



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 25, 2020 at 6:30 PM

VIDEOCONFERENCE MEETING

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

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

Agenda

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/85842339524?pwd=aDhXa1J6Y2RVM2lTaG85Yk0zTFptZz09>

Meeting ID: 858 4233 9524

Passcode: 222242

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/u/kemKIZDvAw>

Join by Skype for Business: <https://us02web.zoom.us/skype/85842339524>

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Evelyn Strong

Tammie Williamson

Staff, Consultants & Elected/Appointed Officials:

Deputy City Administrator Ginger Faught

City Attorney Laura Mueller
City Secretary Andrea Cunningham
Senior Planner Amanda Padilla
City Engineer Chad Gilpin
Planning Consultant Robyn Miga

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

CONSENT AGENDA

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

- 1. Approval of the July 28, 2020 Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of a partial Plat Vacation for SUB2020-0018: Plat Vacation of Indian Point Estates Subdivision Lot 2A, totaling 107.80 acres out of the B.F. Hanna Survey, No. 28, Abstract No. 222, Hays County, TX, and recorded in Volume 9, Page 89-90 of the Hays County Official Public Records. Applicant: Adrian Rosas**

BUSINESS

- 3. Public hearing and discussion regarding VAR2020-0016: an application to consider a Waiver request to Chapter 28, Exhibit A Subdivision Ordinance, Section 14.3 Irregular Shaped Lots to allow a Flag Lot for a property approximately 13.03 acres, located at 611 Butler Ranch Road (R18068)(Legal Description: A0415 Philip A. Smith Survey, Tracts G&M, Acres 13.03, Hays County, Texas). Action to be taken by City**

Administrator; No action to be taken by the Planning & Zoning Commission. Applicant: Jon Thompson

- a) Presentation
- b) Staff Report
- c) Public Hearing

4. Public hearing and consideration of recommendation regarding VAR2020-0013: Variance Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1). Applicant: Christopher A. Reid, PE

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Variance

5. Public hearing and consideration of recommendation regarding CUP2020-0008: An application for a Conditional Use Permit to allow the use Mobile Food Vendor - longer than 10 days located at 1111 W US Highway 290, Dripping Springs, TX 78620, which is zoned Commercial Services. Applicant: Jon Thompson

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Conditional Use Permit

6. Public hearing and consideration of recommendation regarding ZA2020-0005: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to General Retail (GR) for an approximately 11.1044 acre tract of land situated in the E B HARGRAVES SURVEY. This property is generally located Southwest of the intersection of Hwy 290 and Sawyer Ranch Road (R95789). Applicant: Jon Thompson

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Zoning Amendment

7. Public hearing and consideration of recommendation regarding ZA2020-0006: an application for a Zoning Amendment to consider a proposed zoning map amendment for three (3) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Single Family-4 (SF-4) to Single Family-5 (SF-5). Tract 3 is requesting to rezone from SF-4 to General Retail (GR). Applicant: Jon Thompson

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Zoning Amendment

REPORTS OF STAFF AND AGENCIES

No action to be taken.

8. August Planning Projects

EXECUTIVE SESSION

The Planning and 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 and 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

September 22, 2020 at 6:30 p.m.

October 27, 2020 at 6:30 p.m.

November 18, 2020 at 6:30 p.m.

City Council & Board of Adjustment Meetings

September 8, 2020 at 6:00 p.m. (Workshop 6:00 / Regular Meeting 6:30)

September 15, 2020 at 6:00 p.m.

October 13, 2020 at 6:00 p.m. (Workshop 6:00 / Regular Meeting 6:30)

October 20, 2020 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

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

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on August 21, 2020 at 2:00 p.m.

City Secretary

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



Planning & Zoning Commission

Regular Meeting Minutes July 28, 2020 at 6:30 p.m.

A Regular Meeting of the Planning & Zoning Commission was held Tuesday, July 28, 2020 beginning at 6:30 p.m. via Videoconference and in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

I. VIDEOCONFERENCE MEETING

This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at acunningham@cityofdrippingsprings.com, no later than 4:00 p.m., Tuesday, July 28, 2020.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/82043301365?pwd=RVhwVzUwajdYdzdPQTU5bHczRFhJdz09>

Meeting ID: 820 4330 1365

Password: 542315

One tap mobile

+13462487799,,82043301365#,,,,0#,,542315# US (Houston)

+16699009128,,82043301365#,,,,0#,,542315# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 820 4330 1365

Password: 542315

Find your local number: <https://us02web.zoom.us/u/kcI1NHS3yC>

Join by Skype for Business

<https://us02web.zoom.us/skype/82043301365>

II. CALL TO ORDER AND ROLL CALL

Commission Members present were:

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

City Staff/Appointed Officials present were:

Andrea Cunningham, City Secretary
 Amanda Padilla, Senior Planner
 Chad Gilpin, City Engineer
 Laura Mueller, City Attorney
 Robyn Miga, Consulting City Planner

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

III. PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

IV. 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 Presentations of Citizens.

No one spoke during Presentation of Citizens.

V. 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.

A. Approval of the June 23, 2020 Planning & Zoning Commission Regular meeting minutes.

A motion was made by Vice Chair Martin to approve the June 23, 2020 Planning & Zoning Commission Regular meeting minutes. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0 to 1, with Commissioner Strong abstaining.

B. Denial of a plat for the reasons set forth in the item SUB2020-0011: a Preliminary Plat for an approximately 190.317 acre tract of land situated in the Philip Smith Survey, Abstract NO. 415, the City of Dripping Springs, Hays County, Texas. The property is generally located off Sportsplex Drive.

Applicant: Alex Granados, P.E. Kimley-Horn & Associates

A motion was made by Vice Chair Martin to move Consent Item B to the Business Agenda for further discussion. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

VI. BUSINESS

Consent Agenda Item B

B. Denial of a plat for the reasons set forth in the item SUB2020-0011: a Preliminary Plat for an approximately 190.317 acre tract of land situated in the Philip Smith Survey, Abstract NO. 415, the City of Dripping Springs, Hays County, Texas. The property is generally located off Sportsplex Drive.

Applicant: Alex Granados, P.E. Kimley-Horn & Associates

Amanda Padilla presented the staff report which is on file. Staff recommends denial of the plat due to outstanding comments required to be met in order for the plat to comply with City Ordinances.

A motion was made by Vice Chair Martin to deny approval of a plat for the reasons set forth in the item SUB2020-0011: a Preliminary Plat for an approximately 190.317 acre tract of land situated in the Philip Smith Survey, Abstract NO. 415, the City of Dripping Springs, Hays County, Texas, and generally located of Sportsplex Drive. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

A. Public hearing and consideration of recommendation regarding CUP2020-0007: Application for a Conditional Use Permit to allow the Use Mini-Warehouse – Self Storage located at 2300 W US Hwy 290, Dripping Springs TX 78620, which is Zoned Commercial Services.

Applicant: Glenda Jacoby

1. Presentation

Applicants Glenda Jacoby presented the item, and Rusty Staudt reviewed drainage plans.

2. Staff Report

Robyn Miga presented the staff report which is on file. Staff recommends approval with the following conditions:

1. All signage on the site that does not comply with the city's ordinances today be removed and replaced with signs that meet code requirements today;
2. The site be required to comply with the city's lighting ordinance;
3. Landscaping be required to be planted along the frontage of U.S. 290, including improving the appearance of the drainage pond that's located adjacent to U.S. 290;
4. U-Hauls not be stored where they can be seen from U.S. 290;
5. The area shown for RV Storage shall comply with Section 5.13, Open Storage, of the city's code of ordinances, as well as comply with zoning regulations for the Commercial Services District, which does not allow for more than 5% of the property to be utilized as open storage; and
6. The property will be required to work with the city's architect regarding exterior design requirements for the proposed structures in order to be compliant with Article 24.03 of the city's code.

3. Public Hearing

Leigh Pollard spoke during the Public Hearing and expressed concerns regarding drainage, runoff and wash out related to her adjacent property.

4. Conditional Use Permit

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2020-0007: Application for a Conditional Use Permit to allow the Use Mini-Warehouse – Self Storage located at 2300 W US Hwy 290, Dripping Springs TX 78620, which is Zoned Commercial Services with the condition that no more than two (2) U-Haul trucks at a time are parked at the front of the facility facing Highway 290, and with the following staff recommendations:

1. All signage on the site that does not comply with the city's ordinances today be removed and replaced with signs that meet code requirements today;
2. The site be required to comply with the city's lighting ordinance;
3. Landscaping be required to be planted along the frontage of U.S. 290, including improving the appearance of the drainage pond that's located adjacent to U.S. 290;
4. No more than two U-Hauls to be stored where they can be seen from U.S. 290;
5. The area shown for RV Storage shall comply with Section 5.13, Open Storage, of the city's code of ordinances, as well as comply with zoning regulations for the Commercial Services District, which does not allow for more than 5% of the property to be utilized as open storage; and
6. The property will be required to work with the city's architect regarding exterior design requirements for the proposed structures in order to be compliant with Article 24.03 of the city's code.

Commissioner McIntosh seconded the motion which carried 6 to 0 to 1, with Commissioner Strong abstaining.

B. Public hearing and consideration of denial of a Plat for the reasons set forth in the item SUB2020-0014: A Subdivision Application for replat of property located at 720 W US Hwy 290 (Legal Description: JWLP Family: Lot 2, Acres 1.51, Family, Lot 3, Acres 1.046, JWLP Family, Lot 4, ACRES 1.046, JWLP Family, Lot 5, ACRES 1.045). The proposed replat would combine four (4) lots to one (1).

Applicant: Jose Cantu

1. Presentation

Applicant Jose Cantu presented the item and informed the Commission that documents required to consider approval of this item were submitted after the agenda was posted

2. Staff Report

Amanda Padilla presented the revised staff report which is on file. Staff has reviewed the documents that were submitted late, and recommends approval of the replat with vacation with the following conditions:

1. The applicant adds signature blocks for all property owners within the Original JWLP Family Subdivision; and
2. Gather signatures prior to recordation of all property owners within the Original JWLP Family subdivision for the vacation of the subdivision.

3. Public hearing

No one spoke during the Public Hearing.

4. Replat

A motion was made by Vice Chair Martin to approve SUB2020-0014: A Subdivision Application for replat of property located at 720 W US Hwy 290 (Legal Description: JWLP Family: Lot 2, Acres 1.51, Family, Lot 3, Acres 1.046, JWLP Family, Lot 4, ACRES 1.046, JWLP Family, Lot 5, ACRES 1.045), combining four (4) lots to one (1) with the following conditions:

1. The applicant adds signature blocks for all property owners within the Original JWLP Family Subdivision; and
2. Gather signatures prior to recordation of all property owners within the Original JWLP Family subdivision for the vacation of the subdivision.

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

C. Public hearing and consideration of recommendation regarding VAR2020-0013: Special Exception Application to consider a special exception request to reduce the side setback to five (5) feet for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1).

Applicant: Christopher A. Reid, PE

1. Presentation – No presentation.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends postponement to a date certain.

3. Public Hearing

No one spoke during the Public Hearing.

4. Special Exception

A motion was made by Vice Chair Martin to postpone VAR2020-0013: Special Exception Application to consider a special exception request to reduce the side setback to five (5) feet for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1) to the August 25, 2020 Planning & Zoning Commission regular meeting. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

The Commission directed staff to ask the applicant to provide alternate solutions related to the Variance Request at the August 25, 2020 Planning & Zoning Commission regular meeting.

- D. Public hearing and consideration of approval regarding VAR2020-0014: an application to consider a Variance request to Chapter 28, Exhibit A Subdivision Ordinance, Section 14.2 Frontage to allow subdivision of a lot that will not front an improved public street for a property approximately 11.0658 acres, generally located west of the intersection of Sawyer Ranch Road and W US Hwy 290. (Legal Description: R95789; A0240 E B Hargraves Survey, 11.0658 Acres, Hays County, Texas).**
Applicant: Jon Thompson

1. Presentation

Applicant Jon Thompson presented the item.

2. Staff Report

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

3. Public Hearing

No one spoke during the Public Hearing.

4. Variance

A motion was made by Vice Chair Martin to approve VAR2020-0014: an application to consider a Variance request to Chapter 28, Exhibit A Subdivision Ordinance, Section 14.2

Frontage to allow subdivision of a lot that will not front an improved public street for a property approximately 11.0658 acres, generally located west of the intersection of Sawyer Ranch Road and W US Hwy 290. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

VII. REPORTS OF STAFF AND AGENCIES

No action to be taken. Reports are on file and available for review by request.

A. Planning Projects

VIII. EXECUTIVE SESSION

The Planning and 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 and 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.

IX. UPCOMING MEETINGS

A. Planning & Zoning Commission Meetings

August 25, 2020 at 6:30 p.m.
September 22, 2020 at 6:30 p.m.
October 27, 2020 at 6: 30 p.m.

B. City Council & Board of Adjustment Meetings

August 11, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)
August 18, 2020 at 6:00 p.m.
September 8, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)
September 15, 2020 at 6:00 p.m.

X. ADJOURN

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

This regular meeting adjourned at 8:12 p.m.



Planning and Zoning Commission Meeting Planning Department Staff Report

Planning and Zoning Commission Meeting: August 25, 2020

Project Number: SUB2020-0018

Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Indian Point Estates/Esperanza Lot 2A Plat Vacation

Property Location: 4900 Bell Springs Rd

Legal Description: Indian Point Estates Subdivision

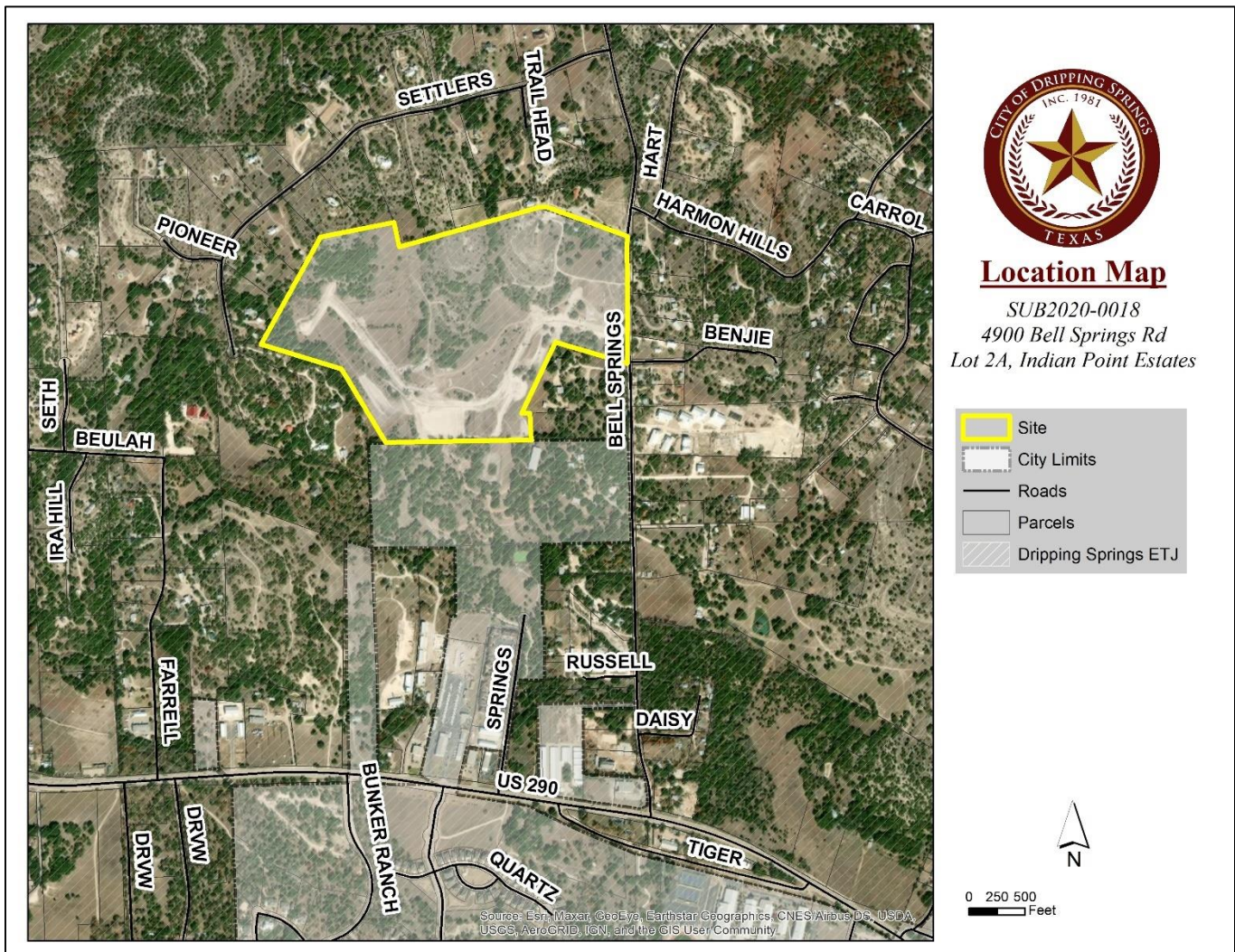
Applicant: Adrian Rosas, TRE & Associates

Property Owner: Esperanza 104 LLC, James Dorney

Request: Applicant is asking to partially vacate the subdivision Indian Point Estates Lot 2A.

Staff Recommendation

Staff Recommends approval of the Partial plat Vacation for Lot 2A, Indian Point Estates.



The applicant is requesting to Vacate a portion of the Indian Point Estates Subdivision specifically Lot 2A.

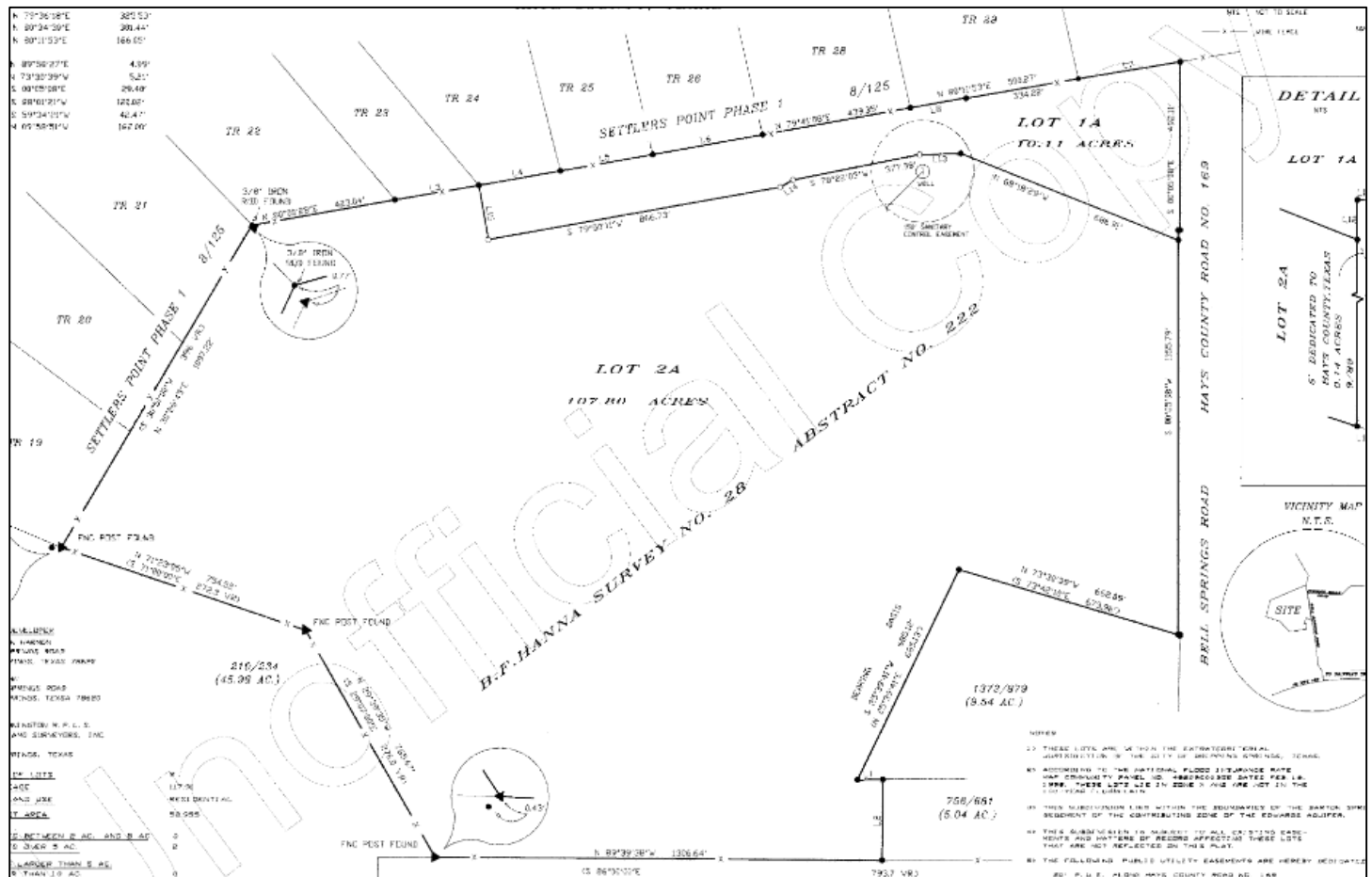


Figure 1

This Lot has two (2) conflicting Subdivision plats recorded, Indian Point Estates and Esperanza Phase 1 Final Plat. The City approved and recorded Esperanza Phase 1 Final Plat on June 17th, 2020.

