIPES SHALL BE INSTALLED AS PER THE PLAN FOR THIS TRACT PER 4.1, SECTION 4.1.1, OCCUPANCY PER THE QUANTITY, SIZE AND LOCATION REQUIREMENTS OF SUBDIVISION ORDINANCE 28.96091.
 - DEVELOPER WILL BUILD SIDEWALKS ADJACENT TO COMMON AREAS. HOME BUILDERS WILL BUILD SIDEWALKS ON RESIDENTIAL LOTS. DEVELOPER WILL BOND SIDEWALKS PRIOR TO CONSTRUCTION.
 - FINAL PLAT SHALL NOT BE RECORDED UNTIL A SECONDARY MEANS OF EGRESS IS CONSTRUCTED AND ACCEPTED BY THE CITY.

SUBMITTED BY: BRIAN ESTES, PE

11/18/2022

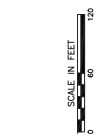
VERIFY THAT THESE CONSTRUCTION REQUIREMENTS ARE COMPLETE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

APPROVED BY:	CITY SECRETARY
_____	DRIPPING SPRINGS WATER SUPPLY CORPORATION
_____	HAYS COUNTY ESD #6
_____	SITE PERMIT NUMBER
APPROVED BY:	CITY ADMINISTRATOR
_____	DRIPPING SPRINGS WATER SUPPLY CORPORATION
_____	HAYS COUNTY ESD #6
_____	SITE PERMIT NUMBER
APPROVED BY:	PLANNING DIRECTOR
_____	DRIPPING SPRINGS WATER SUPPLY CORPORATION
_____	HAYS COUNTY ESD #6
_____	SITE PERMIT NUMBER
APPROVED BY:	PLANNING & ZONING COMMISSION CHAIR
_____	DRIPPING SPRINGS WATER SUPPLY CORPORATION
_____	HAYS COUNTY ESD #6
_____	SITE PERMIT NUMBER





!!! CAUTION !!! !!! CAUTION !!! !!! CAUTION !!!
UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION
AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

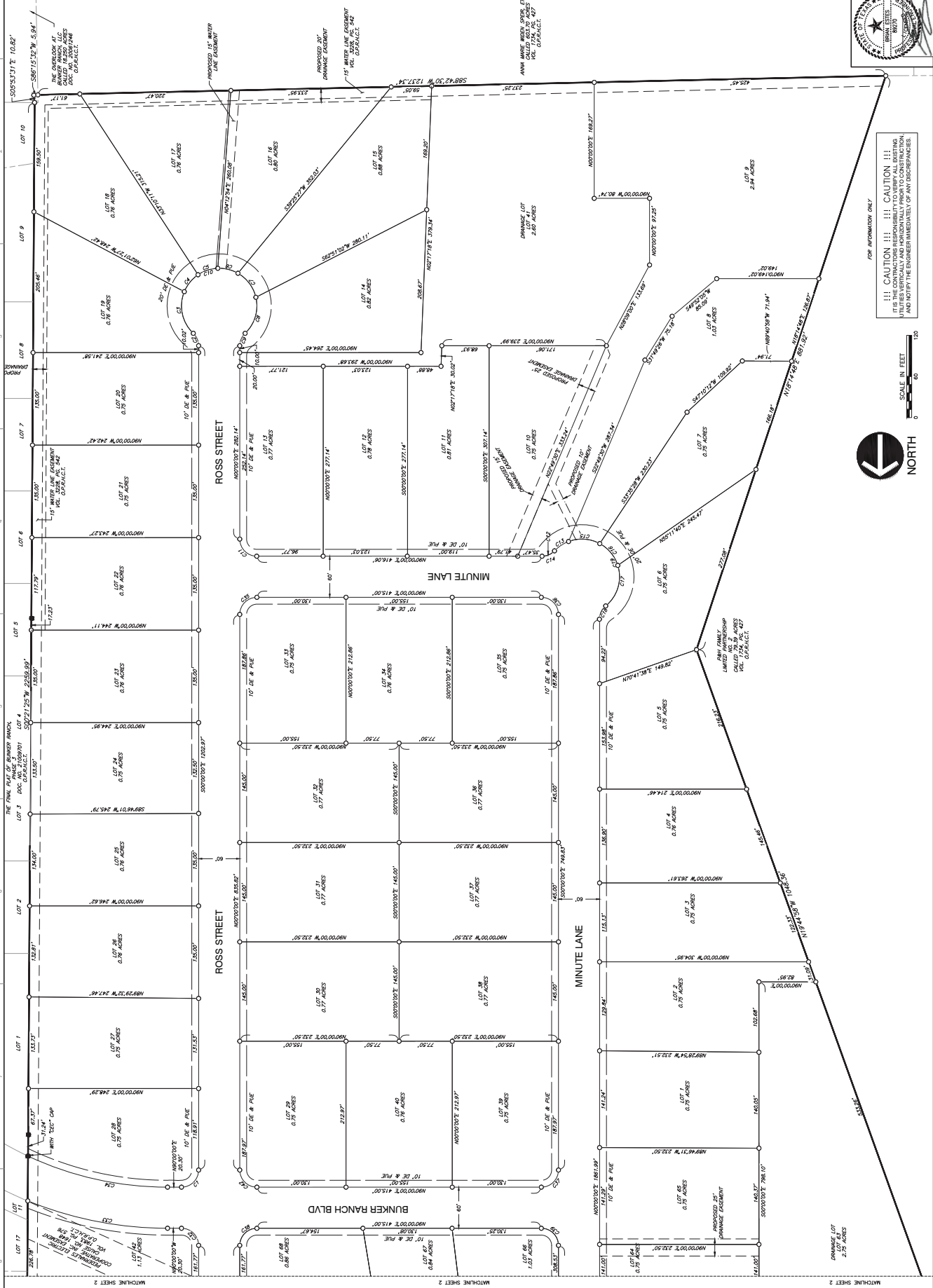


PRELIMINARY PLAT
DATE: MARCH 24, 2022
DRAWN BY: AJM
CHECKED BY: TSS
APPROVED BY: TSS

HARDY T LAND LLC
DRIPPING SPRINGS, HAYS COUNTY, TX

CFE
Civil & Survey Engineering, PLLC
3711 South Mays Expressway, Building 1, Suite 500 Austin, TX 78746
Phone: 512.439.0400 Fax: 512.328.0096
www.cfe.com

NO.	DATE	DESCRIPTION



PRELIMINARY PLAT

DATE: MARCH 24, 2022
 PROJECT NO: 2022-001
 DWG NO: 1.00
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]
 APPR'D BY: [Signature]

HARDY T LAND LLC
 DRIPPING SPRINGS, HAYS COUNTY, TX

CFE
 CONSULTING ENGINEERS
 3711 South MoPac Expressway, Building 1, Suite 500, Austin, TX 78746
 PH: 512.439.0400 FAX: 512.439.0096
 WWW.CFEENGINEERS.COM

NO	DATE	DESCRIPTION



FOR INFORMATION ONLY
 III CAUTION III III CAUTION III
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES AND THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.



LEGEND:
 ○ 1/2"=10' HORIZ. AND VERT. DIMENSIONS
 ● 1/2"=10' HORIZ. AND VERT. DIM. WITH 1/8"=1" CURVE
 --- PROPERTY LINE
 --- EASEMENT LINE
 --- DOCUMENT NUMBER
 --- OPTICAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
 --- FREE AND TREE NUMBER

CURVE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE		
C1	39.27	25.00°	90°00'00"	N45°00'00"E	35.36'
C2	20.32	25.00°	46°34'03"	N31°17'01"W	19.96'
C3	66.05	55.00°	68°48'09"	N12°09'58"W	62.15'
C4	32.27	55.00°	33°37'16"	N39°02'44"E	31.61'
C5	30.74	55.00°	32°01'14"	N71°15'19"E	30.34'
C6	30.73	55.00°	32°00'39"	N76°07'05"E	30.33'
C7	45.00	55.00°	46°52'39"	S36°40'26"E	43.75'
C8	57.41	55.00°	59°48'09"	S16°39'58"W	54.84'
C9	20.32	25.00°	46°34'03"	S25°17'01"W	19.96'
C10	262.19	55.00°	27°39'08"	N69°00'00"E	75.63'
C11	39.27	25.00°	90°00'00"	S45°00'00"E	35.36'
C12	20.32	25.00°	46°34'03"	S66°42'57"W	19.96'
C13	179.61	55.00°	18°06'32"	S43°00'00"E	109.79'
C14	20.32	25.00°	46°34'03"	N68°42'57"E	19.96'
C15	47.04	55.41°	48°38'26"	S86°10'52"E	45.84'
C16	42.35	55.00°	44°08'54"	S39°36'40"E	41.31'
C17	179.61	55.00°	18°06'32"	S43°00'00"E	109.79'
C18	22.05	25.00°	50°32'26"	S25°16'13"W	21.54'
C19	179.61	55.00°	18°06'32"	S43°00'00"E	109.79'
C20	20.32	25.00°	46°34'03"	S21°17'01"E	19.96'
C21	73.50	55.00°	76°34'03"	S08°17'01"E	88.15'
C22	42.23	55.00°	43°59'47"	S51°59'53"W	41.20'
C23	60.06	55.00°	62°34'18"	N74°43'05"W	57.12'
C24	175.80	55.00°	18°39'06"	S45°00'00"E	109.86'
C25	20.32	25.00°	46°34'03"	N68°42'56"W	19.96'
C26	20.32	25.00°	46°34'03"	S66°42'56"W	19.96'
C27	54.16	55.00°	56°25'17"	S71°38'36"W	52.00'
C28	29.54	36.34°	46°34'03"	S68°27'57"W	28.73'
C29	20.32	25.00°	46°34'03"	S30°00'10"W	19.76'
C30	38.24	55.00°	39°50'09"	S26°38'13"W	37.47'
C31	20.31	25.00°	46°33'15"	S21°16'40"W	19.76'
C32	39.27	25.00°	90°00'01"	S44°59'59"E	35.36'
C33	208.18	54.00°	22°11'41"	N29°54'10"W	207.87'
C34	210.27	47.64°	25°10'32"	S77°27'12"E	208.58'
C35	39.27	25.00°	90°00'00"	S45°00'00"W	35.36'
C36	39.27	25.00°	90°00'00"	N45°00'00"W	35.36'
C37	39.27	25.00°	90°00'00"	N45°00'00"E	35.36'
C38	39.27	25.00°	89°59'59"	S45°00'01"W	35.36'
C39	39.27	25.00°	90°00'00"	N45°00'00"W	35.36'
C40	39.27	25.00°	90°00'00"	N45°00'00"E	35.36'
C41	39.27	25.00°	90°00'02"	N44°59'59"W	35.36'
C42	39.27	25.00°	90°00'00"	S45°00'00"E	35.36'



EXISTING DRAINAGE AREA MAP
 DATE: MARCH 2022
 DRAFTER: [Name]
 PROJECT NO: 304-063
 SCALE: 1"=50'
 APPROVED BY: [Signature]
 PROJECT NO: 304-063

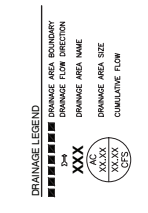
HARDY T LAND LLC
 DRIPPING SPRINGS, HAYS COUNTY, TX

CFE
 CONSULTING ENGINEERS
 3711 South McKee Expressway, Building 1, Suite 800 - Austin, TX 78748
 PHONE: 817.439.6000 FAX: 817.239.0096
 WWW.CFE-ENG.COM

NO	DATE	DESCRIPTION



811
 !!! CAUTION !!!
 IT BEING UTILITIES, NEARBY AND HORIZONTALLY FROM MAJORITY OF ALL DISTANCES.

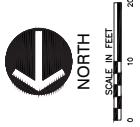


Time of Concentration (TR-55 method) - Existing Site Conditions

Subbasin	Ex. DA.1	Ex. DA.2	Ex. DA.3	Ex. DA.4	Ex. DA.5
Area	113710	357506	2562521	186464	1324214
Ac	2.656	8.207	58.837	4.327	30.818
Impervious %	0.06119053	0.01282376	0.09197779	0.0076022	0.04815319
Pervious %	0%	6%	1%	2%	2%
Composite	83	83	83	83	83
Slope	0.0109	0.0075	0.0075	0.0150	0.0050
Length	100	100	100	100	100
Roughness	0.24	0.24	0.24	0.24	0.24
Time	0.28	0.31	0.31	0.24	0.37
<i>Shallow Concentrated</i>					
Slope	0.0259	0.0262	0.0273	0.0276	0.0297
Length	360	1000	1000	975	1000
Travel	0	0	0	0	0
Time	0.04	0.10	0.10	0.10	0.10
<i>Channel Flow 1</i>					
Slope	0.000	0.034	0.034	0.000	0.060
Length	0	0	0	0	0
Velocity	0	0	0	0	0
Time	0.00	0.00	0.11	0.00	0.05
Summary					
Travel Time	0.41	0.42	0.53	0.34	0.52
Tc	24.97	24.99	31.74	20.21	31.16
Lag Time	14.74	15.06	19.04	12.12	18.69
Existing Runoff Values from HEC-HMS					
2 Year	4.50	14.10	90.50	8.00	48.10
10 Year	9.00	27.80	181.20	15.80	96.00
25 Year	12.40	38.40	251.00	21.80	132.80
100 Year	19.00	58.30	382.10	33.00	202.00



NOTES
 1) Lag Times less than 5 min, are assumed to be 5 min to correspond to a 5 min. minimum Time of Concentration.
 2) Calculations are based upon aerial photography, topography, and field observations of the existing conditions.
 3) TC = T_{sheet} + T_{shallow} + T_{channel}
 4) The Manning's roughness coefficient was selected from TR-55, Table 3-1, Roughness coefficients (Manning's n) for sheet flow.



Existing and Proposed Conditions at Points of Analysis	
Contributing Drainage Areas	Proposed Drainage Area
Ex. Point of Analysis	Pr. Point of Analysis
2-Yr Peak Discharge, Cfs	2-Yr Peak Discharge, Cfs
25-Yr Peak Discharge, Cfs	25-Yr Peak Discharge, Cfs
100-Yr Peak Discharge, Cfs	100-Yr Peak Discharge, Cfs
4.90	4.90
5.00	8.80
11.40	12.40
19.00	19.00

Detention Pond Values from HEC-HMS Hydrologic Modeling Software			
Storm Event	Q-EX (cfs)	Q-Pr (cfs)	PRE-POND-Routed (65' WS Elevation) (ft)
2-yr	4.55	4.50	4.5
10-yr	9.00	9.50	8.8
25-yr	12.40	13.00	12.4
100-yr	19.00	19.70	19.0

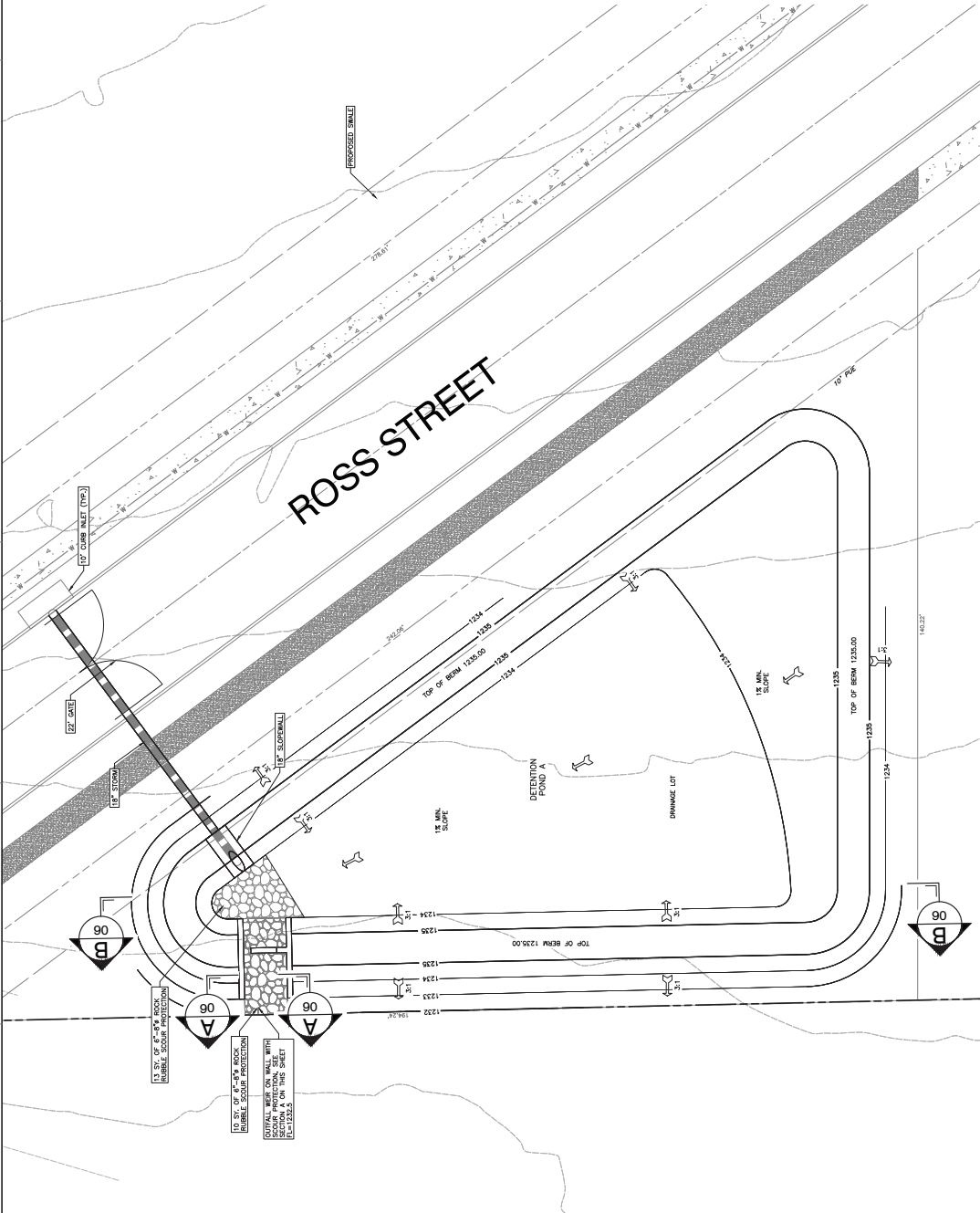
Detention Pond Stage Values				
Stage	Area (sf)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1231.0	0.0	0.0	0.0	0.0000
1234.0	2,366	0.09166835	7,983	1,983
1235.0	6,233	0.14387971	3,100	7,983

NOTES:

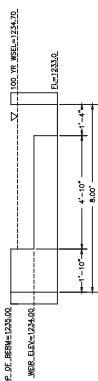
- EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED [COM 1.6.18)(4)].
- ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT RELATIVE DENSITY. ALL EARTHEN EMBANKMENTS SHALL NOT EXCEED THREE TO ONE (3H:1V) ROCK SLOPES MAY EXCEED THESE LIMITS IF A GEOTECHNICAL REPORT WARRANTS A DEVIATION. ACTUAL FIELD CONDITIONS MAY OVERRIDE THE LIMITS OF THESE SPECIFICATIONS. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.



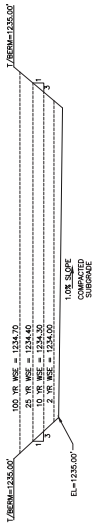
811
!!! CAUTION !!!
IF EXISTING UTILITIES VERTICALLY AND HORIZONTALLY
DO NOT MATCH THE INFORMATION ON THIS DRAWING,
MAKING OF ANY DISCREPANCIES.



POND - DETENTION POND A
SCALE: 1"=10'



A - OUTFALL CROSS SECTION - DETENTION POND A
SCALE: 1"=10'



B - DETENTION POND A SECTION
SCALE: 1"=10'

DATE	1/25/2023	DRAWN BY	OU
DWG SCALE	1"=30'	CHECKED BY	OU
PROJECT NO.	300495	APPROVED BY	

HARDY T LAND LLC
DRIPPING SPRINGS, HAYS COUNTY, TX

Civil & Environmental Consultants, Inc.
3711 South Mohr Expressway, Building 1, Suite 550 Austin, TX 78746
PH: 512.439.0400 FAX: 512.292.0996
www.cetinc.com

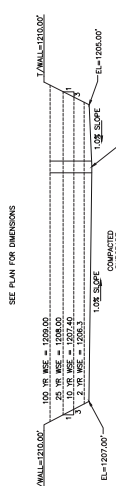
NO.	DATE	DESCRIPTION



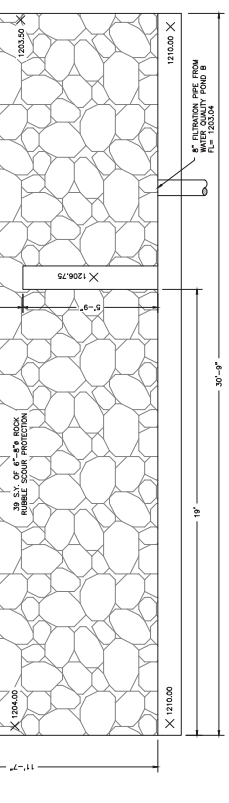
!!! CAUTION !!!
DO NOT CONSTRUCT THIS PROJECT UNLESS THE CONTRACTOR HAS BEEN ADVISED BY THE ENGINEER OF ANY DISCREPANCIES.

- NOTES:
1. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED [ECM 1.6.(6)(4)].
 2. ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF THE STANDARD PROCTOR DENSITY. ALL ROCKS AND EARTHEN EMBANKMENTS SHALL NOT EXCEED THREE (3) TO ONE (3H:1V). ROCK SLOPES MAY EXCEED THESE LIMITS IF A GEOTECHNICAL REPORT WARRANTS A DEVIATION. ACTUAL FIELD CONDITIONS MAY OVERRIDE THESE LIMITS.

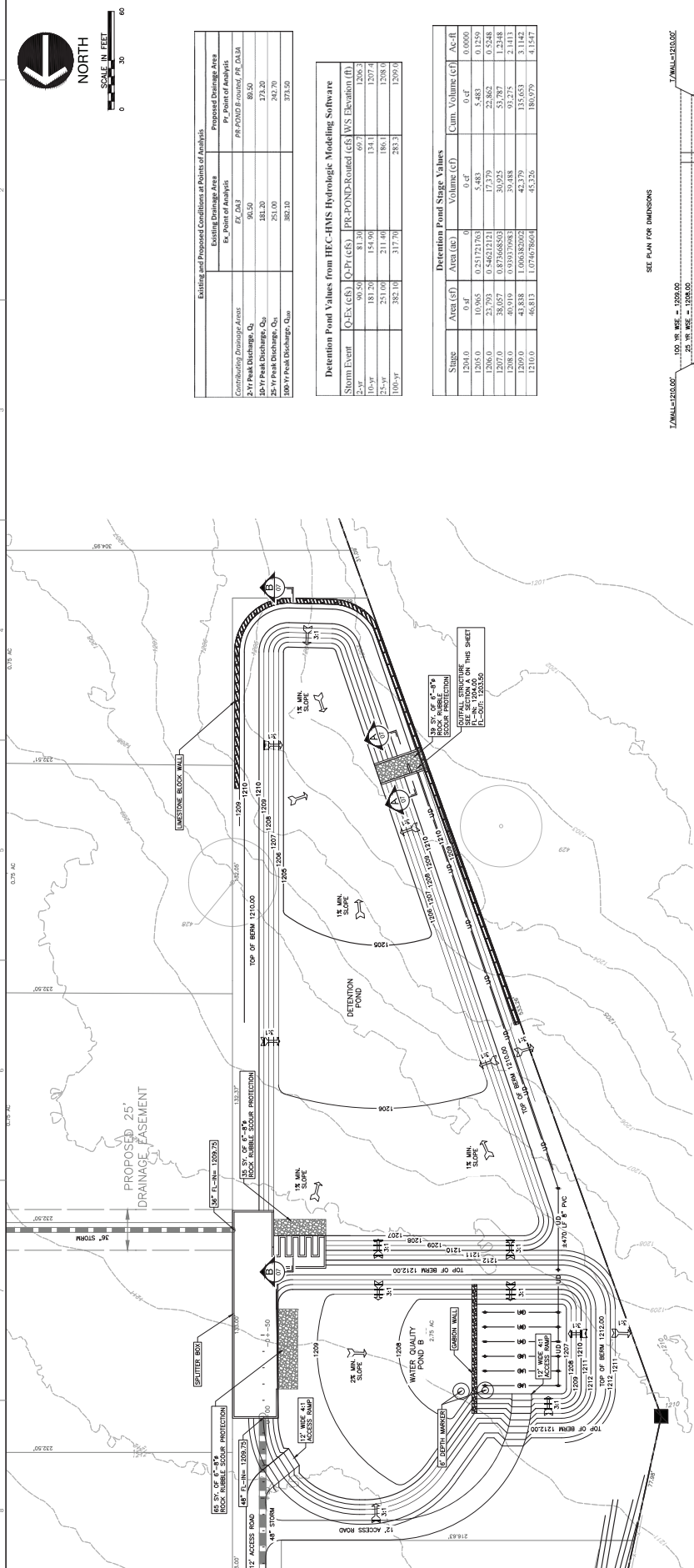
B DETENTION POND B SECTION
SCALE: 1"=30'



A OUTFALL CROSS SECTION - DETENTION POND B
SCALE: 1"=30'

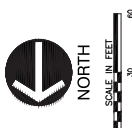


P POND - DETENTION POND B
SCALE: 1"=30'



Storm Event	Q-EX (cfs)	Q-PR (cfs)	PR-POND-ROOFED (cfs)	WS Elevation (ft)
25-Yr	183.50	59.49	124.01	1200.3
50-Yr	251.00	85.49	165.51	1200.3
75-Yr	351.00	121.46	229.54	1200.3
100-Yr	382.10	137.76	244.34	1200.3

Stage	Area (sf)	Volume (cft)	Cum. Volume (cft)	Ac (ft)
1201.0	10,945	0.2177176	0.2177176	0.07
1202.0	21,793	0.4421212	0.6598388	0.14
1203.0	33,057	0.6746650	1.3345038	0.21
1204.0	40,919	0.9307983	2.2653021	0.28
1205.0	43,838	1.0683202	3.3336223	0.31
1210.0	46,813	1.0740566	4.4076789	0.34



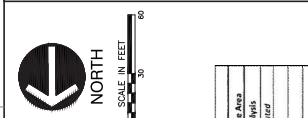
NO.	DATE	DESCRIPTION

CEC
 Civil & Environmental Consultants, Inc.
 3711 South Maple Expressway - Building 1, Suite 550, Austin, TX 78746
 Ph: 512.439.0400 Fax: 512.229.0996
 www.cecinc.com

HARDY T LAND LLC
 DRIPPING SPRINGS, HAYS COUNTY, TX

DEFENTION POND PLAN C
 DATE: 12/2/2022
 DWG SCALE: 1"=30'
 PROJECT NO: 3004063
 APPROVED BY: [Signature]
 PROJECT NO: 3004063
 STARF

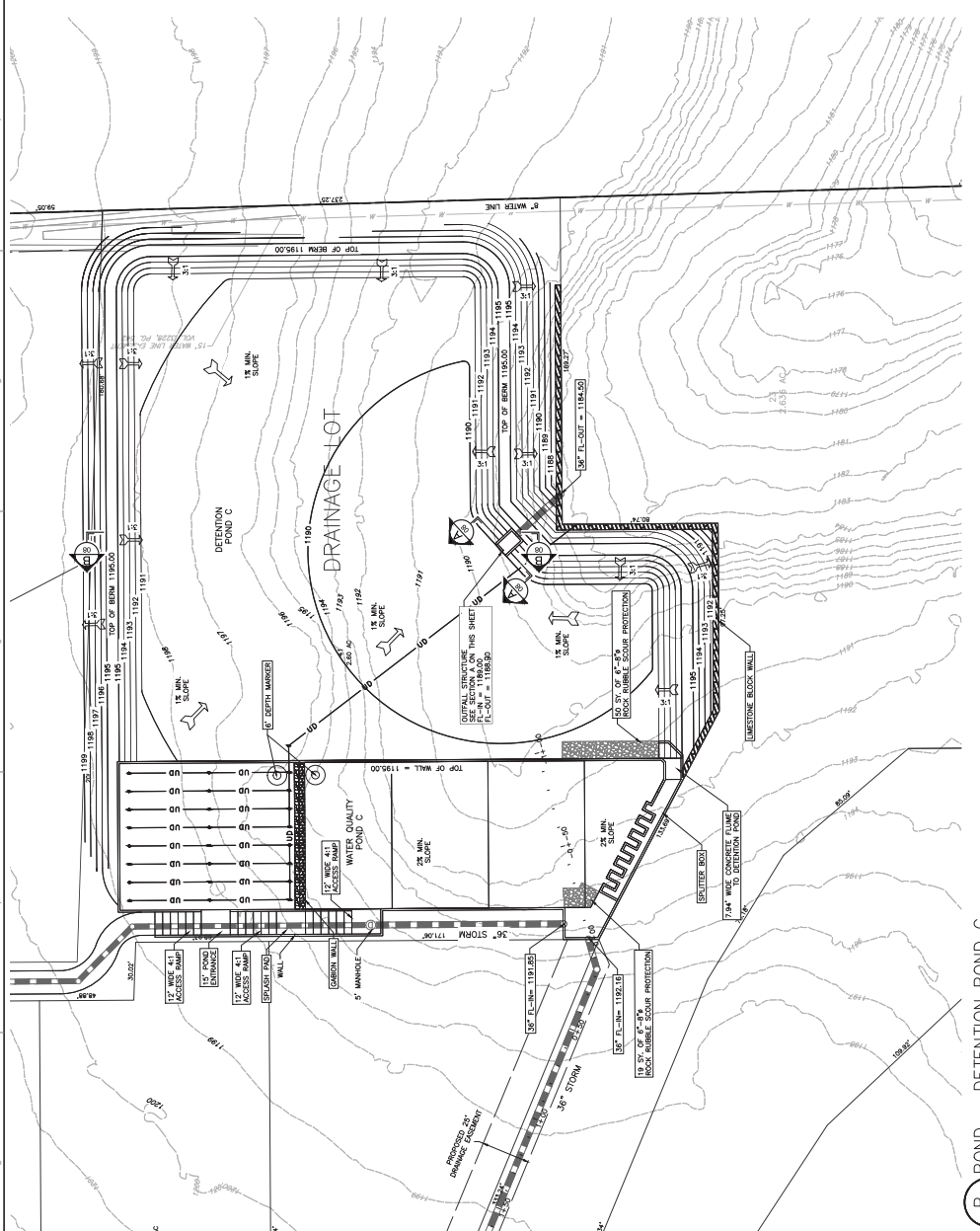
Item 3.
 SHEET



Existing Drainage Area	Proposed Drainage Area

Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-POND-ROUTED (GIS WS Elevation (ft))
2.5y	48.10	61.50	47.5
10y	56.04	122.50	52.1
25y	62.08	232.24	57.5
100y	65.57	457.34	60.5

Stage	Area (sf)	Avgh (ft)	Volume (cf)	Cum. Volume (cf)	Ac-R
1189.0	0.0	0.0	0.0	0.0	0.0000
1190.0	19.638	0.45825488	8.819	8.819	0.2254
1191.0	88.653	1.14631517	54.789	63.608	2.2931
1192.0	62.086	1.425298439	60.371	123.979	2.6790
1194.0	65.575	1.505394858	63.831	224.099	3.1444
1195.0	60.120	1.50779284	67.348	291.437	4.6905

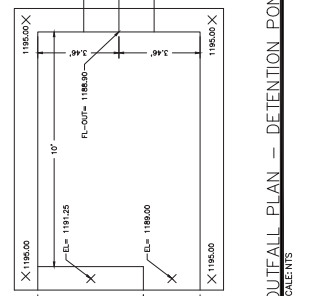


DEFENTION POND C SECTION
 SCALES

- NOTES:
- EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED [ECM 1.6.3(4)].
 - ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT RELATIVE COMPACTION. ALL EARTHEN EMBANKMENTS SHALL NOT EXCEED THREE TO ONE (3H:1V). ROCK SLOPES MAY EXCEED THESE LIMITS IF A GEOTECHNICAL REPORT WARRANTS A DEVIATION. ACTUAL FIELD CONDITIONS MAY OVERRIDE THESE LIMITS. ALL EARTHEN EMBANKMENTS SHALL HAVE WATER TIGHT SEALS AS NEEDED.



