



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, December 13, 2022 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Tory Carpenter
City Planner Warlan Rivera

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

CONSENT AGENDA

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

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

- 1. Approval of the November 22, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2022-0049: an application for the Serenity Hills Preliminary Plat for a 104.335 acre tract located at 1111 Hays Country Acres Road out of the Richard Vaughan Survey. Applicant: Gregg Andrulis, Civil Insite, LLC.**

BUSINESS

- 3. Discuss and consider recommendation regarding 2023 Legislative Priorities.**

PLANNING & DEVELOPMENT REPORTS

- 4. Planning Department Report**

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

January 10, 2023, at 6:00 p.m.
January 24, 2023, at 6:00 p.m.
February 15, 2023, at 6:00 p.m.
February 28, 2023, at 6:00 p.m.

City Council & Board of Adjustment Meetings

December 20, 2023, at 6:00 p.m.
January 3, 2023, at 6:00 p.m. (CC & BOA)
January 17, 2023, 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.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **December 9, 2022, at 11:30 a.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

Tuesday, November 22, 2022 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:

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

Commission Members absent were:

Christian Bourguignon

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
Planning Director Howard Koontz
Senior Planner Tory Carpenter
City Planner Warlan Rivera

PLEDGE OF ALLEGIANCE

Chair James 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 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 all Consent Agenda items were considered individually.

1. Approval of the October 11, 2022, Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner Strong to approve the October 11, 2022, Planning & Zoning Commission regular meeting minutes. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

2. Approval of the October 25, 2022, Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner Strong to approve the October 25, 2022, Planning & Zoning Commission regular meeting minutes. Commissioner McIntosh seconded the motion which carried 5 to 0, with Commissioner Strong abstaining.

3. Approval of SUB2022-0026: an application for the Blue Ridge Section 1 Replat for a 2.00 acre tract located at 101 Bob White Cove. Applicant: Jordan Russell, Keepers Land Planning.

Tory Carpenter presented the staff report which is on file. Staff recommends approval of the replat.

A motion was made by Vice Chair Williamson to approve SUB2022-0026: an application for the Blue Ridge Section 1 Replat for a 2.00 acre tract located at 101 Bob White Cove. Commissioner McIntosh seconded the motion which carried 4 to 2, with Commissioners Crosson and Strong opposed.

4. Conditional approval of SUB2022-0042: an application for the Silver Creek Preliminary Plat for a 70.0 acre tract located at the dead end of Silver Creek Road out of the Marcus D Raper Survey. Applicant: Richard Pham, P.E., Doucet & Associates.

Tory Carpenter presented the staff report which is on file. Staff recommends approval with the condition that the applicant provide Hays County 1445 approval letter, and that the applicant provide a sidewalk plan or submit a request for a sidewalk fee in lieu.

A motion was made by Commissioner McIntosh to approve SUB2022-0042: an application for the Silver Creek Preliminary Plat for a 70.0 acre tract located at the dead end of Silver Creek Road out of the Marcus D Raper Survey with staff conditions. Vice Chair Williamson seconded the motion which carried unanimously 6 to 0.

5. Denial of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers

Tory Carpenter presented the staff report which is on file. Staff recommends denial of the final plat.

A motion was made by Vice Chair Williamson to deny approval of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available for review upon request.

6. Planning Department Report

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

December 13, 2022, at 6:00 p.m.

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

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

City Council & Board of Adjustment Meetings

December 6, 2022, at 6:00 p.m. (CC & BOA)

December 20, 2022, at 6:00 p.m. (CC)

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

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

ADJOURN

A motion was made by Vice Chair Williamson adjourn the meeting. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 6:12 p.m.



Planning and Zoning Commission

Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting:

December 13, 2022

Project No:

SUB2022-00049

Project Planner:

Tory Carpenter, AICP - Senior Planner

Item Details

Project Name:

Serenity Hills Preliminary Plat

Property Location:

111 Hays Country Acres Road

Legal Description:

104 acres out of the Richard Vaughan Survey

Applicant:

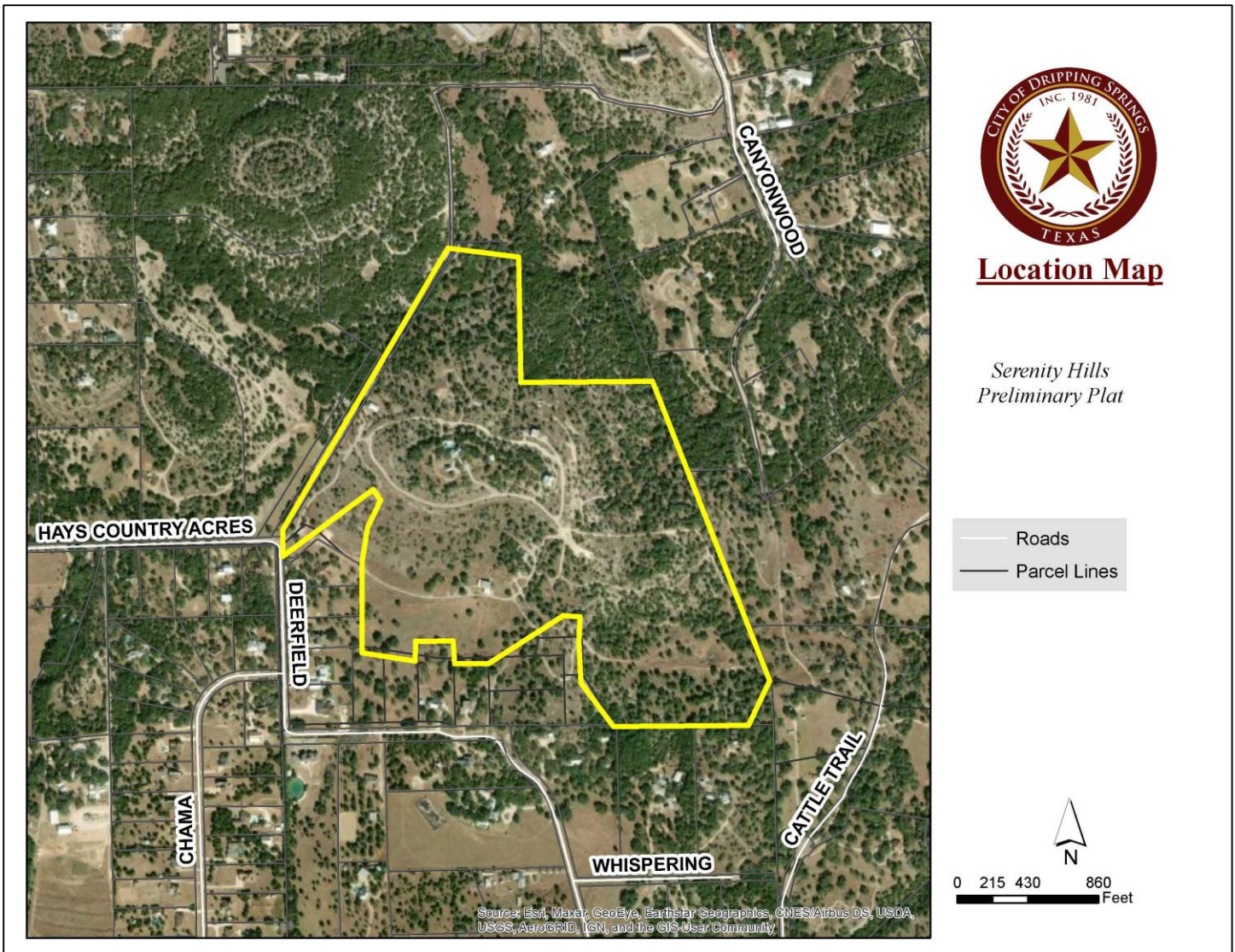
Gregg Andrulis, Civil Insite, LLC

Property Owner:

Avril Johnnidis, Serenity Hills Partners, LLC

Staff recommendation:

Denial of the Preliminary Plat based on outstanding comments



Overview

This preliminary plat is located within the ETJ and consists of 50 single-family lots. Each lot is a minimum of 1.5 acres.

