



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, January 26, 2021 at 6:30 PM

VIDEOCONFERENCE MEETING

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

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

Agenda

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/88311316293?pwd=QnA0SkV0ZHZxY0ZXQkhUOTI2blpIZz09>

Meeting ID: 883 1131 6293

Passcode: 259065

Dial Toll Free:

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Find your local number: <https://us02web.zoom.us/j/88311316293>

Join by Skype for Business: <https://us02web.zoom.us/j/88311316293>

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Evelyn Strong

Tammie Williamson

Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Senior Planner Amanda Padilla

City Engineer Chad Gilpin

Planning Consultant Robyn Miga

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

CONSENT AGENDA

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

- 1. Approval of the December 16, 2020 Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2020-0041: a Final Plat for Bunker Ranch Subdivision Phase 3 an approximately 40.20 acre tract of land generally located at the end of Bunker Ranch Boulevard, Dripping Springs, Hays County, Texas. Applicant: Mario Castillo, Civil & Environmental Consultants, Inc.**
- 3. Disapproval of a plat for the reasons set forth in the item SUB2020-0040: a Final Plat for Esperanza Subdivision Phase 2 an approximately 52.40 acre tract of land located at 4900 Bell Springs Road, Dripping Springs, Hays County, Texas. Applicant: Adrian Rosas, PE**

- 4. Disapproval of a plat for the reasons set forth in the item SUB2020-0044: a Preliminary Plat for Parten Ranch Subdivision Phase 4 an approximately 73.84 acre tract of land located off FM 1826 and Parten Ranch Parkway, Hays County, Texas. Applicant: HM Parten Ranch Development, Inc.**
- 5. Approval with conditions set forth in the item SUB2020-0049: a Final Plat for Headwaters at Barton Creek Subdivision Phase 5 Section 1 an approximately 20.92 acre tract of land generally located at the end of Headwaters Boulevard, Dripping Springs, Hays County, Texas within the City's Extraterritorial Jurisdiction. Applicant: WFC Headwaters Owner VII, L.P c/o Freehold Communities**

BUSINESS

- 6. Discuss and consider possible action regarding an Appeal of the Historic Preservation Commission's Denial of an Application for a Certificate of Appropriateness for a Mobile Food Vendor for property located at 211 Mercer Street, Dripping Springs, TX, also know as Acoyon Brewery Co. Applicant John McIntosh**
 1. Presentation
 2. Staff Report
 3. Historic Preservation Commission Report
 4. Public Hearing
 5. COA2020-0009 211 Mercer St Mobile Food Vendor
- 7. Public Hearing and consideration of possible action regarding VAR2020-0027: an application for a Variance to Chapter 28, Subdivision, Section 14.2 Frontage which requires that all lots front onto a public or private drive. The property is located at 340 Horse Trail Drive, Dripping Springs, TX within the City's Extraterritorial Jurisdiction.(R132491).Applicant: Jon Thompson, J Thompson Professional Consulting**
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance
- 8. Public hearing and consideration of a recommendation regarding VAR2020-0028: an application for a Special Exception to Chapter 30 Exhibit A Sec 5.7.6 and 5.7.7 regarding parking calculation requirements for mixed use buildings. The property is located at 100 Commons Suite 9, Dripping Springs, TX (R138851).Applicant: Jon Thompson, J Thompson Professional Consulting**
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Special Exception
- 9. Public hearing and consideration of a recommendation regarding ZA2020-0007: an application for a Zoning Amendment to consider a proposed zoning map amendment from General Retail (GR) to Agriculture (AG) for an approximately 6.84 acre tract of land situated in Benjamin F. Hanna, Abstract No. 222. This property is**

located at 2303 W Highway 290, Dripping Springs, TX.(R15059). *Applicant: Jon Thompson, J Thompson Professional Consulting*

1. Presentation
2. Staff Report
3. Public Hearing
4. Zoning Amendment

10. Public Hearing and consideration of possible action regarding SUB2020-0026: an application to consider a Final Plat and a Plat Vacation application for Howard Ranch Commercial for property generally located south of the intersection of Ranch Road 12 and FM 150 (Legal description: Howard Ranch Commercial, Lot 1, Acres 7.5.) *Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.*

1. Presentation
2. Staff Report
3. Public Hearing
4. Final Plat and Plat Vacation

11. Public hearing and consideration of a recommendation regarding ZA2020-0011: an application for a Zoning Amendment to consider a proposed zoning map amendment from Two Family Residential - Duplex District (SF-4) to Multi-Family (MF) for an approximately 4.003 acre tract of land situated in Phillip A. Smith Survey, NO. 26, Abstract No. 415. This property is located at 210 Creek Road, Dripping Springs, TX.(R18047 and R18045). *Applicant: Jon Thompson*

1. Presentation
2. Staff Report
3. Public Hearing
4. Zoning Amendment

12. Public Hearing and consideration of possible action regarding SUB2020-0043: an application to consider a Replat for Lots 9 and 10 of the Fieldstone Subdivision for property located 13125 Fieldstone Loop, Austin, Texas 78620. The applicant is proposing to subdivide two (2) lots into three (3) lots. *Applicant: Jon Thompson, J Thompson Professional Consulting.*

1. Presentation
2. Staff Report
3. Public Hearing
4. Replat

13. Public Hearing and consideration of possible action regarding SUB2020-0042: an application to consider a Final Plat and a Plat Vacation application for Tractor Supply Subdivision Lot 2 for property located at 1711-A Highway 290, Dripping Springs Texas (Tax ID: R15135) *Applicant: Jon Thompson, J Thompson Professional Consulting*

1. Presentation
2. Staff Report

3. Public Hearing
4. Final Plat and Plat Vacation

PLANNING & DEVELOPMENT REPORTS

14. Planning Project 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

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

City Council Meetings

February 9, 2021 at 6:00 p.m.
February 16, 2021 at 6:00 p.m.
March 9, 2021 at 6:00 p.m.
March 16, 2021 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **January 22, 2021 at 1:00 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.



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Wednesday, December 16, 2020 at 6:30 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

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

Meeting ID: 828 7359 7204

Passcode: 728452

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

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

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

CALL TO ORDER AND ROLL CALL

Commission Members present were:

- Mim James, Chair
- James Martin, Vice Chair
- Christian Bourguignon
- John McIntosh
- Roger Newman
- Evelyn Strong
- Tammie Williamson

Staff, Consultants & Appointed Elected Officials present were:

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

Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

Commissioner McIntosh 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, the Commission heard Consent Agenda items separately. Consent Agenda items 1 and 4 were heard separately, and Consent Agenda Items 2, 3 and 5 were heard together.

1. Approval of the November 18, 2020 Planning & Zoning Commission regular meeting minutes.

A motion was made by Commission McIntosh to approve the November 18, 2020 Planning & Zoning Commission regular meeting minutes. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

2. Disapproval of a plat for the reasons set forth in the item SUB2020-0034: a Final Plat for Heritage Phase 1 an approximately 37.07 acres out of 190.317 acre tract of land situated in the Philip Smith Survey, Abstract NO. 415, the City of Dripping Springs,

Hays County, Texas. The property is generally located off Sportsplex Drive. Applicant: Alex Granados, P.E. Kimley-Horn & Associates

3. **Disapproval of a plat for the reasons set forth in the items applications for a Preliminary Plat (SUB2020-0028) and Final Plat (SUB2020-0029), consisting of approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, generally located south of Sports Park Road, and east of RR 12, to be known as CRTX Addition. Applicant: Doug Cobb, CRTX Development, LLC**
5. **Disapproval of a plat for the reasons set forth in the item SUB2020-0022: a Preliminary Plat for Big Sky Ranch at Dripping Springs Tract 2 an approximately 12.23 acre tract of land situated in the Philip A. Smith League Survey, Abstract NO. 415 and LV Davis Jr. Preemption Survey, Abstract NO. 673, the City of Dripping Springs, Hays County, Texas. The property is generally located off Lone Peak Way. Applicant: Christopher Reid, P.E., Doucet & Associates, Inc.**

A motion was made by Commissioner McIntosh to approve Consent Agenda Items 2, 3 and 5. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

4. **Disapproval of a plat for the reasons set forth in the item SUB2020-0025: a Final Plat for Arrowhead Ranch Phase 3 an approximately 27.718 acres out of 183.793 acre tract of land situated in the Benjamin F. Hanna Survey, Abstract NO. 222, the City of Dripping Springs, Hays County, Texas. The property is generally located off Arrowhead Ranch Blvd. Applicant: Kelly Hickler, CBD, Inc.**

Amanda Padilla presented the staff report which is on file. After the agenda was posted, the applicant submitted outstanding comments. Staff has reviewed these comments and recommends approval of the final plat.

Chair James opened a Public Hearing to which no one spoke.

A motion was made by Vice Chair Martin to approve SUB2020-0025: a Final Plat for Arrowhead Ranch Phase 3 an approximately 27.718 acres out of 183.793 acre tract of land situated in the Benjamin F. Hanna Survey, Abstract NO. 222, the City of Dripping Springs, Hays County, Texas. The property is generally located off Arrowhead Ranch Blvd. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

BUSINESS

6. **Public hearing and consideration of approval regarding SUB2020-0037: an application to consider a Replat with a Vacation for Caliterra Phase 3 Sec 9 for property generally located off Double L Drive, Dripping Springs, Texas, 78620 (Legal Description: Caliterra Phase 3 Section 9). The applicant is proposing to vacate a utility easement. Applicant: Bill Couch, Carlson Brigrance and Doering, INC.**
 - a) *Presentation – No presentation was given.*
 - b) *Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the replat with vacation with the condition that the applicant receive sign off from Pedernales Electric Cooperative on the release of the public utility easement or the easement be shown on the plat.

Applicant Bill Couch spoke, and he is working with staff and PEC to get the correct language for the plat note.

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

d) Replat with Vacation

A motion was made by Vice Chair Martin to approve SUB2020-0037: an application to consider a Replat with a Vacation for Caliterra Phase 3 Sec 9 for property generally located off Double L Drive, Dripping Springs, Texas, 78620 (Legal Description: Caliterra Phase 3 Section 9) with the conditions that the applicant either received sign off from Pedernales Electric Cooperative on the release of the public utility easement or the easement be shown on the plat, and that the plat be annotated with the correct language from PEC. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

7. Public hearing and consideration of a recommendation regarding CUP2020-0011: an application to consider a conditional use permit to allow for a Mobile Food Vendor at the property located at 211 Mercer Street, Dripping Springs, Texas 78620 within the Mercer Street Historic District. Applicant: John McIntosh

Amanda Padilla presented the staff report which is on file. The applicant is requesting postponement to the January 2021 Planning & Zoning Commission meeting to allow for the Certificate of Appropriateness to be acted on by the Historic Preservation Commission.

a) Public Hearing – No one spoke during the Public Hearing.

b) Conditional Use Permit- Applicant has requested postponement

A motion was made by Vice Chair Martin to postpone a recommendation regarding CUP2020-0011: an application to consider a conditional use permit to allow for a Mobile Food Vendor at the property located at 211 Mercer Street, Dripping Springs, Texas 78620 within the Mercer Street Historic District to the January 2021 Planning & Zoning Commission regular meeting. Commissioner Bourguignon seconded the motion which carried 6 to 1, with Commissioner McIntosh abstaining.

8. Public hearing and consideration of a recommendation of an Ordinance amending Chapter 28, Article 29.03 Parkland Dedication. The proposed amendment will update regulations, requirements for dedication of Parkland, and criteria for fee-in-lieu. The amendment will also provide for a Park Development Fee.

a) Staff report

Robyn Miga and Brent Luck presented the staff report which is on file. Staff recommends approval of the ordinance.

b) Public Hearing – No one spoke during the Public Hearing.

c) Ordinance

A motion was made by Vice Chair Martin to recommend City Council approval of an Ordinance amending Chapter 28, Article 29.03 Parkland Dedication. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

9. Public hearing and consideration of a recommendation of an Ordinance amending Chapter 30, Exhibit A Zoning Ordinance and Appendix E Zoning Use Regulations to allow an accessory structure use to a principal use in Government/Utility/Institutional Districts.

a) Staff report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the ordinance.

b) Public Hearing – No one spoke during the Public Hearing.

c) Ordinance

A motion was made by Vice Chair Martin to approve an Ordinance amending Chapter 30, Exhibit A Zoning Ordinance and Appendix E Zoning Use Regulations to allow an accessory structure use to a principal use in Government/Utility/Institutional Districts. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

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

a) Staff report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the ordinance.

b) Public Hearing – No one spoke during the Public Hearing.

c) Ordinance

A motion was made by Vice Chair Martin to recommend City Council approval of an Ordinance amending Chapter 28, Exhibit A Subdivision Ordinance, Sec 4.10 Revisions to Approved Preliminary Plat to update regulations to major and minor revisions.

Commissioner Strong seconded the motion; however, after the Commission discussed the item further, Commissioner Strong withdrew her second. Commissioner McIntosh seconded the motion which carried 6 to 1, with Commissioner Strong opposed.

REPORTS OF STAFF AND AGENCIES

No action to be taken.

11. Planning Department Project Report

Report is on file and available for review upon request.

EXECUTIVE SESSION

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UPCOMING MEETINGS

Planning & Zoning Commission Meetings

January 27, 2021 at 6:30 p.m.

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

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

City Council Meetings

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

January 19, 2021 at 6:00 p.m.

February 9, 2021 at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at 7:57 p.m.



Planning & Zoning Commission Planning Department Staff Report

Item 2.

P & Z Meeting: January 26, 2021

Project Number: SUB2020-0041 – Bunker Ranch Ph. 3 Final Plat

Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Bunker Ranch Ph. 3 Final Plat

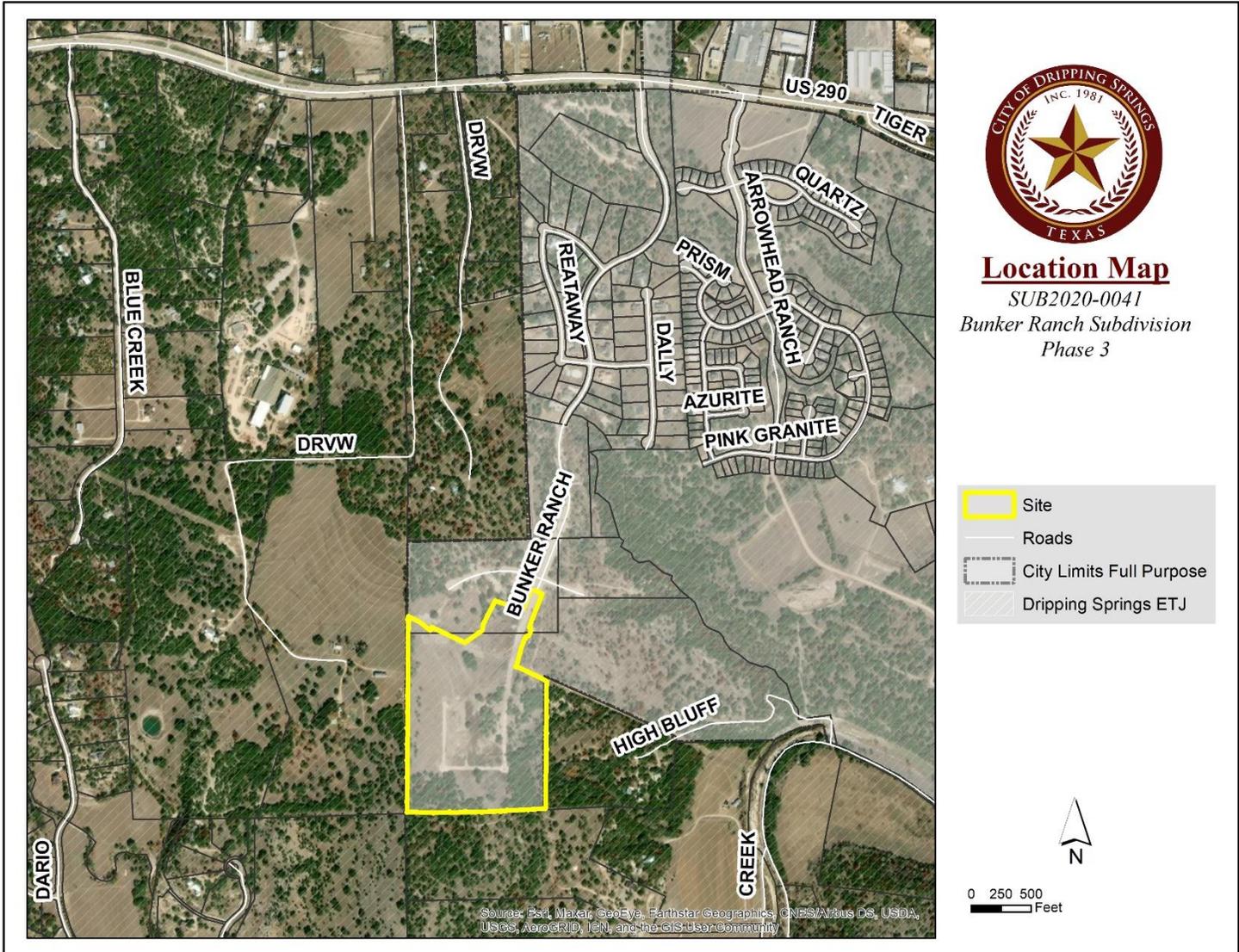
Property Location: 2751 US 290

Legal Description: Approximately 40.20 acres

Applicant: Civil & Environmental Consultants, Inc. c/o Mario Castillo

Property Owner: Bunker Ranch LLC c/o Steve Harren

Request: To Final Plat Bunker Ranch Subdivision Phase 3



Action Requested

Approval of a Final Plat (SUB2020-0041), consisting of approximately 40.20 acres located at 2751 US 290, generally located south of US 290 on Bunker Ranch Road, west of Arrowhead Ranch Blvd., to be known as Bunker Ranch Phase 3.

Site Information

Location:

The Subject property is located at the tip of what is the existing Bunker Ranch Road and provides for the extension through Phase 3.

Zoning Designation: SF-2

Property History

This is the final plat request for Bunker Ranch Phase 3. It is zoned SF-2. The property was annexed in 2016 as a 213-acre tract and the preliminary plat was approved in 2016.

Outstanding Comments

Staff analyzed the proposed plats (SUB2020-0041) against the city’s code of ordinances, as attached to this staff report.

Recommendation

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

Attachments

- Exhibit 1 - Application
- Exhibit 2 - Proposed Final Plat (SUB2020-0041)

Recommended Action:	Recommend approval based on the reason set forth in the item, including all attachments.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 2.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL PRE-APPLICATION
CONSULTATION CONFERENCE

DATE: DATE:
_____ 10/29/2020

NOT NOT SCHEDULED
SCHEDULED

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME Mario Castillo
COMPANY Civil & Environmental Consultants, Inc.
STREET ADDRESS 3711 South MoPac Expressway, Building 1, Suite 550
CITY Austin **STATE** TX **ZIP CODE** 78746
PHONE (512)439-0400 **EMAIL** mcastillo@cecinc.com

OWNER NAME Steve Harren
COMPANY Bunker Ranch, LLC
STREET ADDRESS 317 Grace Lane #240
CITY Austin **STATE** TX **ZIP CODE** 78746
PHONE (512)-644-6800 **EMAIL** steveharren@aol.com

<u>PROPERTY INFORMATION</u>	
PROPERTY OWNER NAME	Steve Harren
PROPERTY ADDRESS	2751 US 290, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	Subdivision Phase 3 of Bunker Ranch
TAX ID #	R15101, R15053
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	40.20 Ac
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6
ZONING/PDD/OVERLAY	SF2
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Bunker Ranch Blvd</u> <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: _____

<u>ENVIRONMENTAL INFORMATION</u>	
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

A CZP was approved with TCEQ for Ph 2-4 on May 9, 2017

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Phase 3 of Bunker Ranch Subdivision
TOTAL ACREAGE OF DEVELOPMENT	40.20 Ac
TOTAL NUMBER OF LOTS	39
AVERAGE SIZE OF LOTS	0.88 Ac
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: 39 _____ COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: 40.20 _____ COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: 3676 LF _____
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 type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC (see signature on sheet attached)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): DSWSC (See verification letter and approved easement attached)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Private septic (See suitability letter attached)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas gas (see executed contract attached)

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

Mario Castillo

12/14/2020

Applicant Signature

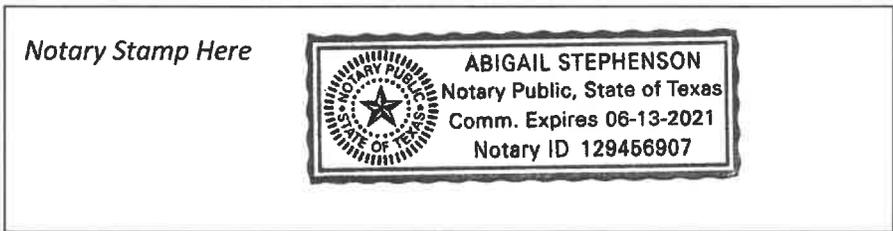


Date
12/14/2020

Notary



Date
12/14/2020



Steve Harren

Property Owner Name

SEE AGENT AUTHORIZATION

Property Owner Signature

Date

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

Applicants Signature:  Date: 12/14/2020

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

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

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

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

<u>NARRATIVE OF COMPLIANCE</u>	
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 Agreement was submitted during the preliminary planning stage. See attached.
Parkland Dedication, Article 28.03	Fee in lieu of parkland dedication was paid during the Preliminary Planning stage of Bunker Ranch Subdivision for the overall subdivision. See attached.
Landscaping and Tree Preservation, Article 28.06	The Phase 2-4 Construction plans show the trees preserved.

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>Phase 2-4 Construction Plans show all requirements in Section 4.8 of the code which is referred to in the Subdivision ordinance shown in Exhibit A.</p>
Zoning, Article 30.02, Exhibit A	<p>Bunker Ranch phase3 is currently zoned as SF-2 and land use consists of single family residential lots.</p>

Project Number: _____ - _____

Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Bunker Ranch Phase 3Project Address: 2751 US 290, Dripping Springs, Texas 78620Project Applicant Name: Mario Castillo

Billing Contact Information

Name: Harren InterestsMailing Address: 317 Grace Lane #240 Austin, 78746Email: steveharren@aol.com Phone Number: (512)644-6800

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

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

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

Signature of Applicant

12/14/2020

Date

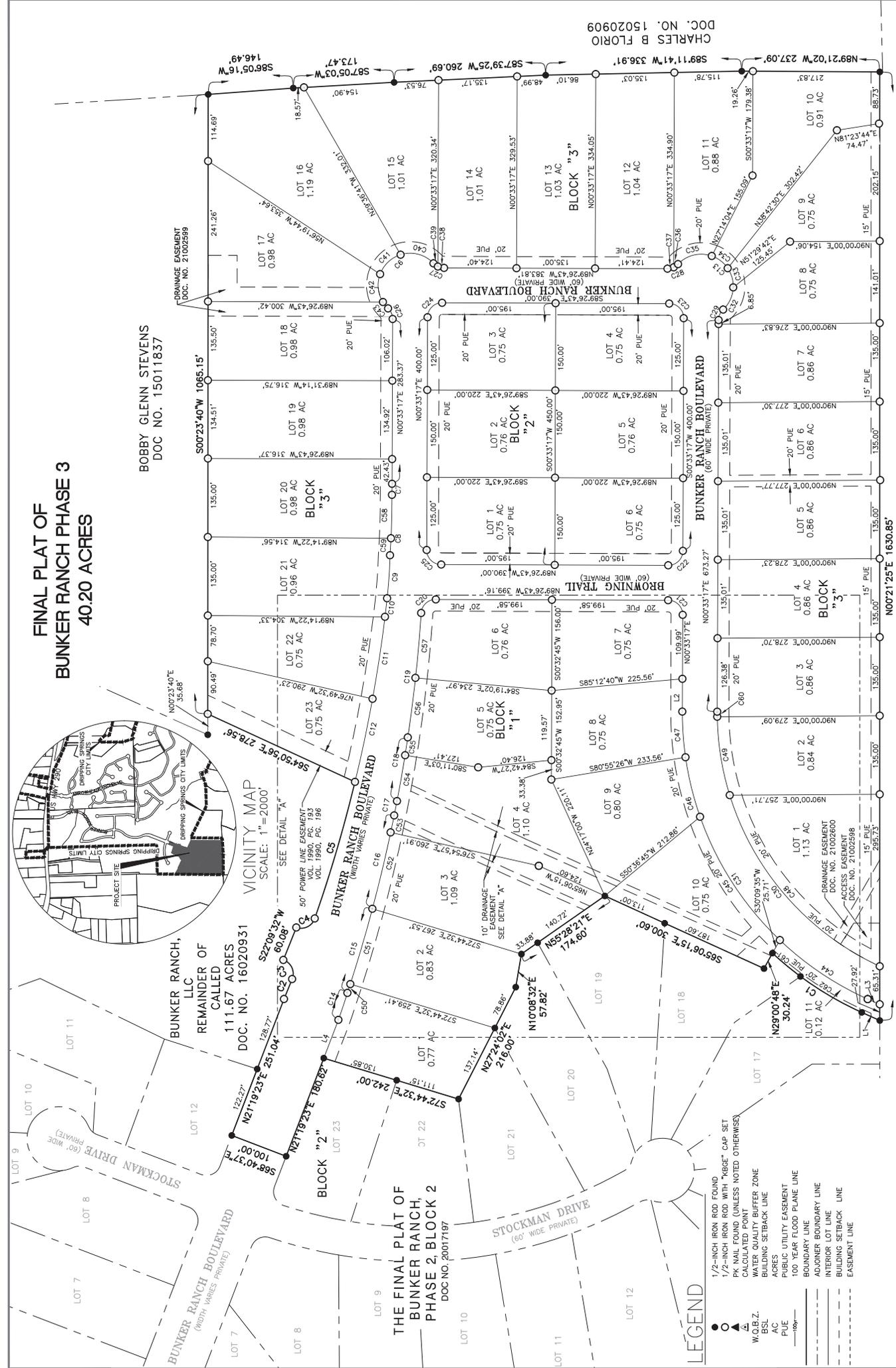
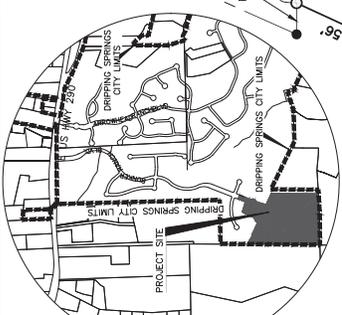
FINAL PLAT OF BUNKER RANCH PHASE 3 40.20 ACRES

BOBBY GLENN STEVENS
DOC NO. 15011837

BUNKER RANCH, LLC
REMAINDER OF
CALLED
111.67 ACRES
DOC. NO. 16020931

VICINITY MAP
SCALE: 1"=2000'

THE FINAL PLAT OF
BUNKER RANCH,
PHASE 2, BLOCK 2
DOC. NO. 20017197



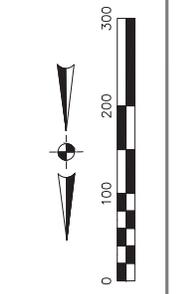
- LEGEND**
- 1/2"-INCH IRON ROD FOUND
 - △ 1/2"-INCH IRON ROD WITH "KRGZ" CAP SET
 - ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
 - CALCULATED POINT
 - WATER QUALITY BUFFER ZONE
 - ▨ BSL
 - ▩ BUILDING SETBACK LINE
 - AC ACRES
 - PUE PUE
 - 100'-YEAR FLOOD PLANE LINE
 - BOUNDARY LINE
 - ADJOINER BOUNDARY LINE
 - INTERIOR LOT LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE

APPROVED BY: _____ DATE: 1/20/21
JOB NUMBER: 181-50
SUB: 1
SHEET: 12

Item 2.

"FINAL PLAT" OF BUNKER RANCH PHASE 3, BLOCK "1", LOTS 1-11, BLOCK "2", LOTS 1-6 AND BLOCK "3", LOTS 1-23, WITHIN THE CITY OF DRIPPING SPRINGS, TEXAS

P&H LIMITED FAMILY PARTNERSHIP NO. 1
79.61 ACRES
VOL. 1733, PG. 755



Environmental Consultants, Inc.
1100 Rice, E. Commerce, Building 1, Suite 1500, Austin, TX 78746
Ph: 512.439.6000 • Fax: 512.293.0096
www.ecinc.com



Planning and Zoning Commission

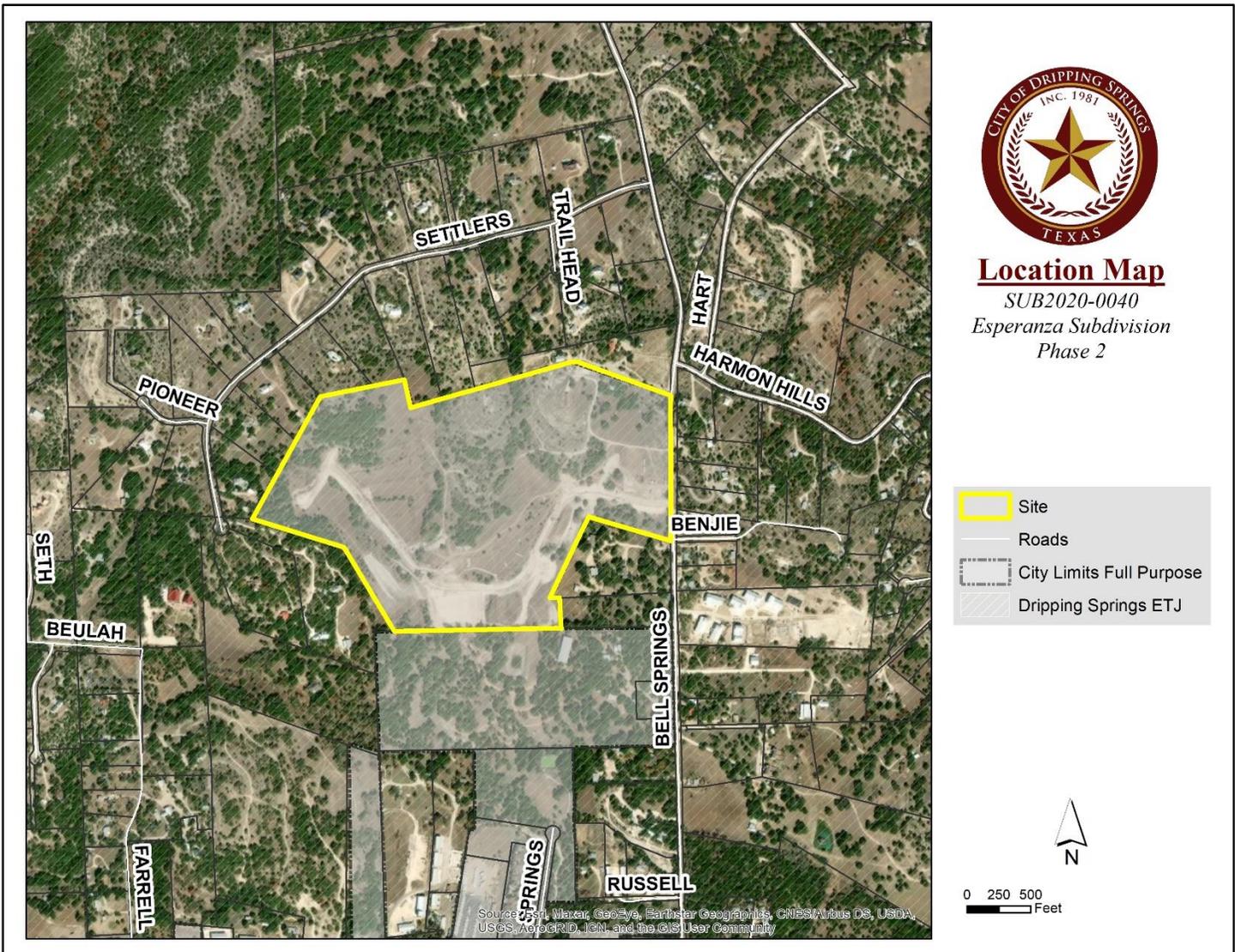
Planning Department Staff Report

Item 3.

Planning and Zoning Commission Meeting: January 26, 2021
Project No: SUB2020-0040
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Esperanza Phase 2 Final Plat
Property Location: 4900 Bell Springs Road, Dripping Springs, TX 78620
Legal Description: INDIAN POINT, LOT 2A, MH SERIAL 3SHAL05644A, TITLE #00994613, LABEL # TRA0412055, ACRES 52.44
Applicant: Adrian Rosas, TRE & Associates
Property Owner: Esperanza 104, LLC
Request: Applicant is requesting to Final Plat Esperanza Phase 2
Staff recommendation: Staff is recommending denial of Esperanza Phase 2 Final Plat based on outstanding comments

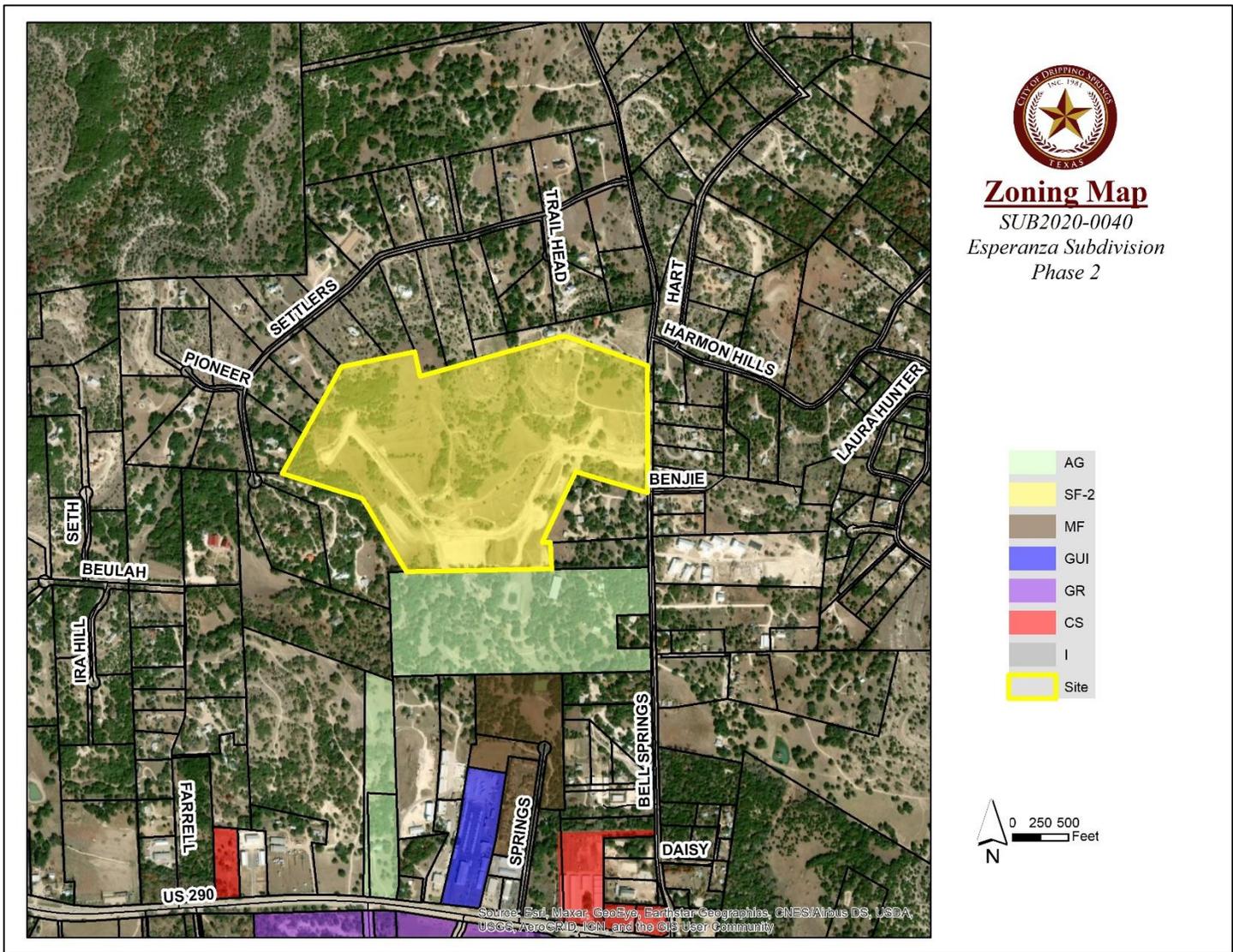


Planning Department Staff Report

Overview

The applicant is requesting to Final Plat Esperanza Phase 2. The Esperanza Subdivision is planned as a low-density single-family residential development Zoned SF-2 within the Full Purpose City Limits of Dripping Springs. The tract is located at 4900 Bell Springs Road and is directly north and adjacent to Esperanza Phase 1. The 52.4-acre Final Plat consists of a total of 56 residential and 2 landscaping lots.

The Tract is located within the Onion Creek Watershed and is within the Contributing Zone of the Edwards Aquifer. Phase 2 is bordered on the east side by the right of way of Bell Springs Road, approximately 1 mile north of Highway 290. The proposed development within Phase 2 consist of three (3) streets, 2 of which are looped connectors from Bell Springs Road and Esperanza Phase 1.



Esperanza Phase 2 Final Plat utility providers are listed below:

- Water: Dripping Springs Water Supply Corporation.
- Wastewater: Wastewater service will be onsite septic facilities,
- Electric: Pedernales Electric Cooperative

Planning Department Staff Report

Parkland and open space were included in Esperanza Phase 1 for the entire Esperanza development. The Parkland had previously been approved through the Parks and Recreation Commission and City Council. As such, no additional parkland or open space is included in this Final Plat.

Recommendation:

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

Once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the City Ordinances.

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

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

Meetings Schedule

January 26, 2021 Planning and Zoning Commission

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Esperanza Phase 2 Final Plat

Exhibit 3 – Outstanding Comments Letter

Exhibit 4 – Parkland Dedication

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



APPLICATION FOR A
SUBDIVISION

Proposed Name of Subdivision: Esperanza Subdivision, Phase Two

Name of Applicant: Adrian Rosas, PE

Name of Property Owner: Esperanza 104, LLC

Contact Address: 6101 W. Courtyard Drive, Bldg. 1, Ste. 100

Telephone #: 512-358-4049

Contact Email Address: arosas@tr-eng.com

Person to Appear at P&Z / City Council (if required): Adrian Rosas

Property Address/Location: 4900 Bell Springs Road

Current Legal Description: Lot 2A, Resub of Lot 1 & 2 Indian Point Estates

Current Land Area: 107.76 Acres (Total); 52.4 Acres- Phase 2

Name of Surveyor / Engineer / Architect: Travis Tabor, RPLS

Name of Company: Land Design Services, Inc.

Address: 10090 W. Highway 29, Liberty Hill, TX 78642

Telephone: 512-238-7901

Email: ttabor@lisisurvey.com

Type of Plat:

Minor Plat

Amended Plat

Replat

Major Plat

Plat Vacation

IS THE PROPOSED SUBDIVISION IN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION?

City Limits ETJ

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

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

COMPLIANCE WITH LIGHTING ORDINANCE:

Yes (Required) Yes (Voluntary) No

Total Acreage of Development: 52.4 Total Acreage of Lots: 52.4

Intended Use of Lots: Single Family

of Residential: 56 # of Commercial/Industrial: 0

Total Number of Lots: 58 Average Size of Lots: 3/4 acre

PARKLAND DEDICATION:

Acreage: 9.82 (Phase 1) Proposed Cash in Lieu: _____

Ag Fee: _____

Frontage on Existing Road:

City/County (Public) Road: Bell Springs Road

State Road: _____

Private Road: _____

New Roads in Development (linear feet per individual street; number of streets, category)
(A list of proposed names for streets must be submitted at time of Preliminary)

Public Roads: See Plan Set

Private Roads: _____

IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?

Yes No

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?

Yes No

IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?

Yes No

SCHOOL DISTRICT: Dripping Springs ISD

SOURCE OF WATER

Surface Water

Public Water Supply
 Rainwater

Ground Water

Private Well
 Shared Well
 Public Water Supply

ANTICIPATED WASTEWATER SYSTEM:

Conventional Septic System
 Class I (Aerobic) Permitted System
 Public Sewer

PUBLIC UTILITY CHECKLIST

(Fill out below or attach letters from the listed utility providers verifying their easements from the below utility providers)

ELECTRIC UTILITY:

Company Name: PEC
Approved As-Is: _____ Easement Required: _____
Define Required Easement: _____
Signature: _____ Title: _____

TELEPHONE UTILITY

Company Name: Frontier Communities
Approved As-Is: : _____ Easement Required: _____
Define Required Easement: _____
Signature: _____ Title: _____

WATER UTILITY (If Applicable)

Company Name: Dripping Springs Water Supply Corporation
Approved As-Is: : _____ Easement Required: _____
Define Required Easement: _____
Signature: _____ Title: _____

If doing water provision for the development using groundwater resources, the Hays-Trinity Groundwater Conservation District must be notified:

HAYS-TRINITY GCD:

Notified: Yes No

Comments: _____
Signature: _____ Title: _____

SEWER UTILITY (If Applicable)

Company Name: _____

Approved As-Is: _____ Easement Required: _____
Define Required Easement: _____
Signature: _____ Title: _____

HAYS COUNTY ROAD & BRIDGE DEPARTMENT

Approved Proposed Location for Driveway: Yes No
Required ROW Dedication: Yes No
Define Required ROW (if required):
Utilities to be placed in ROW: Yes No
Signature: _____ Title: _____

TEXAS DEPARTMENT OF TRANSPORTATION

Approved Proposed Location for Driveway: Yes No
Required ROW Dedication: Yes No
Define Required ROW (if required):
Utilities to be placed in ROW: Yes No
Signature: _____ Title: _____

WAIVERS TO BE REQUESTED:

(To be accompanied by letter from Owner making request)
Define briefly the waiver to be requested: *(Subdivision Ordinance, Vol. 2, Art. 15, Ch. 20, Subchapter A, Sec. 1.6)*

DEVELOPMENT AGREEMENT:

Yes No
Define Development Agreement briefly: _____

ZONING OF PROPERTY

Current Zoning: SF-2
Zoning Change to be requested:
Yes No
Define proposed zoning change briefly: _____
(To be accompanied by Application for Zoning Amendment)

Fiscal Security Requirements (if required): _____

APPLICANT'S SIGNATURE

(Note: An additional signature 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.)