OUTFALL CROSS SECTION - DEFENTION POND C
 SCALES



OUTFALL PLAN - DEFENTION POND C
 SCALES

REVISION RECORD

WATER & E&S PLAN

HARDY T LAND LLC
DRIPPING SPRINGS, HAYS COUNTY, TX

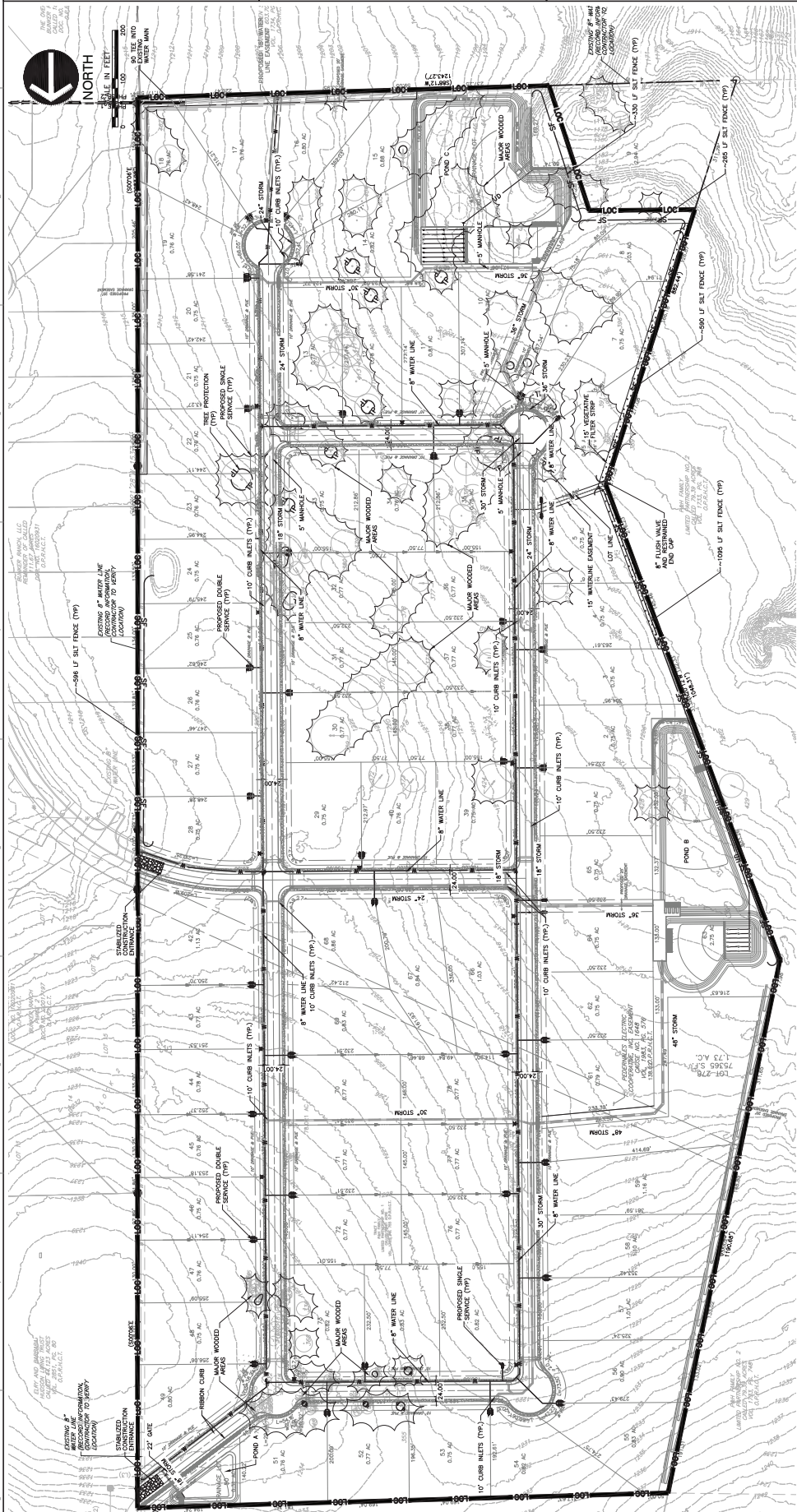
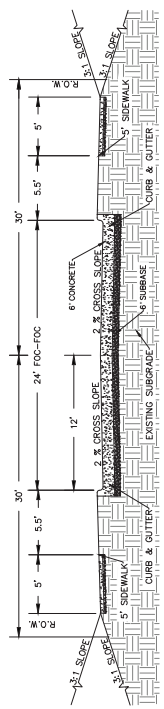
CEC
Civil & Environmental Consultants, Inc.
Professional Engineering Firm No. 28
3711 South McEvers Expressway, Building 1, Suite 550, Austin, TX 78746
PH: 512.439.0400 FAX: 512.232.0096
www.cecinc.com

DATE	11/18/2023	DRAWN BY	MMW
SCALE	1"=100'	CHECKED BY	MMW
PROJECT NO.	304-045	APPROVED BY	MMW
STATE			



811
!!! CAUTION !!!
IF EXISTING UTILITIES VERTICALLY AND HORIZONTALLY FROM MAJORITY OF ANY DISCREPANCIES.

- LEGEND:**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - WATER LINE
 - WATER LINE
 - WATER LINE
 - 1/2" - 6" COTTON SWAMPLE FOUND
 - 1/2" - 6" COTTON SWAMPLE FOUND SET WITH "TEST" CAP
 - 1/2" - 6" COTTON SWAMPLE FOUND FOUND UNLESS OTHERWISE NOTED
 - 6" - 18" COTTON SWAMPLE FOUND
 - ACCOUNTY NUMBER
 - ACC. NO.
 - ACC. DATE
 - ACC. TIME
 - ACC. OBJECT
 - OPTIONAL FENCE RECORDS, HAYS COUNTY, TEXAS
 - 5' SINGLE SERVICE METER
 - 5' DOUBLE SERVICE METER
 - MAJOR WOODED AREAS



REVISION RECORD

NO.	DATE	DESCRIPTION



Planning and Zoning Commission Planning Department Staff Report

Item 3.

Planning and Zoning Commission Meeting: February 28, 2023
Project No: SUB2021-0073
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

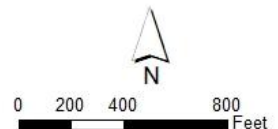
Project Name: Hardy T Land Preliminary Plat
Property Location: 2901 W US 290
Legal Description: 78.021 acres, out of the Benjamin F. Hanna Survey
Applicant: Brian Estes, P.E., Civil & Environmental Consultants, INC.
Property Owner: Steve Harren, Overlook at Bunker Ranch, LLC
Request: Hardy T Land South Preliminary Plat
Approval with the following condition:
Staff recommendation: 1. Show the 15 ft waterline easement between lots 5 and 6 on sheet 2.



Location Map

SUB2021-0073
Hardy T Land South
Preliminary Plat

- Roads
- Parcel Lines
- City Limits**
- ▭ Full Purpose
- ▭ Subject Property



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

Overview

This preliminary plat consists of 75 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Bunker Ranch Blvd, located in Bunker Ranch Phase 3. Before approval of the final plat, the developer will be required to improve an existing secondary access to US 290.

Site Information

Location: Bunker Ranch Boulevard

Zoning Designation: SF-2

Property History

Annexation and zoning for the southern portion of the development was approved by City Council on December 7, 2021. The northern portion was annexed and zoned July 5, 2022.

Recommendation

Approval with the following conditions:

- 2. Show the 15 ft waterline easement between lots 5 and 6 on sheet 2.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Hardy T Land Preliminary Plat

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



DRIPPING SPRINGS
Texas

Item 3.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Brian Estes, PE

COMPANY Civil and Environmental Consultants Inc.

STREET ADDRESS 3711 S. MoPac Expressway, Building 1, Suite 550

CITY Austin **STATE** Texas **ZIP CODE** 78746

PHONE (512) 439-0400 **EMAIL** bestes@cecinc.com

OWNER NAME Steve Harren

COMPANY Hardy T Land, LLC

STREET ADDRESS 317 Grace Lane #240

CITY Austin **STATE** Texas **ZIP CODE** 78746

PHONE 512.644.6800 **EMAIL** steveharren@aol.com

PROPERTY INFORMATION

PROPERTY OWNER NAME	Hardy T Land, LLC	
PROPERTY ADDRESS	2901 W US 290, Dripping Springs, TX 78620	
CURRENT LEGAL DESCRIPTION	BEING A 78.021 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING ALL OF TRACT 1, CONVEYED TO HARDY T LAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 21051171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.)	
TAX ID #	R15103	
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction	
CURRENT LAND ACREAGE	78.02 AC	
SCHOOL DISTRICT	Dripping Springs ISD	
ESD DISTRICT(S)	Hays County ESD #6	
ZONING/PDD/OVERLAY	SF-2	
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: Bunker Ranch Blvd. (proposed extension in Hardy T Land Preliminary Plat) <input type="checkbox"/> State Name: _____ <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: _____	

ENVIRONMENTAL INFORMATION

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Hardy T Land
TOTAL ACREAGE OF DEVELOPMENT	78.021 AC
TOTAL NUMBER OF LOTS	75 LOTS (plus 3 pond lots)
AVERAGE SIZE OF LOTS	0.84 AC
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>75 LOTS</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>78.021 AC</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>6,580 LF</u>
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	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Dripping Springs Water Supply Corp. (DSWSC)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

Parkland fee in lieu predetermination attached

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Brian Estes, PE

Applicant Name



Applicant Signature

12-16-21

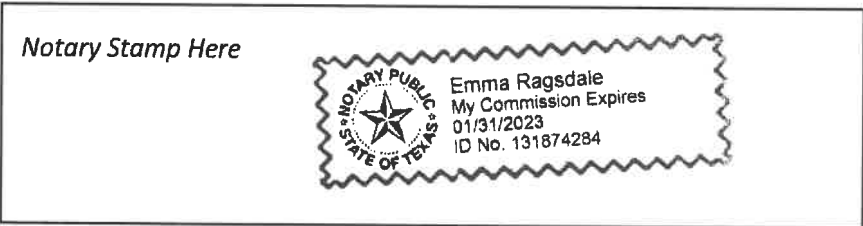
Date



Notary


12/16/21

Date



Steve Harren

Property Owner Name



Property Owner Signature

12-16-21

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: 12-16-21

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	
1	<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)
0	<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.
2	<input type="checkbox"/>	<input checked="" type="checkbox"/> Digital Data (GIS) of Subdivision
	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A County Application Submittal – proof of online submission (if applicable)
3	<input type="checkbox"/>	<input checked="" type="checkbox"/> ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
	<input type="checkbox"/>	<input checked="" type="checkbox"/> \$240 Fee for ESD #6 Application (if applicable)
4	<input type="checkbox"/>	<input checked="" type="checkbox"/> Billing Contract Form
5	<input type="checkbox"/>	<input checked="" type="checkbox"/> Engineer’s Summary Report
5	<input type="checkbox"/>	<input checked="" type="checkbox"/> Preliminary Drainage Study Included in Engineering Report
6	<input type="checkbox"/>	<input checked="" type="checkbox"/> Preliminary Plats (3 copies required – 11 x 17)
7	<input type="checkbox"/>	<input checked="" type="checkbox"/> Tax Certificates – verifying that property taxes are current
8	<input type="checkbox"/>	<input checked="" type="checkbox"/> Copy of Notice Letter to the School District – notifying of preliminary submittal
9	<input type="checkbox"/>	<input checked="" type="checkbox"/> Outdoor Lighting Ordinance Compliance Agreement
	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A Development Agreement/PDD (If applicable)
10-12	<input type="checkbox"/>	<input checked="" type="checkbox"/> Utility Service Provider “Will Serve” Letters
	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A Documentation showing approval of driveway locations (TxDOT, County,)

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

512.858.4725 • wcityofdrippingsprings.com

13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable) <small>Submittal to county provided</small>
14-15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees) <small>Fee in lieu approval/ Property Appraisal provided</small>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
16-17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis <small>Approved TIA and City TIA memo provided</small>
18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (<i>if applicable</i>)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well (<i>if applicable</i>)
20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with

		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input 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: <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency

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

		(including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor’s certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair’s absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:
<input type="checkbox"/>	<input type="checkbox"/> N/A	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 Ordinance Compliance Form has been provided in this submittal.
Parkland Dedication, Article 28.03	See Parkland dedication fee in lieu approval letter attached and appraisal report included.
Landscaping and Tree Preservation, Article 28.06	Existing trees are being preserved where areas are to remain natural.

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>Water quality an detention ponds have been provided within a proposed drainage lot.</p>
Zoning, Article 30.02, Exhibit A	<p>The Preliminary Plat is compliant with SF-2 Zoning standards. All lots are a minimum of 0.5 acres. The minimum lot width is 30 feet and the minimum lot depth is 150 feet. The Front/Side/Rear setbacks provided by Plat are 25 feet/15 feet/25feet. The proposed impervious cover is below 40%.</p>



SCALE: 1" = 100'

LEGEND

- BL BUILDING SETBACK LINE
- DOC DOCUMENT NUMBER
- OFR OFFICIAL PUBLIC RECORDS OF (INSERT) COUNTY, TEXAS
- PR PLAT RECORDS OF (INSERT) COUNTY, TEXAS
- DR DEED RECORDS OF (INSERT) COUNTY, TEXAS
- FD, I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- EXTRA TERRITORIAL JURISDICTION
- CITY LIMITS



FINAL PLAT OF ARIZA 290 WEST

19.16 ACRES
OUT OF THE EB HARGRAVES, ABSTRACT NO 240
HAYS COUNTY, TEXAS.

OWNER: CYPRESSBROOK 290, LP
ADDRESS: 1776 WOODSTEAD COURT, NO. 218
THE WOODLANDS, TEXAS 77380

ACREAGE: 19.16 ACRES
LOTS ACREAGE: 19.16 ACRES
ROW ACREAGE: 0 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

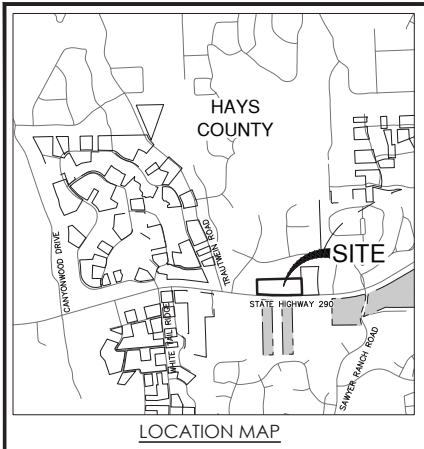
SURVEY: EB HARGRAVES SURVEY
ABSTRACT NO. 240

NUMBER OF BLOCKS: 1
MULTI-FAMILY LOTS: 1
RIGHT OF WAY LOTS: 0
TOTAL LOTS: 1

LINEAR FEET OF NEW STREETS: 0'
LINEAR FEET OF FRONTAGE ONTO A REGULATED ROADWAY: 1,529.48'
SUBMITTAL DATE: SEPTEMBER 21, 2022

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N53°23'04"W	48.83'
L2	N32°31'49"E	69.04'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11370.00'	0°02'21"	S88°31'26"W	97.06'	97.06'
C2	11370.00'	0°05'20"11"	N88°06'54"W	1059.16'	1059.54'

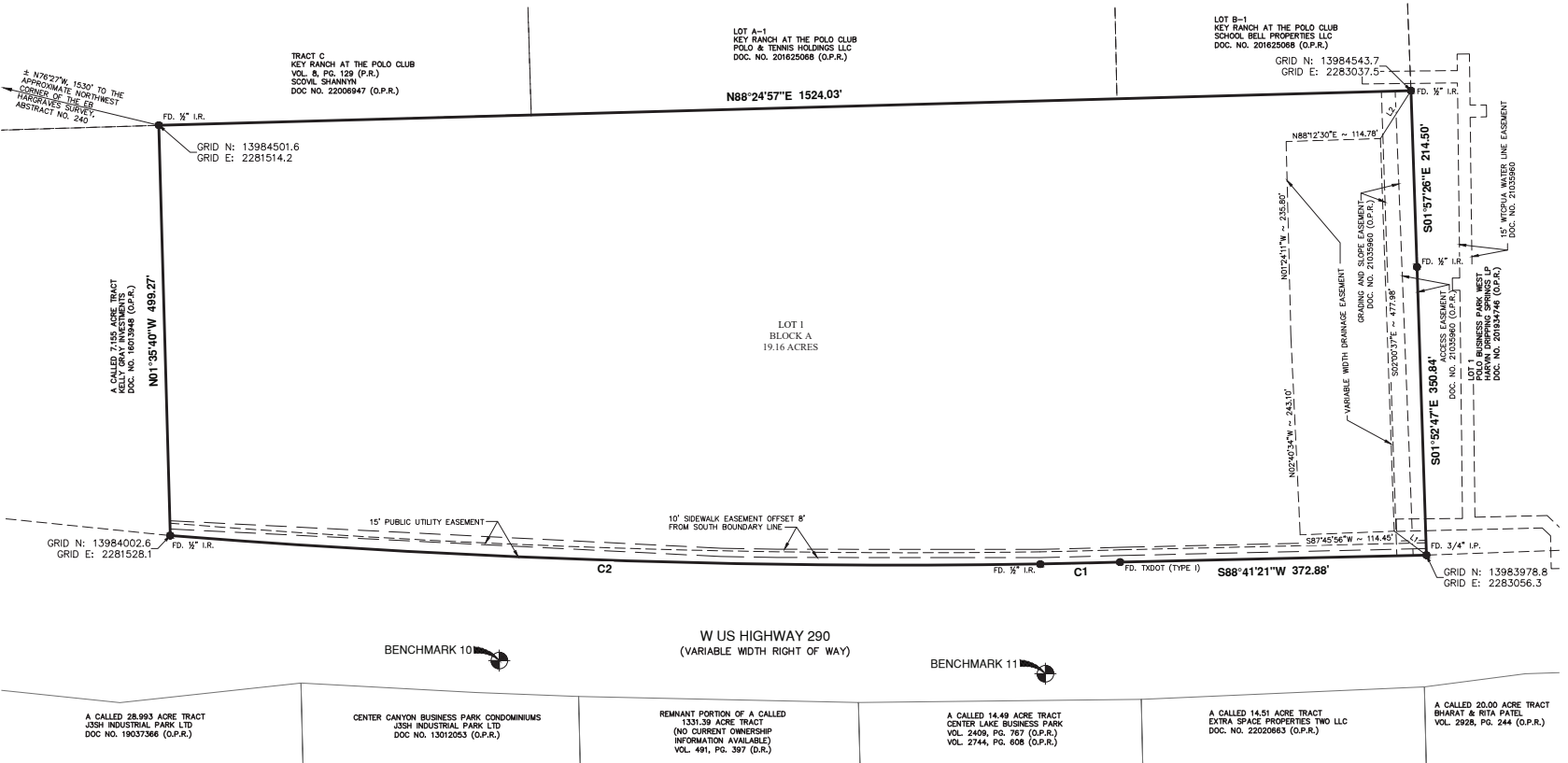


COMBINED SCALE FACTOR IS
0.999987

BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK-10
SET MAG NAIL IN ASPHALT
GRID NORTING: 13983850.5'
GRID EASTING: 2281928.4'
ELEVATION: 1248.25'
NAVD88 (GEOID12B)

BENCHMARK-11
SET MAG NAIL IN ASPHALT
GRID NORTING: 13983834.5'
GRID EASTING: 2282592.7'
ELEVATION: 1243.09'
NAVD88 (GEOID12B)



FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C0109F, 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.

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 8, 2022
DATE OF PLAT SUBMITTAL: SEPTEMBER 21, 2022

SHEET 1 OF 2

ARIZA 290 Survey Job No. 51312.00

1:25000 Scale, Contour Interval 2.00', 1/4" = 20.00', 1/8" = 10.00', 1/16" = 5.00'

FINAL PLAT OF ARIZA 290 WEST

19.16 ACRES
OUT OF THE EB HARGRAVES, ABSTRACT NO 240
HAYS COUNTY, TEXAS.

GENERAL NOTES:

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND, IN SAME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAD BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
- NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE POND ON-SITE.
- IN THE EVENT THAT PUBLIC UTILITY PROVIDERS DAMAGED OR REMOVE PORTIONS OF THE SIDEWALK WITHIN THE PUE, THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE SIDEWALK.

UTILITY INFORMATION:

WATER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
SEWER: ON-SITE WASTEWATER TREATMENT PLANT
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE: AT&T
NATURAL GAS: TEXAS GAS SERVICE

SCHOOL DISTRICT: DRIPPING SPRINGS ISD

EMERGENCY SERVICES HAYS COUNTY ESD 1 & 6

GROUNDWATER CONSERVATION DISTRICT: TRINITY GROUNDWATER CONSERVATION DISTRICT #2

DRIVEWAY PERMIT NOTE:

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS A PERMIT FOR USE OF THE TxDOT ROADWAY RIGHT OF WAY HAS BEEN ISSUED UNDER CHAPTER 751

ALL DRIVEWAY PERMITS ARE PERMITTED BY TxDOT

CULVERT NOTE:

ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03

ROADWAY CLASSIFICATION:

W US HIGHWAY 290 - MINOR ARTERIAL

ROAD MAINTENANCE STATEMENT

NO NEW ROADS ARE PROPOSED WITH THIS SUBDIVISION

EDWARDS AQUIFER NOTE:

THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. NO PORTION OF THIS PROPERTY LIES WITHIN THE EDWARD AQUIFER RECHARGE ZONE.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C0109F, 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.

WICOPA NOTES:

- THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
- LOTS {LOT 1 BLOCK A 19.16 ACRES} CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
- IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
- DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO {DECLARANT TO SIGN 2000 USFWS MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY OR THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES}.

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY _____ DATE _____

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

KNOW ALL MEN BY THESE PRESENTS, THAT CYPRESSBROOK 290, LP, LP, BEING THE OWNER OF A 19.16 ACRE TRACT OF LAND OUT OF THE EB HARGRAVES SURVEY, ABSTRACT NO. 240, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 22009266, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVISION 19.16 ACRES OF LAND, TO BE KNOWN AS "ARIZA 290 WEST", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREOF.

CYPRESSBROOK 290, LP

DATE

STATE OF TEXAS §
COUNTY OF _____ §

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

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

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

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

APPROVED BY: PLANNING & ZONING COMMISSION, CITY OF DRIPPING SPRINGS, TEXAS ON THIS THE _____ DAY OF _____ OF 2022 A.D.

PLANNING & ZONING COMMISSION CHAIR _____ DATE _____
OR VICE CHAIR _____

CITY OF DRIPPING SPRINGS CERTIFICATION:

APPROVED THIS THE _____ DAY OF _____, OF 2022 A.D., AND AUTHORIZED BY THE SECRETARY OF DRIPPING SPRINGS TEXAS.

DATE

ENVIRONMENTAL HEALTH DEPARTMENT

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

HAYS COUNTY _____ DATE _____

DATE OF PLAT PREPARATION: SEPTEMBER 8, 2022
DATE OF PLAT SUBMITTAL: SEPTEMBER 21, 2022

ENGINEER'S CERTIFICATION:

I, **Shelly Mitchell**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Shelly Mitchell

01/23/2023
DATE



STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200
AUSTIN, TEXAS, 78759

SURVEYORS CERTIFICATION:

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

Valerie Zurcher _____ 01/23/2023
DATE

VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200
AUSTIN, TEXAS, 78759



THE STATE OF TEXAS §
COUNTY OF HAYS §

I, Elaine H. Cárdenas, 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 _____, 20____, A.D., at _____ o'clock ____M. and duly recorded on the ____ day of _____, 20____, A.D., at _____ o'clock ____M. in the plat records of Hays County, Texas in CFN: _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____ day of _____, 20____, A.D.

Elaine H. Cárdenas,
County Clerk
Hays County, Texas



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



Planning and Zoning Commission

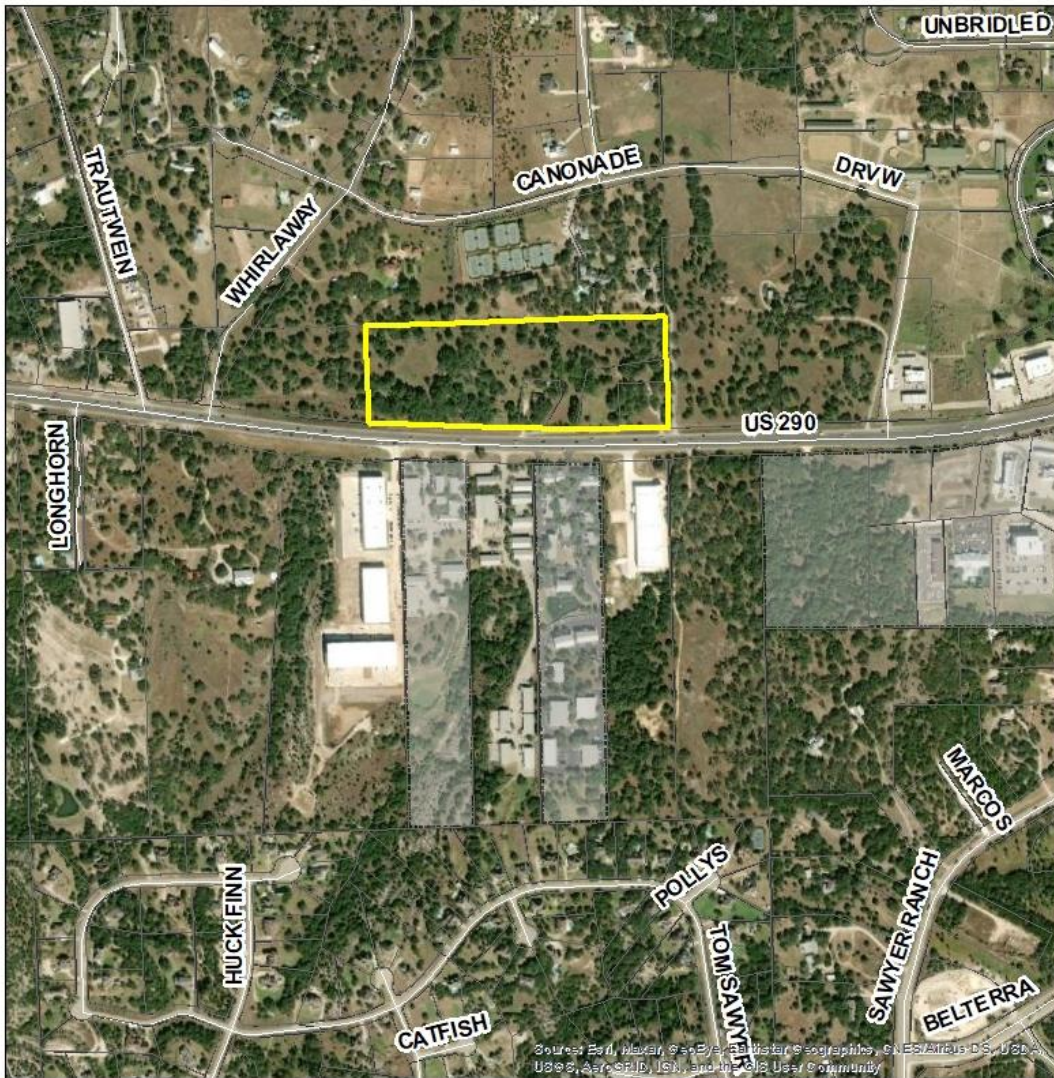
Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: February 28, 2023
Project No: SUB2022-0022
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

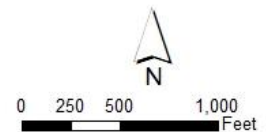
Project Name: Ariza Multifamily Final Plat
Property Location: 13900 W US 290
Legal Description: 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys
Applicant: Katie Steward, P.E. Pape Dawson Engineers
Property Owner: Dustin Lindig, Henna Investments, LLC
Staff recommendation: Denial of the Final Plat to address comments.



Location Map

Ariza Multifamily Preliminary Plat

- Roads
- Parcel Lines
- City Limits**
- ▭ Full Purpose



Planning Department Staff Report

Overview

This final plat consists of one multifamily lot served by a private wastewater treatment plant.

Site Information

Location: 13900 W US 290

Zoning Designation: ETJ

Property History

A moratorium waiver was approved for this project on March 8, 2022 and the preliminary plat was approved may 24, 2022.

Recommendation

Denial to allow the applicant to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Exhibit 3 – Outstanding Comments

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



DRIPPING SPRINGS
Texas

Item 4.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: <u>11/2/2021</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Katie Stewart, P.E.

COMPANY Pape-Dawson Engineers

STREET ADDRESS 10801 N. MoPac Expressway, Bldg. 3, Suite 200

CITY Austin **STATE** Texas **ZIP CODE** 78759

PHONE 512-454-8711 **EMAIL** kstewart@pape-dawson.com

OWNER NAME Luis Bordes

COMPANY Cypressbrook 290 LP

STREET ADDRESS 1776 Woodstead Ct Ste 218

CITY Spring **STATE** Texas **ZIP CODE** 77380-1480

PHONE 832-602-4779 **EMAIL** Lbordes@cypressbrook.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Cypressbrook 290 LP
PROPERTY ADDRESS	(Approximately) 13900 W. US Highway 290, Dripping Springs, TX
CURRENT LEGAL DESCRIPTION	A0240 E B HARGRAVES SURVEY, ACRES 14.875 A0040 HERMON BENSON SURVEY, ACRES 1.00 A0240 E B HARGRAVES SURVEY, ACRES 1.905 A0240 E B HARGRAVES SURVEY ACRES 1.38
TAX ID #	10-0240-0002-00010-4, 10-0040-000500000-4, 10-0240-0002-00001-4, 10-0240-0003-00000-4
LOCATED IN Dripping Springs ETJ	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	19.16 ACRES
SCHOOL DISTRICT	DRIPPING SPRINGS ISD
ESD DISTRICT(S)	NORTH HAYS COUNTY ESD #1, HAYS COUNTY FIRE ESD #6
ZONING/PDD/OVERLAY	N/A - SITE IS IN ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>W US HIGHWAY 290</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: _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	ARIZA 290 WEST
TOTAL ACREAGE OF DEVELOPMENT	19.16 ACRES
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	19.16 ACRES
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> <small>(MULTIFAMILY RESIDENTIAL)</small> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>1</u> INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>19.16 ACRES</u> INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>N/A</u> PRIVATE: <u>N/A</u>
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM Proposed WW Treatment Plant through TLAP with TCEQ <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER Public water from WTCPUA <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

COMMENTS: _____

TITLE: PROJECT MANAGER SIGNATURE: *Katie Stewart*

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): AT&T

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): WEST TRAVIS COUNTY PUA

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): (WWTP through TLAP with TCEQ)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): TEXAS GAS

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

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.)