The property was originally platted as Indian Point with Lots 1 and 2 and was recorded in 1999 (Vol 9 page 90). This Subdivision Plat had dedicated Public Utility Easements (PUE):

- 20' PUE along street property lines,
- 10' PUE along the inside of the subdivision Boundary Lines
- 10' PUE on each side of Interior Lot Lines.

In 2000, The Plat was replatted to enlarge Lot 1 (See Figure 1) and renaming Lots 1 and 2 to Lot 1A and Lot 2A. This Plat dedicated the following PUEs:

- 20' PUE along Hays County Road No 169
- 10' PUE along all other Boundary Lines

Esperanza Phase 1 Final Plat creates a total of 54 Lots consisting off 48 Residential lots, Drainage, Water Quality, Parks, and Landscape Lots. Esperanza Phase 1 is within Lot 2A and takes up half off the Lot (See Figure 2). The New Plat, Esperanza Phase 1 Final Plat, has setback requirements and easements established.

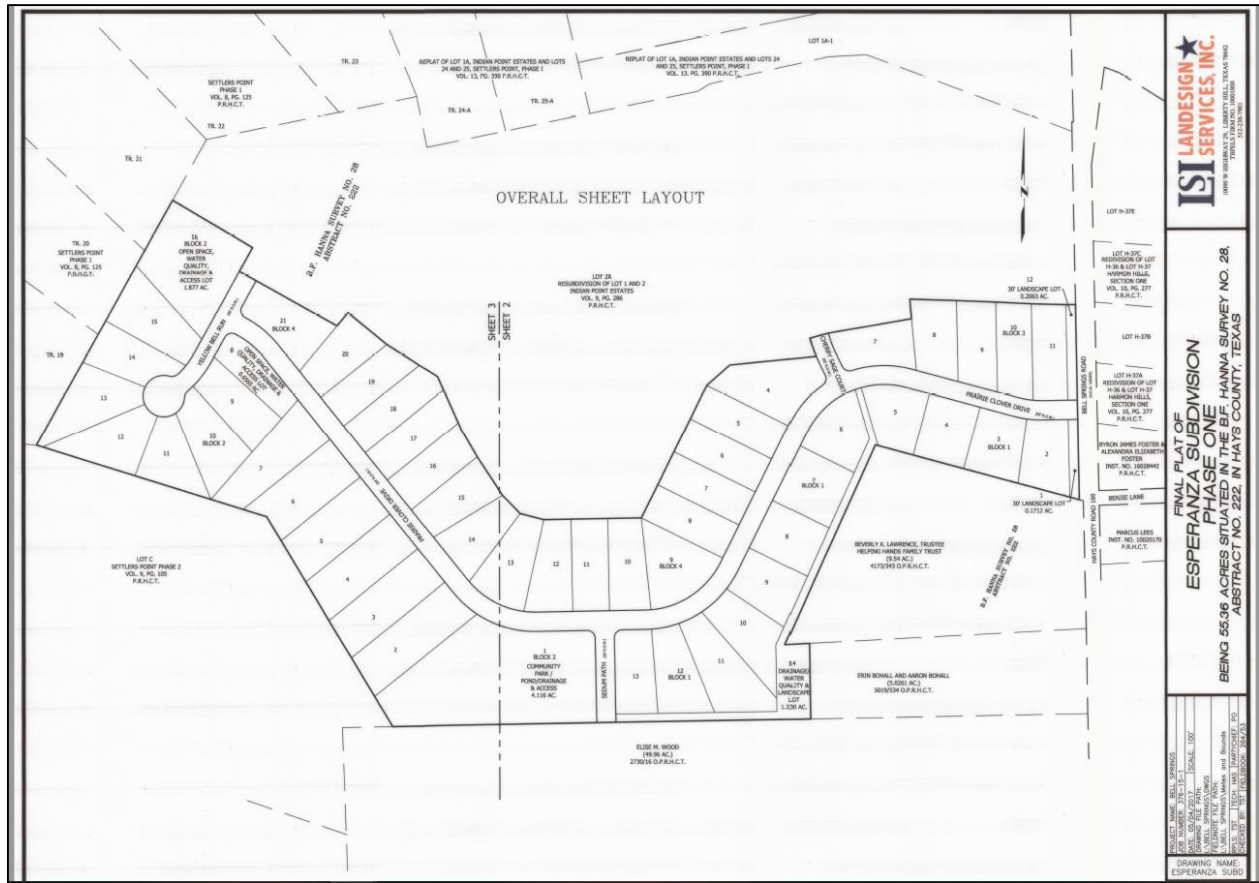


Figure 2

Site Information

Location:
The Subject property is located off Bell Springs at 4900 Bell Springs Rd.

Current Condition of Lot:
Esperanza Phase 1 infrastructure is in place and has been dedicated and accepted by the City. Phase 2 Application will soon be submitted once the Plat Vacation is approved and executed.

Summary, Recommendation, and Required Action

The Partial Plat Vacation for Lot 2A Indian Point Estates Subdivision will help avoid any further confusion for the City and Hays County review for Lots and Residential Building permits.

Staff recommends approval of the requested Partial Plat Vacation of Lot 2A of the Indian Point Estate Subdivision.

Public Notification

No Legal notice is required. All properties within in the Subdivision will have to sign off on the Plat Vacation.

Attachments

- Exhibit 1 – Plat Vacation Subdivision Application
- Exhibit 2 – Indian Point Estate Subdivision Plat, 1999
- Exhibit 3 – Indian Point Estate Subdivision Plat, 2000
- Exhibit 4 – Esperanza Phase 1 Final Plat Recorded

Recommended Action:	Approve the Plat Vacation
Alternatives/Options:	Deny the Plat Vacation, with comments
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • www.cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

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

PLAT TYPE

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

CONTACT INFORMATION

APPLICANT NAME Adrian Rosas

COMPANY TRE & Associates, LLC

STREET ADDRESS 6101 W. Courtyard Dr., Building One, Suite 100

CITY Austin **STATE** Texas **ZIP CODE** 78730

PHONE 512-358-4049 **EMAIL** arosas@tr-eng.com

OWNER NAME James Dorney

COMPANY Esperanza 104, LLC

STREET ADDRESS 8601 Ranch Road 2222, Bldg 1, Ste. 150

CITY Austin **STATE** Texas **ZIP CODE** 78730

PHONE 512-579-4800 **EMAIL** jdorney@mybuffington.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	James Dorney
PROPERTY ADDRESS	4900 Bell Springs Rd.
CURRENT LEGAL DESCRIPTION	Indian Point Subdivision
TAX ID #	R97877
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	112.9
SCHOOL DISTRICT	Dripping Springs
ESD DISTRICT(S)	1 & 6
ZONING/PDD/OVERLAY	Single-Family
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Bell Springs Rd.</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	N/A
TOTAL ACREAGE OF DEVELOPMENT	N/A
TOTAL NUMBER OF LOTS	N/A
AVERAGE SIZE OF LOTS	N/A
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input 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 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): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

ADRIAN ROSAS

Applicant Name

[Handwritten Signature]

7/27/20

Applicant Signature

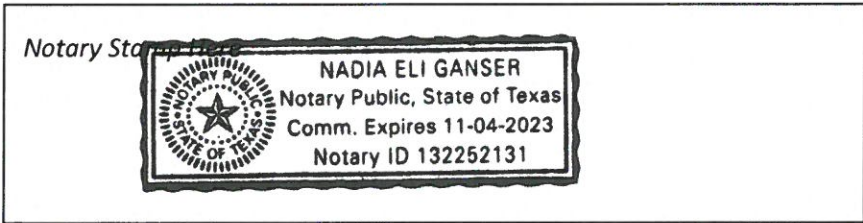
Nadia Ganser

Date

7/27/20

Notary

Date



James D. Dorney - Esperanza 104, LLC

Property Owner Name

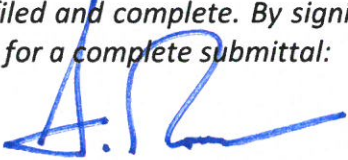
James D Dorney

07-27-20

Property Owner Signature

Date

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

Applicants Signature:  Date: 7/27/20

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

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

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

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

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	N/A
Parkland Dedication, Article 28.03	N/A
Landscaping and Tree Preservation, Article 28.06	N/A

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

Vol 9 pg 89

INDIAN POINT A SUBDIVISION IN HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS THAT J. JOY J. HARMON, OWNER OF 102.26 ACRES OF LAND RECORDED OUT
OF THE B.F. HANNA SURVEY NO. 262, HAYS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED
DATED 05/11/1999, PUBLIC RECORDS OF HAYS COUNTY, TEXAS,
VOLUME 1373, PAGE 879, AND EXCEPT A 504 ACRE TRACT OF LAND CONVEYED
TO STACY LYNN LYCKMAN IN VOLUME 1373, PAGE 879, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,
DO HEREBY SUBDIVIDE 180.04 ACRES OF LAND TO BE KNOWN AS 'INDIAN POINT', WITH THE PLAT SHOWN
HEREIN, SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED, AND DO HEREBY
DEDICATE TO THE PUBLIC THE USE OF ANY AND ALL STREETS AND EASEMENTS SHOWN HEREON.

Joy J. Harmon 12/8/99
JOY J. HARMON
OWNER

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
JOY J. HARMON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED
THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



Pennie Klein 12/8/99
NOTARY PUBLIC IN AND FOR HAYS
COUNTY, TEXAS
COMMISSION EXPIRES 11-14-2003
PRINT NAME PENNIE KLEIN

HEALTH DEPARTMENT NOTES:

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

Allen G. Walther
ALLEN G. WALTHER, DIRECTOR
HAYS COUNTY ENVIRONMENTAL HEALTH
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DRIVEWAY NOTE:

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS
OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS
SUBDIVISION SHALL BE PERMITTED ACCESS ON TO A PUBLIC DEDICATED ROADWAY
UNLESS (a) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT
OF HAYS COUNTY AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING
REQUIREMENTS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY
SUBDIVISION REGULATIONS

STATE OF TEXAS
COUNTY OF HAYS

1. LEE CARLSLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON
THE 22nd DAY OF *Dec*, A.D. 1999, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS
PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN
ENTERED IN THE MINUTES OF SAID COURT IN BOOK *9* PAGE *89-90*
WITNESS MY HAND AND SEAL OF OFFICE, THIS IS THE *22nd* DAY OF *Dec*, A.D. 1999.



Lee Carlisle
LEE CARLSLE
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

1. LEE CARLSLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE
FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR
RECORD IN MY OFFICE ON THE *22nd* DAY OF *Dec*, A.D. 1999 AT *11:41* O'CLOCK
A. M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK *9* PAGE(S) *89-90*
WITNESS MY HAND AND SEAL OF OFFICE, THIS IS THE *22nd* DAY OF *Dec*, A.D. 1999



Lee Carlisle
LEE CARLSLE
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT J. THE UNDERSIGNED, A
REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS,
HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED
REQUIREMENTS OF THE HAYS COUNTY SUBDIVISION SPECIFICATIONS AND
IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER
MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE
PROPERLY PLACED UNDER MY SUPERVISION.

Gary F. Pennington
GARY F. PENNINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 14076
SOUTHWEST LAND SURVEYORS, INC.
P. O. BOX 3
DRIPPING SPRINGS, TEXAS, 78620



12-08-99 DATE

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD
THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES DELINEATED AND
SHOWN ON THIS PLAT, AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN
CONNECTION WITH SAID THROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE
RESPONSIBILITY OF THE PUBLIC THROUGHFARES DISTRICT OF HAYS COUNTY, TEXAS, AND NOT
THE RESPONSIBILITY OF THE SURVEYOR. THE SURVEYOR HAS NOT BEEN REQUIRED TO OBTAIN
IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF
HAYS COUNTY, TEXAS, AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION
TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF CON-
STRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

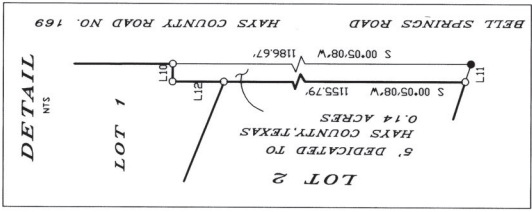
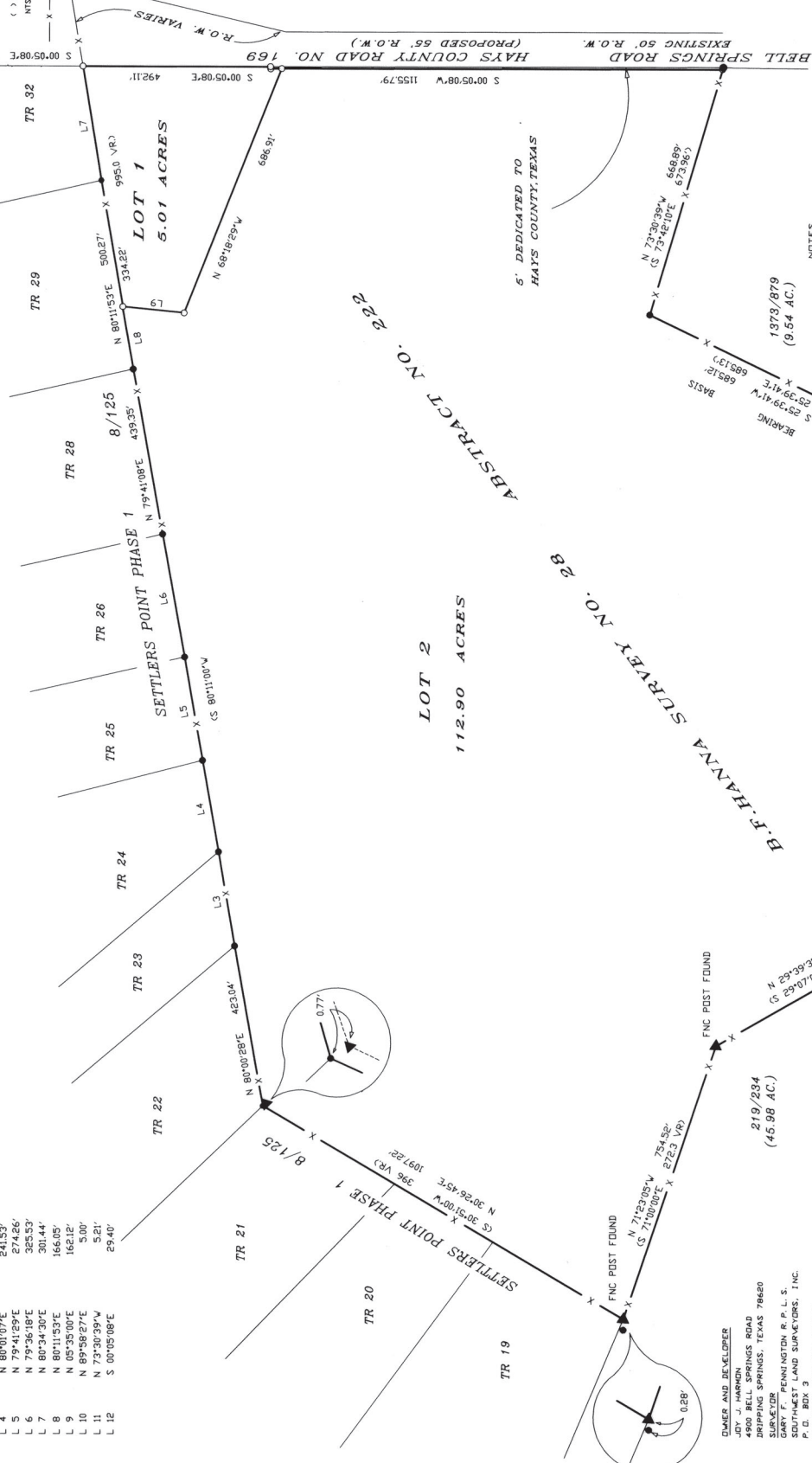
Vol 9 pg. 90

INDIAN POINT
 A SUBDIVISION
 IN
 HAYS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L 1	N 80°12'00"W	75.00'
L 2	S 00°33'11"W	237.32'
L 3	(NORTH)	238.09'
L 4	N 80°01'09"E	248.85'
L 5	N 80°01'07"E	241.53'
L 6	N 79°41'18"E	274.26'
L 7	N 79°36'18"E	385.53'
L 8	N 80°34'30"E	301.44'
L 9	N 80°11'53"E	166.05'
L 10	N 05°35'00"E	162.12'
L 11	N 89°58'27"E	5.00'
L 12	S 00°05'08"E	29.40'

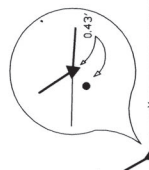
FENCE POST FOUND AS REFERENCED IN THIS SURVEY BEING RECORDED IN HAYS COUNTY, TEXAS

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - ▲ FENCE POST FOUND
 - 1/2" IRON ROD SET W/CAP SET (UNLESS NOTED)
 - () RECORD INFORMATION NOT TO SCALE
 - X WIRE FENCE



NOTES

- THESE LOTS ARE WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMENTARY PANEL NO. 488000038 DATED FEB. 18, 1988, THIS SUBDIVISION IS IN FLOOD ZONE X AND ARE NOT IN THE 100-YEAR FLOODPLAIN.
- THESE LOTS ARE NOT WITHIN THE BOUNDARIES OF NOR WITHIN ONE-HALF MILE OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND INTERESTS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAN.
- THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED:
 20' P. U. E. ALONG STREET PROPERTY LINES
 10' P. U. E. ALONG THE INSIDE OF THE SUBDIVISION BOUNDARY LINES
 10' P. U. E. ON EACH SIDE OF INTERIOR LOT LINES
- THESE LOTS ARE WITHIN THE BOUNDARIES OF DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT BOUNDARIES.
- ALL CULVERTS SHALL BE 18" MINIMUM DIA.



OWNER AND DEVELOPER
 JOY J. HARMON
 4900 BELL SPRINGS ROAD
 DRIPPING SPRINGS, TEXAS 78620

SURVEYOR
 GARY E. PENNINGTON R.P.L.S.
 SOUTHWEST LAND SURVEYORS, INC.
 P. O. BOX 3
 DRIPPING SPRINGS, TEXAS

TOTAL NO. OF LOTS	2
TOTAL ACREAGE	118.04 ACRES
PROPOSED LAND USE	RESIDENTIAL
AVERAGE LOT AREA	59.02 ACRES
NO. OF LOTS BETWEEN 2 AC. AND 5 AC.	0
NO. OF LOTS OVER 5 AC.	2
NO. OF LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC.	1
ELECTRICITY SERVICE	P. E. C.
TELEPHONE SERVICE	G. T. E.
WATER	INDIVIDUAL WATER WELL

395/415
 (47.93 AC.)

7937 (VR)

755/681
 (5.04 AC.)

1373/879
 (9.54 AC.)

5' DEDICATED TO HAYS COUNTY, TEXAS

SCALE 1" = 200'

RECORD INFORMATION NOT TO SCALE

LEGEND

INDIAN POINT

RESUBDIVISION OF LOT 1 AND LOT 2 INDIAN POINT ESTATES

A SUBDIVISION IN HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT I, JOY J. HARMON, OWNER OF 12.26 ACRES OF LAND (RECORD) OUT OF THE B.F. HANNA SURVEY NO. 88, ABSTRACT NO. 888, HAYS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED DATED DECEMBER 1, 1999, RECORDED IN VOLUME 1191, PAGE 499, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT A 5.04 ACRE TRACT OF LAND CONVEYED TO CHARLENE FARMER IN VOLUME 706, PAGE 601, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, AND SAVE AND EXCEPT A 9.54 ACRE TRACT OF LAND CONVEYED TO STACY LYNN LYCKMAN IN VOLUME 1379, PAGE 879, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 12.90 ACRES OF LAND TO BE KNOWN AS "THE RESUBDIVISION OF LOT 1 AND LOT 2 INDIAN POINT ESTATES" WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ANY AND ALL STREETS AND EASEMENTS SHOWN HEREON.

Joy J. Harmon
JOY J. HARMON
OWNER

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOY J. HARMON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



Sharon Herbert
NOTARY PUBLIC IN AND FOR
COUNTY, TEXAS
COMMISSION EXPIRES
PRINT NAME SHARON HERBERT

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT I, CHRISTINE ANN, OWNER OF 5.01 ACRES OF LAND (RECORD) OUT OF THE B.F. HANNA SURVEY NO. 88, ABSTRACT NO. 888, HAYS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED DATED DECEMBER 27, 1999, RECORDED IN DOCUMENT NO. 9929997.2, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.01 ACRES OF LAND TO BE KNOWN AS "THE RESUBDIVISION OF LOT 1 AND LOT 2 INDIAN POINT ESTATES" WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ANY AND ALL STREETS AND EASEMENTS SHOWN HEREON.

Christine Ann
CHRISTINE ANN
OWNER

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTINE ANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



Sharon Herbert
NOTARY PUBLIC IN AND FOR
COUNTY, TEXAS
COMMISSION EXPIRES
PRINT NAME SHARON HERBERT

DRIVEWAY NOTE:

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ON TO A PUBLIC DEDICATED ROADWAY UNLESS (a) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY SUBDIVISION REGULATIONS.

STATE OF TEXAS
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 10th DAY OF October, A.D. 2000, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BOOK R, PAGE 264.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 10th DAY OF October, A.D. 2000.

[Signature]
JIM PETERS
COUNTY JUDGE
HAYS COUNTY, TEXAS



Lee Carlisle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF October, D., 2000 AT 3:15 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 9 PAGE(S) 286-297.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF October, D., 2000.