Access and Transportation

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

Property History

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

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

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



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 2.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME GREGG ANDRULIS

COMPANY CIVIL INSITE, LLC

STREET ADDRESS 10200 W HWY 290, SUITE 4

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

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

OWNER NAME AVRIL JOHNNIDIS

COMPANY SERENITY HILLS PARTNERS, LLC

STREET ADDRESS 3202b WESTHILL DRIVE

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

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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	SERENITY HILLS PARTNERS, LLC
PROPERTY ADDRESS	1111 HAYS COUNTRY ACRES ROAD, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	SEE PRELIMINARY PLAT
TAX ID #	A PORTION OF R11682
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	104.34 ACRES
SCHOOL DISTRICT	DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT
ESD DISTRICT(S)	NORTH HAYS CO ESD #1 AND HAYS CO FIRE ESD#6
ZONING/PDD/OVERLAY	N/A
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>HAYS COUNTRY ACRES ROAD</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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

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

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEDERNALES ELECTRIC COOPERATIVE

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

GREGG ANDRULIS

Applicant Name

[Handwritten Signature]

11/15/22

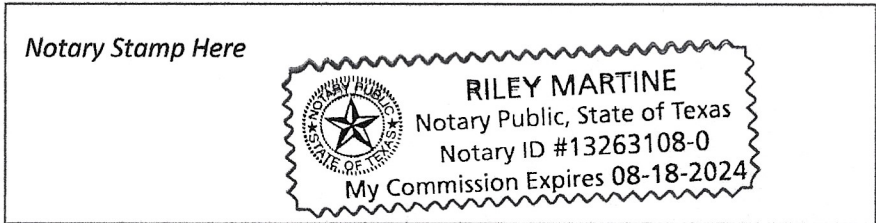
Applicant Signature

[Handwritten Signature]

11/15/22

Notary

Date



SERENITY HILLS PARTNERS, LLC

Property Owner Name

SEE ATTACHED AUTHORIZATION LETTER


Property Owner Signature

Date

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

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

Applicants Signature:  Date: 11/14/22

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

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

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

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

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

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

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

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

NARRATIVE OF COMPLIANCE

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

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

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>THE PLAT PROPOSES PRIVATE STREETS, WATER QUALITY PONDS, DETENTION PONDS THAT WILL MEET THE STANDARDS OF 28.02.</p>
Zoning, Article 30.02, Exhibit A	<p>NOT APPLICABLE IN THE ETJ.</p>

Project Number: _____

Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

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

Billing Contact Information

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

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

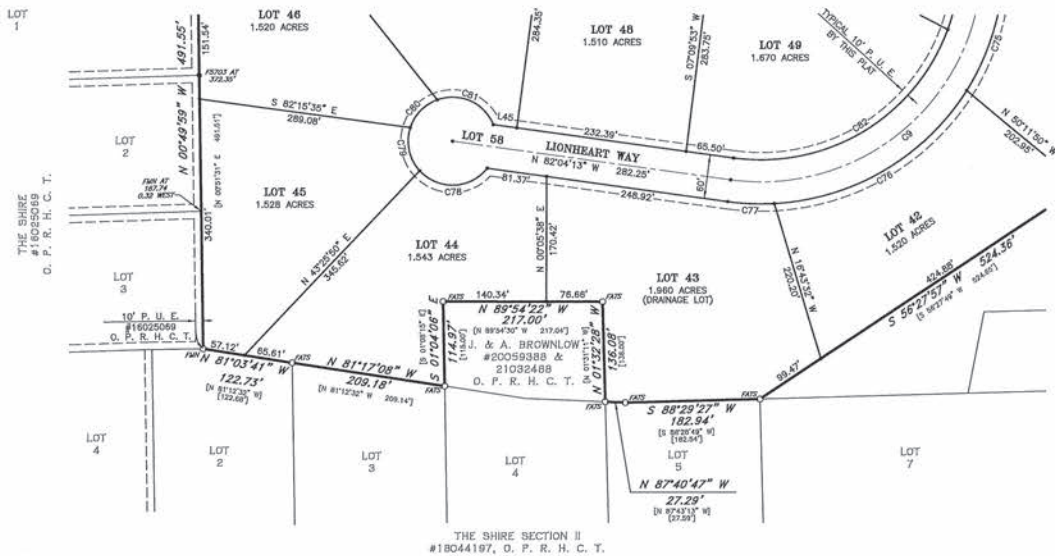
- | | |
|---|---|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/>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

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

Signature of Applicant

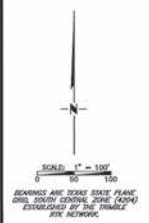
Date

SEE SHEET 4 OF 11



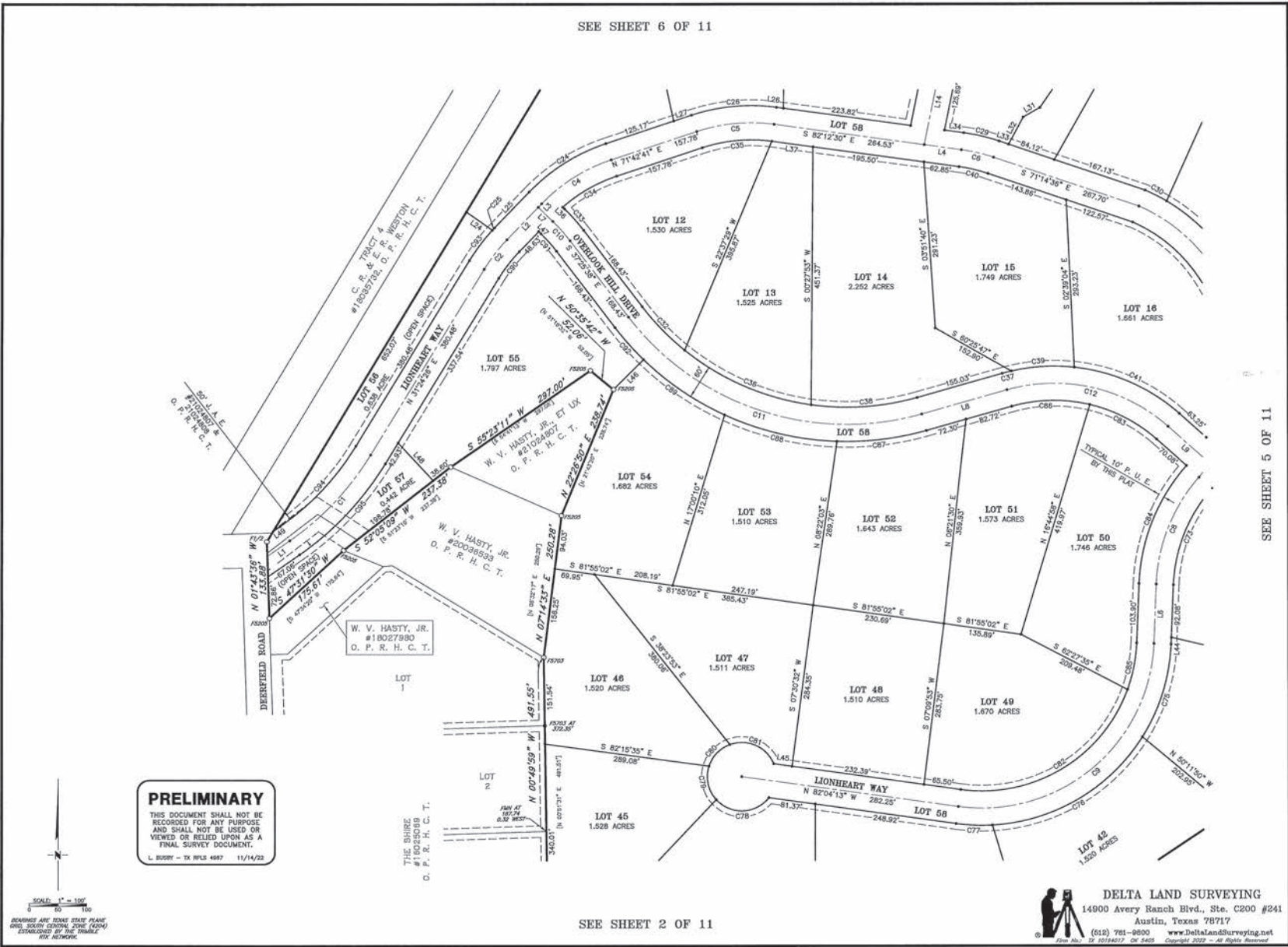
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PRELIMINARY
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 L. BUSHY -- TX SPLS 4967 11/14/22



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SEE SHEET 2 OF 11

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 L. 80599 - TX RPLS 4997 11/14/22

SCALE: 1" = 100'
 0 50 100
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 (AND SOURCE CONTROL ZONE DATA)
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 FOX NETWORK

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SHEET 4 OF 11

SEE SHEET 7 OF 11



SEE SHEET 8 OF 11

GRAY L. SALADA, ET UX
#20087102
D. P. R. H. C. T.