Katie Stewart, P.E.

Applicant Name

Katie Stewart

10/11/2022

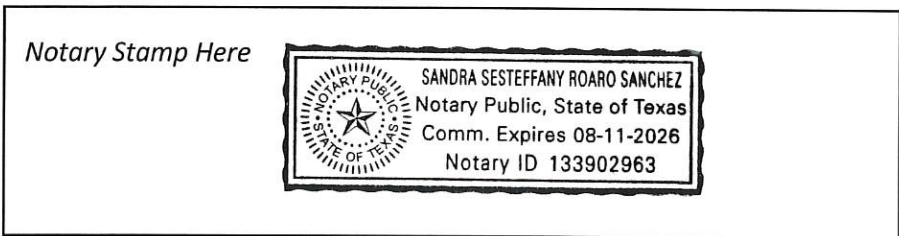
Applicant Signature

Sandra Roaro

Date
10-12-2022

Notary

Date



Luis Bordes, VP of LP

Property Owner Name

[Handwritten Signature]

10/12/2022

Property Owner Signature

Date

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

Applicants Signature: Katie Stewart Date: 10/11/2022

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

	<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (If applicable)
13	<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.
14	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
	<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee
	<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
17	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

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

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

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	The project intends to comply with the outdoor lighting ordinance voluntarily.
------------------------------------	--

Parkland Dedication, Article 28.03	Fee-in-lieu with SDP
---------------------------------------	----------------------

Landscaping and Tree Preservation, Article 28.06	Provided in SDP phase
--	-----------------------

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



Date: **February 24, 2023**

Permit Number: **SUB2022-0047**

Project Name: **Ariza West 290**

Project Address: **13900 W US Highway 290, Dripping Springs, TX 78620**

Engineer/Public Works Comments

1. It is my understanding that a joint use access easement is proposed on the east property line. If so, please show.

Review 2: Please submit an updated site layout demonstrating that the existing joint use access easement on the east property line is adequate for the main entrance to this property being contemplated in the latest iteration of the TIA.

2. Please provide the status of the TIA. Please provide the latest copy of the TIA and the latest comments from the City and TxDOT. [Sub Ord 11.11]

Review 2: Final Plat will not be approved until TIA is approved.

3. Update the Driveway Permit note to clarify driveways are permitted by TxDOT not Hays County.

Review 2: Delete "under chapter 751" from the Driveway Permit note as that refers to a Hays County regulation.

4. It is my understanding that a WTPUA water main is proposed to serve this site. It is also my understanding that improvements to US290 will be required to serve this site. 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.

Review 2: Comment Pending

Open spaces, friendly faces.



DRIPPING SPRINGS
Texas

Item 5.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: 11/18/21

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Joe Grasso, P.E., CPESC

COMPANY Doucet

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

CITY Austin STATE TX ZIP CODE 78735

PHONE 512-583-2636 EMAIL jgrasso@doucetengineers.com

OWNER NAME John Doucet

COMPANY Tejas Heritage Homes, LLC

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

CITY Austin STATE TX ZIP CODE 78735

PHONE 512-517-3485 EMAIL jdoucet@doucetengineers.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Tejas Heritage Homes, LLC
PROPERTY ADDRESS	102 S Bluff St.
CURRENT LEGAL DESCRIPTION	See metes & bounds description from deed
TAX ID #	R23586, R26715
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	1.855 ac
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	SF-3
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>US 290</u> <input checked="" type="checkbox"/> City/County (public) Name: <u>Hays St., Bluff St.</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO *Under 5 ac. - N/A
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Hays Street Subdivision
TOTAL ACREAGE OF DEVELOPMENT	1.855 acres
TOTAL NUMBER OF LOTS	7
AVERAGE SIZE OF LOTS	0.191 ac
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>7</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>1.855</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>348 LF</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Vice President SIGNATURE: *Joe Arano*

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Joe Grasso, P.E., CPESC

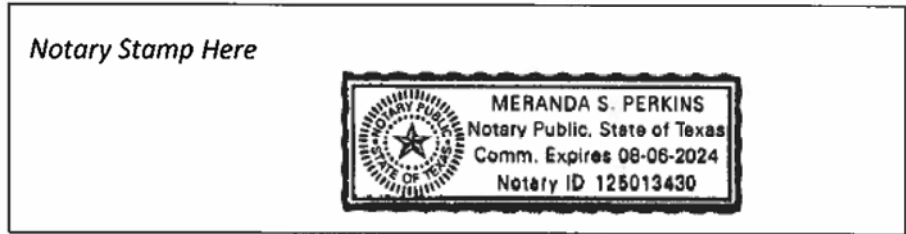
Applicant Name

Applicant Signature
Joe Grasso

Date
7/29/22

Notary
Meranda S. Perkins

Date
7/29/22



John Doucet

Property Owner Name
John Doucet

7/29/22

Property Owner Signature

Date

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

Applicants Signature: Joe Arano Date: 7/29/2022

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

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

512.858.4725 • wcityofdrippingsprings.com

<input checked="" 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)
<input checked="" type="checkbox"/>	<input checked="" 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(1)(4)]
<input type="checkbox"/>	<input type="checkbox"/> N/A	OSSF Facility Planning Report or approved OSSF permit (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Hays Trinity Groundwater Conservation District approval of water well (<i>if applicable</i>)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with

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

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

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

		<p>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).</p>
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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.

<p>Outdoor Lighting, Article 24.06</p>	<p>All illumination for street lighting, signage, security, exterior, landscaping and decorative facilities for the project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance". Owner, homeowners, and end users will be required to operate and maintain the lighting within the project according to applicable rules.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Sec. 28.03.005 Exemptions for certain projects. (c) Historic district . Properties located within the historic district are exempt from parkland dedication requirement, unless more than 25 dwelling units are proposed, but are still required to pay the park development fee unless otherwise exempted.</p> <p>This subdivision proposes 6 dwelling units and is located in the Hays Street Historic District and as such is not subject to parkland dedication.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>The existing trees (several large live oak and cedar elm trees as well as an unusually large hackberry tree) will serve as a visual landscape screen between the road and the lots. In areas where there are no trees, the landscape buffer will be planted in accordance with the zoning conditional overlay.</p>

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>A final plat in accordance with City standards is in the process of being reviewed (SUB2022-002). Construction plans for the proposed Hays Street extension/repaving are being submitted concurrently with the Preliminary Plat application, but the following sheets are submitted with this application: Demolition Plan, Roadway Plan, Roadway Grading-Drainage Plan, Future Development Plan and Water Quality Calculations, Utility Plan, Roadway Details Plan.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>The site was rezoned to SF-3 with Historic Overlay, Hays Street District, on November 2nd. An application for Special Exception (VAR2021-0022) for variance from 3.5.4 side yard setback (expansion of a nonconforming structure) was approved by the Board of Adjustment on 1/18/22. The variance was requested in order to keep and incorporate a pre-WW2 built barn into the proposed home on the easternmost lot of the new subdivision.</p>



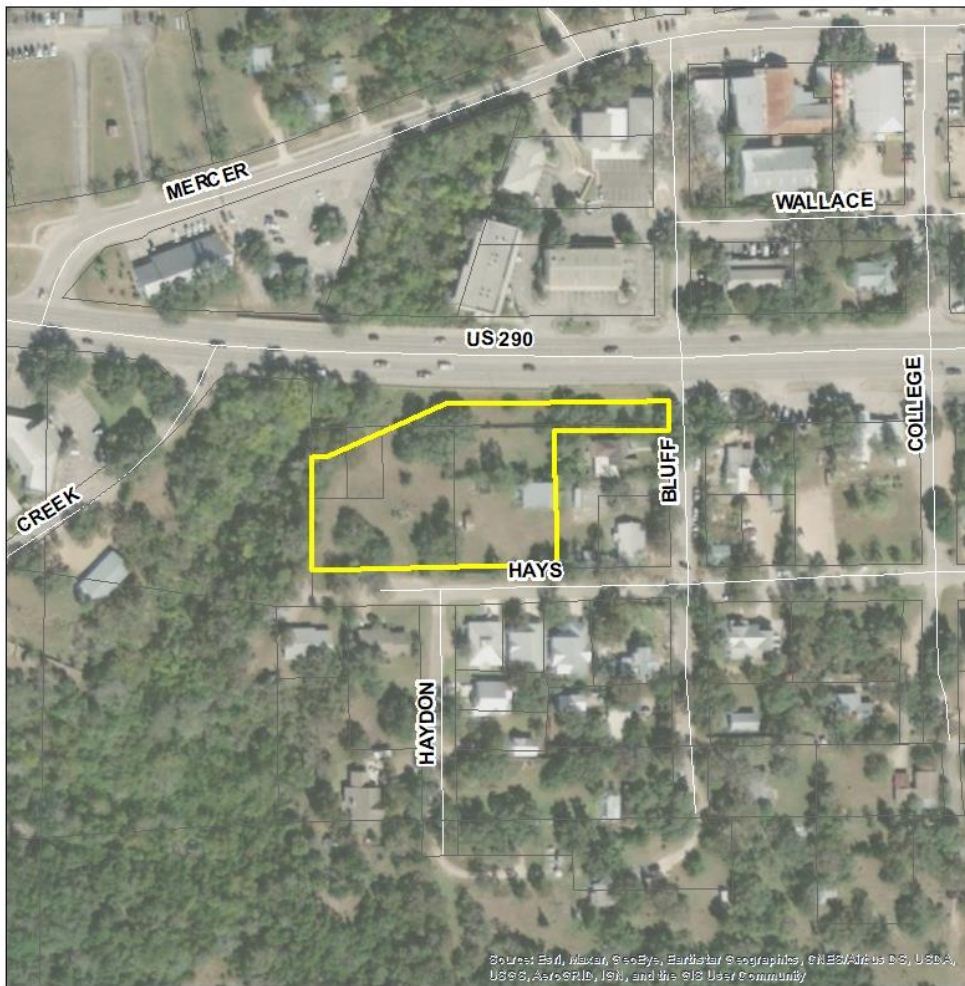
Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: February 28, 2023
Project Number: SUB2022-0041
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Hays Street Subdivision Preliminary Plat
Property Location: 102 South Bluff Street
Legal Description: 1.855 Acres out of the Phillip A. Smith Survey
Applicant: Joe Grasso, P.E., Doucet & Associates
Property Owner: Tejas Heritage Homes, LLC

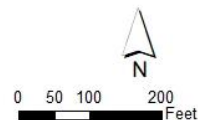
Recommendation: Approval with the following condition:
 1. Provide documentation that LUEs have been allocated to this site.



Location Map

ZA2021-008
 Hays Street Zoning Change

	Roads
	City Limits
	Full Purpose
	Parcels
	Subject Property



Overview

The applicant is requesting approval of a preliminary plat consisting of six residential lots and one open space lot.

Site Information

Location:

102 South Bluff Street

Zoning Designation: SF-3 & Historic Overlay

Property History

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

Recommendation

Staff recommends approval with the following condition:

1. Provide documentation that LUEs have been allocated to this site.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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

HAYS STREET SUBDIVISION DRIPPING SPRINGS, HAYS COUNTY, TEXAS

U.S. HIGHWAY 290
(100' WIDE R.O.W.)

LEGAL DESCRIPTION:
TRACT 1:
BEING A 0.876 OF ONE ACRE OF LAND, BEING A PORTION OF A CALLED 2,996 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA AND WILLIE MAE HAYDON RECORDED IN DOCUMENT NO. 2022284A, VOLUME 5237, PAGE 802 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A PORTION OF BLOCK NO. 1 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS;

TRACT 2:
BEING A 0.879 OF ONE ACRE OF LAND, 42,639 SQ. FT., BEING A ALL OF A CALLED 12,750 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA HAYDON RECORDED IN EXECUTED DECEMBER 6, 1996 AND A PORTION OF BLOCK NO. 10 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS;

SITE AREA: 1.855 ACRES

WATERSHED: ONION CREEK

FLOODPLAIN: ALL OF THIS PROPERTY (AS SHOWN HEREON) ARE LOCATED WITHIN UNSHADED ZONE "1" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.D.W. PANEL NO. 800001005, HAYS COUNTY, TEXAS, EFFECTIVE SEPTEMBER 2, 2005.

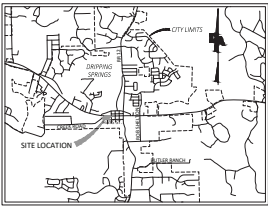
WATER SERVICE: DRIPPING SPRINGS WATER SUPPLY CORP.

WASTEWATER SERVICE: CITY OF DRIPPING SPRINGS

ELECTRIC SERVICE: FEDERNALES ELECTRIC COOPERATIVE, INC.

ZONING: SF-3 - TOWN CENTER, HAYS STREET HISTORIC DISTRICT

SUBMITTED BY: JOE GRASSO, P.E.



VICINITY MAP
NO SCALE

THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

SITE DATA TABLE	
TOTAL SITE AREA:	1.855 AC
TOTAL RESIDENT LOTS:	6
TOTAL PARKLAND/OPEN SPACE:	1 0.6884 AC

OPEN SPACE SUMMARY		
DESCRIPTION	LOT #	AREA (ACRES)
PUBLIC OPEN SPACE	LOT 7	0.6884

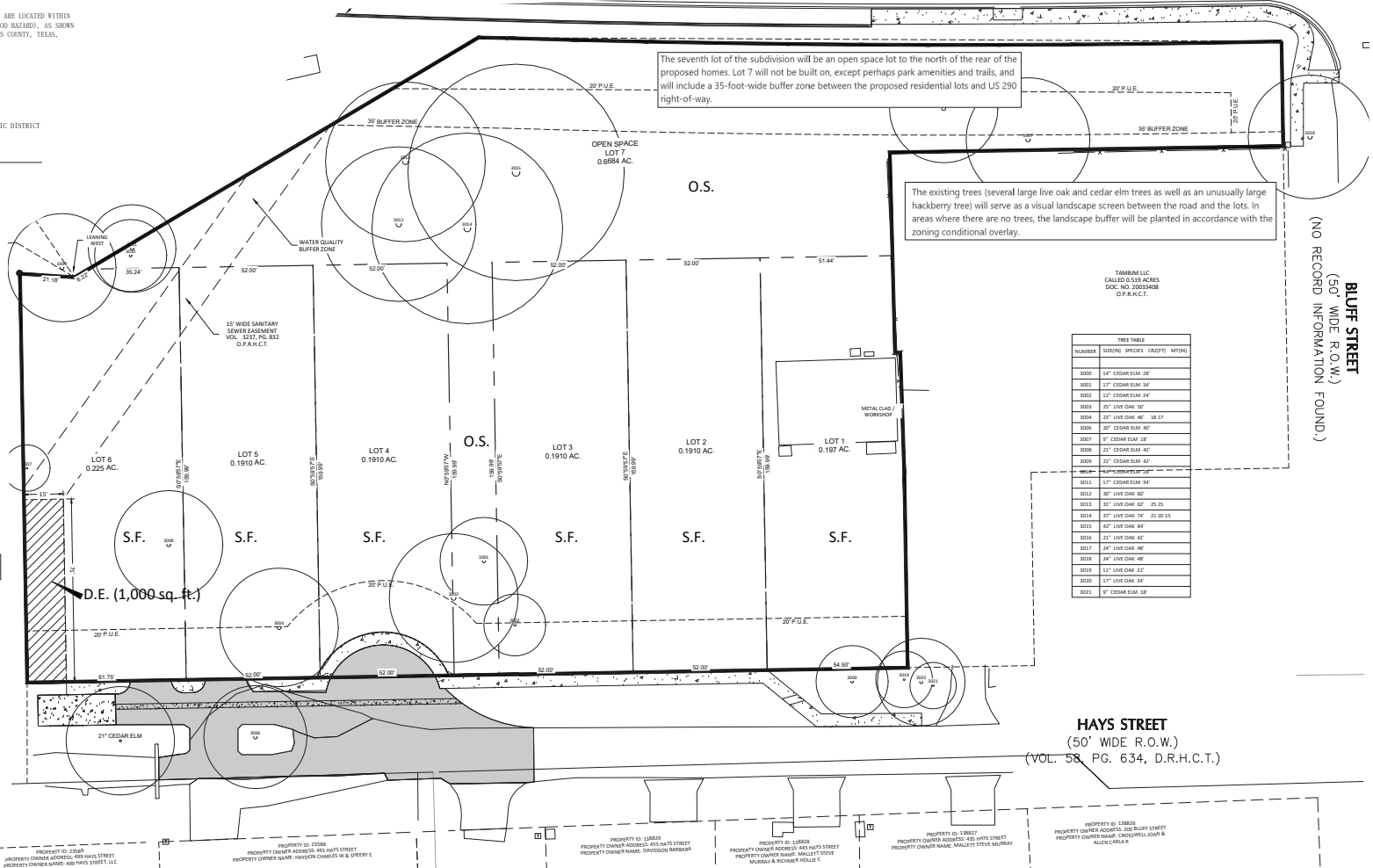
THE OWNER IS RESPONSIBLE FOR STORMWATER UTILITIES AND POND MAINTENANCE.
ALL CONSTRUCTION IMPROVEMENTS WILL BE DONE IN ONE PHASE.

PUBLIC ROADWAY TABLE				
STREET NAME	R.O.W.	PAVEMENT	CURB AND GUTTER	CL LENGTH
HAYS STREET	50'-0"	20'-0"	NONE	348'-0"

LOT SETBACKS	FRONT	REAR	SIDE
	25'	0'	0'

O.S. = OPEN SPACE
D.E. = DRAINAGE EASEMENT
S.F. = SINGLE FAMILY DEVELOPMENT

LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINES
	BUILDING SETBACK LINE
	EASEMENTS
	PROPOSED RIGHT OF WAY
	PROPOSED EDGE OF PAVEMENT
	PROPOSED MEDIUM DUTY D2 ASPHALT PAVEMENT
	PROPOSED PORTLAND CEMENT CONCRETE D1 PAVEMENT



TREE TABLE				
NUMBER	SIZE(IN)	SPECIES	CROZFT	MTPLN
3000	34"	CEDAR ELM	28'	
3001	17"	CEDAR ELM	34'	
3002	17"	CEDAR ELM	34'	
3003	25"	LIVE OAK	50'	
3004	28"	LIVE OAK	46'	28.25'
3006	28"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	18'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	34"	CEDAR ELM	42'	
3011	17"	CEDAR ELM	34'	
3012	30"	LIVE OAK	60'	
3013	35"	LIVE OAK	62'	25.55'
3014	30"	LIVE OAK	46'	22.25' 55'
3015	42"	LIVE OAK	34'	
3016	21"	LIVE OAK	42'	
3017	34"	LIVE OAK	46'	
3018	34"	LIVE OAK	50'	
3019	11"	LIVE OAK	12'	
3020	17"	LIVE OAK	14'	
3021	9"	CEDAR ELM	18'	

BLUFF STREET
(50' WIDE R.O.W.)
(NO RECORD INFORMATION FOUND.)

HAYS STREET
(50' WIDE R.O.W.)
(VOL. 58, PG. 634, D.R.H.C.T.)

OWNER/DEVELOPER
TEJAS HERITAGE HOMES, LLC
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735
CONTACT: JOHN DOUCET
(512) 517-3485
JDoucet@DOUCETENGINEERS.COM

TELEPHONE
EMAIL

ENGINEER -
DOUCET & ASSOCIATES, INC.
FIRM REGISTRATION #3937
7401 B HIGHWAY 71 WEST
STE. 160, AUSTIN, TX 78735
(512) 583-2600
(512) 583-2601

SURVEYOR -
DOUCET & ASSOCIATES, INC.
FIRM CERTIFICATION #10105800
7401 B HIGHWAY 71 WEST
SUITE 160, AUSTIN, TX 78735
(512) 583-2600
(512) 583-2601

- NOTES:**
- FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS IN PUBLIC ROW.
 - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 - THE PROPERTY OWNERS 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.

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS
THIS PLAT, HAYS STREET SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED, THIS DAY OF _____, 2022.
BY: _____
PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR
ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY



PRELIMINARY PLAT

**HAYS STREET DEVELOPMENT
LOTS 1 - 7 HAYS STREET
DRIPPING SPRINGS, HAYS COUNTY, TEXAS**



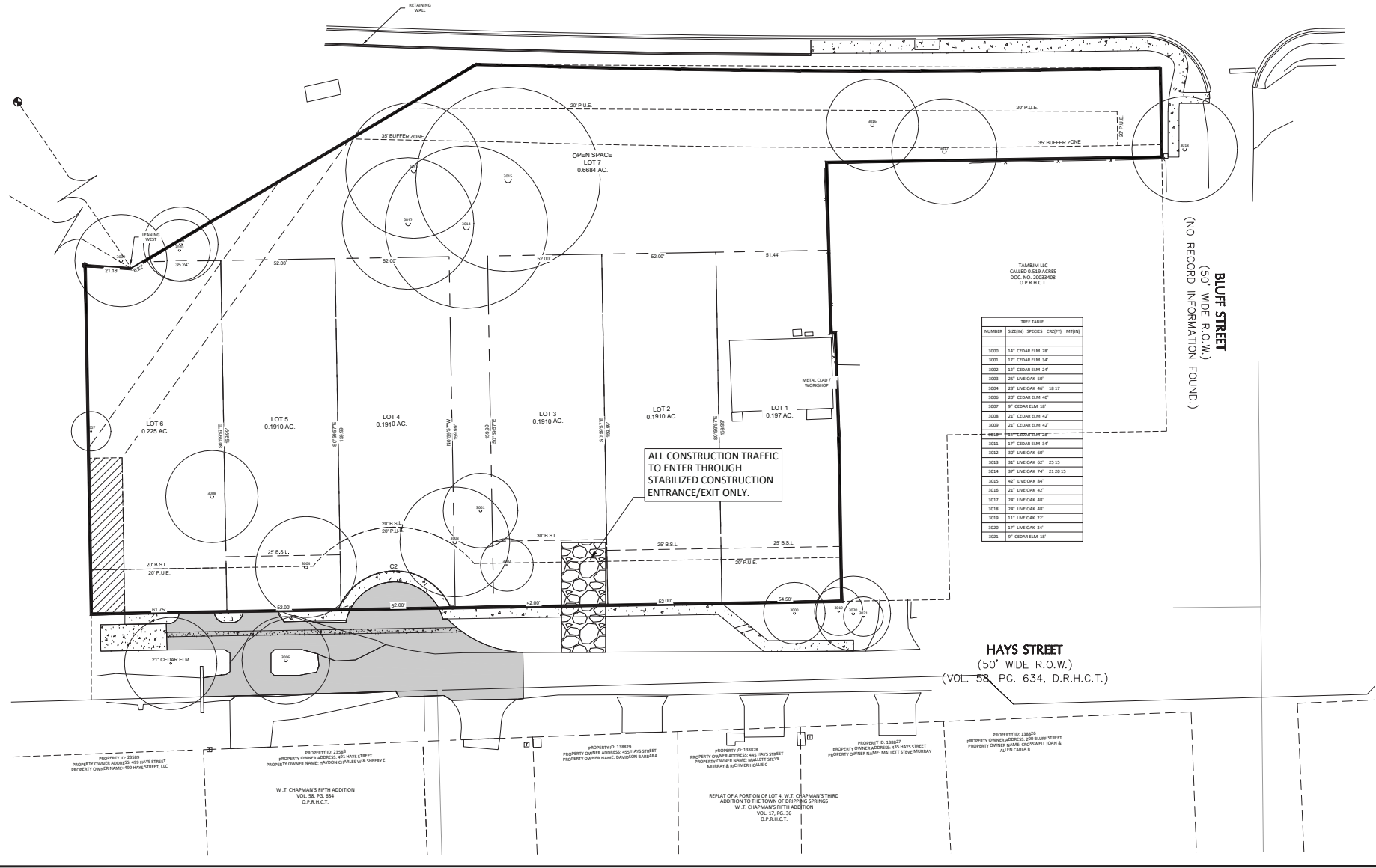
Project No: 2328-001

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- - - EASEMENTS
- - - PROPOSED RIGHT OF WAY
- PROPOSED EDGE OF PAVEMENT



U.S. HIGHWAY 290
(100' WIDE R.O.W.)



ALL CONSTRUCTION TRAFFIC TO ENTER THROUGH STABILIZED CONSTRUCTION ENTRANCE/EXIT ONLY.

TAMMBA LLC
CALLED 0.519 ACRES
DOC. NO. 3002848
O.P.A.N.C.T.

NUMBER	SIZE(IN)	SPECIES	CROFTS	APPROX.
3000	14"	CEDAR ELM	30'	
3001	12"	CEDAR ELM	30'	
3002	12"	CEDAR ELM	24'	
3003	25"	LIVE OAK	50'	
3004	22"	LIVE OAK	46'	18 17'
3005	20"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	35'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	14"	COMPOUND	25'	
3011	17"	CEDAR ELM	34'	
3012	30"	LIVE OAK	60'	
3013	31"	LIVE OAK	62'	25 15'
3014	27"	LIVE OAK	74'	21 20 15'
3015	42"	LIVE OAK	84'	
3016	22"	LIVE OAK	42'	
3017	24"	LIVE OAK	48'	
3018	24"	LIVE OAK	48'	
3019	22"	LIVE OAK	72'	
3020	12"	LIVE OAK	34'	
3021	9"	CEDAR ELM	34'	

BLUFF STREET
(50' WIDE R.O.W.)
(NO RECORD INFORMATION FOUND.)

HAYS STREET
(50' WIDE R.O.W.)
(VOL. 58, PG. 634, D.R.H.C.T.)

**HAYS STREET DEVELOPMENT
LOTS 1 - 7 HAYS STREET
DRIPPING SPRINGS, HAYS COUNTY, TEXAS**

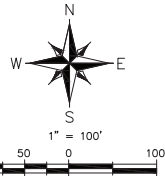
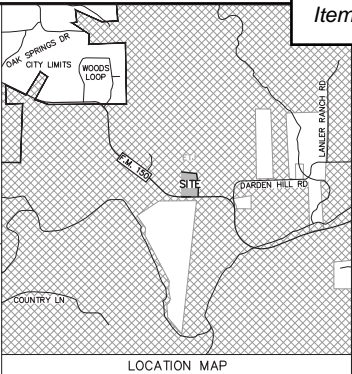
DOUCET
Civil Engineering // Estimating // Construction
7401 S. Highway 71 W. Ste. 140
Austin, TX 78735 Tel: (512) 458-2400
www.doucet.com
BPE Firm Number: 3937
BPEIS Firm Number: 1010660



Design: JCG
Drawn: JP
Reviewed: JCG
Date: 01/25/23
Project No: 2328-001

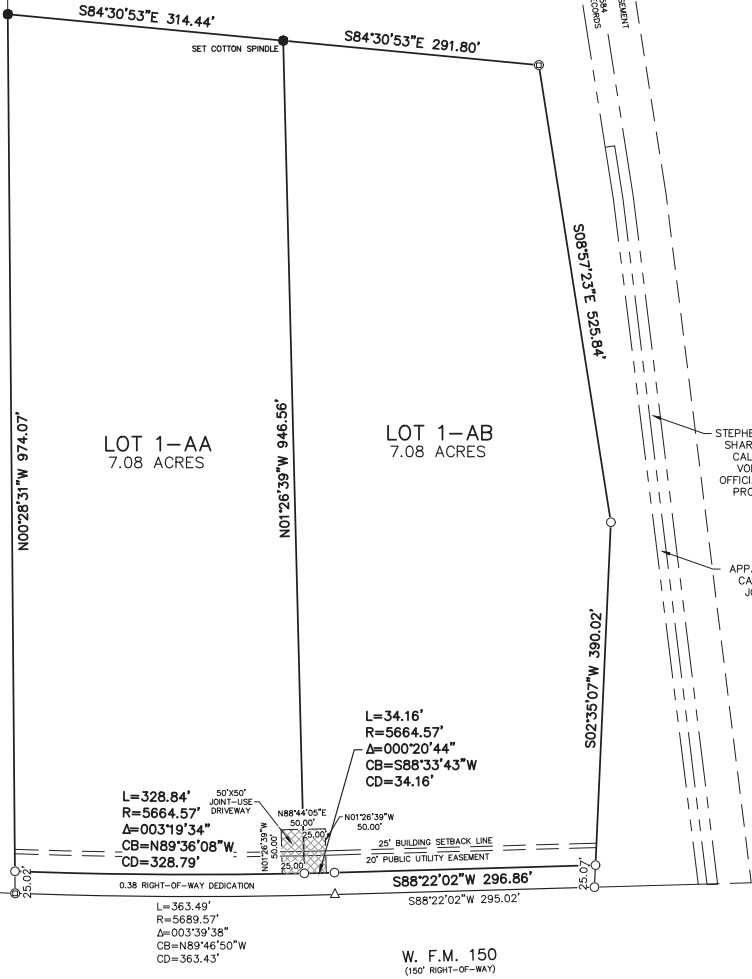
BURKE SUBDIVISION, LOT 1-A , REPLAT
 BEING ALL OF LOT 1-A, BURKE SUBDIVISION RECORDED IN
 VOLUME 14, PAGES 264-265, PLAT RECORDS, HAYS COUNTY, TEXAS

STEPHEN BROOKE COX AND
 SHARON ELAINE DARLEY
 CALLED 30.00 ACRES
 VOL. 1344, PG. 595
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 85320
 H.C.C.A.D.



LOT 1-B
 10.76 ACRES
 PROPERTY ID: 144433
 H.C.C.A.D.

THE BURKE FOUNDATION
 CALLED 31.02 ACRES
 DOC. NO. 17028338
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 11143
 H.C.C.A.D.



- LEGEND**
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
 - ⊙ SET COTTON SPINDLE W/ A YELLOW "WCR" PLASTIC WASHER
 - ⊕ FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - FOUND IRON ROD W/ A YELLOW "STAUDI SURVEYING" PLASTIC CAP
 - △ FOUND TYPOT CONCRETE RIGHT-OF-WAY MARKER
- H.C.C.A.D. HAYS COUNTY CENTRAL APPRAISAL DISTRICT

STEPHEN BROOKE COX AND
 SHARON ELAINE DARLEY
 CALLED 30.00 ACRES
 VOL. 1344, PG. 595
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 85320
 H.C.C.A.D.