Lee Carlisle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

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

[Signature]
GARY F. PENNINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 - STATE OF TEXAS
SOUTHWEST LAND SURVEYORS, INC.
P. O. BOX 3
DRIPPING SPRINGS, TEXAS, 78620

09-29-2000
DATE



IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, I HAVE UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

HEALTH DEPARTMENT NOTES:

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

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

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

Allen G. Walther
ALLEN G. WALTHER, DIRECTOR
HAYS COUNTY ENVIRONMENTAL HEALTH
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

1820 10/19/2019

RESUBDIVISION OF LOT 1 AND LOT 2 INDIAN POINT ESTATES

A SUBDIVISION
IN
HAYS COUNTY, TEXAS

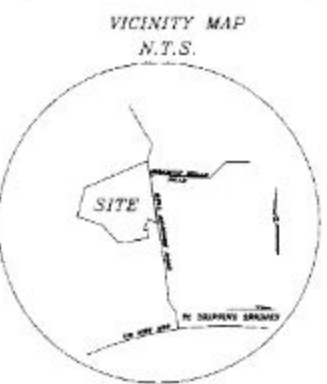
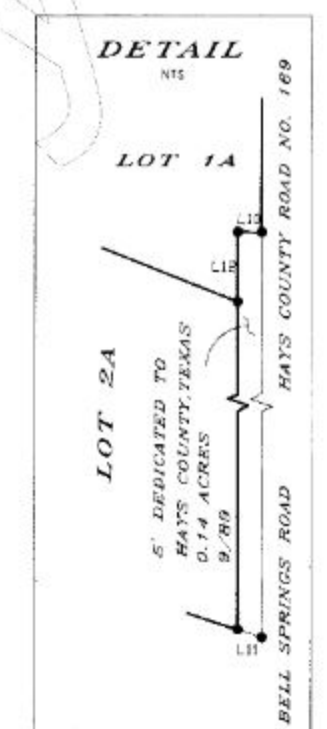
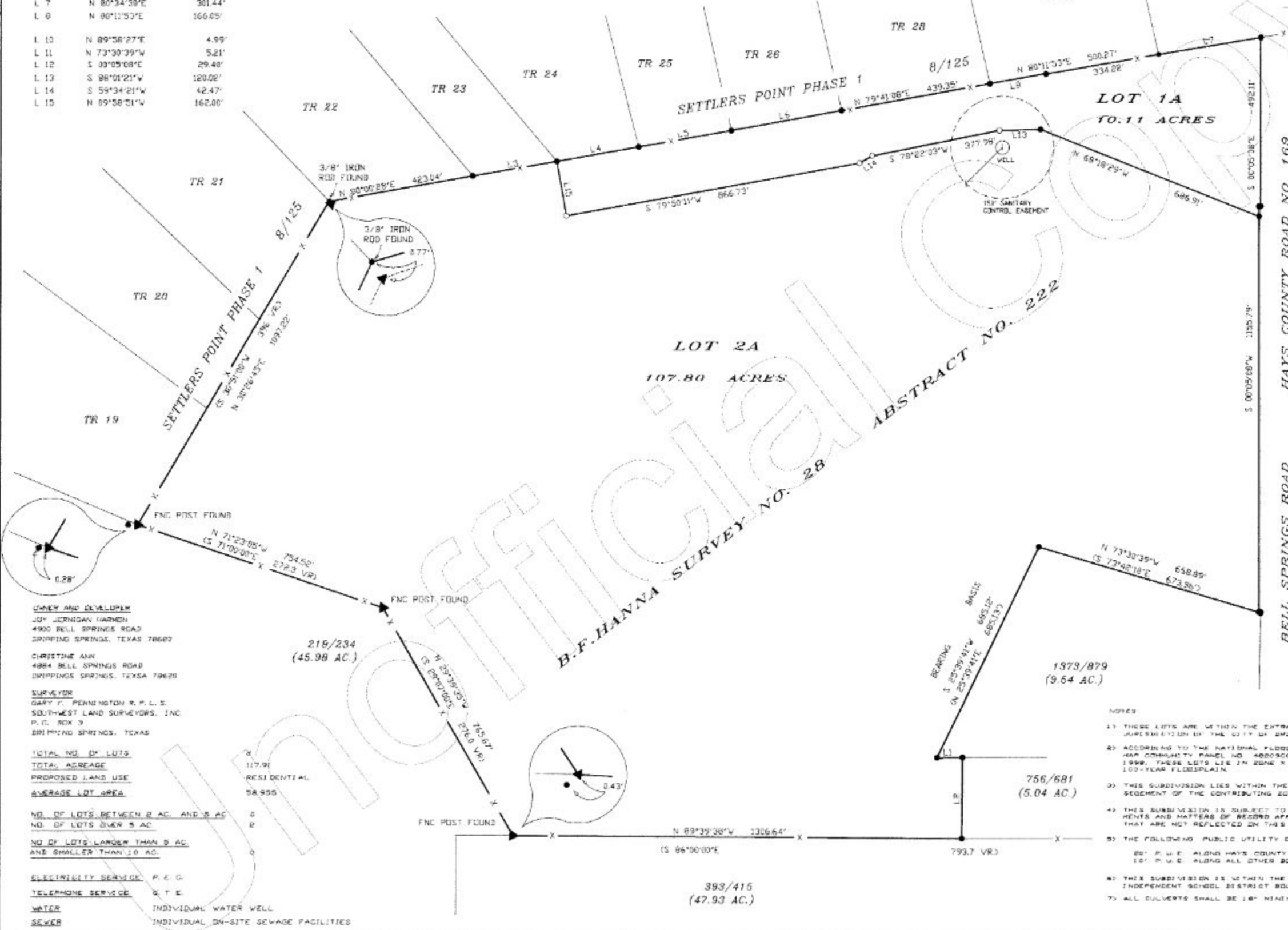
LINE	BEARING	DISTANCE
L 1	N 88°13'36"E	74.98'
L 2	S 80°12'01"W	75.00'
L 3	S 00°33'11"W	237.32'
L 4	(NORTH	238.09')
L 5	N 80°01'09"E	248.85'
L 6	N 80°01'07"E	241.53'
L 7	N 79°41'29"E	274.26'
L 8	N 79°36'18"E	325.53'
L 9	N 80°34'38"E	361.44'
L 10	N 80°11'53"E	166.65'
L 11	N 89°58'27"E	4.99'
L 12	N 73°30'39"W	5.21'
L 13	S 03°05'08"E	29.40'
L 14	S 88°01'21"W	120.02'
L 15	S 59°34'21"W	42.47'
L 16	N 09°58'51"W	162.00'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ▲ FENCE POST FOUND
- 1/2" IRON ROD W/CAP SET (UNLESS NOTED)
- () RECORD INFORMATION
- MIX MET III SCALE
- X — WIRE FENCE

SCALE 1" = 200'

Item 2.



OWNER AND DEVELOPER
JOY JERNIGAN GARNISH
4900 BELL SPRINGS ROAD
BRIDGING SPRINGS, TEXAS 78607

CHRISTINE ANN
4884 BELL SPRINGS ROAD
BRIDGING SPRINGS, TEXAS 78620

SURVEYOR
GARY F. PENNINGTON R. P. L. S.
SOUTHWEST LAND SURVEYORS, INC.
P. O. BOX 3
BRIDGING SPRINGS, TEXAS

TOTAL NO. OF LOTS	117.91
TOTAL ACREAGE	RESIDENTIAL
PROPOSED LAND USE	58,955
AVERAGE LDT AREA	
NO. OF LOTS BETWEEN 2 AC. AND 5 AC.	0
NO. OF LOTS OVER 5 AC.	0
NO. OF LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC.	0
ELECTRICITY SERVICE	P. & C.
TELEPHONE SERVICE	R. T. E.
WATER	INDIVIDUAL WATER WELL
SEWER	INDIVIDUAL ON-SITE SEWAGE FACILITIES



- NOTES**
- 1) THESE LOTS ARE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BRIDGING SPRINGS, TEXAS.
 - 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480600030E DATED FEB. 10, 1999, THESE LOTS LIE IN ZONE X AND ARE NOT IN THE 100-YEAR FLOODPLAIN.
 - 3) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE BARTON SPRINGS SEGMENT OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 - 4) THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND MATTERS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAT.
 - 5) THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED:
80' P. U. E. ALONG HAYS COUNTY ROAD NO. 169
15' P. U. E. ALONG ALL OTHER BOUNDARY LINES
 - 6) THIS SUBDIVISION IS WITHIN THE BRIDGING SPRINGS INDEPENDENT SCHOOL DISTRICT BOUNDARIES.
 - 7) ALL CULVERTS SHALL BE 18" MINIMUM DIA.

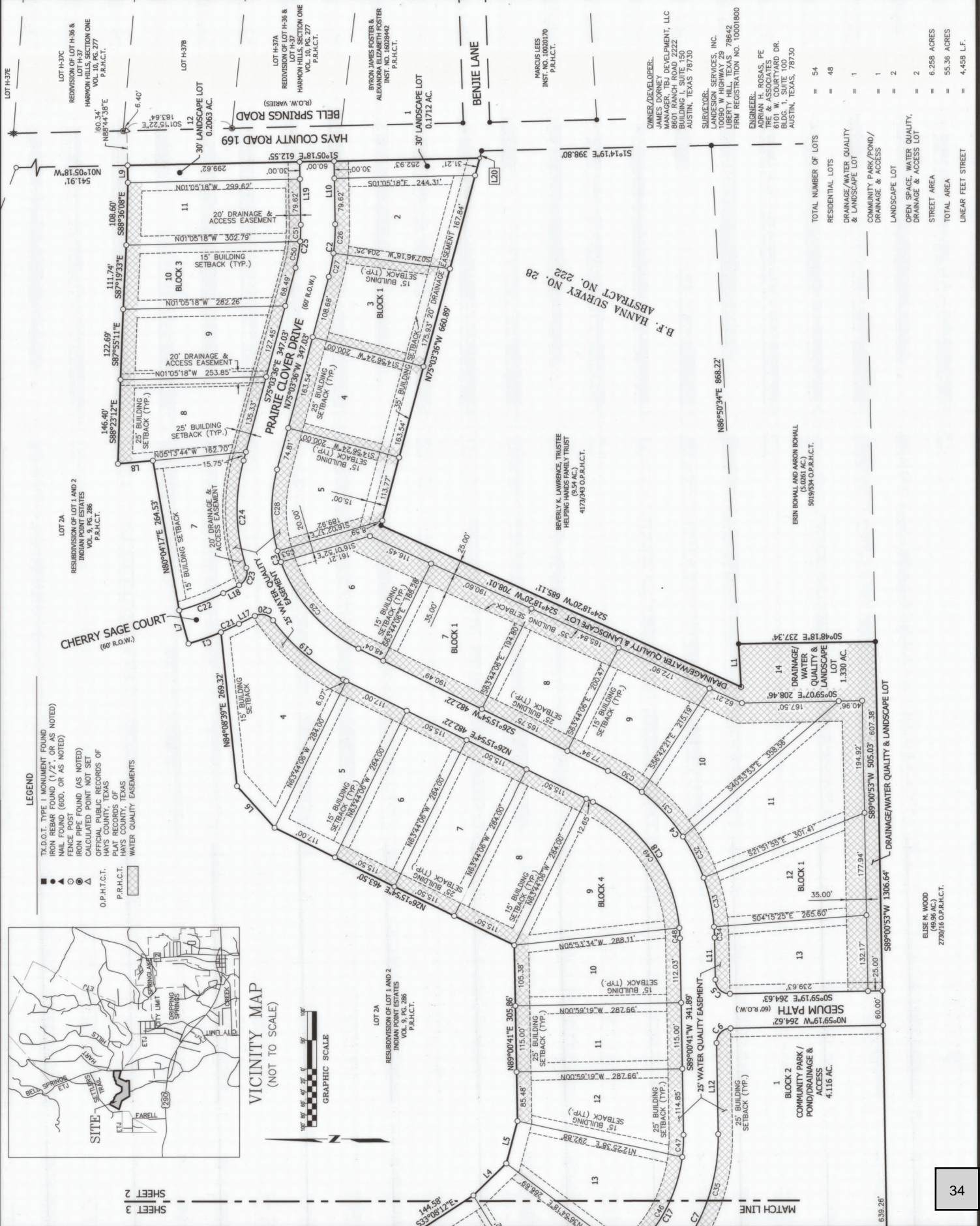
PHOTOGRAPHIC MYLAR

**FINAL PLAT OF
 ESPERANZA SUBDIVISION
 PHASE ONE
 BEING 55.36 ACRES SITUATED IN THE B.F. HANNA SURVEY NO. 28,
 ABSTRACT NO. 222, IN HAYS COUNTY, TEXAS**

PROJECT NAME: BELL SPRINGS	JOB NUMBER: 375-15-1	DATE: 02/04/2012	SCALE: 100'
OWNER: BELL SPRINGS	DESIGNER: BELL SPRINGS	DATE: 02/04/2012	SCALE: 100'
OWNER: BELL SPRINGS	DESIGNER: BELL SPRINGS	DATE: 02/04/2012	SCALE: 100'
OWNER: BELL SPRINGS	DESIGNER: BELL SPRINGS	DATE: 02/04/2012	SCALE: 100'
OWNER: BELL SPRINGS	DESIGNER: BELL SPRINGS	DATE: 02/04/2012	SCALE: 100'

Item 2.

02



TOTAL NUMBER OF LOTS	=	54
RESIDENTIAL LOTS	=	48
DRAINAGE/WATER QUALITY & LANDSCAPE LOT	=	1
COMMUNITY PARK/POND/DRAINAGE & ACCESS	=	1
LANDSCAPE LOT	=	2
OPEN SPACE/WATER QUALITY/DRAINAGE & ACCESS LOT	=	2
STREET AREA	=	6.258 ACRES
TOTAL AREA	=	55.36 ACRES
LINEAR FEET STREET	=	4,458 L.F.

OWNER/DEVELOPER:
 MANAGER DEVELOPMENT, LLC
 8601 RANCH ROAD 2222
 BUILDING 1, SUITE 150
 AUSTIN, TEXAS 78730

SURVEYOR:
 LANDSERVICES, INC.
 LIBERTY HILL, TEXAS 78642
 FIRM REGISTRATION NO. 10001800

ENGINEER:
 ADRIAN H. ROSAS, PE
 TRE & ASSOCIATES
 6101 W. COURTYARD DR.
 BLDG. 1, SUITE 100
 AUSTIN, TEXAS 78730

ERIN BOHALL AND AMON BOHALL
 5019324 O.P.A.H.C.T.

BEVERLY K. LAWRENCE, TRUSTEE
 HELPING HANDS FAMILY TRUST
 4179308 O.P.A.H.C.T.

MARCUS LEES
 INST. NO. 10000170
 P.A.H.C.T.

BYRON JAMES FOSTER & ALEXANDRA ELIZABETH FOSTER
 INST. NO. 10000442
 P.A.H.C.T.

REVISION OF LOT H-36 & HARMON HILLS, SECTION ONE VOL. 10, PG. 277 P.A.H.C.T.

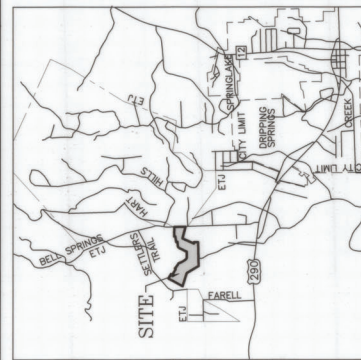
REVISION OF LOT H-37 & HARMON HILLS, SECTION ONE VOL. 10, PG. 277 P.A.H.C.T.

REVISION OF LOT 1 AND 2 INDIAN POINT ESTATES VOL. 9, PG. 286 P.A.H.C.T.

REVISION OF LOT 1 AND 2 INDIAN POINT ESTATES VOL. 9, PG. 286 P.A.H.C.T.

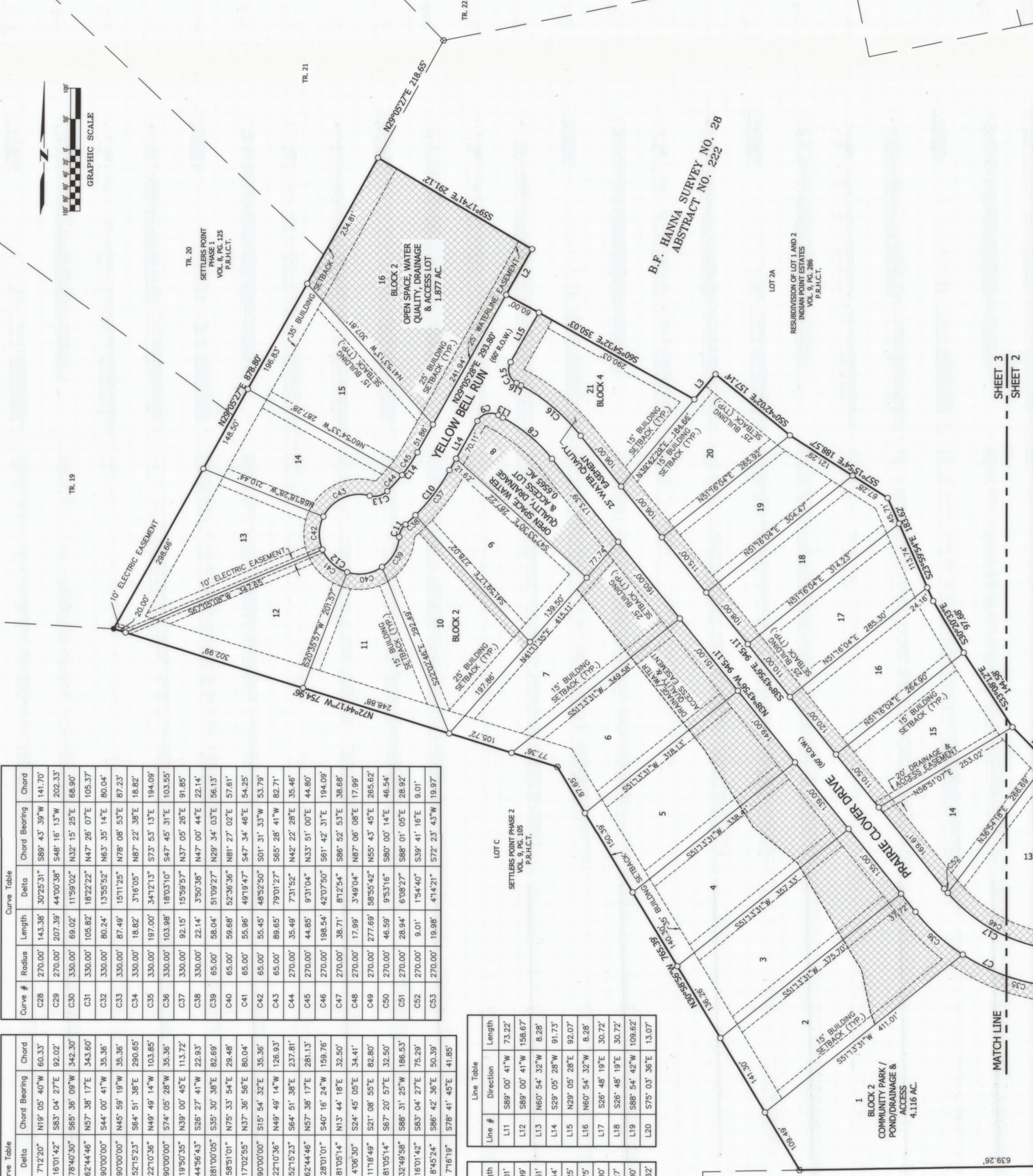
REVISION OF LOT 1 AND 2 INDIAN POINT ESTATES VOL. 9, PG. 286 P.A.H.C.T.

- LEGEND**
- TY.D.O.T. TYPE I MONUMENT FOUND (AS NOTED)
 - TY.D.O.T. TYPE II MONUMENT FOUND (AS NOTED)
 - MAIN PIPE FOUND (60D. OR AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - CALCULATED POINT NOT SET
 - OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - HAYS COUNTY, TEXAS
 - WATER QUALITY EASEMENTS
 - O.P.H.C.T.
 - P.H.C.T.



PROJECT NAME: BELL SPRINGS	DATE: 05/04/2017	SCALE: 100'
DRAWN BY: ESPER	CHECKED BY: TST	FIELD BOOK: 264/53
PLS: TST	TECH: HAS	PARTY CHIEF: PO
FIELDNOTE FILE PATH: \BELL SPRINGS\Notes and Bounds		
DRAWING FILE PATH: \BELL SPRINGS\DWG		
JOB NUMBER: 376-19-1		

Item 2.



Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C28	270.00'	143.38'	3025.31"	S89° 43' 39" W	141.70'
C29	270.00'	207.39'	4400.38"	S48° 16' 13" W	202.33'
C30	330.00'	69.02'	1159.02"	N32° 15' 25" E	68.90'
C31	330.00'	105.82'	1822.22"	N47° 26' 07" E	105.37'
C32	330.00'	80.24'	1355.52"	N63° 35' 14" E	80.04'
C33	330.00'	87.49'	1511.25"	N78° 08' 53" E	87.23'
C34	330.00'	18.82'	316.05"	N87° 22' 38" E	18.82'
C35	330.00'	197.00'	3412.13"	S73° 53' 13" E	194.09'
C36	330.00'	103.98'	1803.10"	S47° 45' 31" E	103.55'
C37	330.00'	92.15'	1559.57"	N37° 05' 26" E	91.85'
C38	330.00'	22.14'	350.38"	N47° 00' 44" E	22.14'
C39	65.00'	58.04'	5109.27"	N29° 34' 03" E	56.13'
C40	65.00'	59.68'	5236.36"	N81° 27' 02" E	57.61'
C41	65.00'	55.96'	4919.47"	S47° 34' 46" E	54.25'
C42	65.00'	55.45'	4852.50"	S01° 31' 33" W	53.79'
C43	65.00'	89.65'	7901.27"	S65° 28' 41" W	82.71'
C44	270.00'	35.49'	731.52"	N33° 10' 42" E	34.41'
C45	270.00'	44.85'	931.04"	N33° 51' 00" E	44.80'
C46	270.00'	198.54'	4207.50"	S61° 42' 31" E	194.09'
C47	270.00'	38.71'	6172.54"	S86° 52' 53" E	38.68'
C48	270.00'	17.99'	3149.04"	N87° 06' 08" E	17.99'
C49	270.00'	277.89'	5855.42"	N55° 43' 45" E	265.62'
C50	270.00'	46.59'	953.16"	S80° 00' 14" E	46.54'
C51	270.00'	28.94'	6108.27"	S88° 01' 05" E	28.92'
C52	270.00'	9.01'	154.40"	S39° 41' 16" E	9.01'
C53	270.00'	19.98'	414.21"	S72° 23' 43" W	19.97'

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	480.00'	60.37'	712.20"	N19° 05' 40" W	60.33'
C2	330.00'	92.32'	1670.42"	S63° 04' 27" E	92.02'
C3	270.00'	370.75'	7840.30"	S85° 36' 09" W	342.30'
C4	330.00'	361.39'	8244.46"	N57° 38' 17" E	343.60'
C5	25.00'	39.27'	9000.00"	S44° 00' 41" W	35.36'
C6	25.00'	39.27'	9000.00"	N45° 59' 19" W	35.36'
C7	330.00'	300.98'	5215.23"	S64° 51' 38" E	290.65'
C8	270.00'	104.51'	2210.36"	N49° 49' 14" W	103.85'
C9	25.00'	39.27'	9000.00"	S74° 05' 28" W	35.36'
C10	330.00'	114.29'	1950.35"	N39° 00' 46" E	113.72'
C11	30.00'	23.53'	4456.43"	S26° 27' 41" W	22.93'
C12	65.00'	318.79'	28100.05"	S35° 30' 38" E	82.69'
C13	30.00'	30.81'	5851.01"	N75° 33' 54" E	29.48'
C14	270.00'	80.34'	1702.55"	N37° 36' 56" E	80.04'
C15	25.00'	39.27'	9000.00"	S15° 54' 32" E	35.36'
C16	330.00'	127.73'	2210.36"	N49° 49' 14" W	126.93'
C17	270.00'	246.25'	5215.23"	S64° 51' 38" E	237.81'
C18	270.00'	295.68'	6244.46"	N57° 38' 17" E	281.13'
C19	330.00'	161.37'	28101.01"	S40° 16' 24" W	158.76'
C20	25.00'	35.38'	8105.14"	N13° 44' 18" E	32.50'
C21	480.00'	34.42'	4706.30"	S24° 45' 05" E	34.41'
C22	420.00'	82.93'	1118.49"	S01° 08' 55" E	82.80'
C23	25.00'	35.38'	8105.14"	S67° 20' 57" E	32.50'
C24	330.00'	189.10'	3249.58"	S88° 31' 25" W	186.53'
C25	270.00'	75.53'	1601.42"	S83° 04' 27" E	75.29'
C26	330.00'	50.43'	845.24"	S86° 42' 36" E	50.39'
C27	330.00'	41.88'	716.19"	S78° 41' 45" E	41.85'

Line Table

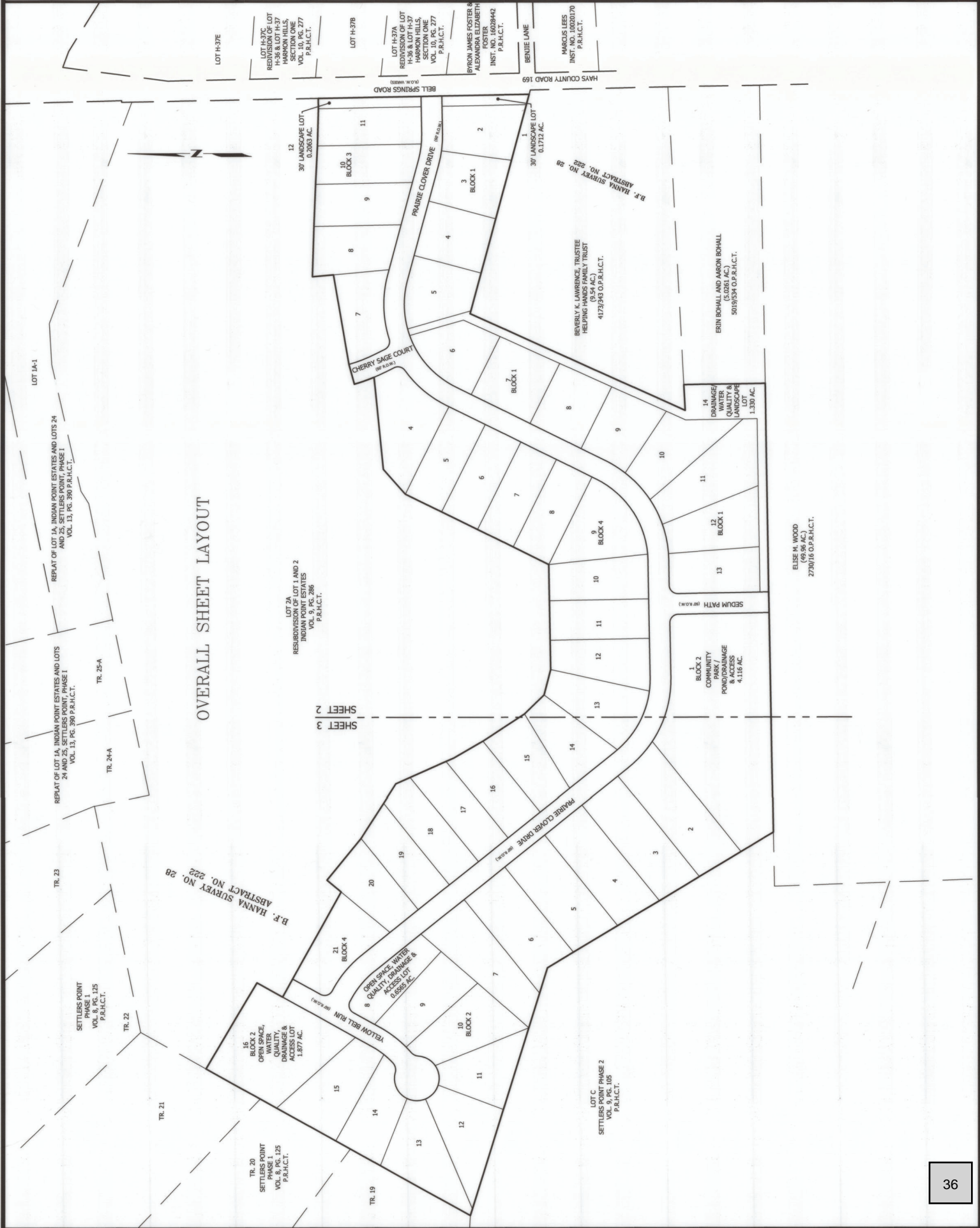
Line #	Direction	Length
L11	S89° 00' 41" W	73.22'
L12	S89° 00' 41" W	158.67'
L13	N60° 54' 32" W	8.28'
L14	S29° 05' 28" W	91.73'
L15	N29° 05' 28" E	92.07'
L16	N60° 54' 32" W	8.28'
L17	S26° 48' 19" E	30.72'
L18	S26° 48' 19" E	30.72'
L19	S88° 54' 42" W	109.62'
L20	S75° 03' 39" E	13.07'

Line Table

Line #	Direction	Length
L1	N86° 51' 39" E	75.01'
L2	S29° 05' 28" W	84.99'
L3	N39° 42' 29" E	53.51'
L4	S44° 17' 35" E	79.44'
L5	S75° 23' 47" E	76.25'
L6	N48° 15' 14" E	96.75'
L7	N74° 30' 41" E	60.00'
L8	S05° 13' 44" E	61.27'
L9	N88° 54' 42" E	30.00'
L10	S88° 54' 42" W	109.62'

SHEET 3
 SHEET 2

OVERALL SHEET LAYOUT



THE STATE OF TEXAS §

COUNTY OF HAYS §

PARTIAL VACATION OF SUBDIVISION, TO WIT: VACATION OF LOT 2A OF THE RESUBDIVISION OF LOT 1 AND LOT 2 INDIAN POINT ESTATES RECORDED IN VOL. 9, PAGES 286-287 IN HAYS COUNTY, TEXAS.

WHEREAS, Esperanza 104, LLC, Owner of approximately 107.76 acres of land, more or less, and being part of Lot 2A, Resubdivision of Lot 1 and 2, Indian Point Estates, recorded in Vol. 9, Pages 286-287 of the plat records of Hays County, Texas out of the B.F. Hanna Survey No. 28, Abstract No. 222, in Hays County, Texas as conveyed to it by special warranty deed with vendor’s lien recorded in Instrument Number 19014537 of the official records of Hays County, Texas; and

WHEREAS, on the 25th day of August 2020, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, did approve the vacation of Lot 2A of the Resubdivision of Lot 1 and 2, Indian Point Estates of that certain plat of record by Vol. 9, Pages 286-287 of the Plat Records of Hays County upon application thereof by the Owners of all land covered thereby; and

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

The above recitals are true and correct and that Lot 2A of the of the Resubdivision of Lot 1 and 2, Indian Point Estates of that certain plat of record by Vol. 9, Pages 286-287 of the Plat Records of Hays County, are to be partially vacated as shown in Instrument Number 20023720 of the Plat Records of Hays County and the remaining 52.4 acres remain unplatted.

EXECUTED THIS, the ____ day of _____.

CITY OF DRIPPING SPRINGS:

F.H. “Mim” James, Planning and Zoning Commission Chair
City of Dripping Springs, Texas

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared **F.H. “Mim” James**, known to me to be the person whose name is subscribed to the foregoing instrument as Chair of the Planning and Zoning Commission of the City of Dripping Springs, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the ____th day of August 2020.

Andrea Cunningham, Notary Public
State of Texas

Esperanza 104, LLC

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

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

GIVEN UNDER MY HAND SEAL OF OFFICE, this the _____ day of _____ 2020.

Notary Public Signature
State of Texas

Oliver Grove Partners II, LTD

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

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

GIVEN UNDER MY HAND SEAL OF OFFICE, this the ____ day of _____ 2020.

Notary Public Signature
State of Texas

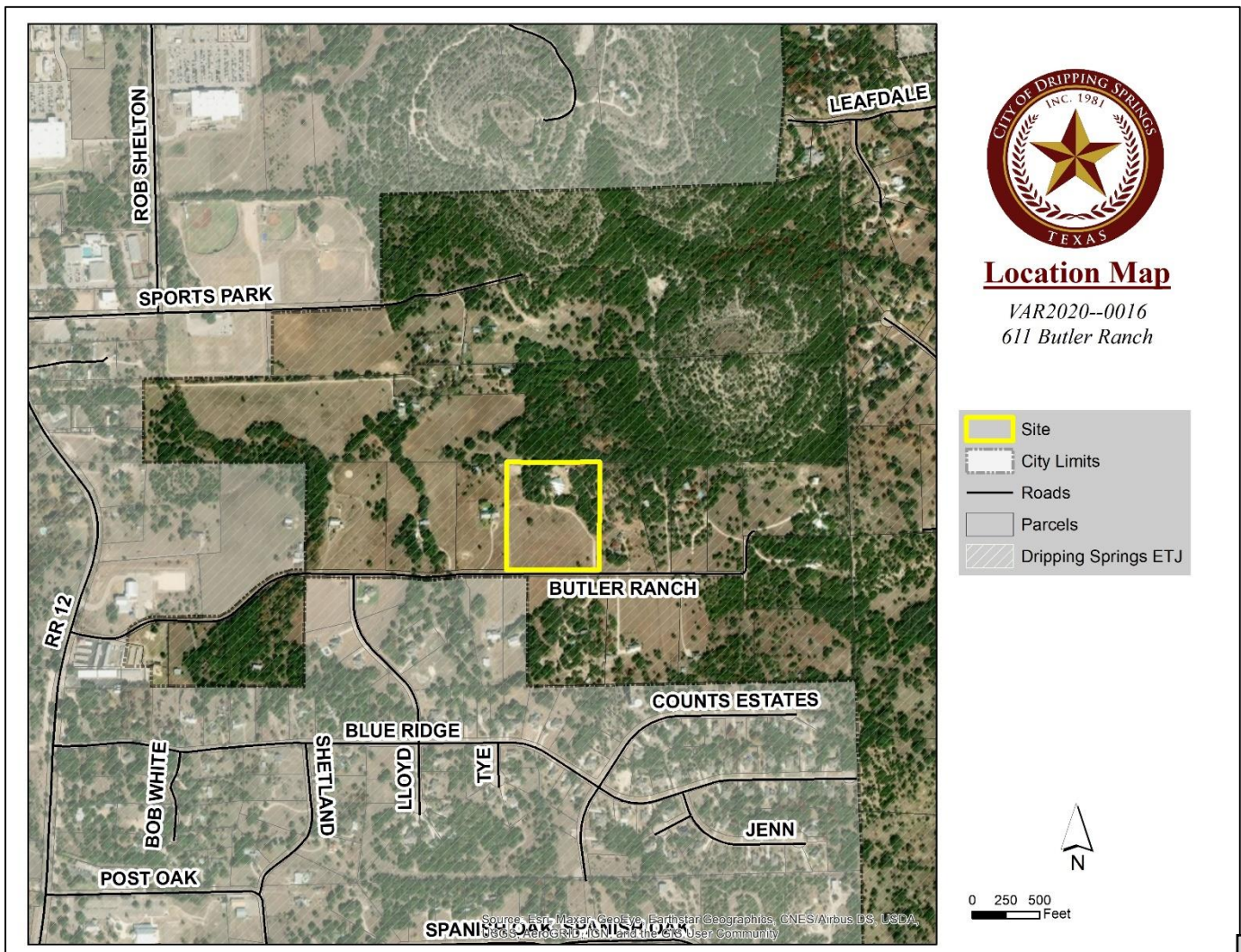


Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: August 25, 2020
Project No: VAR2020-0016
Project Planner: Robyn Miga, Consulting City Planner

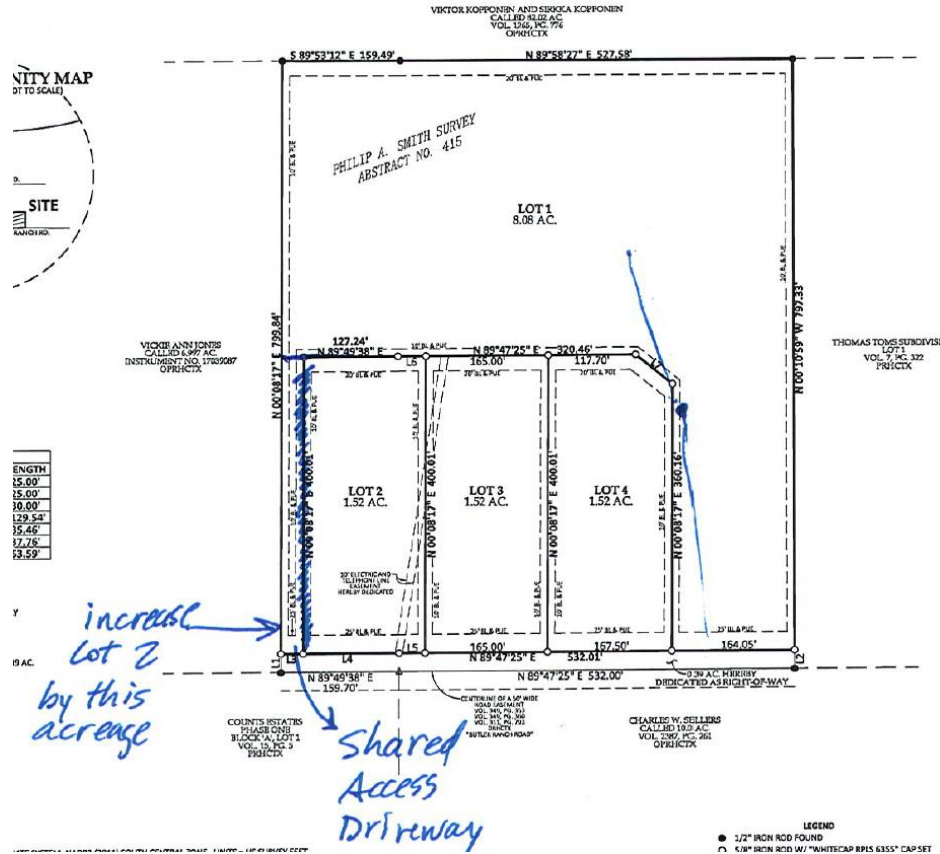
Item Details

Project Name: Rill Subdivision Flag Lot Waiver
Property Location: 611 Butler Ranch Road
Legal Description: Approximately 13 acres located in the Philip A. Smith Survey, Abstract No. 415
Applicant: Jon Thompson, J. Thompson Professional Consulting, LLC
Property Owner: Sean & Lori Rill
Request: Applicant is requesting a waiver from Chapter 28, Subdivision, Section 14.3 regarding irregular shaped lots, to subdivide a property utilizing flag lots which is processed under Subdivisions, Section 1.6.6.
Staff Recommendation: Staff recommends denial of the Waiver request to the City Administrator



Overview

The applicant has applied to subdivide approximately 13 acres into four individual lots. The front three lots would be approximately 1.5 acres each, with a rear tract of approximately 8.08 acres, which would have an access drive on the east of the three lots, creating an irregular shaped lot/flag lot, which is prohibited by the City’s Code of Ordinances.



The City’s Code of Ordinances, found in Chapter 28, Subdivision, Section 14.3, states that flag lots are prohibited, and that the city reserves the right to disapprove any lot which, in its sole opinion, will not be suitable or desirable for the purposed intended, which is an obvious attempt to circumvent the purpose and intent of lot or unit configuration or lot or unit width minimums, or which is so oddly shaped as to create a hindrance to the logical lot or unit layout of surrounding properties. Section 1.6 of the Subdivision Ordinance states that exceptions related to Irregular-Shaped Lots are processed as administrative waivers under 1.6.6(m).

While the entry point to the rear lot does meet the minimum lot frontage requirement of 30’, the subdivision would allow for a flag lot that does not make sense for the natural flow of the subdivision and Butler Ranch road.

Flag Lot definition:

Lot, Flag: A lot located behind another lot connected to the street by an area narrower than the full lot width. Also known as a panhandle lot.

Surrounding Properties

The property is located in the city’s extra territorial jurisdiction (ETJ), and many of the adjacent properties are also in the city’s ETJ. There is a small portion of the area zoned SF-1.

Property History

The applicant has not made any other requests before the Commission, but should this waiver be approved, the applicant will be moving forward with a subdivision plat. The Waiver is analyzed under 1.6 Waivers of the Subdivision Ordinance.

Approval Criteria for Waivers (1.6-Subdivision Ordinance)

Approval Criteria	Staff Comments
1. Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity	While granting this waiver may not be detrimental to the public safety, health, or welfare, and will not be injurious to other property per se, it does not create an orderly subdivision of property. While the potential property owners who would be aware of the conditions when purchasing the frontage lots, it is once the rear property is contemplated for future development or subdivision that this may create issues in the future. The code speaks against the creation of flag lots, which does not make for orderly development.
2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought, and are not applicable generally to other property; and	The applicant is requesting the waiver because there is an existing home on the Lot 1 today. Subdivision could be possible with-out the waiver. The applicant has not presented a hardship.
3. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and	The applicant has not presented any topographic or physical conditions on the site that would create an undue hardship to the property owner should they not be granted the waiver.
4. The waiver will not in any manner vary the provisions of the Zoning Ordinance, Planned Development District Ordinance, or Comprehensive Plan, or any other adopted plan(s) or ordinance(s) of the City	This property is located in the city's ETJ and will not be subject to the provisions of the zoning ordinance.
5. An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein	The applicant could configure the lots in such a way that the irregular shaped lot is not necessary, therefore meeting the City's Code criteria against irregular shaped lots/ Flag Lots.
6. The waiver will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of this Chapter.	Not applicable to this subdivision.