Adrian Rosas, PE

Applicant Name

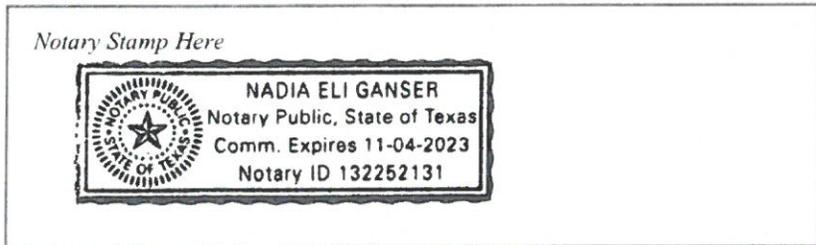
[Handwritten Signature]

10/15/20
Date

[Handwritten Signature]

10/15/20
Date

Notary



James Dorney

Property Owner Name

James D Dorney

10-15-20
Date

WAIVER REQUEST (Optional)

"I hereby agree to waive the 30-day requirement for action to be taken on this plat per the Code of Ordinances, Volume 2, Article 15: "Development", Chapter 20: "Subdivisions, Section 3.4.2." (Further ref.: Local Gov't Code Ch. 212.009)

Applicant Signature

Date

SUBDIVISION SUBMITTAL CHECKLIST:

PRELIMINARY

Section 3.7, Subdivision Ordinance

Application Submittal for Review

- Completed Application Form (including all required signatures)
- Application Fee (refer to Fee Schedule) \$ _____

- PDF/Digital Copies of:
 - Preliminary Plats
 - Engineer's Summary Report

When submitting digital files, a coversheet must be included outlining what digital contents are included
- Billing Contact Form
- ESD#6 Application
- Preliminary Plats (3 copies required)
- Development Agreement *(if applicable)*
- Facility Planning Report *(if applicable and if not being served by a public wastewater system)*
- Tax certificates/receipts *(verifying that property taxes are current)*
- Preliminary Drainage Study
- List of Property Owners within 300'
- Engineer's Summary Report (3 copies)
- Water Supply Letter (WTCPUA/City of DS/DS WSC/MUD/WCID)
- Water Availability Study *(reviewed and approved by the County or its agent, possibly the Hays-Trinity Groundwater District)*
- Utility Service Provider letters *(PEC, AT&T or Verizon, Time Warner – cable/telephone; gas service, if applicable; wastewater – if in a MUD or WCID, or in the City's service area; if new MUD, WCID, or private wastewater service planned, than a letter of intent from developer stating this will be satisfactory.)*
- TXDOT Permit or Permit Application (showing either approval, or as submitted)
- Copy of a Notice Letter to the School District (notifying of preliminary submittal)
- Lighting Ordinance Compliance Agreement – signed with attached photos/drawings *(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)*

FINAL

Section 5.2, Subdivision Ordinance

Application Submittal for Review

- Completed Application Form *(including all required signatures)*
- Engineer's Summary (2 copies)
- Application Fee (refer to Fee Schedule) \$ 25,450.00
- Billing Contact Form
- Final Plats (3 copies – 24"x36")
- Coversheet listing the contents of digital submittal (with attached CD or USB *see below*)
- PDF and/or digital copies of:
 - Subdivision Plat
 - Construction Plans
 - Engineer's Summary Report
 - Final Plat
 - Construction Drawings
 - Projected Digital (GIS) data of Subdivision
 - When submitting digital files, a coversheet must be included outlining what digital contents are included***
- Construction Drawings (1 reduced – half-size; 3 full-size) *(as applicable)*
- "Letter of Satisfactory Completion" (of public improvements) – *only if the improvements are built without fiscal surety for the construction before the approval of the final plat.*

- Letters from utility companies verifying their easements (*only applicable if not completed within the Application*)
- Cost estimate of public improvements (*If in City limits, all public improvements to include water, wastewater (as applicable for sewer), roads, drainage, curbs, sidewalks, etc.*)
- List of Property Owners within 300' and corresponding property map, shaded to show 300' boundary
- Drainage Study (if not included in Engineer's Summary Report) (*if applicable*) (2 copies)
- Geotech Report (*if applicable*) (2 copies)
- Tax Certificates / Tax receipts (*verifying that property taxes are current*)
- Lot Closure Reports
- Subdivision Closure Reports
- Copy of a Notice Letter to the School District (revised for final submittal)
- Ag Facility Fees (\$35 per LUE)
- ESD#6 Application
- ESD #6 Application Fee of \$240
- Lighting Ordinance Compliance Agreement – signed with attached photos/drawings (*required if marked "Yes (Required)" on above Lighting Ordinance Section of application*)

For Projects within the ETJ, please include the following items in a **separate, sealed and labeled envelope** per the City of Dripping Spring's 1445 Agreement with Hays County:

- Final Plat
- Construction Plans (as applicable)
- County Application (and required exhibits)
- County Application Fee

Submittal for P&Z and Council

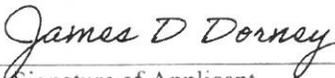
- Fiscal sureties for construction or maintenance of public improvements (*a maintenance fiscal needs submitting if the improvements are already built, in which case there would also be the Letter of Satisfactory Completion; the construction fiscal would be needed if the developer is going to build the improvements after the approval of the Final Plat. If project is in the ETJ, the City waives the fiscal surety as this is governed by the County's regulations*)

Public Notice

Regardless of schedule for Review Submittal or P&Z and Council Agendas, signs are required to be posted within 48 hours of the submittal of the complete application. The Public Notice sign must be picked up at the City Offices when the application is turned in for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.

- Public Notice Sign (\$100 deposit)

*All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete. **Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*



 Signature of Applicant

 10-15-20
 Date

NOTICE: ALTERATION OF A SEALED INSTRUMENT WITHOUT THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER IS UNLAWFUL AND CONSIDERED A VIOLATION OF THE ENGINEERING PRACTICE ACT.

ESPERANZA SUBDIVISION PHASE TWO SUBDIVISION IMPROVEMENT PLANS DRIPPING SPRINGS, TEXAS

PROJECT NO. 1733-11395
 DESIGNED BY: AHR
 DRAWN BY: TRL
 CHECKED BY: AHR
 DATE: 08/24/2020
 PROJECT ADDRESS: ESPERANZA TRAILS, TEXAS
 NO. BY DATE REVISION DESCRIPTION
 1. 08/24/2020 SUBDIVISION IMPROVEMENTS



ENVIRONMENTAL HEALTH DEPARTMENT
 NO STRUCTURE WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT.
 NO FINANCIAL SUBSIDY OR OTHER PERMITMENT WITHIN THIS SUBDIVISION MAY BEGRANTED UNLESS THE APPROVED DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GURPH, P.E.
 ENVIRONMENTAL HEALTH DEPARTMENT

STATE OF TEXAS
 COUNTY OF HAYS
 CITY OF DRIPPING SPRINGS
 THIS PLAT ESPERANZA SUBDIVISION PHASE TWO, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 100-348, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR

STATE OF TEXAS
 COUNTY OF HAYS
 I, CLAUDIA GARCIA, CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS TRUE AND CORRECT AND THAT THE INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER _____ DAY OF _____, 20____ A.D.
 CLAUDIA GARCIA
 COUNTY CLERK
 HAYS COUNTY, TEXAS

EMAL PLAT NOTES:
 1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
 2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 4. THIS PROJECT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 5. WATER SERVICE WILL BE PROVIDED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION (D.S.W.S.C.). NO INDIVIDUAL WATER WELLS WILL BE PROVIDED.
 6. EACH RESIDENTIAL LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY.
 7. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
 8. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON OR AT&T.
 9. ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TIGAS.
 10. MINIMUM FRONT SETBACK SHALL BE 25 FEET.
 11. MINIMUM REAR SETBACK SHALL BE 25 FEET.
 12. MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 15 FEET.
 13. MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
 14. PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHTS-OF-WAYS.
 15. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF DRIPPING SPRINGS.
 16. LINEAR FOOTAGE OF CHERRY SAGE COURT (LOCAL STREET): 613'
 LINEAR FOOTAGE OF CAST IRON COVE (LOCAL STREET): 795'
 LINEAR FOOTAGE OF YELLOW BELL RUN (LOCAL STREET): 2,749'
 17. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
 18. AREA WITHIN THE RIGHT-OF-WAY = 6.009 ACRES
 19. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE CITY OF DRIPPING SPRINGS.
 20. ALL LOT AND ROADWAY CORNERS HAVE BEEN MARKED WITH 1/2" REBAR WITH CAP STAMPED "LS SURVEY SET".
 21. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAYS CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO BE LOCATED WITHIN THE BOUNDARIES OF ANY DEDICATED RIGHT-OF-WAY OR ROADWAY OWNED BY THE CITY OF DRIPPING SPRINGS.
 22. THE CITY OF DRIPPING SPRINGS ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD OR OTHER PUBLIC THOROUGHFARES DEDICATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND/OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OF THIS PLAT. THE DEVELOPER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF DRIPPING SPRINGS AND ASSUMES NO LIABILITY FOR CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
 23. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AND WATER QUALITY STRUCTURES WITHIN THIS SUBDIVISION. D.S.W.S.C. AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THE SUBDIVISION.
 24. THIS PLAT SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
 25. ANY LAND DEDICATION REQUIREMENTS FOR PHASE 1 AND 2 HAVE BEEN SATISFIED AS PART OF THE PHASE 1 FINAL PLAN.
 26. AG FACILITY FEES FOR PHASE 1 HAVE BEEN SATISFIED AS PART OF THE PHASE 1 FINAL PLAN.
 27. MINIMUM REAR SETBACKS FOR LOTS 17-21, BLOCK 2 SHALL BE 35 FEET.
 28. WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF COMPLIANCE WITH CITY OF DRIPPING SPRINGS WATER QUALITY ORDINANCE AND THE APPROVED TCEQ CONTRIBUTING ZONE PLAN FOR THIS TRACT.
 29. WATER QUALITY EASEMENTS SHALL BE MAINTAINED TO THE STANDARDS SET BY TCEQ RG-348 FOR MAINTENANCE AND REPAIR OF WATER QUALITY EASEMENT. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF WATER QUALITY EASEMENTS.
 30. SEPTIC FIELDS, TANKS OR FACILITIES ARE PROHIBITED WITHIN THE WATER QUALITY EASEMENTS.
 31. PARKING OF ANY VEHICLES, TRAILERS OR BOATS IS PROHIBITED WITHIN WATER QUALITY EASEMENTS.
 32. ALL WATER QUALITY EASEMENTS ARE TO REMAIN UNDISTURBED WITH NO IMPERVIOUS COVER OR ABOVE GROUND STRUCTURES EXCEPT FOR THE FOLLOWING:
 a. FENCES THAT DO NOT OBSTRUCT FLOW.
 b. FENCES THAT DO NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION WHEN MAINTAINED.
 c. SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION WHEN MAINTAINED.
 d. APPROVED BY THE CITY ENGINEER.
 e. FENCES, WALLS, ELEC. BOXES AND ANY OTHER UTILITY DESIGNED TO SERVICE RESIDENTIAL LOTS.
 f. TERRACING TO REDUCE SLOPE WHEN APPROVED BY THE CITY ENGINEER.
 g. NO HARDCAPE AND NO INCREASE IN SLOPES TO PERVIOUS, DEGRADATIVE IMPROVEMENTS WITHIN WATER QUALITY AND STORMWATER SYSTEM IMPROVEMENTS WHEN APPROVED BY THE CITY ENGINEER.
 9. ENGINEER.

STATE OF TEXAS }
 COUNTY OF HAYS }
 I, ADRIAN H. ROSAS, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD HAZARD MAP OF HAYS COUNTY, TEXAS, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT.
 ADRIAN H. ROSAS, P.E.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS NO. 89450
 DATE _____

STATE OF TEXAS }
 COUNTY OF HAYS }
 I, ADRIAN H. ROSAS, A LICENSED PROFESSIONAL LAND SURVEYOR, UNREGISTERED UNDER THE LAWS OF THE STATE OF TEXAS, DO PRACTICE THE PROFESSION OF LAND SURVEYING. DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE UNIFIED DEVELOPMENT CODE AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE BELIEF, AND WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION. THE FIELD WORK WAS COMPLETED ON MAY, 2017.
 TRAVIS S. TABOR, R.P.L.S.,
 STATE OF TEXAS NO. 6428
 DATE _____

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED OR FILED FOR RECORD UNTIL IT SHALL NOT BE USED OR HEARD OF OR BELIEVED ON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS }
 COUNTY OF HAYS }
 KNOW ALL MEN BY THESE PRESENTS:
 THAT ESPERANZA 104, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF TRACT CERTAIN, 107.76 ACRES AND BEING PART OF LOT 2A, RESUBDIVISION OF LOT 1 AND LOT 2, INDIAN POINT ESTATES, RECORDED IN VOL. 9, PAGE 286 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS SITUED IN THE B.F. HANNA SURVEY WITH VENDORS LIEN RECORDED IN DOCUMENT NO. 19014237 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDUDE ALL OF SAID 52.40 ACRES IN ACCORDANCE WITH THE ATTACHED ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEEDATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.
 WITNESS MY HAND THIS _____ DAY OF _____ A.D., 20____.

BY: JAMES DORNEY, MANAGER
 ESPERANZA 104, L.L.C.
 7935 ESCALA DRIVE
 AUSTIN, TEXAS 78755

STATE OF TEXAS }
 COUNTY OF HAYS }
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES DORNEY, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND I CERTIFIED TO HIM THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D., 20____.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS



NO.	BY	DATE	REVISION DESCRIPTION
1	AHR	08/24/2020	SUBDIVISION IMPROVEMENTS

PROJECT ADDRESS: CHARMIC SPRINGS, TEXAS
 CHECKED BY: AHR
 DRAWN BY: TRM
 DESIGNED BY: AHR

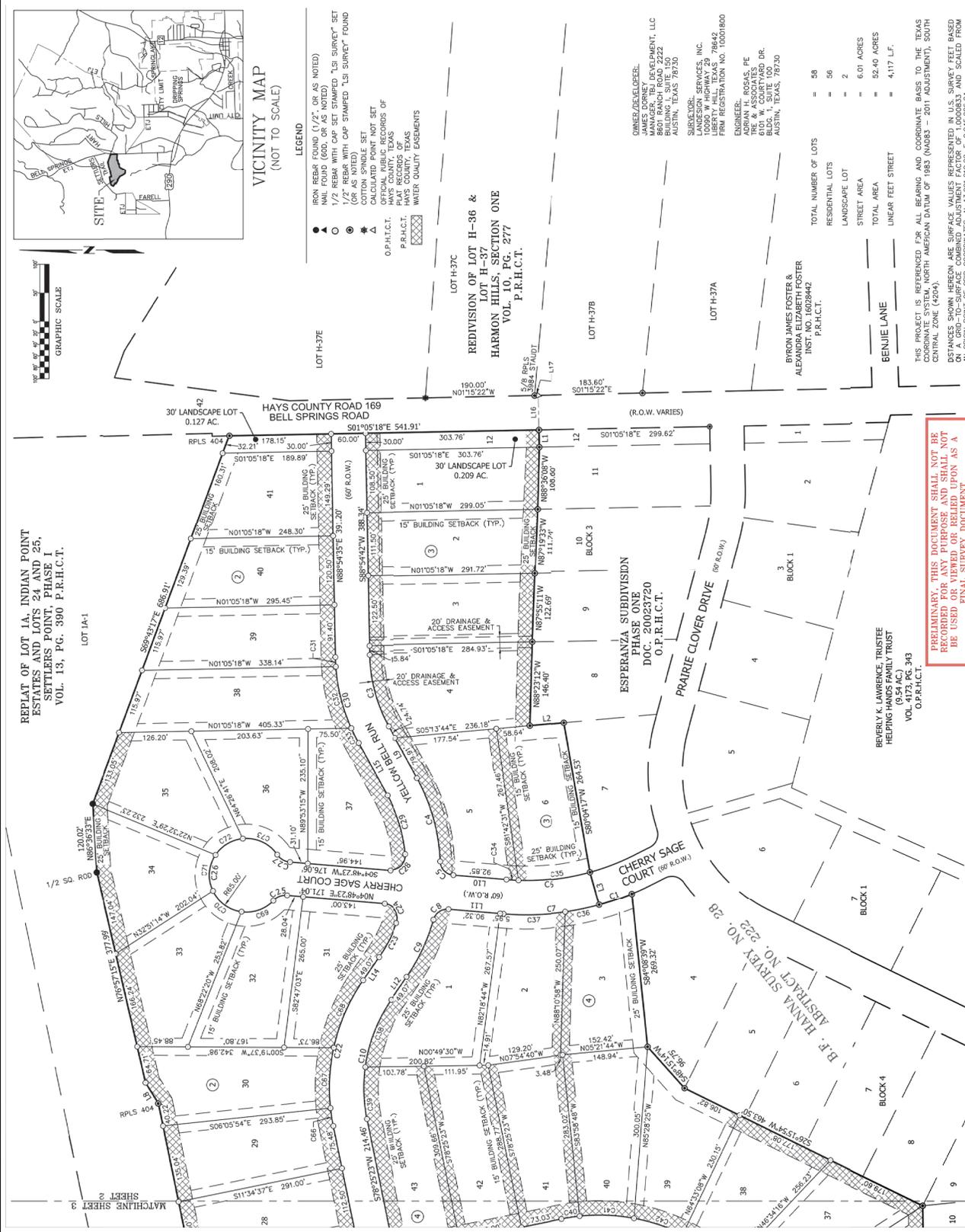
PROJECT NO. 1733-1195

ESPERANZA SUBDIVISION
 PHASE TWO
 SUBDIVISION IMPROVEMENT
 PLANS
 DIPPING SPRINGS, TEXAS

SUBDIVISION PLAT
 SHEET 2 of 4

NOTICE: ALL INFORMATION ON THIS PLAT IS THE PROPERTY OF TRM & ASSOCIATES. NO PART OF THIS PLAT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TRM & ASSOCIATES. ENGINEERING PRACTICE ACT.

Item 3.
 SHEET 21 OF 59



REPLAT OF LOT 1A, INDIAN POINT ESTATES AND LOTS 24 AND 25, SETTLERS POINT, PHASE I, VOL. 13, PG. 380 P.R.H.C.T.

LOT 1A-1

LOT 1A-2

LOT 1A-3

LOT 1A-4

LOT 1A-5

LOT 1A-6

LOT 1A-7

LOT 1A-8

LOT 1A-9

LOT 1A-10

LOT 1A-11

LOT 1A-12

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LOT 1A-100



CITY OF DRIPPING SPRINGS

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

Date: January 26, 2021

Dylan Holland
TRE & Associates, LLC
6101 W Courtyard Dr, Bldg 1, Ste 100
Austin TX 78730
dholland@tr-eng.com

Permit Number: SUB2020-0040
Project Name: Esperanza Phase 2 Final Plat
Project Address: 4900 Bell Springs Road, Dripping Springs, TX
78620

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

Engineer/Public Works Comments

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

1. Update note 15 by deleting “and approved by Hays County Transportation Department”.
2. Update note 19 by replacing “Hays County” with “City of Dripping Springs”.
3. Modify the title of the “Environmental Health Department” statement to “Engineering & Public Works Department”. Also delete “Environmental Health Department “below the City Engineer signature block.
4. This plat should be titled “Final Plat” and should be on a plat sheet border. Currently you are utilizing the construction plan sheet border. Update border and delete construction plan sheet numbering as well as construction plan revision notes.
5. The Final Plat cannot be approved until either;
 - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

City Planner Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

6. Legal description located at the top left of sheet 1, is incorrect. Lot 2A was vacated and it is no longer apart of that subdivision.
7. The outlined red box stating this is preliminary, will need to be removed prior to recordation.
8. Setbacks are not required to be placed on the Plat (Note #10,11,12,and 13) unless you are wanting to be more strict than the zoning ordinance. These notes can be replaced by the following note: "All setbacks shall comply with the Current City Zoning Ordinance"
9. Note #15, this subdivision is within the City's City Limits and will not be reviewed by Hays County Transportation Department.
10. Note #26, take this note off or edit for Phase 2.
11. This Plat will be taken to the Planning and Zoning Commission, change the City Signature block to the following:

STATE OF TEXAS }
COUNTY OF HAYS }

CITY OF DRIPPING SPRINGS }

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

APPROVED, THIS THE DAY OF 20 ,

BY:

PLANNING & ZONING COMMISION CHAIR OR VICE CHAIR,

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

12. The County Clerk signature block needs to be changed from "Liz Gonzales" to "Elaine H. Cardenas"
13. Change Subdivision name located on the right hand side of the sheets to "Esperanza Subdivision Phase Two Final Plat"
14. Place a numeric scale such as "1inch = 100ft" [Sec 4.7 of the Subdivision Ord]
15. There is no need for setbacks to be shown on the individual lot, unless the applicant would like those shown. Once recorded that will be come a restriction of the plat.
16. Provide a lot table showing lot #, lot size (acreage and square feet) [Sec 4.7 of the Subdivision Ord]
17. Show the trail easements per the preliminary plat, and place a note on the plat on who will maintain them. [Sec 5.3.1. of the Subdivision Ord]
18. Per SF-2 Zoning: OSSFs: On-Site Sewage Facilities (OSSFs) are prohibited in this district on lots of less than three-quarters (3/4) of an acre. [Sec 3.4.5. Special Requirements of the Zoning Ordinance]

Fire Marshal Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com.

19. Fire Approves

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.



Hays County Development Services

2171 Yarrington Rd, San Marcos, TX 78666

512-393-2160 / 512-493-1915 fax

11/02/2020

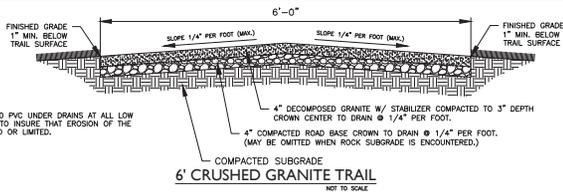
Esperanza Ph 2 (City of Dripping Springs)

1. Yellow Bell Run – Approved (cont. of existing street)
2. Cedar Sage Cv – Denied
3. Cherry Sage Ct – Approved (cont. of existing street)

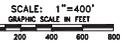
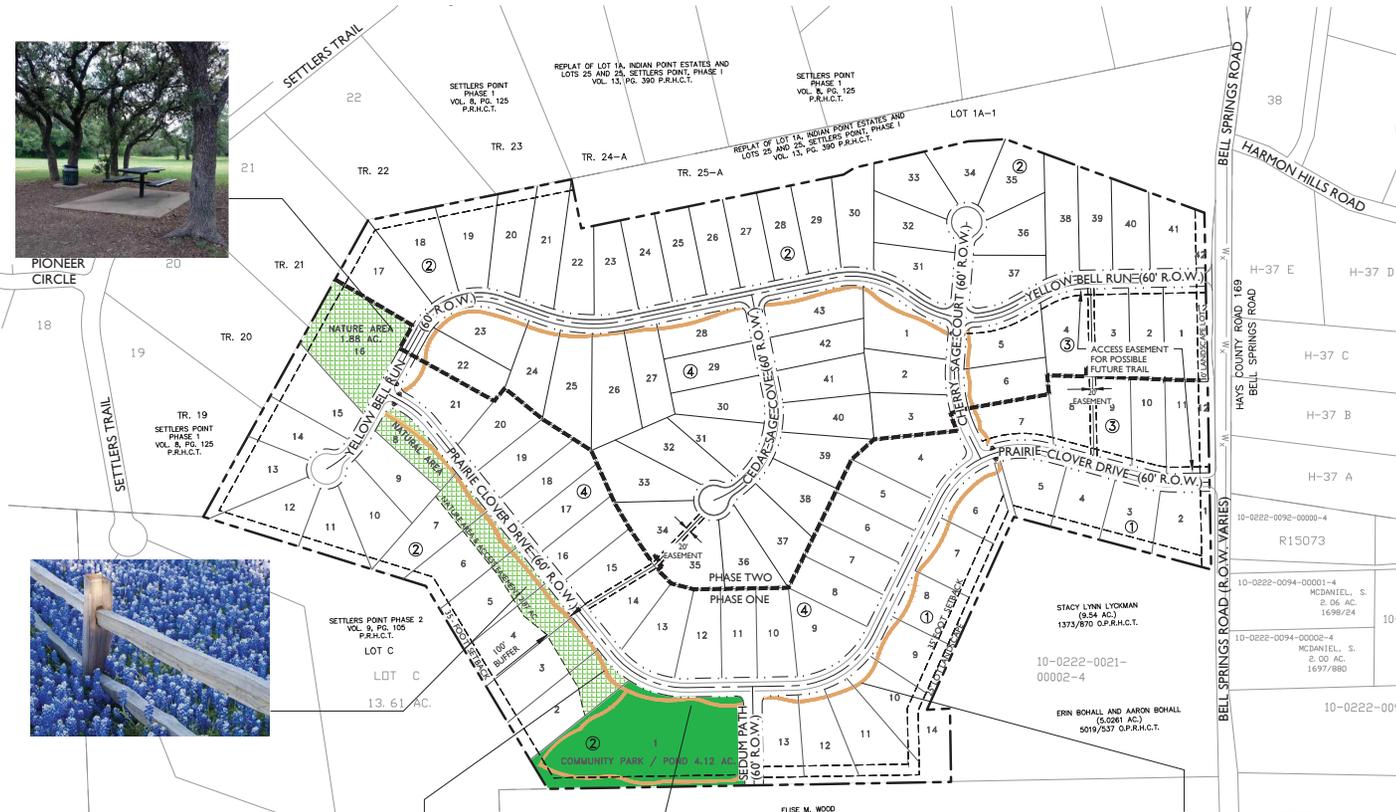
01/15/2021

Esperanza Ph 2 (City of Dripping Springs)

4. Yellow Bell Run – Approved (cont. of existing street)
5. Cast Iron Cv – Approved
6. Cherry Sage Ct – Approved (cont. of existing street)



NOTE: 1) PROVIDE SCH 40 PVC UNDER DRAINS AT ALL LOW WATER CROSSINGS TO INSURE THAT EROSION OF THE TRAIL IS PREVENTED OR LIMITED.



LEGEND

SUBDIVISION BOUNDARY	---
PROPOSED PHASE LINE	----
TRAIL SYSTEM	—
NATURE AREA	
COMMUNITY PARK/ POND	

PUBLIC PARKS AND OPEN SPACE

COMMUNITY POND =	2.00 AC
COMMUNITY PARK =	2.12 AC
TRAILS =	0.75 AC
NATURE AREA =	4.75 AC
TOTAL PUBLIC PARK & OPEN SPACE	9.62 AC
PARKLAND REQUIRED	4.44 AC
PARKLAND PROVIDED	9.62 AC

PRELIMINARY LOT COUNT

RESIDENTIAL LOTS =	104
POND/PARK LOT =	7
TOTAL LOTS =	111

1 ACRE PER 25 LUEs = REQUIRED PARKLAND
111 LOTS / 25 LUEs = 4.44 AC REQ'D

LOT COUNT PER PHASE

RESIDENTIAL LOTS - PHASE 1 =	48
RESIDENTIAL LOTS - PHASE 2 =	56
PARK/POND/LANDSCAPE LOT - PHASE 1 =	5.5
PARK/POND/LANDSCAPE LOT - PHASE 2 =	1.5

TRE & ASSOCIATES
Engineering Solutions
11100 Hwy. 196, Box 200
El Paso, Texas 79912
Tel: (915) 836-8000
Fax: (915) 836-8001

Project No. 1731-1127-132
Drawn by: AIR
Checked by: AIR
Date: JANUARY 2017

NO. BY DATE REVISION DESCRIPTION

DESIGNED BY: NO				
DRAWN BY: AIR				
CHECKED BY: AIR				
DATE: JANUARY 2017				
NO.	BY	DATE	REVISION	DESCRIPTION

ESPERANZA SUBDIVISION

PARK PLAN

NOTE: ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
ADRIAN H. ROSAS
99459
LICENSED PROFESSIONAL ENGINEER

03/08/2019



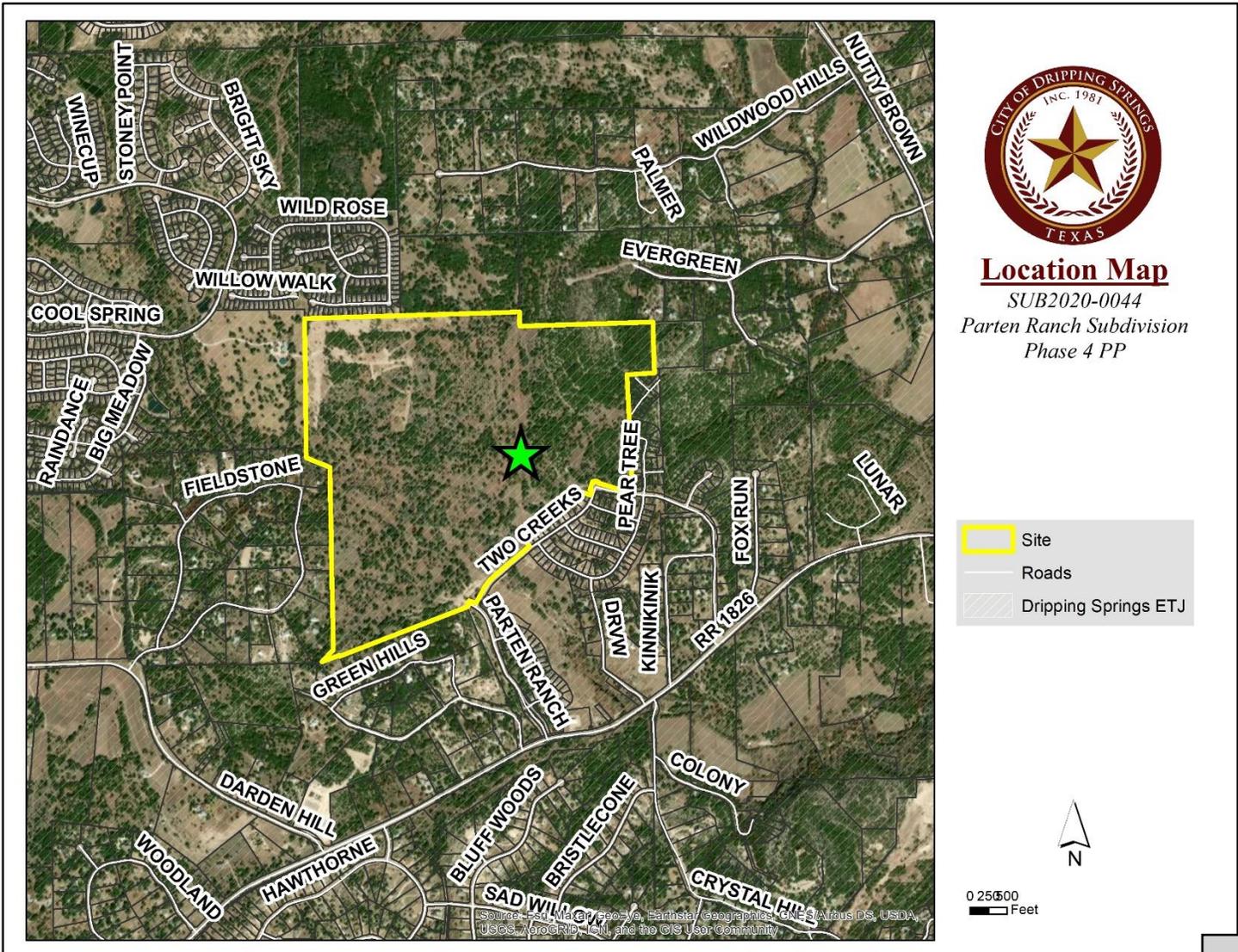
Planning and Zoning Commission Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: January 26, 2021
Project No: SUB2020-0044
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Parten Ranch Phase 4 Preliminary Plat
Property Location: 1.5 Miles Southwest of the intersection of Nutty Brown Road and FM 1826
73.84 ACRES OF LAND IN THE SEABORN J. WHATLEY SURVEY A-18 AND THE LAMAR MOORE SURVEY A-323 AND A PORTION OF THE 521.542 ACRES RECORDED IN DOC #2018-160
Legal Description:
Applicant: HM Parten Ranch Development, Inc.
Property Owner: HM Parten Ranch Development, Inc.
Request: Applicant is requesting to Preliminary Plat Parten Ranch Phase 4
Staff recommendation: Staff is recommending disapproval of Parten Ranch Phase 4 Preliminary Plat based on outstanding comments



Location Map
SUB2020-0044
Parten Ranch Subdivision
Phase 4 PP

- Site
- Roads
- Dripping Springs ETJ



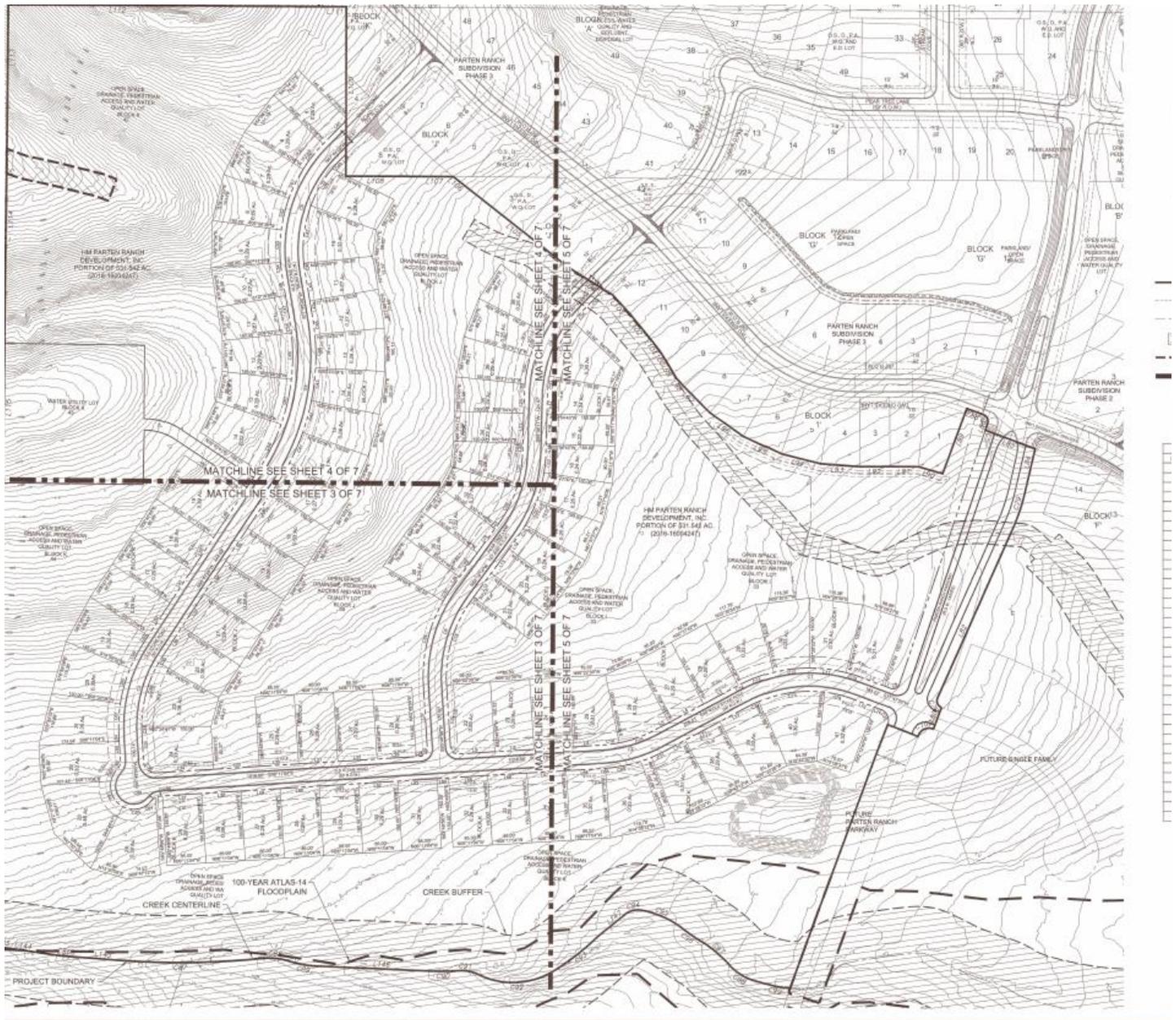
0 2500
Feet

Planning Department Staff Report

Overview

The applicant is requesting to Preliminary Plat Parten Ranch Phase 4. The Parten Ranch development is planned as a low-density single-family residential development located in northwestern Hays County, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Parten Ranch, Phase 4 is a portion of the Parten Ranch Concept Plan approved with the Parten Ranch Development Agreement between the City of Dripping Springs and HM Parten Ranch, L.P. The tract is located off FM 1826 and Parten Ranch Parkway. The 73.84-acre Preliminary Plat consists of a total of 92 lots and right of way. The lots include 87 single family lots, 1 utility lot, and 4 drainage/open space lots.

The Tract is located within the Bear Creek Watershed with the Spring Hollow and within the Contributing Zone to the Edwards Aquifer. Access to the proposed lots will be FM 1826 and Parten Ranch Parkway. The internal streets will be designed per the development agreement and Hays County design criteria.



Planning Department Staff Report

Parten Ranch Preliminary Plat utility providers are listed below:

Water: West Travis County PUA

Wastewater: Wastewater service will be provided by the Spring hollow Municipal Utility District and the treatment will be provided by Hays County MUD No. 5

Electric: PEC

Per the Parten Ranch Development Agreement between the City of Dripping Springs & HM Parten Ranch Development LP., the Parkland dedications will be met in other phases.

Recommendation:

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

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

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

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

Meetings Schedule

January 26, 2021 Planning and Zoning Commission

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Parten Ranch Phase 4 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Exhibit 4 – Parkland Dedication

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



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

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 HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 1011 North Lamar Blvd

CITY Austin STATE Texas ZIP CODE 78703

PHONE 512-477-2439 EMAIL jay@jayhanna.com

OWNER NAME HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 1011 North Lamar Blvd

CITY Austin STATE Texas ZIP CODE 78703

PHONE 512-477-2439 EMAIL jay@jayhanna.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	HM Parten Ranch Development, Inc.
PROPERTY ADDRESS	1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826
CURRENT LEGAL DESCRIPTION	73.84 ACRES OF LAND IN THE SEABORN J. WHATLEY SURVEY A-18 AND THE LAMAR MOORE SURVEY A-323 AND A PORTION OF THE 521.542 ACRES RECORDED IN DOC #2018-186 +
TAX ID #	R16615
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	73.84
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #6 and ESD #1
ZONING/PDD/OVERLAY	Dripping Springs ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Daniel Ryan, P.E.</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: <u>Parten Ranch Parkway</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Parten Ranch Development Agreement</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input 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 type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Parten Ranch Phase 4
TOTAL ACREAGE OF DEVELOPMENT	73.84
TOTAL NUMBER OF LOTS	92
AVERAGE SIZE OF LOTS	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>Open Space/Drainage/WQ</u>
# OF LOTS PER USE	RESIDENTIAL: <u>87</u> COMMERCIAL: _____ INDUSTRIAL: <u>5</u>
ACREAGE PER USE	RESIDENTIAL: <u>25.49</u> COMMERCIAL: _____ INDUSTRIAL: <u>41.65</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>5139</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 type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

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COMMENTS: _____

TITLE: Agent SIGNATURE: [Signature]

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Springhollow MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

David Ryan

Applicant Name

David

11/6/2020

Applicant Signature

Laura Krippner

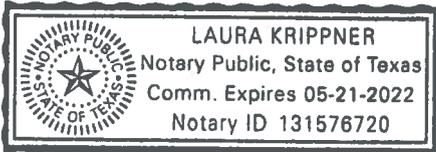
Date

11-6-20

Notary

Date

Notary Stamp Here



Property Owner Name

Jay D. [Signature]

Property Owner Signature

10-8-20

Date

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

Applicants Signature:  Date: 11/6/2020

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital Data (GIS) of Subdivision
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (1 Copy required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider “Will Serve” Letters
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)

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

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

		<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 (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated</p>

<input type="checkbox"/>	<input checked="" type="checkbox"/>	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"/>	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	Per section 4.1 of the Development Agreement the Owner voluntarily agreed to comply with the City's lighting ordinance in effect at the time of the Agreement which was November 2015.
Parkland Dedication, Article 28.03	Per section 2.4.2 of the Development Agreement Parkland Dedication is met through a dedication of land out of the property to Springhollow MUD, provision of the private recreational facilities (Amenity Center), conveyance of parkland to City of Dripping Springs, and conveyance of parkland to the HOA.
Landscaping and Tree Preservation, Article 28.06	Per the Development Agreement, Section 2.6.6 (c) and (d), the use of native species of plant materials are encouraged throughout the project. In addition, and IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.

<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>All public improvements will comply with the City of Dripping Springs and Hays County standards, as modified by the Development Agreement.</p> <p>All improvements to offsite roads have been completed or are under contract, satisfying the requirement for highway access listed under 3.13 of the Development Agreement.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>Not applicable. Per the Development Agreement Owner has agreed that all habitable buildings will be constructed in accordance with City building Code; and building permits will be obtained by the builders.</p>



CITY OF DRIPPING SPRINGS

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Date: January 26, 2021

Daniel Ryan
LJA Engineering
dryan@lja.com

Permit Number: SUB2020-0044
Project Name: Parten Ranch Ph 4 PP
Project Address:

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

Engineer/Public Works Comments

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

1. Update note 5 regarding the relation to the 100-year floodplain. The Engineering report says a portion is in the floodplain.
2. Label the various widths of the WQBZ.
3. The legend shows symbology for "water quality easement". Where is this being used?
4. Clarify why the Engineering Report lists total acreage of Phase 4 as 73.84 acres and the Preliminary Plat tables shows the total acreage as 62.68.

City Planner Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

5. Replace notes 11-14 with the following note: "Building setbacks shall comply with City Ordinances or the Parten Ranch Development Agreement, whichever is applicable"
6. The Water utility Lot Block K Lot 43 is missing metes and bounds. [Sec. 4.7 of the subdivision ord]
7. Lots 42,43,44 Block K, Lot 33 Block I, and Lot 39 Block J are missing from the Lot chart. [Sec. 4.7 of the subdivision ord]

Fire Marshal Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com.

8. Fire Approves

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.



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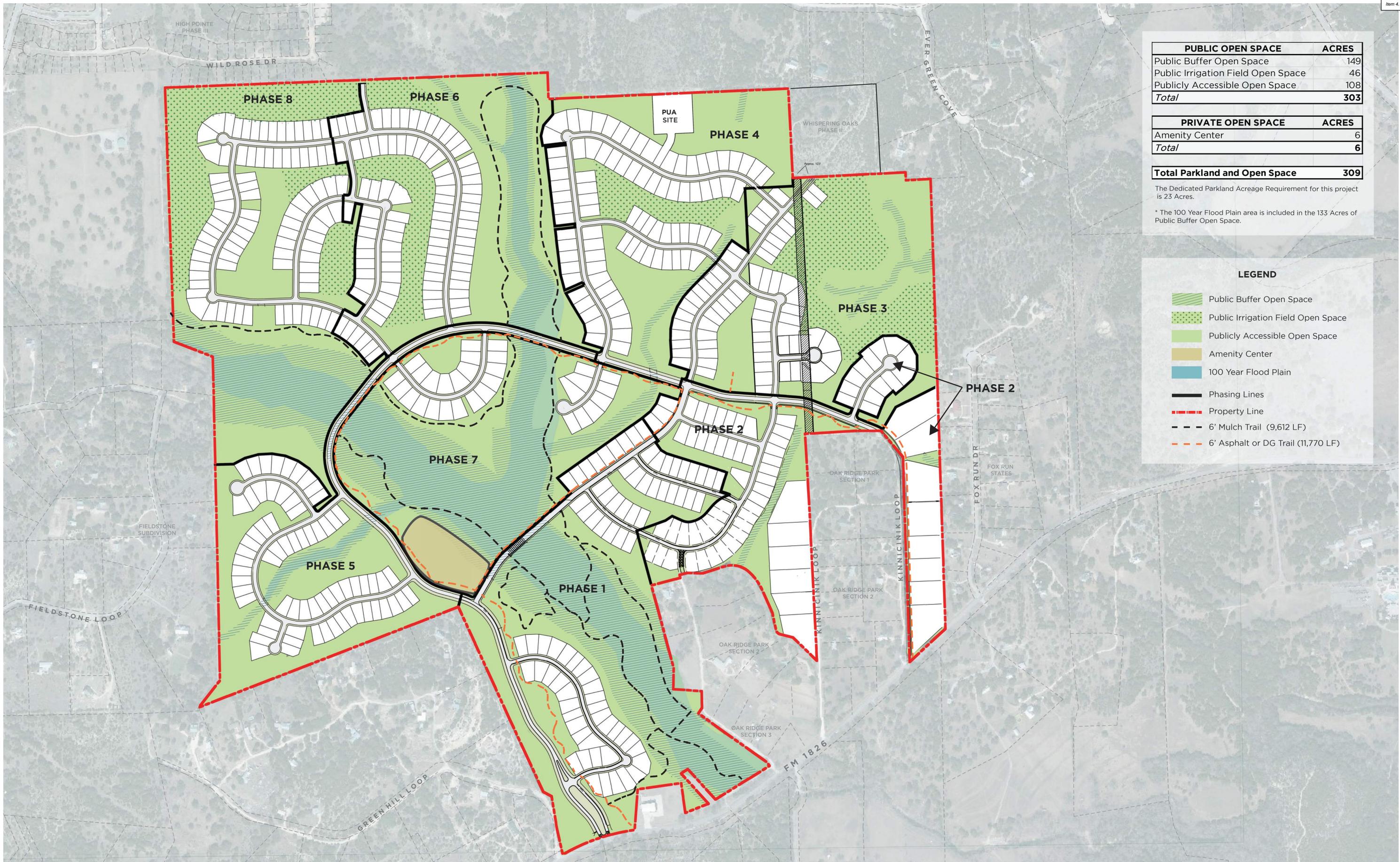
November 11, 2020

Daniel Ryan
LJA Engineering
7500 Rialto Blvd., Building II, Suite 100
Austin, Texas 78735
dryan@lja.com

RE: City Council Approval Issues November 10, 2020
Application for Parkland Dedication
Location: Parten Ranch Development

The City of Dripping Springs City Council met on November 10th and approved your proposed Parkland Dedication Amendment for the Parten Ranch Subdivisions Master Open Space and Parks Plan. This vote passed 4-0 in November 10th on the consent agenda.