APPARENT REMAINDER OF
 CALLED 200.44 ACRES
 JOHN P. BURKE, JR.
 VOL. 216, PG. 13
 DEED RECORDS

W. F.M. 150
 (150' RIGHT-OF-WAY)

ALFREDALBERT, LLC
 CALLED 164.84 ACRES
 VOL. 4398, PG. 724
 DESCRIBED IN
 VOL. 249, PG. 342
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 11130
 H.C.C.A.D.

CLIFTON LAVERNE ODELL
 CALLED 174.25 ACRES
 VOL. 1112, PG. 611
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 11154
 H.C.C.A.D.

WCR
LAND SURVEYING
 P.O. BOX 481 BLANCO, TX 78606
 830-833-3010 INFO@WCRLANDSURVEYING.COM
 TBP&LS FIRM #10194135

JOB NO.:	1687-21
DRAWN BY:	JMT
CHECKED BY:	CJJ
SHEET:	1 OF 2

PLAT INFORMATION

TOTAL AREA:	14.54 ACRES	NUMBER OF LOTS OVER TO ACRES:	0
TOTAL NUMBER OF LOTS:	2	NUMBER OF LOTS 5-10 ACRES:	2
NUMBER OF RESIDENTIAL LOTS:	0	NUMBER OF LOTS 2-5 ACRES:	0
NUMBER OF COMMERCIAL LOTS:	2	NUMBER OF LOTS 1-2 ACRES:	0
AVERAGE SIZE OF LOTS:	7.27 ACRES	NUMBER OF LOTS LESS THAN 1 ACRE:	0

UTILITY INFORMATION

WATER: INDIVIDUAL RAINWATER COLLECTION SYSTEMS
 SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES
 ELECTRICITY: FEDERALS ELECTRIC COOPERATIVE, INC.
 TELEPHONE: VERIZON

- GENERAL NOTES**
- 1) MARKERS PLACED WITHIN THE ROW, SHALL BE AN APPROVED TxDOT OR FHWA DESIGN.
 - 2) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 - 3) THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
 - 4) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS MAP NO. 480200140F, REVISED DATE SEPTEMBER 2, 2006, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 5) THIS SUBDIVISION LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
 - 6) THIS SUBDIVISION LIES WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - 7) THIS REPLAT IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS ON GREEN ACRES PLAT RECORDED IN VOLUME 14, PAGE 264-265, PLAT RECORDS, HAYS COUNTY, TEXAS.
 - 8) THIS REPLAT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED AND ON FILE AT THE COUNTY CLERK'S OFFICE OF HAYS COUNTY, TEXAS.
 - 9) THIS SUBDIVISION IS LOCATED WITHIN EMERGENCY SERVICE DISTRICT #1 AND #6.
 - 10) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - 11) ADJACENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - 12) IMPROVEMENTS NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
 - 13) THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
 - 14) THE PURPOSE OF THIS REPLAT IS TO ESTABLISH TWO LOTS.

DRIVEWAY PERMIT STATEMENT

"IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-HAS BEEN ISSUED UNDER CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS."

ALL CULVERTS WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT, PURSUANT TO SECTION 701.08(01.A)(1) OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, THE HAYS COUNTY COMMISSIONERS COURT HAS AUTHORIZED THE FILING FOR RECORD OF THIS PLAT.

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

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

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

ELAINE H. CARDENAS COUNTY CLERK HAYS COUNTY, TEXAS

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

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

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

ERIC VAN GAASBEK, RES., C.F.M. HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DATE _____

MARCUS PACHECO, DIRECTOR OF DEVELOPMENT SERVICES HAYS COUNTY DEVELOPMENT SERVICES

DATE _____

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

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

ELAINE H. CARDENAS, COUNTY CLERK HAYS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, L & L SHELTON LAND INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, WITH ITS HOME ADDRESS AS 8958 HIGHWAY 36 NORTH, BROWNSHAW, TEXAS 77835, OWNER TRACT 1-A, BURKE SUBDIVISION BY PLAT RECORDED ON APRIL 8, 2008 AND RECORDED IN VOLUME 3363, PG. 702, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE TRACT 1-A TO BE KNOWN AS REPLAT ESTABLISHING LOTS 1-A AND 1-B, BURKE SUBDIVISION IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID L&L SHELTON LAND INVESTMENTS, L.L.C. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS OWNER, LAURIE SHELTON, THEREunto DULY AUTHORIZED, THIS THE ____ DAY OF _____, A.D., 20____.

LAURIE SHELTON OWNER

STATE OF TEXAS COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURIE SHELTON, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE BURKE FOUNDATION CALLED 31.02 ACRES DOC. NO. 17028338 OFFICIAL PUBLIC RECORDS PROPERTY ID: 11143 H.C.C.A.D.

STEPHEN BROOKE COX AND SHARON ELAINE DARLEY CALLED 30.00 ACRES VOL. 1344, PG. 595 OFFICIAL PUBLIC RECORDS PROPERTY ID: 85320 H.C.C.A.D.

LOT 1-B 10.76 ACRES BURKE SUBDIVISION VOL. 14 PG. 264-265 PLAT RECORDS PROPERTY ID: 144433 H.C.C.A.D.

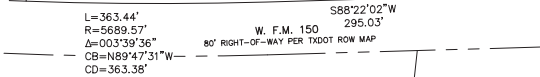
LOT 1-A 14.54 ACRES

SETBACK REQUIREMENTS
 50 FEET - FRONT LOT LINE OR ANY SIDE ROAD PER PLAT
 25 FEET - SIDE LOT LINE PER PLAT
 VOL. 1344, PG. 562 OFFICIAL PUBLIC RECORDS

EASEMENT NOTES
 RESERVED EASEMENTS - VOL. 1344, PG. 562 OFFICIAL PUBLIC RECORDS
 10 FEET ON EACH SIDE OF EACH LOT LINE
 PUBLIC UTILITY EASEMENTS - TWENTY (20) FEET RESERVED ALONG ALL LOT LINES THAT BORDER A RIGHT OF WAY AND TEN (10) FEET ON ALL OTHER LOT LINES ARE RESERVED FOR PUBLIC UTILITIES.

APPARENT REMAINDER OF JOHN P. BURKE, JR. VOL. 216, PG. 13 DEED RECORDS

STEPHEN BROOKE COX AND SHARON ELAINE DARLEY CALLED 30.00 ACRES VOL. 1344, PG. 595 OFFICIAL PUBLIC RECORDS PROPERTY ID: 85320 H.C.C.A.D.



ALFREDALBERT, LLC CALLED 164.84 ACRES VOL. 4398, PG. 724 DESCRIBED IN VOL. 249, PG. 342 OFFICIAL PUBLIC RECORDS PROPERTY ID: 11130 H.C.C.A.D.

CLIFTON LAVERNE ODELL CALLED 174.25 ACRES VOL. 1112, PG. 611 OFFICIAL PUBLIC RECORDS PROPERTY ID: 11154 H.C.C.A.D.

EXISTING CONFIGURATION
 N.T.S.

STATE OF TEXAS COUNTY OF HAYS CITY OF DRIPPING SPRINGS

THIS FINAL PLAT, BEING A REPLAT OF LOT 1-A AND LOT 1-B, BURKE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS ____ DAY OF _____, 20____.

BY:

MIM JAMES, CHAIRMAN

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. NOT TO BE RECORDED FOR ANY PURPOSE.

12/13/2021

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

WCR LAND SURVEYING
 P.O. BOX 481 BLANCO, TX 78606
 830-633-3010 INFO@WCRLANDSURVEYING.COM
 TDE&LS FIRM #0194135

JOB NO.:	1687-21
DRAWN BY:	JMT
CHECKED BY:	CJJ
SHEET:	2 OF 2



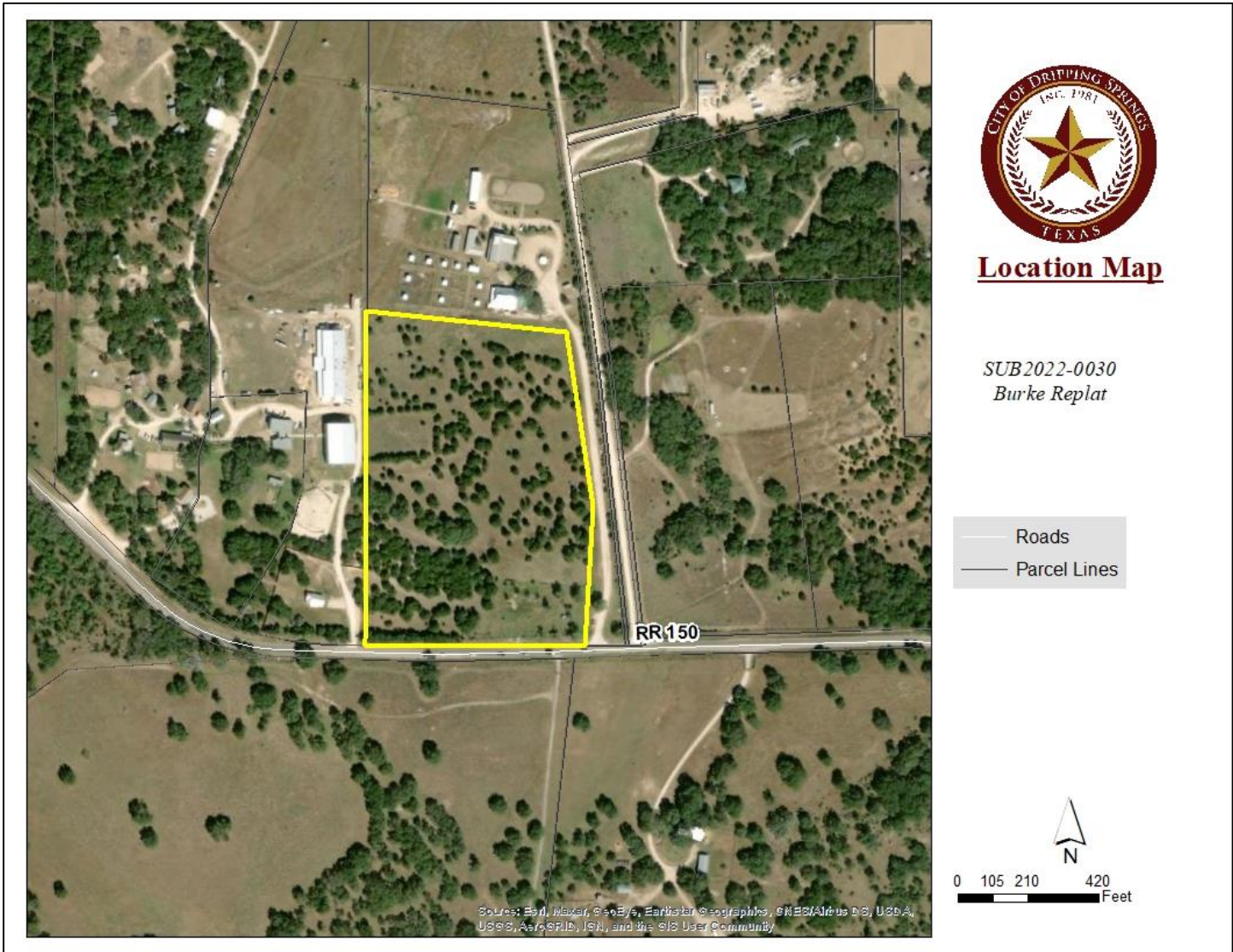
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: February 28, 2023
Project No: SUB2022-0030
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Burke Subdivision Lot 1 Replat
Property Location: 20650 FM 150
Legal Description: Burke Subdivision Lot 1A
Applicant: Jon Thompson
Property Owner: L&L Shelton Land Investments, LLC
Staff recommendation: Approval of the replat.



Planning Department Staff Report

Overview

The purpose of this replat is to subdivide one existing platted lot into two lots. Each of the lots will be 7.27 acres.

Access and Transportation

The properties will both have frontage on FM 150

Site Information

Location: 20650 FM 150

Zoning Designation: ETJ

Property History

The original Burke Subdivision was recorded in 2008.

Recommendation

Approval of the replat.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

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



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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SUBDIVISION APPLICATION

Case Number (staff use only): _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

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

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

OWNER NAME Linwood "Denman" Shelton

COMPANY L&L Shelton Land Investments, LLC

STREET ADDRESS 520 Holder Lane

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

PHONE _____ **EMAIL** ldshelton@mac.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	L&L Shelton Land Investments, LLC
PROPERTY ADDRESS	20650 FM 150, Driftwood, Texas 78619
CURRENT LEGAL DESCRIPTION	Burke Subdivision, Lot 1A
TAX ID #	R129262
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	14.54
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	ESD # 1 & ESD # 6
ZONING/PDD/OVERLAY	N/A - ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>FM 150</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: _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Burke Subdivision, Lot 1A Replat
TOTAL ACREAGE OF DEVELOPMENT	14.54
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	7.27
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>2</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>14.54</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input type="checkbox"/> PUBLIC WATER SUPPLY <input checked="" type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input checked="" type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

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COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

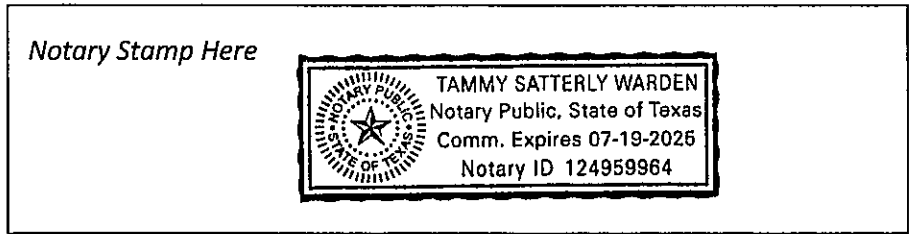
Applicant Name

Applicant Signature

Date

Notary *Say Sweet*

Date *2/14/2022*



Linwood Denman Shelton, L&L Land Investments, LLC

Property Owner Name

John De...

Property Owner Signature

2/14/2022

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: Jon Thompson Date: February 14, 2022

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

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

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

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

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

NARRATIVE OF COMPLIANCE	
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.	
Outdoor Lighting, Article 24.06	This property is in the City's ETJ and is not subject to this ordinance. The property owner and the future buyers will be encouraged to voluntarily comply with the Outdoor Lighting Ordinance.
Parkland Dedication, Article 28.03	Since this is a commercial subdivision, the Parkland Dedication Ordinance is not applicable.
Landscaping and Tree Preservation, Article 28.06	Since this project is in the ETJ, the Landscape and Tree Preservation Ordinance is not applicable.

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

512.858.4725 • cityofdrippingsprings.com

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

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Burke Subdivision, Lot 1A Replat

Project Address: 20650 RR 12, Driftwood, Texas 78619

Project Applicant Name: Jon Thompson

Billing Contact Information

Name: Linwood Denman Shelton, L&L Land Investments, LLC

Mailing Address: 520 Holder Lane

Dripping Springs, Texas 78620

Email: ldshelton@mac.com Phone Number: _____

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

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

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

Jon Thompson
Signature of Applicant

February 14, 2022
Date

SURVEYOR'S NOTES:
 COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.
 ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.99992006399488.
 THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.
 THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

- FINAL PLAT NOTES:**
1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
 2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE, RECHARGE ZONE.
 3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
 4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM HAYS STREET.
 6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD PLAN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED SEPTEMBER 2, 2005, AS PREPARED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
 7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
 8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
 9. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALES ELECTRIC COOPERATIVE.
 10. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
 11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
 12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
 13. NO CLOSING OR OTHER RESTRICTIONS WITHIN THIS SUBDIVISION MAY BE IMPOSED UNTIL THE CLOSING OF THE ORGANIZATION REQUIREMENTS HAVE BEEN SAUSGLED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
 14. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
 15. THE CITY OF DRIPPING SPRINGS PROMOTES SAFE USE OF ROADS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADS, THE SURVEYOR DOES NOT WARRANT THAT THE ROADWAY SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
 16. THE SURVEYOR'S RESTRICTIONS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO THE CITY OF DRIPPING SPRINGS QUALITY PROTECTION ORDINANCE.
 17. STREET TREES SHALL BE PLANTED IN EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE QUANTITY, SIZE AND LOCATION REQUIREMENTS OF SUBDIVISION ORDINANCE 20.06.005 SHALL BE FOLLOWED.
 18. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT OF THE PUBLIC PARKS AND OPEN SPACE LOTS, RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS, OF AND BE OBLIGATED, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 19. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
 20. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 21. 100-YEAR FLOODPLAIN PER DEVELOPERS DELINEATION OF A LOCAL FLOODPLAIN PER HAYS COUNTY REGULATIONS.

ENGINEER'S CERTIFICATION:
 STATE OF TEXAS
 HAYS COUNTY, TEXAS

I, AS SURVEYOR, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

DATE: _____ DATE: _____
 THE SURVEYOR: PHILIP A. SMITH
 TEXAS REGISTRATION NO. 73285
 DOUCET & ASSOCIATES, INC.
 7401 B. HIGHWAY 71 WEST, SUITE 160
 AUSTIN, TEXAS 78735

SURVEYOR'S CERTIFICATION:
 STATE OF TEXAS
 HAYS COUNTY, TEXAS

KNOW BY ALL MEN THESE PRESENTS:
 THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

DATE: _____ DATE: _____
 THE SURVEYOR: PHILIP A. SMITH
 TEXAS REGISTRATION NO. 73285
 DOUCET & ASSOCIATES, INC.
 7401 B. HIGHWAY 71 WEST, SUITE 160
 AUSTIN, TEXAS 78735

OWNERS ACKNOWLEDGMENT:
 STATE OF TEXAS
 HAYS COUNTY, TEXAS

I, ELAINE HANSON CARDENA, 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 _____ DAY OF _____ 20____, _____ O'CLOCK _____ A.M., AND DULY RECORDED ON _____ DAY OF _____ 20____, _____ O'CLOCK _____ A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____.

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

FINAL PLAT OF HAYS STREET SUBDIVISION

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

WITNESS MY HAND THIS _____ DAY OF _____ A.D. 2023.

UTILITY NOTE:
 THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN OR COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR AS SHOWN. THE SURVEYOR DOES NOT WARRANT THE LOCATION, DEPTH, OR TYPE OF UTILITIES SHOWN HEREON. THE SURVEYOR'S REPRESENTATION OF UTILITIES IS LIMITED TO THE LOCATION AS SHOWN ON THE PLAT, AND THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

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

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

OWNERS ACKNOWLEDGMENT:
 STATE OF TEXAS
 HAYS COUNTY, TEXAS

I, ELAINE HANSON CARDENA, 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 _____ DAY OF _____ 20____, _____ O'CLOCK _____ A.M., AND DULY RECORDED ON _____ DAY OF _____ 20____, _____ O'CLOCK _____ A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____.

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

FINAL PLAT OF HAYS STREET SUBDIVISION

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

WITNESS MY HAND THIS _____ DAY OF _____ A.D. 2023.

UTILITY NOTE:
 THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN OR COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR AS SHOWN. THE SURVEYOR DOES NOT WARRANT THE LOCATION, DEPTH, OR TYPE OF UTILITIES SHOWN HEREON. THE SURVEYOR'S REPRESENTATION OF UTILITIES IS LIMITED TO THE LOCATION AS SHOWN ON THE PLAT, AND THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

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

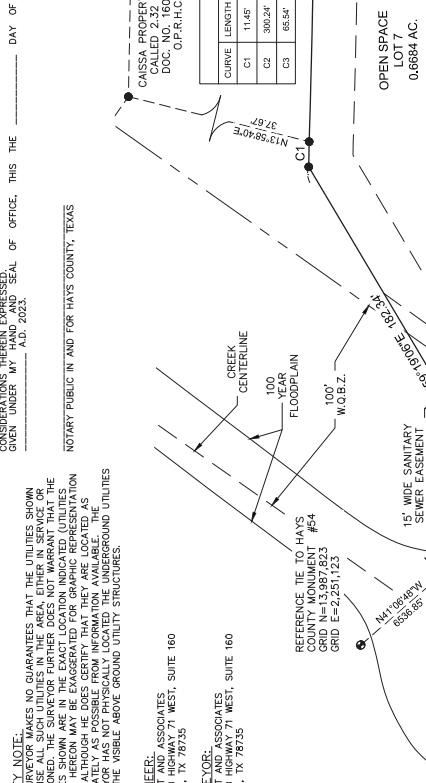
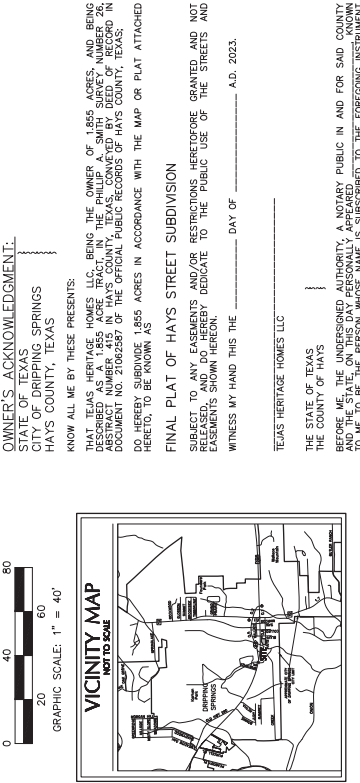
SURVEYOR:
 DOUCET & ASSOCIATES
 7401 B. HIGHWAY 71 WEST, SUITE 160
 AUSTIN, TX 78735

LEGEND

---	EXISTING PROPERTY LINE
---	SUBDIVISION LINE
---	BUILDING SETBACK LINE - PUE
---	SUBDIVISION LINE WITH EASEMENT
---	SETBACK LINE
---	IRON ROD FOUND
---	UNLESS NOTED
---	MONUMENT FOUND
---	1/2" IRON ROD WITH 'DOUCET'
---	COTTON SPINDLE FOUND
---	DRAINAGE EASEMENT
---	OPEN SPACE
---	PUBLIC UTILITY EASEMENT
---	WASTEWATERLINE EASEMENT
---	SETBACK LINE
---	WVW
---	BBL
---	WVW
---	PKL
---	PKL
---	DOC. NO.
---	R.O.W.
---	PR.H.C.T.
---	OFFICIAL PUBLIC RECORDS
---	CALLED/ACREAGE
---	ACRES

LS. HIGHWAY 290
 (100' WIDE R.O.W.)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.45'	5730.18'	9°08'32"	S88°53'37"E	11.45'
C2	300.24'	5730.18'	3°00'00"	S89°45'14"E	300.24'
C3	65.54'	27.87'	135°42'59"	N88°02'22"E	51.28'



BLUFF STREET
 (50' WIDE R.O.W.)
 (NO RECORD INFORMATION FOUND.)

LINE	BEARING	DISTANCE
L1	S00°41'19"E	40.85'
L2	N87°58'11"E	2.04'
L3	S88°10'32"E	2.138'

TAMBAM LLC
 CALLED 0.519 ACRES
 DOC. NO. 20033408
 O.P.R.H.C.T.

PHILIP A SMITH SURVEY NO. 26
 ABSTRACT NO. 415

HAYS STREET
 (50' WIDE R.O.W.)
 (VOL. 58, PG. 634, D.R.H.C.T.)

LOT 1
 0.1910 AC.
 S05°59'57"E 160.00'
 N01°59'57"E 160.00'
 160.00'
 S89°02'36"W 150.33'

LOT 2
 0.1910 AC.
 S05°59'57"E 160.00'
 N01°59'57"E 160.00'
 160.00'
 S89°02'36"W 150.33'

LOT 3
 0.1910 AC.
 S05°59'57"E 160.00'
 N01°59'57"E 160.00'
 160.00'
 S89°02'36"W 150.33'

LOT 4
 0.1910 AC.
 S05°59'57"E 160.00'
 N01°59'57"E 160.00'
 160.00'
 S89°02'36"W 150.33'

LOT 5
 0.1910 AC.
 S05°59'57"E 160.00'
 N01°59'57"E 160.00'
 160.00'
 S89°02'36"W 150.33'

LOT 6
 0.1910 AC.
 S05°59'57"E 160.00'
 N01°59'57"E 160.00'
 160.00'
 S89°02'36"W 150.33'

OPEN LOT 7
 0.6694 AC.
 S88°05'57"W 152.87'
 S07°31'E 74.95'
 S1°55'06"E 47.41'
 S1°28'18"E 77.82'
 51.44'
 37.70'
 51.44'
 37.70'

W. T. CHAPMAN'S FIFTH ADDITION
 VOL. 58, PG. 634
 O.P.R.H.C.T.

TAMBAM LLC
 CALLED 0.774 ACRES
 DOC. NO. 000404079
 O.P.R.H.C.T.

15' WIDE SANITARY SEWER EASEMENT VOL. 58, PG. 632 O.P.R.H.C.T.

REFERENCE TIE TO HAYS COUNTY MONUMENT #50 GRID N=13987523 GRID E=25251125

REFERENCE TIE TO HAYS COUNTY MONUMENT #54 GRID N=13987523 GRID E=25251125



Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: February 28, 2023
Project Number: SUB2022-0002
Project Planner: Tory Carpenter, Planning Director

Item Details

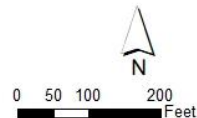
Project Name: Hays Street Subdivision
Property Location: 102 South Bluff Street
Legal Description: 1.855 Acres out of the Phillip A. Smith Survey
Applicant: Joe Grasso, P.E., Doucet & Associates
Property Owner: Tejas Heritage Homes, LLC
Recommendation: Approval with conditions.



Location Map

ZA2021-008
 Hays Street Zoning Change

	Roads
City Limits	
	Full Purpose
	Parcels
	Subject Property



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

Overview

The applicant is requesting approval of a final plat consisting of six residential lots and one open space lot.

Site Information

Location:

102 South Bluff Street

Zoning Designation: SF-3 & Historic Overlay

Property History

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

Recommendation

Staff recommends approval with the following conditions:

1. Add a note stating "Each residential lot shall install a 2,500 gallon rainwater capture tank at the time of home construction. Each lot owner will be responsible for operation and maintenance of the rainwater capture tank."
2. Remove city engineer signature block.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

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



DRIPPING SPRINGS
Texas

Item 7.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: <u>11/18/21</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Joe Grasso, P.E.

COMPANY Doucet

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

CITY Austin **STATE** TX **ZIP CODE** 78735

PHONE 512-583-2636 **EMAIL** jgrasso@doucetengineers.com

OWNER NAME John Doucet

COMPANY Tejas Heritage Homes, LLC

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

CITY Austin **STATE** TX **ZIP CODE** 78735

PHONE 512-517-3485 **EMAIL** jdoucet@doucetengineers.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Tejas Heritage Homes, LLC
PROPERTY ADDRESS	102 S Bluff St.
CURRENT LEGAL DESCRIPTION	See metes & bound description from deed
TAX ID #	R23586, R26715
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	1.855 ac
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6 (inside City limits)
ZONING/PDD/OVERLAY	SF-3, Hays Street Historic Overlay
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>290 (no driveway proposed)</u> <input checked="" type="checkbox"/> City/County (public) Name: <u>Hays Street, Bluff Street</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO *Under 5 ac. - N/A
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Hays Street Subdivision
TOTAL ACREAGE OF DEVELOPMENT	1.855 acres
TOTAL NUMBER OF LOTS	7
AVERAGE SIZE OF LOTS	0.191 ac
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>7</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>1.855 ac</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Vice President SIGNATURE: *Joe Arans*

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Charter/Spectrum/Frontier

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Dripping Springs Water Supply Corp.

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?

YES NOT APPLICABLE

AGRICULTURE FACILITIES (FINAL PLAT)?

YES NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Joe Grasso, P.E., CPESC

Applicant Name

Joe Grasso

11/12/2021

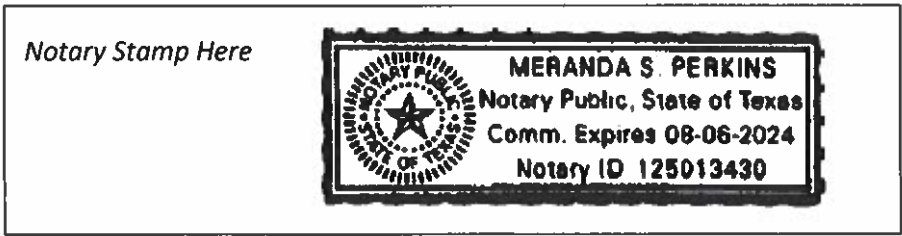
Applicant Signature

Meranda S. Perkins

Date
11/12/2021

Notary

Date



John Doucet / Tejas Heritage Homes, LLC

Property Owner Name

John Doucet

11/15/21

Property Owner Signature

Date

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

Applicants Signature: Joe Arano Date: 11/12/2021

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

2020 TAXES PAID, 2021 TAXES DUE JANUARY 2022. ATTACHED TAX CERTIFICATES SHOW PROOF THAT ALL PRIOR YEAR TAXES PAID

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<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 type="checkbox"/> N/A	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 type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/> N/A	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff Meeting scheduled for Nov. 18th

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.

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

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting,
Article 24.06

Parkland Dedication,
Article 28.03

The seventh lot of the subdivision will be an open space lot to the north of the rear of the proposed homes. Lot 7 will not be built on, except perhaps park amenities and trails, and will include a 35-foot-wide buffer zone between the proposed residential lots and US 290 right-of-way.

Landscaping and Tree
Preservation, Article
28.06

The existing trees (several large live oak and cedar elm trees as well as an unusually large hackberry tree) will serve as a visual landscape screen between the road and the lots. In areas where there are no trees, the landscape buffer will be planted in accordance with the zoning conditional overlay.

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>The site was rezoned to SF-3 with Historic Overlay, Hays Street District, on November 2nd. An application for a variance from 3.5.4 side yard setback was submitted 11/15/21. The variance is requested in order to keep and incorporate a pre-WW2 built barn into the proposed home on the easternmost lot of the new subdivision.</p>

Received on/by: _____

Project Number: _____

Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Hays Street Subdivision

Project Address: 102 S Bluff St

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

Billing Contact Information

Name: Doucet

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

Austin, TX 78735

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

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

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- Other _____

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

Joe Grasso
Signature of Applicant

11/12/2021
Date



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 8.

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PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME GREGG ANDRULIS

COMPANY CIVIL INSITE, LLC

STREET ADDRESS 10200 W HWY 290, SUITE 4

CITY AUSTIN **STATE** TX **ZIP CODE** 78736

PHONE 512-366-5616 **EMAIL** GREGG@CIVILINSITE.COM

OWNER NAME AVRIL JOHNNIDIS

COMPANY SERENITY HILLS PARTNERS, LLC

STREET ADDRESS 3202b WESTHILL DRIVE

CITY AUSTIN **STATE** TX **ZIP CODE** 78704

PHONE 512-366-5616 **EMAIL** ZOELIFECENTERS@GMAIL.COM

PROPERTY INFORMATION	
PROPERTY OWNER NAME	SERENITY HILLS PARTNERS, LLC
PROPERTY ADDRESS	1111 HAYS COUNTRY ACRES ROAD, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	SEE PRELIMINARY PLAT
TAX ID #	A PORTION OF R11682
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	104.34 ACRES
SCHOOL DISTRICT	DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT
ESD DISTRICT(S)	NORTH HAYS CO ESD #1 AND HAYS CO FIRE ESD#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>HAYS COUNTRY ACRES ROAD</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	SERENITY HILLS
TOTAL ACREAGE OF DEVELOPMENT	104.34
TOTAL NUMBER OF LOTS	58 (50 RESIDENTIAL LOTS - 8 MISC. LOTS)
AVERAGE SIZE OF LOTS	1.80 ACRES
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>50</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>104.34</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>7,554 LF</u>
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	SURFACE WATER <input type="checkbox"/> PUBLIC WATER SUPPLY <input checked="" type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEDERNALES ELECTRIC COOPERATIVE

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<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 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.)