Summary and Recommendation

Based on the above findings Staff believe that the intent of the code is not being met, and that granting the waiver will cause harm to the properties within the vicinity and the lots requesting the variance. **Staff recommends denial of the waiver request to City Administrator.**

Public Notification

Notice was placed on the City Website

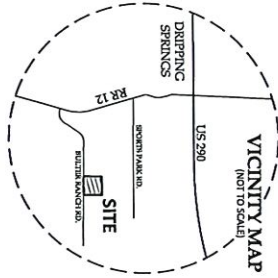
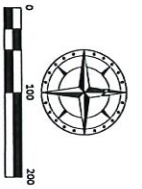
Attachments

Exhibit 1 – Waiver Application

Exhibit 2 – Image of Lots

Exhibit 3 – Public Comments

Recommended Action	No action required by the Commission; recommendation will be made to the City Administrator.
Budget/Financial impact	N/A
Public comments	Staff has received comments from seven (7) residents in this neighborhood who are all opposed to this waiver request.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

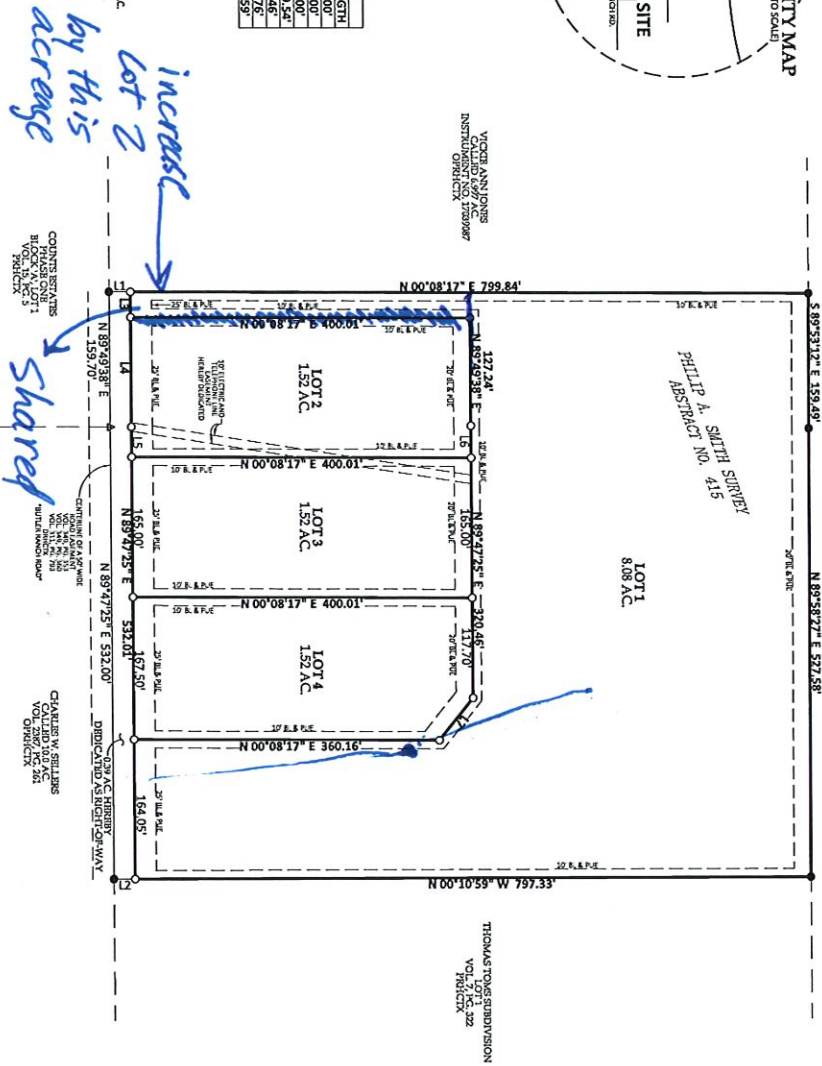


LINE	BEARING	LENGTH
L1	N00°08'17"E	25.00'
L2	N00°07'05"92"W	25.00'
L3	N89°49'38"E	30.00'
L4	N89°49'38"E	35.26'
L5	N89°47'25"E	37.26'
L6	N89°47'25"E	37.26'
L7	S51°24'45"E	63.59'

LOT AREA SUMMARY
 LOT 1 - 8.08 AC
 LOT 2 - 1.52 AC
 LOT 3 - 1.52 AC
 LOT 4 - 1.52 AC
 R.O.W. DEDICATION - 0.33 AC

RILL SUBDIVISION

VICTOR KORPONIN AND SIBIRKA KORPONIN
 CALLING FOR THE
 CATION OF THE
 DISTRICT



increase lot 2 acreage

Shared Access Driveway

- LEGEND**
- 1/2" IRON ROD FOUND
 - 3/4" IRON ROD W/ "WHITECAP THIS 6357" CAP SET
 - ▲ CALCULATED POINT (NOTHING FOUND ON SET)
 - PUBLIC UTILITY EASEMENT
 - BUILDING SETBACK LINES
 - LOT BOUNDARY LINE
 - PLAT BOUNDARY LINE
 - EASEMENT LINE
 - PLAT RECORDING BY
 - ORIGINAL PUBLIC RECORDS
 - PHOTOCOPY
 - HAYS COUNTY, TX

1. BEARING AIDS IS GOOD NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE, UNITS - US SURVEY FEET.
2. THIS PROPERTY LIES WITHIN ZONE "X", DESIGNATED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ACCORDING TO FEMA MAP NO. 483030125L DATED SEPTEMBER 2, 2005. ALL LOTS ARE OUTSIDE OF A 100-YEAR FLOODPLAIN. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE OF THE SUBJECT TRACT'S FLOOD RISK OR FLOOD PROTECTION.
3. THIS SUBDIVISION IS IN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER; THIS SUBDIVISION IS NOT IN THE RECHARGE ZONE TO THE EDWARDS AQUIFER.
4. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS.
5. DRIPPING SPRINGS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 721.
6. WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ADVANCED ON-SITE SEWAGE FACILITIES AS APPROVED BY HAYS COUNTY DEVELOPMENT SERVICES.
7. THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
8. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVING CONSTRUCTION SHALL BE PERMITTED ON ANY ROAD WITHIN THE SUBDIVISION UNTIL THE MINIMUM SPECIFICATIONS FOR ROADWAYS HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND BY THE ENGINEER'S DETERMINES THE MINIMUM SPECIFICATIONS REQUIREMENT FOR DRIVINGWAYS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721.
9. THIS SUBDIVISION LIES WITHIN HAYS COUNTY ZONING 21 AND 22.
10. ALL CURBS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
11. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED MODEL OR HAYS DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
12. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.

STATE OF TEXAS
 COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:
 THAT SEAN ANTHONY RILL AND LONI SHAMASH RILL, OWNERS OF 13.03 ACRES OF LAND SITUATED IN THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, CONVEYED IN INSTRUMENT NO. 17948103 OF THE ORIGINAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THIS 13.03 ACRES, IN ACCORDANCE WITH THE MAP ON FILE AT THE CLERK'S OFFICE, TO BE SHOWN AS:

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

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

SEAN ANTHONY RILL
 SEAN ANTHONY RILL
 DRIPPING SPRINGS, TX 78620

LONI SHAMASH RILL
 613 BRITTS RANCH ROAD
 DRIPPING SPRINGS, TX 78620

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SEAN ANTHONY RILL AND LONI SHAMASH RILL, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SHOWN AND SUBSCRIBED TO THIS INSTRUMENT, AND I HAVE READ THE CONTENTS OF THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE PRESENCE OF THE CLERK OF THE COUNTY HEREBY NAMED.

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

NOTARY PUBLIC STATE OF TEXAS
 PRINTED NAME
 EXPIRATION DATE

CHAIR
 SECRETARY

CITY CLERK'S APPROVAL:
 WITNESS MY HAND, THIS 20th DAY OF _____, 20__ A.D.

COMMISSIONER OF CITY COUNCIL

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE METROLOGICAL COOPERATION AGREEMENT ENTERED INTO BY THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION RESOLUTION WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER OF THE CITY OF DRIPPING SPRINGS.

THIS 20th DAY OF _____, 20__ A.D.

CELESTE ST. DEZARD, DIRECTOR
 HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
 COUNTY OF HAYS

THAT I, LEANNE CAROLINE, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ON THE 20th DAY OF _____, 20__ A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED ON THE 20th DAY OF _____, 20__ A.D., AT _____ O'CLOCK, _____ M., IN DOCUMENT NO. _____ PLAT RECORDS OF HAYS COUNTY, TEXAS.

WHITECAP
 SURVEY COMPANY
 WHITECAP SURVEY COMPANY, LLC
 1875 FORT BORDEN TOWER
 DRIPPING SPRINGS, TX 78620
 PHONE: 817-251-1225
 FAX: 817-251-1226
 EMAIL: INFO@WHITECAPSURVEY.COM



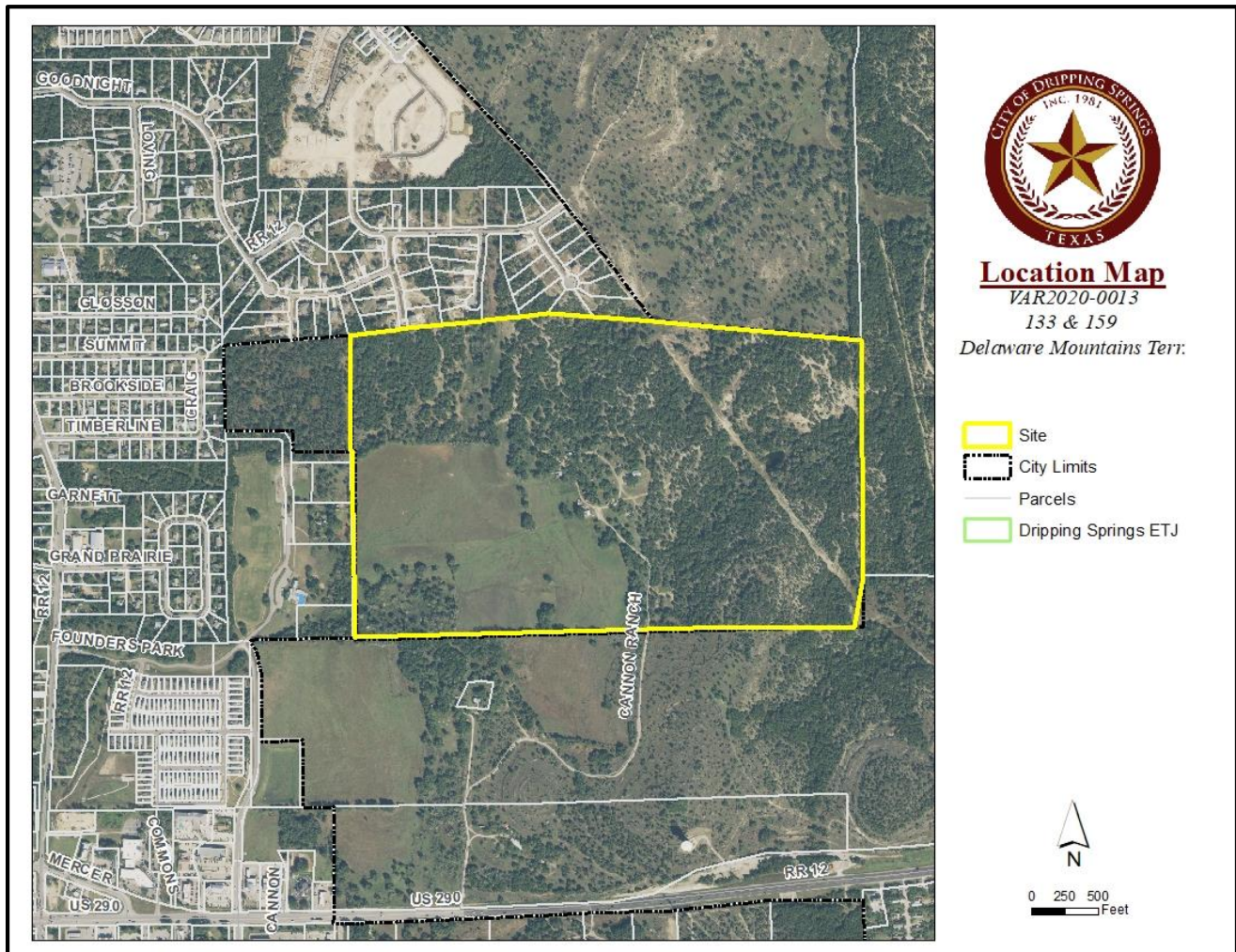
Planning and Zoning Commission Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: August 25, 2020
Project No: VAR2020-0013
Project Planner: Amanda Padilla, Senior Planner

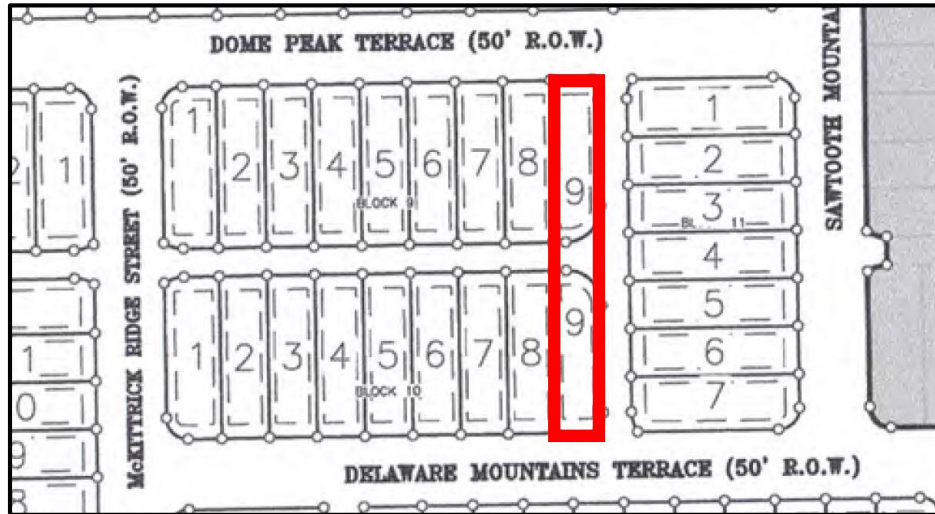
Item Details

Project Name: Big Sky Ranch Phase 1 Encroachment/Setback Variance
Property Location: 133 and 159 Dome Peak Terrace, Dripping Springs TX 78620
Legal Description: Big Sky Ranch Phase 1 Final Plat
Applicant: Christopher A Reid, PE, Doucet & Associates
Property Owner: Meritage Homes
Request: Applicant is requesting a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement
Staff Recommendation: Staff recommends denial of the Variance request



Overview

The applicant is requesting a variance to encroach into the setbacks defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) Minimum Side yard and the Public Utility Easement. The applicant is asking to encroach two and a half feet (2.5') into the seven and a half foot (7.5') setback and five feet (5') into the ten foot (10') PUE for Block 9, Lot 9 and Block 10, Lot 9. See Below Image:



Below is the section of the code of ordinances that defines side yard setbacks:

2.4.5 Setbacks

- b. Minimum Side Yard: Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right-of-way.

Both lots are corner lots in this request, and both abut an alley street right-of-way. The lots adjacent in Block 11 have garages facing the side property lines of the Lots requesting this variance. The Planned Development District does not define streets or alleys, so the City reverts to the Zoning Ordinance definition. The Zoning Ordinance definition of Alleys is below:

Alley: A minor right-of-way that affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

This definition indicates that side setbacks for Big Sky Ranch shall be seven and a half feet (7.5') from the alley. Block 9, Lot 9 and Block 10 Lot 9 both have a seven and a half foot (7.5') Building Line Setback and a Public Utility Easement.

Big Sky Ranch Planned Development District has a base zoning of SF-3, SF-3 side setbacks are listed below:

Minimum Side Yard Setback: Five feet (5'); corner lots - seven and one-half feet (7-1/2') from the street right-of-way.

Both the PDD and the City's Code of Ordinance outline a seven and a half foot (7.5') side setback for Corner Lots. The side setback for these lots also have a seven and a half foot (7.5') Public Utility Easement for utilities. Exhibit 4 shows the intended utilities for all off Big Sky Ranch Phase 1.

The lots requesting the variance side façade of their home would be facing another residents garage (See Figure 1). The setback of 7.5 feet is already a short setback and limiting it further could lead to a safety issue. For example, the design of the lots could lead to residents driving into the side of the house when reversing out of their garage or while turning the corner into the alley. The alley Right of Way width is twenty feet (20') and the pavement width is seventeen feet (17').



Figure 1: Images of properties that have the required 7.5' setback.

Surrounding Properties

The current zoning and existing uses of the adjacent properties/lots to the north, south, east, and west are within the Planned Development District 11. The Development is a dense development that can develop with no more than 780 LUEs, for Tract 1 of the Development.

Property History

In 2018, City Council approved Annexation, Zoning, and the Preliminary Plat for the Big Sky Ranch Development. In 2019 the Big Sky Ranch Phase 1 Final Plat was approved by City Council. In 2020 the applicant had a minor modification that reduced the Building Width from 25 feet to 23.5 feet. When the applicant was applying for building permits, they discovered that Block 9 Lot 9 and Block 10 Lot 9 were unbuildable and unable to meet the Planned Development District and City Code of Ordinances requirements for Building Width and Side setbacks. Thus, the applicant is applying to encroach within the Building Line setbacks and PUE so that they can meet the building width requirement.

Approval Criteria for Variances (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	<p>There are not special circumstances or conditions that would deprive the applicant of reasonable use of the land, although there would not be the ability to build a home on each lot. Alternative uses that could benefit the development could be placed on the property, such as open space.</p>
2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and By preserving the natural features and topography of the land; and	<p>Currently the property is owned by Meritage homes that is developing the entire subdivision, so the variance is not necessary for preservation and enjoyment of the property or subdivision as a whole.</p>
3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	<p>The variance will be detrimental to the safety of the lots due to adjacent properties potentially reversing into the structure or hitting the side of the lot. Lots similar to these lots in the subdivision also have A/C units within the setback, which is allowed by code, that could be</p>

	closer to the property line if the setback is reduced.
4. the granting of the variance constitutes a minimal departure from this Chapter; and	The granting of this variance could be considered minimal from the Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b), because it will reduce the setback by just 2.5’ feet but 2.5’ in this instance can be a major departure due to safety of the lots and surrounding lots. 7.5 feet is the smallest setback for Main buildings that the City has for residential lots that abut a street.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	This is a self-imposed hardship the applicant was aware of the size of the house to be built and the setbacks put in place by the PDD.
6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ul style="list-style-type: none"> a. the public health, safety and welfare may be secured; and b. that substantial justice may be done. 	The granting of this variance does not meet the intent of the code, which is to provide safety to the lots and surrounding lots.

Summary and Recommendation

Based on the above findings Staff believe that the intent of the code is not being met, and that granting the variance will cause harm to the properties within the vicinity and the lots requesting the variance. **Staff recommends denial of the variance request.**

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News (July 9, 2020), signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

Meeting Schedule

Past Meetings:

July 28, 2020 Planning and Zoning Commission - Postponed

August 11, 2020 Board of Adjustment/City Council – Postponed

Next Meetings:

August 25, 2020 Planning and Zoning Commission

September 8, 2020 Board of Adjustment/City Council

Attachments

Exhibit 1 – Variance Application

Exhibit 2 – Image of Lots

Planning Department Staff Report

Exhibit 3 – Example Plot Plan

Exhibit 4 – PEC and Texas Gas Utilities distribution

Exhibit 5 – Big Sky Ranch Phase 1 recorded Final Plat

Exhibit 6 – Photos taken by staff

Recommended Action	Recommend denial of the variance
Alternatives/Options	Recommend approval of the requested variance with staff and any additional conditions deemed necessary by the Commission; recommend approval of the variance with no or alternate conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____

CONTACT INFORMATION

PROPERTY OWNER NAME Meritage Homes (Rob Archer)
8920 Business Park Drive, Suite 350
 STREET ADDRESS _____
Austin TX 78759
 CITY STATE ZIP CODE _____
512 615-6432 rob.archer@meritagehomes.com
 PHONE EMAIL _____

APPLICANT NAME Christopher A. Reid, PE
Doucet & Associates, Inc.
 COMPANY _____
7401 B Hwy 71 West, Suite 160
 STREET ADDRESS _____
Austin TX 78735
 CITY STATE ZIP CODE _____
512 583-2600 creid@doucetengineers.com
 PHONE EMAIL _____

APPLICATION TYPE

ALTERNATIVE STANDARD VARIANCE

SPECIAL EXCEPTION WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Big Sky Ranch - Phase 1
PROPERTY ADDRESS	133 Dome Peak Terrace and 159 Delaware Mountains Terrace
CURRENT LEGAL DESCRIPTION	Lot 9 Block 9 and Lot 9, Block 10, Big Sky Ranch, Phase 1
TAX ID#	
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

o Description of request & reference to section of the Code of Ordinances applicable to request: Ordinance No. 2018-24 (PDD No. 10) 2.4.5b requires side yard building setbacks of 5 feet and street side yard building setbacks of 7.5 feet from the street ROW on corner lots. Additionally, the plat notes prescribe a 10 foot set back from streets for PUEs. We are requesting a variance (i) to encroach 2.5 feet into the 7.5 foot building setbacks from the street ROW on corner lots and (ii) to encroach 5 feet into the 10 foot PUEs. These are the only 2 lots in Phase 1 that have this issue.

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

See attached.

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

This project does not exceed Code requirements. It is our opinion that granting this variance to encroach into the 7.5-foot building setback gives the 2 lots parity with all of the neighboring lots, and further, will not alter the intent of PDD No. 10 nor change the character of the neighborhood or the zoning district.

The 10-foot PUEs on the alley side of the lots are unnecessary; no utilities have been or will be placed within them.

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

When PDD #10 was created, it did not include a definition of an alley. This was an oversight. Because of this omission, the 7.5 foot building setback from a street ROW on corner lots applies to two sides of these 2 lots since they are on the corner of a street and an alley. The front of each of these 2 lots facing the street has the 10 foot setback. However, it was not anticipated that the 7.5 foot setback would apply to a lot that has an alley on its side yard. Instead, it was thought that the 5 foot side yard setback would apply. Additionally, these lots have a 10 foot PUE that also runs along the side yard where the alley is located. No utilities or service connections exist within these PUEs – these PUEs are and will remain free of utilities. The utility services for these two lots are located in the PUEs that run along the front of the lots, not their sides.