Best Regards,
Amanda Padilla, City of Dripping Springs Senior Planner



PUBLIC OPEN SPACE		ACRES
Public Buffer Open Space		149
Public Irrigation Field Open Space		46
Publicly Accessible Open Space		108
Total		303

PRIVATE OPEN SPACE		ACRES
Amenity Center		6
Total		6

Total Parkland and Open Space 309

The Dedicated Parkland Acreage Requirement for this project is 23 Acres.
 * The 100 Year Flood Plain area is included in the 133 Acres of Public Buffer Open Space.

LEGEND

- Public Buffer Open Space
- Public Irrigation Field Open Space
- Publicly Accessible Open Space
- Amenity Center
- 100 Year Flood Plain
- Phasing Lines
- Property Line
- 6' Mulch Trail (9,612 LF)
- 6' Asphalt or DG Trail (11,770 LF)

PARTEN RANCH
EXHIBIT 1 - OPEN SPACE AND MASTER PARK PLAN
 OCTOBER 26, 2020



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735
t 512.439.4700 LJA.com TBPE F-1386

October 27, 2020

Amanda Padilla
Senior Planner
City of Dripping Springs
511 Mercer Street
Dripping Springs, Texas 78620

RE: SUB2020-0021
Parten Ranch Phase 2 RP PV
Parten Ranch Parkland Plan
A311-404-311

Dear Ms. Padilla:

This letter is submitted along with the updated Parkland plan for the Parten Ranch Development. The original parkland plan was approved along with the subdivision concept plan, and has been updated to reflect the current development plan along with some minor changes to layout of the streets and lots.

No change in overall impervious cover, lot sizes, or development character has occurred. We have changed the amenity center site (there is an approved site plan and plat) and have reconfigured some open space lots. Additionally, the phasing of the project has been adjusted and Phase 5 is currently under construction, with Phase 3 scheduled to begin first quarter of 2021.

Overall, open space has increased from approximately 305 to 309 acres. We feel the proposed changes are minor but would appreciate consideration and approval of the updated plan by the Parks Commission.

If you have any questions, please do not hesitate to contact me at 512-439-4700.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel Ryan'.

Daniel Ryan, P.E.

PARTEN RANCH, PHASE 4 PRELIMINARY PLAT

F.M. 1826

PARTEN RANCH PHASE 4
PRELIMINARY PLAT

SHEET NO. _____

DESCRIPTION

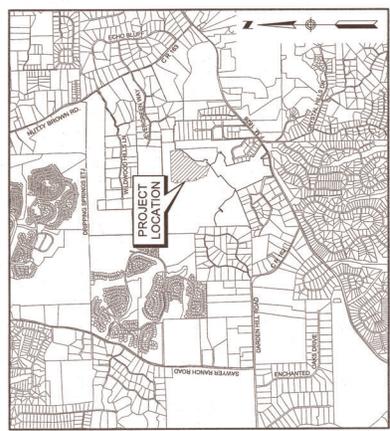
- 1. TITLE PAGE
- 2. PRELIMINARY PLAN (OVERALL)
- 3. PRELIMINARY PLAN (1 OF 3)
- 4. PRELIMINARY PLAN (2 OF 3)
- 5. PRELIMINARY PLAN (3 OF 3)
- 6. LINE AND CURVE TABLES
- 7. PHASING PLAN

NOTES:

1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
2. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE EMBARRAS BASINS RESERVE AS SHOWN ON MAP 100-100-00000-00000.
3. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE DIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE DIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
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31. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE DIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
32. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE DIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
33. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE DIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
34. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE DIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
35. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE DIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.

STREET NAME	LINEAR FOOTAGE	R.O.W.	CLASSIFICATION
PEAR TREE ROAD	148 L.F.	60'	LOCAL ROADWAY
FACTORY TRANSIT HWY.	894 L.F.	60'	RURAL COLLECTOR
TOTAL:			

17. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
18. AREA WITHIN NEW ROAD RIGHT-OF-WAY = 8.71 AC. (PLATTED)
19. APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
20. SPRING HOLLOW MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETENTION POND AND THE MAINTENANCE OF THE WATERS SYSTEM LOCATED WITHIN THIS SUBDIVISION. THE HOLO OR MUD SHALL BE RESPONSIBLE FOR MAINTAINING BLOCK 1, LOT 3; BLOCK 1, LOT 3; AND BLOCK 1, LOTS 4-24.
21. THIS PLAT AND SUBSEQUENT DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT CITY SPECIFICATIONS, WHICH ARE TO BE APPLIED AND ENFORCED BY THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS.
22. POST DEVELOPMENT CONDITION DRAWINGS SHALL BE LESS THAN 10% DIFFERENT FROM THE PRELIMINARY DEVELOPMENT CALCULATIONS AND SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
23. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS, BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC AND NOT EXEMPTED FROM CHANGE AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ORIGINAL PLATTING.
24. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS, WHICH ARE TO BE APPLIED AND ENFORCED BY THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS.
25. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS, WHICH ARE TO BE APPLIED AND ENFORCED BY THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS.
26. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS, WHICH ARE TO BE APPLIED AND ENFORCED BY THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS.
27. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS, WHICH ARE TO BE APPLIED AND ENFORCED BY THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS.
28. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS, WHICH ARE TO BE APPLIED AND ENFORCED BY THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS.
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35. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS, WHICH ARE TO BE APPLIED AND ENFORCED BY THE EMBARRAS BASINS DISTRICT, ITS SUCCESSORS.



SUBMITTAL DATE:

LEGAL DESCRIPTION

OWNER: HM PARTEN RANCH DEVELOPMENT, INC.
1011 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78725
CONTACT PERSON: JAY MANANA, VP
PHONE # (512) 477-2400

ENGINEER: LJA ENGINEERING, INC.
FRM # F-1386
7500 REALTY BOULEVARD
BUILDING 11, SUITE 100
AUSTIN, TEXAS 78725
PHONE # (512) 499-4700
FAX # (512) 498-4718

SURVEYOR: GSB PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
T.B.P.L.S. FIRM REG. NO. 1018150
1400 W. BRIDGEMAN BLVD., SUITE 200
AUSTIN, TX 78724
PHONE # (512) 326-2626

LEGAL DESCRIPTION

LEGAL DESCRIPTION: 0.09 ACRES OF LAND IN THE EMBARRAS BASINS DISTRICT, HAYS COUNTY, TEXAS, BEING A PORTION OF THE 31.442 ACRES RECORDED IN D.O.C. #2016-0004247 OF THE OFFICIAL PUBLIC RECORDS OF THE HAYS COUNTY, TEXAS.

BENCHMARKS:

TBM1: COTTON SPINDLE SET IN EAST SIDE OF LIVE OAK ST. TAG NO. 10145. +309 EAST FROM THE NORTHEAST CORNER OF LOT 1, BLOCK E, PARTEN RANCH SUBDIVISION PHASE 1.

TBM2: COTTON SPINDLE SET IN NORTH SIDE OF ALIVE OAK ST. TAG NO. 10084. +300 NORTH OF THE NORTHEAST CORNER OF LOT 8, BLOCK E, PARTEN RANCH.

TBM3: COTTON SPINDLE SET ON NORTHEAST SIDE OF A LIVE OAK ST. TAG NO. 10079. EAST FROM THE NORTHEAST CORNER OF LOT 8, BLOCK E, PARTEN RANCH.

TBM4: COTTON SPINDLE FOUND IN EAST SIDE OF A CEDAR 1/4" WEST SIDE OF KINCHIK PARK. SET AT THE INTERSECTION OF THE EAST SIDE OF KINCHIK PARK AND THE SUBDIVISION OF PORTION OF CORKWOOD PARK SEC. 1.

VERTICAL DATUM: NAVD 88 (GEOID 128)

VERTICAL DATUM: NAVD 88 (GEOID 128)

VERTICAL DATUM: NAVD 88 (GEOID 128)

RESIDENTIAL LOT SIZE	NO.
> 3 ACRES	0
1 - 3 ACRES	0
10,000 - 15,000 s.f.	76
0 - 10,000 s.f.	5
TOTAL LOT NO.	81

HAYS COUNTY LOT SIZE LIST	NO.
> 10 ACRES	3
5 TO 10 ACRES	1
1 TO 2 ACRES	0
< 1 ACRES	87
TOTAL LOT NO.	92

LAND USE SUMMARY	ACREAGE	# OF LOTS	% OF PROJECT
SINGLE FAMILY	25.49	87	34.52%
DRAINAGE / OPEN SPACE	39.40	4	53.90%
TOTAL	64.89	91	100.00%

REVISIONS / CORRECTIONS	Number	Description	Date	By	Checked By

REVISIONS / CORRECTIONS	Number	Description	Date	By	Checked By

RESIDENTIAL LOT SIZE	NO.	RESIDENTIAL LOT SIZE LIST	NO.
> 3 ACRES	0	> 10 ACRES	3
1 - 3 ACRES	0	5 TO 10 ACRES	1
10,000 - 15,000 s.f.	76	1 TO 2 ACRES	0
0 - 10,000 s.f.	5	< 1 ACRES	87
TOTAL LOT NO.	81	TOTAL LOT NO.	92

OWNER	ENGINEER	SURVEYOR	RESIDENTIAL LOT SIZE	NO.	RESIDENTIAL LOT SIZE LIST	NO.
HM PARTEN RANCH DEVELOPMENT, INC.	LJA ENGINEERING, INC.	GSB PARTNERS, L.P.	> 3 ACRES	0	> 10 ACRES	3
1011 NORTH LAMAR BLVD.	FRM # F-1386	LAND SURVEYING CONSULTANTS	1 - 3 ACRES	0	5 TO 10 ACRES	1
AUSTIN, TEXAS 78725	7500 REALTY BOULEVARD	T.B.P.L.S. FIRM REG. NO. 1018150	10,000 - 15,000 s.f.	76	1 TO 2 ACRES	0
CONTACT PERSON: JAY MANANA, VP	BUILDING 11, SUITE 100	1400 W. BRIDGEMAN BLVD., SUITE 200	0 - 10,000 s.f.	5	< 1 ACRES	87
PHONE # (512) 477-2400	AUSTIN, TEXAS 78725	PHONE # (512) 326-2626	TOTAL LOT NO.	81	TOTAL LOT NO.	92

LJA Engineering, Inc.
7500 Realty Boulevard
Building 11, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

SHEET 1 OF

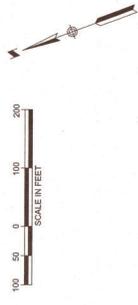
Item 4.

LJA Engineering, Inc.
 7500 Rains Boulevard
 Austin, Texas 78755
 Phone 512.439.4700
 Fax 512.439.4716
 P.E. F-1508



DATE	DESIGNED BY	CHKD BY	APP'D BY
08/14/18	JMS	JMS	JMS

PARTEN RANCH PHASE 4
 OVERALL PRELIMINARY PLAT



- LEGEND**
- PROPOSED BOUNDARY
 - - - 10' P.U.E.
 - - - BUILDING SETBACK
 - - - WATER QUALITY EASEMENT
 - - - CREEK BUFFER
 - - - 100 YR FLOODPLAIN - CALCULATED (ATLAS-14 PRECIPITATION)

BLOCK K			BLOCK L		
LOT #	SQUARE FOOTAGE	ACREAGE	LOT #	SQUARE FOOTAGE	ACREAGE
1	12486	0.29	1	12870	0.29
2	12486	0.29	2	12870	0.29
3	12486	0.29	3	12870	0.29
4	12486	0.29	4	12870	0.29
5	12486	0.29	5	12870	0.29
6	12486	0.29	6	12870	0.29
7	12486	0.29	7	12870	0.29
8	12486	0.29	8	12870	0.29
9	12486	0.29	9	12870	0.29
10	12486	0.29	10	12870	0.29
11	12486	0.29	11	12870	0.29
12	12486	0.29	12	12870	0.29
13	12486	0.29	13	12870	0.29
14	12486	0.29	14	12870	0.29
15	12486	0.29	15	12870	0.29
16	12486	0.29	16	12870	0.29
17	12486	0.29	17	12870	0.29
18	12486	0.29	18	12870	0.29
19	12486	0.29	19	12870	0.29
20	12486	0.29	20	12870	0.29
21	12486	0.29	21	12870	0.29
22	12486	0.29	22	12870	0.29
23	12486	0.29	23	12870	0.29
24	12486	0.29	24	12870	0.29
25	12486	0.29	25	12870	0.29
26	12486	0.29	26	12870	0.29
27	12486	0.29	27	12870	0.29
28	12486	0.29	28	12870	0.29
29	12486	0.29	29	12870	0.29
30	12486	0.29	30	12870	0.29
31	12486	0.29	31	12870	0.29
32	12486	0.29	32	12870	0.29



PARTEN RANCH PHASE 4 PHASING PLAN

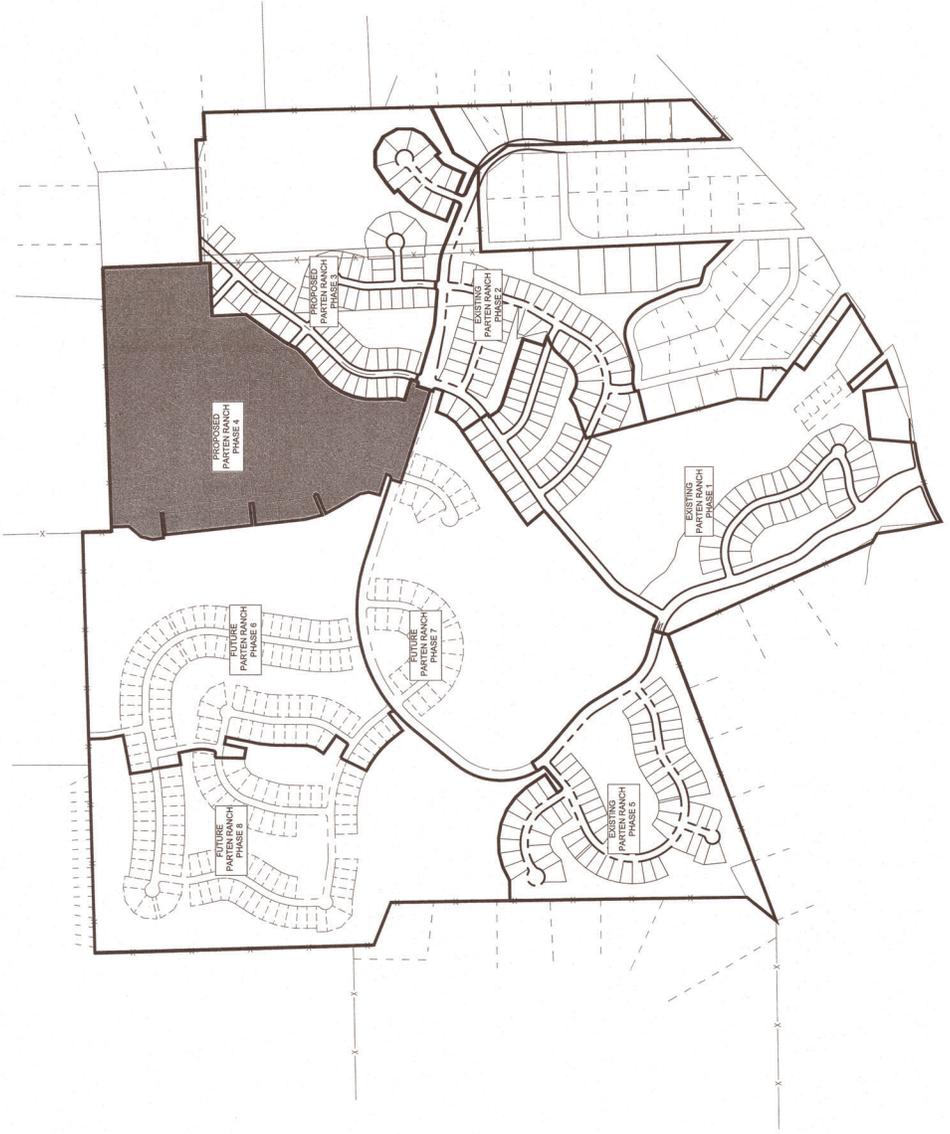
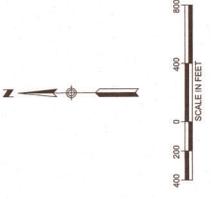
NO.	DESCRIPTION	BY	DATE

NAME: Daniel Ryan
 LICENSE NO.: 10000
 EXPIRES: 08/20/18
 STATE: FLORIDA
 PROFESSION: MECHANICAL
 DRAWN BY: JSS
 CHECKED BY: DVM
 DESIGNED BY: JMC
 DATE: 08/28/18

JJA Engineering, Inc.
 27000 Palms Boulevard
 Maitland, Texas 77355
 Phone: 512.433.4700
 Fax: 512.433.4716
 FPN - 1-108

JOB NO.: 1811-0009
 SHEET NO.: 7
 SHEETS: 7

Item 4.



PHASE	TOTAL ACREAGE	LEFT OVER BUFFERS	TOTAL ACREAGE	ALLOWABLE 20% NET USE AREA	PROVIDED OPEN IMPROVEMENTS PER PHASE	REMAINING IMPROVEMENTS COVER	OPEN SPACE ACREAGE	SINGLE FAMILY LOTS	SPACED LOTS	OPEN SPACE LOTS	LOT COVER	REMAINING IMPROVEMENTS COVER
EXISTING PARTEN RANCH PHASE 1	101.14	52.17	48.97	48.97	13.13	35.84	42.07	72	72	7	7.00	28.84
EXISTING PARTEN RANCH PHASE 2	101.14	52.17	48.97	48.97	13.13	35.84	42.07	72	72	7	7.00	28.84
EXISTING PARTEN RANCH PHASE 3	101.14	52.17	48.97	48.97	13.13	35.84	42.07	72	72	7	7.00	28.84
EXISTING PARTEN RANCH PHASE 5	101.14	52.17	48.97	48.97	13.13	35.84	42.07	72	72	7	7.00	28.84
EXISTING PARTEN RANCH PHASE 6	101.14	52.17	48.97	48.97	13.13	35.84	42.07	72	72	7	7.00	28.84
EXISTING PARTEN RANCH PHASE 7	101.14	52.17	48.97	48.97	13.13	35.84	42.07	72	72	7	7.00	28.84
EXISTING PARTEN RANCH PHASE 8	101.14	52.17	48.97	48.97	13.13	35.84	42.07	72	72	7	7.00	28.84
PROPOSED PARTEN RANCH PHASE 4	101.14	52.17	48.97	48.97	13.13	35.84	42.07	72	72	7	7.00	28.84
TOTAL	809.12	417.36	391.76	391.76	105.92	285.84	335.84	504	504	49	49.00	195.92

1. XATT Print: 08/28/18 Partem Ranch Phasing Plan - Engineering: Partem Ranch Phasing Plan - 08/28/18
 Last Modified: Oct 21, 2018 - 10:28:18 AM
 Print Date/Time: Oct 21, 2018 - 10:28:18 AM



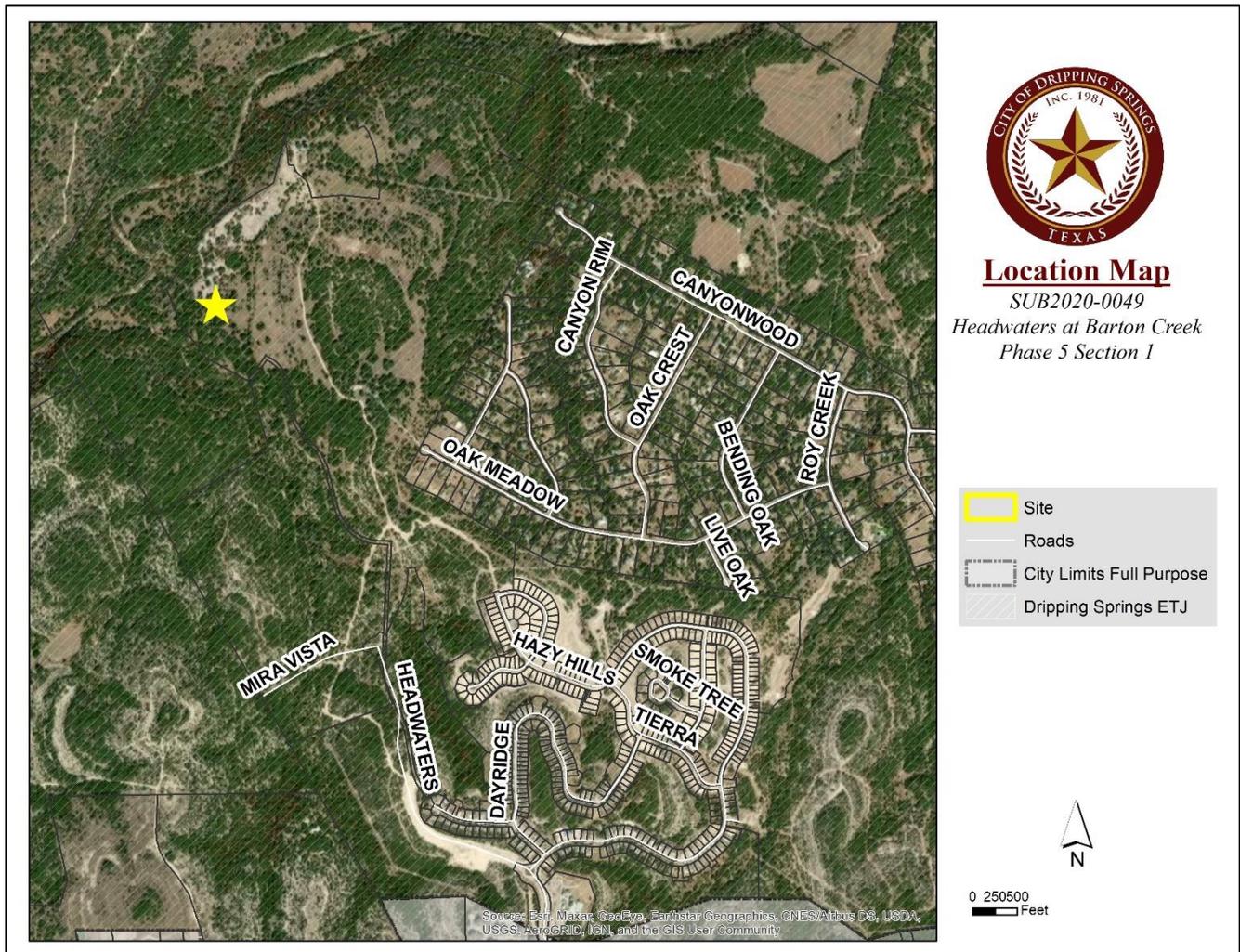
Planning and Zoning Commission Planning Department Staff Report

Item 5.

Planning and Zoning Commission Meeting: January 26, 2021
Project No: SUB2020-0049
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Headwaters at Barton Creek Subdivision Phase 5 Section 1 Final Plat
Property Location: Intersection of Headwaters Blvd and Sage Thrasher Circle
A0394 M D RAPER, 58 H BRASHE, 555 A JOLLY, 40 H BENSON, 811 JF GILBERT, 639 L LEWIS, 560 J POWELL, 567 WR WOOD, 475 W WALKER JR SURVEYS, ACRES 463.0.135
Legal Description:
Applicant: WFC Headwaters Owner VII, L.P c/o Freehold Communities
Property Owner: WFC Headwaters Owner VII, L.P c/o Freehold Communities
Request: Applicant is requesting to Final Plat Headwaters at Barton Creek Subdivision Phase 5 Section 1
Staff recommendation: Staff is recommending approval with conditions of Headwaters at Barton Creek Subdivision Phase 5 Section 1 Final Plat.



Overview

The applicant is requesting to Final Plat Headwaters at Barton Creek Subdivision Phase 5 Section 1. The Headwaters at Barton Creek Subdivision is a single-family residential development within the City’s extraterritorial jurisdiction. The final plat for Phase 5 Section 1 is a total of 20.92 acres. The plat consists of 57 total lots with 54 residential lots. The applicant received Preliminary plat approval from the Planning and Zoning Commission and City Council.

Headwaters at Barton Creek is within a Development agreement with the City. The Development agreement was amended and restated in 2020.

The plat is entirely within the Hays-Trinity Groundwater Conservation District 6 and is within the Contributing Zone of the Edwards Aquifer.

Headwaters at Barton Creek Phase 5 Section 1 Final Plat utility providers are listed below:

- Water: Headwaters Municipal Utility District
- Wastewater: Headwaters Municipal Utility District
- Electric: Pedernales Electric Cooperative

Parkland and open space were approved with the Development agreement which was approved by the Parks and Recreation Commission and City Council.

Recommendation:

Staff is recommending **approval with the following comments:**

1. Change signature block to the following (Sec. 212.006 of Local Government Code requires plats to be approved through the municipal planning commission):

STATE OF TEXAS }

COUNTY OF HAYS }

CITY OF DRIPPING SPRINGS }

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

APPROVED, THIS THE DAY OF 20 ,

BY:

Planning and Zoning Commission Chair or Vice Chair

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

2. Remove all Preliminary Plat references
3. 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.

Planning Department Staff Report

Once all conditions have been met the proposed plat will be consistent and comply with the development standards set forth in the City Ordinances.

Public Notification

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

Meetings Schedule

January 26, 2021 Planning and Zoning Commission

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Headwaters at Barton Creek Phase 5 Section 1 Final Plat

Recommended Action	Approve the Plat with conditions
Alternatives/Options	Approve the Plat with no conditions; Disapprove the Plat
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 5.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: <u>10/15/2020</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 WFC HEADWATERS OWNER VII, L.P.

COMPANY c/o Freehold Communities

STREET ADDRESS 500 Boylston St., Ste 2010

CITY Boston **STATE** MA **ZIP CODE** 02116

PHONE c/o 617-221-8400 **EMAIL** jrb@freeholdcm.com; cc: contracts@freeholdcm.com

OWNER NAME WFC HEADWATERS OWNER VII, L.P.

COMPANY c/o Freehold Communities

STREET ADDRESS 500 Boylston St., Ste 2010

CITY Boston **STATE** MA **ZIP CODE** 02116

PHONE c/o 617-221-8400 **EMAIL** jrb@freeholdcm.com; cc: contracts@freeholdcm.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	WFC HEADWATERS OWNER VII, L.P.
PROPERTY ADDRESS	Intersection of Headwaters Blvd and Sage Thrasher Circle
CURRENT LEGAL DESCRIPTION	682.32.35 AC, FROM A0394 M D RAPER, 58 H BRASHE, 555 A JOLLY, 40 H BENSON, 811 JF GILBERT, 639 L LEWIS, 560 J POWELL, 567 WR WOOD, 475 W WALKER JR SURVEYS
TAX ID #	R 111877
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	20.92 AC
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	1 & 6
ZONING/PDD/OVERLAY	N/A - ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: NONE <input type="checkbox"/> State Name: NONE <input type="checkbox"/> City/County (public) Name: NONE
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>The Headwaters At Barton Creek</u>

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Headwaters at Barton Creek, Phase 5 Section 1
TOTAL ACREAGE OF DEVELOPMENT	20.92 AC
TOTAL NUMBER OF LOTS	54 RESIDENTIAL, 3 NON-RESIDENTIAL
AVERAGE SIZE OF LOTS	RES. LOT AVG. = 7,293 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>MUD UTILITY, OPEN SPACE, WATER QUALITY, DRAINAGE</u>
# OF LOTS PER USE	RESIDENTIAL: <u>54</u> COMMERCIAL: _____ INDUSTRIAL: _____ Other: 3
ACREAGE PER USE	RESIDENTIAL: <u>9.04 ac</u> COMMERCIAL: _____ INDUSTRIAL: _____ Other Lots: 9.92 ac
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>1,712</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 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 N/A	

COMMENTS: _____

TITLE: _____ SIGNATURE: SEE ATTACHED _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): TWC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): HEADWATERS MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): HEADWATERS MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): One Texas Gas

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

Parkland to be dedicated per the Development Agreement.

Signature page for Rippling Springs Subdivision Application page for Phase 5 Section 1 dated 11/11/2020 09:08 AM CST

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII,
L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: Jesse R Baker 
Name: Jesse R Baker
Title: Authorized Signatory

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.)

WFC HEADWATERS OWNER VII, L.P.

Applicant Name

See Attached

Applicant Signature

Date

Notary

Date

Notary Stamp Here

WFC HEADWATERS OWNER VII, L.P.

Property Owner Name

See Attached

Property Owner Signature

Date

Signature page for ripping Springs Su division Application page for Phase 5 Section 1 dated 11/11/2020 09:08 AM CST

APPLICANT/OWNER

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII,
L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: Jesse R Baker
Name: Jesse R Baker
Title: Authorized Signatory

S A F AS

COUNTY OF TRAVIS

Before me, Shannon Markert, on this day personally appeared by means of an interactive two-way audio and video communication Jesse R Baker, as Authorized Signatory of FCA Austin, LLC, a Delaware limited liability company, the Administrative Member of WFC Headwaters Holdings JV VII, L.L.C., a Delaware limited liability company, the Sole Member of WFC Headwaters GP VII, L.L.C., a Delaware limited liability company, the General Partner of WFC Headwaters Owner VII, L.P., a Delaware limited partnership; who is known to me, or has provided satisfactory evidence of identity in accordance with Chapter 406, Texas Government Code, 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. This notarial act was an online notarization.

Given under my hand and seal of office this 11th day of October, 2020.

Notary Seal & Signature

Shannon
Markert



Notary Public. This act involved the online audio/video communication technology.

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: See Attached Date: _____

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) \$13,075.00
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	N/A - PLAT <input type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	N/A - PLAT <input type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	N/A - PLAT <input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale) 18X24
<input type="checkbox"/>	N/A - FINAL <input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	N/A - FINAL <input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FISCAL TO BE POSTED ONCE APPROVED Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/> N/A - FINAL	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

Signature page for Rippling Springs Subdivision Application page 7 for Phase 5 Section 1 dated 11/11/2020 09:08 AM CST

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: Jesse R. Baker 
Name: Jesse R. Baker
Title: Authorized Signatory

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable) PDF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). PROJECT IS IN ETJ - COSTS TO BE APPROVED BY HAYS COUNTY. *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	N/A - PARKLAND <input type="checkbox"/>	LAND TO BE DEDICATED PER DEVELOPMENT AGREEMENT Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	N/A - PARKLAND <input type="checkbox"/>	LAND TO BE DEDICATED PER DEVELOPMENT AGREEMENT 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 checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

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

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

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A	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:

<u>NARRATIVE OF COMPLIANCE</u>	
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	None Proposed.
Parkland Dedication, Article 28.03	Parkland to be dedicated per the Development Agreement.
Landscaping and Tree Preservation, Article 28.06	N/A - ETJ

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). This site is proposed to be in compliance with the Headwaters Development Agreement, as amended or restated.
Zoning, Article 30.02, Exhibit A	N/A - Project is in the ETJ.

Project Number: _____ - _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Headwaters at Barton Creek, Phase 5 Section 1 - Final Plat

Project Address: Intersection of Headwaters Blvd and Sage Thrasher Circle

Project Applicant Name: WFC Headwaters Owner VII, L.P.

Billing Contact Information

Name: Accounting

Mailing Address: 500 Boylston St., Ste 2010, Boston, MA, 02116

Email: accounting@freeholdcm.com Phone Number: 617-221-9801

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 _____ |

N/A - FEES ARE STIPULATED BY THE DEVELOPMENT AGREEMENT

~~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 including 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 Mass Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is jointly and severally responsible for the payment and responsibility of these fees.~~

SEE ATTACHED

Signature of Applicant

Date

Signature page for Dripping Springs Billing Contact Form for Phase 5 Section 1 dated 11/11/2020 09:08 AM CST

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: Jesse R Baker 
Name: Jesse R Baker
Title: Authorized Signatory

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

THAT, WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, THE OWNER OF THE REMAINDER OF 1035.74 ACRES AS CONVEYED IN VOLUME 4832, PAGE 118 AS DOCUMENT NUMBER 2014-14000136 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A TOTAL OF 20.92 ACRES OF LAND TO BE KNOWN AS "HEADWATERS AT BARTON CREEK, PHASE 5, SECTION 1", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HEREFOR GRANTED, AND DOES DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS AS SHOWN HEREON

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

WFC HEADWATERS OWNER VII, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: WFC HEADWATERS GP VII, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
NAME:
TITLE:
C/O 500 BOYLSTON STREET, SUITE 2010
BOSTON, MA 02116

STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §

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

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

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

LEINHOLDER CONSENT:
PIONEER BANK, SSB

CHRIS BOURNE
CENTRAL TEXAS REGIONAL PRESIDENT

ADDRESS FOR NOTICES: 623 W. 38TH STREET, SUITE 100
AUSTIN, TEXAS 78705
ATTN: CHRIS BOURNE

STATE OF TEXAS §
COUNTY OF HAYS §

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

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

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

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

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

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

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

CAITLYN STRICKLAND DATE
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

ADMINISTRATIVE PLAT APPROVAL.
THIS PLAT, HEADWATERS AT BARTON CREEK, PHASE 5, SECTION 1; HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, TEXAS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES AND IS HEREBY APPROVED ADMINISTRATIVELY.

APPROVED, THIS THE ___DAY OF _____, 20__ A.D. BY

MICHELLE FISCHER, CITY ADMINISTRATOR DATE

STATE OF TEXAS §
COUNTY OF HAYS §

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

CAITLYN STRICKLAND DATE
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

WATER SUPPLY NOTE:

THE CITY OF DRIPPING SPRINGS, A RETAIL WATER PROVIDER TO THE HEADWATERS MUD, HAS THE REQUIRED SERVICE CAPACITY TO SERVE THIS SUBDIVISION IN ACCORDANCE WITH ITS TARIFF AND POLICIES.

GINGER FAUGHT, DEPUTY CITY ADMINISTRATOR DATE
512-858-4725

SURVEYOR'S CERTIFICATION:

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

PRELIMINARY - NOT FOR RECORDATION

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

ENGINEER'S CERTIFICATION:

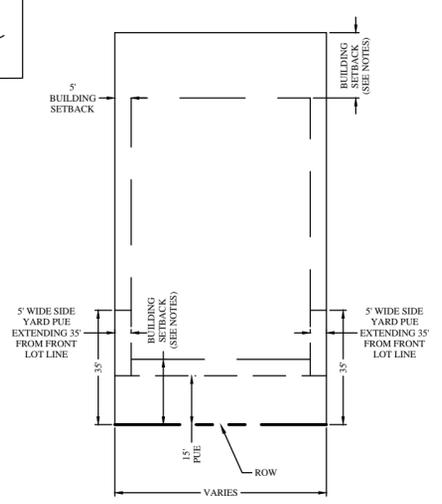
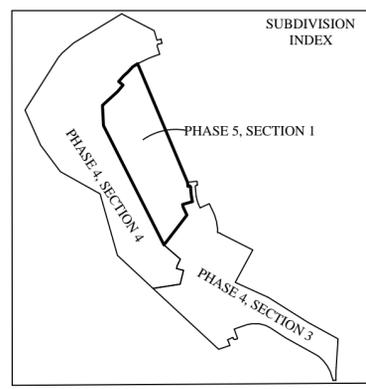
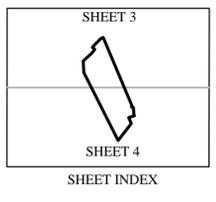
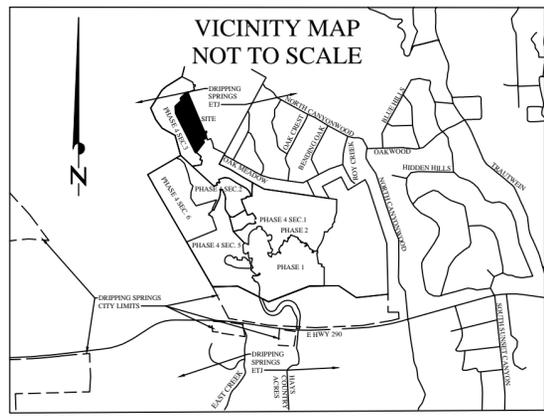
I, JESSE B. MALONE, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE RESIDENTIAL LOTS IN THIS SUBDIVISION ARE NOT LOCATED WITHIN ANY DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48209C0108F, REVISED SEPTEMBER 2, 2005 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

JESSE B. MALONE, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 45033
MALONE/WHEELER, INC.
5113 SOUTHWEST PKWY, STE 260
AUSTIN, TEXAS 78735
FIRM REGISTRATION NO. F-786

STATE OF TEXAS §
COUNTY OF HAYS §

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

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



NOTES
1. THIS TYPICAL LOT DETAIL IS FOR CLARIFICATION OF GENERAL NOTE #2. NO OTHER INFORMATION ON THIS TYPICAL LOT LAYOUT SHALL RESULT IN A RESTRICTION ON THE LOTS.