SEE SHEET 7 OF 11

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L. BUGBY - TX RPLS 4987 11/14/22



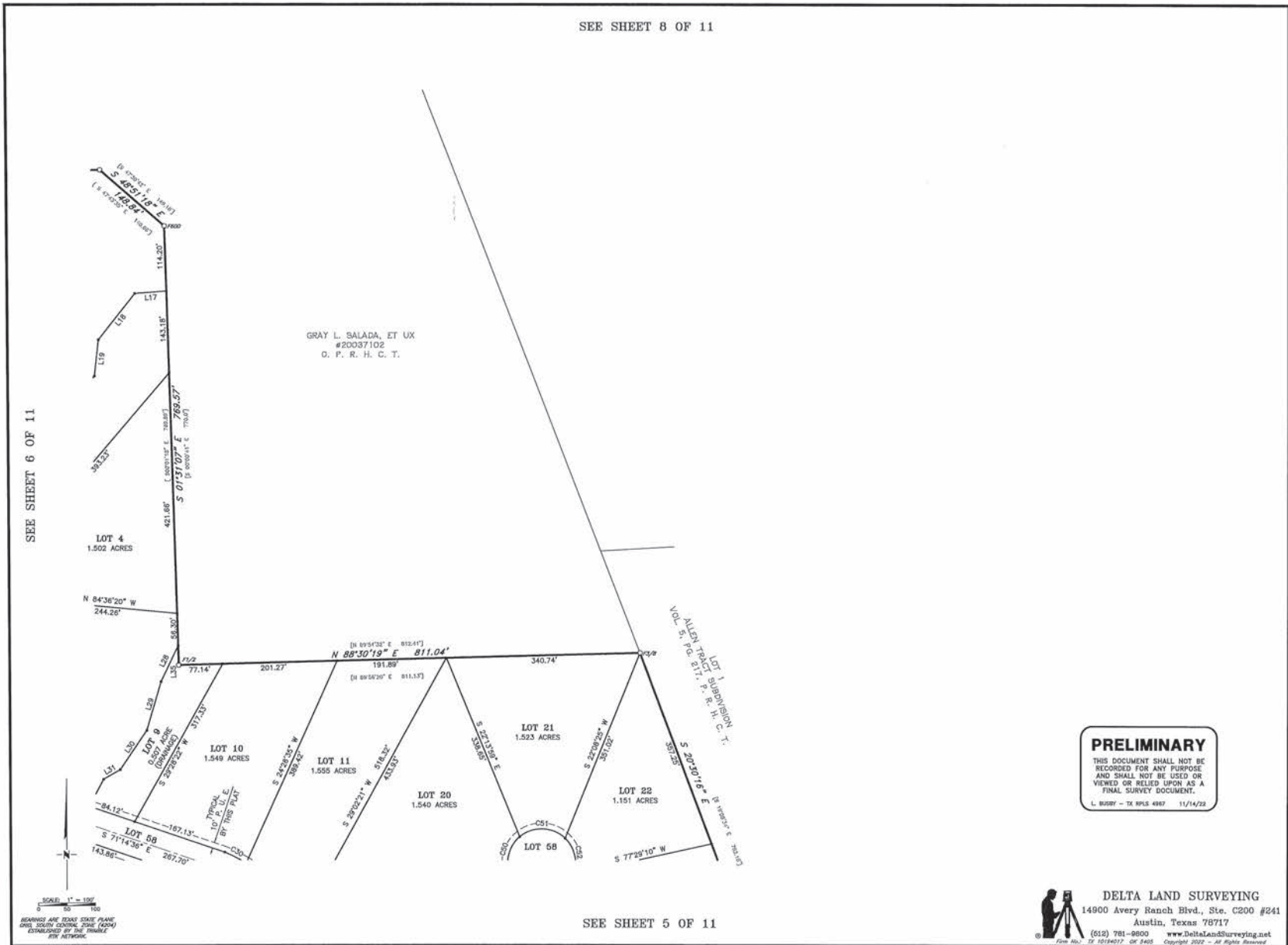
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L. BUSBY - TX 0415 4987 11/14/22

NO.	BEARING	DISTANCE
1	N 55°12'59" E	47.53'
2	N 43°53'54" E	78.03'
3	N 42°53'54" E	8.69'
4	S 82°12'30" E	66.31'
5	S 38°44'01" W	30.84'
6	S 02°22'15" W	103.90'
7	S 46°04'03" E	35.54'
8	N 74°12'43" E	155.03'
9	S 48°24'47" E	98.54'
10	S 48°24'47" E	86.80'
11	S 67°38'45" E	38.57'
12	S 26°13'00" E	137.25'
13	S 13°26'48" E	112.98'
14	N 11°31'36" E	157.73'
15	N 16°08'03" W	10.92'
16	N 22°21'15" E	169.41'
17	S 83°46'59" W	55.40'
18	S 38°14'22" W	103.71'
19	S 06°39'38" W	64.02'
20	S 38°37'42" W	34.58'
21	S 61°59'46" W	49.71'
22	N 89°19'47" W	52.61'
23	N 33°30'52" W	89.43'
24	N 52°08'28" W	55.41'
25	S 43°53'54" W	87.32'
26	N 82°12'30" W	12.62'
27	S 71°42'41" W	32.61'
28	S 23°42'34" W	70.32'
29	S 16°33'56" W	88.93'
30	S 34°26'48" W	83.20'
31	S 60°12'54" W	33.92'
32	S 28°09'46" W	53.76'
33	N 71°14'38" W	17.66'
34	N 82°12'30" W	34.22'
35	S 01°31'07" E	34.22'
36	N 46°04'06" W	4.70'
37	S 82°12'30" E	72.49'
38	S 20°38'19" E	17.22'
39	N 67°38'45" W	8.57'
40	S 88°27'12" W	19.57'
41	S 13°26'48" W	15.68'
42	N 01°33'05" W	15.13'
43	S 48°24'47" E	55.33'
44	N 02°22'15" E	11.82'
45	N 82°08'13" W	32.39'
46	N 45°15'23" E	74.26'
47	S 46°04'06" E	5.64'
48	N 42°47'05" W	90.04'
49	S 55°12'19" W	13.93'
50	S 71°09'31" E	254.74'
51	S 50°51'46" E	46.89'
52	N 50°51'46" W	53.58'
53	N 71°09'31" E	60.27'