GREGG ANDRULIS

Applicant Name

[Handwritten Signature]

11/15/22

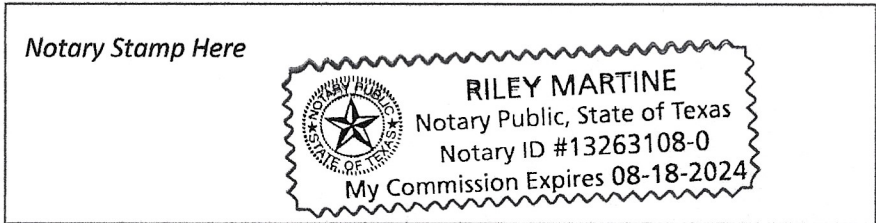
Applicant Signature

[Handwritten Signature]

11/15/22

Notary

Date



SERENITY HILLS PARTNERS, LLC

Property Owner Name

SEE ATTACHED AUTHORIZATION LETTER


Property Owner Signature

Date

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

Applicants Signature:  Date: 11/14/22

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

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

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		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency

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

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	NOT APPLICABLE IN THE ETJ.
Parkland Dedication, Article 28.03	THE PARKLAND DEDICATION WILL BE MET BY A COMBINATION OF PRIVATE PARKLAND DEDICATION AND FEE-IN-LIEU OF DEDICATION.
Landscaping and Tree Preservation, Article 28.06	NOT APPLICABLE IN THE ETJ.

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>THE PLAT PROPOSES PRIVATE STREETS, WATER QUALITY PONDS, DETENTION PONDS THAT WILL MEET THE STANDARDS OF 28.02.</p>
Zoning, Article 30.02, Exhibit A	<p>NOT APPLICABLE IN THE ETJ.</p>

Project Number: _____

Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: SERENITY HILLSProject Address: 1111 HAYS COUNTRY ACRES ROAD, DRIPPING SPRINGS, TX 78620Project Applicant Name: GREGG ANDRULIS

Billing Contact Information

Name: SERENITY HILLS PARTNERS, LLCMailing Address: 3202 WESTHILL DR UNIT BAUSTIN, TX 78704Email: zoelifecenters@gmail.com Phone Number: 512-366-5616

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

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

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

Signature of Applicant

Date



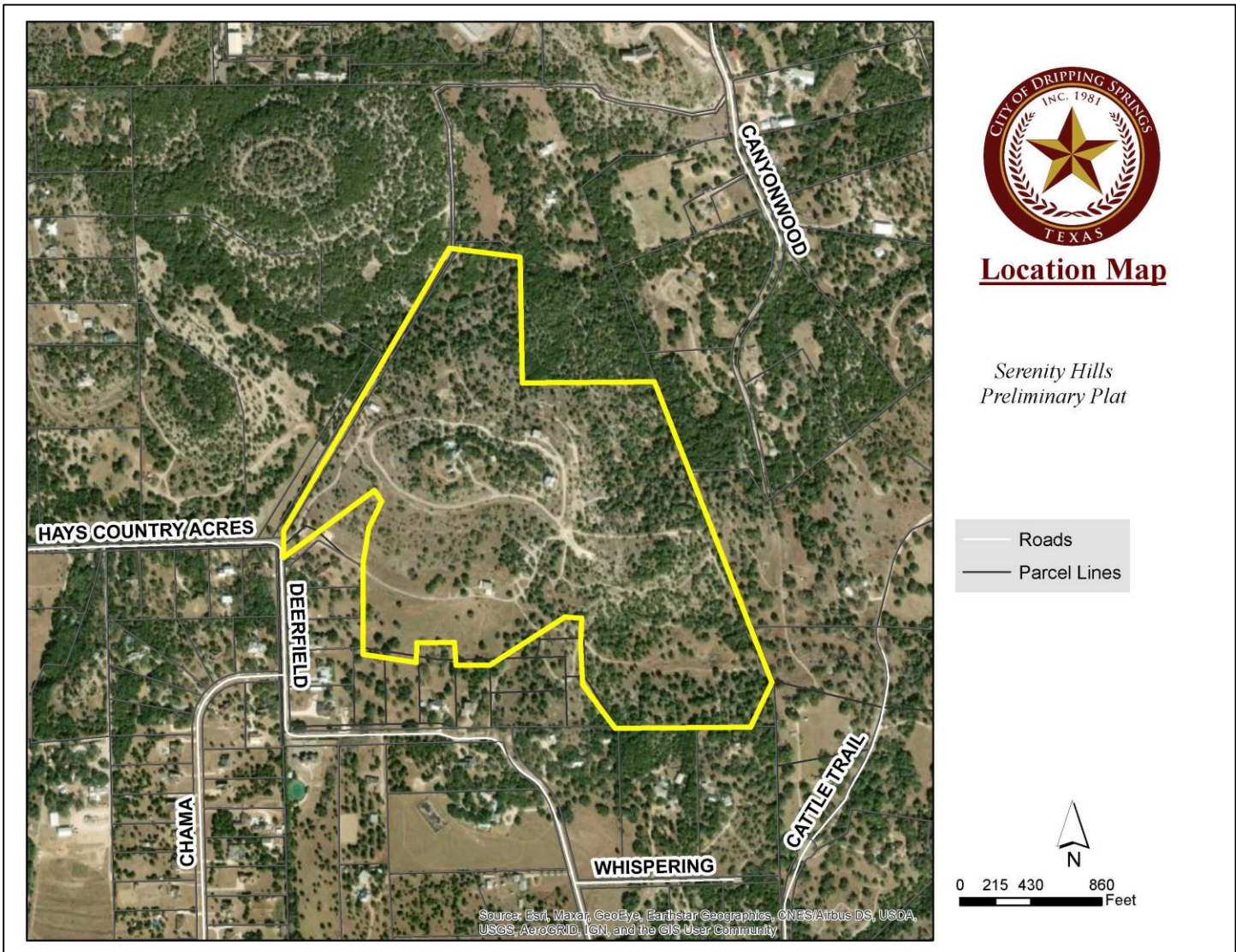
Planning and Zoning Commission Planning Department Staff Report

Item 8.

Planning and Zoning Commission Meeting: February 28, 2023
Project No: SUB2022-00049
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Serenity Hills Preliminary Plat
Property Location: 111 Hays Country Acres Road
Legal Description: 104 acres out of the Richard Vaughan Survey
Applicant: Gregg Andrulic, Civil Insite, LLC
Property Owner: Avril Johnnidis, Serenity Hills Partners, LLC
Staff recommendation: Approval with the following condition:
 1. Provide documentation of County Fire Marshal approval when received.



Planning Department Staff Report

Overview

This preliminary plat is located within the ETJ and consists of 49 single-family lots. Each lot is a minimum of 1.5 acres.

Access and Transportation

This development does not meet the threshold for a traffic impact analysis, so no off-site street improvements are required. However, the subdivision must meet minimum fire ingress and egress requirements.

Property History

The property owner applied for a moratorium waiver for a proposed development agreement at this site which was denied by City Council on September 15, 2022.

Recommendation

Approval with the following condition:

1. Provide documentation of County Fire Marshal comments when received.

Attachments

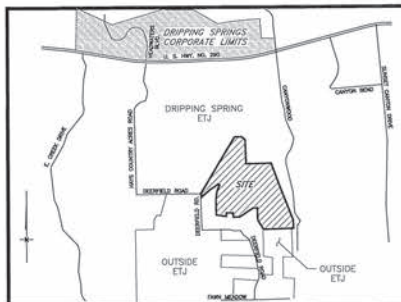
Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Approval with the condition outlined above.
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

PRELIMINARY PLAT
OF
SERENITY HILLS
in the Dripping Springs
Extra Territorial Jurisdiction
Hays County, Texas

VICINITY MAP
Not to scale



SHEET NO.	SHEET INDEX	DESCRIPTION
1		Cover Sheet
2		Key Map (Sheet Index)
3 - 9		Lots
10		Curve & Line Tables / Notes
11		Description
12		Signatures / Certifications

NOTE: The subdivision shown hereon is not located within an area identified as a special flood hazard area inundated by a 100 year flood event as identified by the Federal Emergency Management Agency Flood Insurance Rate Map for Hays County, Texas, Community Panel No. 48509C120F, Revised on September 2, 2005.

NOTE: The subdivision shown hereon is located within the Edwards Aquifer Contributing Zone.

NOTE: I Gregg Andrus, Texas Registered PE License #116390, have reviewed TAC Chapter 290, Public Water Systems, and have determined that the rainwater harvesting potable water supply systems proposed for this project do not require a TCEQ permit.

PROJECT INFORMATION:

PROPERTY OWNERS:

Serenity Hills Partners, LLC
3202B Westhill Drive
Austin, Texas 78704

DEVELOPER:

Serenity Hills Partners, LLC
3202 B Westhill Drive
Austin, Texas 78704

SURVEYOR:

Larry W. Busby, RPLS 4967
Delta Land Surveying
14900 Avery Ranch Blvd.
Suite C200 #241
Austin, Texas 78717
(512) 781-9800
Firm Reg. No. 10194017

ENGINEER / AGENT:

Gregg Andrus, PE 116390
Civil Insite, LLC
10200 Highway 290 W, Suite 4
Austin, Texas 78736
(512) 368-5616
Firm Reg. No. P-19463

SUBDIVISION SUMMARY

TYPE	NUMBER	ACREAGE
Residential Lots (Over 1.0 Acre):	49	79.960
Drainage Lots	5	12.378
Private Right-of-way Lots	1	10.917
Open Space Lots	2	1.080
Total Acreage		104.335

CITY OF DRIPPING SPRINGS APPROVAL

This preliminary plat was approved by the City of Dripping Springs Planning and Zoning Commission on _____, 2023.

Chairman of the Planning &
Zoning Commission

Date

Secretary of the Planning &
Zoning Commission

Date

STREET SUMMARY

STREET NAME	EASEMENT WIDTH	LENGTH (LF)	PAVEMENT WIDTH	SIDEWALK	CLASSIFICATION
Lionheart Way	60'	3643	24' w/1" Ribbon Curb	5' Both Sides	Rural Roadway
Overlook Hill Drive	60'	2812	24' w/1" Ribbon Curb	5' Both Sides	Rural Roadway
Sweet Orchid Lane	60'	411	24' w/1" Ribbon Curb	5' Both Sides	Rural Roadway
Yellow Jasper Court	60'	668	24' w/1" Ribbon Curb	5' Both Sides	Rural Roadway

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
L. BUSBY - TX RPLS 4967 01/23/23



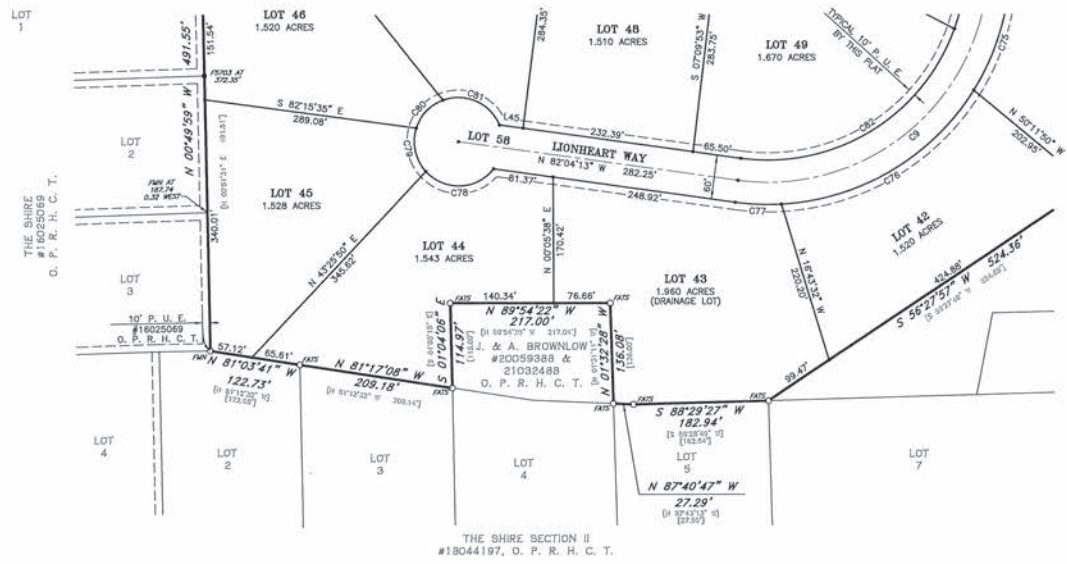
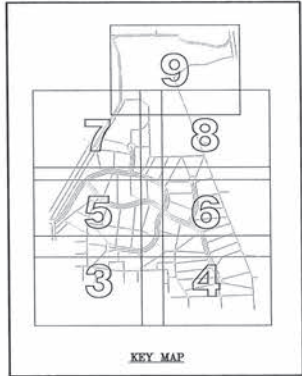
DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717

(512) 781-9800 www.DeltaLandSurveying.net
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KEY MAP

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Austin, Texas 78717
(512) 781-9800 www.DeltaLandSurveying.net



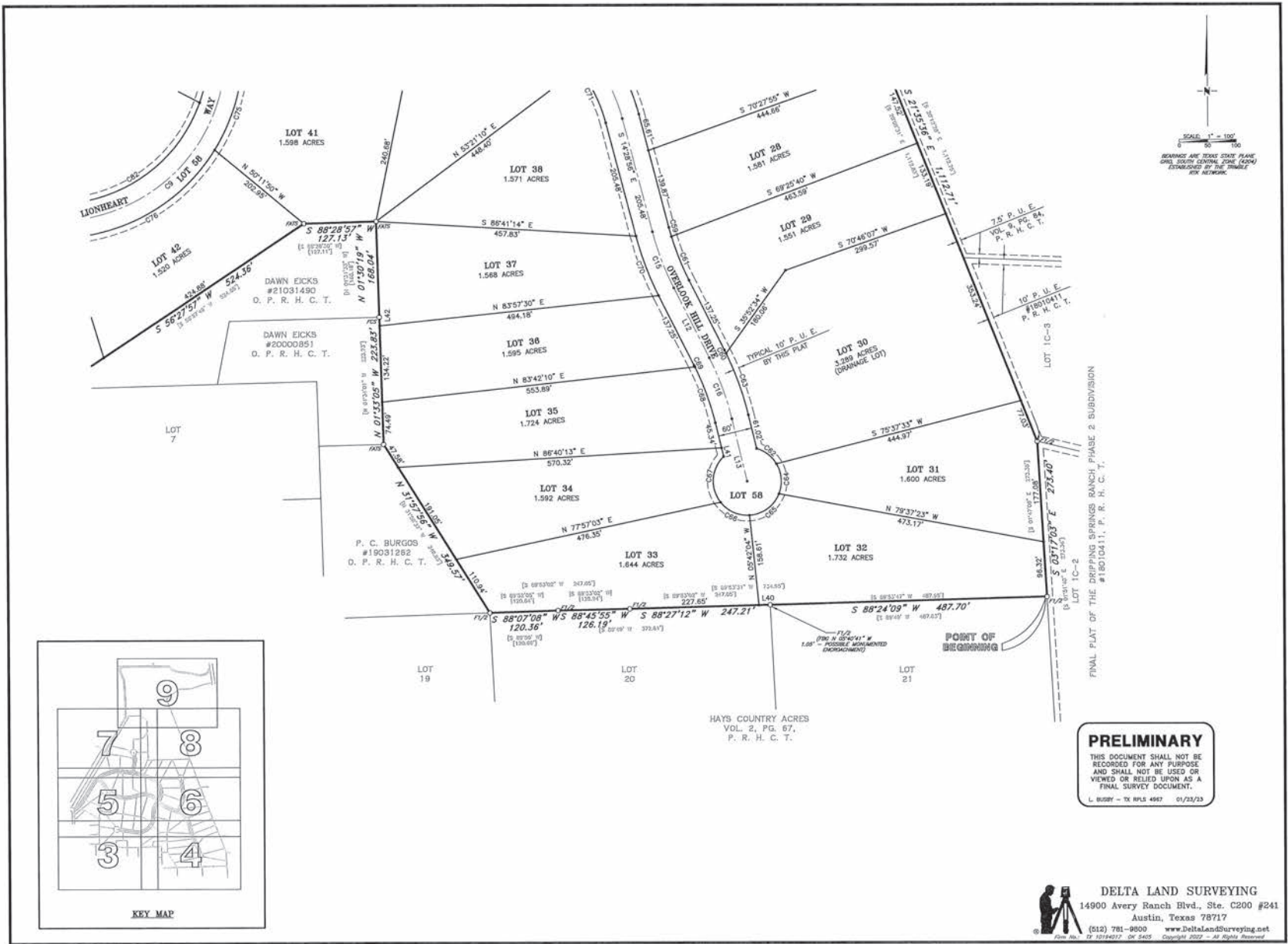
PRELIMINARY

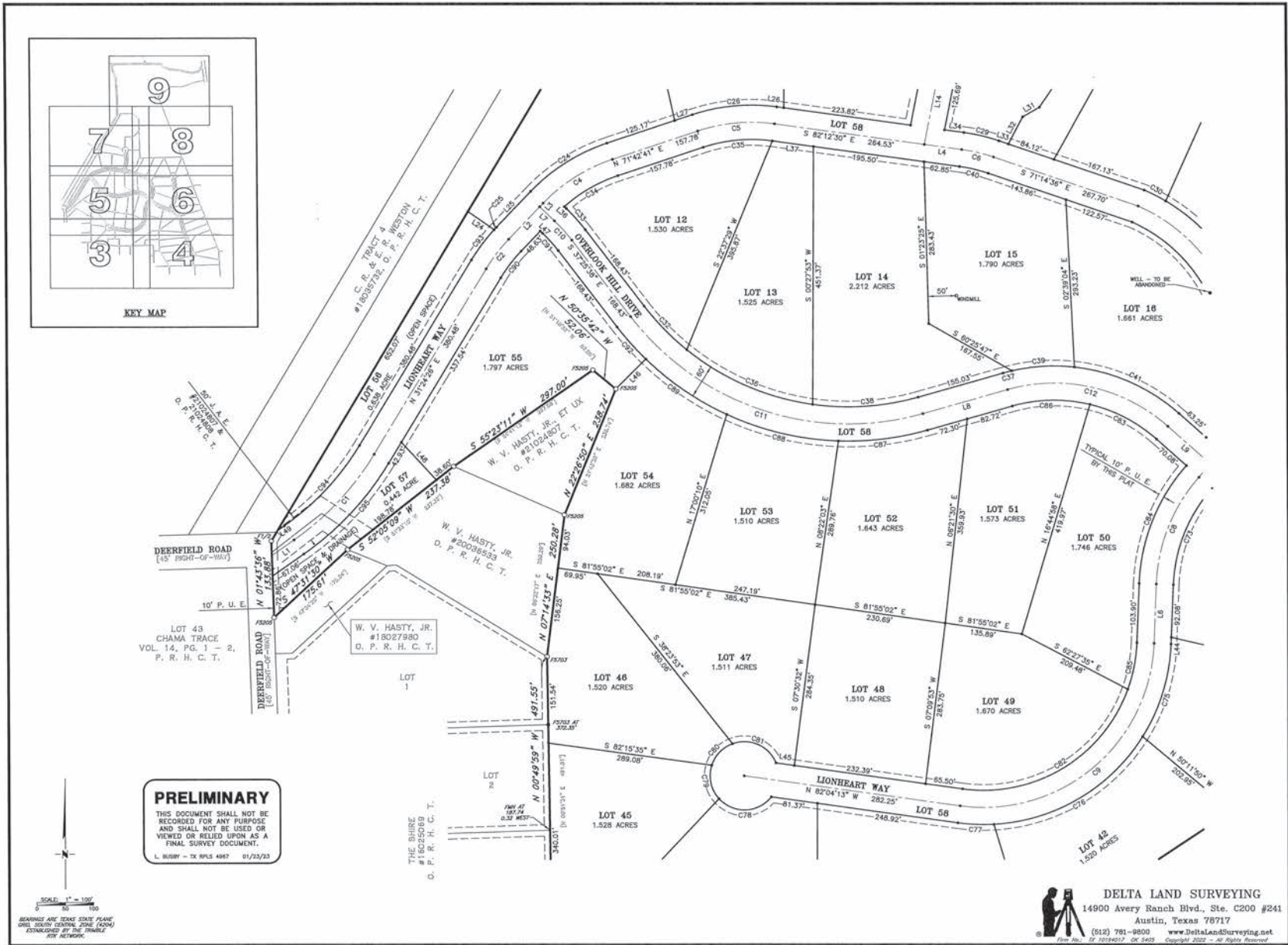
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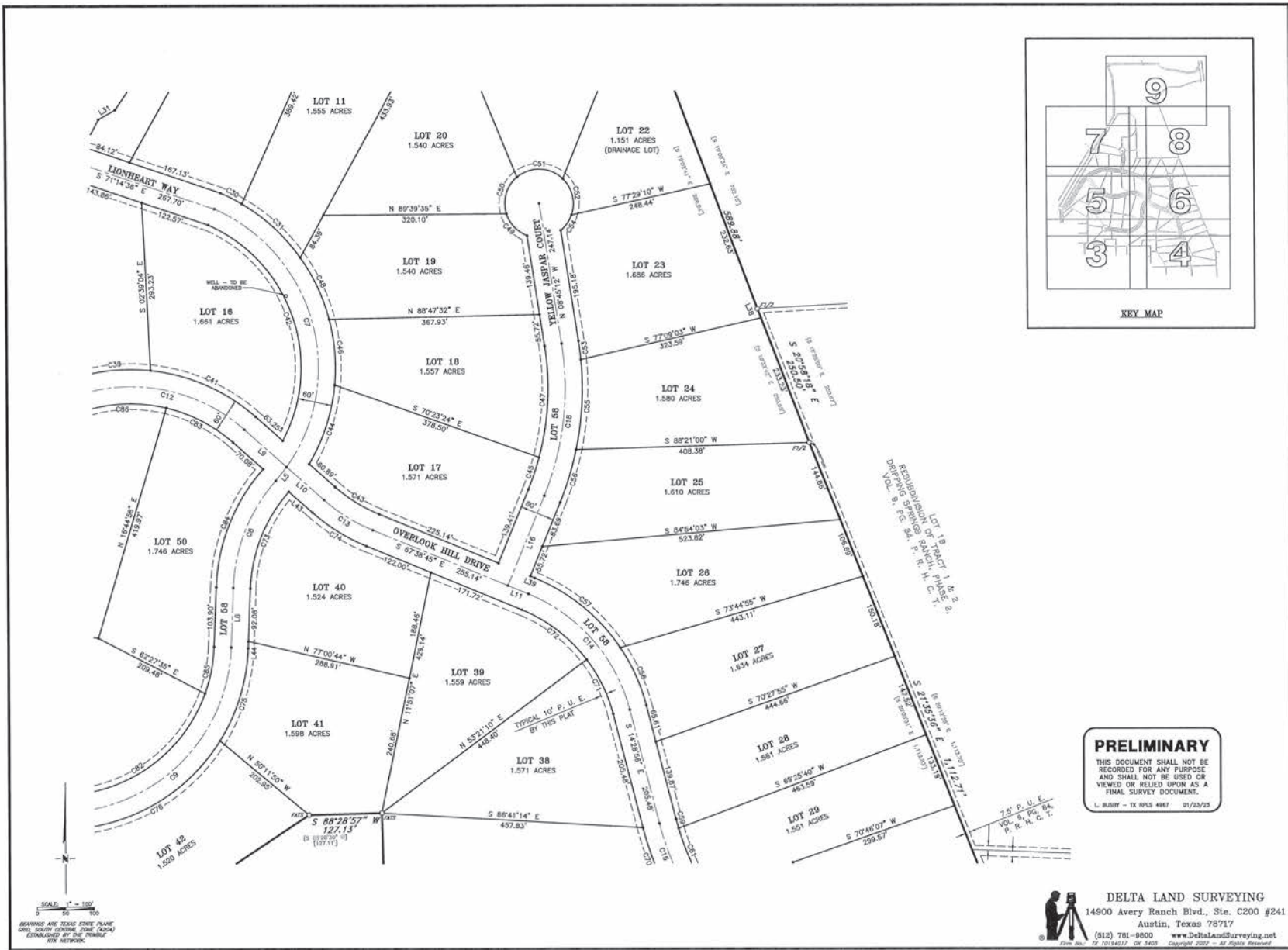
L. BERRY - TX RPLS 4967 01/23/23

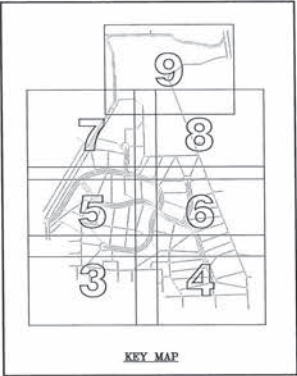


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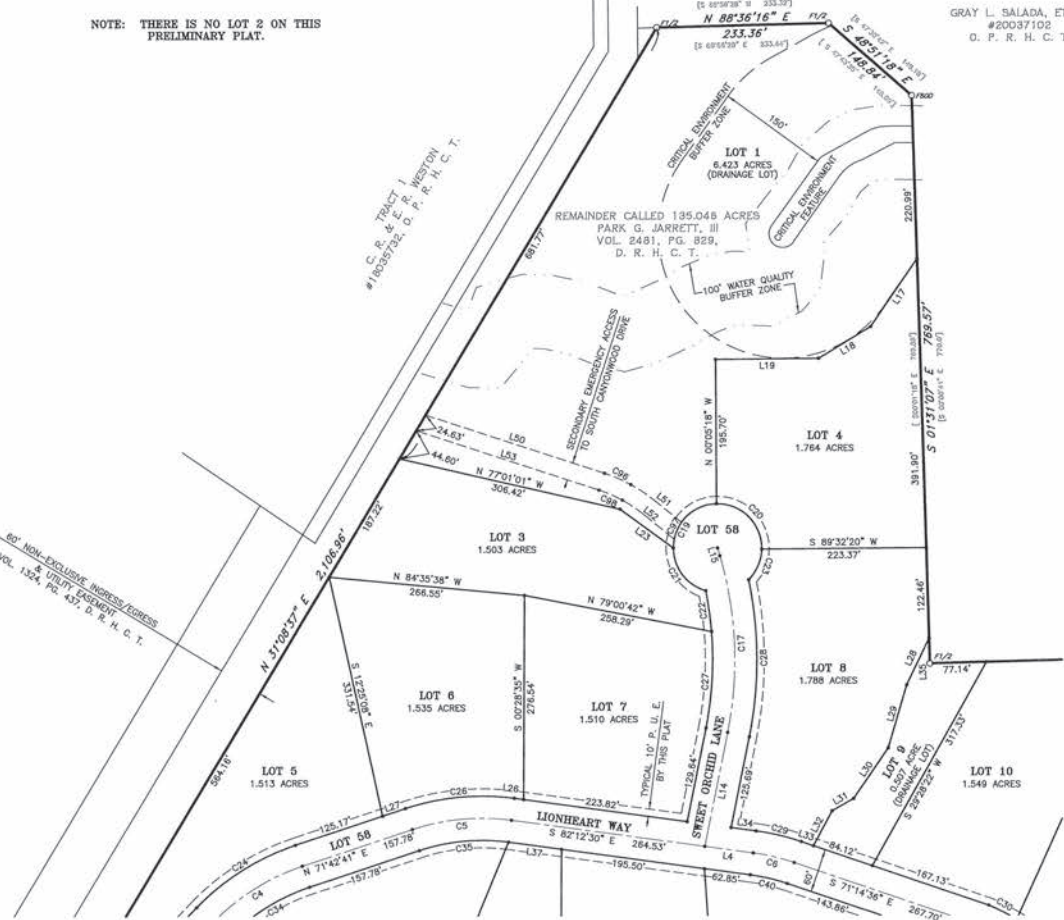






NOTE: THERE IS NO LOT 2 ON THIS PRELIMINARY PLAT.

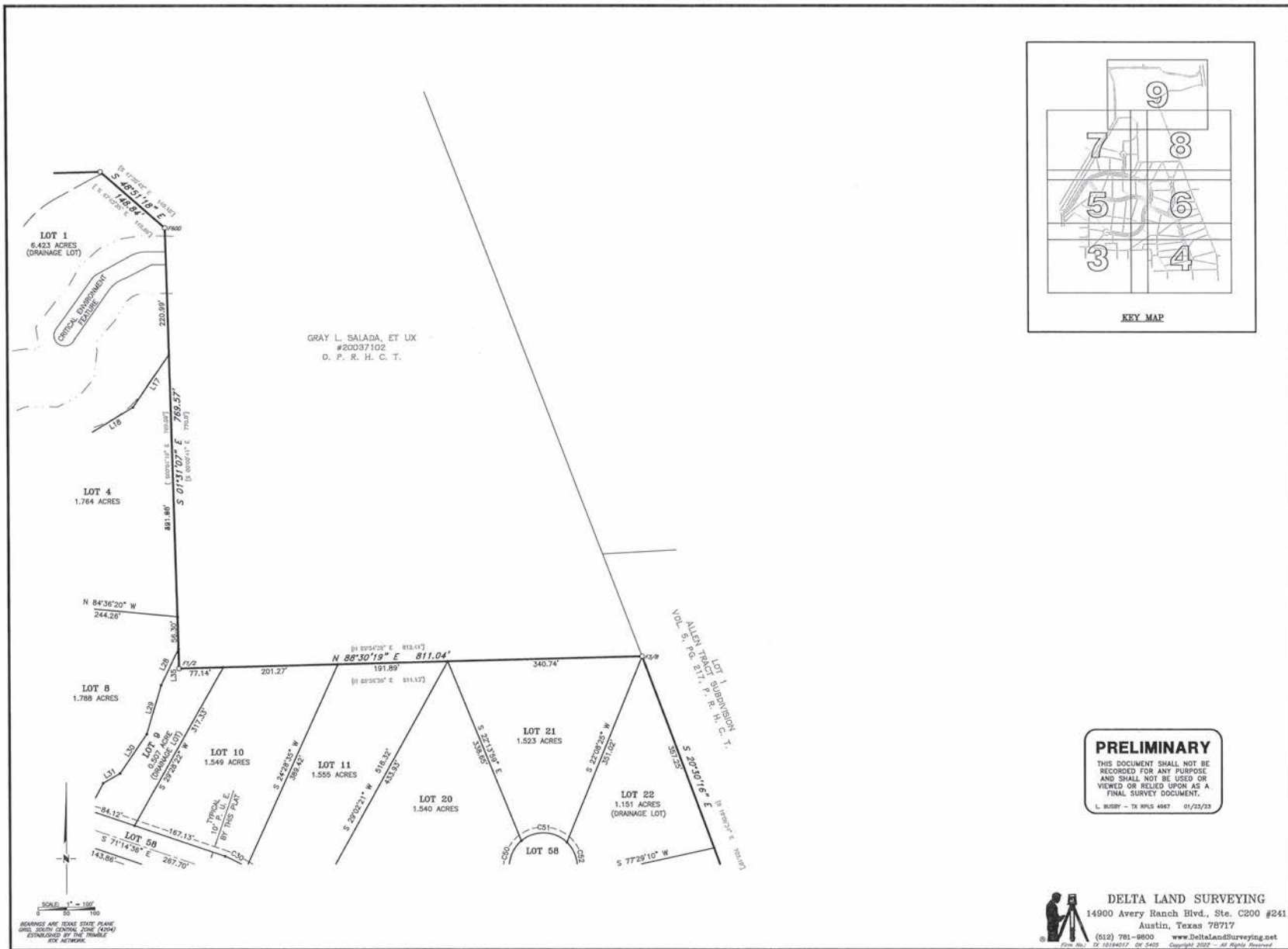
GRAY L. BALADA, ET UX
#20037102
D. P. R. H. C. T.