AREA TABLES

RESIDENTIAL			NON-RESIDENTIAL			RESIDENTIAL			NON-RESIDENTIAL		
BLOCK H			BLOCK H			BLOCK F			BLOCK F		
Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet
64	0.18	7733.00	900	0.16	6834.00	55	0.27	11780.34	903	9.62	419161
65	0.20	8756.00	901	0.14	5923.00	56	0.22	9413.31			
66	0.20	8755.89				57	0.20	8699.21			
67	0.20	8755.89				58	0.20	8657.69			
68	0.20	8755.89				59	0.20	8645.73			
69	0.20	8755.89				60	0.20	8645.73			
70	0.17	7277.33				61	0.20	8645.73			
71	0.16	6944.18				62	0.20	8645.73			
72	0.14	6250.00				63	0.17	7193.85			
73	0.14	6250.00				64	0.17	7193.85			
74	0.14	6250.00				65	0.17	7193.85			
75	0.14	6250.00				66	0.17	7193.85			
76	0.14	6250.00				67	0.16	6841.63			
77	0.14	6250.00				68	0.14	6250.00			
78	0.14	6250.00				69	0.14	6250.00			
79	0.14	6250.00				70	0.14	6250.00			
80	0.15	6569.20				71	0.14	6250.00			
81	0.16	7093.62				72	0.14	6250.00			
82	0.16	7093.18				73	0.14	6250.00			
83	0.16	7093.18				74	0.14	6250.00			
84	0.16	7093.18				75	0.14	6250.00			
85	0.16	7093.18				76	0.14	6250.00			
86	0.16	7093.18				77	0.15	6689.69			
87	0.16	7093.18				78	0.17	7595.65			
88	0.15	6561.59				79	0.17	7595.65			
89	0.14	6250.00				80	0.17	7595.65			
						81	0.17	7595.65			
						82	0.16	7016.77			

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
L1	S05°55'52"E	50.00'	C1	20.00'	31.42'	28.28'	S50°55'52"E	90°00'00"
L2	N84°04'08"E	10.00'	C2	330.00'	55.88'	55.81'	S10°46'55"E	9°42'07"
L3	S15°37'59"E	37.55'	C3	425.00'	687.57'	615.00'	N49°35'03"W	92°41'37"
L4	N50°04'46"W	44.64'	C4	425.00'	347.46'	337.86'	N26°39'30"W	46°50'32"
L5	N84°04'08"E	110.49'	C5	475.00'	388.34'	377.61'	S26°39'30"E	46°50'32"
L9	N50°04'46"W	36.50'	C6	375.00'	606.68'	542.65'	S49°35'03"E	92°41'37"
L10	S50°04'46"E	36.50'	C7	425.00'	14.09'	14.09'	N85°01'07"E	1°53'58"
L11	S84°04'08"W	84.75'	C8	425.00'	60.05'	60.00'	S89°59'02"E	8°05'44"
L12	N79°52'16"W	80.48'	C9	425.00'	60.05'	60.00'	S81°53'18"E	8°05'44"
L13	N69°44'42"W	82.21'	C10	425.00'	60.05'	60.00'	S73°47'34"E	8°05'44"
L14	N61°38'58"W	77.84'	C11	425.00'	60.05'	60.00'	S65°41'50"E	8°05'44"
L15	N53°33'14"W	77.84'	C12	425.00'	60.05'	60.00'	S57°36'06"E	8°05'44"
L16	N45°27'30"W	77.84'	C13	425.00'	60.05'	60.00'	S49°35'03"E	8°05'44"
L17	N37°21'46"W	71.33'	C14	425.00'	60.05'	60.00'	S41°24'38"E	8°05'44"
L18	N30°37'06"W	64.82'	C15	425.00'	50.03'	50.00'	S33°59'26"E	6°44'40"
L19	N23°52'25"W	64.82'	C16	425.00'	50.03'	50.00'	S27°14'45"E	6°44'40"
L20	N17°07'45"W	64.82'	C17	425.00'	50.03'	50.00'	S20°30'05"E	6°44'40"
L21	N10°23'04"W	32.41'	C18	425.00'	50.03'	50.00'	S13°45'24"E	6°44'40"
L22	N07°31'24"W	20.58'	C19	425.00'	21.22'	21.22'	S08°57'14"E	2°51'40"
L23	N03°14'14"W	50.00'	C20	425.00'	31.79'	31.78'	S05°22'49"E	4°17'10"
L24	N03°45'29"W	50.00'	C21	425.00'	23.39'	23.39'	N04°48'51"W	3°09'14"
L25	N11°10'17"W	50.00'	C22	425.00'	70.92'	70.83'	N11°10'17"W	9°33'37"
L26	N20°43'54"W	50.00'	C23	425.00'	70.92'	70.83'	N20°43'54"W	9°33'37"
L27	N30°17'32"W	50.00'	C24	425.00'	70.92'	70.83'	N30°17'32"W	9°33'37"
L28	N39°51'09"W	50.00'	C25	425.00'	70.92'	70.83'	N39°51'09"W	9°33'37"
L29	N48°31'38"W	50.00'	C26	425.00'	40.40'	40.39'	N47°21'22"W	5°26'49"
L30	S50°04'46"E	93.06'	C27	475.00'	18.86'	18.86'	N48°56'31"W	2°16'30"
L31	S47°48'16"E	43.54'	C28	475.00'	50.02'	50.00'	N44°47'15"W	6°02'02"
L32	S41°46'14"E	63.25'	C29	475.00'	50.02'	50.00'	N38°45'13"W	6°02'02"
L33	S35°44'12"E	63.25'	C30	475.00'	50.02'	50.00'	N32°43'11"W	6°02'02"
L34	S29°42'10"E	63.25'	C31	475.00'	50.02'	50.00'	N26°41'09"W	6°02'02"
L35	S23°40'08"E	63.25'	C32	475.00'	50.02'	50.00'	N20°39'07"W	6°02'02"
L36	S17°38'06"E	63.25'	C33	475.00'	50.02'	50.00'	N14°37'05"W	6°02'02"
L37	S11°36'04"E	63.25'	C34	475.00'	50.02'	50.00'	N08°35'03"W	6°02'02"
L38	S05°34'02"E	43.82'	C35	475.00'	19.31'	19.31'	N04°24'08"W	2°19'47"
L39	S05°34'53"E	47.51'	C36	375.00'	46.78'	46.75'	S06°48'41"E	7°08'53"
L40	S15°41'53"E	46.30'	C37	375.00'	69.54'	69.44'	S15°41'53"E	10°37'32"
L41	S27°23'25"E	55.56'	C38	375.00'	83.51'	83.33'	S27°23'25"E	12°45'31"
L42	S40°08'57"E	55.56'	C39	375.00'	83.51'	83.33'	S40°08'57"E	12°45'31"
L43	S52°54'28"E	55.56'	C40	375.00'	83.51'	83.33'	S52°54'28"E	12°45'31"
L44	S65°40'00"E	55.56'	C41	375.00'	83.51'	83.33'	S65°40'00"E	12°45'31"
L45	S78°25'31"E	55.56'	C42	375.00'	83.51'	83.33'	S78°25'31"E	12°45'31"
L46	S86°58'30"E	18.93'	C43	375.00'	56.82'	56.76'	S89°08'43"E	8°40'52"
L47	N88°41'04"E	18.93'	C44	375.00'	16.00'	16.00'	N85°17'30"E	2°26'43"
L48	N84°17'22"E	59.15'						

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0108F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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

GENERAL NOTES
1. A 15' PUBLIC UTILITY EASEMENT IS PROVIDED ALONG THE FRONT PROPERTY LINE OF ALL LOTS.
2. A 5' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG EACH RESIDENTIAL SIDE LOT LINE EXTENDING 35' FROM THE FRONT LOT LINE.
3. ALL SIDEWALKS TO BE MAINTAINED BY THE ENTITIES (HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD) OR THE HOME OWNERS ASSOCIATION (AS ASSIGNED) OTHER THAN HAYS COUNTY.
4. WATER QUALITY PROTECTION MEASURES OR ALTERNATIVES, SUCH AS BUFFER ZONES AND IMPERVIOUS COVER, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS MAY NOT BE ALTERED WITHOUT REVIEW AND APPROVAL FROM THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY.
5. HAYS COUNTY WILL MAINTAIN ALL PUBLIC STREETS.
6. ALL PROPOSED STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
7. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR HEADWATERS M.U.D. AS ASSIGNED.
8. ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HEADWATERS MUD.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
10. THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS FOR DRAINAGE AREAS GREATER THAN 64 ACRES.
11. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
12. EASEMENT RESEARCH PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 201302246, ISSUED JANUARY 2, 2014.
13. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL CONNECT TO A PUBLIC WATER SOURCE.
14. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
15. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 1260.00, ARTICLE 24.06 REGARDING OUTDOOR LIGHTING.
16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
17. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
18. WASTEWATER FOR THIS DEVELOPMENT WILL BE TREATED BY ONSITE WASTEWATER TREATMENT PLANT OWNED AND OPERATED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD).
19. THE FOLLOWING LOTS WILL BE UTILIZED FOR WATER QUALITY TREATMENT, DRAINAGE, MUNICIPAL UTILITY DISTRICT FACILITIES AND ACCESS, OPEN SPACE OR OTHER NON RESIDENTIAL USES.
LOT 901, BLOCK H
LOT 903, BLOCK F
LOT 900, BLOCK F
20. ROADWAY DESIGN STANDARDS FOR HAYS COUNTY WERE APPROVED BY HAYS COUNTY TRANSPORTATION DEPARTMENT AND THE HAYS COUNTY COMMISSIONERS COURT ON SEPTEMBER 12, 2017.
21. THIS SUBDIVISION IS SUBJECT TO THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, DATED JANUARY 11, 2005 AND RECORDED IN VOLUME 2675, PAGE 649, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND AS AMENDED IN DOCUMENT NUMBERS 16028056, 2015005990, AND 2015032881 ALL OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, OR AS OTHERWISE AMENDED.
22. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
23. MINIMUM RESIDENTIAL FRONT BUILDING SETBACK LINE SHALL BE FORTY (40) FEET ON MAJOR COLLECTORS AND TWENTY (20) FEET FOR ALL OTHER ROADWAYS. CORNER LOTS SHALL HAVE A MINIMUM OF TWENTY (20) FOOT SETBACK ON FRONT-FACING STREET AND TEN (10) FOOT SETBACK ON THE OTHER STREET. MINIMUM REAR AND SIDE SETBACKS SHALL BE TWENTY (20) FEET AND FIVE (5) FEET RESPECTIVELY.

UTILITY NOTES:
1. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY HEADWATERS MUD.
2. WATER UTILITY SERVICE WILL BE PROVIDED BY HEADWATERS MUD.
3. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
4. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER.
5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

LOT SIZE CATEGORIES:
57 LOTS TOTAL
54 RESIDENTIAL LOTS
3 NON-RESIDENTIAL LOTS

AVERAGE RESIDENTIAL LOT SIZE: 7294 SQ. FT.
LOTS LESS THAN 1 ACRE: 56
LOTS 1-2 ACRES: 0
LOTS 2-5 ACRES: 0
LOTS 5-10 ACRES: 1
LOTS 10 ACRES OR GREATER: 0

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

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

BENCHMARK LIST:
BM#6- COTTON SPINDLE SET IN TREE #8423
ELEV= 1121.98'
BM#7- COTTON SPINDLE SET IN TREE #8432
ELEV= 1101.32'

SUBDIVISION ROADS:
PUBLIC STREET DEDICATION

STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
SAGE THRASHER CIRCLE (LOCAL)	50'	1712'	29' C&G
TOTAL LINEAR FEET		1712'	

RIGHT-OF-WAY = 1.97 ACRES

HEADWATERS AT BARTON CREEK
PHASE 4, SECTION 4
DOC. NO. 20022525
O.P.R.H.C.TX

M. D. RAPER SURVEY NO. 37 ABSTRACT NO. 394
E. W. BROWN SURVEY NO. 136 ABSTRACT NO. 44
H. BRASHE SURVEY ABSTRACT NO. 58
W. R. WOOD SURVEY ABSTRACT NO. 567
HAYS COUNTY, TEXAS
AUGUST 2020



GRAPHIC SCALE
1" = 100'

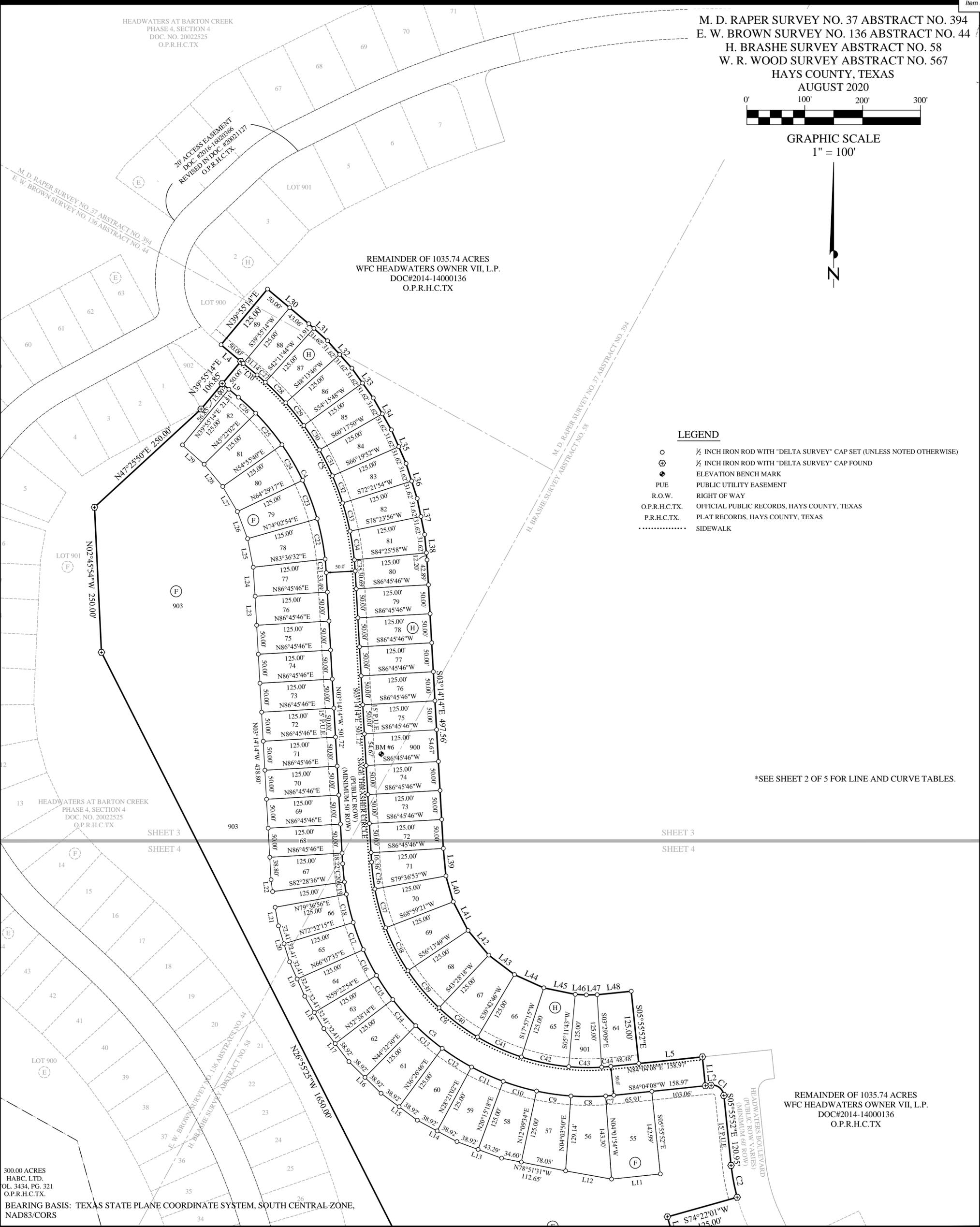


REMAINDER OF 1035.74 ACRES
WFC HEADWATERS OWNER VII, L.P.
DOC#2014-14000136
O.P.R.H.C.TX

LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
- ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- ◆ ELEVATION BENCH MARK
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- SIDEWALK

*SEE SHEET 2 OF 5 FOR LINE AND CURVE TABLES.



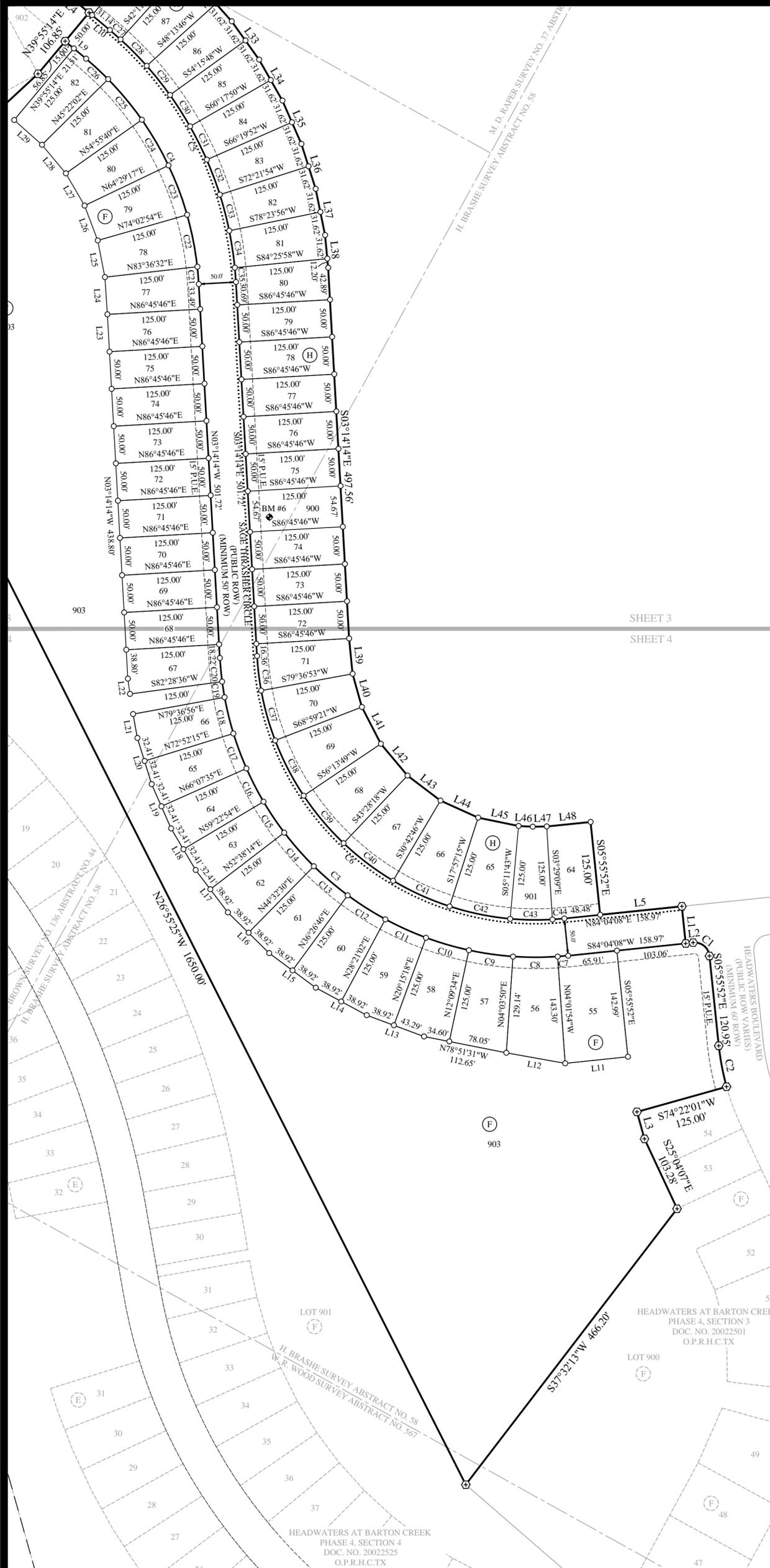
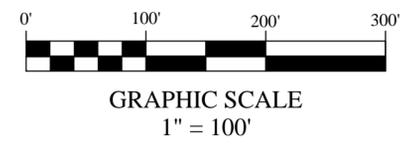
300.00 ACRES
HABC, LTD.
OL. 3434, PG. 321
O.P.R.H.C.TX.
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE,
NAD83/CORS

FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 5, SECTION 1
CITY OF DRIPPING SPINGS ETJ

SHEET
3
OF
5

Delta Survey Group Inc.
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 10-15-20

M. D. RAPER SURVEY NO. 37 ABSTRACT NO. 394
E. W. BROWN SURVEY NO. 136 ABSTRACT NO. 44
H. BRASHE SURVEY ABSTRACT NO. 58
W. R. WOOD SURVEY ABSTRACT NO. 567
HAYS COUNTY, TEXAS
AUGUST 2020



LEGEND

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- ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
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- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- SIDEWALK

REMAINDER OF 1035.74 ACRES
WFC HEADWATERS OWNER VII, L.P.
DOC#2014-14000136
O.P.R.H.C.TX

*SEE SHEET 2 OF 5 FOR LINE AND CURVE TABLES.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE, NAD83/CORS

Delta Survey Group Inc.
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 10-15-20

**FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 5, SECTION 1
CITY OF DRIPPING SPINGS ETJ**

**SHEET
4
OF
5**

PHASE 5, SECTION 1 IMPERVIOUS COVER TRACKING

HEADWATERS DEVELOPMENT AGREEMENT - IMPERVIOUS COVER SUMMARY

ALLOWABLE IMPERVIOUS COVER

TOTAL AREA^{1/} = 1509.68 AC.
TOTAL ALLOWABLE IMPERVIOUS COVER (15%)^{2/} = 226.45 AC.

COMMERCIAL AREA^{1/} = 166.13 AC.
COMMERCIAL ALLOWABLE IMPERVIOUS COVER (50% OF AREA)^{2,3/} = 83.07 AC.

RESIDENTIAL AREA^{1/} = 1343.55 AC.
RESIDENTIAL ALLOWABLE IMPERVIOUS COVER^{2/} = 143.38 AC.

NOTES:

1. ACREAGE ON ABOVE TABLE COME FROM THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, DATED JANUARY 11, 2005 RECORDED IN VOLUME 2675, PAGE 649 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX.
2. IMPERVIOUS COVER CALCULATIONS ARE BASED ON THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
3. IMPERVIOUS COVER OF COMMERCIAL TRACT IS ASSUMED TO BE 50% OF COMMERCIAL AREA PER THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.

TOTAL SITE SUMMARY

COMMERCIAL IMPERVIOUS COVER SUMMARY
HEADWATERS COMMERCIAL (ROADWAY IMPROVEMENTS) IMPERVIOUS COVER = 0.79 AC.
HEADWATERS APARTMENTS IMPERVIOUS COVER = 4.82 AC.
HEADWATERS OFFICE WEST IMPERVIOUS COVER = 1.48 AC.

TOTAL COMMERCIAL IMPERVIOUS COVER = 7.09 AC.

REMAINING COMMERCIAL IMPERVIOUS COVER = 75.98 AC.

RESIDENTIAL IMPERVIOUS COVER SUMMARY
PHASE 1 IMPERVIOUS COVER = 33.08 AC.
PHASE 2 IMPERVIOUS COVER = 28.97 AC.
PHASE 4 SECTION 1 IMPERVIOUS COVER = 3.08 AC.
PHASE 4 SECTION 2 IMPERVIOUS COVER = 4.65 AC.
PHASE 4 SECTION 3 IMPERVIOUS COVER = 7.54 AC.
PHASE 4 SECTION 4 IMPERVIOUS COVER = 12.83 AC.
PHASE 4 SECTION 5 IMPERVIOUS COVER = 3.03 AC.
PHASE 4 SECTION 6 (NON-SCHOOL TRACT) IMPERVIOUS COVER = 0.42 AC.
PHASE 4 SECTION 6 (SCHOOL TRACT) IMPERVIOUS COVER = SEE NOTE 5 BELOW
PHASE 5 SECTION 1 IMPERVIOUS COVER = 5.86 AC.

TOTAL RESIDENTIAL IMPERVIOUS COVER = 99.46 AC.

REMAINING RESIDENTIAL IMPERVIOUS COVER = 43.92 AC.

AVERAGE RESIDENTIAL LOT SIZE = 8,568 SF

NOTES:

1. IMPERVIOUS COVER OF "HEADWATERS COMMERCIAL (ROADWAY IMPROVEMENTS)" CALCULATED BY ADDING THE IMPERVIOUS COVER FROM DRAINAGE AREAS DA 2 AND DA 7 OF THE DEVELOPED DRAINAGE AREA MAP FROM THE ENGINEERING PLANS FOR HEADWATERS COMMERCIAL, ISSUED BY AUSTIN CIVIL ENGINEERING, INC., SEALED BY HUNTER SHADBURNE, P.E., DATED 5/10/18. IMPERVIOUS COVER OF FUTURE DEVELOPMENT AREAS TO BE INCLUDED AT THE TIME OF FINAL PLAT.
2. IMPERVIOUS COVER OF "HEADWATERS APARTMENTS" FROM THE APPROVED SITE PLANS FOR HEADWATERS APARTMENTS, ISSUED BY AUSTIN CIVIL ENGINEERING, INC., SEALED BY HUNTER SHADBURNE, P.E. DATED 07/09/18.
3. IMPERVIOUS COVER OF "PHASE 1" OF THE HEADWATERS AT BARTON CREEK SUBDIVISION FROM RECORD DRAWINGS FOR THE PHASE 1 OF HEADWATERS AT BARTON CREEK SUBDIVISION, ISSUED BY DOUCET & ASSOCIATES, INC., SEALED BY JAMES BREWER, P.E. DATED 03/16/15.
4. AVERAGE RESIDENTIAL LOT SIZE OF "PHASE 1" FROM THE RECORDED FINAL PLAT, HEADWATERS AT BARTON CREEK, PHASE 1, ISSUED BY DOUCET & ASSOCIATES, INC., SEALED BY SYDNEY XINOS, R.P.L.S. DATED 03/08/16.
5. SECTIONS 1.15 AND 3.2.5, OF THE RESTATED HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT DOCUMENT NUMBER 20021129, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS STATE THAT IMPERVIOUS COVER OF THE SCHOOL TRACT SHALL NOT BE INCLUDED IN DETERMINING ALLOWABLE IMPERVIOUS COVER OF THE LAND.
6. IMPERVIOUS COVER OF "HEADWATERS WEST OFFICE" FROM THE APPROVED SITE PLANS SEALED BY JOSE SOSA, P.E. DATED 07/31/2020.



8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
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TBPLS FIRM NO. 10004700
PREPARATION DATE: 10-15-20

FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 5, SECTION 1
CITY OF DRIPPING SPINGS ETJ

SHEET
5
OF
5



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **November 25, 2019**

Project: **“Acopon Brewing / Mobile Food Vendor”
211 Mercer Street, Dripping Springs, TX 78620**

Applicant: **JCMC3 Holdings LLC; John McIntosh (512) 626-0086**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**

Proposed Use: **N/A no change in proposed use.**

- Submittals: Current Photograph Concept Plan Exterior Elevations **N/A**
 Color & Materials Samples **N/A**
 Sign Permit Application (if applicable) **N/A**
 Building Permit Application
 Alternative Design Standards (if applicable) **N/A**

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: “CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS.”

Project Type & Description:

“Mobile Food Vendor” A proposed permanent Mobile Food Vendor trailer at **211 Mercer St.** (ca. 1996) **“Non-Contributing” Resource** and a **Low Preservation Priority**, cited as Resource Inventory ID #25 in the **Mercer St. National Register Historic District (NRHD)**.

Review Summary, General Findings: “Approval Recommended”

General Compliance Determination- **Compliant** Non-Compliant Incomplete

City of Dripping Springs
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Dripping Springs, Texas 78620
512-858-4725

Staff Recommendations / Conditions of Approval:

- 1. **Permits:** Obtain any necessary Permits from the City of Dripping Springs.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

(ID#25) 211 Mercer Street. “Senior Citizens Thrift Store” (Acoxon Brewing). Non-Contributing.

“This front-gabled limestone building was constructed in 1996 as a thrift store by a local senior citizen’s organization. It sits on the site of the former Breed’s meat market. That original building was also used variously as a drugstore, café, radio and TV business, clothing store, cleaners, and office space. It was demolished to make way for the thrift store. Dudley’s Wine Bar and Tap Room opened here in 2012. The current building does not date to the period of significance and therefore does not contribute to the historic district.” (US Dept. of the Interior / Mercer Street NRHP Registration #13000504- 5/31/15)

“Acoxon Brewing / Mobile Food Vendor”

This proposal is for a permanent Mobile Food Vendor operation. It requires a Conditional Use Permit, preconditioned by a supporting Certificate of Appropriateness. The Applicant seeks to make permanent the existing Mobile Food Vendor trailer already located on the property (see photos in COA Application).

Since the proposal is not for a building, nor does it impact or affect an existing Historic Resource (the property is Non-Contributing) typical building-specific design standards of the Mercer Historic District are not applicable. However, the general development standards, including the guiding vision & character statements, broad design principles & guidelines do apply. These, along with the “overall compatibility” determination vs. the Historic District (see detailed review below), become governing factors in this case.

Staff Review / Findings: “Approval with Conditions”

- 211 Mercer (Acoxon) = “Non Contributing” Historic Resource... therefore "no impact or harm”
- Proposed MFV Trailer fits in well... tucked in & screened by landscape and fencing
- Proposed MFV is a “Complementary Extension” for the Brick & Mortar (Acoxon brewery)
- “Retrovertable” improvement ... (removal allows reversion to un-altered pre-existing conditions)

* * *

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 P.O. Box 384
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“Mercer Street Design and Development Standards:”

The proposal is found to be consistent with the applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is recommended.

Character/Vision: Consistent: “Preserve Historic Resources- Rehabilitation & Adaptive Re-Use; Promote Revitalization.”

Design Principles: Consistent: “Promote Walkable Scale & Sidewalk Activity Zones; New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Pedestrian Oriented; Full Mix of Uses allowed.”

Site Planning & Building Placement: N/A- (Existing) Building Placement not affected.

Parking Arrangement: N/A- (Existing) Parking Arrangement* not affected.
*Note CUP required parking.

Building Footprint / Massing / Scale: N/A- (Existing) Building Footprint not affected.

Street Frontage / Articulation: N/A- No change to (Existing) Building @ Street Frontage

Porches: N/A- No change to existing Porches.

Roofs: N/A- No change to existing Roofs.

Materials: N/A- No change to existing Materials.

Color Palette: N/A- No change to existing Building Colors.

Tree Preservation: N/A- No proposed impact to existing trees.

Landscape Features: N/A- no existing landscape features affected.

* * *

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) STANDARDS & DESIGN GUIDELINES OBSERVED:
Project is guided by applicable Historic Preservation Standards and Design Guidelines.

See detailed summary above. Compliant Non-Compliant Not Applicable

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- (b) MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment. *Separate MFV does not alter the existing building.*

Compliant Non-Compliant Not Applicable

- (c) ORIGINAL QUALITIES PRESERVED:**
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

Compliant Non-Compliant Not Applicable

- (d) PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

Compliant Non-Compliant Not Applicable

- (e) CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.

Compliant Non-Compliant Not Applicable

- (f) DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

Compliant Non-Compliant Not Applicable

- (g) DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

Compliant Non-Compliant Not Applicable

- (h) NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant Non-Compliant Not Applicable

- (i) ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

Compliant Non-Compliant Not Applicable

(j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
 Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Compliant Non-Compliant Not Applicable

(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
 Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired. *MFV trailer, if removed, would result in the restoration of un-altered existing conditions.*

Compliant Non-Compliant Not Applicable

(l) **PAINT COLORS- HISTORICAL BASIS:**
 Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable

(m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
 Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion. *MFV does not negatively impact Historic District.*

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Eligible”**
 Expedited process for small projects (*cumulative costs < \$10,000*); must be “No” to all:

- | | | |
|--|------------------------------|--|
| Building Footprint Expansion/Reduction? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Façade Alterations facing Public Street or ROW? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Color Scheme Modifications? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Substantive/Harmful Revisions to Historic District? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

* * *

Please contact (512) 659-5062 if you have any questions regarding this review.



By: **Keenan E. Smith, AIA**

City of Dripping Springs
 P.O. Box 384
 Dripping Springs, Texas 78620
 512-858-4725



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

District Located or Landmark: Mercer Street Old Fitzhugh Road Hays Street

Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: John McIntosh JCMC3 Holdings LLC
STREET ADDRESS: 510 CREEK RD DRIPPING SPRINGS TX 78620
PHONE: 512-626-0086 EMAIL: john@acuponbrewing.com

PROPERTY OWNER NAME (if different than Applicant): _____
STREET ADDRESS: _____
PHONE: _____ EMAIL: _____

PROJECT INFORMATION

Address of Property (Structure/Site Location): 211 MERCER

Zoning Classification of Property: _____

Description of Proposed Use of Property/ Proposed Work: PROPERTY WILL CONTINUE TO OPERATE AS A BREW PUB, BUT WILL ALSO HOST AN MOBILE FOOD VENDOR

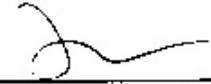
Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: PROPERTY IS NOT A CONTRIBUTING STRUCTURE IN THE DISTRICT. THE MOBILE VENDOR WILL BE PARKED IN DRIVEWAY ON SIDE OF PROPERTY. IT IS PROPERLY SCREENED BY EXISTING ROSE BUSHES.

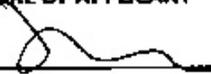
Estimated Cost of Proposed Work: N/A

Intended Start Date of Work: N/A Intended Completion Date of Work: N/A

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input type="checkbox"/>	Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
<input type="checkbox"/>	<input type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input type="checkbox"/>	Color chips of the colors which will be used on the structure (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information (as applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed



SIGNATURE OF APPLICANT


SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

Date
 11-17-20

Date

*****TO BE FILLED OUT BY CITY STAFF*****

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

Date Considered by Historic Preservation Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by City Council (if required): _____

Approved Denied

Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

Received on/by: _____

Project Number: _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: ACOPON BREWING / JCMCB HOLDINGS FOOD TRUCK

Project Address: 211 MERCER

Project Applicant Name: JOHN MCINTOSH

Billing Contact Information

Name: JOHN MCINTOSH

Mailing Address: 100 COMMONS RD Ste 7-213

DRIPPING SPRINGS TX 78620

Email: john@acoponbrewing.com Phone Number: 512-626-0086

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

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

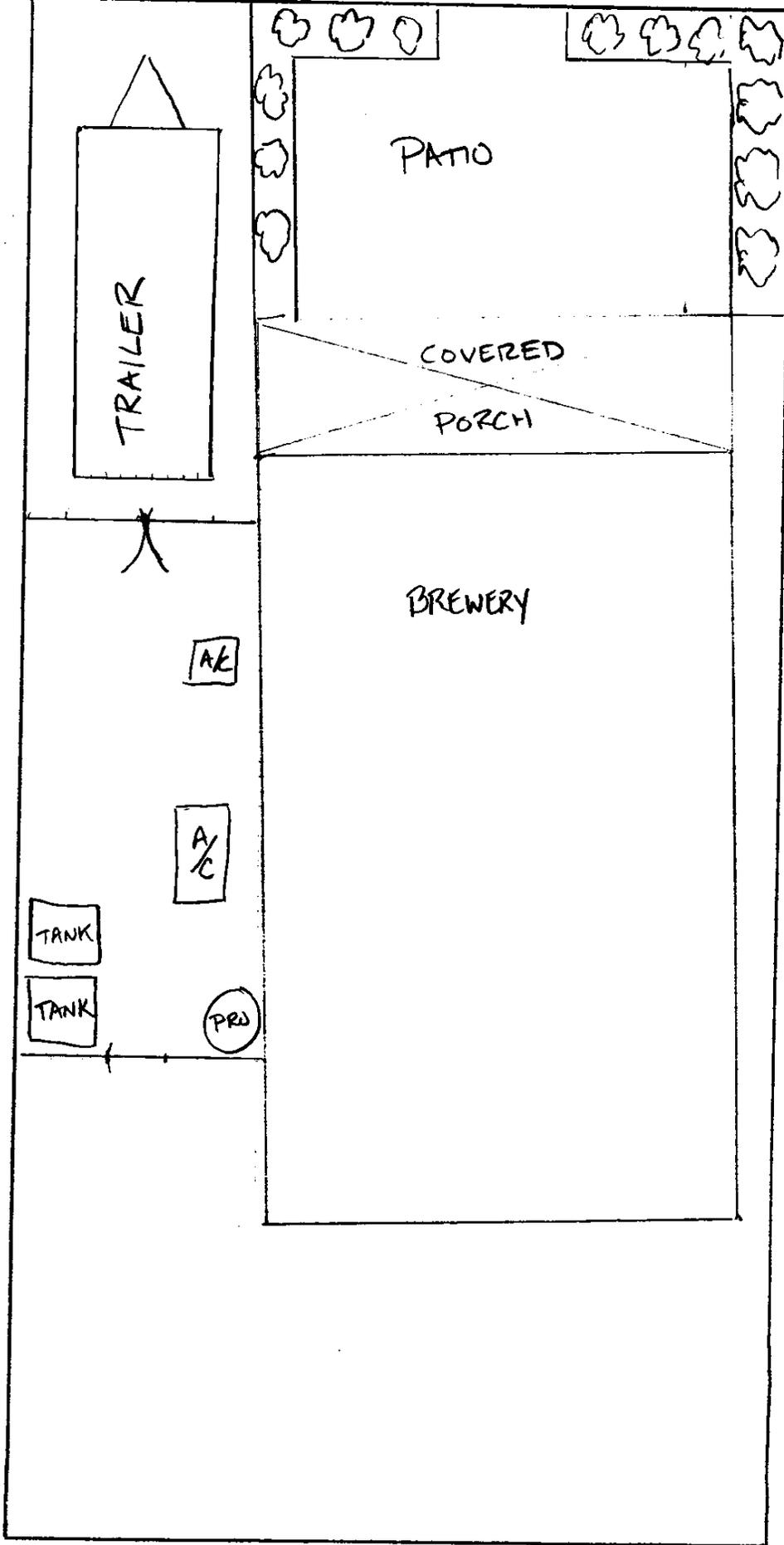
Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside 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

11-17-20
Date

↑ NORTH

DRIPPING SPRINGS RENTAL



211 MERCER SITE

1" ~ 10' Item 6.

STAIRS ON MERCER

PROPER







Acopon Food Survey

Please answer this brief survey about food offerings in the area

1. Did the availability of food at our brewery affect your decision to come here?
 - a. Not at all
 - b. Somewhat
 - c. Certainly

2. Did you eat food when visiting Acopon?
 - a. Yes
 - b. No
 - c. Not this time, but have before

3. Do you have any objections to eating from a food trailer?
 - a. Not at all
 - b. Somewhat
 - c. Yes I object to them

4. Does the presence of a food trailer in our driveway negatively affect your impression of the street?
 - a. Not at all
 - b. Somewhat
 - c. Yes

Do you live locally or visiting?

Additional Comments:

We had 29 responses this past week to this survey. Here are the results:

Question 1

- a. 3
- b. 8
- c. 18

Question 2

- a. 26
- b. 1
- c. 2

Question 3

- a. 29
- b. 0
- c. 0

Question 4

- a. 29
- b. 0
- c. 0

17 respondents said they were local

Some of the comments received,

“It’s a good thing, Mercer needs more food”

“I live in the city limits and love how Mercer St. has evolved. We need more food options”

“I shop around Mercer because of the food truck and the great pizza”

“I live in Dripping Springs and absolutely love the pizza food truck”

“There are not a lot of food options so we like having it”

“I like seeing creative ways of adding entrepreneurs to the local area. This is an example of it”

“Forgot it (food truck) was even out front”

We received no negative feedback about the presence of a mobile food vendor in our driveway from this survey. We have received nothing but positive feedback about having the mobile food vendor.

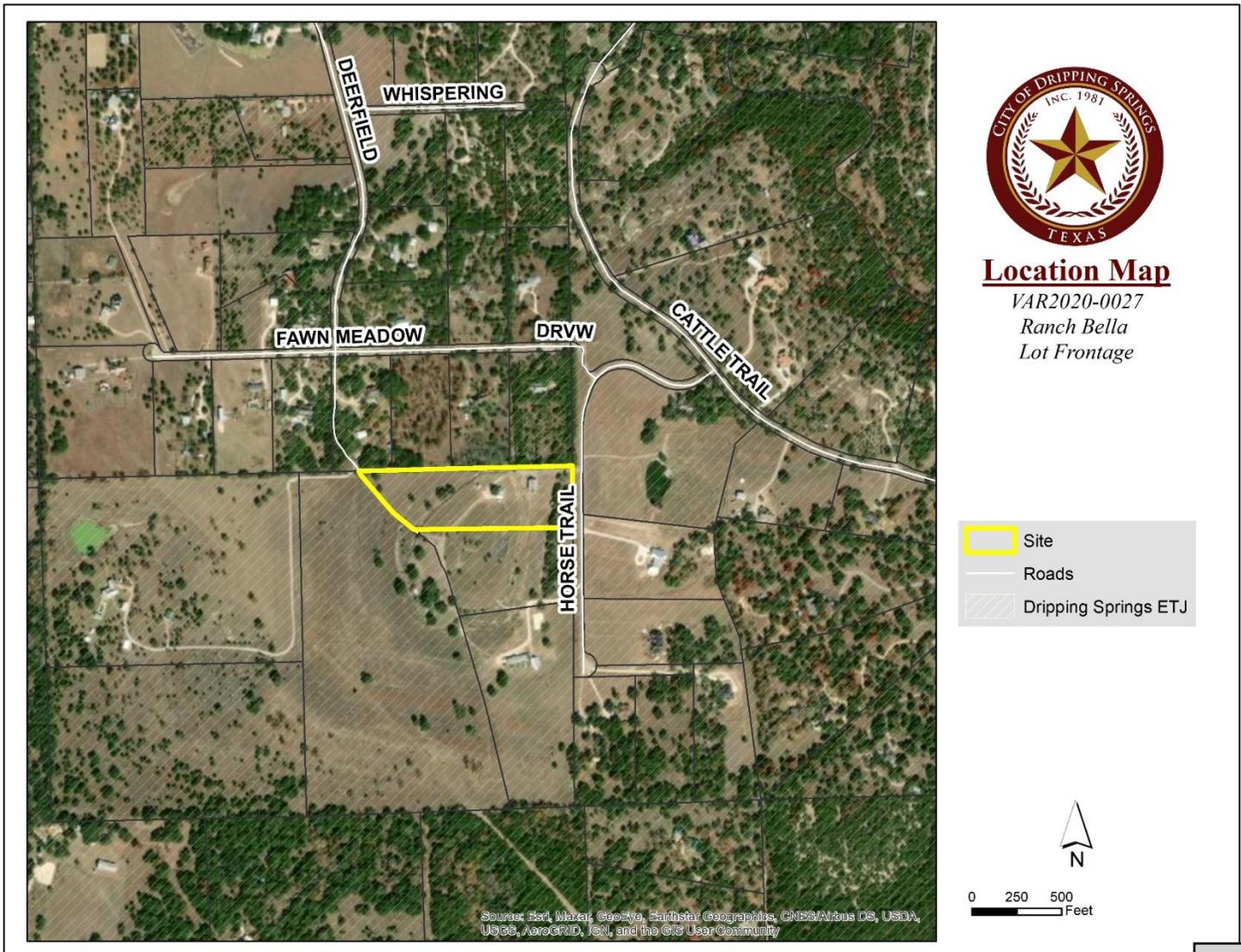


Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: January 26, 2021
Project Number: VAR2020-0027 – Rancho Bella Subdivision Variance
Project Planner: Robyn Miga, Consulting Planner

Item Details

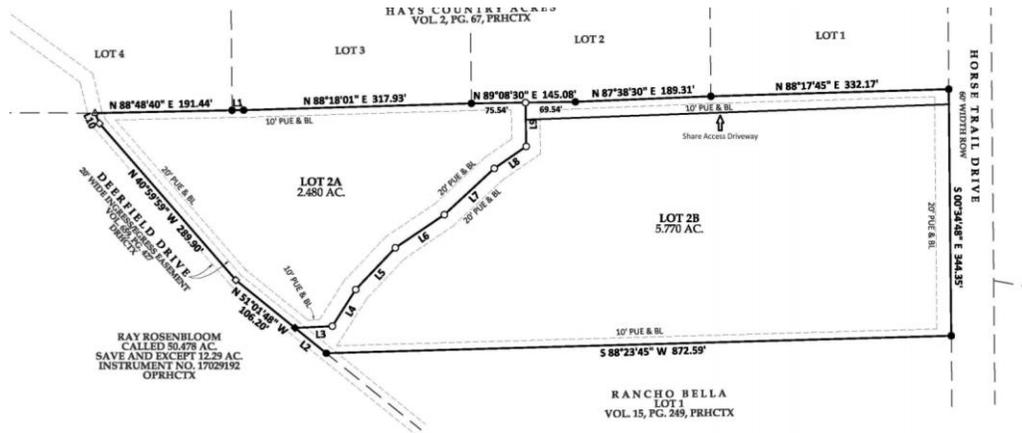
Project Name: Rancho Bella Subdivision Variance (Lot 2)
Property Location: 340 Horse Trail Dr.
Legal Description: Approximately 8.251 acres, called Lot 2 in the Bella Rancho Subdivision
Applicant: J Thompson Professional Consulting LLC c/o Jon Thompson
Property Owner: Harold Eugene Williams
Request: Subdivision Variance Request



Overview

The applicant submitted an application for a subdivision variance from Chapter 28, Subdivision, Section 14.2, Frontage, which requires that all new lots/units front onto a public or private drive.

The applicant is proposing to subdivide the called Lot 2 in the Bella Rancho Subdivision, which is approximately 8.251 acres, into two lots, similar to the configuration below:



The proposed configuration, Lot 2A does not front onto a Public or Private street. Deerfield Drive is an access easement, and is not improved.

The city’s Subdivision ordinance defines access as:

Access: A way or means of approach (public or private) to provide vehicular or pedestrian physical entrance to a property which shall include public or private right-of-way dedicated to this use.

The applicant stated in the application that the owner is proposing to subdivide the lots into this configuration for family members. The application with comments are attached as well.

Action Requested

Conduct a public hearing and consider action regarding a subdivision variance request from Exhibit A, Subdivision, Section 1.7.7(a), for a property located at 340 Horse Trail Drive, Lot 2, Bella Rancho Subdivision, to be known as Bella Rancho Lot 2 Subdivision Variance.

Site Information

Location:

340 Horse Trail, south of Cattle Trail Drive, and west of Dripping Springs Ranch Road.

Zoning Designation: ETJ

Variance Criteria

Section 1.7, Variances, require the following be met in granting a variance from the City’s Subdivision Ordinance.

Variance Criteria	Staff Comments
Granting the variance will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver	Granting the variance request would not be detrimental to the public safety, health, or welfare, or be injurious to other

will not prevent the orderly subdivision of other property in the vicinity	property, nor would it prevent the orderly subdivision of other property in the vicinity.
The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, and are not applicable generally to other property	The proposed request is not unique to the property. The lot could be subdivided to meet the criteria of the City's Subdivision Ordinance.
Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out	There is no known physical feature or condition that would prevent this property from being subdivided to meet the City's Subdivision standards.
The variance will not in any manner vary the provisions of the Zoning Ordinance, Planned Development District Ordinance, or Comprehensive Plan, or any other adopted plan(s) or ordinance(s) of the City	This property is located in the City's ETJ, therefore not subject to any zoning regulations. The only ordinance that the request is attempting to vary from would be the criteria for lot frontage.
An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein	The lots could attempt an alternative design in an effort to meet the city's subdivision ordinance criteria.
The variance will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of this Chapter.	It is not known whether the variance request would allow the applicant to preserve more native trees, however, it does not appear to be the case, and the subdivision would not be required to provide open space.

Recommendation

Staff analyzed the proposed subdivision variance (VAR2020-0027) against the city's code of ordinances and criteria for a hardship, and is recommending denial based on the hardship criteria outlined above.

Attachments

- Exhibit 1 – Variance Application
- Exhibit 2 – Proposed Plat (not being considered with this request)

Recommended Action:	Recommend denial with reasons set forth.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 7.