NO.	RADIUS	DELTA	ARC	CHORD (BRG. & DIST.)
1	500.00'	23°47'53"	207.68'	N 43°18'22" E, 206.19'
2	300.00'	12°31'28"	65.58'	N 37°40'10" E, 65.45'
3	300.00'	—	—	—
4	300.00'	27°46'47"	145.45'	N 57°49'17" E, 144.03'
5	300.00'	26°04'49"	134.56'	N 84°45'05" E, 135.38'
6	300.00'	10°57'54"	57.41'	S 76°43'33" E, 57.32'
7	300.00'	102°18'38"	335.79'	S 12°27'05" E, 462.31'
8	300.00'	39°18'33"	205.82'	S 22°01'31" W, 201.81'
9	300.00'	95°37'32"	506.35'	S 59°09'01" W, 444.34'
10	300.00'	08°38'28"	45.29'	S 81°44'51" E, 45.30'
11	480.00'	68°21'40"	372.70'	S 71°36'28" E, 539.33'
12	300.00'	57°22'30"	300.41'	S 77°00'02" E, 284.02'
13	300.00'	19°13'58"	100.70'	S 58°01'46" E, 100.23'
14	300.00'	53°09'49"	278.39'	S 41°03'50" E, 268.49'
15	500.00'	12°06'04"	105.60'	S 20°31'58" E, 105.41'
16	500.00'	13°08'14"	114.66'	S 20°00'53" E, 114.39'
17	500.00'	27°41'40"	241.48'	N 02°21'44" W, 238.33'
18	500.00'	31°00'27"	271.40'	N 06°48'02" E, 268.14'
19	60.00'	55°28'53"	58.10'	S 27°44'32" W, 55.80'
20	60.00'	51°40'22"	54.11'	S 31°19'09" W, 52.50'
21	60.00'	78°14'08"	77.04'	S 37°06'59" E, 72.81'
22	470.00'	06°48'14"	55.81'	S 07°50'54" E, 55.78'
23	60.00'	118°31'42"	124.12'	N 13°46'49" W, 103.14'
24	330.00'	27°46'47"	160.02'	S 37°46'17" W, 158.44'
25	330.00'	01°00'42"	5.83'	S 43°25'13" W, 5.83'
26	330.00'	26°04'49"	150.21'	S 84°45'05" W, 148.92'
27	470.00'	16°00'23"	130.30'	S 81°24'32" W, 130.48'
28	330.00'	23°09'11"	214.17'	N 00°01'00" W, 212.72'
29	330.00'	16°57'54"	63.15'	N 76°43'33" W, 63.06'
30	330.00'	07°21'16"	40.36'	N 63°03'57" W, 40.33'
31	330.00'	24°10'11"	139.24'	N 49°18'04" W, 138.21'
32	450.00'	13°56'01"	106.82'	N 44°13'38" W, 106.57'
33	330.00'	08°38'28"	49.77'	N 41°44'52" W, 49.72'
34	270.00'	23°12'12"	109.58'	N 60°05'05" E, 108.83'
35	270.00'	26°04'49"	122.90'	N 84°45'05" E, 121.84'
36	450.00'	30°58'44"	243.31'	N 66°31'01" W, 240.36'
37	330.00'	02°49'31"	16.27'	S 33°37'28" W, 16.27'
38	450.00'	23°46'24"	186.78'	S 86°37'07" W, 185.42'
39	330.00'	19°09'47"	110.37'	S 86°37'07" W, 109.80'
40	270.00'	10°57'54"	51.87'	S 76°43'34" E, 51.59'
41	330.00'	33°21'21"	201.81'	S 64°00'23" W, 200.92'
42	270.00'	04°56'48"	447.43'	S 18°47'40" E, 297.98'
43	270.00'	19°13'58"	90.63'	N 58°01'46" W, 90.21'
44	330.00'	23°26'53"	146.57'	N 18°19'54" E, 145.37'
45	470.00'	07°11'35"	59.01'	S 18°45'28" W, 58.97'
46	330.00'	20°04'55"	115.66'	N 04°23'59" W, 115.07'
47	470.00'	23°24'52"	196.17'	S 03°16'14" W, 194.75'
48	330.00'	20°44'21"	119.45'	N 84°45'38" W, 118.80'
49	60.00'	51°15'53"	53.69'	S 43°07'13" E, 51.91'
50	60.00'	67°36'29"	70.69'	S 16°16'00" W, 66.68'
51	60.00'	83°55'42"	87.89'	S 88°05'55" E, 86.24'
52	60.00'	65°37'54"	68.73'	N 33°14'07" W, 65.03'
53	530.00'	01°32'46"	32.80'	N 06°38'48" E, 32.80'
54	60.00'	31°52'58"	33.18'	N 35°24'46" E, 33.76'
55	530.00'	17°07'41"	158.44'	N 03°21'25" E, 157.85'
56	530.00'	10°23'59"	96.51'	N 17°08'15" E, 96.38'
57	330.00'	33°33'41"	195.22'	N 50°41'55" W, 192.39'
58	330.00'	19°10'08"	110.98'	N 84°07'00" W, 110.66'
59	470.00'	02°00'58"	16.54'	N 15°29'24" W, 16.54'
60	530.00'	00°42'47"	6.60'	N 26°13'56" W, 6.60'
61	470.00'	19°06'07"	82.73'	N 12°22'27" W, 82.62'
62	60.00'	42°51'03"	44.87'	N 52°01'14" W, 43.83'
63	530.00'	12°32'27"	114.93'	N 19°39'29" W, 114.70'
64	60.00'	52°17'30"	54.77'	N 04°26'48" W, 52.88'
65	60.00'	64°33'58"	67.65'	N 54°00'38" E, 64.12'
66	60.00'	55°40'30"	58.31'	S 65°31'36" E, 56.04'
67	60.00'	84°34'30"	88.57'	S 04°15'59" W, 80.74'
68	470.00'	12°46'19"	104.72'	S 19°49'56" E, 104.55'
69	470.00'	00°21'55"	3.00'	S 26°23'58" E, 3.00'
70	530.00'	12°06'04"	111.94'	S 20°31'58" E, 111.73'
71	270.00'	42°23'54"	166.33'	S 54°55'51" E, 165.65'
72	270.00'	30°33'56"	144.19'	S 52°30'47" E, 142.49'
73	270.00'	39°29'23"	186.09'	N 22°06'57" E, 182.43'
74	330.00'	19°13'58"	110.77'	S 58°01'46" E, 110.25'
75	330.00'	29°46'49"	171.71'	N 71°00'38" E, 169.74'
76	330.00'	54°44'44"	315.31'	N 59°32'28" E, 303.45'
77	330.00'	10°59'59"	63.35'	S 67°34'12" E, 63.26'
78	60.00'	69°57'28"	154.68'	N 87°44'45" E, 51.90'
79	60.00'	60°30'04"	62.95'	S 12°02'52" E, 60.10'
80	60.00'	51°48'45"	54.26'	S 43°44'52" W, 52.43'
81	60.00'	88°08'52"	92.27'	N 66°07'22" W, 83.64'
82	270.00'	77°46'26"	366.74'	S 09°01'04" W, 336.19'
83	270.00'	28°10'18"	132.76'	S 62°29'57" E, 131.42'
84	330.00'	39°26'24"	227.16'	S 27°02'27" W, 222.70'
85	270.00'	17°44'00"	83.57'	S 11°44'18" W, 83.24'
86	270.00'	29°12'12"	137.62'	N 88°48'49" E, 136.13'
87	510.00'	17°47'02"	158.30'	N 83°06'14" E, 157.66'
88	510.00'	27°44'30"	203.43'	S 16°38'00" E, 201.10'
89	510.00'	19°22'30"	172.51'	S 55°34'21" E, 171.69'
90	270.00'	12°31'28"	59.02'	N 37°40'10" E, 58.90'
91	270.00'	08°38'28"	40.72'	S 41°44'52" E, 40.68'
92	510.00'	08°21'18"	79.26'	S 41°39'17" E, 75.19'
93	330.00'	11°18'47"	66.31'	S 37°09'49" W, 66.20'
94	470.00'	21°47'53"	195.22'	S 43°16'22" W, 193.82'
95	530.00'	13°47'53"	220.14'	S 23°12'16" W, 218.56'
96	212.00'	20°58'45"	77.82'	S 61°21'09" E, 77.19'
97	60.00'	23°58'05"	25.10'	S 23°12'46" W, 24.92'
98	188.00'	20°38'45"	68.84'	N 61°21'08" W, 68.45'

UTILITY PROVIDERS:

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

GENERAL NOTES:

- Erosion/sedimentation controls are required on each lot pursuant to Section 28.04.016 of the Dripping Springs Code of Ordinances.
- A declaration of conditions, covenants and restrictions in compliance with Section 19.3, Exhibit A, Chapter of the City of Dripping Springs Code of Ordinances are recorded under Document Number _____ of the Official Public Records of Hays County, Texas.
- Pedernales Electric Cooperative, Inc. has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep any easements clear. Pedernales Electric Cooperative, Inc. will perform all tree work in compliance with the City of Dripping Springs Code of Ordinances.
- The owner/developer of this subdivision shall provide Pedernales Electric Cooperative, Inc. with any easement and/or access required, in addition to the those indicated, for the installation and on-going maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with the City of Dripping Springs Code of Ordinances.
- The owner shall be responsible for any installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any tree pruning and tree removal that is within ten feet (10') of the centerline of the overhead electric facilities designed to provide electric service to this project. Pedernales Electric Cooperative, Inc. shall be included within the limits of construction for this project.
- All Drainage Easements, on private property, shall be maintained by the property owner or assigns.
- Property owner shall be responsible for providing access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- This site is located within the boundaries of a contributing zone of the Edwards Aquifer.
- A ten foot (10') Public Utility Easement is dedicated adjacent to all public right-of-way lines.
- No driveway constructed on any lot within this subdivision shall be permitted access onto a public roadway unless the driveway satisfies the minimum spacing requirements for driveways set forth in Chapter 721 of the Hays County Developmental Regulations.
- All lots shall be subject to a front building setback of ten feet (10') and side and rear building setbacks of five feet (5').

PRELIMINARY
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 L. BURRY - TX RPLS 4987 11/14/22

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 Austin, Texas 78717
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LEGAL DESCRIPTION:

A tract of land situated within the Richard Vaughan Survey Number 7, Abstract Number 16, Hays County, Texas and being the same called 135.046 acre tract of land conveyed to Park G. Jarrett, III by a deed filed for record in Volume 2481 at Page 829 of the Official Public Records of Hays County, Texas, and except those portions covered by deeds filed under Document Number 18027981, 19031262, 20000851, 20003653, 20055188 (corrected in 21052488), 21024807, 21031490 and that portion platted into The Shire Minor Plat as filed under Document Number 16025069 and that portion platted into The Shire Section 2 as filed under Document Number 18044197 of the Official Public Records of Hays County, Texas. Said tract of land being more particularly described by notes and bounds as follows:

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

Thence S 88°24'09" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 21, a distance of 487.70 feet to a 1/2" rebar found for a corner of the tract of land herein described and the common North corner of Lot 21 and 20 in the aforementioned Hays County Acres, from which a 1/2" rebar with a cap marked B & G, found for a witness corner bears N 05°40'41" W a distance of 1.05 feet;

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

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

S 88°45'55" W a distance of 126.19 feet to a 1/2" rebar found for a common corner;

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

Thence N 31°57'56" W, along the common boundary line of the tract of land herein described and the aforementioned Burgin tract, a distance of 349.57 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for the common corner of the tract of land herein described, said Burgin tract and a called 0.996 acre tract of land conveyed to Dawn Elicks by a deed filed for record under Document Number 20000851 of the Official Public Records of Hays County, Texas;