Enforcement of the 7.5 foot setback leaves only a 21'-6" wide building envelope for each lot, which is too small for the 23'-6" wide Meritage home product. On these two blocks, houses are already under construction and most are completed and sold, so there is no way to alter the boundaries of the remaining lots on these blocks. Regarding parkland, Meritage has exceeded the code requirement for parkland. Per the City's code, the project is required to have 31.2 acres of parkland; 44.8 acres of total private and public parkland have been provided, plus an additional 4.1 acres was donated to the City for Founders Park (total of 48.9 acres of park). The total Parkland credits for the project are 35.7 acres which exceeds the requirement by 4.5 acres.



November 6, 2019

City of Dripping Springs
Public Works and Development Department
511 Mercer Street
Dripping Springs, TX 78620

Re: Agent Authorization letter
Big Sky Ranch Subdivision
200 acres, Dripping Springs, Texas

To Whom It May Concern:

As the owner of the 200-acre tract out of the Phillip A. Smith Survey No. 26, Abstract No. 415 per Warranty Deed (Volume 171, Page 229, Hays County, Texas), I am hereby granting Doucet & Associates, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, Subdivision Platting and Construction Documents, Site Development, and related applications as may be required.

Please contact me if you have any questions.

Matthew Scrivener


Matthew Scrivener

11.7.19
Date

Meritage Homes of Texas, LLC

Setting the standard for energy-efficient homes™

8920 Business Park Drive, Suite 350 | Austin, TX 78759 | p. 512.610.4800 | f. 512.610.6750

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

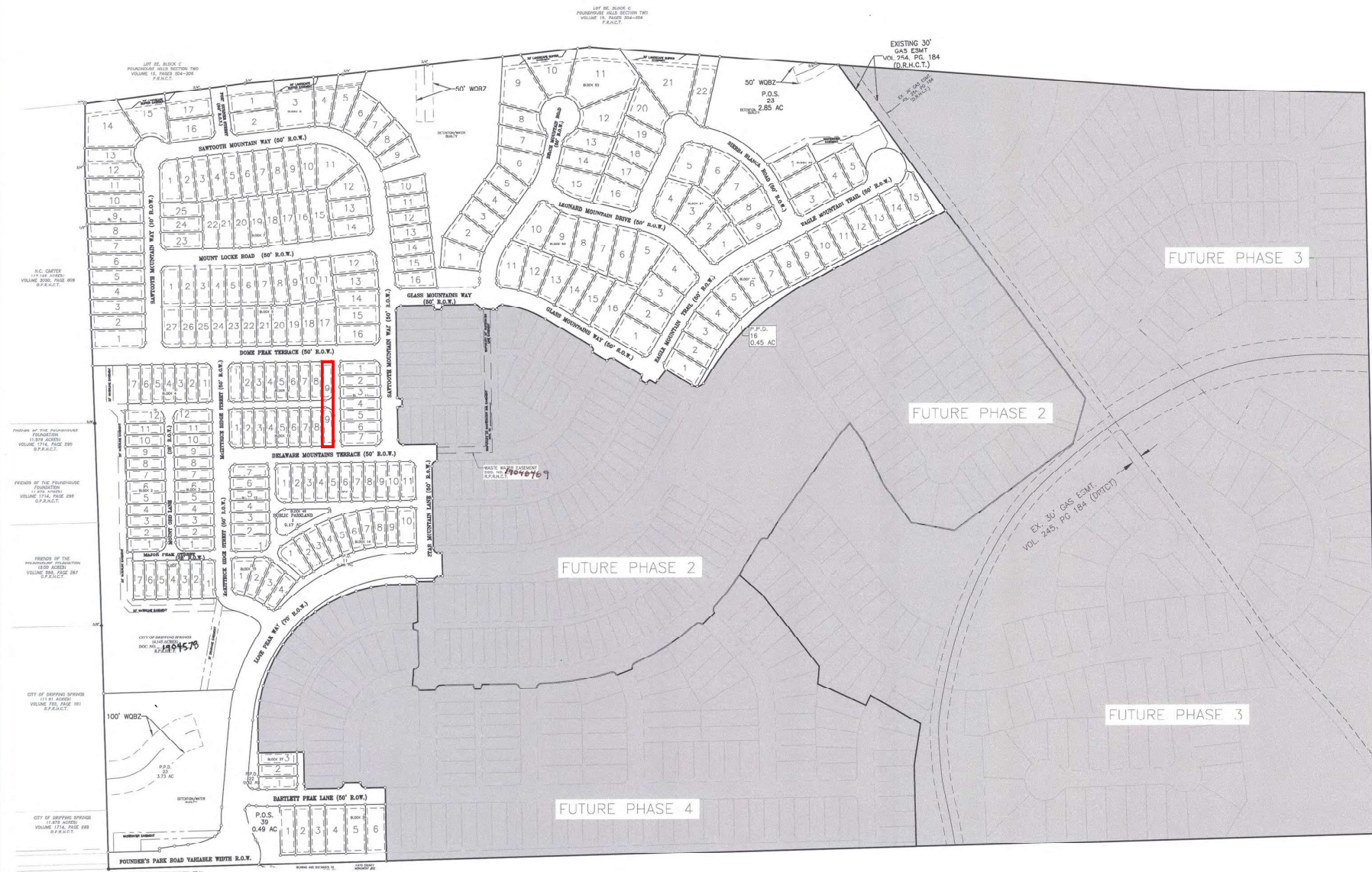
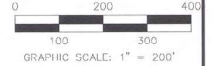
Christopher A. Kreis
Applicant Signature

8-17-20
Date

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

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item 4.



SITE DATA TABLE

	IMPERVIOUS COVER										PARKLAND					TOTAL (not including SWAP)			
	Site Area (AC)	Type A Residential Lots	Type B Residential Lots	Type C Residential Lots	Residential Lots	Collector Road (LF)	Local Road (LF)	Alleys (LF)	Streets/Sidewalk I.C. (AC)	L.U.E.'s	Lots I.C. (AC)	Amenity Center & Misc.	Impervious Cover (AC)	Impervious Cover (%)	Public Parkland		Private Open Space	Private Parkland	Parkland Swap
REQUIRED	200.40																		31.20
ALLOWABLE					780					Average Lot Size 6,641 SF (0.15 AC)			100.20	50.00%		(credit for 50%)	(credit for 50%)	(credit for 0%)	
PHASE ONE	69.82	98	88	70	756	1580	10158	2557	11.55	256	17.09	0.20	28.84	14.39%	4.11	7.14	0.00	4.15	7.68
TOTAL	200.40												28.84	14.39%	4.11	7.14	0.00	4.15	7.68

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 TBPLS Firm #10105800 / TBPE Firm #3937

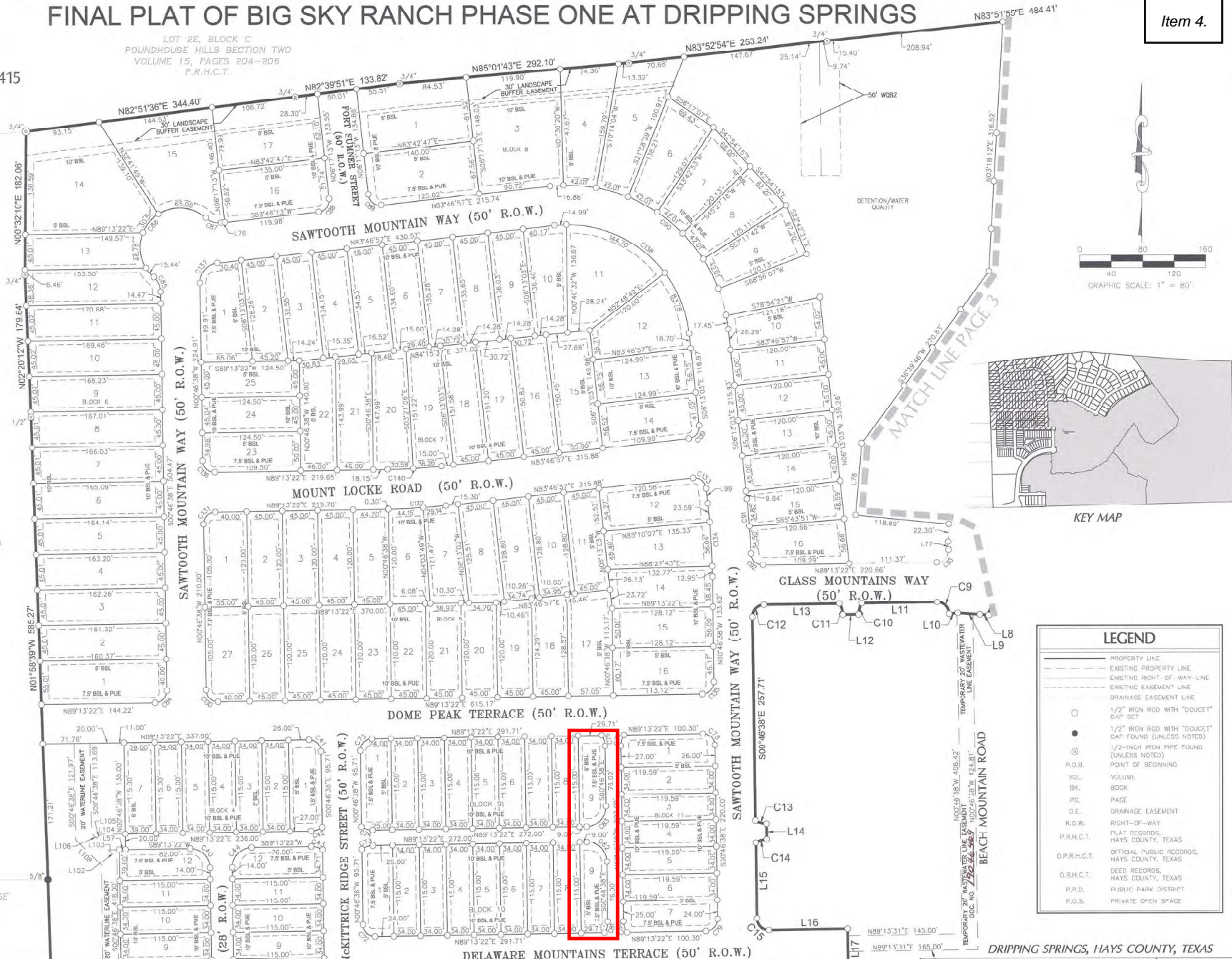
Date:	12/11/2019
Scale:	1"=200'
Drawn by:	JWF
Reviewed by:	GC
Project:	1601-002
Sheet:	
Field:	
Part:	
Survey:	

THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

LOT 2E, BLOCK C
POUNDRIDGE HILLS SECTION TWO
VOLUME 15, PAGES 204-206
P.R.H.C.T.

Item 4.



H.C. CARTER
(17,185 ACRES)
VOLUME 9030, PAGE 809
O.P.R.H.C.T.

FRIENDS OF THE POUNDRIDGE
FOUNDATION
(1,978 ACRES)
VOLUME 1714, PAGE 295
O.P.R.H.C.T.



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTICED)
	1/2-INCH IRON PIPE FOUND (UNLESS NOTICED)
	P.O.B. POINT OF BEGINNING
	VOLUME
	BOOK
	PAGE
	DRAINAGE EASEMENT
	RIGHT-OF-WAY
	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	DEED RECORDS, HAYS COUNTY, TEXAS
	PUBLIC PARK DISTRICT
	PRIVATE OPEN SPACE

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date: 12/11/2019
Scale: 1"=80'
Drawn by: JWF
Reviewed by: GC
Project: 1601-009
Sheet: 10 of 10
Surv: 2019

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL ME BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 186.25 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 18038374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 69.820 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

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

WITNESS MY HAND THIS THE 11th DAY OF DECEMBER, A.D. 2019.

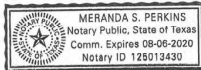
Matthew Scriver
MATTHEW SCRIVER
MERITAGE HOMES

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF DECEMBER, A.D. 2019.

Meranda S Perkins
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT THE CITY OF DRIPPING SPRINGS, BEING THE OWNER OF 4.15 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 19045270 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

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

WITNESS MY HAND THIS THE 12 DAY OF December, A.D. 2019.

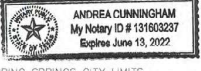
Todd Purcell
TODD PURCELL
MAYOR, CITY OF DRIPPING SPRINGS

THE STATE OF TEXAS
THE COUNTY OF HAYS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF December, A.D. 2019.

Andrea Cunningham
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM PAVED ROADS SHALL BE PERMITTED FROM ONE STREET TO ANOTHER.
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48206C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALS ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
11. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
12. MINIMUM FRONT SETBACK SHALL BE 10'
13. MINIMUM REAR SETBACK SHALL BE 10'
14. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5'
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5'
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PPD NO.10.
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
19. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
21. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
22. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ'S) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
23. TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
24. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
25. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
26. THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY.
27. ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
28. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
29. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
30. A 10 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
31. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
32. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
33. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
34. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
35. PARK AND DETAILATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
36. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
37. 30' LANDSCAPE BUFFER EASEMENT ALONG LOTS 14, 15, 17 BLOCK G, LOTS 1, 3, 4, 5 BLOCK B, LOTS 9, 10, 11, 21, 22 BLOCK 53, IS TO REMAIN UNTOUCHED NATIVE VEGETATION.
38. LOT 8, BLOCK 1, IS DEDEDICATED TO THE CITY OF DRIPPING SPRINGS AS DEDICATED PARKLAND TO MEET THE TEXAS PARKS AND WILDLIFE DEPARTMENT CONVERSION REQUIREMENTS, AS AGREED TO IN THE BIG SKY RANCH DEVELOPMENT AGREEMENT PER DOC NO. 180281021 O.P.R.H.C.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PPD NO. 10 BIG SKY (OCT 9, 2018)

ENVIRONMENTAL NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DETERIORATING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY; RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

Chad Gilpin
CHAD GILPIN
CITY ENGINEER

12-11-19
DATE

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

DO SKY RANCH PHASE ONE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND IS HEREBY APPROVED ADMINISTRATIVELY.

Michelle Fisher
MICHELLE FISHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS
12/11/19

STATE OF TEXAS
COUNTY OF TRAVIS

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

Garrett Cavaliolo
GARRETT CAVAILOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
OCAVAILOLO@DOUCETENGINEERS.COM
12/11/19 DATE



STATE OF TEXAS
COUNTY OF TRAVIS

I, JENNIFER J. PAISLEY, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48559C 0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

Jennifer J. Paisley
JENNIFER J. PAISLEY
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 91100
11 December 2019 DATE



STATE OF TEXAS
COUNTY OF HAYS

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

RECORD IN MY OFFICE ON THE 27 DAY OF January, A.D. 2020 AT 11:41 O'CLOCK A. M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

BOOK 20003043

WITNESS MY SEAL OF OFFICE, THIS THE 27 DAY OF January, A.D. 2020.

Elaine H. Cardenas
ELAINE HANSON CARDENAS, MGR., PH.D., COUNTY CLERK
HAYS COUNTY, TEXAS
Deputy



DRIPPING SPRINGS, HAYS COUNTY, TEXAS



Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPS Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	
Drawn by:	JMH
Reviewed by:	GC
Project:	1691-002
Sheet:	
Total:	57
Part:	
Sub:	

C:\Users\mccar\Desktop\Projects\1691-002_Bk_29 - (Doc) - final\CACTA\04\Working\08-19-2022_PL-15-1911.dwg

PLOT PLAN

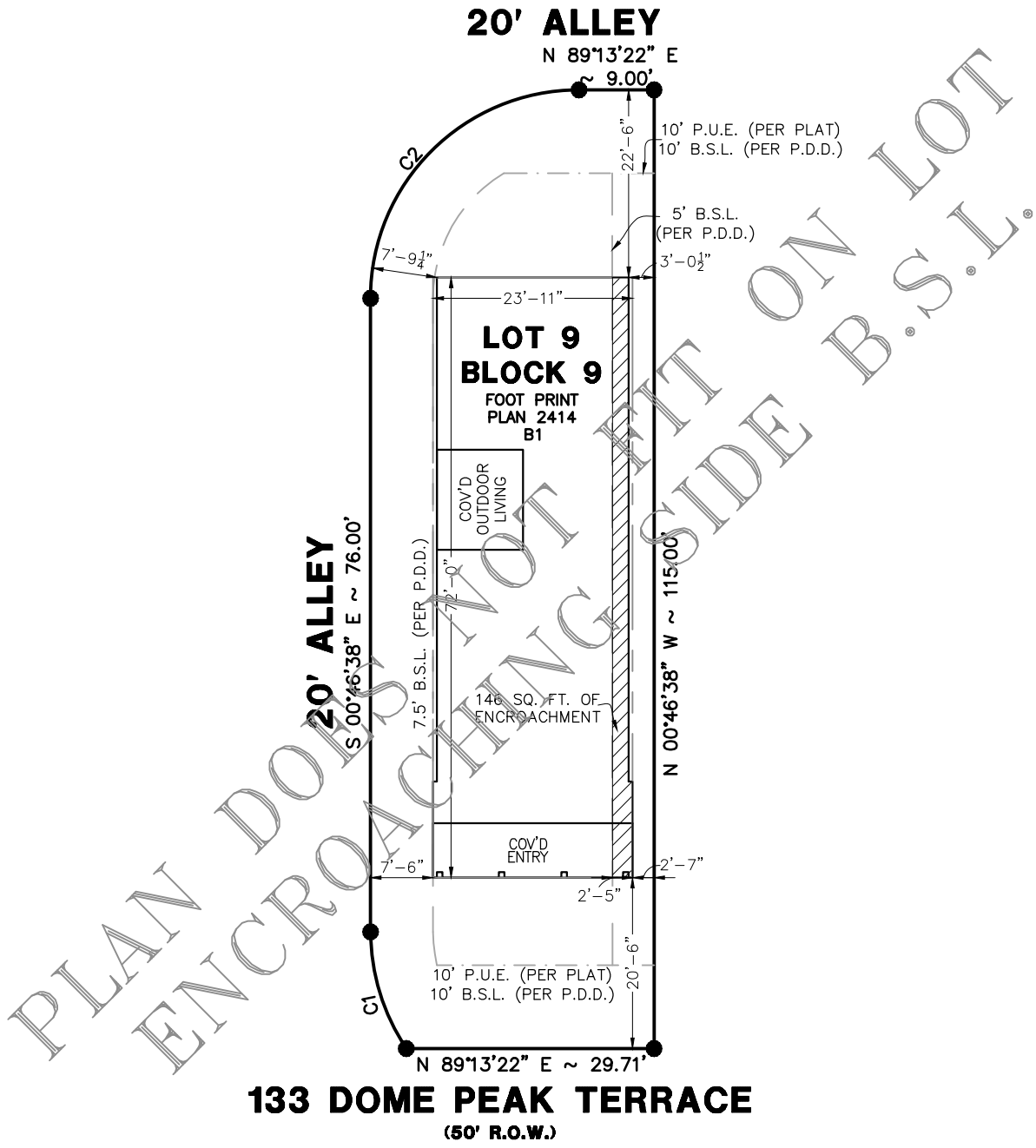
Item 4.

LEGEND	
SYMBOLS	DESCRIPTION
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	PROPERTY PIN
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.D.D.	PLANNED DEVELOPMENT DISTRICT

TREE NOTE:
 TREES SHALL BE IN THE FRONT
 OF A RESIDENTIAL LOT,
 INCLUDING AT LEAST ONE (1)
 REQUIRED TREE PLANTED IN THE
 FRONT YARD. PDD 10 REQUIRES
 TWO 3-INCH TREES.