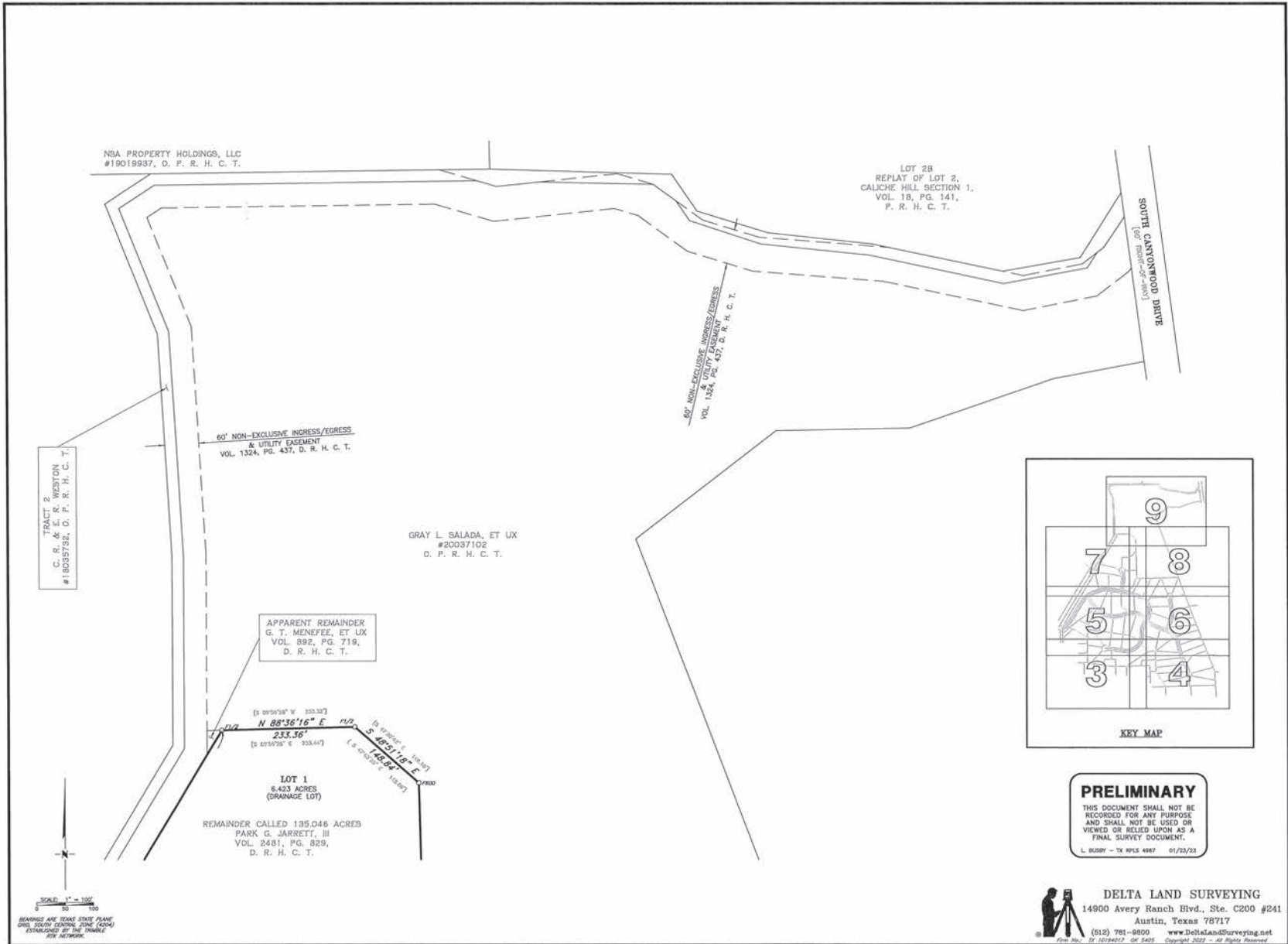


PRELIMINARY
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L. BURRY - TX RPLS 4167 01/23/23



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LINE DATA		
NO.	BEARING	DISTANCE
1	N 55°17'19" E	47.53
2	N 43°55'54" E	18.63
3	S 82°12'30" E	66.11
4	S 38°44'01" W	30.84
5	S 02°22'15" W	109.90
6	S 46°04'06" E	55.54
7	N 2°11'43" E	155.03
8	S 48°24'47" E	98.54
9	S 48°24'47" E	86.86
10	S 67°38'45" E	58.37
11	S 26°53'00" E	137.23
12	S 13°26'46" E	112.98
13	N 11°33'38" E	157.73
14	N 1°08'05" W	103.92
15	N 23°21'15" E	169.41
16	S 34°33'34" W	111.84
17	S 53°47'00" W	82.32
18	S 89°22'39" W	140.02
19	---	---
20	---	---
21	---	---
22	---	---
23	N 53°05'32" W	89.43
24	N 53°08'38" W	55.41
25	S 40°55'54" W	87.32
26	N 82°12'30" W	12.62
27	S 71°42'41" W	32.61
28	S 25°42'34" W	70.32
29	S 16°33'56" W	88.93
30	S 34°26'48" W	83.20
31	S 60°11'24" W	33.92
32	S 28°00'46" W	53.76
33	N 71°14'36" W	17.66
34	N 82°12'30" W	34.27
35	S 01°11'07" E	34.22
36	N 46°04'06" W	4.70
37	S 82°12'30" E	72.69
38	S 20°48'19" E	17.27
39	N 47°38'45" W	8.37
40	S 88°27'12" W	19.57
41	S 13°26'46" E	15.68
42	N 01°13'05" W	15.13
43	S 48°24'47" E	55.33
44	N 02°22'15" E	11.82
45	N 82°08'13" E	32.39
46	N 45°15'22" E	74.26
47	S 46°04'06" E	5.54
48	N 42°49'05" W	30.04
49	S 85°12'12" W	13.91
50	S 31°50'31" E	254.74
51	S 50°11'46" E	46.89
52	N 30°51'46" W	53.58
53	N 31°50'31" W	60.77

CURVE DATA				
NO.	RADIUS	DELTA	ARC	CHORD (BRG. & DIST.)
1	500.00	3°47'13"	371.68	N 41°17'23" E, 206.19
2	300.00	12°31'28"	65.38	N 37°46'10" E, 65.45
3	---	---	---	---
4	300.00	27°46'47"	145.45	N 51°49'17" E, 144.03
5	300.00	26°04'49"	136.56	N 84°45'05" E, 135.38
6	300.00	10°57'54"	57.41	S 76°43'33" E, 57.32
7	300.00	102°18'38"	555.70	S 15°22'05" E, 463.31
8	300.00	39°18'33"	205.82	S 22°01'51" W, 201.81
9	300.00	95°33'32"	500.35	S 50°09'01" W, 444.34
10	300.00	08°38'28"	45.25	S 41°44'52" E, 45.20
11	480.00	48°21'46"	572.79	S 71°46'28" E, 559.18
12	350.00	57°22'50"	300.41	S 77°06'02" E, 288.02
13	300.00	19°13'58"	100.70	S 58°01'46" E, 100.23
14	300.00	53°09'49"	278.36	S 41°03'50" E, 268.49
15	500.00	12°06'04"	105.60	S 20°31'58" E, 105.41
16	500.00	13°08'14"	114.64	S 20°06'53" E, 114.39
17	500.00	27°41'40"	241.68	N 02°17'14" W, 239.33
18	500.00	31°06'27"	271.62	N 06°40'02" E, 268.16
19	60.00	88°54'41"	93.11	S 44°27'26" W, 84.04
20	60.00	92°34'38"	96.95	N 44°47'55" W, 86.74
21	60.00	74°14'58"	77.74	S 37°06'59" E, 72.41
22	470.00	06°48'14"	55.81	S 07°50'54" E, 55.78
23	60.00	44°11'39"	46.28	N 23°55'13" E, 45.14
24	330.00	27°46'47"	160.00	S 37°49'17" W, 158.44
25	330.00	01°09'42"	5.81	S 83°23'18" W, 5.83
26	330.00	26°04'49"	150.21	S 84°45'05" W, 148.92
27	470.00	16°00'23"	331.30	S 03°33'24" W, 330.88
28	530.00	23°09'11"	214.17	N 03°01'50" E, 212.72
29	330.00	10°57'54"	63.15	N 76°43'33" E, 63.06
30	330.00	07°21'16"	43.36	N 63°03'57" W, 42.33
31	330.00	24°10'21"	139.24	N 47°18'04" W, 138.21
32	450.00	13°50'01"	106.82	N 44°13'58" W, 106.57
33	330.00	08°38'28"	49.77	N 41°44'52" W, 49.72
34	270.00	23°12'12"	109.58	N 03°05'05" E, 108.83
35	270.00	20°24'49"	122.90	N 84°45'05" E, 121.84
36	450.00	30°58'44"	243.31	N 66°31'01" W, 240.30
37	330.00	02°49'31"	16.27	S 75°17'28" W, 16.27
38	450.00	23°46'54"	186.78	S 82°06'10" E, 185.44
39	330.00	19°09'47"	110.37	S 88°17'07" W, 109.80
40	270.00	10°57'54"	51.67	S 76°43'34" E, 51.59
41	330.00	35°21'12"	203.81	N 66°06'21" W, 202.59
42	270.00	49°56'48"	441.03	N 81°46'46" E, 391.96
43	270.00	19°13'58"	90.63	N 58°01'46" W, 90.21
44	330.00	25°26'22"	146.57	N 18°15'54" E, 145.37
45	470.00	07°11'35"	98.91	N 84°18'24" W, 98.97
46	330.00	20°04'55"	113.66	N 04°23'59" W, 113.07
47	470.00	23°54'52"	196.17	S 03°12'14" W, 194.75
48	330.00	20°44'21"	119.45	N 84°05'38" E, 118.80
49	60.00	51°15'57"	53.69	S 43°07'13" E, 51.91
50	60.00	67°30'29"	70.69	S 18°16'05" W, 66.68
51	60.00	83°55'42"	87.89	N 88°40'55" W, 80.24
52	60.00	86°51'44"	68.71	N 13°14'01" E, 65.03
53	530.00	01°32'46"	32.80	N 06°58'48" W, 32.80
54	60.00	31°39'38"	33.16	N 55°24'49" E, 32.74
55	530.00	17°07'41"	158.44	N 02°12'25" E, 157.85
56	530.00	10°23'59"	94.51	N 17°08'13" E, 95.38
57	330.00	33°53'41"	195.22	N 50°41'55" W, 192.39
58	330.00	19°16'08"	110.98	N 24°07'00" W, 110.46
59	470.00	02°06'28"	14.54	N 15°02'44" E, 14.54
60	530.00	00°42'47"	6.60	N 26°13'36" W, 6.60
61	470.00	10°05'07"	82.73	N 21°32'27" W, 82.62
62	60.00	42°51'03"	44.87	N 50°01'14" W, 43.83
63	530.00	12°22'27"	114.93	N 19°39'25" W, 114.70
64	60.00	52°17'50"	54.77	N 04°26'48" W, 52.88
65	60.00	64°35'58"	67.65	N 54°50'05" E, 64.12
66	60.00	55°40'59"	58.31	S 65°51'36" E, 56.04
67	60.00	84°34'30"	88.57	S 04°15'59" W, 80.74
68	470.00	12°46'19"	104.77	S 19°49'56" E, 104.53
69	470.00	02°21'55"	3.00	S 20°31'58" E, 3.00
70	530.00	12°06'04"	111.94	S 20°31'58" E, 111.73
71	270.00	22°33'54"	106.33	S 25°45'53" E, 105.65
72	270.00	30°33'56"	144.19	S 32°54'15" E, 142.49
73	270.00	39°29'23"	186.09	S 22°06'57" E, 182.43
74	330.00	10°11'58"	110.77	S 38°01'46" E, 110.25
75	330.00	20°44'21"	171.71	N 17°16'30" E, 169.78
76	330.00	54°44'44"	315.31	N 39°13'26" E, 303.45
77	330.00	10°59'39"	63.35	S 87°34'12" E, 63.26
78	60.00	99°57'38"	104.68	N 87°54'45" E, 91.90
79	60.00	60°10'44"	63.95	S 12°03'22" E, 60.10
80	60.00	51°48'45"	54.26	S 43°54'53" W, 52.45
81	60.00	88°06'52"	92.27	N 69°17'28" W, 83.44
82	270.00	77°46'26"	365.74	S 39°10'14" W, 336.19
83	270.00	28°10'18"	132.76	S 62°29'57" E, 131.42
84	330.00	39°26'24"	227.16	S 23°05'27" W, 222.70
85	270.00	17°46'06"	83.57	S 11°41'18" W, 83.34
86	270.00	29°11'12"	137.62	N 88°48'43" E, 134.13
87	510.00	17°47'03"	158.30	N 83°06'14" E, 157.66
88	510.00	22°44'30"	202.43	S 76°38'00" E, 201.19
89	510.00	19°23'50"	173.57	S 19°44'21" E, 171.69
90	270.00	12°31'28"	59.02	N 37°46'10" E, 58.90
91	270.00	08°38'28"	40.72	S 41°44'52" E, 40.68
92	510.00	08°27'18"	75.26	S 41°39'17" E, 75.19
93	330.00	11°30'47"	66.31	S 37°49'47" W, 66.20
94	470.00	23°47'53"	195.22	S 43°18'22" W, 193.82
95	330.00	23°47'53"	226.14	N 43°18'22" E, 218.56
96	212.00	77°56'43"	77.62	N 45°21'00" E, 77.19
97	60.00	23°38'05"	25.10	S 23°32'46" W, 24.92
98	188.00	20°58'45"	68.84	N 61°21'08" W, 68.45

UTILITY PROVIDERS:

Water: Rainwater Harvesting System
Wastewater: On-Site Septic
Electric: Pedernales Electric Cooperative, Inc.

GENERAL NOTES:

- Erosion/sedimentation controls are required on each lot pursuant to Sections 28.04.016 of the Dripping Springs Code of Ordinances.
- A declaration of conditions, covenants and restrictions in compliance with Section 19.3, Exhibit A, Chapter of the City of Dripping Springs Code of Ordinances are recorded under Document Number _____ of the Official Public Records of Hays County, Texas.
- Pedernales Electric Cooperative, Inc. has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep any easements clear. Pedernales Electric Cooperative, Inc. will perform all tree work in compliance with the City of Dripping Springs Code of Ordinances.
- The owner/developer of this subdivision shall provide Pedernales Electric Cooperative, Inc. with any easement and/or access required, in addition to the those indicated, for the installation and on-going maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with the City of Dripping Springs Code of Ordinances.
- The owner shall be responsible for any installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any tree pruning and tree removal that is within ten feet (10') of the centerline of the overhead electric facilities designed to provide electric service to this project. Pedernales Electric Cooperative, Inc. work shall be included within the limits of construction for this project.
- All Drainage Easements, on private property, shall be maintained by the property owner or assigns.
- Property owner shall be responsible for providing access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- This site is located within the boundaries of a contributing zone of the Edwards Aquifer.
- A ten foot (10') Public Utility Easement is delineated adjacent to all public right-of-way lines.
- No driveway constructed on any lot within this subdivision shall be permitted access onto a public roadway unless the driveway satisfies the minimum spacing requirements for driveways set forth in Chapter 221 of the Hays County Development Regulations.
- All lots shall be subject to a front building setback of ten feet (10') and side and rear building setbacks of five feet (5').

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
L. BOBBY - TX RPLS 4467 01/23/23



DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(817) 781-0900 www.DeltaLandSurveying.net
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LEGAL DESCRIPTION:

A tract of land situated within the Richard Vaughan Survey Number 7, Abstract Number 16, Hays County, Texas and being the same called 135.046 acre tract of land conveyed to Park G. Jamett, III by a deed filed for record in Volume 2481 at Page 829 of the Official Public Records of Hays County, Texas, Save and Except those portions conveyed by deeds filed under Document Number 18027980, 19031262, 20000851, 20036533, 20059388 (corrected in 21032488), 21024807, 21031490 and that portion platted into The Shire Minor Plat as filed under Document Number 16025069 and that portion platted into The Shire Section 2 as filed under Document Number 18044197 of the Official Public Records of Hays County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar found on the West boundary line of Lot 1C-2 in the Final Plat of the Dripping Springs Ranch Phase 2 Subdivision, according to the map or plat thereof filed for record under Document Number 18010411 of the Official Public Records of Hays County, Texas, for the common East corner of the tract of land herein described and Lot 21 in Hays County Acres according to the map or plat thereof filed for record in Volume 2 at Page 67 of the Plat Records of Hays County, Texas;

Thence S 89°24'09" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 21, a distance of 487.70 feet to a 1/2" rebar found for a corner of the tract of land herein described and the common North corner of Lot 21 and 20 in the aforementioned Hays County Acres, from which a 1/2" rebar with a cap marked B & G, found for a witness corner bears N 05°40'41" W a distance of 1.05 feet;

Thence along the common monumented boundary line of the tract of land herein described and the aforementioned Lot 20:

S 88°27'12" W a distance of 247.21 feet to a 1/2" rebar found for a common corner;

S 85°45'55" W a distance of 126.19 feet to a 1/2" rebar found for a common corner;

S 88°07'08" W a distance of 120.36 feet to a 1/2" rebar found for a common corner of the tract of land herein described, the common North corner of Lots 19 and 20 in the above-mentioned Hays County Acres and the Southwest corner of a tract of land conveyed to P. C. Burgess by a deed filed for record under Document Number 19031262 of the Official Public Records of Hays County, Texas;

Thence N 31°57'56" W, along the common boundary line of the tract of land herein described and the aforementioned Burgess tract, a distance of 487.70 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for the common corner of the tract of land herein described, said Burgess tract and a called 0.996 acre tract of land conveyed to Dawn Elicks by a deed filed for record under Document Number 20000851 of the Official Public Records of Hays County, Texas;

Thence N 01°33'05" W, along the common boundary line of the tract of land herein described and the aforementioned Elicks 0.996 acre tract, a distance of 223.83 feet to a cotton spindle found for a common corner of the tract of land herein described, said Elicks 0.996 acre tract and a called 1.534 acre tract of land conveyed to Dawn Elicks by a deed filed for record under Document Number 21031490 of the Official Public Records of Hays County, Texas;

Thence along the common boundary line of the tract of land herein described and the aforementioned Elicks 1.534 acre tract:

N 01°30'19" W a distance of 168.04 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

S 89°28'57" W a distance of 127.13 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

S 56°27'57" W a distance of 524.36 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner and the common North corner of Lot 5 and Lot 7 in The Shire Section 2 according to the map of plat thereof filed for record under Document Number 18044197 of the Official Public Records of Hays County, Texas;

Thence S 88°29'27" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 5 a distance of 182.94 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

Thence N 87°40'47" W, continuing along the aforementioned common boundary line, a distance of 27.29 feet 1/2" rebar with a cap marked "ATS Engineers" found for the common corner of the tract of land herein described, Lot 4 and Lot 5 in the above-mentioned The Shire Section 2 and a tract of land conveyed to J. & A. Brownlow by a deed filed under Document Number 20059388 and corrected under Document Number 21032488 of the Official Public Records of Hays County, Texas;

Thence along the common boundary line of the tract of land herein described and the aforementioned Brownlow tract:

N 01°32'28" W a distance of 136.08 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

N 89°54'22" W a distance of 217.00 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

S 01°04'06" E a distance of 114.97 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner and the common North corner of Lot 3 and Lot 4 in the above-mentioned The Shire Section 2;

Thence N 81°17'08" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 3, a distance of 209.18 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for the common North corner of Lot 2 and Lot 3 in the aforementioned The Shire Section 2;

Thence N 81°03'41" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 2, a distance of 122.73 feet to a mag nail found for a common corner and the Southeast corner of Lot 3 in The Shire according to the map or plat thereof filed for record under Document Number 16025069 of the Official Public Records of Hays County, Texas;

Thence N 00°49'59" W, along the common boundary line of the tract of land herein described and the aforementioned The Shire, passing at 372.35 feet a 1/2" rebar with a cap marked "Hayes 5703" found for the common East corner of Lot 2 and Lot 1 in The Shire and continuing for a total distance of 493.85 feet to a 1/2" rebar with a cap marked "Hayes 5703" found for the common East corner of Lot 1 and Lot 2 in The Shire and a common corner of a called 1.50 acre tract of land conveyed to W. V. Hasty, Jr. by a deed filed for record under Document Number 20036533 of the Official Public Records of Hays County, Texas;

Thence N 07°14'33" E, along the common boundary line of the tract of land herein described and the aforementioned Hasty 1.50 acre tract, a distance of 250.28 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner with a called 0.750 acre tract of land conveyed to W. V. Hasty, Jr. et ux by a deed filed for record under Document Number 21024807 of the Official Public Records of Hays County, Texas;

Thence along the common boundary line of the tract of land herein described and the aforementioned Hasty 0.750 acre tract:

N 22°26'58" E a distance of 238.74 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner;

N 59°35'42" W a distance of 52.06 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner

S 55°23'11" W a distance of 297.00 feet to the common West corner of the above-mentioned Hasty 0.750 and 1.50 acre tracts;

Thence S 52°05'09" W, along the common boundary line of the tract of land herein described and the aforementioned Hasty 1.50 acre tract, a distance of 237.88 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner with a called 0.333 acre tract of land conveyed to W. V. Hasty, Jr. by a deed filed for record under Document Number 18027980 of the Official Public Records of Hays County, Texas;

Thence S 47°31'30" W, along the common boundary line of the tract of land herein described and the aforementioned Hasty 0.333 acre tract, a distance of 175.61 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner on the East right-of-way line of Deerfield Road, a public right-of-way;

Thence N 01°43'36" W, along the common boundary line of the tract of land herein described and the aforementioned East right-of-way line, a distance of 133.88 feet to a point for an angle point in said East right-of-way line;

Thence N 31°08'09" E, passing at 17.80 feet a 1/2" rebar found, on the North right-of-way line of Deerfield Road, for the most Southerly Southeast corner of a tract of land conveyed to Gray L. Salada, et ux by a deed filed under Document Number 20037102 of the Official Public Records of Hays County, Texas and continuing along the common boundary line of the tract of land herein described and said Salada tract passing at 2,056.86 feet a record corner of said Salada tract and continuing along the common boundary line of the tract of land herein described and an apparent remainder of a tract of land conveyed to G. T. Menefee, et ux by a deed filed for record in Volume 892 at Page 719 of the Official Public Records of Hays County, Texas for a total distance of 2,106.96 feet to a 1/2" rebar found for a corner on a Southerly boundary line of said Salada tract;

Thence N 88°30'19" E, continuing along the common boundary line of the tract of land herein described and the aforementioned Salada tract, a distance of 811.04 feet to a 3/8" rebar found for their common East corner on the West boundary line of Lot 1 in the Allen Tract Subdivision according to the map or plat thereof filed for record in Volume 5 at Page 217 of the Plat Records of Hays County, Texas;

Thence S 20°30'16" E, along the common boundary line of the tract of land herein described and the aforementioned Lot 1, a distance of 589.88 feet to a 1/2" rebar found for the common West corner of said Lot 1 and Lot 1B in the Resubdivision of Tract 1 & 2 Dripping Springs Ranch, Phase 2, according to the map or plat thereof filed for record in Volume 9 at Page 84 of the Plat Records of Hays County, Texas;

Thence S 20°58'18" E, along the common boundary line of the tract of land herein described and the aforementioned Lot 1B, a distance of 250.50 feet to a 1/2" rebar found for a common corner;

Thence S 21°32'36" E, continuing along the aforementioned common boundary line, passing at 765.48 feet the record common West corner of the aforementioned Lot 1B and Lot 1C-3 of the above-mentioned Final Plat of The Dripping Springs Ranch, Phase 2 Subdivision, and continuing for a total distance of 1,112.71 feet to a 1/2" rebar found for the common corner of the tract of land herein described, Lot 1C-3 and Lot 1C-2;

Thence S 83°17'03" E, along the common boundary line of the tract of land herein described and the aforementioned Lot 1C-2, a distance of 273.40 feet to the Point of Beginning.

Said tract of land containing 4,544,820 square feet or 104.335 acres, more or less.

LEGEND

]	Record data per deed/plat
()	Record data per Vol. 892, P. R. H. C. T.
F1/2	Found 1/2" Rebar
F5205	Found 1/2" Rebar w/cap marked "RPLS 5205"
F5703	Found 1/2" Rebar w/cap marked "RPLS 5703"
FATS	Found 1/2" Rebar w/cap marked "ATS Engineers"
FBG	Found 1/2" Rebar w/cap marked "B&G"
F60D	Found 60d Nail in wood post
FMN	Found Mag Nail
FCS	Found Cotton Spindle
F3R	Found 3/8" Rebar
D. R. H. C. T.	Deed Records of Hays County, Texas
P. R. H. C. T.	Plat Records of Hays County, Texas
O. P. R. H. C. T.	Official Public Records of Hays County, Texas

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSE
 AND SHALL NOT BE USED OR
 VIEWED OR RELIED UPON AS A
 FINAL SURVEY DOCUMENT.
 L. BURBY - TX 0915 4867 01/23/23



DELTA LAND SURVEYING
 14900 Avery Ranch Blvd., Ste. C200 #241
 Austin, Texas 78717
 (512) 781-9900 www.DeltaLandSurveying.net
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DEDICATION:

STATE OF TEXAS §
COUNTY OF _____ §

That I, Avril Johnidis, Manager of Serenity Hills Partners LLC, a Delaware limited liability company, the owner of that certain 104.355 acre tract of land described in a deed recorded under Document Number 22032944 of the Official Public Records of Hays County, Texas do hereby dedicate to the public forever use of all additional streets, alleys, easements, parks, and all other land intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as "Serenity Hills".

In witness whereof, Avril Johnidis has caused these presents to be executed this _____ day of _____, 20____, A. D.

Avril Johnidis
Manager Serenity Hills Partners LLC

ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Avril Johnidis known to me to be the person whose name is subscribed to the foregoing instrument or writing, acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public _____

LIENHOLDER DEDICATION:

STATE OF _____ §
COUNTY OF _____ §

By signing this plat, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the streets, alleys, easements, parks, and other open spaces dedicated to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien described in the instrument entitled Deed of Trust, dated 01/13/2021, filed of record in the Official Public Records of Williamson County, Texas under Document Number 2021106643.

Lienholder Name: Gateway Mortgage Group, a division of Gateway First Bank

Name: _____

Title: _____

LIENHOLDER ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this the _____ day of _____, 2022, personally appeared _____, as _____ of Gateway Mortgage Group, a division of Gateway First Bank, on behalf of said Gateway Mortgage Group, a division of Gateway First Bank, a duly authorized agent authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

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

Notary Public _____

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF _____ §

That I, Larry W. Busby, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby state that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner measurements shown thereon were properly placed under my direct personal supervision, in accordance with all City of Dripping Springs Ordinance and Codes, and that all existing easements of record as found on the Title Policy provided by Independence Title Insurance Company (Underwriter: Old Republic National Title Insurance Company), G. F. #2134955-DKP, with an effective date of: October 13, 2021, 8:00 a. m. have been shown or noted hereon. This tract is not located within an identified special flood hazard area inundated by a 100 year flood event as identified by the Federal Emergency Management Agency Flood Insurance Rate Map for Hays County, Texas, Community Panel No. 48209C120F, Revised on September 2, 2005.

Larry W. Busby - TX RPLS #4967 _____ Date _____
Delta Land Surveying
14900 Avery Ranch Blvd., Suite C200 #241
Austin, Texas 78717

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF _____ §

That I, Gregg Andrulis, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Gregg Andrulis, TX PE #116390 _____ Date _____
Civil Instle, LLC
10200 Hwy. 290 W, Suite 4
Austin, Texas 78736

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
L. BUSBY - TX RPLS 4967 01/23/23

HAYS COUNTY DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT APPROVAL:

I, the undersigned, Director of the Hays County & Community Services Department, hereby certify that this subdivision plat conforms to all Hays County requirements as stated in the Interlocal Cooperation Agreement between Hays County and the City of Dripping Springs, Texas for subdivision regulation within the Extraterritorial Jurisdiction of the City of Dripping Springs.

James Clint Garza _____ Date _____
Director Hays County Development
& Community Services

HAYS COUNTY WATER & OSSE APPROVAL:

No structure in this subdivision shall be occupied until connected to an individual water supply or State approved community water system. Due to declining water supply, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource. No structure in this subdivision shall be occupied until connected to a permitted sewer system or to an on-site wastewater system that has been approved and permitted by Hays County. No construction or development within this subdivision may begin until all Hays County Development Authorization Requirements have been satisfied.

James Clint Garza _____ Date _____ Tom Pops, R. S., C. F. M. _____ Date _____
Director Hays County Development Hays County Floodplain
& Community Services Administrator

CITY OF DRIPPING SPRINGS APPROVAL:

This plat, Serenity Hills, has been submitted to and considered by the City of Dripping Springs as a subdivision plat.

Michelle Fischer _____ Date _____
City Administrator

HAYS COUNTY CLERK RECORDATION CERTIFICATE:

State of Texas §
County of Williamson §

That I, Elaine Cardenas, County Clerk of Hays County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____, 2022, A. D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, 2022, A. D., at _____ o'clock _____ M. in the Plat Public Records of Hays County, Texas under Instrument Number _____.

TO CERTIFY WHICH, WITNESS my hand and seal of office this the _____ day of _____, 20____.