Thence N 01°33'08" W, along the common boundary line of the tract of land herein described and the aforementioned Elicks 0.996 acre tract, a distance of 223.83 feet to a cotton spindle found for a common corner of the tract of land herein described, said Elicks 0.996 acre tract and a called 1.534 acre tract of land conveyed to Dawn Elicks by a deed filed for record under Document Number 21031490 of the Official Public Records of Hays County, Texas;

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

N 01°50'19" W a distance of 168.04 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

S 88°28'57" W a distance of 127.13 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

S 56°27'57" W a distance of 524.36 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner and the common North corner of Lot 5 and Lot 7 in The Shire Section 2 according to the map of plat thereof filed for record under Document Number 10404197 of the Official Public Records of Hays County, Texas;

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

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

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

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

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

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

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

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

Thence N 80°49'59" W, along the common boundary line of the tract of land herein described and the aforementioned The Shire, passing at 372.35 feet a 1/2" rebar with a cap marked "Hayes 5703" found for the common East corner of Lot 2 and Lot 1 in The Shire and continuing for a total distance of 491.55 feet to a 1/2" rebar with a cap marked "Hayes 5703" found for the common East corner of Lot 1 and Lot 2 in The Shire and a common corner of a called 1.50 acre tract of land conveyed to W. V. Hasty, Jr. by a deed filed for record under Document Number 20036533 of the Official Public Records of Hays County, Texas;

Thence N 67°14'33" E, along the common boundary line of the tract of land herein described and the aforementioned Hasty 1.50 acre tract, a distance of 250.28 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner with a called 0.750 acre tract of land conveyed to W. V. Hasty, Jr. et ux by a deed filed for record under Document Number 21024807 of the Official Public Records of Hays County, Texas;

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

N 22°26'59" E a distance of 238.74 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner;

N 50°35'42" W a distance of 52.06 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner

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

Thence S 53°05'09" W, along the common boundary line of the tract of land herein described and the aforementioned Hasty 1.50 acre tract, a distance of 237.38 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner with a called 0.333 acre tract of land conveyed to W. V. Hasty, Jr. by a deed filed for record under Document Number 18027980 of the Official Public Records of Hays County, Texas;

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

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

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

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

Thence S 28°30'16" E, along the common boundary line of the tract of land herein described and the aforementioned Lot 1, a distance of 589.88 feet to a 1/2" rebar found for the common West corner of said Lot 1 and Lot 1B in the Resubdivision of Tract 1 & 2 Dripping Springs Ranch, Phase 2, according to the map or plat thereof filed for record in Volume 9 at Page 84 of the Plat Records of Hays County, Texas;

Thence S 28°58'18" E, along the common boundary line of the tract of land herein described and the aforementioned Lot 1B, a distance of 250.50 feet to a 1/2" rebar found for a common corner;

Thence S 21°35'36" E, continuing along the aforementioned common boundary line, passing at 765.48 feet the record common West corner of the aforementioned Lot 1B and Lot 1C-3 of the above-mentioned Final Plat of The Dripping Springs Ranch, Phase 2 Subdivision, and continuing for a total distance of 1,111.71 feet to a 1/2" rebar found for the common corner of the tract of land herein described, Lot 1C-3 and Lot 1C-2;

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

Said tract of land containing 4,544,820 square feet or 104,335 acres, more or less.

LEGEND

Table with 2 columns: Symbol and Description. Symbols include [], (), F1/2, F5205, F5703, FATS, FBG, F60D, F60D, FMN, FCS, F3/8, D. R. H. C. T., P. R. H. C. T., O. P. R. H. C. T.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
L. BUSH - TX RPLS 4867 11/14/22



DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 781-9800 www.DeltaLandSurveying.net
Form No. - TX 10144012 - 01 5405 Copyright 2022 - All Rights Reserved

DEDICATION:

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Avril Johnaidis
Manager Serenity Hills Partners LLC

ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

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

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

Notary Public

LIENHOLDER DEDICATION:

STATE OF _____ §
COUNTY OF _____ §

By signing this plat, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the rights-of-way, streets, alleys, easements, parks, and other open spaces dedicated to the City or to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the notes and lien described in the instrument entitled Deed of Trust, dated 01/13/2021, filed of record in the Official Public Records of Williamson County, Texas under Document Number 2021006483.

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

Name: _____

Title: _____

LIENHOLDER ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

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

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

Notary Public

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF _____ §

That I, Larry W. Busby, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby state that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my direct personal supervision, in accordance with all City of Dripping Springs Ordinance and Codes, and that all existing easements of record as found on the Title Policy provided by Independence Title Insurance Company (Underwriter: Old Republic National Title Insurance Company), G. F. #2134955-DREY, with an effective date of: October 13, 2021, 4:00 a. m. have been shown or noted hereon. This tract is not located within an identified special flood hazard area inundated by a 100 year flood event as identified by the Federal Management Agency Flood Insurance Rate Map for Hays County, Texas, Community Panel No. 48X09C120F, Revised on September 2, 2005.

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

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF _____ §

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

Gregg Androlis, TX PE #116390 _____ Date _____
Civil Insite, LLC
10200 Hwy. 290 W, Suite 4
Austin, Texas 78756

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
L. BUSBY - TX RPLS 4967 11/14/22

HAYS COUNTY DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT APPROVAL:

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

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

HAYS COUNTY WATER & OSSF APPROVAL:

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

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

CITY OF DRIPPING SPRINGS APPROVAL:

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

Michelle Fischer _____ Date _____
City Administrator

HAYS COUNTY CLERK RECORDATION CERTIFICATE:

State of Texas §
County of Williamson §

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

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

Elaine Cardenas
Hays County Clerk





Permit Number: SUB2022-0049
 Project Name: Serenity Hills
 Project Address: 1111 HAYS COUNTRY ACRES 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.

City Planner Comments

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

1. Provide an overall lot layout showing lot numbers on a single sheet.
2. Show match lines on each sheet.
3. Delineate the City Limits and ETJ boundaries in the Vicinity Map [4.7.a]
4. Fee in lieu of parkland is required for this development. Submit a parkland fee in lieu plan and appraisal. [28.03.011]
5. Remove "Parkland" from the label of lot 1 and update the lot summary table to reflect the change.
6. Submit a proposed phasing plan if applicable. [4.7n].
7. Provide the Hays County 1445 approval letter. [4.7o].
8. Subdivisions with 50 or more lots must have two points of access. Either reduce the number of lots or provide a secondary point of vehicular access. [11.3.4]
9. It appears that sheet 11 can be omitted since this plat is not recorded.
10. On the cover sheet add an approval statement and signature line for the Planning & Zoning Commission Chair and a space for the City Secretary to attest. [4.7r4]

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.

11. Provide documentation of County Fire Marshall approval when received. [Sub Ord 18.7]
12. Show the Critical Environmental Features and Wetland identified in the Geologic Report and provide

setbacks [Sub Ord 4.7(l)(4)]

13. Provide a small keymap of the entire subdivision on each sheet with the active area shaded.
14. Show the adjacent property owner information including properties on the other side of Deerfield Road. [Sub. Ord. 4.7(c)]
15. Label the Deerfield Road ROW width.
16. Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)] Provide a solid light gray shade to indicate the City Limits.
17. Provide a statement on cover sheet with a description of what portion of the project, if any, is located in a FEMA designated floodplain. Provide associated FEMA FIRM panel number and effective date. [Plat Information Requirements Checklist]
18. Provide a statement on cover sheet regarding the location of the project in reference to Edwards Aquifer jurisdictional boundaries. [Plat Information Requirements Checklist]
19. Check Lienholder and Dedication statements. There are references to dedication of ROW to the City while your Engineering Report states that the roads will be owned and maintained by the HOA.
20. Provide a copy of the Joint Use Access easement #21024807 & #21024808
21. Provide a copy of Access Easement Vol 1324, Pg 437 demonstrating these tracts right to utilize the Joint Use Access Esmt.
22. The roadway accessing Canyonwood Drive must be improved to meet public roadway standards. [Sub Ord 11.3.4] All subdivisions with 50 or more lots or units must have at least two points of vehicular access and must be connected via improved roadways
23. Provide a PUE along the frontage of Deerfield Road [Sub Ord 12.2.4]
24. Show and label widths of all WQBZs on the Plat [WQO 22.05.017].
25. If the development is intended to be constructed in multiple phases, provide a phasing plan. [Subdivision Ordinance 4.3 & 11.8]
26. Show the existing water well on the plat. Per [TAC Title 16, Part 4, Chapter 76, Rule 76.1(a)(1)], a water well must be 50 ft from property line. Annotate 50 ft offset.
27. On the Plat, provide a roadway classification summary table for all streets within the development. Include required pavement width and right-of-way width in the table. Minimum required pavement width for a County Lane is 24 ft per the City's Transportation Master Plan.

28. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements].
29. 5ft Sidewalks are required along both sides of all streets. [Sub Ord 15.2]
30. Provide a Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction. [Preliminary Plat Information Requirements].
31. Show dimensions for all cul-de-sac pavement and right-of-way radii on all paving sheet plan views. All cul-de-sacs shall have a minimum pavement diameter of 80' and minimum right-of-way diameter of 110'. [Subdivision Ordinance 11.22]
32. Provide Schematic Engineering plans for water, sewer drainage and roadways to be constructed. Proposed utility and roadway connections shall be indicated. [Preliminary Plat Information Requirements].
33. Provide impervious cover breakdown. Identify existing and proposed impervious cover and break out paving, buildings, sidewalks, rooftops, etc. Maximum allowed IC in ETJ is 35% [WQO 22.05.016]
34. What is the status of your Public Water System permit with TCEQ for the rainwater systems. If you have determined the potable rainwater systems for this project do not require a TCEQ permit provide a statement on the cover certified by an Engineer that states:
"I Name of Engineer, Texas Registered PE License #, have reviewed TAC Chapter 290, Public Water Systems, and have determined that the rainwater harvesting potable water supply systems proposed for this project do not require a TCEQ permit"
35. Label Lot 57 "Open Space & Drainage"
36. Label Lot 22 "Drainage Lot"

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2020-R39

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS, ESTABLISHING PRIORITIES FOR THE 87TH LEGISLATIVE SESSION IN TEXAS, AND AUTHORIZING REPRESENTATION OF THE MUNICIPALITY IN ADVOCATING CERTAIN POSITIONS.

WHEREAS, the City Council of the City of Dripping Springs (“City Council”) finds it to be in the public interest, and necessary for the public health, safety and welfare, that the city take positions on certain issues that may or have come before the 87th Texas Legislature in the Spring of 2021; and

WHEREAS, the City Council finds legislative involvement to be a legitimate exercise of its elected duties as the governing body serving those who live, work, visit, and own property in the city limits and the extraterritorial jurisdiction; and

WHEREAS, the City Council understands that members of the Texas Senate and the Texas House of Representatives benefit from learning of the analysis performed and positions taken by locally-elected public officials; and

WHEREAS, the City Council has identified the following items as being worthy of voicing a position on behalf of the people of Dripping Springs.

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

A. Support-

1. **Local Control:** The City Council hereby supports legislation that upholds the principle of local government and reinforces the lawful statutory authority of the elected leaders of Dripping Springs to respect the priorities of their citizenry and respond to local challenges and opportunities.
2. **Signs:** The City Council hereby supports legislation that would affirm State and City authority over off-premise and other commercial signs. The City Council supports legislation that supports Scenic Highways in the Hill Country.
3. **Sales Tax:** The City Council hereby supports legislation that would make beneficial amendments to Emergency Service District sales tax and areas to authorize cities to replace some or all emergency services district (ESD) sales taxes in an area with city sales taxes, provided an ESD’s existing sales tax debt is proportionately and reasonably provided for in some manner.
4. **Hotel Tax:** The City Council hereby supports legislation that would allow a City to use hotel tax funds for: (1) all convention center personnel; (2) trails and sidewalks connecting tourist and historic sites; and (3) park, trail, and pedestrian improvements that attract tourists.
5. **Lighting:** The City Council hereby supports legislation that would expand the City’s

authority to regulate lighting and Dark Sky requirements.

6. **Transportation:** The City Council supports legislation that would provide tools for increased communications with the Texas Department of Transportation related to projects within the City Limits and Extraterritorial Jurisdiction of the City of Dripping Springs. The City Council supports legislation that would allow for additional tools for transportation funding.
7. **Property Tax:** The City Council supports legislation that would increase transparency in the ad valorem (property) tax and budget adoption by coordinating state, county, and city timelines for review, notice, and approval of ad valorem tax. City Council supports legislation that would increase the accuracy of appraisals of all types of property.

B. Opposition –

1. **Local Control:** The City Council hereby opposes legislation that erodes local control or weakens the ability of locally-elected leaders to respond to challenges or opportunities unique to the Dripping Springs community or Texas Hill Country region.
2. **Appraisal & Revenue Caps:** The City Council hereby opposes legislation that expands appraisal caps or imposes revenue caps on ad valorem (property) taxes.
3. **Vesting:** The City Council hereby opposes legislation that amends Texas Local Government Code Chapter 245 to restrict the application of current municipal regulations, thus expanding entitlements under which stagnant or dormant land development projects can build or operate under old or outdated regulations.
4. **Trees:** The City Council hereby opposes legislation that restricts the ability of municipalities to preserve their scenic landscapes and protect trees.
5. **Impervious Cover:** The City Council hereby opposes legislation that limits the authority of municipalities to provide for water quality protection and pollution prevention by regulating impervious cover, lot sizes, drainage infrastructure, and other aspects of development that impact stormwater controls and watersheds.
6. **Signs:** The City Council hereby opposes legislation that lessens municipal authority to regulate signs or preempts municipal sign regulations.
7. **Land Use:** The City Council hereby opposes legislation that lessens municipal authority to regulate land use, including short-term rentals. The City Council opposes legislation that limits the authority or the amount of time the City has to adequately review site plans and plats.
8. **Municipal Courts:** The City Council hereby opposes legislation that curtails the authority of a municipal court to enforce its judgments.
9. **Elections:** The City Council opposes legislation that would require partisan elections for elected officers or otherwise limit municipal elections.

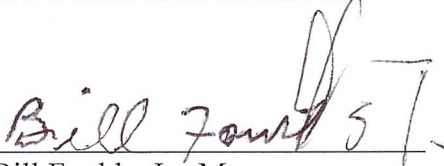
C. Administration-

1. **Legislators:** The City Council directs City staff to provide a copy of this Resolution to the State Senator for District 25, and State Representative for District 45.
2. **Legislators:** The City Council directs City staff to provide a copy of this Resolution to the Texas Municipal League. The City Council also requests that City Staff provide a resolution in support of an Annexation change to the TML Resolutions Committee for potential inclusion in the TML Legislative Program.

- 3. **Advocacy:** City officials are hereby authorized to advocate and otherwise convey positions expressed herein in accordance with the city's Legislative Policy.
- 4. **Open Meetings:** The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

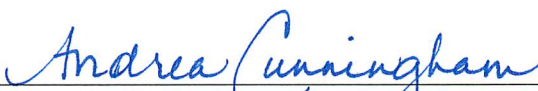
PASSED AND APPROVED this, the 18th day of August 2020, by a vote of ⁴5 (ayes) to 0 (nays) to ¹0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS;



Bill Foulds, Jr., Mayor

ATTEST:



Andrea Cunningham, City Secretary



THE TEXAS MUNICIPAL LEAGUE PROPOSED LEGISLATIVE PROGRAM (2021 – 2022)

Introduction

City officials across the state are well aware of the fact that many significant decisions affecting Texas cities are made by the Texas Legislature, not by municipal officials.

During the 2019 session, more than 7,500 bills or significant resolutions were introduced; more than 2,000 of them would have affected Texas cities in some substantial way. In the end, over 1,400 bills or resolutions passed and were signed into law; more than 300 of them impacted cities in some way.

The number of city related bills as a percentage of total bills filed rises every year. Twenty years ago, around 17 percent of bills filed affected cities in some way. By 2019, that percentage had increased to 25 percent. In other words, a quarter of the legislature's work is directed at cities, and much of that work aims to limit municipal authority.

There is no reason to believe that the workload of the 2021 session will be any lighter; it will probably be greater. And for better or worse, city officials will have to live with all the laws that may be approved by the legislature. Thus, the League must make every effort to assure that detrimental bills are defeated and beneficial bills are passed.

The TML approach to the 2021 session is guided by principles that spring from a deeply rooted TML legislative philosophy:

- The League will vigorously oppose any legislation that would erode the authority of Texas cities to govern their own local affairs.
- Cities represent the level of government closest to the people. They bear primary responsibility for provision of capital infrastructure and for ensuring our citizens' health and safety. Thus, cities must be assured of a predictable and sufficient level of revenue and must resist efforts to diminish their revenue.
- The League will oppose the imposition of any state mandates that do not provide for a commensurate level of compensation.

In setting the TML program, the Board recognizes that there is a practical limit to what the League can accomplish during the legislative session. Because the League (like all associations) has finite resources and because vast amounts of those resources are necessarily expended in defeating bad legislation, the Board recognizes that the League must very carefully select the bills for which it will attempt to find sponsors and seek passage.