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Gene Williams, The Harold Eugene Williams Trust
 STREET ADDRESS 155 Horse Trail Drive
 CITY Dripping Springs STATE Texas ZIP CODE 78620
 PHONE (972) 679-9233 EMAIL hwraustin@aol.com

APPLICANT NAME Jon Thompson
 COMPANY J Thompson Professional Consulting, LLC
 STREET ADDRESS PO Box 172
 CITY Dripping Springs STATE Texas ZIP CODE 78620
 PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Rancho Bella, Lot 2 Replat
PROPERTY ADDRESS	340 Horse Trail Drive, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	Rancho Bella, Lot 2
TAX ID#	R132491
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request: Chapter 28, "Subdivision", Exhibit A, "Subdivision Ordinance", Section 14.2, "Frontage" which requires that all new lots front onto a public or private road. The property fronts onto a newer privately maintained road, "Horse Trail Drive" but also fronts onto (and has access to) a private access easement on the west side of the property, "Deerfield Drive". The variance request is to allow for the use of a "Shared Access Driveway" as described and allowed for in the Hays County Subdivision Regulations.

- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

The owner of the property, Gene Williams, wishes to subdivide the parcel into two parcels for family members; however, since the property is a platted lot it must be replatted to comply with the City and County regulations for subdivision. He further thought that Deerfield Drive could be used for accessing the second lot that does not have any improvements on it. The City and County confirmed that it is not shown as a private road but rather as an access easement thus not qualifying as "permitted access". The alternative is to use a "Shared Access Driveway" that complies with County regulations.

- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

There is little that the project can do to exceed requirements other than if taken into consideration that fewer driveways onto streets typically make for safer ingress and egress. The City has also requested that for variances granted that property owners agree to comply with the Dark Sky Lighting Ordinance which this owner would be willing to do to be granted the approval of the variance allowing for the Shared Access Driveway.

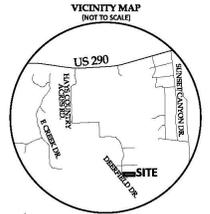
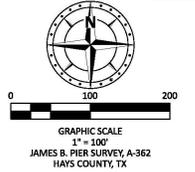
All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above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

Jon Thompson
Applicant Signature

December 14, 2020
Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

REPLAT OF LOT 2 RANCHO BELLA



STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, THE HAROLD EUGENE WILLIAMS TRUST, OWNERS OF LOT 2, RANCHO BELLA, A SUBDIVISION OF RECORD IN VOLUME 15, PAGE 249 OF THE PLAT RECORDS, HAYS COUNTY, TEXAS, LOT 2 BEING CONVEYED BY DEED OF RECORD IN VOLUME 2952, PAGE 496 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE LOT 2, RANCHO BELLA, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF LOT 2, RANCHO BELLA

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

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

HAROLD EUGENE WILLIAMS
155 HORSE TRAIL DRIVE
DRIPPING SPRINGS, TX 78620

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED HAROLD EUGENE WILLIAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME

EXPIRATION DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, REPLAT OF LOT 2, RANCHO BELLA, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 20__ A.D.

BY:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

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

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

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

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

CATLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT
SERVICES DEPARTMENT

TOM POPE, R.S., C.E.M.
FLOODPLAIN ADMINISTRATOR

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

THIS THE ____ DAY OF _____, 20__ A.D.

CATLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

THAT I, ELAINE CARDENAS, CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____ M., IN DOCUMENT NO. _____, PLAT RECORDS OF HAYS COUNTY, TEXAS.

ELAINE CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

I, WILLIAM R. HERRING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

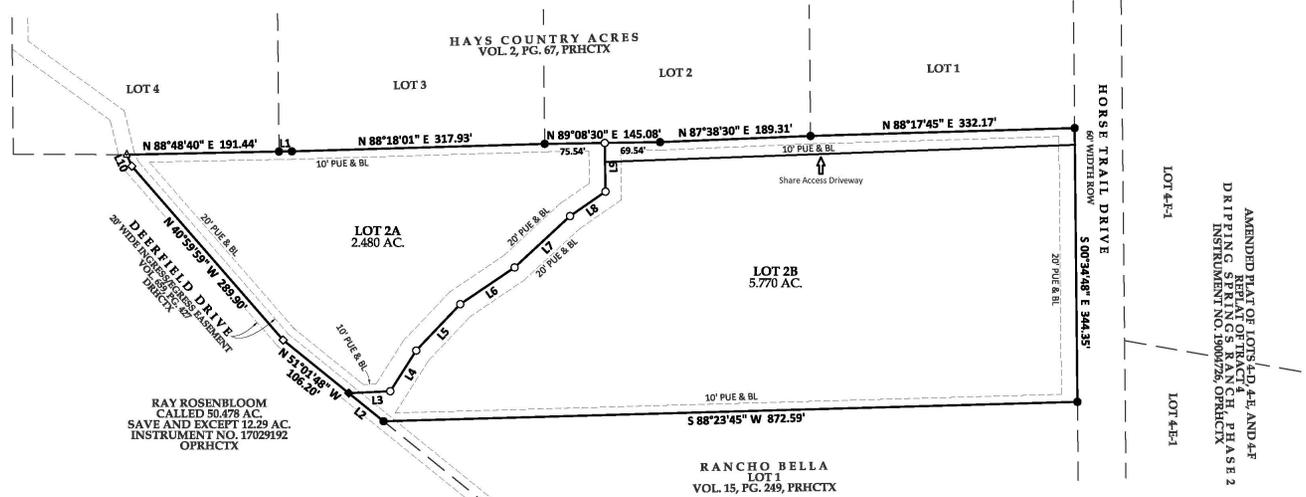
PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

WILLIAM R. HERRING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355 - STATE OF TEXAS

LINE	BEARING	LENGTH
L1	N89°15'28"E	16.21'
L2	N51°01'48"W	56.16'
L3	N87°18'31"E	52.15'
L4	N32°28'16"E	60.68'
L5	N43°31'07"E	80.39'
L6	N55°56'42"E	82.51'
L7	N47°09'48"E	94.99'
L8	N55°21'41"E	54.19'
L9	N00°51'30"W	61.21'
L10	N24°08'59"W	15.79'

LOT	ACREAGE
L1	2.480
L2	5.770

- LEGEND
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD W/ "WHITECAP RPLS 6355" CAP SET
 - ◇ MAGNAIL FOUND (NO WASHER)
 - ◇ MAGNAIL W/ "WHITECAP RPLS 6355" WASHER SET
 - ▲ CALCULATED POINT IN CATTLE GUARD
 - PUE PUBLIC UTILITY EASEMENT
 - BL BUILDING SETBACK LINE
 - SE SANITARY EASEMENT
 - LOT BOUNDARY LINE
 - ADJONER BOUNDARY LINE
 - EASEMENT / BUILDING SETBACK LINE
 - PHRCTX PLAT RECORDS HAYS COUNTY, TX
 - OPRHCTX OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX



PLAT NOTES:

- BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE UNITS = US SURVEY FEET.
- THIS PROPERTY LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA MAP NO. 4820C0126C DATED SEPTEMBER 2, 2005. ALL LOTS ARE OUTSIDE OF A 100-YEAR FLOODPLAIN. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE E.T.J. OF THE CITY OF DRIPPING SPRINGS.
- THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM PRIVATE WATER WELLS OR RAINWATER COLLECTION.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERNALES ELECTRIC COOPERATIVE.
- UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF FIVE (5) YEARS FOLLOWING THE FILING OF THE PLAT.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND COVENANTS AND RESTRICTIONS APPEARING ON THE PLAT OF LOTS, RECORDED IN VOLUME 15, PAGE 249 PLAT RECORDS, HAYS COUNTY, TEXAS.

PLAT NOTES (CONT.):

- A 20' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO THE RIGHT-OF-WAYS OF ALL STREETS IN THIS SUBDIVISION.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ADVANCED ON-SITE SEWAGE FACILITIES AS APPROVED BY HAYS COUNTY DEVELOPMENT SERVICES.
- THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
- 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 PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721.
- THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
- MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
- IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.

WHITECAP
SURVEY COMPANY

WHITECAP SURVEY COMPANY, LLC
TBP&S FORM NO. 1318424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

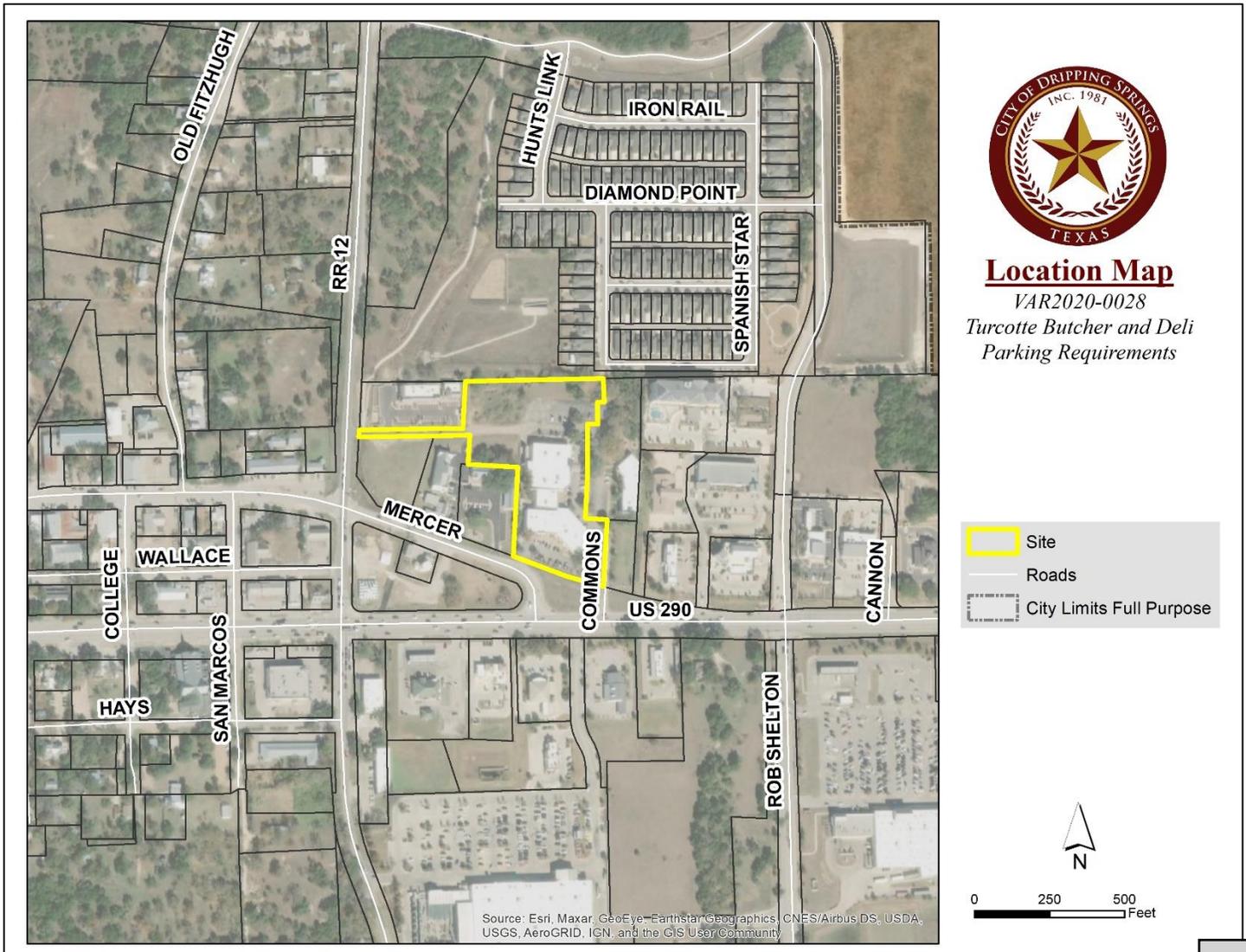


Planning & Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: January 26, 2021
Project Number: VAR2020-0028
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Turcotte Parking Requirements
Property Location: 100 Commons Suite 9
Legal Description: The Commons, Lot 1A-c
Applicant: J Thompson Professional Consulting LLC c/o Jon Thompson
Property Owner: Hudson Common LLC. Tenant: Eric Turcotte, Turcotte Butcher and Delicatessen
Request: The Applicant is requesting a waiver from Chapter 30 Exhibit A Sec 5.7.6 and 5.7.7 regarding parking calculation requirements for mixed use buildings.
Staff Recommendation: Staff recommends approval of the special exception request



Overview

The applicant has applied for a special exception to Chapter 30, Exhibit A Zoning Ordinance, Section 5.7 Rules for Computing Places. Section 5.7.6 states the following:

5.7.6. For buildings which have mixed uses within the same structure (such as retail and office), the parking requirement shall be calculated for the most intensive use. In cases where the design of the interior of the structure is not practical for alteration, the parking requirement may be calculated for each use within a structure for buildings over forty thousand square feet (40,000 sq. ft.).

The building located at 100 Commons is shared with several types of business uses. The applicant is proposing a Delicatessen and would change the use from retail (Cricket Mobile) to a restaurant (Turcotte Butcher and Deli). The Cricket Retail store required eight (8) parking spaces based on the current parking requirements for a retail space. The Turcotte Butcher and Deli would change the parking space requirements to a restaurant use which would require sixteen (16) spaces. The shared building's parking lot currently hosts 173 parking spaces for the 11 potential or existing businesses in The Commons (the parking spaces include the adjacent property, you're growing child). See exhibit 3 for photos and a parking explanation.

The City's Code of Ordinances, found in chapter 30, Zoning, Section 5.6.2 (45): Restaurant, private club, nightclub, cafe or similar recreation or amusement establishment: One (1) parking space for each one hundred (100) square feet of seating/waiting area, or one (1) space for every three (3) seats under maximum seating arrangement (i.e., occupancy), whichever is greater; required parking spaces are in addition to any stacking spaces that may be required for drive-through facilities.

The one (1) parking space to 100 sqft requirement is the most restrictive for the building as well as the use that aligns with the applicant's proposed use. The applicant's property is 1561 sqft, minus the 750 sqft of prep and storage (which are not included in restaurant calculations). The City's Code requires one (1) parking space per 100 sqft and there is 811 sqft for calculation. 8.11 or nine (9) parking spaces are required. The property was previously a retail use which required eight (8) spaces with a one (1) parking space per 200 sqft ratio. That would be an increase of one (1) required parking space.

The applicant has provided a parking analysis in Exhibit 2 to demonstrate if the parking requirements were based off the use, they are providing an extra 5 spaces for the overall building. This calculation does not apply the mixed-use requirement of 1:100 ratio to the entire building. The parking analysis is missing the Hill Country Bible Church.

The property was built in the mid-80s, prior to the incorporation of the City. The same configuration that was built in the 1980s stands today, prior to zoning regulations and parking requirements. The applicant's property has been vacant recently since the Cricket Wireless, a retail use, moved out. The property is currently zoned Commercial Services and has many uses such as the Pharmacy, retail, restaurant, and office spaces.

In 2013, the property was replatted from one lot into 3 lots. This affected the ownership of parking spaces. In 2014, The Planning and Zoning Commission denied the request for a reduction for side setbacks from The Commons, Lot 1A-A. The Commons Lot 1-A-C underwent an extensive remodel which included lighting ordinance compliance, updated exterior facades, glass frontage on the retail building, converted the public sanitary sewer and entered a master sign plan with the City in 2018.

Site Information

Location:

100 Commons Suite 9, Dripping Springs Texas.

Zoning Designation: Commercial Services (CS)

Surrounding Properties: The properties are within the City Limits. The Commons Lot 1-A-C is surrounded by other

commercial buildings and businesses. Including, Your Growing Child daycare to the east and offices and restaurants to the west. Just south of the Commons is the City’s property for Veterans Memorial park and the Triangle. On the far east of the property is the Planned Development District 2, which consist of a variety of commercial uses.

Special Exception Criteria

Section 2.22, Conditions for Special exceptions, require the following be met in granting a special exception from the City’s Zoning Ordinance.

Special Exceptions Criteria	Staff Comments
There are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	The request is unique to the Commons due to the building being built prior to any City code requirements. When the building was constructed there were no regulations on the amount of parking spaces or the calculation of parking spaces.
The special exception is necessary for the preservation and enjoyment of a substantial property right of the applicant; and	This special exception will allow the property owner to lease out tenant space and not burden them with the current parking requirements.
The granting of the special exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	The special exception will not be detrimental to the public health, safety, or welfare. The existing parking spaces will not cause an issue for surrounding properties or businesses. The parking lot is rarely used by the Church typically on Sundays, which takes up a large majority of the building.
the granting of the special exception constitutes a minimal departure from this Chapter; and	The ordinance does allow for the parking to be calculated for each individual use and not as a whole, in certain instances. Allowing the applicant to account for their use’s parking would not stray from the code requirements.
the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property.	This issue was not a self-imposed issue due to the building and the parking being constructed prior to any ordinances.
Granting the special exception is in harmony with the spirit, general purpose, and intent of this Chapter so that: (1) the public health, safety and welfare may be secured; and (2) that substantial justice may be done	The granting of the special exception is in harmony with the spirit, general purpose, and intent of the chapter.

Recommendation

Staff analyzed the proposed special exception (VAR2020-0028) against the city’s code of ordinances and criteria for a special exception and is **recommending approval of the Special Exception to not provide additional parking spaces for the change in use from Retail to Restaurant** based on the criteria outlined above.

Attachments

- Exhibit 1 – Special Exception Application
- Exhibit 2 – Parking analysis
- Exhibit 3 – Photos and Parking
- Exhibit 4 – Applicant Letter

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



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 8.

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Hudson Commons, LLC (owner)
 STREET ADDRESS PO Box 162465
 CITY Austin STATE Texas ZIP CODE 78716
 PHONE (512) 328-8744 x 100 EMAIL phudson@hudson-properties.com

APPLICANT NAME Jon Thompson
 COMPANY J Thompson Professional Consulting, LLC
 STREET ADDRESS PO Box 172
 CITY Dripping Springs STATE Texas ZIP CODE 78620
 PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 8.

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Erik Turcotte, Turcotte Butchers & Delicatessen (tenant)

STREET ADDRESS 236 Wincliff Drive

CITY Buda STATE Texas ZIP CODE 78610

PHONE (603) 438-5922 EMAIL turcottebutchers@gmail.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

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

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Turcotte Butcher's & Delicatessen
PROPERTY ADDRESS	100 Commons, Ste # 9
CURRENT LEGAL DESCRIPTION	The Commons, Lot 1A-c
TAX ID#	R138851
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- o Description of request & reference to section of the Code of Ordinances applicable to request:

DS Code of Ordinances, Chapter 30, Exhibit A, "Zoning", Section 5.7.6 and 5.7.7 are the two relevant sections in question regarding calculation of parking for mixed use buildings and calculating based on most intensive use. In addition, Section 5.7.5, recognizes that a change in use which increases the need for parking by 10% or more only has to provide for the increase in parking over the previous use. (In this case, the previous use, Cricket Wireless, as a retail use required seven spaces. The delicatessen based on the seating/waiting area will require nine (9) spaces; an increase of two (2).)

- o Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

The parking requirements for a delicatessen (restaurant) is eight (8) spaces based on the proposed 24 seats and nine (9) based on the square footage of the seating and waiting area. The existing center has been in operation since the early-to-mid-1980's before the City had an adopted zoning ordinance or parking standards. The issue is trying to fit new standards on old retail centers whose uses have always been a mixed use (in the early 1990s - two restaurants, full service grocery store, daycare, pharmacy, a video store, a real estate company and a title company.

- o Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

It is difficult to ascertain how this center can exceed code requirements for parking. The center underwent an extensive remodeling several years ago which brought the lighting into compliance, updated the exterior facades throughout the center, put in glass fronts on the retail building, converted to public sanitary sewer and entered into a master sign plan with the City. It continues to provide a moderately priced retail center and office center for the businesses of the community, as well as meeting the various needs of the community's demographics with a daycare, church, retail shopping second-hand store, and the town's original pharmacy and Grand Slam Pizza.

APPLICANT'S SIGNATURE

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

(As recorded in the Hays County Property Deed Records, Instrument # 17020291.)

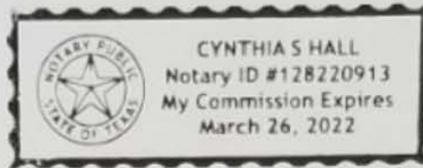
Paul C. Johnson

Name

Manager

Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §



This instrument was acknowledged before me on the 22nd day of December

2020 by Cynthia S. Hall

ID # 128220913

Notary Public, State of Texas

My Commission Expires: March 26, 2022

Jon Thompson, J Thompson Professional Consulting, LLC
Name of Applicant

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Jon Thompson, J Thompson Professional Consulting, LLC, is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process. (As recorded in the Hays County Property Deed Records, Instrument # 17020291.)

Erik Turcotte
Name

Owner
Title

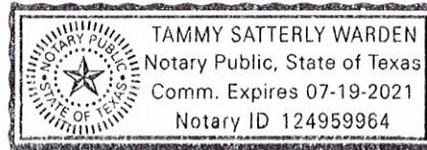
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 22 day of December,

2020 by Erik D Turcotte.

Jay Shool
Notary Public, State of Texas

My Commission Expires: 7-19-2021



Jon Thompson, J Thompson Professional Consulting, LLC
Name of Applicant



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

Jon Thompson
Applicant Signature

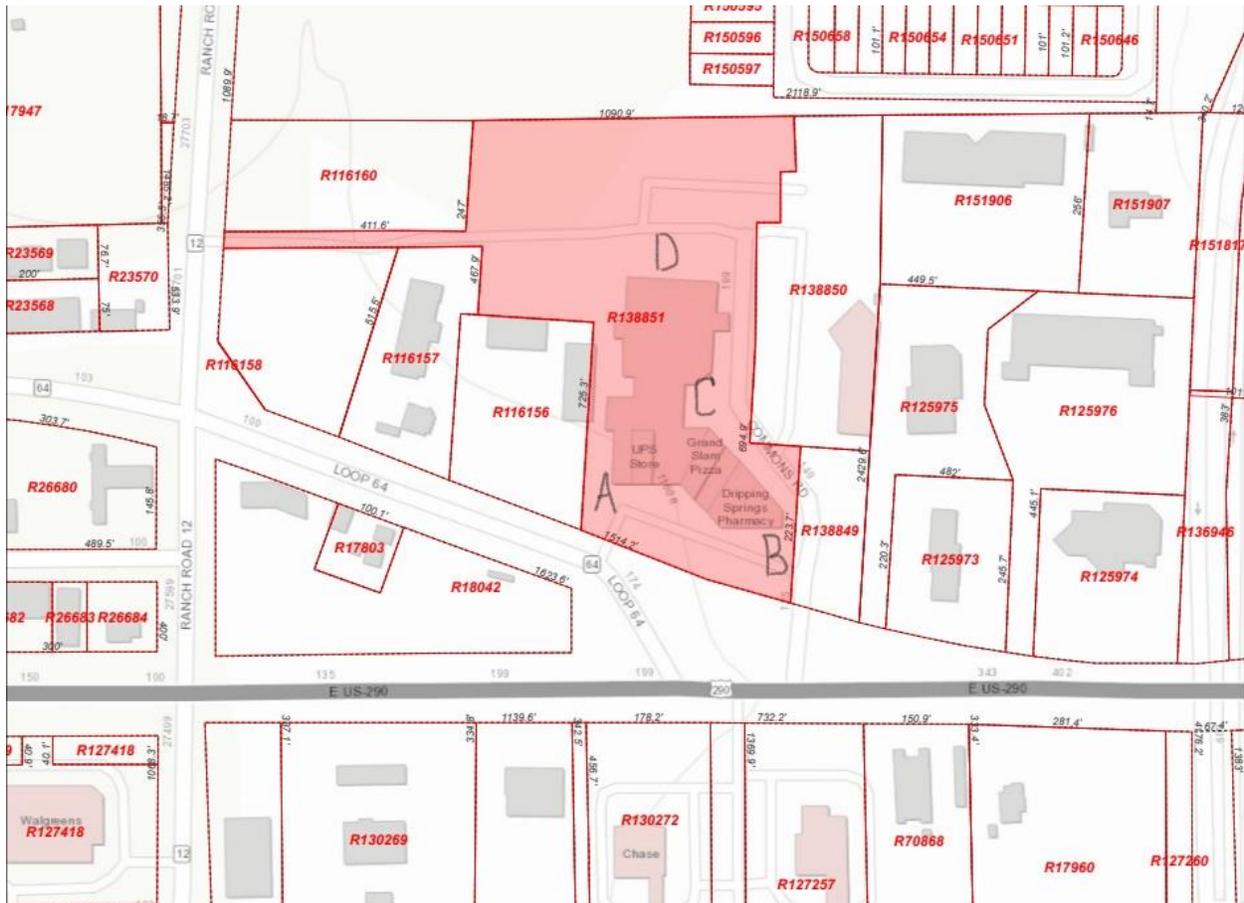
December 21, 2020
Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (refer to Fee Schedule) \$525
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs See attached photos of the exterior elevation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat See attached
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (attach extra sheets if necessary)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

**The Commons
Parking Analysis (January 2021)**

Bldg/ Suite	Tenant Name	Square Footage	Required Ratio	Required Spaces	Use	Notes
1-01	Dripping Springs Pharmacy	4,666	1: 200	23.33	Retail	
1-02	Leslie Poolmart, Inc.	3,360	1: 200	16.80	Retail	
1-05	The Sated Sheep	1,510	1: 200	7.55	Retail	
1-06	Drane Chiropractic	1,023	1: 200	5.12	Medical Office	1 space for every 200 square feet
1-07	The UPS Store	1,506	1: 200	7.53	Post office / Personal services	1 space for every 200 square feet
1-08	Sharp Fitness	1,691	1: 150	11.27	Exercise Club	1 space for every 150 square feet
1-09	VACANT	1,551	1: 200	7.76	Retail	
1-12	Grand Slam Pizza	2,304	1: 100	23.04	Restaurant	1:200sf Assuming all the space is dining; which it's not; or 1
2-B	Goodwill Industries	10,166	1: 200	50.83	Retail	
2-07	Hill Country Bible Church	8,176	1: -		Church	Assumes off-peak parking load
2-11	The Workplace	4,214	1: 300	14.05	Office	
SUBTOTAL		40,167		167.27		
EXISTING SPACES AS JANUARY 2021				173		
3	Your Growing Child *	9,371		21.5	Daycare	Permitted for 215 students (https://www.dfps.state.tx.us/Child_Care/Search_Texas_Child_Care/ppFacilityDetails.asp?ptype=DC&fid=159016)
TOTAL		49,538		188.77	Required	Requires 1 space for 10 students; plus one space per teacher and one for each van/bus

I have broken up the parking into 4 zones that customers/residents may use to utilize the businesses at 100 Commons Rd.



Parking in zoning A is has a total of 19 parking spaces directly in front of Leslie’s Pool Supplies, UPS Store, The Sated Sheep, Sharp Fitness, Grand Slam Pizza, and the vacant property (previously Cricket Wireless, proposed Turcotte Butcher and Delicatessen).

The following photos were taken in Zone A





Zone B is directly in front of the entrance to the Dripping Springs Pharmacy and has easy access to the vacant property references before. Zone B has a total of 10 parking spaces directly in front and 15 on the side near the entrance to the Pharmacy



Zone C is directly in front of the Chiropractic Office, The Work Place, and the Hill Country Bible. This area has a total of 55 parking spaces. This zone also fronts the Daycare which is one a separate parcel and has parking on that parcel but some overlap of users may occur.



Parking Zone D is in the back of the property and is the access point to The Goodwill. This zone has roughly 53 parking spaces.



Turcotte Butcher's & Delicatessen
 Variance from Parking Requirements
 Additional Sheets

Description of Hardship

The Commons was built in approximately the early to mid-1980's in the same configuration it is in today with regard to buildings and parking spaces. At the time of its construction the City had incorporated but had no zoning regulations adopted with parking standards. The Commons has been full with different types of retail, office, and restaurant uses over the last thirty-plus years and at one time had two restaurants (Mexican Louie's and Grand Slam Pizza), the pharmacy, the daycare, a video store, a real estate company, a title company, and a full service grocery store. It is exceptionally hard to fit new ordinance requirements on top of ...(see attached) an existing shopping center that predated any parking regulations. A parking analysis has been done and can be provided to show the current uses, hours and days of operation to show that even at present and with a continuing change in tenants based on market forces and demands of the public, the number of parking spaces remain the same.

Description of Request & Reference to section of the Code of Ordinances applicable to request:

DS Code of Ordinances, Chapter 30, Exhibit A, "Zoning", Section 5.7.6 and 5.7.7 are the two relevant sections in question regarding calculation of parking for mixed use buildings and calculating based on most intensive use. In addition, Section 5.7.5, recognizes that a change in use which increases the need for parking by 10% or more only has to provide for the increase in parking over the previous use. (In this case, the previous use, Cricket Wireless, as a retail use required seven spaces. The delicatessen based on the seating/waiting area will require nine (9) spaces; an increase of two (2).)

The request can be based off of either scenario which would be either to request a variance from Sections 5.7.6 and 5.7.7 based on the history and age of the Commons and the application of new parking standards on a center whose history has been a mixed use retail/office/restaurant use or to request a variance from the two additional spaces that would be required over what the previous tenant's requirements were.

{Lease space is 1561 square feet; the previous tenant, Cricket Wireless, was required to have seven (7) spaces based on $1561/200 = 7.805$ or 8 spaces. The same lease space, 1561 square feet minus the 750 square feet of prep and storage which is not calculated for restaurant parking, leaves 811 square feet which when divided by 100 square feet for seating and waiting space requires nine spaces. $1561-750 = 811 / 100 = 8.11$ or 9.}

Parking Requirements for Restaurant:

Section 5.6(45):

"One (1) parking space for each one hundred (100) square feet of seating/waiting area, or one (1) space for every three (3) seats under maximum seating arrangement (i.e., occupancy), whichever is greater; required parking spaces are in addition to any stacking spaces that may be required for drive-through facilities."

Relevant code sections from Code of Ordinances:

5.7.5. Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of ten percent (10%) or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.

This would require the addition of one or two spaces based on the change in use from retail to restaurant. The retail use required seven spaces.

5.7.6. For buildings which have mixed uses within the same structure (such as retail and office), the parking requirement shall be calculated for the most intensive use. In cases where the design of the interior of the structure is not practical for alteration, the parking requirement may be calculated for each use within a structure for buildings over forty thousand square feet (40,000 sq. ft.).

5.7.7. Shared parking may be allowed in the case of mixed uses (different buildings) under the following conditions. Up to fifty percent (50%) of the parking spaces required for a theater or other place of evening entertainment (after 6:00 p.m.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours. Shared parking must be on the same parking lot. Reduction due to shared parking shall be determined by the City Administrator. To assure retention of the shared parking spaces, each property owner shall properly draw and execute a document expressing the same and shall file this agreement with the City of Dripping Springs.



Planning and Zoning Commission Meeting Planning Department Staff Report

Planning and Zoning Commission Meeting: January 26, 2021

Project Number: ZA2020-0007

Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Pollard Tract_ 2303 W Highway 290

Property Location: 2303 W Highway 290

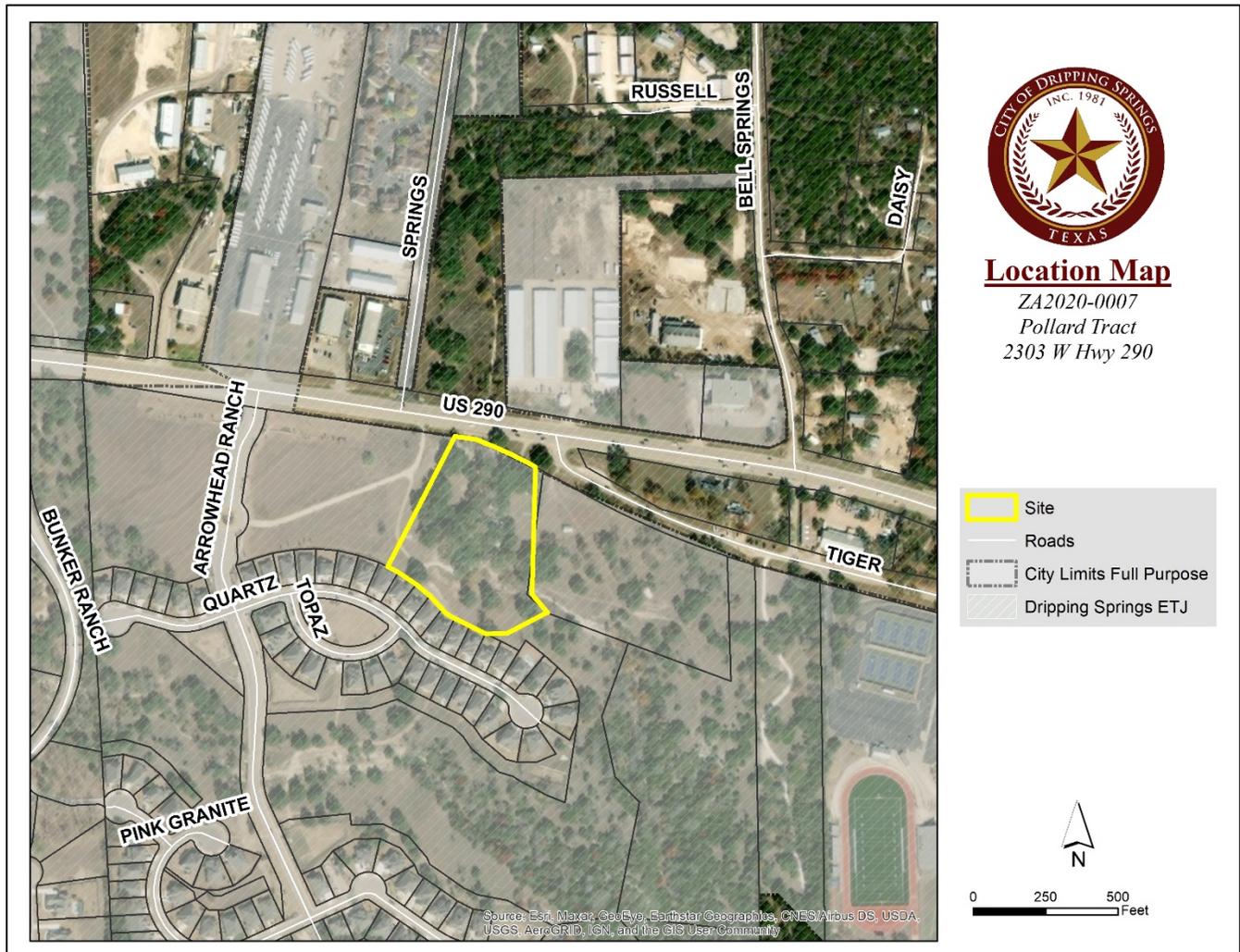
Legal Description: A0222 BENJAMIN F HANNA SURVEY, ACRES 5.602

Applicant: Jon Thompson

Property Owner: Glenn and Leigh Ann Pollard

Request: A proposed zoning map amendment for the property located at 2303 W Highway 290. The applicant is requesting to rezone from General Retail (GR) to Agriculture (AG).

Staff Recommendation: Staff recommends denial of the requested Zoning Change from General Retail (GR) to Agriculture (AG).



Overview

The applicant is requesting a zoning map amendment change for one (1) tract located at 2303 W US Highway 290. The applicant is requesting to rezone from General Retail (GR) to Agriculture (AG).

The lot requesting the rezoning is within the Arrowhead Ranch Development Agreement. The development agreement was amended and restated in 2018. The property was sold to the current owners (Glenn and Leigh Ann Pollard) from TF Arrowhead Ranch L.P. in 2018.

When the lot was originally sold in 2018, it was a part of a 12.442-acre tract and was given an impervious cover limitation of 4.27 acres of land. The lot currently has four buildings on the property: a house (the owners reside in), a barn-type structure, another outbuilding (Storage), and the original homestead that is near Tiger Lane that is not in use as it is uninhabitable and will need repair.

If the lot was to be rezoned to Agriculture (AG) the tract would become non-conforming due to the setback requirements with the AG zoning district. The minimum front yard setback is fifty feet (50') and the nearest building to the front property line is 37.1 feet (See image below provided by the applicant). The side yard setback is thirty feet (30') and the building at the front may not be able to meet that side yard setback requirement. The applicant is also wanting to construct an additional accessory dwelling unit which would require additional information because the development agreement limits the increase of dwelling units.

This lot is within the Comprehensive Plans Future Land Use Plan as a retail activity center and states that the City should take extra caution when reviewing areas within these nodes because they are gateway points into the City of Dripping Springs. The Arrowhead Ranch Development Agreement contemplated this tract as future commercial.



Development Standards

The zoning district Agriculture is designed to permit the use of land for the ranching, propagation and cultivation of crops, small-scale horticultural enterprises, and similar uses. Single-family uses on large lots are also appropriate for this district.

Permitted Uses: Those uses listed for the AG - Agricultural District in Appendix C [Appendix E] (Use Charts) as “P” or “C” are authorized uses permitted by right, or conditionally permitted uses, respectively.

Development Standards and Regulations for Agriculture	
	AG
Size of Lots	
Minimum Lot area	Two (2) acres
Minimum Lot Width	One Hundred feet (100')
Minimum Lot Depth	One hundred fifty feet (150')
Setback Requirements	
Minimum Front Yard	Fifty feet (50')
Minimum Side Yard	Ten percent (10%) of the lot width, not to exceed thirty feet (30'); twenty-five feet (25') from a street right-of-way for a corner lot.
Minimum Rear Yard	Fifty feet (50') for the main building and any accessory building(s); ten feet (10') from a main building to an accessory building.
Maximum Lot Coverage	Thirty percent (30%) (May change due to development agreement)
Height Regulations	
Main Building	Maximum of forty feet (40') for the main building or house.
Accessory Building	Maximum forty feet (40') for accessory buildings, including detached garage/accessory dwelling units.
<p>(a) On-Site Dwellings: Recreational vehicles, manufactured homes, mobile homes, travel trailers or motor homes may not be used for on-site dwelling purposes.</p> <p>(b) Open Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, recreational vehicles, boats and trailers etc.). Cultivation equipment may be stored outside.</p> <p>(c) Side-Entry Garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.</p> <p>(d) Swimming Pools: Swimming pools shall be constructed and enclosed in accordance with the City Building Code.</p> <p>(e) Nonresidential Uses: Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, group home, etc.) in the Agriculture District. Any nonresidential land use that may be permitted in this district shall conform to the Local Retail District standards.</p> <p>(f) Temporary Buildings: There shall be no permanent use of temporary facilities or buildings. A use shall be deemed permanent after the use has been in existence on the same lot for a period of at least six (6) months.</p> <p>(g) Other Regulations: Refer to Section 5, Development Standards & Use Regulations.</p>	

Site Information

Location:

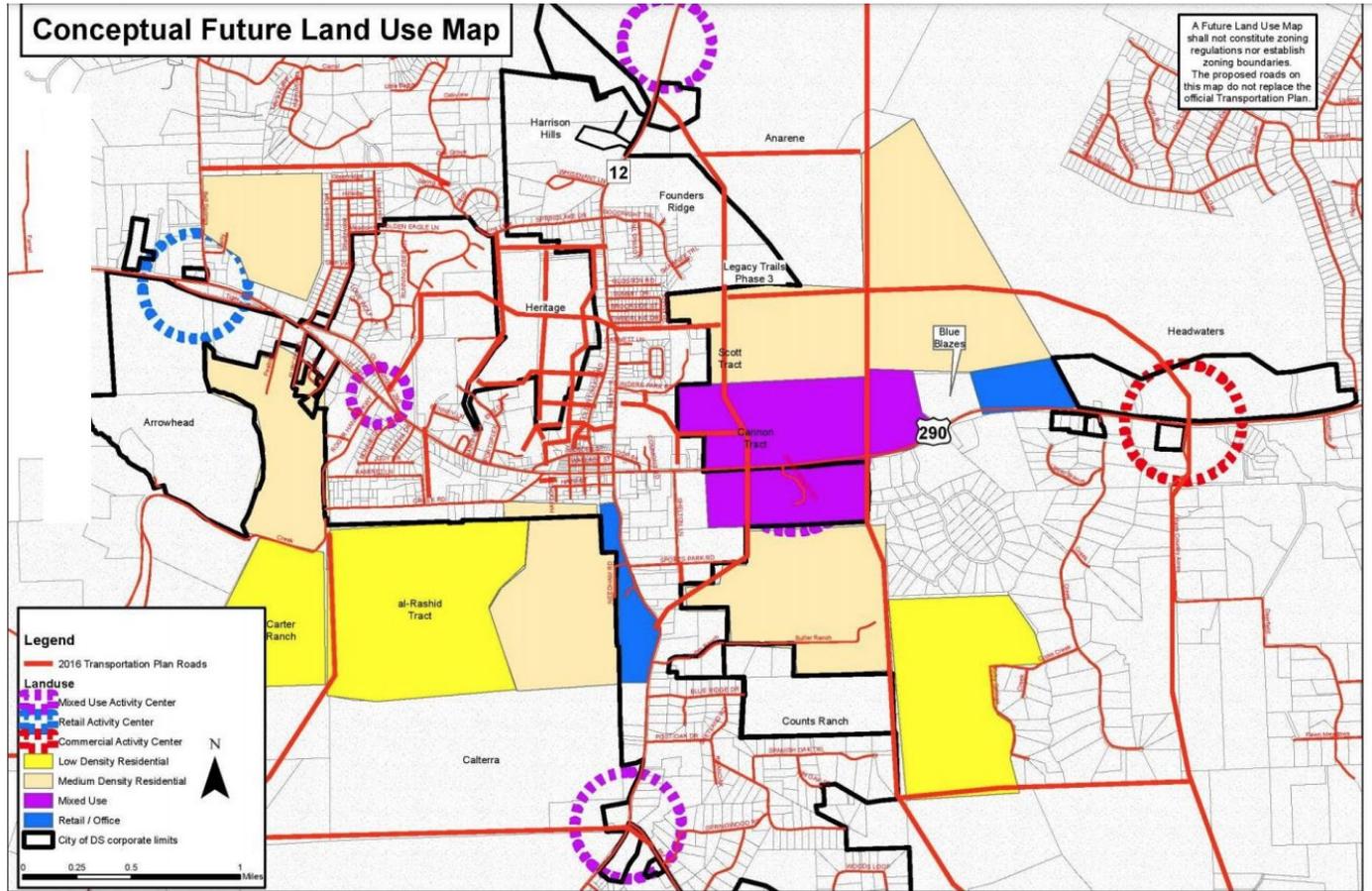
The Subject property is located at 2303 W US Highway 290, northeast of the residential development of Arrowhead Ranch.