Elaine Cardenas
Hays County Clerk





Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission meeting: February 28, 2023

Project No: PDD2021-0004

Project Planner: Tory Carpenter, AICP, Planning Director

Item Details

Project Name: Gateway Village

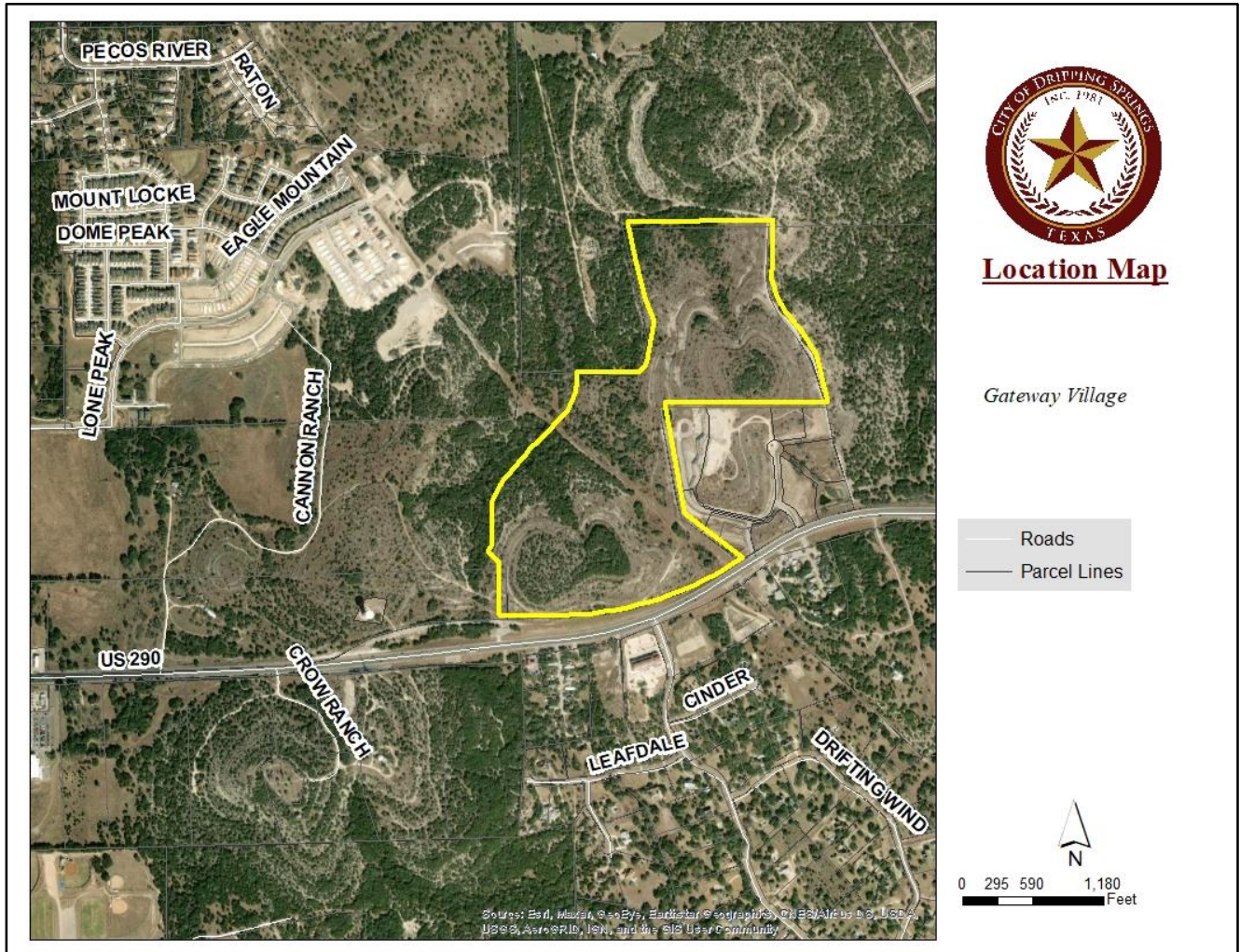
Property Location: US 290 across from Drifting Wind

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

Applicant: John Doucet, Doucet & Associates

Property Owner: Cannon Family Ranch Partnership, LLC

Request: PDD

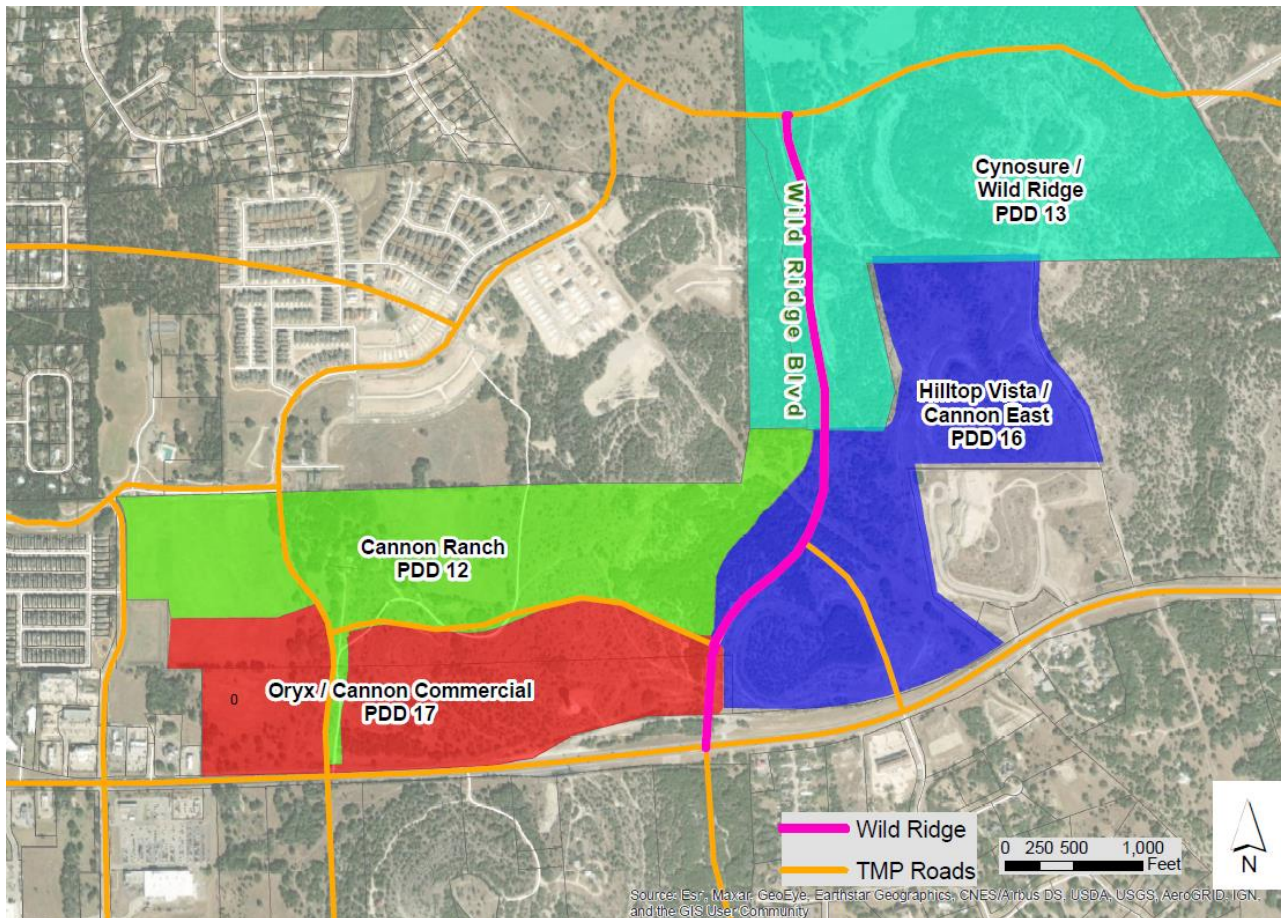


Background

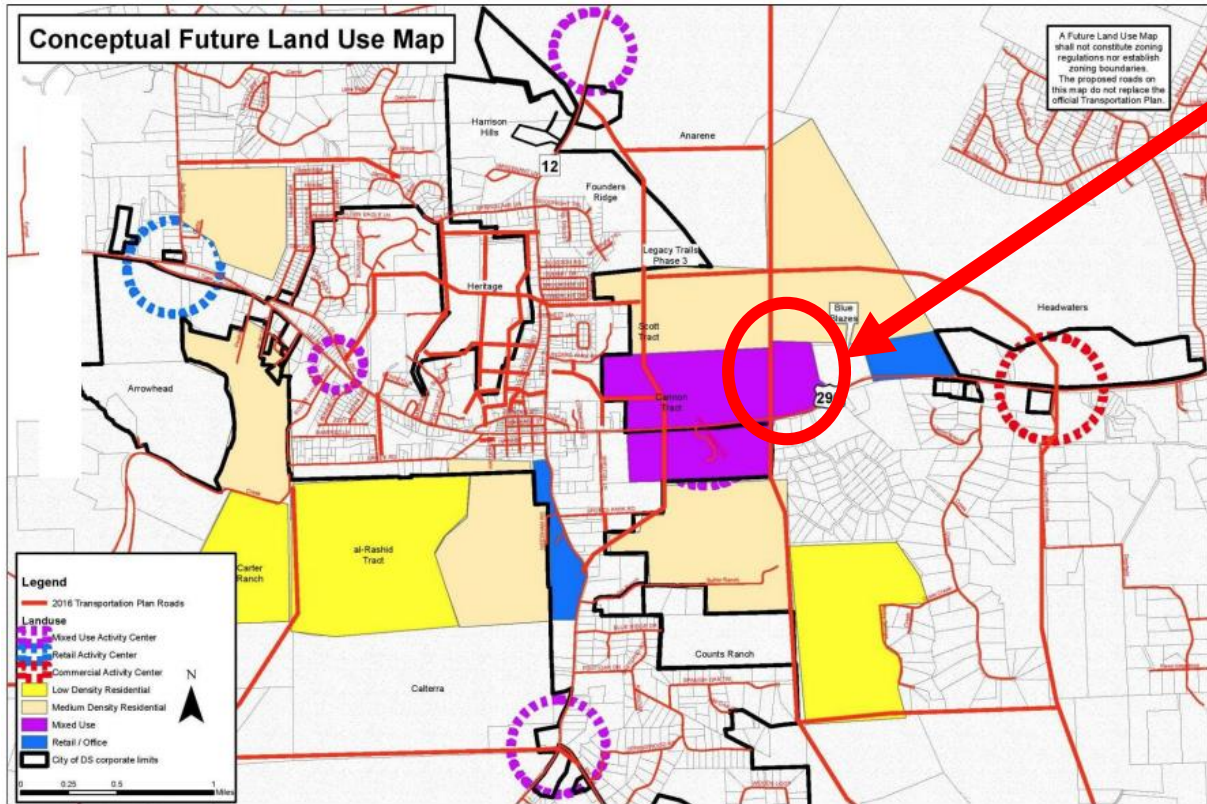
The applicant is requesting the creation of a Planned Development District for a commercial and single family development. The plan consists of 307 single family residences with lot widths ranging from 50' to 60'. The plan also includes 6.7 acres of commercial land and 22.36 acres of open space. The applicant is also request expansion for Dripping Springs MUD #1 to the site which was originally established for the Village Grove development.

Surrounding Developments

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



Comprehensive Plan



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

Transportation

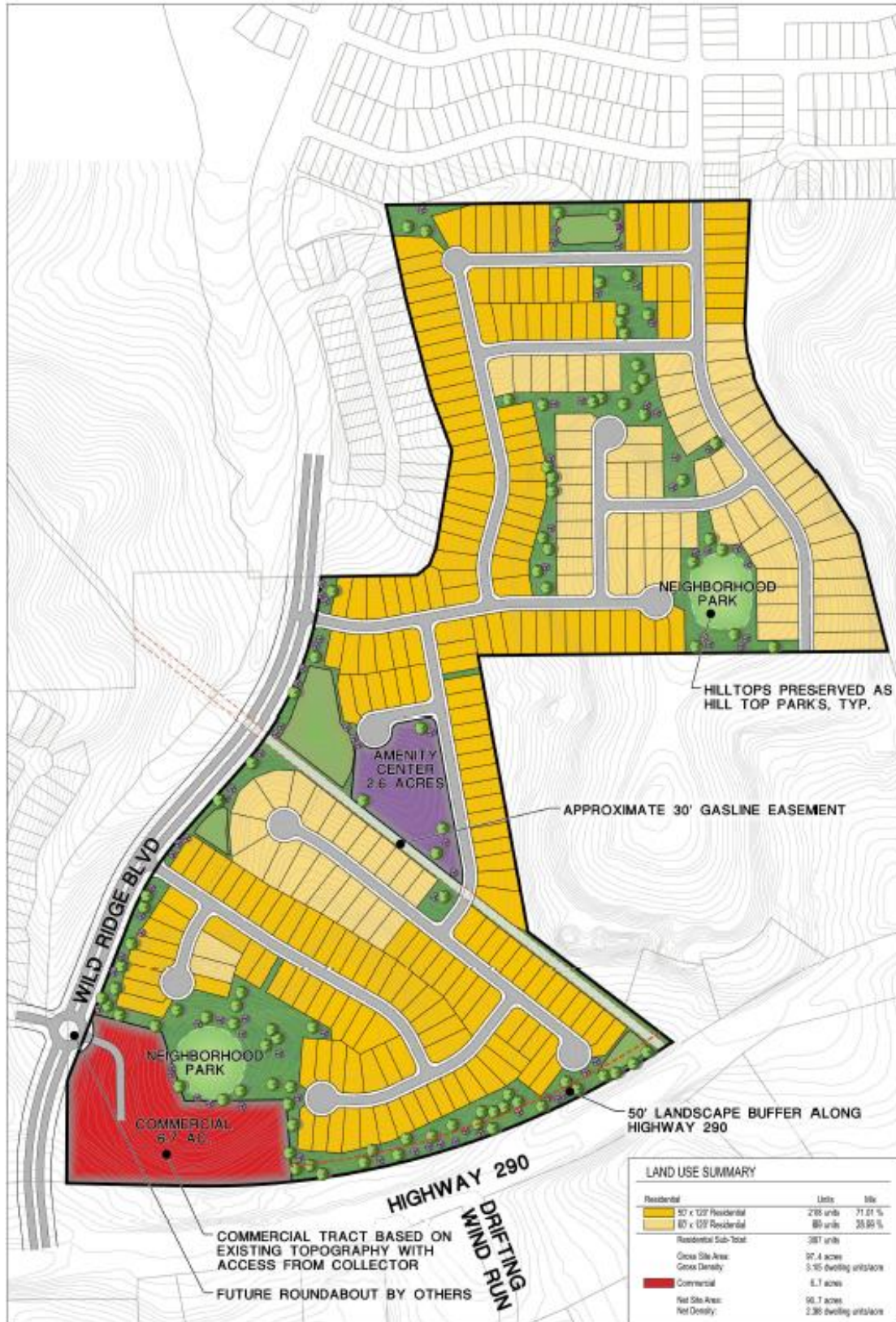
The property will take its primary access via the proposed Wild Ridge Blvd which will be extended by the Wild Ridge developer. The plan also includes residential road connections to the approved Wild Ridge / Cynosure development and a roundabout at the entrance of the commercial development.

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

Previous Meetings

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

Concept Plan



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

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

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

Staff Recommendation

For this workshop, staff is only providing general information about the development and not a formal recommendation. Staff will, however, provide a recommendation at the Planning and Zoning Commission Action meeting.

Planning and Zoning action:

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

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

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

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

Public Notification

While this item is advertised as a public hearing, staff has not sent published or personal notice for this project. Staff

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

February 21, 2023

Draft "F"

PLANNED DEVELOPMENT DISTRICT No. __:
Gateway Village

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2023
Approved by the City Council on:
_____, 2023

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

WHEREAS, the Owner is the owner of certain real property consisting of approximately 97.44 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Gateway Village” and as more particularly identified and described in **Exhibit A** (the “Property”) to **Attachment “A”**; and

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

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

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

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on _____, 2023; and

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

WHEREAS, this Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has reviewed this proposed Ordinance, the PD Master Plan, and the Annexation and MUD Consent Agreement for Gateway Village and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code §30.03.004: provides for a superior design of lots or buildings; provides for increased recreation and/or open space opportunities for public use; provides amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewscapes, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and approved by the City’s Planning and Zoning Commission.

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

1. FINDINGS OF FACT

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

2. ENACTMENT

A. Zoning District Created. PDD – ___ is hereby established consistent with **Attachment “A,”** which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to add the zoning district identified as PDD – ___.

B. Zoning Map Amended. The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – ___ consistently with the boundaries of the Property delineated in the Property Legal Description, **Exhibit A** to **Attachment “A”**.

C. PD Master Plan Approved. The PD Master Plan attached as **Exhibit B** to **Attachment “A”** is hereby approved. The PD Master Plan, together with **Attachment “A”**, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, **Attachment “A”** and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval. If this Ordinance and the PD Master Plan conflict, this Ordinance controls. This approval shall not be interpreted as approval of a variance, utility sources, or other site plan or plat requirements without specific reference in the ordinance or variance chart, or in future approvals.

D. Administrative Approval of Minor Modifications. In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include the location of use classifications; slight adjustments to the internal street and drive alignments; building envelopes; number of buildings; orientation

of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. The City Administrator may approve minor modifications in writing following consultation with the City Engineer. Any appeal of the City Administrator's determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.

E. Code of Ordinances. The Code of Ordinances as of the effective date of this Ordinance shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment "A"*, or the PD Master Plan.

F. Resolution of Conflicts. The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

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

Attachment "A" – Planned Development District No. and Zoning Map

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

3. REPEALER

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

4. SEVERABILITY

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

5. PENALTY

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

6. CODIFICATION

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

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

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

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

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment “A”

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. __:

ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD – __ Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property.
- 1.3. **PD Master Plan.** The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.
- 1.4. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

City: The City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term also includes the Deputy City Administrator and City Administrator’s designee.

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

City Engineer: The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

Code, City’s Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City’s ordinances, regulations and official policies in effect as of _____, 2023 except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. This term does not include Zoning or Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

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

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

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

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

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

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

Outdoor Lighting Ordinance: Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

Owner: North DSP, LLC, a Texas limited liability company, and its successors and assigns as subsequent owners of any portion of the Property.

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

Project Approvals: The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth in Exhibit D.

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

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

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

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

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

ARTICLE II. DEVELOPMENT STANDARDS

- 2.1. General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on Exhibit E. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Construction Plans or site plans shall be submitted to the City for approval with each phase. Each plat filed with the City shall contain parkland required for that phase and parkland for the entire Land shall be submitted by separate exhibit with each plat application including the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas. In addition, an impervious cover and LUE tracking chart shall be submitted as an exhibit with each plat filed indicating the amount of impervious cover proposed for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject to such plat.
- 2.3. Permitted Uses.**
- 2.3.1. Base Zoning:** The base zoning district for the residential portion of the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan. The Commercial portion of the Property shall be GR.
- 2.3.2. Allowed Uses:** Those uses listed in the PD Uses Chart attached as Exhibit F are hereby permitted by right within the Project.
- 2.4. Commercial Design Specifications.**
- 2.4.1 Design Standards.** The Commercial portion of the Property may be developed consistent with applicable Zoning Regulations and Article 24.03 Exterior Design and Architectural Standards established in the Code.
- 2.5. Residential Design Specifications.**
- 2.5.1 Impervious Cover.** Each residential or commercial lot shall be developed with an Impervious Cover limit compliant with respective base zoning district assigned per Section 2.3.1.
- 2.5.2 Minimum Lot Area.** Six thousand (6,000) square feet.
- 2.5.3 Building Height.** Buildings shall not exceed 2 ½ stories or forty (40) feet, whichever is less, measured from the average elevation of the finished grade adjacent to the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.
- 2.5.4 Minimum Lot Width.** Fifty (50) feet measured from the front setback line.
- 2.5.5 Setbacks.** Building setbacks in residential areas shall be as follows:
- a. Minimum Front Yard:** Building setbacks shall be twenty (20) feet from the street right of way.
 - b. Minimum Side Yard:** Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of ten (10) feet from the street right of way.
 - c. Minimum Rear Yard:** Building setbacks shall be ten (10) feet.
 - d. Minimum Garage Setback:** Garage doors shall be set back a minimum of twenty (20) feet from the front street right of way or ten (10) feet from the side street right-of-way. Garage doors must also be set back 18 feet from the nearest sidewalk.
 - e. Minimum Setback for Accessory Building:** Five (5) feet; no accessory buildings or structures are permitted in

any front yard.

- f. **Maximum Height of Fence Outside Street Yard:** Six (6) feet measured from average natural grade. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways. Fences shall not extend into the front yard.

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

2.5.7 Retaining Walls. Retaining walls shall be required within the Property as a typical part of development of the Property. All retaining walls within the Property shall be finished with natural limestone material consistent with the following photo images. Retaining walls taller than 9 feet may be required to be terraced so that no vertical segment is taller than 9 feet. The terracing requirement for walls over 9 feet will be decided the City Development Review Committee on a case by case basis



2.5.8 Parking.

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

space per 300 square feet of pool surface area.

- d. Undeveloped Parkland Parking:** If it is determined by City staff that the dedication of the public parks requires parking to be provided for future recreational uses built by the City, the quantity of spaces shall be determined under Section 5.6.2 (12) Commercial amusement (outdoor) of the City's Zoning Ordinances. The required parking spaces shall be met by on-street parallel parking.

2.5.9 Design of Residences.

- a. **Materials:** All residences shall consist of 100% masonry on all elevations. native stone, brick masonry, stucco, and cementitious siding shall be deemed appropriate materials to satisfy the masonry requirement. A variety of masonry material is encouraged in the design of each residence.
- b. **Elevations:** The front elevation of all homes shall contain wall plane articulation. No elevation shall be single wall plan across the entire width of the front elevation. Each front elevation shall contain a minimum of two of the following elements, to be identified on the architectural plans submitted for building permit:
22. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches;
 2. Covered front porches or patio with a minimum size of 60 square feet;
 3. A side-entry or swing-in garage entry (for garage doors that do not face the front street);
 4. A garage door recessed from the primary front facade a minimum of four feet (for garage doors that face the street):
 5. Shed roof or trellis (at least 18" deep) above garage door for additional architectural detail.
 6. A combination of at least two roof types (e.g. hip and gable) or two different roof planes of varying height and/or direction.
 7. Two or more masonry finishes to compliment the architectural style of the home; and
 22. The addition of one or more dormers on the front elevation to compliment the architectural style of the home.
- c. **Floorplans:** Floorplans will be available in single and two-story housing plans. A minimum of six (6) floorplans will be available, offering a variation of front elevations so that there is no discernable repetition in any street scape. Articulation on the front face should be used to ensure a nonrepetitive street scene. Where building pads are interrupted by a street or open space lot of at least 50 feet in width, a plan may repeat. A plan can be repeated every third building pad (Example: Plan A 1, Plan B 1, Plan A 1, Plan B 2), although elevations shall be different on the two houses.
- d. **Roofs and Overhead Structures:** On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.
- e. **Design Review and Compliance.** The City shall retain the right to review all building permits for consistency with the requirements of this section. Upon review, City Staff may approve or deny individual building permits based on compliance determinations with the provisions of this Section, and consistency with this Ordinance. The Applicant may appeal City Staff's determinations(s) to the Board of Adjustments for a final decision(s). Buildings with issued permits shall be deemed acceptable and approved for the purposes of this Ordinance.

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

2.5.11 Parkland. The Project is required to have 13.35 acres of Parkland. The Project will include approximately 13.73 net acres that will be dedicated for Parkland, the area being shown more fully shown on **Exhibit C** attached hereto and incorporated herein for all purposes (the "Parkland"). This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of the Parkland Dedication Ordinance under the City's Code of Ordinances and any applicable requirements within the Subdivision Ordinance. Owner has prepared a Master Parks and Open Space Plan which has been approved by City. The Owner will pay the Parkland Development Fee per City's Code of Ordinances. The Parkland Development Fee will be paid based on the number of dwelling units as required by City Code.

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

2.6. Parks, Trails and Open Space. Parkland and open space and associated improvements shall be in accordance the standards shown on **Exhibit C** attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. No public trails shall be surfaced with decomposed granite. The Master Parks and

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

2.7. Access.

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

2.7.2 Roadway Alignments: The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.

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

2.8. Streets. All streets designed and constructed on the Property shall be fifty (50) feet right-of-way local streets and seventy-five (75) feet right-of-way collector streets designed consistent with **Exhibit G**.

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

2.10. Lighting and Signage. All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR's for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City's Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as **Exhibit D**.

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

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

2.13. Tree Preservation: Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project except as modified by this Agreement. Full tree survey to be submitted with each preliminary plat. An aerial tree survey may be used in lieu of a full tree survey if approved by the City Administrator.

2.13.1 Tree Replacement Plan.

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

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

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

The combined total credit will be \$524,560. The total cost of tree replacements in the Tree Replacement Plan exceeds the minimum the total cost per acre of disturbance in the Tree Removal Plan.

EXHIBIT A
Property Legal Description



Exhibit " _ "

74018 Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

97.44-Acre Tract
Hays County, Texas

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

DESCRIPTION
97.44-Acre Tract

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

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

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

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

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

CONTINUED ON NEXT PAGE

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



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

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

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

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

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

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

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

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

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

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

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

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

Units: U.S. Survey Feet.

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


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



EXHIBIT D
Modification Chart (Project Approvals, including Variances and Exceptions)

EXHIBIT D: LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance	Justification
<i>Chapter 11 – Water Quality Protection</i>					
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer Contributing Zone and the ETJ to 35%.	The area designation and impervious cover will be as follows: SF3 – 65%, and GR – 60%	
2	22.05.015©(3)	Performance Standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (EOM) load management requirements per West Travis County Public Utility Agency requirements	Providing stream buffers per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements, including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and be consistent with State standards.
<i>Chapter 26 - Signs</i>					
3	26.06.063(b) & (c)	Monument signs for subdivisions	Maximum area of a sign shall not exceed 32 sq. ft. Maximum height for a sign shall not exceed 6 ft.	Maximum area and height for monument signs shall refer to the configuration of the letters only.	Allows flexibility for signage to be included as part of a decorative structure.

#	Ordinance	Description	Requirement	Requested Variance	Justification
<i>Chapter 28 - Subdivisions and Site Development</i>					
4	Exhibit A, 3.13	Lapse of plat approval	Preliminary Plat: All of the following shall occur within 183 calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within 365 calendar days following approval of the preliminary plat in order to avoid lapse of the approved improvements; and 2) payment of all applicable fees that are traditional collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within 365 calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter.)	Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Multi-Phased Preliminary Plat approval: 1) City Engineer's approval of engineering plans for Phase 1 or additional phases of proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction for Phase 1 or additional phases. In addition to the above, an application for approval of the Phase 1 final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter). Once conditions of Phase 1 are met the Preliminary Plat shall be valid for 10 years. Regardless of whether City wastewater service is available, the City will review and approve all documents and permits necessary for development to proceed and infrastructure be accepted. However, no certificates of occupancy for structures within the Project shall be issued until suitable wastewater service is available or, the City's pending discharge permit has been cleared by the Texas court system or the City approves otherwise.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
5	Exhibit A, 3.13	Lapse of plat approval	Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the county, including plat mylars, filing fees, etc., shall be submitted to the City within 30 calendar days of the date of final approval. (The 30 day period shall commence upon County approval of final plat if the property is in the ETJ.)	Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within 365 calendar days of the date of final approval.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
6	Exhibit A, 11.21.1	Residential block lengths	Shall not exceed 1,200 ft. between centerlines of street intersections	Shall not exceed 3,000 ft. between centerlines of street intersections at the perimeter of the property	This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use.

#	Ordinance	Description	Requirement	Requested Variance	Justification
7	Exhibit A, 30.2	Performance Guarantees	Required for public improvements	Performance guarantees shall be issued in the name of each current and future owner of public improvements.	Public improvement will be owned and maintained by separate entities and thus performance guarantees shall be issued for each entity's benefit for the improvements that will be dedicated to them.
8	28.04.018	Cuts and fills	No fill or cut on any building site shall exceed a maximum of 6 ft. of depth.	Improvements requiring a site development permit will be held to no more than 18 feet of cut and/or fill. Cut and fill for public infrastructure improvements, including but not limited to roadways and stormwater control ponds, may exceed 18 feet where specifically reviewed and approved by the City Engineer. Cut and fill for residential lot grading of up to 18 feet of cut and 18 feet of fill may be allowed in specific locations where approved by the City Engineer. All retaining walls and cut walls shall have native limestone facade and be approved by City Engineer. Retaining walls taller than 9 feet may be required to be terraced so that no vertical segment is taller than 9 feet. The terracing requirement for walls over 9 feet will be decided by the City's Development Review Committee on a case-by-case basis. Cut and fill for public infrastructure improvements, including but not limited to roadways and stormwater control ponds, may exceed 18 feet where specifically reviewed and approved by the City Engineer	To respond to topographic conditions and provide roadways that meet design requirements
9	28.06.051 (a) & (B)	Residential Street Tree Requirements	Street trees (2 each, 4-inch caliper trees/50 linear ft.) to be planted adjacent to or near street right-of-way per associated zoning classification.	Two (2) 2-1/2" -inch street trees per residential lot; 4-inch street trees along arterials, and within the Amenity Center lot to satisfy City tree replacement requirements.	Consistency with industry standards for residential lot trees. The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.
<i>Hays County Development Regulations (2017), Chapter 721 - Roadway Standards</i>					
10	Table 721.02	Cul-de-sac ROW/Pavement Radius (feet)	70/45 for Urbanized Local and Minor Collector	60/48 for Urbanized Local Streets (complies with fire code)	To preserve the natural character of the site by minimizing roadway impacts.
11	Table 721.02	Knuckles	No provision	Knuckles are allowed. Minimum ROS radius is 50 ft. Minimum pavement radius is 40 ft.	Preserves natural character by minimizing roadway impacts and concentrating residential density.