SCALE: 1" = 20'



CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	25.00'	N 17°48'19" W	14.64'	14.86'
C2	25.00'	S 44°13'22" W	35.36'	39.27'

• SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS
 A.T.S. JOB#: 20051154s • SIZE, SHAPE, AND LOCATION OF DRIVEWAY TO BE VERIFIED BY BUILDER
 Path: Projects\Meritage\BigSkyRanch1\PlotPlans\PlotPlans\P-009-009-BSR-1.dwg

MERITAGE HOMES

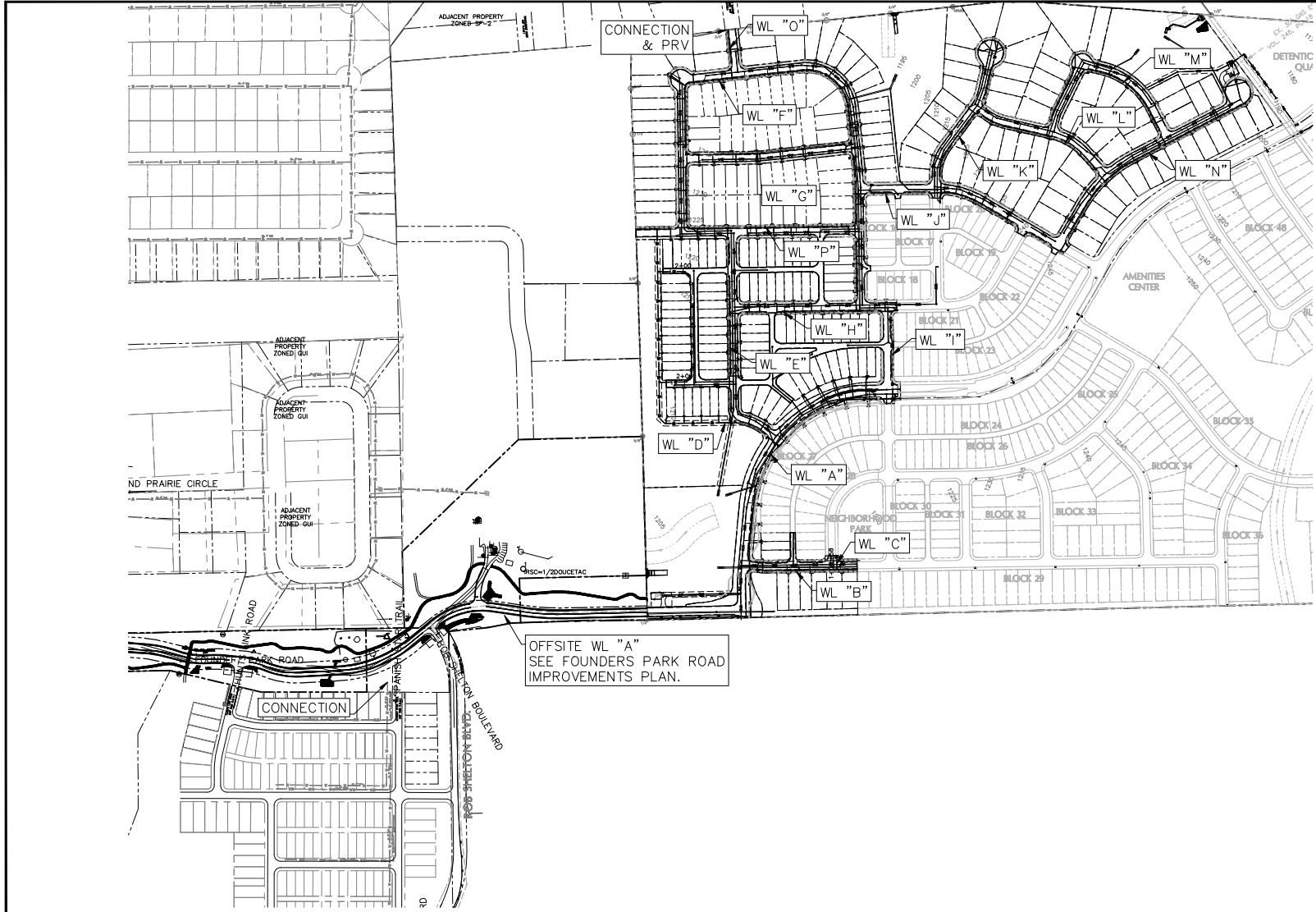
133 DOME PEAK TERRACE
 LOT: 9, BLOCK: 9
 FINAL PLAT OF BIG SKY RANCH
 PHASE ONE AT DRIPPING SPRINGS
 HAYS COUNTY, TEXAS

BUILDER SHALL LOCATE AND VERIFY ALL DIMENSIONS, BUILDING SETBACKS, EASEMENTS AND BUILDING PLACEMENTS OR COMPLIANCE WITH ALL ORDINANCES AND RESTRICTIONS, AND SHALL NOTIFY THIS OFFICE OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE ONSET OF CONSTRUCTION. THIS PLOT PLAN HAS BEEN DRAWN BASED ON INFORMATION GIVEN ON THE PLAT PROVIDED BY THE BUILDER AND IS SUBJECT TO ANY AND ALL BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HERE.

DATE ISSUED			
5/20/2020			
REVISIONS			
NO.	DATE	REASON	BY

DRAWN BY: MZ	CHECKED BY: CB
-----------------	-------------------

ATS
 www.ats-engineers.com
Engineers
Inspectors
& Surveyors
 TBPLS Firm Reg. #10128000
 4910 WEST HWY 290
 AUSTIN, TEXAS 787
 (512) 328-8995
 FAX: (512) 328-8996



GRAPHIC SCALE 1"=300'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- SIGN
- ⊙ POWER POLE
- ⊙ DOWN CUT
- ⊙ SUPERVISION BOUNDARY
- LOT LINES
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- WATER SERVICE
- WASTEWATER SERVICE

WATER LINE LENGTH TABLE

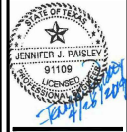
LINE	LF	SIZE	TYPE
A	1638.39	12"	AWA C900 DR14
B	419.00	8"	AWA C900 DR14
C	57.52	8"	AWA C900 DR14
D	1251.54	8"	AWA C900 DR14
E	767.00	8"	AWA C900 DR14
F	2074.45	8"	AWA C900 DR14
G	645.99	8"	AWA C900 DR14
H	658.26	8"	AWA C900 DR14
I	351.68	8"	AWA C900 DR14
J	878.90	8"	AWA C900 DR14
K	380.04	8"	AWA C900 DR14
L	269.03	6"	AWA C900 DR14
M	592.05	8"	AWA C900 DR14
N	805.75	8"	AWA C900 DR14
O	791.00	8"	AWA C900 DR14
P	308.56	6"	AWA C900 DR14
Q	193.83	8"	AWA C900 DR14
R	859.80	8"	AWA C900 DR14

DA DOUCET & ASSOCIATES

Civil Engineering - Eminent - Surveying - Mapping
 7401 B. Highway 71 W. Suite 140
 Drapping Springs, TX 75844
 Tel: (972) 588-2400
 www.doucetengr.com
 Firm Registration Number 3137

OVERALL WATER LAYOUT PLAN

**BIG SKY RANCH
 PHASE ONE PLAN
 DRIPPING SPRINGS, TX**

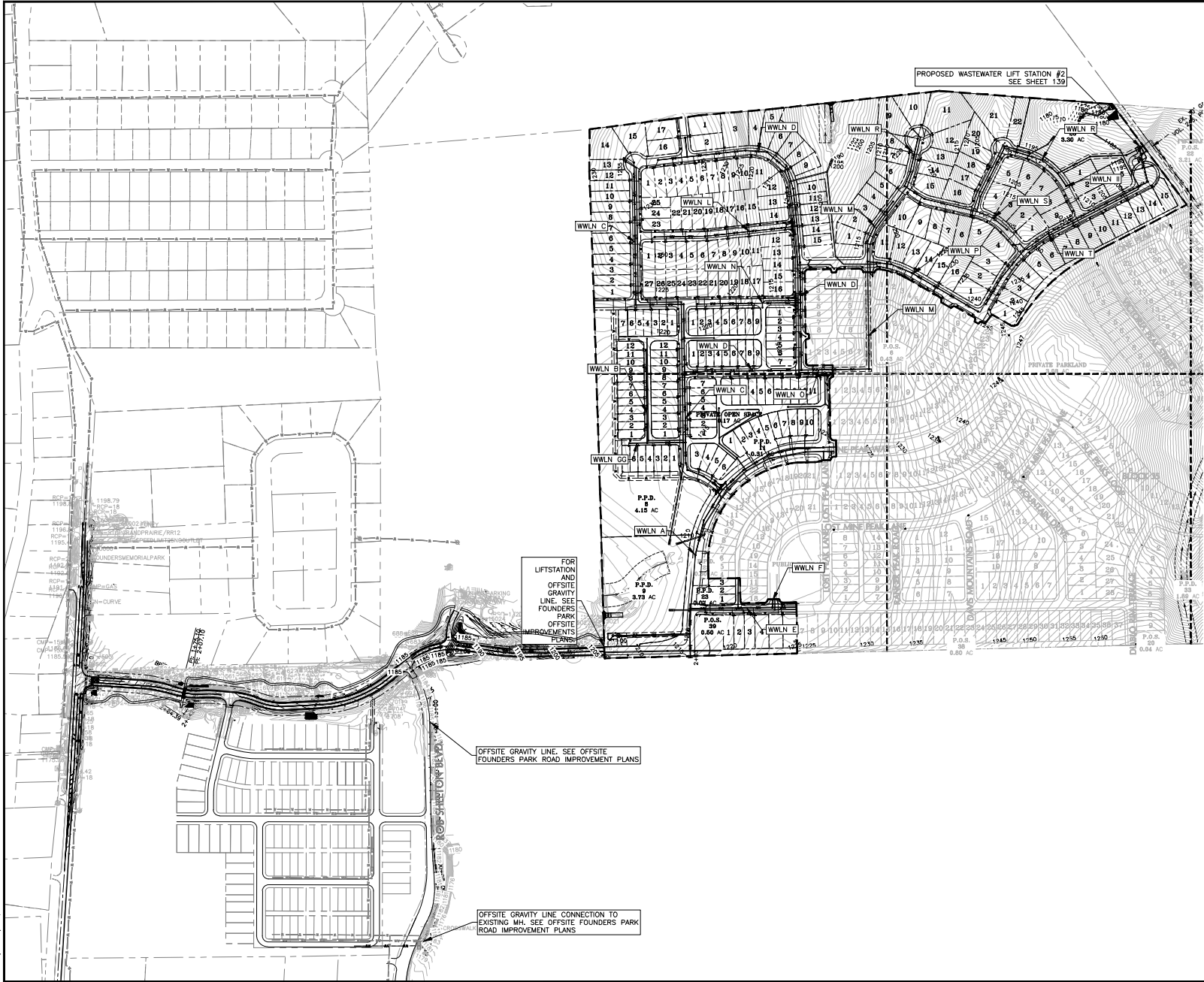


Designed by: AD & JB
 Drawn by: AD & JB
 Date: 2/8/2019

SHEET 143 OF 175

Project No: 1691-002

Drawing: P:\1691-002\1691-002.dwg
 User: JANSLEY
 Plot Date/Time: Mar 26, 19 11:21:13



GRAPHIC SCALE 1"=10'

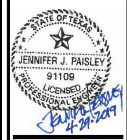
LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- WATER SERVICE
- WASTEWATER SERVICE
- WATER LINE
- WASTEWATER LINE
- STORM SEWER LINE

DA DOUCET & ASSOCIATES
 Civil Engineering - Easements - Surveying/Mapping
 7401 B. Highway 71 W. Suite 140
 Driggs, MT 59717
 Tel: (406) 672-5883-2400
 www.doucetengineers.com
 Firm Registration Number: 3337

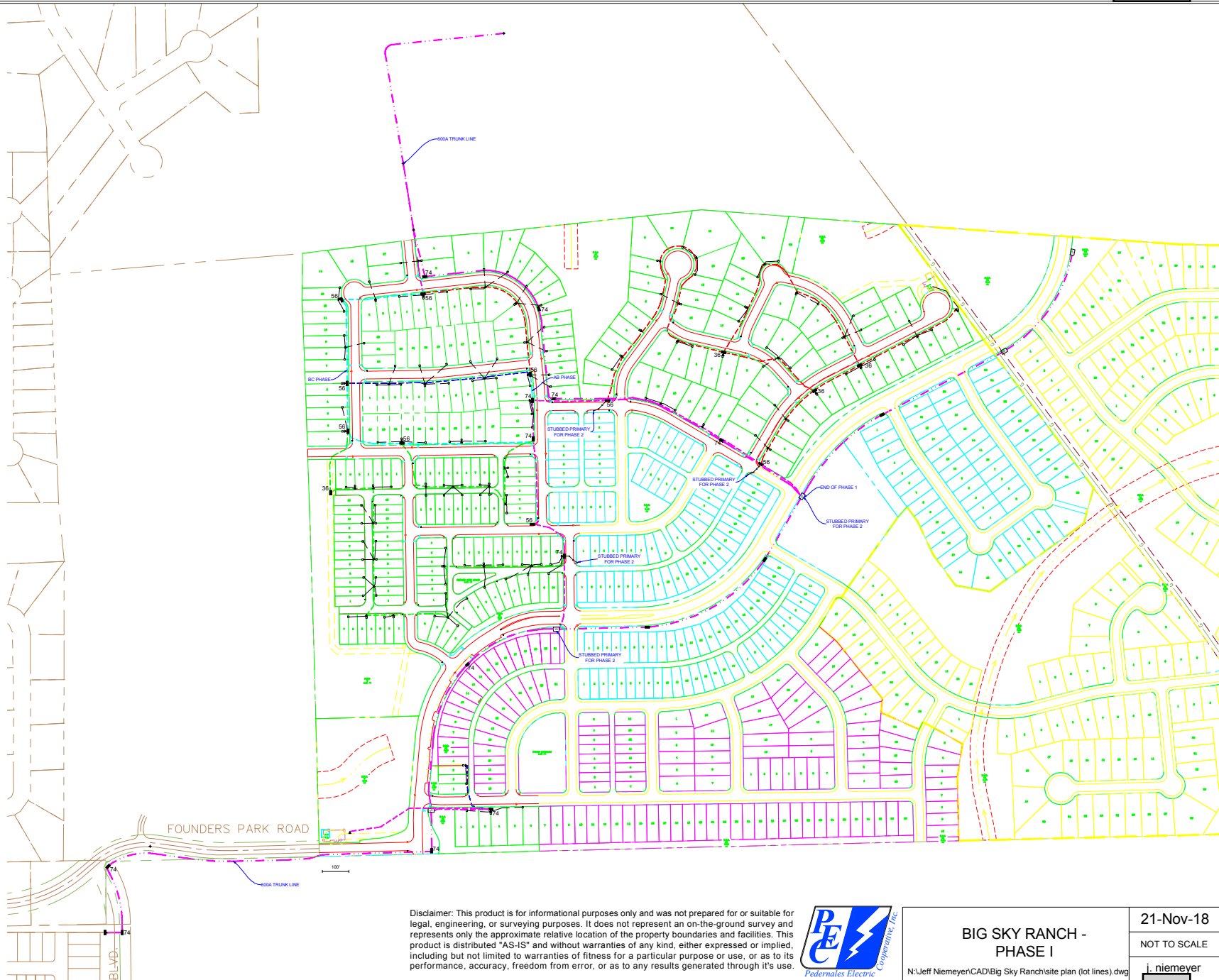
**OVERALL
 WASTEWATER
 LAYOUT PLAN**

**BIG SKY RANCH
 PHASE ONE PLAN
 DRIPPINGS SPRINGS, TX**



Designed by: _____
 Drawn: AD & JSB
 Checked: _____
 Date: 2/8/2019
SHEET
113
OF 175
 Project No: 1691-002

Drawing: P:\1691-002\DWG\WWS\WWS.dwg
 User: J. Paisley
 Date: 2/8/2019 10:23:24 AM
 Plot Date/Time: 2/8/2019 10:23:18 AM



LEGEND

- Proposed 200A Primary
- Proposed 600A Primary
- Secondary
- Transformer
- Primary Enclosure
- Switch Gear
- Secondary Pedestal

Phasing

- A phase
- B phase
- C phase
- AB / BC phase
- ABC phase

Disclaimer: This product is for informational purposes only and was not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries and facilities. This product is distributed "AS-IS" and without warranties of any kind, either expressed or implied, including but not limited to warranties of fitness for a particular purpose or use, or as to its performance, accuracy, freedom from error, or as to any results generated through it's use.



<p>BIG SKY RANCH - PHASE I</p> <p>N:\Jeff Niemeier\CAD\Big Sky Ranch\site plan (lot lines).dwg</p>	<p>21-Nov-18</p> <p>NOT TO SCALE</p> <p>j. niemeier</p>
---	---

MWO # 2019-1000350875
CUE # 16235

MAINS			
SIZE	LENGTH	MATERIAL	METHOD
10" SLEEVE	94	PE	OPEN TRENCH
6"	94	PE	INSERT
6"	1494	PE	OPEN TRENCH
6" SLEEVE	563	PE	OPEN TRENCH
4"	563	PE	INSERT
4"	2854	PE	OPEN TRENCH
4" SLEEVE	740	PE	OPEN TRENCH
2"	740	PE	INSERT
2"	7090	PE	OPEN TRENCH

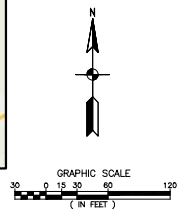
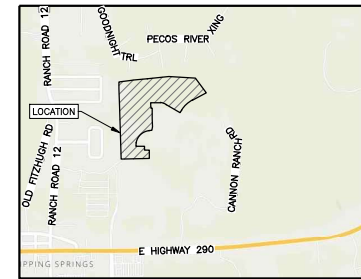
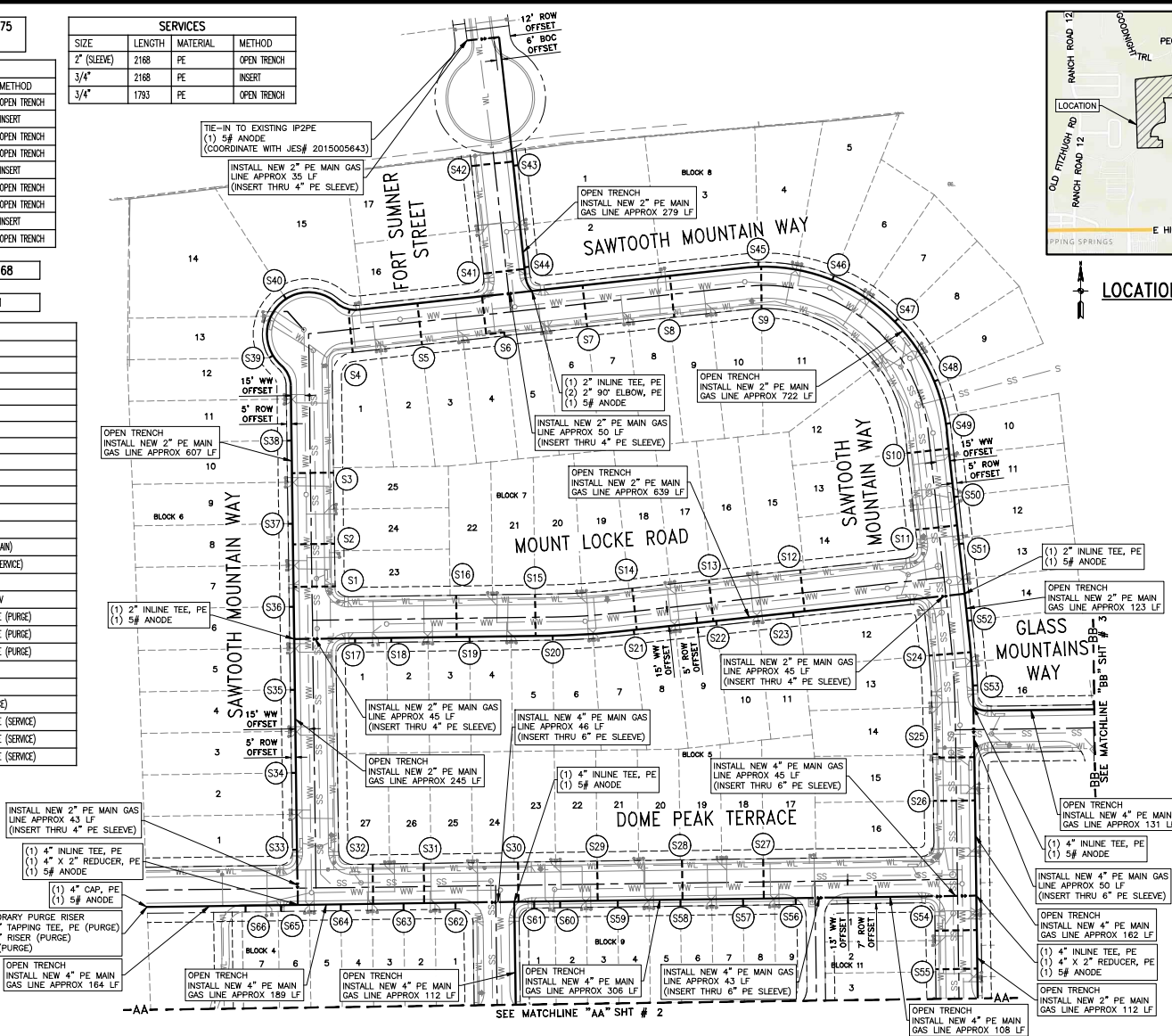
TOTAL SERVICES = 168

TOTAL LOTS = 261

FITTINGS		
QUANTITY	SIZE	TYPE
3	6"	INLINE TEE, PE
9	4"	INLINE TEE, PE
9	2"	INLINE TEE, PE
2	6" X 4"	REDUCER, PE
7	4" X 2"	REDUCER, PE
2	6"	CAP, PE
3	4"	CAP, PE
6	2"	CAP, PE
34	5#	ANODE
4	4"	90° ELBOW, PE
16	2"	90° ELBOW, PE
12835	14 GAUGE	TRACER WIRE (MAIN)
5641	14 GAUGE	TRACER WIRE (SERVICE)
75	3/4"	SERIES 700 EPV
93	3/4"	SERIES 1800 EPV
2	6" X 3/4"	TAPPING TEE, PE (PURGE)
3	4" X 3/4"	TAPPING TEE, PE (PURGE)
6	2" X 3/4"	TAPPING TEE, PE (PURGE)
11	3/4" X 1"	RISER (PURGE)
11	1"	FLUG (PURGE)
168	3/4"	CAP, PE (SERVICE)
6	6" X 3/4"	TAPPING TEE, PE (SERVICE)
34	4" X 3/4"	TAPPING TEE, PE (SERVICE)
128	2" X 3/4"	TAPPING TEE, PE (SERVICE)

SERVICES			
SIZE	LENGTH	MATERIAL	METHOD
2" (SLEEVE)	2168	PE	OPEN TRENCH
3/4"	2168	PE	INSERT
3/4"	1793	PE	OPEN TRENCH

TIE-IN TO EXISTING IP2PE
(1) 5# ANODE
(COORDINATE WITH JES# 2015005643)