Physical and Natural Features:

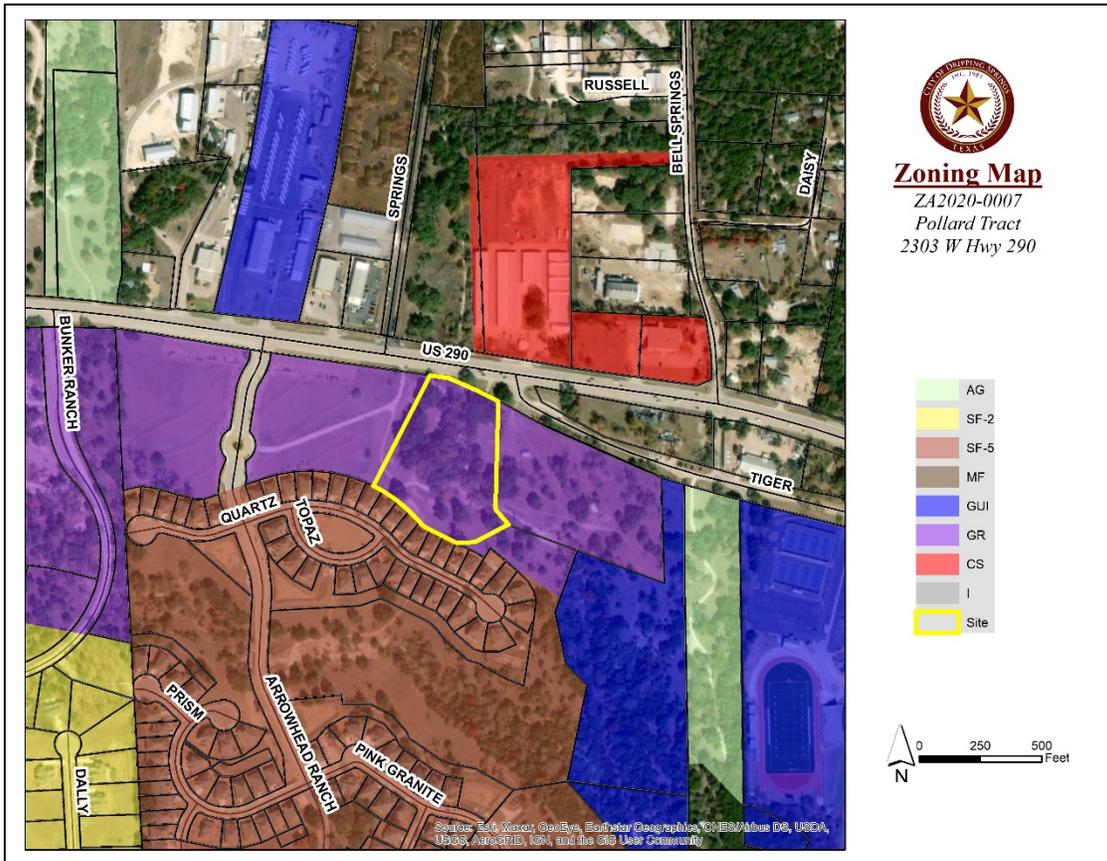
The lot is partially developed with a lush tree canopy. To the rear of the Lot are residential homes and Open Space.

Comprehensive Plan, Future Land Use, and Zoning Designation:

The City's Future Land Use Map designates this area as a Retail Activity Center. The Comprehensive Plan outlines the type of land uses within retail as shops, restaurants, and professional offices. The activity nodes represent areas for new development that should have more attention on factors of design because they are located at gateway points entering the City.



Surrounding Properties



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

Direction	Zoning District	Existing Use	Future Land Use
North	Commercial Services (CS)	AAA Storage	Retail Activity Center
East	General Retail (GR)	Undeveloped	
South	Single-Family Attached Residential - Town Home	Arrowhead Residential Development	
West	General Retail (GR)	Undeveloped	

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

2.28.1 The City declares the enactment of these regulations governing the use and development of land, buildings, and structures as a measure necessary to the orderly development of the community. No change shall be made in these regulations or in the boundaries of the zoning districts except:

- a. To correct any error in the regulations or map;
- b. To recognize changed conditions or circumstances in a particular locality;
- c. To recognize changes in technology, the style of living, or manner of conducting business;
- d. To make changes in order to implement policies reflected within the Comprehensive Plan.

2.28.2 In making a determination regarding a requested zoning change, the P&Z 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;	Staff believes the proposed change from General Retail (GR) to Agriculture (AG) is not an appropriate change for the area. The Comprehensive Plans Future Land Use Plan and the Arrowhead Development Agreement intended for this lot to be Commercial. The lots is near other retail districts and the rezoning to Agriculture would disrupt the commercial in the area.
2. their relationship to the general area and the City as a whole;	Agriculture district does not fit in with the surrounding area. The lots to the east and the south are zoned General Retail. General Retail is an appropriate zoning district due to the regional access via major thoroughfares.
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;	This property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.
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;	Rezoning this property from GR to AG could have a negative effect on adjacent GR zoning districts. This lot would provide future access to adjacent lots and rezoning would cut off any connection between the retail sites. Connection between retail sites can help with the flow of traffic.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	There are no nearby lots that are being zoned for Agriculture in the area.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	See number 4
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	This property is being treated similarly to other Zoning changes.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	Staff does not see this Zoning Change affecting the public health, safety, morals or general welfare.

Summary, Recommendation, and Required Action

Based on the Comprehensive Plan, the Future Land Use Plan, the adjacent land uses, and the opportunity to attract more individuals to the area, **Staff recommends denial of the requested Zoning Change from General Retail (GR) to Agriculture (AG).**

Planning and Zoning action:

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

postponement by citing the meeting date whereon the request will reappear on the P&Z's agenda.

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

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

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

Public Notification

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

Attachments

- Exhibit 1 – Zoning Map Amendment Application
- Exhibit 2 – Proposed Ordinance & Survey
- Exhibit 3 – Agriculture (AG) Use Chart

Recommended Action:	Recommend denial of the requested zoning map amendment for 2303 W US Hwy 290.
Alternatives/Options:	Recommend approval of the zoning map amendment.
Budget/Financial Impact:	No fees have been calculated, but sales tax would be acquired.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A
Comprehensive Plan Goal:	Support the expansion of business and professional services



CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • www.cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Glenn & Leigh Ann Pollard

STREET ADDRESS 2303 W Hwy 290

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 845-6416 EMAIL pollardleigh@gmail.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

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

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

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

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Glenn & Leigh Ann Pollard
PROPERTY ADDRESS	2303 W Hwy 290, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	A0222 BENJAMIN F HANNA SURVEY, ACRES 5.602
TAX ID#	R15059
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	General Retail (GR)
REQUESTED ZONING/AMENDMENT TO PDD	Agricultural (AG)
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The owners wish to construct an accessory dwelling unit for immediate family to occupy. AG zoning is the only zoning district in which this use is a Permitted right rather than a Conditional use. The zoning ordinance states for AG zoning, "Single-family uses on large lots (2 acre minimum) are also appropriate for this district." Since this tract exists as a 5.6 acre tract and has a primary use as a single family residential tract, the property fits this district's intended use.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	The existing use is single family residential. In the near future the owners would like to build an accessory dwelling unit whose purpose is as a dwelling for immediate family (whose use is also single family residential).

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

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

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

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

APPLICANT'S SIGNATURE

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

(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) Instrument # **18021148**

Leigh Glenn Pollard 6L Pollard
Name

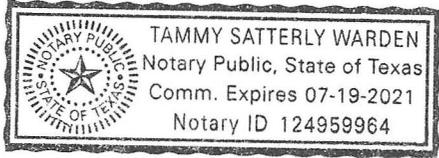
Home owner
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 17 day of September, 2020 by Leigh Glenn Pollard.

Tammy Satterly Warden
Notary Public, State of Texas

My Commission Expires: 7-19-2021



Jon Thompson, J Thompson Professional Consulting, LLC
Name of Applicant

ZONING AMENDMENT SUBMITTAL

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

Jon Thompson
Applicant Signature

September 16, 2020
Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted Documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	GIS Data Not available; property not platted.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input type="checkbox"/>	Concept Plan N/A
<input type="checkbox"/>	<input type="checkbox"/>	Plans N/A
<input type="checkbox"/>	<input type="checkbox"/>	Maps (A survey is all that would be available; an aerial photograph is also available)
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Planned Development District (<i>if applicable</i>) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 2303 W Hwy 290, Dripping Springs, Texas 78620

Commercial Residential

Applicant's Name (and Business Name, if Applicable):

Glenn & Leigh Ann Pollard

Applicant's Address: 2305 W Hwy 290, Dripping Springs, Texas 78620

Applicant's Email: pollardleigh@gmail.com

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:

IF APPLYING FOR:

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Development Permit |
| <input checked="" type="checkbox"/> Zoning Amendment Application | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Subdivision Approval | <input type="checkbox"/> Alcoholic Beverage Permit |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Food Establishment Permit |
| | <input type="checkbox"/> On-Site Sewage Facility Permit |

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility** Permit shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

Leigh A Pollard
Signature

9/17/2020
Date

Received on/by: _____

Project Number: _____ - _____

Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: 2303 W Hwy 290 Zoning Amendment

Project Address: 2303 W Hwy 290, Dripping Springs, Texas 78620

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting, LLC

Billing Contact Information

Name: Glenn & Leigh Ann Pollard

Mailing Address: 2305 W Hwy 290

Dripping Springs, Texas 78620

Email: pollardleigh@gmail.com Phone Number: (512) 845-6416

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

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

September 16, 2020

Date

**CITY OF DRIPPING SPRINGS
ORDINANCE No.**

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING ONE TRACT OF LAND, TOTALING APPROXIMATELY 6.84 ACRES FROM GENERAL RETAIL (GR) TO AGRICULTURE (AG); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

WHEREAS, the City Council of the City of Dripping Springs (“City Council”) seeks to promote orderly land use and development within the City; and

WHEREAS, the City Council finds to be reasonable and necessary the rezoning of the tract, described more fully in Attachment “A” and totaling approximately 6.84 acres, from General Retail (GR) to Agriculture (AG); and

WHEREAS, the City Council recognizes changed conditions and circumstances in the particular location; and

WHEREAS, the City Council finds that the zoning change is compatible with the surrounding area and with the City’s Zoning Ordinance and Comprehensive Plan; and

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on _____ to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

WHEREAS, after public hearing held by the City Council on _____, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

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

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

2. ENACTMENT

One tract of land totaling approximately 6.84 acres and described more fully in Attachment “A” and shown in Attachment “B”, is hereby rezoned from General Retail (GR) to Agriculture (AG).

3. REPEALER

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

4. SEVERABILITY

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

5. CHANGE ON ZONING MAP

The City Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Dripping Springs, Texas.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

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, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the _____ day of _____ 2021, by a vote of _____ (ayes) to _____ nays to _____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

By: _____
Bill Foulds, Jr. Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment "A" Description of Tract

BEING 6.84 ACRES SITUATED IN THE BENJAMIN F. HANNA SURVEY, ABSTRACT # 222, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.442 ACRE TRACT OF LAND CONVEYED O GLEN & LEIGH POLLARD, RECORDED IN INSTRUMENT NUMBER 18021148, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

Attachment "B"
6.84 Acres Survey

APPENDIX E: ZONING USE REGULATIONS (CHARTS)

E.1 Use Regulations (Charts)

E.1.1. The use of land or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located.

(a) The legend for interpreting the permitted uses in the Use Charts is:

P Designates that the use is permitted in the zoning district indicated.

Designates that the use is prohibited in the zoning district indicated.

C Designates that the use may be permitted in the zoning district only pursuant to issuance of a Conditional Use Permit.

****** Designates that the use is defined in this Chapter.

(b) Definitions: See Definitions in [Section 1.6](#) of this Chapter for further description of uses.

(c) Uses Not Listed: If a use is not listed in the Use Charts, it is not allowed in any zoning district.

Use Chart

Adopted February 17, 2015

Permitted Uses “P”

Conditional Uses “C”

AGRICULTURE	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Bulk Grain and/or Feed Storage	P										X	P			
Farms, General (Crops), Commercial	P	C	C								X				
Greenhouse (Non-Retail)	P	P	P	P							P				
Livestock Sales	P										X				
Orchard/Crop Propagation	P	P	C	C	C	C	C	C	C	C	P	C			
Plant Nursery (Commercial)	P								P	P	X	C			

Small Scale Farm	P	C	C			C	C	C	C	C	P					Item 9.
Stable, Commercial	P	C									X					
Stables (Private, accessory use)	P	C	C								P					
Stables (Private, principal use)	P	C									X					
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	C	C	C	C	C	C	C	C	C	P	C				
Farm Animals (Non-Exempt)	P	C	C	C	C	C	C	C	C	C	P	C				

(Ordinance 1220.99 adopted 2/17/15)

RESIDENTIAL	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg/Structure (Nonresidential)							P	P	P	P	P	P			
Accessory Bldg/Structure (Residential)	P	P	P	P	P	P					P				
Accessory Dwelling	P	C	C								P		P		
Caretaker's/Guard Residence	P	P	P								P				
Community or Group Home	C	C	C	C	C						P				
Duplex/Two-Family				P	P	P	P	P	P		P				
Garage Residential Conversion	P	P	C	C							P				
Garden Home/Townhome					P	P	P	P	P		P				
Home Occupation	P	P	P	P	P	P	P	P	P		P				
HUD-Code Manufactured Home	C			C	C	C					X				
Living Quarters on Site with a Business							P	P	P	P	P				
Multiple-Family Dwelling						P	P	P	P		P				
Residential Loft							P	P	P		P				
Rooming/Boarding House						P		P			P				

Single-Family Dwelling, Detached	P	P	P	P	P	P					P					Item 9.
Single-Family Industrialized Housing	P	P	P	P	P	P					P					
Swimming Pool, Private	P	P	P	P	P	P	P	P	P		P					

(Ordinance 1220.99 adopted 2/17/15; Ordinance 2019-44 adopted 12/10/19)

OFFICE	Residential Uses						Nonresidential Uses									
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP	
Armed Services Recruiting Center							P	P	P	P	P					
Bank										C	X					
Check Cashing Service								P	P	P	X					
Credit Agency							P	P	P	P	X					
Insurance Agency Offices							P	P	P	P	P					
Offices, General/Professional							P	P	P	P	P					
Office, Brokerage Services							P	P	P	P	P					
Offices, Health Services							P	P	P	P	P					
Offices, Legal Services							P	P	P	P	P					
Offices, Parole/Probation											X		P			
Offices, Professional							P	P	P	P	P					
Offices, Real Estate Office							P	P	P	P	P					
Saving & Loan										C	X					
Security Monitoring Company							P	P	P	P	X					
Telemarketing Center							P	P	P	P	X					

(Ordinance 1220.99 adopted 2/17/15)

PERSONAL & BUSINESS SERVICES	Residential Uses						Nonresidential Uses									
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP	
All-Terrain Vehicle									P	P	X					
Dealer (Sales Only)											X					

Cooking School								P	P	P	P						Item 9.	
Dance/Drama/Music Studio or School								P	P	P	P							
Department Store									P	P	P							
Drapery, Blind Upholstery Store								P	P	P	P							
Exterminator Services										P	X							
Financial Services								P	P	P	P							
Florist Shop								P	P	P	P							
Food or Grocery Store (General)									P	P	P							
Food or Grocery Store (Limited)								P	P	P	P							
Funeral Home or Mortuary										P	X							
Furniture Store (New and/or Used)								P	P	P	X							
Garden Shop (Inside Storage)								P	P	P	P							
General or Community Retail Store									P	P	P							
Gravestone/Tombstone Sales										P	X							
Hardware Store								P	P	P	P							
Home Improvement Center									P	P	X							
Laundry/Dry Cleaning										P	X							
Lawnmower Sales & Repair									P	P	X							
Live-in Security Quarters							P	P	P	P	P							
Locksmith								P	P	P	X							
Major Appliance Sales									P	P	X							
Market (Public)								P	P	P	P							
Mini-Warehouse - Self Storage										C	X							
Mobile food vendor - 10							P	P	P	P	P	P	P	P	P	P		

Upholstery Shop									P	P	P					Item 9.
Used Merchandise/ Furniture									P	P	P	P				
Vacuum Cleaner Sales & Repair									P	P	P	X				
Veterinarian Clinic (Indoor Kennels)									P	P	P	P				
Woodworking Shop (Ornamental, Handmade)									P	P	P	P				

* Permitted in HO District per requirements of [Chapter 30, Article 30.05](#): Mobile Food Vendors.

(Ordinance 1220.99 adopted 2/17/15; Ordinance 1220.149 adopted 11/14/17; Ordinance 2018-09 adopted 4/10/18)

TRANSPORTATION & AUTO SERVICES	Residential Uses						Nonresidential Uses									
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP	
Antique Vehicle Restoration											P	X				
Auto Body Repair											P	X				
Auto Financing & Leasing									P	P	P	X				
Auto Muffler Shop											P	X				
Auto Paint Shop											P	X				
Auto Tire Sales & Repair										P	P	X				
Auto Upholstery Shop											P	X				
Auto Washing Facility, Attended										P	P	X				
Auto Washing Facility, Unattended										P	P	X				
Auto Wrecker Service											P	X				
Automobile Repair, Major											P	X				
Automobile Repair, Minor									C	C	P	X				
Heliport													P	P		
Helistop													P	P		
Limousine/Taxi Service											P	X				
Oil Change & Inspection										P	P	X				

Parking Lot, Commercial										C						Item 9.
Parking Structure, Commercial								C	C	C	P	P				
Tire Dealer, Indoor Storage									P	P	P	X				

(Ordinance 1220.99 adopted 2/17/15; Ordinance 1220.140, att. B, adopted 4/11/17; Ordinance 1220.151 adopted 12/12/17)

AMUSEMENT/ RECREATION	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Amusement Arcade (Four or more devices)									P	P	P				
Amusement Services (Indoor)									P	P	P				
Amusement Services (Outdoor)									P	P	X				
Billiard/Pool Facility									P	P	P				
Bingo Hall									P	P	P			P	
Bowling Center									P	P	P			P	
Broadcast Station (With Tower)											X	P			
Country Club (Private)									P		X				
Dance Hall									P	P	P			P	
Day Camp for Children	C	C					C		P	P					
Civic/Conference Center											P		P		
Dinner Theater									P	P	P				
Driving Range														P	
Fairgrounds/Exhibition Area	C													P	
Gaming Club (private)								C	C	C					
Golf Course (Miniature)									P	P				P	
Golf Course (Public, Private)	C								P	P				P	
Health Club							C	P	P	P	P			P	
Motion-Picture Studio, Commercial										P		P			

Motion-Picture Theater									P	P	P				Item 9.
Museum								P	P	P	P				
Park accessory uses															P
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P				P
Psychic Reading Services								P	P	P	P				
Rodeo Grounds	C									C		C			
Skating Rink										P				P	
Tennis Court	P	P	P	P	P	P					P			P	
Theater (Stage)									P	P	P			P	
Video Rentals/Sales								P	P	P	P				

(Ordinance 1220.99 adopted 2/17/15; Ordinance 2020-01 adopted 1/14/20)

	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
INSTITUTIONAL/ GOVERNMENT															
Assisted Living Facility						C		C	C	C	P				
Broadcast Tower (Commercial)												C			
Cemetery or Mausoleum	C												P		
Child Day-Care Facility	C	C	C	C	C	C	C	P	P	P	P				
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P		P		
Civic Club							P	P	P	P	P				
Community Center (Municipal)											P		P		
Electrical Generating Plant												P	P		
Electrical Substation												P	P		
Emergency Care Clinic									P	P					
Fire Station	P	P	P	P	P	P	P	P	P	P			P		
Fraternal Lodge or Union							P	P	P	P	P				
Government Building (Mun, St, Fed)										P	P		P		

Group Day-Care Home	C	C	C	C	C	C	C	P	P	P					Item 9.
Medical Clinic or Office							P	P	P	P	P				
Wireless Communications Tower	C	C	C			C	C	C	C	C		C			
Heliport												P			
Home for the Aged, Residential	C	C	C	C	C	C	C	C	P	P	P				
Hospice								C	P	P	P				
Hospital (Acute Care, General)							C	C	P	P					
Library							P	P	P	P	P		P		
Maternity Home							C	C	P	P	P				
Nursing/Convalescent Home							C	C	P	P					
Orphanage						C	C	C	P	P	P				
Philanthropic Organization							P	P	P	P	P				
Post Office	P	P	P	P	P	P	P	P	P	P	P		P		
Radio, Television, Microwave Tower									C	C		C			
School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P		P		
Sewage Pumping Station	C	C	C	C	C	C	C	C	C	C	P	P	P		
Telephone Switching/Exchange Bldg.							C	C	C	P	P		P		
Wastewater Treatment Plant	C	C	C	C	C	C	C	C	C	C		C	P		
Water Supply (Elevated Storage Tank)	C	C	C	C	C	C	C	C	C	C	P	C	P		
Water Supply Facility (Private)	P	P	P	P	P	P		C	C	C		C	P		

	Residential Uses						Nonresidential Uses								
COMM. & WHOLESALE TRADE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Book Bindery										P	P				

Feed & Grain Store									P	P							Item 9.
Furniture Manufacture												P					
Heating & Air-Conditioning Sales/Service									P	P							
Pawnshop									C	C							
Propane Sales (Retail)										P							
Taxidermist										P							
Transfer Station/Refuse Pickup												P					
Veterinarian (Outdoor Kennels or Pens)	C									P							
Warehouse/Office										C		P					
Welding Shop										C		P					

	Residential Uses						Nonresidential Uses									
LIGHT INDUSTRIAL/MFG.	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP	
Contractor's Office (No Outside Storage.								P	P	P	P	P				
Contractor's Office (with Outside Storage)										C		P				
Contractor's Temporary On-site Office	C	C	C	C	C	C	C	C	C	C	P	C				
Electronic Assembly										C		P				
Engine Repair or Manufacture												P				
Laboratory Equipment Manufacture												P				
Machine Shop												P				
Maintenance & Repair Services for Bldgs.										P						
Open Storage/Outside Storage	C									C		P				
Plumbing Shop									P	P						
Research Lab (Nonhazardous)									C	C		P				

Sand/Gravel/Stone Sales or Storage	C									C		P				Item 9.
Sand/Gravel Quarrying												C				
Sign Manufacturing										C	P	P				
Stone/Clay/Glass Manufacturing										C		P				

(Ordinance 1220.99 adopted 2/17/15)



Planning and Zoning Commission Meeting Planning Department Staff Report

Item 10.

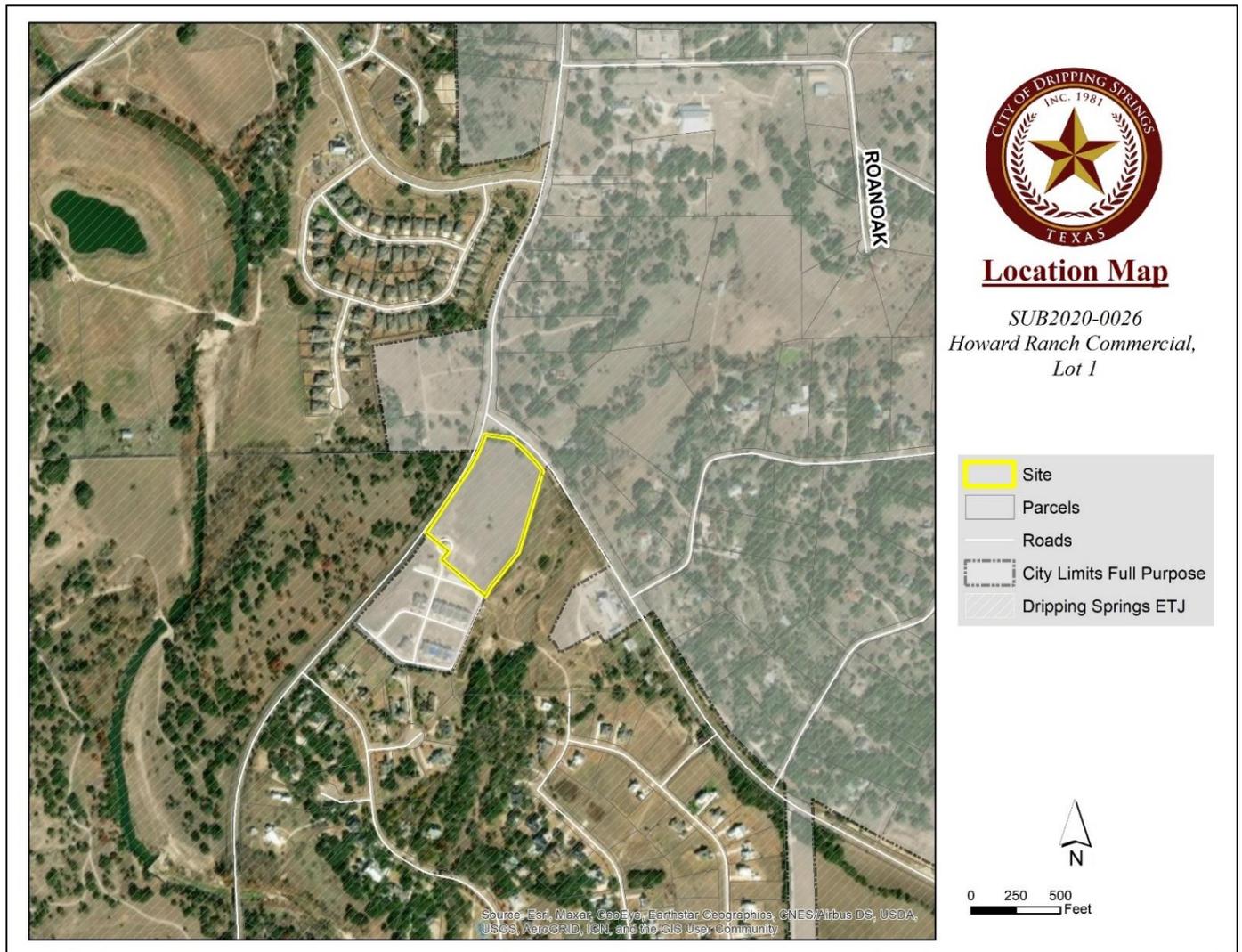
Planning and Zoning Commission Meeting: January 26, 2021
Project Number: SUB2020-0026
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Howard Ranch Commercial Final plat and Plat Vacation
Property Location: South of the intersection of Ranch Road 12 and Farm-to-Market 150
Legal Description: Howard Ranch Commercial Lot 1, Acres 7.5
Applicant: Bill Couch, CBD, INC
Property Owner: Howard Land and Cattle Company
Request: Applicant is requesting a Final Plat and a Plat vacation for the subdivision Howard Ranch Commercial.

Staff Recommendation

Staff recommends approval of the Final Plat and Plat vacation of the Howard Ranch Commercial Subdivision



Overview

The applicant is requesting to vacate the Howard Ranch Subdivision to remove a plat note and Final Plat the Howard Ranch Commercial Subdivision, Lot 1. The applicant is vacating a Plat note and a plat restriction. The subdivision is a single lot subdivision that had previously been administratively approved as a minor plat in 2018.

The subject property was annexed into the City Limits at the July 9, 2013 City Council Meeting (Ord No.1803.72). The property was rezoned to Commercial Services in May 2020. The lot currently has a site development permit for a Convenience Store with gas sales, retail structures, and live/work structures. The site development plan is requesting a driveway to be located on Farm-to-Market 150. The Current plat for Howard Ranch Commercial contains a plat note that restricts any additional driveways.

The purpose for the plat vacation is to remove a note and a restriction. The plat note that the applicant is vacating is note # 20 of the original plat that states:

“No other driveway access is allowed from state roads except as allowed in the access easement on the face of the plat.”

The second restriction is for a 35-foot Building line setback located adjacent to FM 150, at the northern property line.

Property History:

The project was vested under August 1, 2003 City Code of Ordinances and the project was granted a grandfather determination status in 2016.

In 2007, the City of Dripping Springs entered into a Wastewater Agreement with the Property that granted the subject lot and adjacent lots wastewater service. The Wastewater agreement went through two (2) amendments in 2008 to extend the time to connect and pay fees for wastewater. The Second amendment to the Wastewater Agreement added Annexation requirements, proposed land uses and Architectural Standards for the Commercial Tracts.

In 2017, the City entered into an agreement regarding development matters related to future permitting and development of the Howard Commercial Tract and the 150 Commercial Tract. The agreement established a building line along FM 150. The agreement did not provide Right-of-way. The agreement stated that any acquisition of any right of way from the Owner for the widening or realignment of FM 150 must proceed according to the requirements of applicable law.

The agreement also required certain drainage improvements and allowed for reduction of the Water Quality Buffer Zone. Hays County and the City both identified FM 150 and Ranch Road 12 as a key component on their Master Transportation Thoroughfare plans for future connections. Hays County has informed the City that it is actively pursuing right of way on this property.

Site Information

Location:

The Subject property is located the corner of Ranch Road 12 and Farm-to Market 150.

Current Condition of Lot:

The land is currently undeveloped, but the applicant has a site development plan on hold due to the replat with vacation.

Summary, Recommendation, and Required Action

Staff recommends approval of the Final Plat and a Plat Vacation of the Howard Ranch Commercial Plat.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

Meetings

November 18, 2020 Planning and Zoning Commission – Denied based on outstanding comments
January 26, 2021 Planning and Zoning Commission

Attachments

- Exhibit 1 –Subdivision Application
- Exhibit 2 – Howard Ranch Commercial Recorded Plat
- Exhibit 3 – Howard Ranch Commercial Proposed Plat
- Exhibit 4 – Howard Ranch Plat Vacation Document

Recommended Action:	approve the Final Plat and Plat Vacation
Alternatives/Options:	N/A
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

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

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME Bill E. Couch

COMPANY Carlson Brigance and Doering, Inc.

STREET ADDRESS 5501 W. Wm Cannon Dr.

CITY Austin **STATE** TX **ZIP CODE** 78749

PHONE (512) O 280-5160 / D 585-8847 **EMAIL** bill@cbdeng.com

OWNER NAME Howard Land and Cattle Company (Erik Howard)

COMPANY Howard Land and Cattle, Ltd.

STREET ADDRESS _____

CITY _____ **STATE** _____ **ZIP CODE** _____

PHONE _____ **EMAIL** _____

PROPERTY INFORMATION	
PROPERTY OWNER NAME	HOWARD LAND & CATTLE LTD
PROPERTY ADDRESS	
CURRENT LEGAL DESCRIPTION	HOWARD RANCH COMMERCIAL, Lot 1, ACRES 7.5
TAX ID #	
LOCATED IN	<input type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	7.5 ac
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	CS
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>FM 150</u> <input checked="" type="checkbox"/> State Name: <u>RR 12</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: _____

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	HOWARD RANCH COMMERCIAL, Lot 1
TOTAL ACREAGE OF DEVELOPMENT	7.5
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	7.5
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>1</u> INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>7.5</u> 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: Sr. Project Manager SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): _____

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.)

Erik Howard

Applicant Name

Bill E. Couch

10-2-20

Applicant Signature

Bill E. Couch

Date

10-5-20

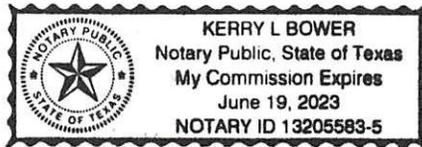
Notary

Bower

Date

10.5.20

Notary Stamp Here



Property Owner Name

[Handwritten Signature]

Property Owner Signature

10/5/20

Date

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

Applicants Signature: _____ Date: _____

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 – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input 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 checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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

FINAL PLAT INFORMATION REQUIREMENTS

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

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

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

NARRATIVE OF COMPLIANCE

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Yes comply as per Ordinance and development agreement and site lighting plan.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Parkland Dedication requirement met.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Not applicable at platting</p>

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). Amending plat to correct access language all other conditions of the plat remain.
Zoning, Article 30.02, Exhibit A	Is zoned for commercial use.

Date, initials



BILLING CONTACT FORM

Project Name: Howard Ranch Commercial
Project Address: intersection of Highway No. 12 east & FM 150 south
Project Applicant Name: Erik Howard of HOWARD LAND & CATTLE LTD

Billing Contact Information

Name: Howard Land and Cattle Ltd. (Erik Howard)
Mailing Address: 23255 West F.M. 150
Driftwood, Texas 78619
Email: erik@howardranch.com
Phone Number: 512-692-9714

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

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

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, 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, 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.*

1bbffae-fb05-4fd5-83f8-6bc5fac94bf9
5fac94bf9
Signature of Applicant

10/5/2020
Date

Carlson, Brigrance & Doering, Inc.
 Civil Engineering
 5501 West William Cannon
 Austin, Texas 78749
 Phone No. (512) 280-5160
 Fax No. (512) 280-5165
 REG. # 10029000
 PLM ID # 9791

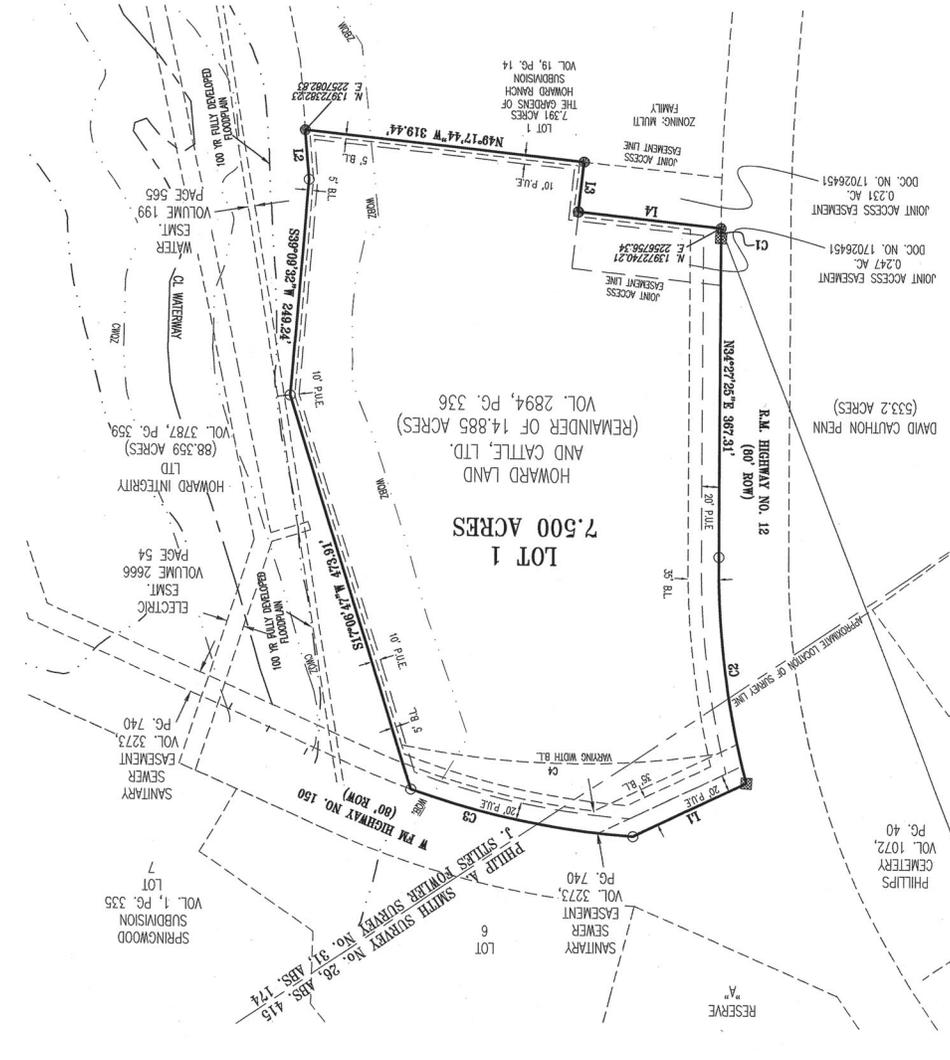
SHEET NO. 1 OF 2

A SUBDIVISION OF 7.500 ACRES BEING THE HOWARD RANCH COMMERCIAL SUBDIVISION, IN TRACT NUMBER 174, AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, OF HAYS COUNTY, TEXAS

BENCHMARK INFORMATION BASED ON STATE PLANS OF CONSTRUCTION AT RANGH ROAD 12 AND RANGH ROAD 150 DATED NOVEMBER 24, 2003.
 FOUND COTTON SPINDLE IN TELEPHONE POLE AT SOUTHEAST CORNER OF RANGH ROAD 12 AND RANGH ROAD 150.
 FOUND COTTON SPINDLE IN TELEPHONE POLE IN THE WEST RIGHT-OF-WAY OF RANGH ROAD 12 SOUTH OF RANGH ROAD 150.
 ELEVATION = 1096.42'
 ELEVATION = 1084.22'
 SET 1-600 BENT NAIL IN 8" LIVE OAK TREE IN LOT 2, BLOCK A OF HOWARD RANCH SUB. SEC. 1 PLAT.
 ELEVATION = 1077.34'

OWNER: HOWARD LAND & CATTLE, LTD
 23255 W. FM 150
 DRIFTWOOD, TEXAS 78619
 DATE: OCTOBER 23, 2017
 ACREAGE: 7.500 ACRES
 J. STILES FOWLER SURVEY NUMBER 31,
 ABSTRACT NUMBER 174
 PHILIP A. SMITH SURVEY NUMBER 26,
 ABSTRACT NUMBER 415
 NO. OF COMMERCIAL LOTS: 1
 NO. OF BLOCKS: 1
 ENGINEER & SURVEYOR:
 CARLSON, BRIGRANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TX 78749
 PHONE: 512-280-5160
 F.M.A. MAP NO.: 48209C 0115F
 DATE: SEPTEMBER 02, 2005
 HAYS COUNTY, TEXAS

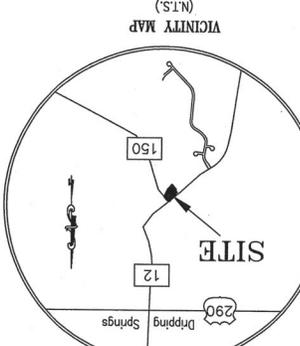
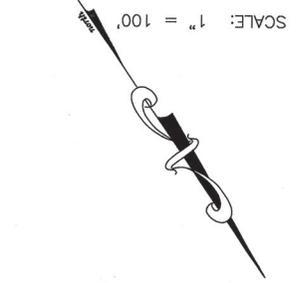
1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN THE CITY OF DRIPPING SPRINGS RECHARGE ZONE
 2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE
 3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER
 4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER
 5. THIS PLAT IS BASED UPON THE TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY PERFORMED BY KERRY MACALISTER, DATED: JULY 2001
 6. ALL PROPERTY CORNERS ARE SET WITH 1/2-INCH IRON RODS WITH PLASTIC CAPS STAMPED "CBD SECTION", UNLESS OTHERWISE NOTED
 7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION
 8. WASTEWATER SERVICE WILL BE PUBLIC SANITARY SEWER OR INDIVIDUAL ON-SITE SEWAGE FACILITIES AS AVAILABLE PER THE TERMS OF THE WASTEWATER UTILITY AGREEMENT BETWEEN THE OWNER AND THE CITY OF DRIPPING SPRINGS
 9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALS ELECTRIC COOPERATIVE
 10. TELEPHONE SERVICE WILL BE PROVIDED BY TIME WARNER CABLE
 11. UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED RIGHTS-OF-WAY, 10 FEET WIDE ALONG EACH SIDE OF ALL LOTS AND FEET CENTERED ON ANY EXISTING PEC FACILITIES.
 12. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS
 13. COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, SOUTH CENTRAL ZONE (US SURVEY FEET) AND ARE SURFACE VALUES; TO CONVERT TO GRID, MULTIPLY EACH VALUE BY A COMBINED SCALE FACTOR OF 0.9999699
 14. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 48209C 0115F, DATED SEPTEMBER 2, 2005
 15. THE REQUIREMENT CONCERNING STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE
 16. THERE IS A WATER QUALITY BUFFER ZONE, AS DEFINED BY THE CITY OF DRIPPING SPRINGS.
 17. THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS
 18. THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE ADOPTED BY THE ESD #6
 19. THIS TRACT WILL COMPLY WITH ALL APPROPRIATE ZONING STANDARDS AS APPLICABLE
 20. NO OTHER DRIVEWAY ACCESS IS ALLOWED FROM STATE ROADS EXCEPT AS ALLOWED IN THE ACCESS EASEMENT ON THE FACE OF THE PLAT
 21. THIS PLAT AND SUBSEQUENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT # 6, OR ITS SUCCESSORS.



Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	Delta
C1	11.00	2828.79	N43°30'00"	11.00	5.50	0°12'55"
C2	282.79	996.65	N27°10'28"	132.16	150.827	1°08'27"
C3	256.97	914.94	S43°45'31"	129.34	160.582	1°05'32"
C4	353.13	1000.00	S54°12'28"	251.20	178.42	2°01'36"

- LEGEND
- 100 YEAR FULLY DEVELOPED FLOOD PLAIN
 - WATER QUALITY BUFFER ZONE (WQBZ)
 - CRITICAL WATER QUALITY ZONE (CWQZ)
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING SETBACK LINE
 - CONCRETE MONUMENT FOUND
 - IRON ROD SET



HOWARD RANCH COMMERCIAL

CBD

Carlson, Brigrance & Doering, Inc.

REG. # 1004900

Surveying

5501 West William Cannon
Austin, Texas 78749
Phone No. (512) 280-5160
Fax No. (512) 280-5165

SHEET NO. 2 OF 2

A SUBDIVISION OF 7.500 ACRES BEING THE HOWARD RANCH COMMERCIAL SUBDIVISION, IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174, AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, OF HAYS COUNTY, TEXAS

ENGINEERING BY: Brett R. Pasquabella DATE 10/17/17

CARLSON, BRIGRANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

REG. # 1004900

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

ALL STORMWATER RESULTING FROM THE 100 YEAR RAIN EVENT WILL BE CONTAINED IN THE DRAINAGE EXHIBENTS SHOWN ON THE PLAN. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48290-0115F, DATED SEPTEMBER 02, 2005.

DATE 30 Oct 2017

AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAN COMPLIES WITH THE CITY OF DRIPPING SPRINGS ORDINANCE.



WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF March, 2018 A.D.

OF HAYS COUNTY, TEXAS IN VOLUME 18, PAGE(S) 407, AT 4:07 O'CLOCK P.M. IN THE PLAT RECORDS

WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 5th DAY OF March, 2018 A.D.

LIZ GONZALEZ BRIDGES, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 5th DAY OF March, 2018 A.D.

LIZ GONZALEZ BRIDGES
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

MICHELLE FISCHER, CITY ADMINISTRATOR
DATE: 3/18/2018

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS PLANNING DEPARTMENT.