EXHIBIT F
PD Uses Chart

The uses permitted in PDD – ___ are as follows:

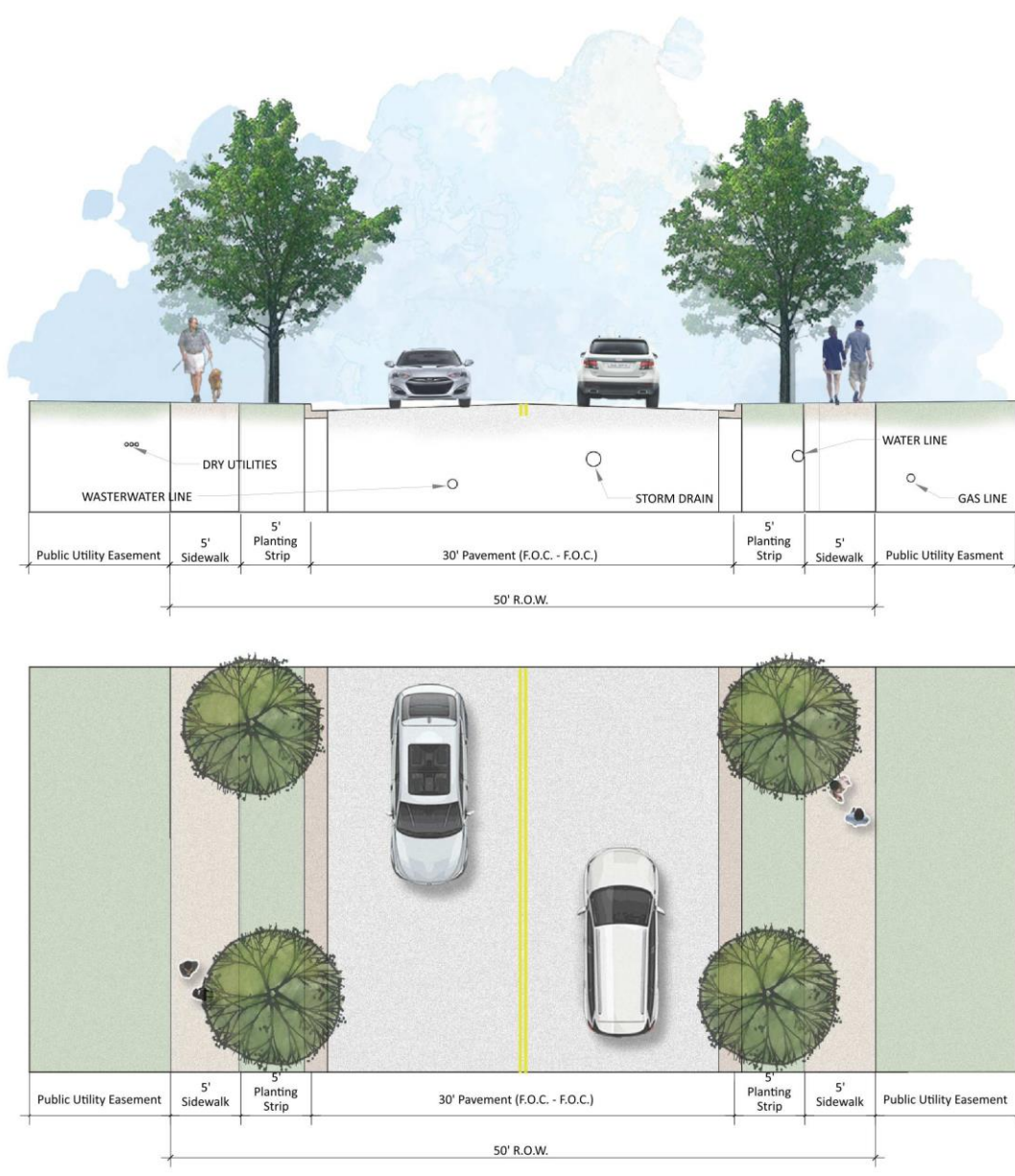
Residential Areas:

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

Commercial Areas:

- **Those uses listed in the City's zoning ordinance for GR Districts are hereby permitted by right within the Project. Uses designated as allowed by issuance of a Conditional Use Permit (CUP) are allowed within the Project upon issuance of a CUP. Notwithstanding, the following uses will not be allowed.**
 - **Farm Animals**
 - **Check Cashing Service**
 - **Telemarketing Center**
 - **Appliance Repair, unless accessory to appliance retail sales**
 - **Auto Supply Store**
 - **Building Material Sales**
 - **Lawnmower Sales and Repair**
 - **Live-in Security Quarters**
 - **Locksmith**
 - **Major Appliance Repair, unless accessory to appliance retail sales**
 - **Restaurant (With Drive-Through Service)**
 - **Tool and Machinery Rental**
 - **Vacuum Cleaner Sales and Repair**
 - **Auto Tire Sales and Repair**
 - **Auto Washing Facility, Attended**
 - **Auto Washing Facility, Unattended**
 - **Automobile Repair, Minor**
 - **Tire Dealer, Indoor Storage**
 - **Psychic Reading Services**
 - **Video Rentals/Sales**
 - **Wireless Communication Tower**
 - **Radio, Television, Microwave Tower**
 - **Wastewater Treatment Plant**
 - **Pawnshop**

EXHIBIT G Street Standards



50' R.O.W. STREET TYPICAL SECTION
Scale: 1" = 10'

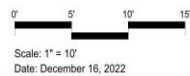
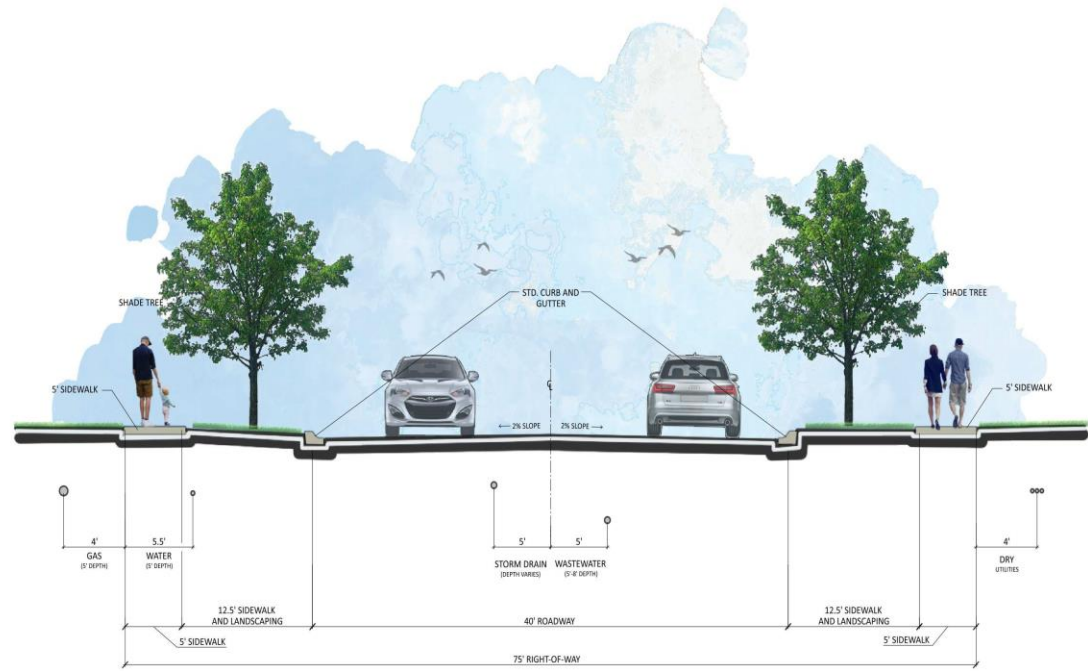


SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
1.817.226.7800

**LOCAL STREET SECTION
HILLTOP VISTA**
PulteGroup, Inc.
DRIPPING SPRINGS, TEXAS

Scale: 1" = 10'
Date: September 1, 2022

SHEET FILE: V:\2019\PUTX\CAD\PLANNING\G:\ambak\Street Sections\2022.09.01_Street Sections.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
1.817.226.7800

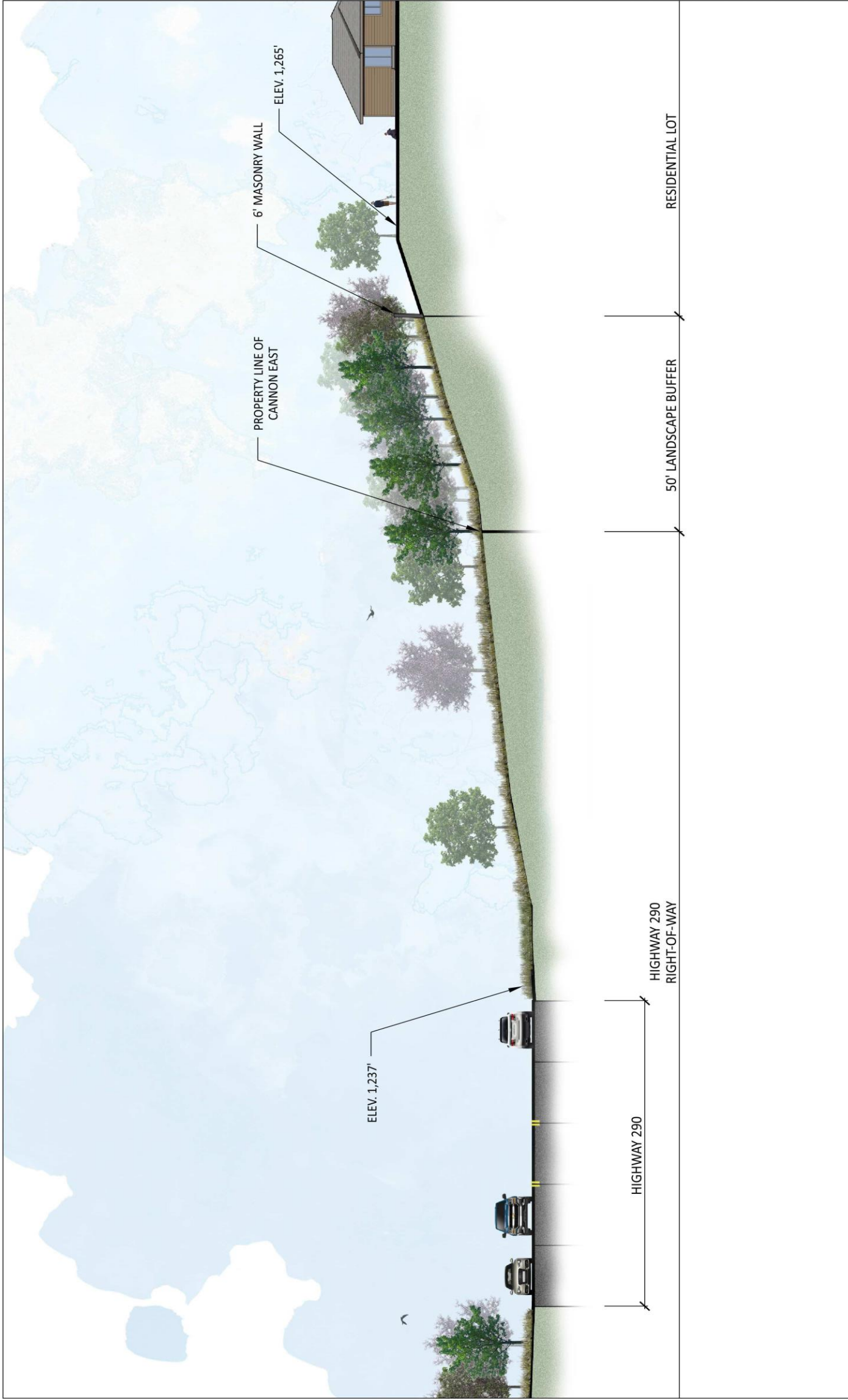
**75' R.O.W. COLLECTOR STREET SECTION
CANNON EAST**

Scale: 1" = 10'
Date: December 16, 2022

SHEET FILE: J:\2021\DRIP\CAD\PLANNING\G:\ambak\Street Sections\2022.12.16_Street Sections.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT I

Highway 290 Landscape Buffer



Scale: 1" = 20'

North Date: April 20, 2022

SHEET FILE: V:\200126-PUTX\cadfiles\PLANNING\Submittals\Street Sections\290' To RES Section\2022.04.20_290 Section_1.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

**HIGHWAY 290 LANDSCAPE BUFFER SECTION
CANNON EAST**

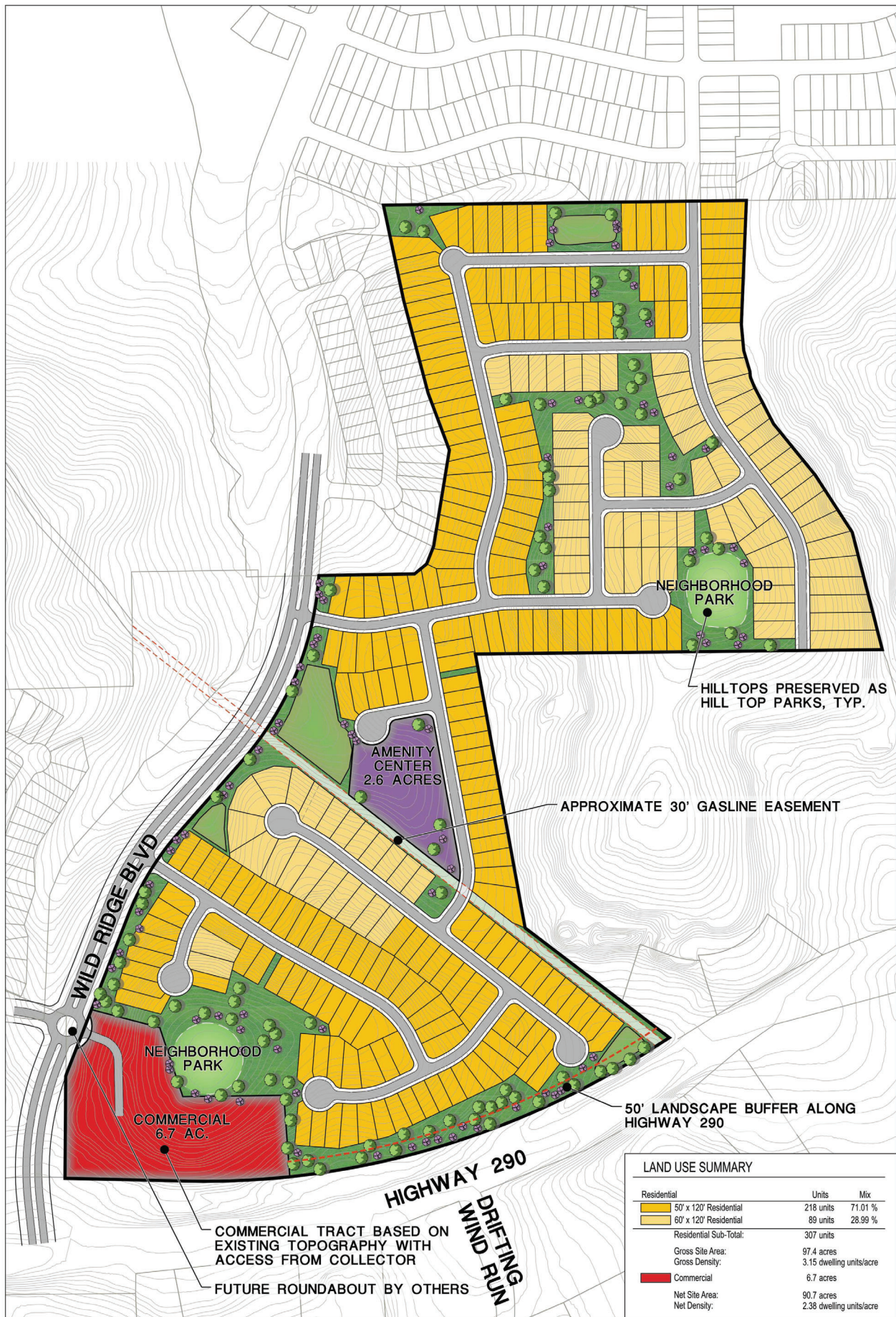
PulteGroup, Inc.
DRIPPING SPRINGS, TEXAS

SEC Planning, LLC

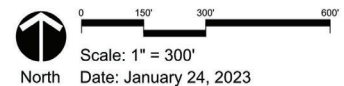
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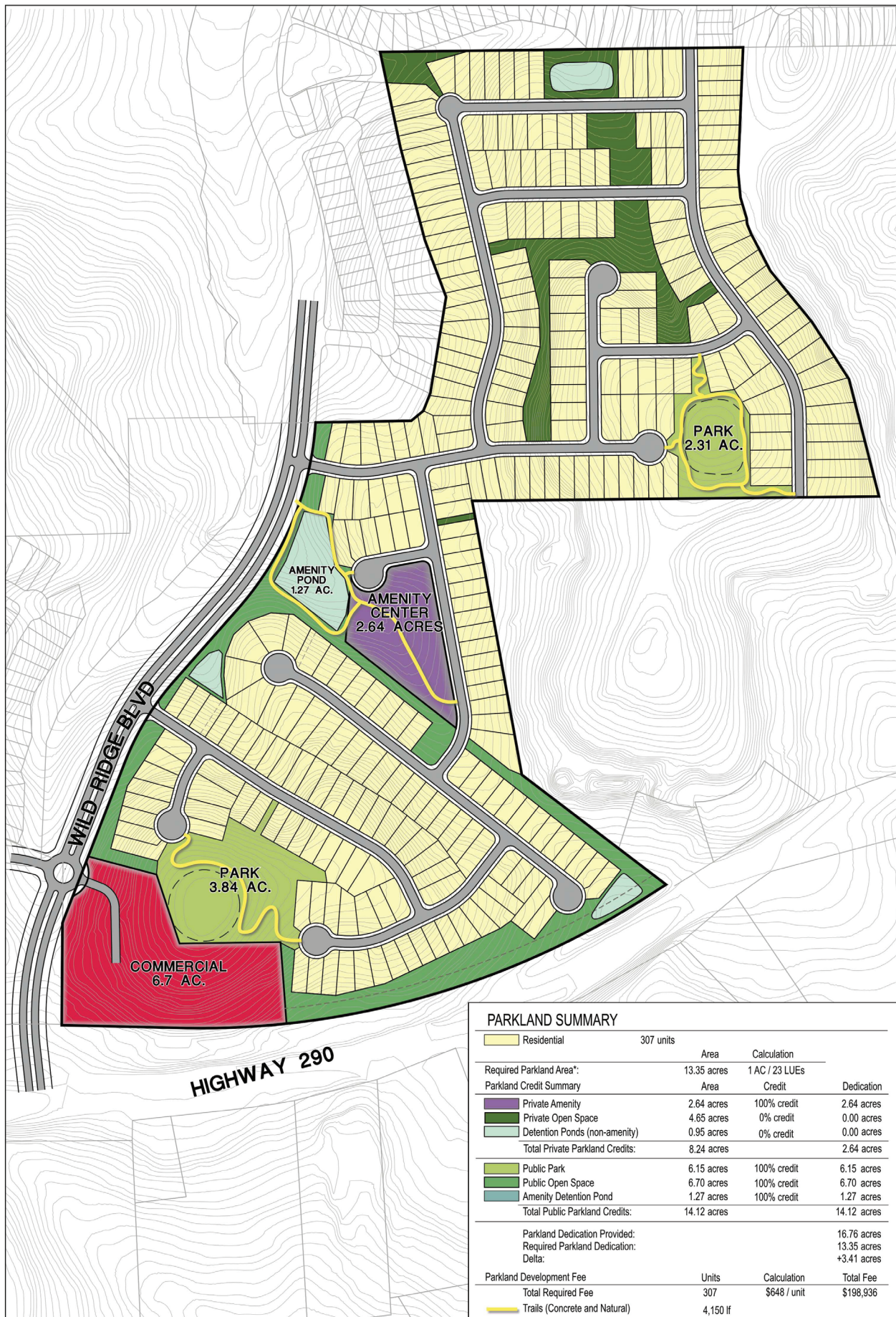
AUSTIN, TEXAS
512.246.7000
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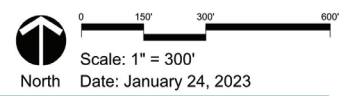


LAND USE SUMMARY		
Residential	Units	Mix
50' x 120' Residential	218 units	71.01 %
60' x 120' Residential	89 units	28.99 %
Residential Sub-Total:	307 units	
Gross Site Area:	97.4 acres	
Gross Density:	3.15 dwelling units/acre	
Commercial	6.7 acres	
Net Site Area:	90.7 acres	
Net Density:	2.38 dwelling units/acre	





PARKLAND SUMMARY			
Residential	307 units		
Required Parkland Area*	13.35 acres	1 AC / 23 LUEs	
Parkland Credit Summary			
Private Amenity	2.64 acres	100% credit	2.64 acres
Private Open Space	4.65 acres	0% credit	0.00 acres
Detention Ponds (non-amenity)	0.95 acres	0% credit	0.00 acres
Total Private Parkland Credits:	8.24 acres		2.64 acres
Public Park	6.15 acres	100% credit	6.15 acres
Public Open Space	6.70 acres	100% credit	6.70 acres
Amenity Detention Pond	1.27 acres	100% credit	1.27 acres
Total Public Parkland Credits:	14.12 acres		14.12 acres
Parkland Dedication Provided:			16.76 acres
Required Parkland Dedication:			13.35 acres
Delta:			+3.41 acres
Parkland Development Fee			
Total Required Fee	307	\$648 / unit	\$198,936
Trails (Concrete and Natural)	4,150 lf		





Gateway Village – Dripping Springs, Texas
January 24, 2023

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Gateway Village is a planned residential community located along Highway 290, to be annexed within the City of Dripping Springs. The property is approximately 97.4 acres zoned for 307 residential units and a separate 6.7 acre commercial parcel at the future intersection of Highway 290 and Wild Ridge Boulevard.

The Property is located within the eastern portion of the former Cannon Ranch property. As a previous working ranch, the property is covered with a mix of cedar (Ashe Juniper) and Live Oak and Elm hardwoods with areas of open understory for grazing cattle. Grassland savannah with a scattering of trees extends to the eastern side of the property. Two preserved hill tops are located on the property. One is directly north of the adjoining property boundary of Blue Blazes Ranch and the second is located northeast of the planned commercial parcel.

Central and to the western side of Gateway Village, the coverage transitions to a denser brushland covered in hardwoods and cedars within a natural drainage corridor. The corridor runs from the south along the west side of the property, flowing into the Wild Ridge preserved drainage corridor to the north. Two smaller preserved drainage corridors extend from east to west, tying into the main drainage corridor central to the Gateway Village property.

The Gateway Village Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a 2.64 acre Private Amenity Center. This site will be located along one of the natural drainageways to provide extended views into the native areas.

The Amenity Center site is directly linked to the public open spaces along the natural open space greenways with five feet (5') concrete trails. The public open spaces will provide the potential for future access to additional public parkland and off-site trails. Areas outside of the trails within the open space will be native areas, to remain in their natural state for the enjoyment of residents.

Additional public parkland dedication is located within two (2) neighborhood parks. These parks will primarily remain in their natural setting, promoting the Hill Country setting. Additional improvements such as landscaping and turf, concrete trails, seating areas and opportunities for passive recreation and exploration of the natural hilltops may be installed in the parks.

Parkland Calculations

Following is a summary of parkland requirements and the parkland provided within Gateway Village. The calculations are intended to support the Gateway Village Parkland Plan Exhibit.

I. Parkland Required by City of Dripping Springs' Code of Ordinances

A. Required

1. One (1) acre of parkland per 23 living unit equivalents (DU's), satisfied by cash or land dedication. Based on the maximum 307 residential units within the community, a maximum of 13.35 acres of parkland credit shall be required.



- 2. A Park Development Fee is required to be paid by the developer to meet the need for increasing the population’s impact on the current City owned parks and schools. The fee is calculated by multiplying the number of dwelling units by \$648.00. The total required Parkland Development Fee for this project will be \$198,936.00, as shown on the submitted Parkland Exhibit.

II. Proposed Parkland Compliance Program

A. Public Parks

A total of 14.12 acres is being dedicated to the City as public park and open space. Two (2) neighborhood parks are being dedicated for a total of 6.15 acres, which are located over preserved hilltop locations within the site.

A list of the public improvements within the public dedicated land include:

- Public Trails with connections to offsite trails.
- Seating Areas
- Preserved Hilltops
- Selective locations of enhanced landscape and irrigation

B. Private Parks

The Gateway Village Parkland Plan includes a 2.64 acre private Amenity Center, which will provide recreation opportunities for the residents of Gateway Village. The Amenity Center site will ease the burden on existing City facilities with the increase in the City’s population that this project will bring. This facility will provide constructed improvements which include, but are not limited to the following:

- A private access resort-style swimming pool with an open-air pavilion and restroom building
- A Children’s Playground (school ages 5-12): ADA access children’s playscape and swings with twelve inch (12”) depth engineered mulch fall surfacing
- Sidewalks and trails
- Picnic and seating areas
- Irrigated and enhanced landscaping

C. Open Spaces

Private open space will be distributed throughout the community. Some portions of the open space will provide stormwater detention and water quality on the property while other portions of the open space will remain undisturbed.

The amenity detention pond is located adjacent to constructed trails will have natural side slopes as well as earthen embankments, plus seating areas nearby. Therefore, we are requesting these be considered part of the public parkland dedication as shown on the exhibit.



III. Parkland Calculation Summary

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Gateway Village is required to provide 13.35 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 16.76 acres of private parkland credit shall be provided in association with the development of the Gateway Village community. This provides a surplus of 3.41 acres of parkland credit.

Total Residential Units: 307 units
Parkland Requirement: 13.35 acres (1 acre/23 DUs)

Table with 4 columns: Parkland Credit Summary, Total Area, Credit, Dedication. Rows include Private Amenity Center, Private Open Space, Detention Ponds (Non-Amenity), Private Parkland Credit, Public Park, Public Open Space, Detention Ponds (Amenity), Public Parkland Credit, Total Private and Public Parkland Credit, Required Parkland Dedication, and Delta.

IV. Maintenance

The Parkland and Open Space Plan for Gateway Village includes a private amenity center, public parks, detention ponds and private and public open spaces. All parkland and open space areas will be maintained by the community's Homeowner Association (H.O.A.).

V. Phasing

Gateway Village will be a phased residential community. Currently, the project is planned to be developed within two separate phases. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

- The first Phase of the community will include the private Amenity Center and the southwest public neighborhood park adjacent to the planned commercial site.
The second Phase of the project will include areas to the northeast, including the 2.3 acre public neighborhood park located at the hilltop north of Blue Blazes Ranch.

EXHIBIT H Water Quality Buffer Zones



Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Waiting on Resubmittal
SUB2021-0069 Cannon Ranch Ph 1 Construction Plans	CL	Cannon Ranch Road	Development of 122 residential lots with public roadways, utilities, and drainage features.	Approved with conditions
SUB2021-0071 Cannon Ranch OffSite Waterline	CL	Cannon Ranch Road	The construction of an offsite waterline that is approximately 4 acres	Approved with conditions
SUB2021-0073 Hardy Preliminary Plat	CL	2901 W US 290	41 Residential lots on 39.341	Under Review
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Under Review
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	In Administrative Completeness
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	In Administrative Completeness
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0021 Headwaters at BC Phase 3 CP	ETJ	Intersection of Hazy Hills Loop and Roy Branch Road	Construction Plans	Approved with conditions
SUB2022-0023 Overlook at Bunker Ranch CP	CL	2004 Creek Road	Construction Plans for 12 single family lots with 1 drainage lot	Approved with conditions
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0030 Burke Subdivision, Lot 1A Replat		20650 FM 150	From one lot to two lots	Approved with conditions
SUB2022-0031 Patriots Hall AP	ETJ	231 Patriots Hall Blvd	Combining the existing 4 lots into 1 lot	Waiting for Resubmittal
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 Force mains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater force mains to connect with Dripping Springs WWTP	Waiting for Resubmittal
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of which are residential and 1 will be landscaping	Under Review
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of which are residential and 1 will be landscaping	Under Review
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
SUB2022-0045 Ellington Estates MP	ETJ	206 Darden Hill Rd	Legalizing the lot	Under Review
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	Under Review
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	Under Review
SUB2022-0050 North 40, Section 2, Block B, Lots 1, 2, 29, and 30	CL	28501 RR 12	Amending Plat to combine 4 lots into 1	Waiting for Resubmittal
SUB2022-0052 Village Grove Phase 1 CP	CL	Sports Park Rd	The construction plans for phase 1 of the Village Grove development	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
SUB2021-0001 Roger Hanks Parkway Extension	CL	Roger Hanks	3120 LF of Collector Roadway. The infrastructure includes all associated streets, grading, and water quality improvements.	Waiting for Resubmittal
SUB2023-0002 Ledgestone Commercial Replat	ETJ	12400 W US HWY 290	Replat of a single lot to subdivide into 5 lots. Each lot to have its own corresponding building	Withdrawn
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Under Review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	Under Review
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality	Waiting on resubmittal
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0008 Patriot's Hall Phase 1B	ETJ	231 Patriots Hall Blvd	New Patriot's Hall event building with parking, infrastructure and water quality	Waiting on resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0016 JWLP Lot 6 Revision 1	CL	249 Sportsplex Drive	Revision to the original site plan	Waiting on resubmittal
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Waiting on resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Under Review
SD2022-0022 Belterra Medical Office	ETJ	164 Belterra Village Way	Medical office building with associated parking, sidewalk, utility and drainage improvements	Waiting on resubmittal
SD2022-0023 Christian Automotive	ETJ	100 N. Canyonwood Drive	Construction of an approximately 6,000 square feet of light automotive facility	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Approved w/ Conditions
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	In Administrative Completeness
SD2022-0027 Sawyer Ranch Lot 3A	CL	13341 W US 290	Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities.	Approved w/ Conditions
SD2022-0029 Headwaters Commercial East Phase 1 SP	CL	Headwaters Blvd.	Development of a preschool with associated utility infrastructure, storm infrastructure, parking lot improvements, and a water quality/detention pond that accounts for future developments	Waiting on resubmittal
SD2022-0031 WHIM Corporate Site Plan	CL	27950 RR12	The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan.	Waiting on resubmittal
SD2022-0032 Driftwood Ranch Clubhouse	ETJ	17901 FM 1826	Clubhouse buildings and parking	Waiting on resubmittal
SD2022-0033 Hays County ESD EMS Station 72 - Heritage Oaks	ETJ	1 Heritage Oaks Drive	New ESD EMS Station	Approved w/ Conditions
SD2022-0035 100 Daisy Lane Site Plan	ETJ	100 Daisy Lane	A metal building for manufacturing, office, storage, tasting room for a distillery and associated paving	In Administrative Completeness
SD2022-0036 Hays County ESD EMS Station 73 - RR 12	ETJ	31331 RR 12	New ESD EMS Station	Approved w/ Conditions
SD2022-0037 Burlebo	ETJ	149 American Way	Warehouse/office for business and distribution operation of Burlebo	Approved w/ Conditions
SD2022-0038 CAK Capital Office Building	CL	28496 Ranch Road 12	Site improvements for future detached office building	Approved w/ Conditions
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
SD2022-0040 WTCPUA Elevated Storage Tank	ETJ	304 Old Stone Road	12" waterline extension, access drive, natural vegetative filter areas, and a million gallon elevated	Approved
SD2022-0041 Dripping Springs Urgent Care	CL	164 Belterra Village Way	Ground up development of an urgent care facility within the Belterra Commercial District	Waiting on resubmittal
SD2023-0001 Arrowhead Ranch Offsite Wastewater Extension	CL	Arrowhead Ranch	To connect the existing wastewater improvements from Arrowhead to the City wastewater system.	Waiting on resubmittal
SD2023-0002 Fitzhugh Corners	ETJ	15310 Fitzhugh Road	A 13,908 sq ft building with site improvements	Waiting on resubmittal
SD2023-0003 Dutch Bros Coffee	ETJ	12400 US Hwy. 290	Revision to the Ledgestone Commercial East Site Plan specifically for Dutch Bros Coffee	Under Review
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Under Review
SD2023-0005 DGRC Creek Phase 1 WQ Pond Revision	ETJ	Thurman Roberts Way Driftwood	Water Quality pond revision	Under Review

Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2023-0006 DS Vet Clinic	CL	Cortaro Dr & RR 12	2 Phase Site Development Plan with 3,957sf veterinarian clinic with paving, drainage and utility infrastructure	Under Review
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan	Meetings with DTJ
Gateway Village	Planning and Zoning Commission Workshop to be held on February 28, 2023.
Cannon Mixed-Use	DAWG Meeting Thursday, December 8