Each initiative is subjected to several tests:

- Does the initiative have wide applicability to a broad range of cities of various sizes (both large and small) and in various parts of the state?
- Does the initiative address a central municipal value, or is it only indirectly related to municipal government?
- Is this initiative, when compared to others, important enough to be part of TML’s list of priorities?
- Will the initiative be vigorously opposed by strong interest groups and, if so, will member cities commit to contributing the time and effort necessary to overcome that opposition?
- Is this initiative one that city officials, more than any other group, should and do care about?

The Board places each legislative issue into one of four categories of effort. Those four categories are:

- **Seek Introduction and Passage** – the League will attempt to find a sponsor, will provide testimony, and will otherwise actively pursue passage. Bills in this category are known as “TML Priority bills.”
- **Support** – the League will attempt to obtain passage of the initiative if it is introduced by some other entity.
- **Oppose** – the League will actively and vigorously attempt to defeat the initiative because it is detrimental to member cities.
- **No Position** – the League will take no action.

Our Highest Priority: Oppose Bad Bills

The Board determined that TML’s highest priority goal is the defeat of legislation deemed detrimental to cities. As a practical matter, adoption of this position means that the beneficial bills will be sacrificed, as necessary, in order to kill detrimental bills.

The TML Priority Package

The TML Priority Package includes the following items in no particular order:

1. Defeat any legislation that would erode municipal authority in any way, impose an unfunded mandate, or otherwise be detrimental to cities, especially legislation that would:
 - a. provide for state preemption of municipal authority in general.
 - b. impose further revenue and/or tax caps of any type.

- c. erode the ability of a city to issue debt.
 - d. erode municipal authority related to development matters, including with respect to the following issues: (1) annexation, (2) eminent domain, (3) zoning, (4) regulatory takings, (5) building codes, (6) tree preservation, and (7) short-term rentals.
 - e. erode the authority of a city to be adequately compensated for the use of its rights-of-way and/or erode municipal authority over the management and control of rights-of-way, including by state or federal rules or federal legislation.
 - f. limit or prohibit the authority of city officials to use municipal funds to communicate with legislators; or limit or prohibit the authority of the Texas Municipal League to use any revenue, however derived, to communicate with legislators.
2. Passage of any legislation that would:
- a. eliminate reauthorization provisions for the collection and use of street maintenance sales and use tax and authorize cities to reimburse themselves from sales and use tax collections for actual election costs required for tax implementation.
 - b. allow cities the option of using either an official newspaper or a website for the publication of legal notices.
 - c. allow cities alternate methods for publications of legal notices.
 - d. authorize a city to annex across a road to bring a voluntarily-requested area into the city limits.
 - e. allow a city official to submit a request for an attorney general letter ruling under the Public Information Act by email at no charge.
 - f. increase the maximum hiring age for firefighters in a civil service city from age 35 to 45, or to eliminate the maximum hiring age altogether.
 - g. make beneficial amendments to H.B. 2439, the building materials bill.
 - h. promotes increased flexibility under the Texas Open Meetings Act, including flexibility for public participation, so long as the legislation doesn't mandate any new costs on local governments.

Support

The Board supports legislation that would:

- 1. make beneficial amendments to the equity appraisal statute; close the “dark store” theory of appraisal loophole; and require mandatory disclosure of real estate sales prices.

2. authorize a council-option city homestead exemption expressed as a percentage or flat-dollar amount.
3. convert the sales tax reallocation process from a ministerial process into a more formalized administrative process.
4. authorize a city council to opt-in to requiring residential fire sprinklers in newly constructed single-family dwellings.
5. make beneficial amendments to H.B. 3167, the subdivision platting shot clock bill.
6. allow for greater flexibility by cities to fund local transportation projects; amend or otherwise modify state law to help cities fund transportation projects; or provide cities with additional funding options and resources to address transportation needs that the state and federal governments are unable or unwilling to address.
7. provide additional funding to the Texas Department of Transportation for transportation projects that would support regionally appropriate highway improvement and rail as components.
8. allow a city to lower the prima facie speed limit from 30 to 25 miles per hour without the need for a traffic study.
9. in relation to federal transit funding: (1) clarify federal congressional intent of federal transit law to protect cities across the United States from being penalized due a to a population drop suffered as a direct result of a natural disaster, retroactive to 2000; (2) explicitly state that only presidentially declared major disasters are covered, in accordance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act (P.L. 100-707); and (3) protect federal transit funding streams for urbanized areas until the execution of the next decennial census.
10. in relation to federal legislation, provide states greater authority over management of train delays in conjunction with affected cities.
11. establish that expenditures of Community Development Block Grant funds by cities are a governmental function.
12. require city consent before TCEQ is authorized to issue a standard permit for a rock crushing operation, cement crushing operation, or any similar activity that may be authorized under a standard air permit from TCEQ within the corporate limits or ETJ of a city. (Alternatively, or in addition, such legislation may: (a) authorize a city to restrict, prevent, or regulate the locating of such activities in the city's corporate limits or ETJ in other manners, such as imposing minimum distance from such operations and schools, hospitals, churches, and residences; (b) require TCEQ to provide notice of applications for standard permits to cities for activities proposed in the city's corporate limits or ETJ and require TCEQ to address any and all comments received from the City as required by Sec.

382.112 of the Texas Health & Safety Code; or (c) prohibit TCEQ from issuing a standard permit for activities proposed in the city's corporate limits or ETJ unless the city verifies that the proposed activity is authorized under the city's zoning ordinance or comprehensive plan to locate at the proposed location.

13. provide consistency and uniformity in the compliance deadlines and fees for compliance dismissals of Class "C" misdemeanors.
14. provide courts with access to TexasSure database to verify financial responsibility.
15. provide additional funding through the Municipal Court Building and Security Fund and the Municipal Court Technology Fund.
16. rectify the wording of Texas Government Code Section 29.013 to eliminate the requirement that a city secretary notify the Office of Court Administration of elected or appointed mayors or municipal court clerks.
17. protect from disclosure the list of applicants for a mail in ballot up until the time ballots are sent for those applications, regardless of whether a request is made for the applications
18. promote pay-as-you-go financing for capital projects by authorizing a dedicated property tax rate that is classified similarly to the debt service tax rate in property tax rate calculations.
19. allow for the expenditure of municipal hotel occupancy for construction of improvements in municipal parks and trails/sidewalks that connect parks, lodging establishments, and other tourist attractions, and related public facilities.
20. requires equitable treatment of local governments by preventing a state official or state agency from placing additional restrictions on a city's use of federal funds from future stimulus legislation related to a health pandemic, in contravention of congressional intent.
21. requires counties to share timely information on health emergencies with cities.
22. treats broadband service similar to other critical utility infrastructure to ensure statewide availability and affordability for citizens and businesses.
23. modernizes the Texas Universal Fund through revenue sources that ensure long-term sustainability for the provision of broadband services.
24. require the State of Texas to create a state regulatory process for oil and gas pipeline routing that:
 - i. enables affected communities and landowners to provide input prior to establishment and publication of routes.

- ii. provides for negotiation on routes when municipalities believe that substantial threats to economic development, natural resources, or standard of living are potential outcomes.
 - iii. intrastate pipelines will comply with environmental and economic impact study standards, including the participation of local governmental entities and public participation.
 - iv. pipeline operators shall have in place performance bonds like those the state has in its own contracts.
25. make confidential and not subject to disclosure under the Public Information act certain information related to a city's cybersecurity technology.
 26. increases existing or creates new grant program funding that provides financial assistance to local governmental law enforcement agencies for public safety resources, including legislation that supports the use and the purchase of body cameras and associated data storage costs.
 27. harden the state's electric grid against blackouts, especially those caused by extreme weather events.
 28. provide additional tools for municipally owned electric utilities to harden their systems against blackouts, especially those caused by extreme weather events.
 29. mitigate the cost and liabilities of the outage event caused by Winter Storm Uri from being passed on to cities and city residents.

Oppose

The Board opposes legislation that would:

1. negatively expand appraisal caps but take no position on legislation that would authorize a council-option reduction in the current ten-percent cap on annual appraisal growth.
2. impose new property tax or sales tax exemptions that substantially erode the tax base.
3. limit or eliminate the current flexibility of the Major Events Reimbursement Program as a tool for cities to attract or host major events and conventions.
4. limit the type of incentives available to the city or that would limit any use of incentives by a city.
5. further erode local control as it pertains to retirement issues.
6. substantively change or expand the scope of the current disease presumption law, unless doing so is supported by reputable, independent scientific research.
7. require candidates for city office to declare party affiliation in order to run for office.

8. eliminate any of the current uniform election dates.
9. impose additional state fees or costs on municipal court convictions or require municipal courts to collect fine revenue for the state.
10. restrict city authority to draft ballot propositions in such a way that reflects the full fiscal impact of the proposition.
11. require preclearance of city ballot propositions by a state agency.