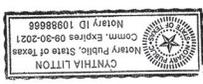
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

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

PRINTED NOTARY'S NAME: Cynthia Litton

MY COMMISSION EXPIRES: 09-30-2021

NOTARY PUBLIC, STATE OF TEXAS



BEFORE, THE UNDERSIGNED APPEARED ERIC HOWARD, OWNER OF HOWARD LAND & CATTLE LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

STATE OF TEXAS §
COUNTY OF HAYS §

HOWARD LAND & CATTLE LTD
MR. ERIC HOWARD, OWNER
23255 W FM 150
DRIFTWOOD, TEXAS 78619

DATE 10-30-17

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

"HOWARD RANCH COMMERCIAL"

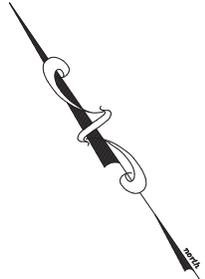
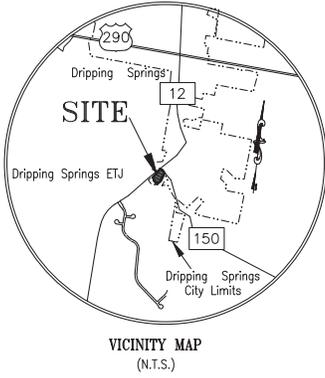
THAT HOWARD LAND & CATTLE LTD, BEING THE OWNER OF A REMAINDER 14.885 ACRES OF LAND IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174 AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, BOTH SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 2894, PAGE 336 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 7.500 ACRES OF LAND, TO BE KNOWN AS:

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF HAYS §

HOWARD RANCH COMMERCIAL

REPLAT OF LOT 1 OF HOWARD RANCH COMMERCIAL



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- WATER QUALITY BUFFER ZONE (WQBZ)
- - - 100 YEAR FULLY DEVELOPED FLOOD PLAN

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	11.00	2926.79	N34°39'00"E	11.00	5.50	0°12'55"
C2	262.79	996.65	N27°10'28"E	262.03	132.16	15°06'27"
C3	256.97	914.94	S43°45'33"E	256.13	129.34	16°05'32"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C4)	229.60	1031.65	N28°20'53"E	229.12	115.27	12°45'09"
(C5)	348.12	1000.00	N54°03'49"W	346.36	175.84	19°56'44"
(C6)	218.10	889.93	N41°30'12"W	217.56	109.60	14°02'31"
(C7)	210.43	869.93	S41°12'29"E	209.92	105.73	13°51'34"

Line #	Length	Direction
L1	142.88	S81°17'00"E
L2	57.84	S29°50'22"W
L3	58.45	N47°42'16"E
L4	161.53	N49°17'44"W

Line #	Length	Direction
(L5)	421.20	S17°06'47"W
(L6)	57.40	N24°21'16"W
(L7)	49.40	N02°58'13"W
(L8)	164.19	N81°22'48"W
(L9)	163.30	S81°22'48"E

NOTE:
THIS REPLAT IS FOR THE SOLE PURPOSE OF REMOVING A NOTE THAT WAS PROHIBITING ACCESS FROM RR 150 AND IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY SHALL BE PERMITTED TO ACCESS ONTO TO RANCH ROAD 12 (RR 12) OR FARM TO MARKET 150 (FM 150) UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

DATE: JANUARY 21, 2021

OWNER: HOWARD LAND & CATTLE, LTD
120 HOWARD RANCH LANE
DRIFTWOOD, TEXAS 78619

ACREAGE: 7.500 ACRES

J. STILES FOWLER SURVEY NUMBER 31,
ABSTRACT NUMBER 174
PHILIP A. SMITH SURVEY NUMBER 26,
ABSTRACT NUMBER 415
NO. OF COMMERCIAL LOTS: 1
NO. OF BLOCKS: 1

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165
F.E.M.A. MAP NO.: 48209C 0115F
DATED: SEPTEMBER 02, 2005
HAYS COUNTY, TEXAS

ELEVATION DATUM:

BENCHMARK INFORMATION BASED ON STATE PLANS OF CONSTRUCTION AT RANCH ROAD 12 AND RANCH ROAD 150 DATED NOVEMBER 24, 2003.

FOUND COTTON SPINDLE IN TELEPHONE POLE AT SOUTHEAST CORNER OF RANCH ROAD 12 AND RANCH ROAD 150.
ELEVATION = 1096.42'

FOUND COTTON SPINDLE IN TELEPHONE POLE IN THE WEST RIGHT-OF-WAY OF RANCH ROAD 12 SOUTH OF RANCH ROAD 150.
ELEVATION = 1084.22'

SET 1-60D BENT NAIL IN 8" LIVE OAK TREE IN LOT 2, BLOCK A OF HOWARD RANCH SUB. SEC. 1 PLAT.
ELEVATION = 1077.34'

GENERAL NOTES:

1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. THIS PLAT IS BASED UPON THE TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY PERFORMED BY KERRY MACALLISTER, DATED: JULY 2001.
6. ALL PROPERTY CORNERS ARE SET WITH 1/2-INCH IRON RODS WITH PLASTIC CAPS STAMPED "CBD SETSTONE", UNLESS OTHERWISE NOTED.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. WASTEWATER SERVICE WILL BE PUBLIC SANITARY SEWER OR INDIVIDUAL ON-SITE SEWAGE FACILITIES AS AVAILABLE PER THE TERMS OF THE WASTEWATER UTILITY AGREEMENT BETWEEN THE OWNER AND THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
11. UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED RIGHTS-OF-WAY UNLESS NOTED OTHERWISE ON FACE OF PLAT, 10 FEET WIDE ALONG EACH SIDE OF ALL LOTS AND 15 FEET CENTERED ON ANY EXISTING PEC FACILITIES.
12. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS.
13. COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, SOUTH CENTRAL ZONE (US SURVEY FEET) AND ARE SURFACE VALUES; TO CONVERT TO GRID, MULTIPLY EACH VALUE BY A COMBINED SCALE FACTOR OF 0.9999699.
14. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 48209C 0115F, DATED SEPTEMBER 2, 2005.
15. THE REQUIREMENT CONCERNING CONSTRUCTION STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE.
16. THERE IS A WATER QUALITY BUFFER ZONE, AS DEFINED BY THE CITY OF DRIPPING SPRINGS.
17. THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
18. THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE ADOPTED BY THE ESD #6.
19. THIS TRACT WILL COMPLY WITH ALL APPROPRIATE ZONING STANDARDS AS APPLICABLE.
20. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT # 6, OR ITS SUCCESSORS."

A SUBDIVISION OF 7.500 ACRES BEING THE HOWARD RANCH COMMERCIAL SUBDIVISION, IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174, AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, OF HAYS COUNTY, TEXAS

SHEET NO. 1 OF 2



Carlson, Brigance & Doering, Inc.

FIRM ID #13791 RLG. # 10024900

Civil Engineering 5501 West William Cannon Austin, Texas 78749 Phone No. (512) 280-5160
Surveying 5501 West William Cannon Austin, Texas 78749 Fax No. (512) 280-5165

COUNTY OF HAYS §
 §
STATE OF TEXAS §

**PARTIAL VACATION AND REPLAT OF SUBDIVISION TO WIT:
HOWARD RANCH COMMERCIAL RECORDED IN CFN 18008199, IN
HAYS COUNTY, TEXAS.**

WHEREAS, Howard Land and Cattle, Ltd, Owner of approximately 7.5 acres of land, more or less, and being known as HOWARD RANCH COMMERCIAL, recorded in CFN 18008199 of the plat records of Hays County, Texas out of the J Stiles Survey No. 31, Abstract No. 174, in Hays County, Texas as conveyed to it by special warranty deed Volume 2894 Page 336 of the official records of Hays County, Texas; and

WHEREAS, on the ____ day of _____ 202_, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, did approve the Vacation and Replat of HOWARD RANCH COMMERCIAL, of that certain plat of record by CFN 18008199 of the Plat Records of Hays County upon application thereof by the Owners of all land covered thereby; and

NOW THEREFORE, the Planning and Zoning Commission of the City of Dripping Springs, Texas does by these presents hereby declare that:

The above recitals are true and correct and that HOWARD RANCH COMMERCIAL, of that certain plat of record by CFN 18008199 of the Plat Records of Hays County are to be partially vacated and the REPLAT OF HOWARD RANCH is hereby approved.

EXECUTED THIS, the ____ day of _____.

CITY OF DRIPPING SPRINGS:

Chair or Vice Chair of The Planning and Zoning Commission

Attest:

Andrea Cunningham, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared _____,
known to me to be the person whose name is subscribed to the foregoing instrument as
_____ [title, and company], and they
acknowledged to me that they executed the same for the purposes and considerations therein
expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 202__.

Andrea Cunningham, Notary Public
State of Texas

HOWARD LAND & CATTLE LTD:

Name, Title

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared _____,
known to me to be the person whose name is subscribed to the foregoing instrument as
_____ [title, and company], and they
acknowledged to me that they executed the same for the purposes and considerations therein
expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 202__.

Notary Public Signature



City Council Planning Department Staff Report

City Council Meeting: January 26, 2021
Project No: ZA2020-0011
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: 210 Creek Road Rezoning
Property Location: 210 Creek Road, south of Highway 290, north of Creek Road
Legal Description: Approximately 4.003 acres, situated in the P.A. Smith Survey, No. 26, Abstract No. 415
Applicant: J Thompson Professional Consulting, LLC c/o Jon Thompson
Property Owners: Koinis Ventures LLC c/o Anthony Koinis
Request: Rezoning request from Two-Family Residential, Duplex (SF-4) to Multi-Family (MF), with a Conditional Use Overlay restricting the site to not be able to build Multi-Family Dwelling.



Location Map

ZA2020-0011
 210 Creek Road

- Site
- Roads
- City Limits Full Purpose
- Dripping Springs ETJ



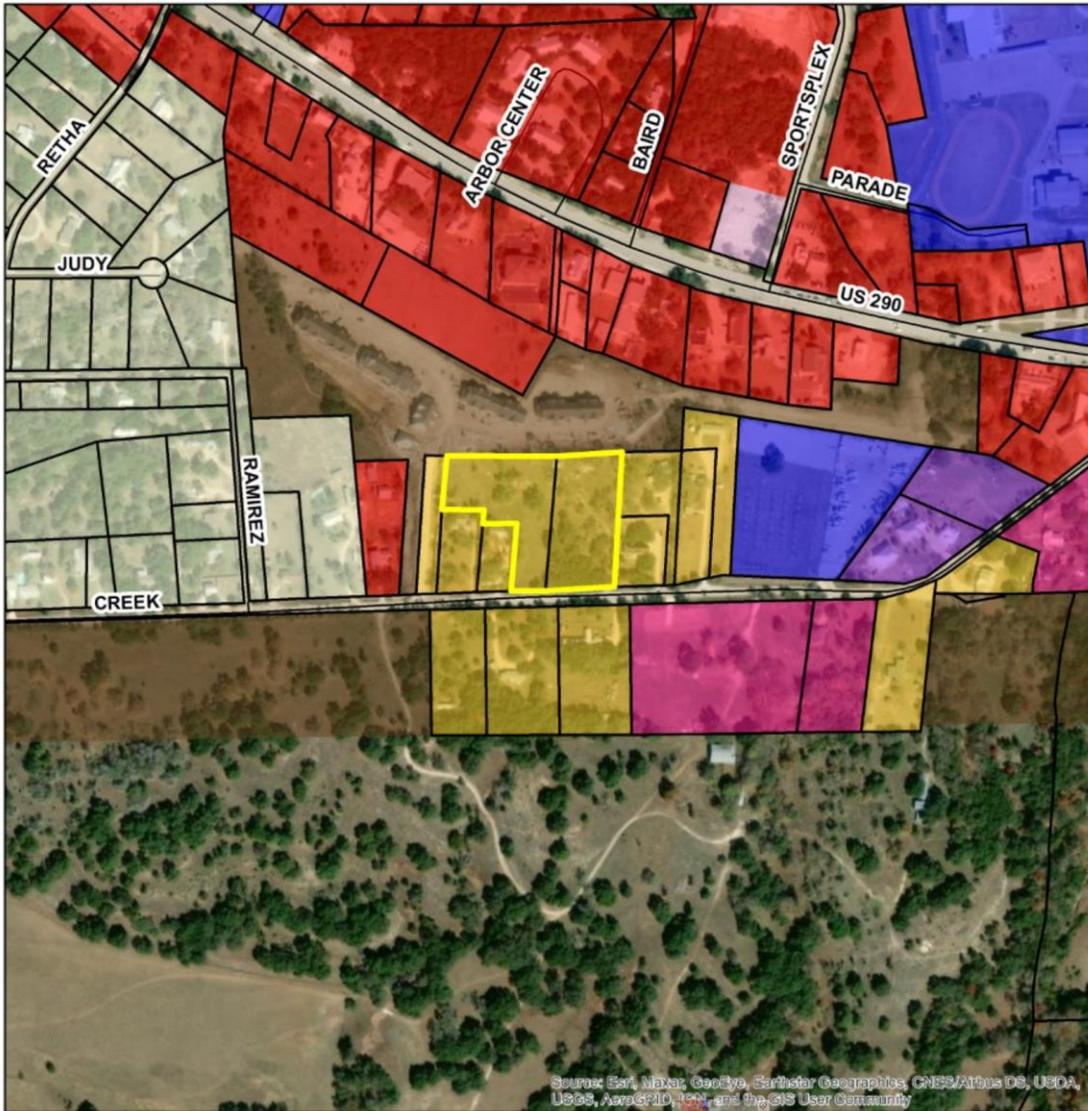
Overview

The applicant is requesting to rezone the property from Two-Family Residential, Duplex (SF-4) to Multifamily (MF).

The applicant is proposing 18 detached single-family units, to be built under a condominium declaration, which would allow for the property to be subdivided by units instead of lots. The City treats condominium developments as multi-family, because it allows for the property to be developed with multiple dwelling units on one property. While subdivision is separate from zoning, and zoning is the first step in the process of development prior to platting, it is noteworthy for the proposed zoning case, because the City is proposing that there be a Conditional Use Overlay restricting the site from constructing Multi-Family Dwellings. Although the applicant has submitted a proposed concept plan with detached single-family dwellings, without the Conditional Use Overlay, the applicant would be able to develop the site with any of the proposed uses that are allowed by right on the zoning use chart (as attached).

Furthermore, under Section 3.8.6(h), Special Requirements, allows for single-family units to be constructed in the MF district and “shall conform to the regulations that correlate with the appropriate residential category that is proposed to be used on the property.” Based on the applicant’s request, this applicant would follow the development standards associated with SF-3.

Surrounding Properties




Zoning Map
 ZA2020-0011
 210 Creek Rd

- SF-1
- SF-2
- SF-4
- MF
- GUI
- O
- LR
- GR
- CS
- Site



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Multifamily (MF)	Apartment Complex (Western Springs)	None of these properties are called out in the comprehensive plan
East	SF-4, Two-Family Residential	Residential	
South	SF-4, Two-Family Residential	Residential	
West	SF-4, Two-Family Residential, Commercial Services	Residential	

Development Standards

Development Standards for Multi-family	
Size of Lots	
Minimum Lot area	1,815 square ft./dwelling unit

Minimum Lot Width	60'
Minimum Lot Depth	150'
Setback Requirements	
Minimum Front Yard	30'
Minimum Side Yard	15', 45' when building is in excess of one story in height and adjacent to single-family zoning district.
Minimum Rear Yard	25', 45' when the building is in excess of one story and adjacent to SF zoning district.
Height Regulations	
Main Building	2 stories, or 40', whichever is less, for the main buildings
Accessory Building	25'
Other Development Standards	
Impervious Cover	60% total, including main buildings and accessory buildings
Min. Building Separation	20' for buildings with or without openings

As previously mentioned, while the site is proposed to be zoned to MF because of the condominium form of development, the property would follow the zoning regulations for the SF-3 District (if constructing units similar to those proposed on the concept plan), as allowed by the City's Code. Those regulations are as follows:

Development Standards for SF-3	
Size of Lots	
Minimum Lot area	3,500 sq. ft.
Minimum Lot Width	35'
Minimum Lot Depth	150'
Setback Requirements	
Minimum Front Yard	10'
Minimum Side Yard	5'; corner lots – 7.5 from street ROW
Minimum Rear Yard	10'
Minimum Setback for Garage Door from Alley	10'
Minimum Setback for Garage Door from Front Curb or sidewalk	25'
Height Regulations	
Main Building	2 ½ stories, or 40', whichever is less, for the main structures
Accessory Building	15'
Other Development Standards	
Impervious Cover	65% total, including main buildings and accessory buildings
Min. Building Separation	20' for buildings with or without openings
Min. Width of Residential Building	25'
Max. Height Fence within Street Yard	3'
Max. Height of Fence outside of Street Yard	6'

Summary

2.28.2 In making a determination regarding a requested zoning change, the P&Z 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 area is near the core of the city, having direct access to Highway 290 by way of Creek Road. The area is zoned for a mix of uses today, including duplexes, multi-family, and commercial services. However, it is noteworthy that while the uses in the area are supportive of the proposed change, Creek Road is only approximately 20' of pavement (80' ROW) in width and should be considered when placing more intense uses along such a small road.
2. Their relationship to the general area and the City as a whole;	The use proposed will fit in with the surrounding area in regard to zoning districts in the area, however, there are several properties in the area that have not developed despite being zoned for more intense uses.
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;	This property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.
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 property would not be affected by any proposed zoning districts that are similar.
5. The recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	This area will not be affected by this proposed rezoning.
6. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Based on the area, the proposed rezone of this lot will not affect the surrounding area, or similar developments.
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	This property is being treated similarly to other Zoning changes.
8. Any other factors which will substantially affect the public health, safety, morals, or general welfare.	Staff does not see this Zoning Change affecting the public health, safety, morals or general welfare.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

Meetings Schedule

Planning Department Staff Report

January 26, 2021 – Planning and Zoning Commission
February 9, 2021 - City Council Meeting

Attachments

- Exhibit 1 - Rezoning Application
- Exhibit 2 - Zoning Use Chart
- Exhibit 3 - Concept Plan

Recommended Action:	Recommend approval of the requested rezoning request with the Conditional Use Overlay restricting the site from Multifamily Dwelling.
Alternatives/Options:	Recommend denial of the rezoning application.
Budget/Financial Impact:	None calculated at this time.
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

PRE-DEVELOPMENT/APPLICATION MEETING REQUEST FORM

Meeting Date: Nov. 18, 2020 3:30-4:30 (discussed zoning)
Sept. 30, 2020 1:00-2:00 Meeting #: _____

CONTACT INFORMATION

Name	Jon Thompson
Company	J Thompson Professional Consulting, LLC
Mailing Address	PO Box 172, Dripping Springs, Texas 78620
Phone #	(512) 568-2184
Email	jthompsonconsultingds@gmail.com

PROPERTY INFORMATION

Subject Property Address: 210 Creek Road, Dripping Springs, Texas 78620

Tax ID: R 18045 & 18047

Zoning: SF4 (current) proposed to change to MF

Legal Description: Lot _____ Block _____ Subdivision _____

Existing Use: Residential **Proposed Use:** Residential (condominium)

DESCRIPTION OF REQUEST

Project Name: 210 Creek Road Zoning Amendment

Briefly describe the Proposal (subdivision proposed, building size(s), use(s), etc.):
Proposal to amend current zoning (SF4) to a zoning that will reflect the intended use (MF).

List of Attachments: (if applicable, ex. Site Plan, Survey, Plat): _____

AUTHORIZATION

I hereby understand and agree that any discussion taking place with regards to this meeting request are for informational purposes only and is not intended to be an application for development to the City. At this time, I am not making an application, request for provision of services, or seeking a commitment or agreement by the City of Dripping Springs.

Meeting Fee: \$180 per hour, with a \$180 minimum

Print Name: _____
Signature: Jon Thompson
December 2, 2020

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 210 Creek Road, Dripping Springs, Texas 78620

Commercial Residential

Applicant's Name (and Business Name, if Applicable):

Tony Koinis, Koinis Ventures, LLC

Applicant's Address: 400 Harris Drive, Austin, Texas 78737

Applicant's Email: anthonykoinis@gmail.com

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:

IF APPLYING FOR:

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Development Permit |
| <input checked="" type="checkbox"/> Zoning Amendment Application | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Subdivision Approval | <input type="checkbox"/> Alcoholic Beverage Permit |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Food Establishment Permit |
| | <input type="checkbox"/> On-Site Sewage Facility Permit |

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

Jon Thompson
Signature

December 2, 2020
Date



CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • www.cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Koinis Ventures, LLC
STREET ADDRESS 400 Harris Drive
CITY Austin STATE Texas ZIP CODE 78737
PHONE (562) 347-8015 EMAIL anthonykoinis@gmail.com

APPLICANT NAME Jon Thompson
COMPANY J Thompson Professional Consulting, LLC
STREET ADDRESS PO Box 172
CITY Dripping Springs STATE Texas ZIP CODE 78620
PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.com

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

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

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Koinis Ventures, LLC
PROPERTY ADDRESS	210 Creek Road, Dripping Springs, Texas
CURRENT LEGAL DESCRIPTION	A0415 Philip A. Smith Survey, 2.00 acres (R18045) & A0415 Philip A. Smith Survey, 2.00 acres (R18047)
TAX ID#	R18045 & R18047
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-4
REQUESTED ZONING/AMENDMENT TO PDD	MF
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The intention of the property owner, Koinis Ventures, LLC, is to develop multiple single family residential units ("cottages") that will be developed to meet the need for "affordable housing" in the community. Per the discussion with the City of DS, because the proposal will be to do a condominium plat we will need to amend the zoning from SF-4 to MF to comply with the applicable regulations.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	See explanation above.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

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

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

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

APPLICANT'S SIGNATURE

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

(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) *Instrument #* Document #'s 20023078 & 19041723

Anthony Koinis
Name

Managing Partner
Title

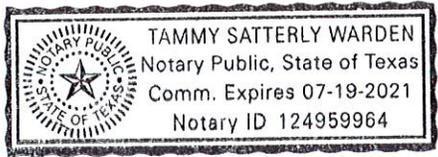
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 10 day of December, 2020 by Anthony R Koinis.

Jay S Warden
Notary Public, State of Texas

My Commission Expires: 7-19-2021

Jon Thompson
Name of Applicant



ZONING AMENDMENT SUBMITTAL

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

Jon Thompson
Applicant Signature

December 2, 2020
Date

CHECKLIST

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

Project Number: _____ - _____

Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: 210 Creek Road Zoning AmendmentProject Address: 210 Creek Road, Dripping Springs, Texas 78620Project Applicant Name: Jon Thompson, J Thompson Professional Consulting, LLC

Billing Contact Information

Name: Koinis Ventures, LLCMailing Address: 400 Harris DriveAustin, Texas 78737Email: anthonykoinis@gmail.com Phone Number: (562) 347-8015

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

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

Digitally signed by Jon Thompson
Date: 2020.12.02 21:20:10 -06'00'

Signature of Applicant

December 2, 2020

Date

Use Chart – Multi-family (MF)	
Orchard/Crop Propagation	CUP
Small Scale Farm	CUP
Garden (Non-Retail)	Permitted
Farm Animals (Exempt - FFA, 4H)	CUP
Farm Animals (Non-Exempt)	CUP
Accessory Bldg/Structure (Residential)	Permitted
Duplex/Two-Family	Permitted
Garden Home/Townhome	Permitted
Home Occupation	Permitted
HUD-Code Manufactured Home	CUP
Multiple-Family Dwelling	Permitted (Conditional Overlay Requested)
Rooming/Boarding House	Permitted
Single-Family Dwelling, Detached	Permitted
Single-Family Industrialized Housing	Permitted
Swimming Pool, Private	Permitted
Artist Studio	Permitted
Park and/or Playground	Permitted
Tennis Court	Permitted
Assisted Living Facility	CUP
Child Day-Care Facility	CUP
Church, Religious Assembly	Permitted
Fire Station	Permitted
Group Day-Care Home	CUP
Wireless Communications Tower	CUP
Home for the Aged, Residential	CUP
Post Office	Permitted
School, K Through 12 (public or private)	Permitted
Sewage Pumping Station	CUP
Wastewater Treatment Plant	CUP
Water Supply (Elevated Storage Tank)	CUP
Water Supply Facility (Private)	Permitted
Contractor's Temporary On-site Office	CUP
CUP would require a Conditional Use Permit Permitted are allowed by right	

Septic

Common Green Space

TRACT 2

Retention

RICKY L. STRACKBEIN
0.500 ACRE TRACT
PLUM 1281, PAGES 303-305
OFFICIAL PUBLIC RECORDS

18 Units (Detached, Condo Regime)
 Size: 1,400-2,100
 Lots (48') x 80 w 2 car garages and full driveways
 Side Yards

Internal Walking Path
 Creek Rd Sidewalk
 Common Yard areas
 Ball court, fire pit
 BBQ & Common table area
 Benches under trees
 Natural play area

Septic: Need 22,320
 Parkland: 5% under 29 DU

**CITY OF DRIPPING SPRINGS
ORDINANCE No.**

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING ONE TRACT OF LAND, TOTALING APPROXIMATELY 4.005 ACRES FROM TWO-FAMILY RESIDENTIAL, DUPLEX (SF-4) TO MULTI-FAMILY (MF) WITH A CONDITIONAL USE OVERLAY PROHIBITING MULTI-FAMILY DWELLING(S); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

WHEREAS, the City Council of the City of Dripping Springs (“City Council”) seeks to promote orderly land use and development within the City; and

WHEREAS, the City Council finds to be reasonable and necessary the rezoning of the tract, described more fully in Attachment “A” and totaling approximately 4.005 acres, from Two-Family Residential, Duplex (SF-4) to Multi-Family (MF), with a Conditional Use Overlay prohibiting Multi-Family Dwelling(s) at shown on the attached exhibit; and

WHEREAS, the City Council recognizes changed conditions and circumstances in the particular location; and

WHEREAS, the City Council finds that the zoning change is compatible with the surrounding area and with the City’s Zoning Ordinance and Comprehensive Plan; and

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on January 26, 2021 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

WHEREAS, after public hearing held by the City Council on February 9, 2021, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

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

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

2. ENACTMENT

One tract of land totaling approximately 4.005 acres and described more fully in Attachment “A” and shown in Attachment “B”, is hereby rezoned from Two-Family Residential, Duplex (SF-4) to Multi-Family (MF), with a Conditional Use Overlay prohibiting Multi-Family Dwelling(s), as shown on Attachment “C”.

3. REPEALER

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

4. SEVERABILITY

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

5. CHANGE ON ZONING MAP

The City Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Dripping Springs, Texas.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

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, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the _____ day of _____ 2021, by a vote of _____ (ayes) to _____ nays to _____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

By: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment "A" Description of Tract

METES & BOUNDS DESCRIPTION FOR 2.002 ACRES OF LAND

A tract of land containing 2.002 acres out of and part of the P. A. Smith Survey No. 26, Abstract No. 415 in Hays County, Texas, and being that same tract, called 2.00 acres, as conveyed in September of 2017 to Lankford and Darci Ewell as recorded and described in Document # 17031334 of the Official Public Records of Hays County, and being more particularly described as follows;

BEGINNING at a 5/8" iron rod found in the north right-of-way of Creek Road, County Road # 190, for the southwest corner of this tract and the southeast corner of the Knight Tract as described in Document # 16019409 of the Official Public Records of Hays County, from which for reference a 5/8" iron rod bears S 89° 56' 54" W, a distance of 106.23 feet;

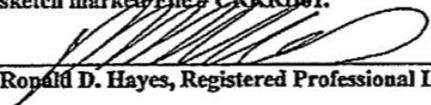
THENCE N 04° 56' 29" E, leaving the right-of-way, a distance of 416.89 feet to a 5/8" iron rod found in the south property line of Lot Two (2) of the Western Springs Apartment Subdivision as recorded in Doc. # 18040193 of the Official Public Records of Hays County for the northwest corner of this tract and the northeast corner of the Knight Tract;

THENCE S 89° 43' 04" E, a distance of 209.58 feet to an iron rod with a plastic cap found for the northeast corner of this tract and the northwest corner of Lot Two (2), of the Je Suis Charles Martel Subdivision as recorded in Volume 19, Page 38 of the Hays County Plat Records;

THENCE S 04° 48' 47" W (Bearing basis), and at approximately 200.2 feet passing the southwest corner of Lot 2 and the northwest corner of Lot One (1), said Je Suis Charles Martel Subdivision, in all a total distance of 416.32 feet to an iron rod with a plastic cap found in the north right-of-way of Creek Road for the southeast corner of this tract and the southwest corner of Lot 1, from which for reference a 60D nail in the top of a fence post bears S 89° 50' 12" E, a distance of 183.90 feet;

THENCE N 89° 51' 05" W, a distance of 210.56 feet to the POINT OF BEGINNING, containing 2.002 acres.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in October of 2019. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the attached sketch marked File # CRKRD01.


Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703



FIELD NOTES FOR A 2.003 ACRE TRACT OF LAND

Being a 2.003 acre tract of land out of the P.A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas, said 2.003 acre tract also being all of that certain 2.00 acre tract of land recorded in Document No. 16019409, Official Public Records, Hays County, Texas, said 2.003 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 3/4" iron rod found in the north right of way line of Creek Road for the southernmost southwest corner of the herein described tract, said point also being at the southeast corner of that certain 0.500 acre tract of land recorded in Volume 1281, Pages 303-305, Official Public Records, Hays County, Texas and the southernmost southwest corner of the above referenced 2.00 acre tract;

Thence, with the east and north line of said 0.500 acre tract and a west and south line of said 2.00 acre tract, the following two (2) courses and distances:

North 03 degrees 17 minutes 26 seconds East, a distance of 208.44 feet to a 1/2" iron rod found for an interior corner of the herein described tract, said point also being at the northeast corner of said 0.500 acre tract and an interior corner of said 2.00 acre tract;

and **South 88 degrees 03 minutes 53 seconds West**, a distance of 104.98 feet to a 60D nail found for a southwest corner of the herein described tract, said point also being at the northwest corner of said 0.500 acre tract, a southwest corner of said 2.00 acre tract and in the east line of that certain 0.75 acre tract of land recorded in Volume 1474, Pages 714-716, Official Public Records, Hays County, Texas;

Thence, with the east and north line of said 0.75 acre tract and a west and south line of said 2.00 acre tract, the following two (2) courses and distances:

North 03 degrees 11 minutes 54 seconds East, a distance of 43.00 feet to a 1/2" iron pipe found for an interior corner of the herein described tract, said point also being at the northeast corner of said 0.75 acre tract and an interior corner of said 2.00 acre tract;

and **South 88 degrees 04 minutes 12 seconds West**, a distance of 129.87 feet to a 1/2" iron rod found for the westernmost southwest corner of the herein described tract, said point also being in an east line of Lot 1, Western Springs Apartments recorded in Document No. 18040193, Plat Records, Hays County, Texas, at the northwest corner of said 0.75 acre tract and the westernmost southwest corner of said 2.00 acre tract;

Thence, with an east line of said Lot 1 and a west line of said 2.00 acre tract, **North 03 degrees 17 minutes 56 seconds East**, a distance of 167.39 feet to a 1/2" iron rod found for the northwest corner of the herein described tract, said point also being at the southwest corner of Lot 2, in said Western Springs Apartments and the northwest corner of said 2.00 acre tract;

Attachment "B"
4.005ac Property Depiction



Attachment "C"
Conditional Use Overlay

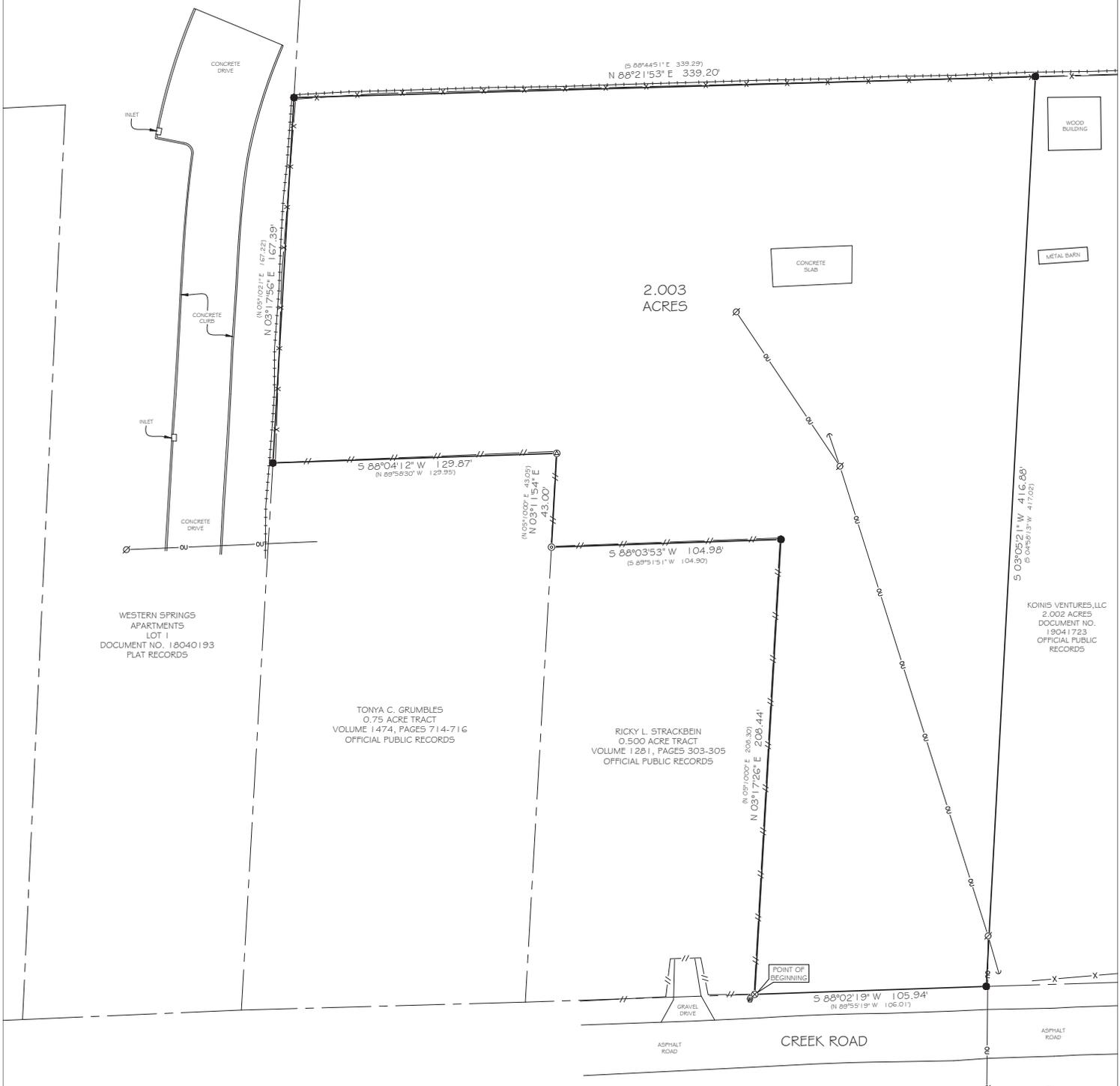
Use Chart – Multi-family (MF)	
Orchard/Crop Propagation	CUP
Small Scale Farm	CUP
Garden (Non-Retail)	Permitted
Farm Animals (Exempt - FFA, 4H)	CUP
Farm Animals (Non-Exempt)	CUP
Accessory Bldg/Structure (Residential)	Permitted
Duplex/Two-Family	Permitted
Garden Home/Townhome	Permitted
Home Occupation	Permitted
HUD-Code Manufactured Home	CUP
Multiple-Family Dwelling	Prohibited
Rooming/Boarding House	Permitted
Single-Family Dwelling, Detached	Permitted
Single-Family Industrialized Housing	Permitted
Swimming Pool, Private	Permitted
Artist Studio	Permitted
Park and/or Playground	Permitted
Tennis Court	Permitted
Assisted Living Facility	CUP
Child Day-Care Facility	CUP
Church, Religious Assembly	Permitted
Fire Station	Permitted
Group Day-Care Home	CUP
Wireless Communications Tower	CUP
Home for the Aged, Residential	CUP
Post Office	Permitted
School, K Through 12 (public or private)	Permitted
Sewage Pumping Station	CUP
Wastewater Treatment Plant	CUP
Water Supply (Elevated Storage Tank)	CUP
Water Supply Facility (Private)	Permitted
Contractor's Temporary On-site Office	CUP

LEGEND

- RECORD CALL PER DOCUMENT NO. 9910858, OFFICIAL PUBLIC RECORDS
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON PIPE
- FOUND 3/4" IRON ROD
- FOUND 60D TAIL
- FOUND 5/8" IRON ROD WITH A YELLOW "STAUDT SURVEY" PLASTIC CAP
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- UTILITY POLE WITH GUY WIRE
- OVERHEAD UTILITIES
- SILT FENCE
- WOOD FENCE
- WIRE FENCE

WESTERN SPRINGS APARTMENTS LOT 1 DOCUMENT NO. 18040193 PLAT RECORDS

WESTERN SPRINGS APARTMENTS LOT 2 DOCUMENT NO. 18040193 PLAT RECORDS



Boundary survey showing a 2.003 acre tract of land out of the P.A. Smith Survey No. 26, Abstract No. 415, Hays County, Texas, said 2.003 acre tract also being all of that certain 2.00 acre tract of land recorded in Document No. 16019409, Official Public Records, Hays County, Texas.

- NOTES:
- 1) PROPOSED INSURED: KOINIS VENTURES, LLC
 - 2) ADDRESS:
 - 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
 - 4) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.P. NUMBER 1964496, ISSUED DATE OF APRIL 2, 2020, EFFECTIVE DATE OF MARCH 25, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 5) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 6) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
 - 7) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
 - 8) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNER AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.
- SCHEDULE B DOCUMENTS:
VOLUME 125, PAGE C1, DEED RECORDS - MINERAL INTERESTS

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
FIRM NO. 10193761



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

W. Rexrode
Wes Rexrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001
Boerne, Texas 78006 Ph. 830 - 249 - 3385



Planning and Zoning Commission

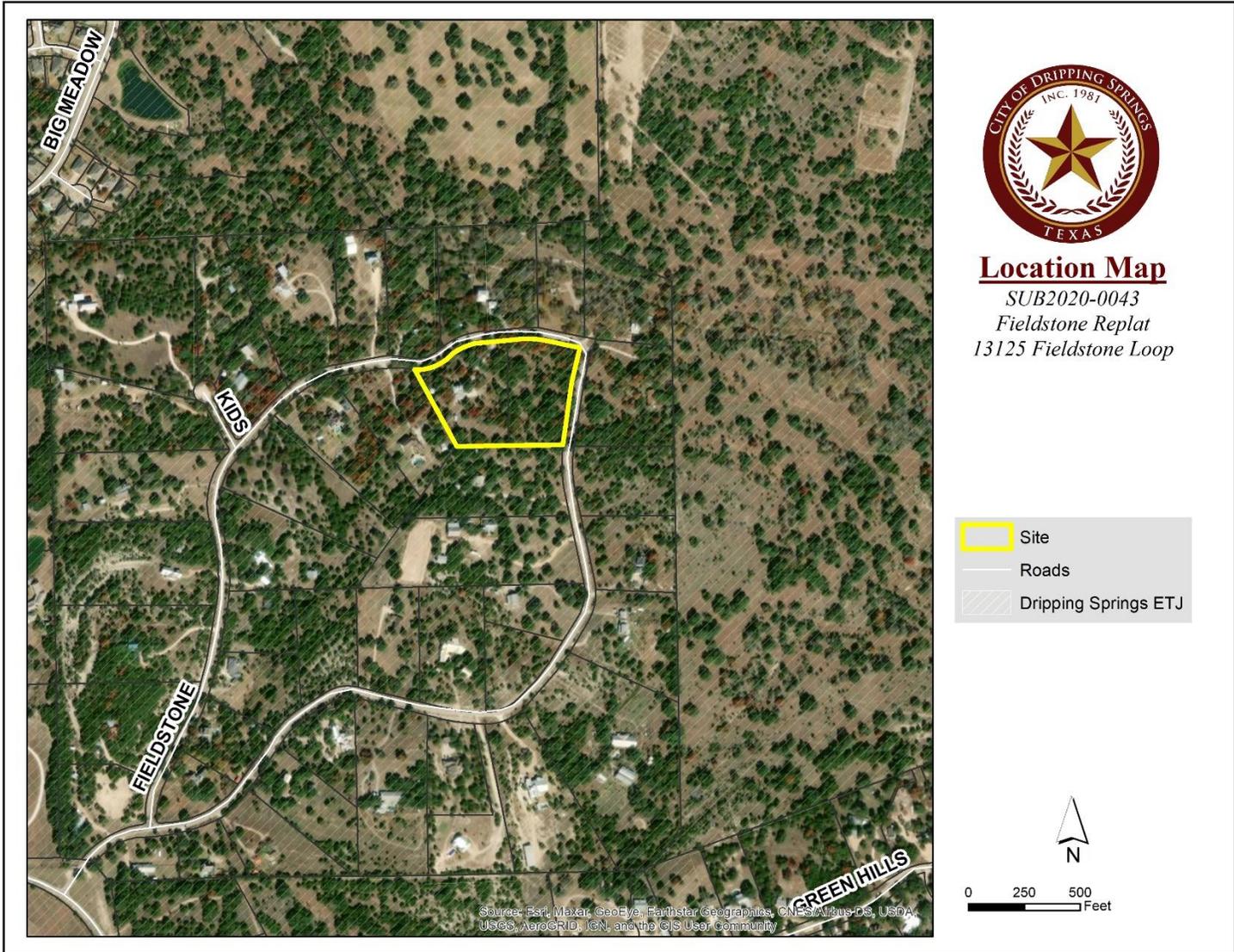
Planning Department Staff Report

Item 12.

Planning and Zoning Commission Meeting: January 26, 2021
Project No: SUB2020-0043
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Fieldstone Replat, Block B Lots 9 and 10
Property Location: 13125 Fieldstone Loop, Austin Texas 78737
Legal Description: Fieldstone, Block B, Lots 9 and 10
Applicant: Jon Thompson, J Thompson Professional Consulting
Property Owner: Jonathan and Mary Steinberg
Request: Applicant is requesting to replat Lots 9 and 10 of the Fieldstone Subdivision Plat. Staff is recommending denial of the Fieldstone Replat based on outstanding comments
Staff recommendation:

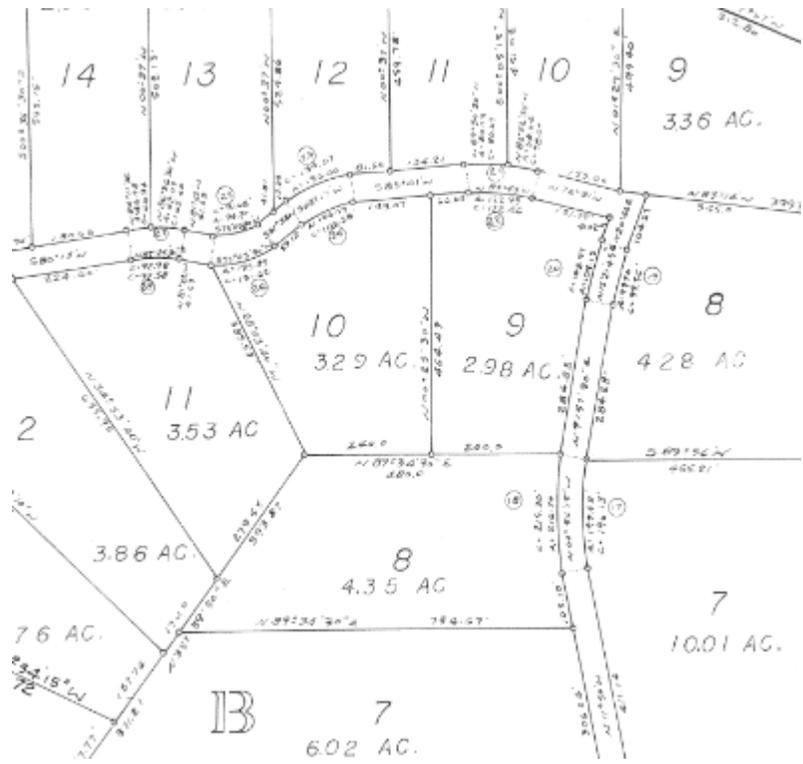


Planning Department Staff Report

Overview

The applicant is requesting to replat lots 9 and 10 of the Fieldstone Subdivision. The Fieldstone subdivision was recorded in 1981 as a low-density residential subdivision. The subdivision is over 181.42 acres with a total of 36 lots. The lots range in size from the smallest 2.25 acres to 10.01 acres.

The applicant is proposing to replat two lots (Lots 9 and 10) into three lots (9A, 9B, 10A). Lot 9 is 2.98 acres and Lot 10 is 3.29 acres for a total of 6.27 acres. The replat would create Lot 9A, 2.04 acres, Lot 9B, 2.07 acres, and Lot 10A, 2.17 acres.



Planning Department Staff Report

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

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

Meetings Schedule

January 26, 2021 Planning and Zoning Commission

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Fieldstone Replat

Exhibit 3 – Outstanding Comments Letter

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



CITY OF DRIPPING SPRINGS

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Dripping Springs, TX 78620

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Item 12.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL

PRE-APPLICATION

CONSULTATION

CONFERENCE

DATE:

DATE:

NOT

NOT SCHEDULED

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 Jonathan & Mary Steinberg

COMPANY _____

STREET ADDRESS 13125 Fieldstone Loop

CITY Austin STATE Texas ZIP CODE 78737

PHONE (512) 694-0421 EMAIL jjacsamar@aol.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Jonathan & Mary Steinberg
PROPERTY ADDRESS	13125 Fieldstone Loop, Austin, Texas 78737
CURRENT LEGAL DESCRIPTION	Fieldstone, Block B, Lots 9 & 10 Replat
TAX ID #	R27514 & R27515
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	6.28
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	1 & 6
ZONING/PDD/OVERLAY	ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Jon Thompson</u> <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Fieldstone Loop</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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Fieldstone, Block B, Lots 9 & 10 Replat
TOTAL ACREAGE OF DEVELOPMENT	6.28
TOTAL NUMBER OF LOTS	3
AVERAGE SIZE OF LOTS	2.09
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>3</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>6.28</u> COMMERCIAL: <u>0</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 checked="" type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/>YES <input type="checkbox"/>NO</p>	

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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

PARKLAND DEDICATION?

YES NOT APPLICABLE

AGRICULTURE FACILITIES (FINAL PLAT)?

YES NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Jon Thompson

Applicant Name

Jon Thompson

Applicant Signature

[Signature]

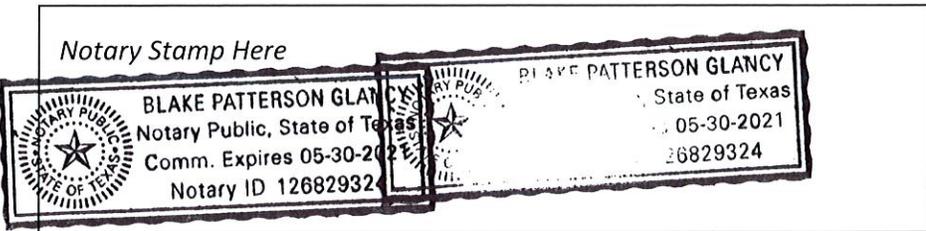
Notary

06/18/20

Date

6/18/20

Date



Jonathan & Mary Steinberg

Property Owner Name

Jonathan Steinberg
Mary Steinberg

Property Owner Signature

6/18/20

Date

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

Applicants Signature: Jon Thompson Date: May 27, 2020

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 – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Conference Form signed by City Staff

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

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

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input 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 ETJ, the Outdoor Lighting Ordinance is not applicable.

Parkland Dedication,
Article 28.03

This replat does not meet the threshold of requiring parkland dedication.

Landscaping and Tree
Preservation, Article
28.06

The Landscaping and Tree Preservation Ordinance does not apply in the ETJ.

<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>Impervious cover on these residential lots will be less than 15% impervious cover being residential in nature. Being less than 15% is considered to not have a detrimental effect. The drainage from the three tracts is a sheet flow into the County drainage system or into the FEMA floodplain shown on the plat with no anticipated detrimental effect based on the low impervious cover and type of use (residential). Fire compliance will be met in accordance with the adopted regulations by Hays County Commissioners Court.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>This property is in the ETJ where zoning is not applicable.</p>

REPLAT OF LOTS 9 AND 10 BLOCK B FIELDSTONE

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, JONATHAN CARL STEINBERG AND WIFE, MARY LOUISE STEINBERG, OWNERS OF LOTS 9 AND 10, BLOCK B, FIELDSTONE, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 213 OF THE PLAT RECORDS, HAYS COUNTY, TEXAS, LOT 9 BEING CONVEYED BY DEED OF RECORD IN VOLUME 913, PAGE 581 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND LOT 10 BEING CONVEYED BY DEED OF RECORD IN VOLUME 822, PAGE 494 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE LOTS 9 AND 10, BLOCK B, FIELDSTONE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF LOTS 9 AND 10, BLOCK B, FIELDSTONE
AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

JONATHAN CARL STEINBERG
13125 FIELDSTONE LOOP
AUSTIN, TX 78737

MARY LOUISE STEINBERG
13125 FIELDSTONE LOOP
AUSTIN, TX 78737

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED JONATHAN CARL STEINBERG AND MARY LOUISE STEINBERG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS _____ PRINTED NAME _____

EXPIRATION DATE _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, REPLAT OF LOTS 9 AND 10, BLOCK B, FIELDSTONE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____
PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST: _____
ANDREA CUNNINGHAM, CITY SECRETARY

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

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

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

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

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT
SERVICES DEPARTMENT

TOM POPE, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

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

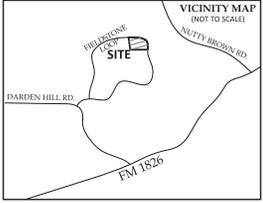
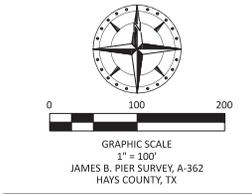
THIS THE ____ DAY OF _____, 20__ A.D.

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

THAT I, ELAINE CARDENAS, CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES 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 DOCUMENT NO. _____, PLAT RECORDS OF HAYS COUNTY, TEXAS.

ELAINE CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS.

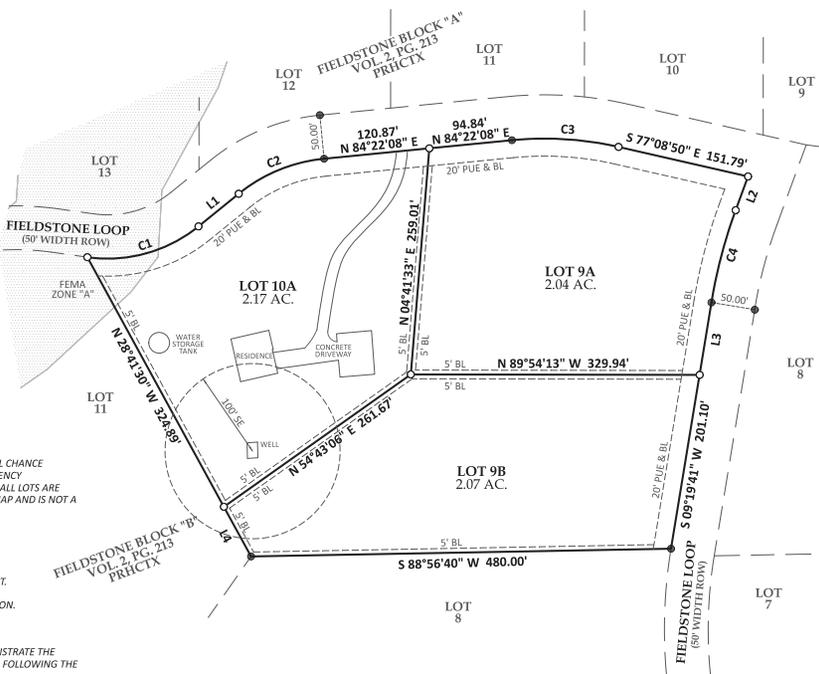


- LEGEND**
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD W/ "WHITECAP RPLS 6355" CAP SET
 - PUE PUBLIC UTILITY EASEMENT
 - BL BUILDING SETBACK LINE
 - SE SANITARY EASEMENT
 - LOT BOUNDARY LINE
 - ADJOINER BOUNDARY LINE
 - EASEMENT / BUILDING SETBACK LINE
 - PRHCTX PLAT RECORDS HAYS COUNTY, TX

- PLAT NOTES:**
- BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET.
 - THIS PROPERTY LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, WITH A PORTION OF LOT 10A BEING WITHIN ZONE "A", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0140F, DATED SEPTEMBER 2, 2005. ALL LOTS ARE OUTSIDE OF A 100-YEAR FLOODPLAIN. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
 - NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE E.T.J. OF THE CITY OF DRIPPING SPRINGS.
 - THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM PRIVATE WATER WELLS OR RAINWATER COLLECTION.
 - ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
 - UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF FIVE (5) YEARS FOLLOWING THE FILING OF THE PLAT.
 - THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND COVENANTS AND RESTRICTIONS APPEARING ON THE PLAT OF LOTS RECORDED IN VOLUME 2, PAGE 213, PLAT RECORDS, HAYS COUNTY, TEXAS.
 - A 20' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO THE RIGHT-OF-WAYS OF ALL STREETS IN THIS SUBDIVISION.
 - DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
 - WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ADVANCED ON-SITE SEWAGE FACILITIES AS APPROVED BY HAYS COUNTY DEVELOPMENT SERVICES.
 - THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
 - 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 PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721.
 - THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6.
 - ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
 - MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
 - IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.

SURVEYOR'S CERTIFICATION:
I, WILLIAM R. HERRING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

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
WILLIAM R. HERRING DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355 - STATE OF TEXAS



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	135.57'	164.76'	47°08'42"	N74°31'00"E	131.78'
C2	106.92'	182.83'	33°30'29"	N67°42'30"E	105.41'
C3	122.56'	381.60'	86°23'49"	S86°23'49"E	122.03'
C4	109.13'	578.53'	10°48'29"	S14°43'55"W	108.97'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°58'30"E	59.17'
L2	S20°08'10"W	41.02'
L3	S09°19'41"W	83.78'
L4	N28°41'30"W	64.64'

LOT AREA SUMMARY

LOT 9A - 2.04 ACRES (88,862 SQ.FT.)
LOT 9B - 2.07 ACRES (90,169 SQ.FT.)
LOT 10A - 2.17 ACRES (94,525 SQ.FT.)

WHITECAP SURVEY COMPANY
WHITECAP SURVEYING, L.L.C.
TBPUS FIR
PO BOX
DRIPPING SPRING, TX 77834
EMAIL: INFO@WHITECAPSURVEYING.COM
239



CITY OF DRIPPING SPRINGS

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

Date: January 26, 2021

Jon Thompson
J Thompson Professional Consulting, LLC
PO Box 172
Dripping Springs TX 78620
jthompsonconsultingds@gmail.com

Permit Number: SUB2020-0043
Project Name: Fieldstone Replat
Project Address: 13125 Fieldstone, Austin, TX 78737

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

Engineer/Public Works Comments

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

1. Per [TAC Title 16, Part 4, Chapter 76, Rule 76.1(a)(1)], a water well must be 50 ft from property line. Modify proposed property line alignment. And annotate 50 ft offset.

City Planner Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

2. Show the CL/ETJ in the Vicinity Map [Sec 4.7 of the Subdivision Ordinance]
3. Please remove Setbacks from the Plat and replace with the following note [Sec 16 of the Subdivision ord]: "Setbacks shall comply with City Code of Ordinances"
4. Provide a purpose for replat statement [Sec 7.3 of the Subdivision Ordinance]
5. Change title to read:
FINAL PLAT SHOWING LOTS 9A, 9B, AND 10A of Fieldstone Subdivision
BEING A REPLAT OF
FIELDSTONE SUBDIVISION LOTS 9 AND 10
in HAYS COUNTY, Texas

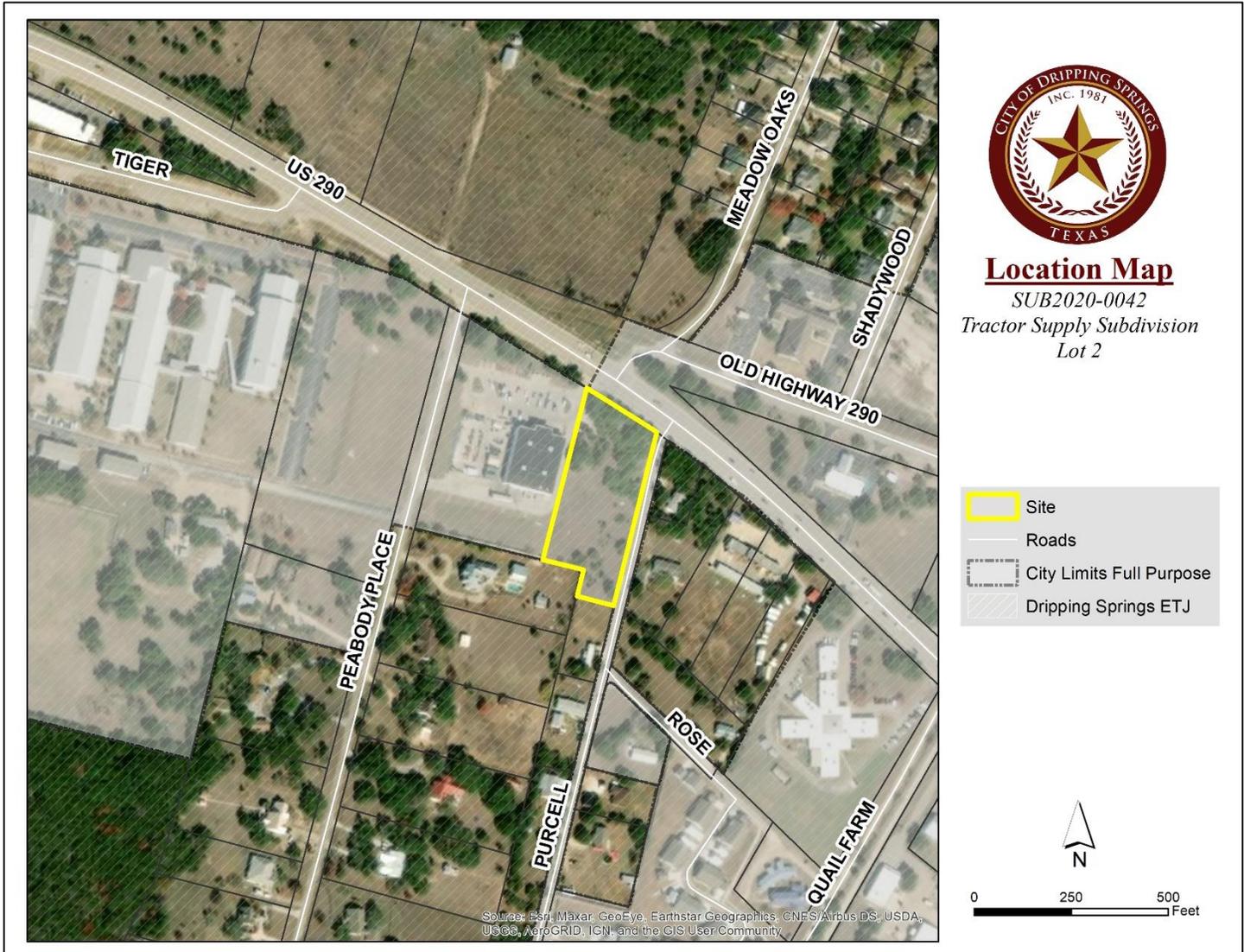


Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: January 26, 2021
Project Number: SUB2020-0042 – Tractor Supply Vacation and Final Plat
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Tractor Supply Lot 2 Vacation and Final Plat
Property Location: 1711-A US 290
Legal Description: Approximately 2.12 acres, called Lot 2 in the Tractor Supply Company Subdivision
Applicant: J Thompson Professional Consulting LLC c/o John Thompson
Property Owner: Meadow Drip, LP and Galaxie Corporation
Request: Partial Plat Vacation and Final Plat



Overview

The applicant requested to vacate Lot 2 from the Tractor Supply Company Subdivision because of a plat note on the original subdivision regarding maximum capacity for septic. This note was required by the county, and since it is located in the city limits, it no longer applies. With the removal of this plat note, the property will be able to develop under the City of Dripping Springs standards.

Local Government Code 212.013 allows for plat vacations if all owners of lots in the plat join in the application for vacation. In this proposed vacation, the applicant is vacating Lot 2 from the existing Tractor Supply Company Subdivision, and then Final Platting Lot 2 as a new subdivision in accordance with City of Dripping Springs ordinances.

Action Requested

Disapproval for the reasons set forth in the items applications for a Final Plat (SUB2020-0042), consisting of approximately 2.12 acres located 1711-A US 290, generally located south of US 290 between Peabody Place and Purcell Place.

Site Information

Location:

The subject property is located along US 290 between Peabody and Purcell Place, more specifically known as 1711-A US 290.

Zoning Designation: Commercial Services (CS)

Property History

This is the first request regarding this lot.

Outstanding Comments

Staff analyzed the proposed plats (SUB2020-0042 against the city's code of ordinances, as attached to this staff report.

Recommendation

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

Attachments

- Exhibit 1 – Application
- Exhibit 2 – Tractor Supply Company Final Plat
- Exhibit 3 – Proposed Final Plat for New Subdivision w/comments
- Exhibit 4 – Vacation Documents

Recommended Action:	Recommend disapproval with reasons set forth in the item, including all attachments.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



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SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

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

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

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

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

OWNER NAME _____

COMPANY Meadow Drip, LP

STREET ADDRESS 310 Comal Street

CITY Austin **STATE** Texas **ZIP CODE** 78702

PHONE (512) 507-7048 **EMAIL** adavis@amscre.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meadow Drip, LP
PROPERTY ADDRESS	310 Comal Street, Austin, Texas 78702
CURRENT LEGAL DESCRIPTION	Tractor Supply Company, Lot 2
TAX ID #	R114114
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	2.12
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	# 1 & # 6
ZONING/PDD/OVERLAY	Commercial Services (CS)
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Purcell</u> <input checked="" type="checkbox"/> State Name: <u>US Hwy 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	Tractor Supply Company, Lot 2 Replat
TOTAL ACREAGE OF DEVELOPMENT	2.12
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	2.12
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>1</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>2.12</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 checked="" type="checkbox"/> PUBLIC WATER SUPPLY (DSWSC) <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY (DSWSC)
<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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): DS Water Supply Corporation

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): OSSF

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

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.)

Jon Thompson, J Thompson Professional Consulting, LLC

Applicant Name

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Property Owner Name

Don H. Dravenport

12/11/2020

Property Owner Signature

Date

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

Applicants Signature: Jon Thompson Date: July 4, 2020

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 – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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 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"/> <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"/>	<p>Existing zoning of the subject property and all adjacent properties if within the city limits. (A plat note regarding zoning will be added.)</p>
<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.

<p>Outdoor Lighting, Article 24.06</p>	<p>This project will be compliant with the City's Outdoor Lighting Ordinance since it is located within the city limits and we are applying for a subdivision replat, a site plan, and building permits.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>At the platting stage, the amount of wastewater is unknown and the need for parkland dedication is unknown. Since this is a commercial project, the parkland dedication can be determined at the time of the site plan review and approval.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>This project has to be compliant with the City's Landscaping and Tree Preservation ordinance since it is in the city limits. This is more applicable at the time of the site development plan when a tree survey and landscape plan has to be submitted.</p>

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>This project will be compliant with the applicable ordinances, Subdivision, Site Development, Water Quality, Lighting, Landscaping, and Building since it is in the city limits.</p>
Zoning, Article 30.02, Exhibit A	<p>The property is already zoned CS. The proposed use will be compliant with the existing zoning district.</p>

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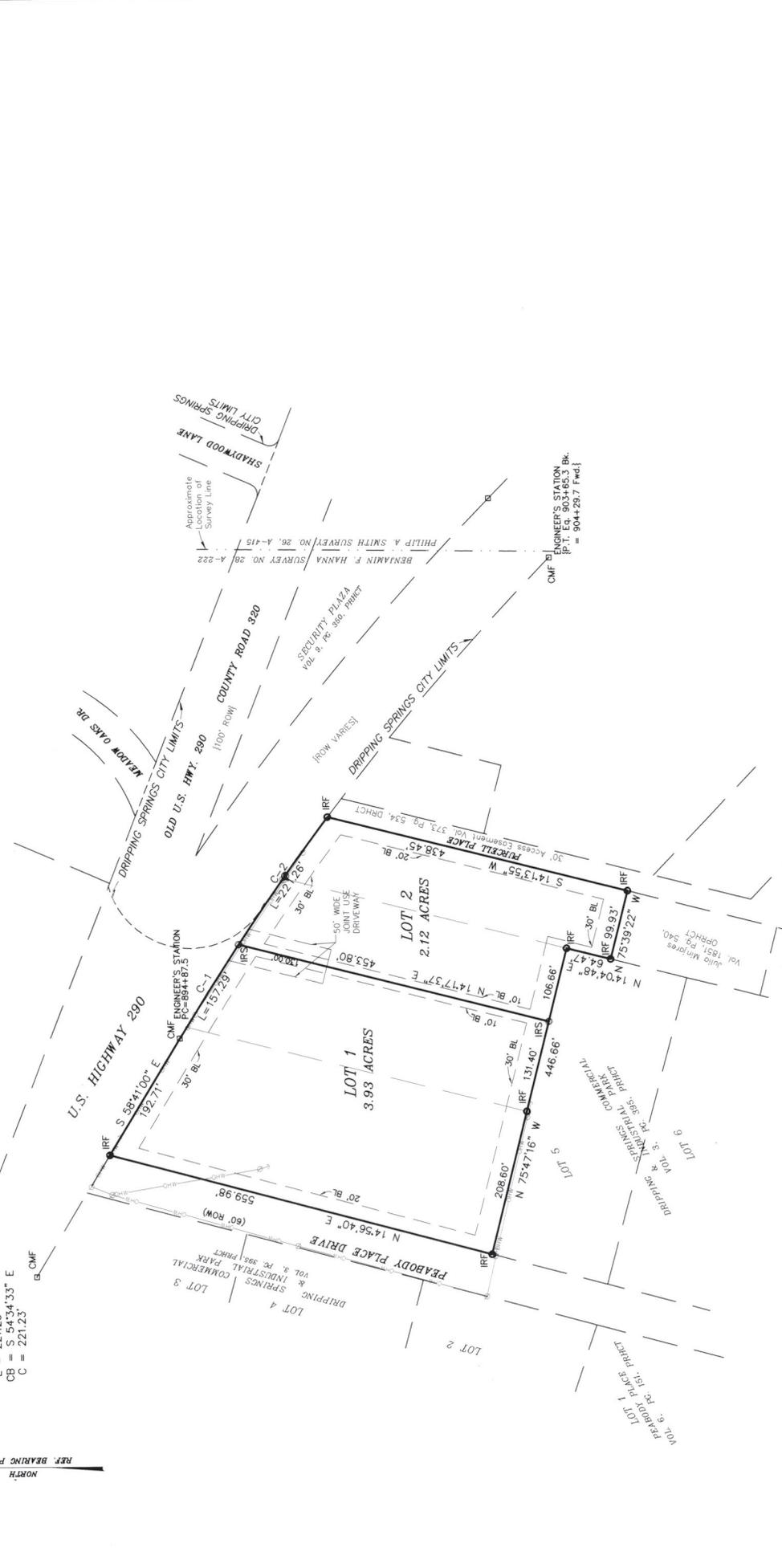
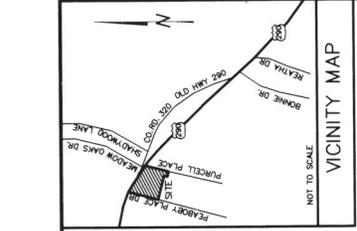
C-1
 $\Delta = 0223.49"$
 $R = 3759.83'$
 $L = 15729'$
 $CB = S 5727.37" E$
 $C = 15728'$

C-2
 $\Delta = 0322.19"$
 $R = 3759.83'$
 $L = 22126'$
 $CB = S 5434.33" E$
 $C = 22123'$

REF. BEARING PLAT: TXDOT U.S. HWY 290
 NORTH

- LEGEND**
- IRF 1/2" IRON ROD FOUND
 - PKF PK NAIL FOUND IN FENCE POST
 - CMF TXDOT CONCRETE MONUMENT FOUND
 - OS OVERHEAD UTILITY WIRE
 - U UTILITY POLE
 - GUY WIRE
 - WIRE FENCE
 - WATER METER
 - FIRE HYDRANT
 - RECORD INFORMATION
 - DRCHT 1/4" = 100' DRCHT
 - VOL. 912, PG. 106, OPRHCT
 - VOL. 3, PG. 395, PRHCT
 - TXDOT ROW MAP U.S. HWY 290
 - TXDOT ROW MAP S.H. HWY 20 (OLD 290)

VICINITY MAP
 NOT TO SCALE



STAUDT SURVEYING, INC.
 Thomas E. Staudt
 RPLS # 3984
 P.O. Box 1273
 Dripping, TX 78620
 (512)858-2236

PLAT OF
TRACTOR SUPPLY COMPANY
 A SUBDIVISION IN
 HAYS COUNTY, TEXAS

Rev. Dr. By: T.E.S. Job #: S04112 Date: DECEMBER 2003 DWG: 12d

100 50 0 100 200
 GRAPHIC SCALE IN FEET

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I Joy L. Purcell, owner of 1.07 acres, the remaining portion of 5.00 acres of land out of the Benjamin F. Hanna Survey No. 28, A--222, Hays County, Texas, conveyed to me by deed dated September 28, 1983, recorded in Volume 404, Page 586, of the Deed Records of Hays County, Texas, and 1.05 acres out of the Benjamin F. Hanna Survey No. 28, A--222, conveyed to me by deed dated February 10, 1992, recorded in Volume 912, Page 106, of the Official Public Records of Hays County, Texas, DO HEREBY SUBDIVIDE 6.05 acres to be known as TRACTOR SUPPLY COMPANY, in accordance with the plat shown hereon, subject to any and all easements and restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.

WITNESS MY HAND, this the 9th day of August, A.D., 2004.

Joy L. Purcell
Joy L. Purcell
100 Purcell Ranch Road
Dripping Springs, Texas 78620

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Joy L. Purcell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of August, A.D., 2004.

Clayton J. Falck
Notary Public in and for Hays County, Texas



STATE OF TEXAS
COUNTY OF HAYS

I, Lee Carlisle, County Clerk of Hays County, Texas, do hereby certify that on the 13th day of August, A.D., 2004, the Commissioner's 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 Book 1 Page 11.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of August, A.D., 2004.



Lee Carlisle
Lee Carlisle
County Clerk
Hays County, Texas

STATE OF TEXAS
COUNTY OF HAYS

I, Lee Carlisle, 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 13th day of August, A.D., 2004, at 1:10 o'clock P.M., in the Plat Records of Hays County, Texas, in Book 1 Page 50-51.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of August, A.D., 2004.

Lee Carlisle
Lee Carlisle
County Clerk
Hays County, Texas



STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I TS Dripping Springs I, Ltd., a Texas limited partnership, with its home address at 7609 Escala Dr., Austin, Texas, 78735, owner of 3.93 acres out of the Benjamin F. Hanna Survey No. 28, A--222, Hays County, Texas, as conveyed to it by deed dated May 27, 2004, and recorded in Volume 2478, Page 143, of the Official Public Records of Hays County, Texas, DOES HEREBY SUBDIVIDE 3.93 acres of land out of the Benjamin F. Hanna Survey No. 28, A--222, to be known as TRACTOR SUPPLY COMPANY, 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 TS Dripping Springs I, Ltd. has caused these presents to be executed by its member, Jim Fields, thereto authorized.

Jim Fields
Jim Fields

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Jim Fields, known to me to be the person whose name is subscribed to the foregoing instrument as partner of TS Dripping Springs I, Ltd. and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of July, A.D., 2004.

G. Busbey
Notary Public in and for Dripping Springs, Texas



WATER SUPPLY STATEMENT:

DS. Water Supply Corporation, an approved water supply system (TNRC CWR#1050013), has adequate quantity to supply this subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water supply system.

Rayburn
City Clerk
Dripping Springs, Texas

8-10-04
Date

STATE OF TEXAS
COUNTY OF HAYS

This Plat, TRACTOR SUPPLY COMPANY, has been submitted to and considered by the City Council of Dripping Springs, Texas and is hereby approved.

Approved, this the 11th day of May, A.D., 2004, by the City Council.

Rayburn
Mayor

City Secretary

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or an on-site wastewater system which has been approved and permitted by Hays County Environmental Health.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

Allen G. Walther
Allen G. Walther, Director
Hays County Environmental Health
Hays County Floodplain Administrator

8-2-04
Date

- LEGEND
- IRF 1/2" IRON ROD FOUND
- CMF TxDOT CONCRETE MONUMENT FOUND
- IRS 5/8" IRON ROD SET W/CAP
- OH-- OVERHEAD UTILITY WIRE
- GUY WIRE
- GULL WIRE
- WIRE FENCE
- FIRE HYDRANT
- RECORD INFORMATION
- VOL. 404, PG. 586, DRHCT
- VOL. 912, PG. 106, DRHCT
- TxDOT ROW MAP S.H. HWY 290
- TxDOT ROW MAP S.H. HWY 20 (OLD 290)

VICINITY MAP

PUBLIC UTILITY EASEMENT
A strip 20 feet wide is reserved along all roadways and a 10 foot wide strip is reserved along all other property lines for public utilities.

CITY LIMITS NOTE
This subdivision does not lie within the boundaries of the Dripping Springs City Limits.

EDWARDS AQUIFER NOTE
No portion of this subdivision lies within the Edwards Aquifer Recharge Zone. This subdivision does lie within the boundaries of the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer.

PLAT INFORMATION
Total Area: 6.05 Acres
Number of Lots Over 10 Acres: 0
Total Number of Lots: 2
Number of Residential Lots: 0
Number of Commercial Lots: 2
Number of Lots 1-2 Acres: 0
Number of Lots Less than 1 Acre: 0

UTILITY INFORMATION
Water: Dripping Springs Water Supply Corporation
Sewer: Individual sewer disposal systems
Electricity: Pedernales Electric Cooperative, Inc.
Telephone: Verizon

COMMERCIAL WASTEWATER NOTE
On-site Sewage Facilities discharge is limited to 350 gallons per day per acre.

SCHOOL DISTRICT
This subdivision lies within the Dripping Springs Independent School District.

FLOOD PLAIN NOTE
This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48209C0045 E, dated February 18, 1998.

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 unless it meets the following conditions: (a) Driveway accesses onto a publicly dedicated roadway; (b) Driveway meets the minimum spacing requirement of Hays County and (c) the driveway satisfies the minimum spacing requirement for driveways set forth in Section 7.4 and 7.5 of the Hays County Subdivision Regulations.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas E. Staudt, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, do hereby certify that this plat complies with the survey related requirements of the Hays County Subdivision Specifications, and with the survey related requirements of the City of Dripping Springs, Texas, and I hereby certify that this plat is prepared from an original survey of mine made and reduced by me, and that the ground upon which the corner monuments were properly placed under my supervision.

Thomas E. Staudt
Thomas E. Staudt
Registered Professional Land Surveyor No. 3984

6/9/04
Date



STAUDT SURVEYING, INC.
Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)856-2236

PLAT OF
TRACTOR SUPPLY COMPANY
A SUBDIVISION IN
HAYS COUNTY, TEXAS

Item 13.



CITY OF DRIPPING SPRINGS

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

Date: January 26, 2021

Jon Thompson
J Thompson Professional Consulting, LLC
PO Box 172
Dripping Springs TX 78620
jthompsonconsultingds@gmail.com

Permit Number: SUB2020-0042
Project Name: Tractor Supply Replat & Plat Vacation
Project Address: 1711-A Hwy 290W, Dripping Springs, TX
78620

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

Engineer/Public Works Comments

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

1. Provide a public sidewalk easement for the sidewalks along US290 and Purcell Place.
2. Update the title of the "Sewage Disposal/Individual Water Certification" statement to "Engineering and Public Works Department".
3. Change the signature block for the above statement to "Chad Gilpin, P.E. – City Engineer".
4. Change all references to Hays County in the above statement to City of Dripping Springs.
5. Change note 14 to refer to "City of Dripping Springs or TxDOT Standard" rather than Hays County.
6. Change note 10 to refer to "City of Dripping Springs or TxDOT Standard" rather than Hays County.

City Planner Comments

The following comments have been provided by Robyn Miga. Should you have any questions or require additional information, please contact Robyn Miga by email robyn@texasmunicipallawyers.com.

Comments attached, as well as outlined below:

7. Update the description of the property to be by acreage and survey details with reference to the vacation to include the instrument number of the vacation;
8. With the lot being vacated from the previous subdivision, the new plat will not be called the Tractor Supply Company subdivision and should be renamed, and be Lot 1, Block A.

9. Please provide details regarding all of the company names that are mentioned in order to clarify who's signature is required on the plat. There are many company names mentioned, and staff just wants to ensure what is required on the plat is there, and any unnecessary information can be removed.
10. Provide metes and bounds on the plat itself, as required by the subdivision checklist.
11. Remove note 8. This lot is vacated from the previous plat, therefore there is no requirement to adhere to the previous plat notes.
12. Remove all references to Hays County regs, since this lot is in the City of Dripping Springs.
13. Chapter 212.013 Vacating Plat of Texas Local Gov't Code states that in order to vacate a plat, "all the owners of lots in the plat" shall join in the application to vacate. The affidavit that was signed for the owner of the Tractor Supply lot also needs to have the signature of the owner of Lot 2 for us to vacate Lot 2 from the Tractor Supply Company plat.
14. If there will be storm water facilities, please state that they will be owned and maintained by the property owner, as required by the subdivision checklist.
15. The previous plat calls this as the Benjamin F. Hanna, but this plat states Philip A. Smith Survey. Just want to ensure accuracy.

Fire Marshal Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com.

16. Fire Approves

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

THE STATE OF TEXAS §

COUNTY OF HAYS §

PARTIAL VACATION OF SUBDIVISION, TO WIT: VACATION OF LOT 2 OF THE TRACTOR SUPPLY COMPANY SUBDIVISION RECORDED IN VOL. 12, PAGES 50-51 IN HAYS COUNTY, TEXAS.

WHEREAS, Meadow Drip, LP, Owner of approximately 2.12 acres of land, more or less, and being legally described as Lot 2, Tractor Supply Company Subdivision, recorded in Vol. 12, Pages 50-51 of the plat records of Hays County, Texas out of the B.F. Hanna Survey No. 28, Abstract No. 222, in Hays County, Texas as conveyed to it by warranty deed with vendor’s lien recorded in Instrument # 19014812 of the official records of Hays County, Texas; and

WHEREAS, on the XXth day of January 2021, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, did recommend approval the partial vacation of Lot 2, Tractor Supply Company Subdivision of that certain plat of record by Vol. 12, Pages 50-51 of the Plat Records of Hays County upon application thereof by the Owners of all land covered thereby; and

WHEREAS, on the XXth day of February 2021, the City Council of the City of Dripping Springs, Texas, at its regular meeting, did approve the vacation of Lot 2, Tractor Supply Company Subdivision of that certain plat of record by Vol. 12, Pages 50-51 of the Plat Records of Hays County upon application thereof by the Owners of all land covered thereby; and

NOW THEREFORE, the City Council of the City of Dripping Springs, Texas does by these presents hereby declare that:

The above recitals are true and correct and that Lot 2 of the of the Tractor Supply Company Subdivision of that certain plat of record by Vol. 12, Pages 50-51 of the Plat Records of Hays County, are to be partially vacated as shown in Instrument Number _____ of the Plat Records of Hays County.

EXECUTED THIS, the ____ day of _____.

Notary Public Signature
State of Texas

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
Driftwood Phase 3	ETJ	17901 RM 1826	1 lot subdivision	Waiting on the County
SUB2018-0038_California Ph 4 Sec 11_FP	ETJ	RR12 & FM 150	Subdivision of 108 Residential lots	Turned in Plat amendment adding additional ROW, Comments have been issued.
SUB2018-0043_Treaty Oak Subdivision MP	ETJ	16604 Fitzhugh Rd	1 Lot subdivision	Waiting on resubmittal
SUB2018-0061 Headwaters at Barton Creek_AP	ETJ	2401 E Hwy 290	Edits to metes and bounds error	Waiting on resubmittal/ everyone approved as of 6/25/2019
SUB2019-0017 Parten Ranch Amenity Center MP	ETJ	NW Corner of Two Creeks Lane and Parten Ranch Pkwy	1 Lot for amenity center	Waiting on the County
SUB2019-0023 Driftwood Golf & Ranch Club Phase. 1 CP	ETJ	10450 FM 967 N Side	42 Lot Subdivision on 59.14 acres	Gathering Signatures
SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	4 Lot subdivision	Waiting on the County
SUB2019-0044 California Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peaksides Circle	amended plat	waiting on resubmittal
SUB2019-0049 Driftwood Club Core Ph. 1 CP	ETJ	582 Thurman Roberts Way	infrastructure for subdivision	Gathering Signatures
SUB2019-0050 Driftwood Golf and Ranch Club Ph. 2 FP	ETJ	Thurman Roberts Way	57 SF lots, 3 Open Space, 4 Golf Course Lots, 8 ROW lots	waiting on fiscal or construction completion
SUB2019-0051 Driftwood Club Core Ph. 2 CP	ETJ	Thurman Roberts Way	infrastructure for subdivision	Gathering Signatures
SUB2019-0062 Big Sky Ranch Phase 2 CP & FP	CL	Lone Peak Way	188 Single Family, Drainage, and Open Space lots	construction plans are being revised and are under review, waiting on resubmittal for the final plat
SUB2020-0005 Highpointe phase II 2A-2B, lots 7&8. Block C AP	ETJ	118 Red River Cover Austin	amended plat	Gathering signatures
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal
SUB2020-0016 Charro Vista FP	CL	2300 Fm 150	17 SF lots	Sent for recordation
SUB2020-0020 Polo Business Park East MP	etj	13550 US 290	1 lot subdivision to create a legal lot	waiting on resubmittal
SUB2020-0027 Sawyer Ranch 33	CL	unaddressed, R95789	3 lot subdivision near 290 and Sawyer ranch	waiting on resubmittal
SUB2020-0031 Heritage Construction Plans	CL	Sportsplex Drive (Heritage Development)	Construction Plans for the Heritage development	waiting on resubmittal
SUB2020-0032 Driftwood West Wholesale Water Connection	ETJ	Fm 1826	Improvements including master vault and water meter vault providing point of connection to existing 12 inch WL	waiting on resubmittal
SUB2020-0039 Sunset Canyon AP	ETJ	13650 Trautwein Rd	Moving lot line to protect tree line prior to selling a lot	Under Review
SUB2020-0036 Big Sky Ranch Tract 1 Minor Revision	CL	Lone Peak Way	Adding 4 Lots and Moving an Interior Street	Under Review
SUB2020-0045 Driftwood Golf Course Ph 1 Site Grading Revision 2	ETJ	10450 RM 967	Revision 2 includes site development of golf course structures, utilities and driveways to serve the golf course	Under Review
SUB2020-0046 Driftwood Golf and Ranch Club Ph 2 CP	EJT	Driftwood Golf Club Road, Buda Tx 78610	Phase 2 consists of 46 single family residential lots including all paving, drainage, water and wastewater improvements	Under Review
SUB2020-0047 Driftwood WW Extension	ETJ	Thurman Roberts Way	Propose two low pressure force mains, a raw wastewater line, wet well and valve vault	Under Review
SUB2020-0048 611 Butler Ranch Road MP	ETJ	611 Butler Ranch Road	Subdividing 13.03 acres into 2 lots.	Under Review
SUB2021-0001 Headwaters Water Facility	ETJ	E HWY 290 Dripping Springs	Phase 3 of the existing wastewater plant. Impervious cover will be increased by 9605 sq ft	Under Review
SUB2021-0002 Roger Hanks Parkway Extension	CL	Roger Hanks Parkway	3120 LF of Collector Roadway. The infrastructure includes all associated streets, grading, and water quality improvements.	Under Review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Trailor and Site improvements	Waiting on resubmittal
SD2019-0017 Storserv	ETJ	E Hwy 290	Self Storage facility	Approved w conditions
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-00026 DSWSC Filling Station	CL	198 Creek Rd		Gathering Signatures
SD2019-0032 Coffman Real Estate	CL	27401 RR 12	Parking lot improvements	Under review
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2019-0041 Driftwood Creek Temporary Kitchen	ETJ	415 Thurman Roberts Way	Temporary kitchen facility comprised of 2 shipping containers	Approved with Conditions
SD2020-0006 Ghost Hill Ranch Phase 2	ETJ	31430 Ranch Road 12, Dripping Springs, Texas	Two Commercial Buildings	Under Review
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0017 Home Depot TRC	cl	260 E Hwy 290	tool rental center	Waiting on resubmittal
SD2020-0018 DSWSC Elevated Storage Tank	etj	Hart Lane	elevated Storage tang	Gathering Signatures
SD2020-0020 Revision to Texas Regional Bank	cl	333 E Hwy 290 #305, Dripping Springs, TX 78620	The Site Development Plans have been revised for connectivity between the current site and future development	Approved w/ Conditions
SD2020-0022 Skye Headwaters Revision 2	cl	201 Headwaters Blvd.	Reverting back to the originally approved project.	Waiting on resubmittal
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	Waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0029 Headwaters Phase II	CL	Kibo Ridge and Hwy 290	this project includes the construction of four 3-story apartment buildings, associated parking and drives, and utilities	Approved w/ Conditions
SD2020-0030 Howard Ranch Commercial	Cl	FM 150 and RR12	one 5. 110-sf general store/fueling station, two 10,400-sf retail stores, two 6.800-sf retail stores. One 17.600-sf retail store, and a 10,350-sf live/work building to be located on 7.391 acres	Waiting on resubmittal
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6.055 sqft office/warehouse and parking	Waiting on resubmittal
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Waiting on resubmittal
SD2020-0035 Harrison Hills Business Park	CL	North of Whisenant, across from Founders Ridge (No address given)	Infrastructure including construction of Driveway to 12, water quality and detention ponds, utilites, offsite improvements for wastewater tie in	Approved w/ Conditions
SD2020-0036 Arrowhead Ranch Amenity Center Revision	Cl	Arrowhead Ranch Blvd	Proposed Site Development for future arrowhead ranch amenity Center	Approved w/ conditions
SD2020-0038 Belterra Building X2	ETJ	Lot 1B-2 LTD	The project is proposing a 5,063 SF retail building with associated parking and utility improvements	Approved with Conditions
SD2020-0040 Forbes Tract Revision	ETJ	14300 FM 1826	proposed revision would include switching from a bar ditch conveyance system to an underground drainage system	Waiting on resubmittal
SD2020-0041 Skybridge Academy	CL	26540 Ranch road 12	deck addition at rear of building for outdoor classroom	Gathering Signatures
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	Waiting on resubmittal
SD2020-0044 Founder Parking Lot Improvements	CL	419 Founders Park Rd	Install an asphalt parking area consisting on approximately 48 parking spaces within Founders Memorial Park.	Waiting on resubmittal
SD2020-0045 12 South	CL	4500 RR 12	8,000 Sq ft warehouse w associated parking and drainage	Waiting on resubmittal
SD2020-0046 Parten Ranch Amenity Center Correction	ETJ	1.5 Miles Southwest of Nutty Brown Rd and 1826		Under review
SD2020-0047 Dripping Springs RV Resort	ETJ	3601 W US 290, Dripping Springs,	335 RV lots with associated roadway and drainage. All New VFW Builiding with parking infrastructure and	Under review
SD2020-0048 Patriots Hall of Dripping Springs	ETJ	3400 E US 290	water quality	Approved w/ Conditions
SD2020-0049 Bannockburn Youth Building	ETJ	264 American Way	New +/- 7,250 sf building next to chruch for youth and children ministries and +/- 1,500 sf of paved walkway around the building	Approved w/ Conditions