No Position

The Board takes no position on legislation that would relate to immigration matters, so long as it does not impose new and substantial unfunded mandates or unavoidable liabilities on cities.

Other

The Board takes the following additional actions:

1. take no position on legislation that would impact local sourcing of sales and use taxes for Internet orders.
2. with regard to economic development: (1) take no position on legislation that would broaden the authority of Type A or Type B economic development corporations; and (2) oppose legislation that would limit the authority of Type A or Type B economic development corporations statewide, but take no position on legislation that is regional in scope and that is supported by some cities in that region.

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Waiting on Resubmittal
SUB2021-0069 Cannon Ranch Ph 1 Construction Plans	CL	Cannon Ranch Road	Development of 122 residential lots with public roadways, utilities, and drainage features.	Approved with conditions
SUB2021-0071 Cannon Ranch OffSite Waterline	CL	Cannon Ranch Road	The construction of an offsite waterline that is approximately 4 acres	Approved with conditions
SUB2021-0073 Hardy Preliminary Plat	CL	2901 W US 290	41 Residential lots on 39.341	Waiting for Resubmittal
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Waiting for Resubmittal
SUB2022-0006 AHC Preliminary Plat (PDD11)	CL	27110 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Approved
SUB2022-0007 AHC Final Plat (PDD11)	CL	27111 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Approved
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0011 BR Subdivision MP	CL	26918 RR 12	Moratorium Exception Form	Approved
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Approved with conditions
SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP	ETJ	17901 FM 1826	FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres	Approved with conditions
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0017 Rob Shelton - Cannon	CL	Rob Shelton Boulevard	Construction Plans	Approval with Conditions
SUB2022-0019 Ladera Sub, Lot 2 Replat	ETJ	4630 W Hwy 290	Replat	Approved
SUB2022-0021 Headwaters at BC Phase 3 CP	ETJ	Intersection of Hazy Hills Loop and Roy Branch Road	Construction Plans	Approved with conditions
SUB2022-0023 Overlook at Bunker Ranch CP	CL	2004 Creek Road	Construction Plans for 12 single family lots with 1 drainage lot	Approved with conditions
SUB2022-0025 Driftwood Club Core Ph 5 CP	ETJ	Thurman Roberts Way	Condo Regime with nine (35) detached residential units	Approved
SUB2022-0026 101 Bob White Cove Replat	CL	101 Bob White	One lot into two lots	Approved
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0029 Vitolich Plaza, Lot 1 Replat	ETJ	Bell Springs Rd	From one lot to two lots	Approved with conditions
SUB2022-0030 Burke Subdivision, Lot 1A Replat	ETJ	20650 FM 150	From one lot to two lots	Approved with conditions
SUB2022-0031 Patriots Hall AP	ETJ	231 Patriots Hall Blvd	Combining the existing 4 lots into 1 lot	Waiting for Resubmittal
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Waiting for Resubmittal
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP	Waiting for Resubmittal
SUB2022-0037 Re-subdivision of Lot 2, Driftwood 967 Phase One FP	ETJ	Near the intersection of FM 1826 and FM 967	Replatting the already platted lot for mixed-use development. This is to be part of the Driftwood Development	Approved with conditions
SUB2022-0038 Hanelius Replat	ETJ	449 Twin Oaks Trl	From one lot to two lots	Withdrawn
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of wich are residential and 1 will be landscaping	Waiting for Resubmittal
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of wich are residential and 1 will be landscaping	Waiting for Resubmittal
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	Approved with conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting for Resubmittal
SUB2022-0044 Arrowhead Ranch Phase 2D AP	CL	Arrowhead Ranch	Add the water quality buffer zone line to the plat.	Approved
SUB2022-0045 Ellington Estates MP	ETJ	206 Darden Hill Rd	Legalizing the lot	Waiting for Resubmittal
SUB2022-0046 Kali Kate	ETJ	4550 FM 967	City of Dripping Springs and City of Buda Interlocal Agreement	Waiting for Resubmittal
SUB2022-0047 Ariza West 290	ETJ	13900 W US Highway 290	The Final Plat for an apartment complex	Waiting for Resubmittal
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Under Review
SUB2022-0049 Serenity Hills	ETJ	1111 HAYS COUNTRY ACRES ROAD	50 Lot subdivision in Dripping Springs ETJ	Under Review
SUB2022-0050 North 40, Section 2, Block B, Lots 1, 2, 29, and 30	CL	28501 RR 12	Amending Plat to combine 4 lots into 1	Under Review
SUB2022-0051 AP Caliterra Phase 3, Sec 9, Lot 39 Bk D	ETJ	Soaring Hill Rd	The amendment extends a portion of the right-of-way width along the western property line within Block D Lot 39 Open Space, Drainage and Water Quality Easements lot.	Under Review
SUB2022-0052 Village Grove Phase 1 CP	CL	Sports Park Rd	The construction plans for phase 1 of the Village Grove development	Under Review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	Under Review
SD2021-0008 AHC Development (aka PDD 11)	CL	27110 RR 12	Construction of a new Multi-Family complex and its necessary infrastructure and a public extension of S Rob Shelton Blvd	Approved
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0031 Rob Shelton Blvd. Extension	CL	Rob Shelton	An extension of Rob Shelton South bound per PDD 11	Approved
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0002 East Ledgestone Commercial	ETJ	Ledgestone	5 mixed-use, commercial buildings with associated utilities, paving, sidewalks and drainage	Approved
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0008 Patriot's Hall Phase 1B	ETJ	231 Patriots Hall Blvd	New Patriot's Hall event building with parking, infrastructure and water quality	Waiting on resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Under Review
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0015 Over Yonder Nature School	ETJ	5000 Bell Springs	Addition of structures, parking, utility and drainage for a nature school	Approved
SD2022-0016 JWLP Lot 6 Revision 1	CL	249 Sportsplex Drive	Revision to the original site plan	Waiting on resubmittal
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Waiting on resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Waiting on resubmittal
SD2022-0022 Belterra Medical Office	ETJ	164 Belterra Village Way	Medical office building with associated parking, sidewalk, utility and drainage improvements	Waiting on resubmittal
SD2022-0023 Christian Automotive	ETJ	100 N. Canyonwood Drive	Construction of an approximately 6,000 square feet of light automotive facility	Under Review
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting on resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Waiting on resubmittal
SD2022-0026 Driveway 100 US 290	CL	100 US 290	The addition of new asphalt driveway including culvert extension to create access from Wallace St.	Under Review
SD2022-0027 Sawyer Ranch Lot 3A	CL	13341 W US 290	Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities.	In Administrative Completeness
SD2022-0028 Panda Express Revision	ETJ	12680 W US 290	Revision to the original site plan of Panda Express	Waiting on resubmittal
SD2022-0029 Headwaters Commercial East Phase 1 SP	CL	Headwaters Blvd.	Development of a preschool with associated utility infrastructure, storm infrastructure, parking lot improvements, and a water quality/detention pond that accounts for future developments	Waiting on resubmittal
SD2022-0030 Fire Station 62	ETJ	15850 FM 1826	Renovation of existing fire station and addition of paving around west side of building.	Under Review
SD2022-0031 WHIM Corporate Site Plan	CL	27950 RR12	The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan.	Waiting on resubmittal
SD2022-0032 Driftwood Ranch Clubhouse	ETJ	17901 FM 1826	Clubhouse buildings and parking	Waiting on resubmittal
SD2022-0033 Hays County ESD EMS Station 72 - Heritage Oaks	ETJ	1 Heritage Oaks Drive	New ESD EMS Station	Under Review
SD2022-0034 HTeaO Revision	ETJ	12680 W US 290	Revision to the approved HTeaO site plan last year	Approved
SD2022-0035 100 Daisy Lane Site Plan	ETJ	100 Daisy Lane	A metal building for manufacturing, office, storage, tasting room for a distillery and associated paving	Waiting on resubmittal
SD2022-0036 Hays County ESD EMS Station 73 - RR 12	ETJ	31331 RR 12	New ESD EMS Station	Under Review
SD2022-0037 Burlebo	ETJ	149 American Way	Warehouse/office for business and distribution operation of Burlebo	Waiting on resubmittal
SD2022-0038 CAK Capital Office Building	CL	28496 Ranch Road 12	Site improvements for future detached office building	Under Review
SD2022-0039 Big Sky Ranch WWTP	CL	Sue Peaks Loop	Temporary Wastewater Treatment Plan and subsurface area drip disposal system to serve Big Sky Development	Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan	CPAC Scenario meetings on October 17th and 18th
Cannon East	Converted to Hilltop Vista
Cannon Mixed-Use	DAWG Meeting Thursday, December 8