LEGEND

---	EXIST. ROW
---	EXIST. EASEMENT
---	EXIST. PROPERTY LINES
---	NEW GAS MAIN
---	NEW GAS MAIN BORE
---	NEW GAS MAIN INSERT
---	NEW SERVICE LINE
---	TO BE ABANDONED
---	PROJECT LOCATION
---	EXIST. HIGH PRESSURE LINE
---	EXIST. INTERMEDIATE PRESSURE LINE
---	EXIST. LOW PRESSURE LINE
---	ABANDONED GAS LINE
---	EXIST. WATER LINE
---	EXIST. WASTE WATER
---	EXIST. STORM SEWER
---	EXIST. OVERHEAD ELECTRIC
---	EXIST. UNDERGROUND ELECTRIC
---	EXIST. OVERHEAD TELEPHONE

- NOTES**
- PRIOR TO THE INSTALLATION OF T.G.S. OWNED GAS LINES, IT IS THE CUSTOMER'S RESPONSIBILITY TO GRADE ALL STREETS, ALLEYS, ROADWAYS OR EASEMENTS TO SUBGRADE, ± 50 FEET (6 INCHES). ALL SURFACE REPAIRS MADE ON PRIVATE PROPERTY BY TEXAS GAS SERVICE OR ITS AFFILIATES, WILL BE TEMPORARY. ALL PERMANENT REPAIRS ARE THE OWNERS RESPONSIBILITY.
 - CONTRACTOR TO CONTACT T.G.S. ENG. DEPT. PRIOR TO CONSTRUCTION TO VERIFY ASSIGNMENTS OF MAINS & SERVICES WHEN APPLICABLE. DETERMINATION OF GRADE FOR GAS MAINS AT STORM SEWER CROSSINGS TO BE DONE IN THE FIELD IN CONJUNCTION WITH PROFILE SHEETS WHEN APPLICABLE.
 - ALL SPOL SHALL BE REMOVED FROM JOB SITE UPON COMPLETION OF GAS LINE INSTALLATION.
 - #14 COPPER TRACER WIRE TO BE PLACED IN BOTTOM OF TRENCH PARALLEL TO MAINS & SERVICES. ALL WIRE JOINTS SHALL BE IN ACCORDANCE WITH T.G.S. STANDARDS. TRACER WIRE TO BE ONE CONTINUOUS UNIT.
 - MARKER TAPE TO BE INSTALLED 1 FOOT BELOW SUBGRADE & PARALLEL TO MAINS & SERVICES.
 - DEVELOPER OR ITS REPRESENTATIVE SHALL BE RESPONSIBLE FOR COMPACTON OF BACKFILL & REQUIRED TESTING IN ACCORDANCE WITH AGENCY AND TEXAS GAS SERVICE STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ANODE TO BE INSTALLED TO TRACER WIRE. TRACER WIRE WILL NOT BE TIED TO WRAPPED STEEL MAN.
 - ALL STUBS MUST BE MARKED BY A 4" POLYETHYLENE SLEEVE WHICH IS 4' IN LENGTH. THE SLEEVES CAN BE PICKED UP AT TEXAS GAS SERVICE, 5613 AVE G, AUSTIN, T.G.S. WILL REMOVE THE SLEEVE AT THE TIME OF WAD LINE INSTALLATION.
 - ALL BORES WILL BE DIRECTIONAL UNLESS OTHERWISE SPECIFIED.

NOTES:

- GAS MAIN TO BE INSTALLED AT A MINIMUM DEPTH OF 3-FT BELOW FINISHED GRADE.
- PRIOR TO R.O.W. MAIN INSTALLATION, TGS CONTRACTOR TO CONTACT CUSTOMER AND COORDINATE TIE-IN AT THE PROPERTY LOCATION.

TGS INSPECTOR:
GAS MAIN TO BE INSTALLED AT MINIMUM DEPTH OF 4' BELOW ASPHALT ELEVATION AT LIP OF CURB.

PC CONTRACTOR INFORMATION:
FORMING INFO

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

DEVELOPER IS RESPONSIBLE FOR STAKING SERVICE LOCATION

PRELIMINARY

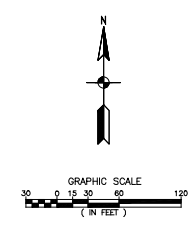
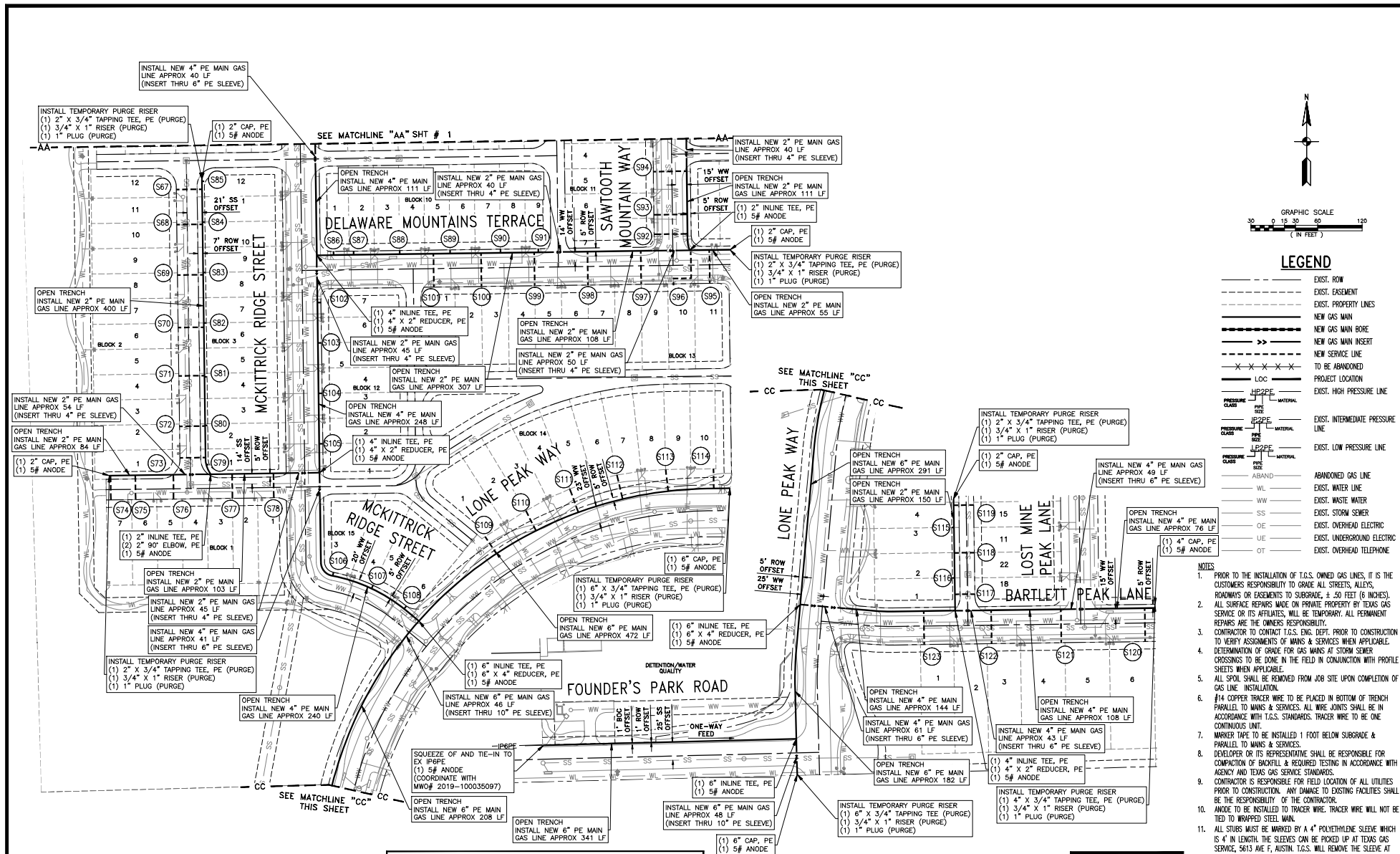
SHEET 1 OF 4

THE RAILROAD COMMISSION OF TEXAS IS AUTHORIZED TO CONVEY TO THE PUBLIC THE LOCATION OF ALL PUBLIC PIPE BY POINT LINE AND TO CONVEY TO THE PUBLIC THE LOCATION OF ALL GAS LINES. THE LOCATION OF ALL GAS LINES SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAILROAD COMMISSION OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS.

DATE: 07/11/2019
DRAWN BY: A. MEJAZ
CHECKED BY: T. FERRELL
SCALE: SEE GRAPHIC

NEW MAIN AND SERVICES
BIG SKY RANCH
AUSTIN, TEXAS

MWO # 2019-1000350875
PAGE NO. 6575
DATE 07/11/2019



LEGEND

(---)	EXIST. ROW
(---)	EXIST. EASEMENT
(---)	EXIST. PROPERTY LINES
(---)	NEW GAS MAIN
(---)	NEW GAS MAIN BORE
(---)	NEW GAS MAIN INSERT
(---)	NEW SERVICE LINE
(---)	TO BE ABANDONED
(---)	PROJECT LOCATION
(---)	EXIST. HIGH PRESSURE LINE
(---)	EXIST. INTERMEDIATE PRESSURE LINE
(---)	EXIST. LOW PRESSURE LINE
(---)	ABANDONED GAS LINE
(---)	EXIST. WATER LINE
(---)	EXIST. WASTE WATER
(---)	EXIST. STORM SEWER
(---)	EXIST. OVERHEAD ELECTRIC
(---)	EXIST. UNDERGROUND ELECTRIC
(---)	EXIST. OVERHEAD TELEPHONE

- NOTES**
1. PRIOR TO THE INSTALLATION OF T.G.S. OWNED GAS LINES, IT IS THE CUSTOMER'S RESPONSIBILITY TO GRADE ALL STREETS, ALLEYS, ROADWAYS OR EASEMENTS TO SUBGRADE, ± 50 FEET (5 INCHES). ALL SURFACE REPAIRS MADE ON PRIVATE PROPERTY BY TEXAS GAS SERVICE OR ITS AFFILIATES, WILL BE TEMPORARY. ALL PERMANENT REPAIRS ARE THE OWNERS RESPONSIBILITY.
 2. CONTRACTOR TO CONTACT T.G.S. ENG. DEPT. PRIOR TO CONSTRUCTION TO VERIFY ASSIGNMENTS OF MAINS & SERVICES WHEN APPLICABLE. DETERMINATION OF GRADE FOR GAS MAINS AT STORM SEWER CROSSINGS TO BE DONE IN THE FIELD IN CONJUNCTION WITH PROFILE SHEETS WHEN APPLICABLE.
 3. ALL SPILL SHALL BE REMOVED FROM JOB SITE UPON COMPLETION OF GAS LINE INSTALLATION.
 4. #14 COPPER TRACER WIRE TO BE PLACED IN BOTTOM OF TRENCH PARALLEL TO MAINS & SERVICES. ALL WIRE JOINTS SHALL BE IN ACCORDANCE WITH T.G.S. STANDARDS. TRACER WIRE TO BE ONE CONTINUOUS UNIT.
 5. MARKER TAPE TO BE INSTALLED 1 FOOT BELOW SUBGRADE & DEVELOPER OR ITS REPRESENTATIVE SHALL BE RESPONSIBLE FOR COMPACTOR OF BACKFILL & REQUIRED TESTING IN ACCORDANCE WITH AGENCY AND TEXAS GAS SERVICE STANDARDS.
 6. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. ANKING TO BE INSTALLED TO TRACER WIRE. TRACER WIRE WILL NOT BE TIED TO WRAPPED STEEL MAN.
 8. ALL STUBS MUST BE MARKED BY A 4" POLYETHYLENE SLEEVE WHICH IS 4' IN LENGTH. THE SLEEVES CAN BE PICKED UP AT TEXAS GAS SERVICE, 5613 AME AVE, AUSTIN, T.G.S. WILL REMOVE THE SLEEVE AT THE TIME OF WARD LINE INSTALLATION.
 9. ALL BORES WILL BE DIRECTIONAL UNLESS OTHERWISE SPECIFIED.

NOTES:

1. GAS MAIN TO BE INSTALLED AT A MINIMUM DEPTH OF 3-FT BELOW FINISHED GRADE.
2. PRIOR TO R.O.W. MAIN INSTALLATION, TGS CONTRACTOR TO CONTACT CUSTOMER AND COORDINATE TIE-IN AT THE PROPERTY LOCATION.

TGS INSPECTOR:
GAS MAIN TO BE INSTALLED AT MINIMUM DEPTH OF 4' BELOW ASPHALT ELEVATION AT LIP OF CURB.

PEC CONTRACTOR INFORMATION:
FORMING INFO

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

PRELIMINARY

SHEET 2 OF 4

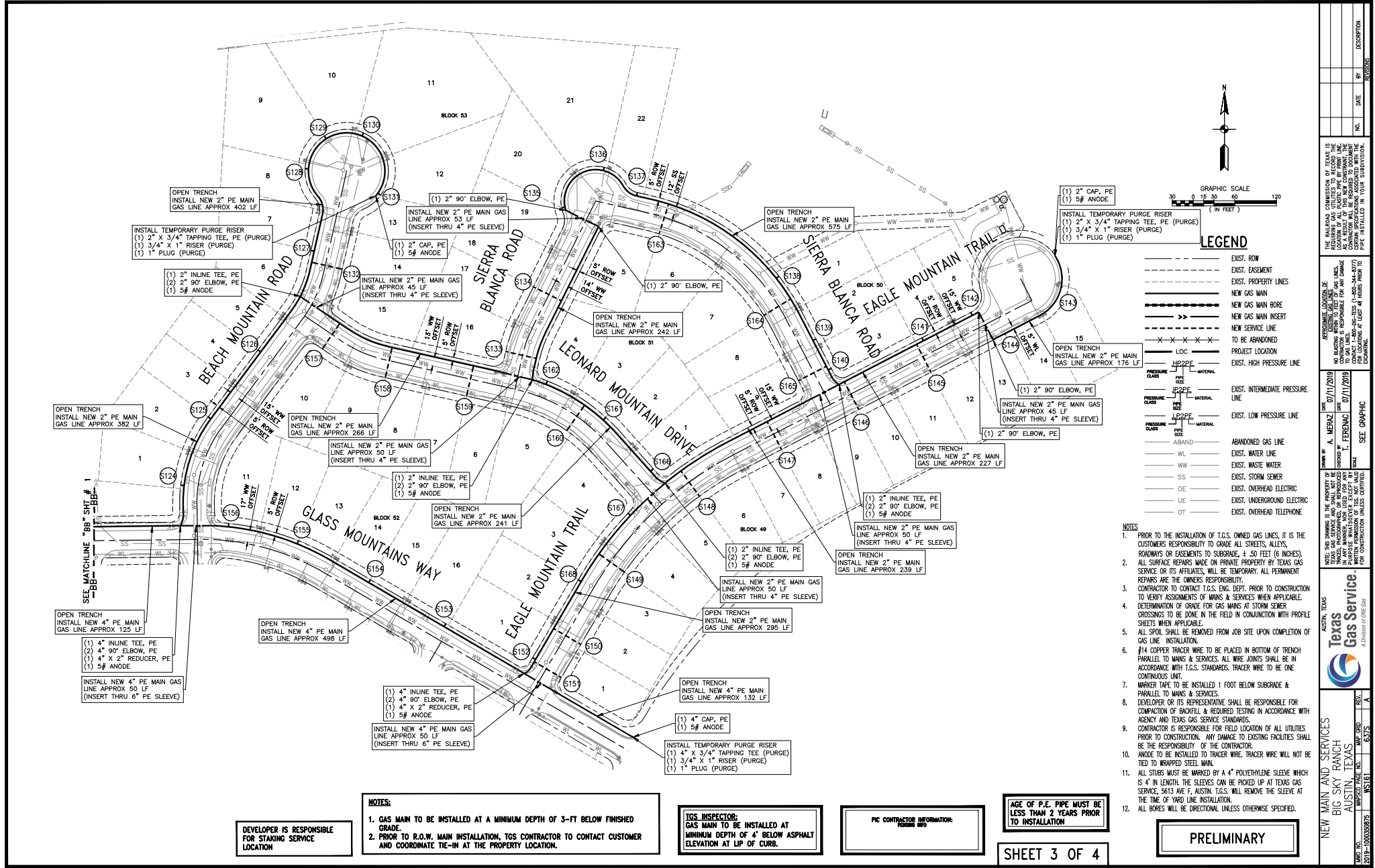
NEW MAIN AND SERVICES
BIG SKY RANCH
AUSTIN, TEXAS

Texas Gas Service
A Division of T.G.S.

DATE: 07/17/2019
DRAWN BY: T. FERENC
CHECKED BY: A. MEZAR

NO. DATE BY REVISION

THE RAILROAD COMMISSION OF TEXAS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LOCATION OF ALL PUBLIC UTILITIES SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



THE RAILROAD COMMISSION OF TEXAS IS A PUBLIC BODY CREATED BY THE CONSTITUTION OF TEXAS. THE LOCATION OF ALL PUBLIC PIPE BY POINT LINE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

DATE: 07/11/2019
DRAWN BY: T. FERRELL
CHECKED BY: A. MEJIAZ
SCALE: AS SHOWN
PROJECT: NEW MAIN AND SERVICES BIG SKY RANCH AUSTIN, TEXAS

Texas Gas Service
A Division of T.G.S.

NEW MAIN AND SERVICES
BIG SKY RANCH
AUSTIN, TEXAS

DATE: 07/11/2019
DRAWN BY: T. FERRELL
CHECKED BY: A. MEJIAZ
SCALE: AS SHOWN
PROJECT: NEW MAIN AND SERVICES BIG SKY RANCH AUSTIN, TEXAS

DATE: 07/11/2019
DRAWN BY: T. FERRELL
CHECKED BY: A. MEJIAZ
SCALE: AS SHOWN
PROJECT: NEW MAIN AND SERVICES BIG SKY RANCH AUSTIN, TEXAS

DATE: 07/11/2019
DRAWN BY: T. FERRELL
CHECKED BY: A. MEJIAZ
SCALE: AS SHOWN
PROJECT: NEW MAIN AND SERVICES BIG SKY RANCH AUSTIN, TEXAS

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item 4.

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL ME BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 186.25 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 69.820 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

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

WITNESS MY HAND THIS THE 11th DAY OF DECEMBER, A.D. 2019.

Matthew Scrivener
MATTHEW SCRIVENER
MERITAGE HOMES

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF DECEMBER, A.D. 2019.

Meranda S Perkins
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT THE CITY OF DRIPPING SPRINGS, BEING THE OWNER OF 4.15 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 19045270 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

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

WITNESS MY HAND THIS THE 12 DAY OF December, A.D. 2019.

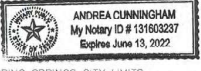
Todd Purcell
TODD PURCELL
MAYOR, CITY OF DRIPPING SPRINGS

THE STATE OF TEXAS
THE COUNTY OF HAYS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF December, A.D. 2019.

Andrea Cunningham
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM LOT OR LOTS SHALL NOT BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48206C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE FERNANDES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
11. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
12. MINIMUM FRONT SETBACK SHALL BE 10'
13. MINIMUM REAR SETBACK SHALL BE 10'
14. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5'
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5'
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PPD NO.10.
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
19. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
21. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
22. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ'S) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
23. TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
24. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
25. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
26. THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY.
27. ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
28. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
29. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
30. A 10 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
31. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
32. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
33. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
34. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
35. PARK AND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
36. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
37. 30' LANDSCAPE BUFFER EASEMENT ALONG LOTS 14, 15, 17 BLOCK G, LOTS 1, 3, 4, 5 BLOCK B, LOTS 9, 10, 11, 21, 22 BLOCK 53, IS TO REMAIN UNTOUCHED NATIVE VEGETATION.
38. LOT 8, BLOCK 1, IS DEDEDICATED TO THE CITY OF DRIPPING SPRINGS AS DEDICATED PARKLAND TO MEET THE TEXAS PARKS AND WILDLIFE DEPARTMENT CONVERSION REQUIREMENTS, AS AGREED TO IN THE BIG SKY RANCH DEVELOPMENT AGREEMENT PER DOC NO. 180251021 O.P.R.H.C.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PPD No. 10 BIG SKY (OCT 9, 2018)

ENVIRONMENTAL NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY; RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

Chad Gilpin
CHAD GILPIN
CITY ENGINEER

12-11-19
DATE

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

BIG SKY RANCH PHASE ONE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND IS HEREBY APPROVED ADMINISTRATIVELY.

Michelle Fischer
MICHELLE FISCHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS

12/11/19

STATE OF TEXAS
COUNTY OF TRAVIS

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

Garrett Cavaliolo
GARRETT CAVAILOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
GCVAILOLO@DOUCETENGINEERS.COM



STATE OF TEXAS
COUNTY OF TRAVIS

I, JENNIFER J. PAISLEY, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48559C 0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

Jennifer J. Paisley
JENNIFER J. PAISLEY
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 91100



STATE OF TEXAS
COUNTY OF HAYS

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

RECORD IN MY OFFICE ON THE 27 DAY OF January, A.D. 2020 AT 11:41 O'CLOCK A. M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

BOOK 20003043

WITNESS MY SEAL OF OFFICE, THIS THE 27 DAY OF January, A.D. 2020.

Elaine H. Cardenas by De S. Min, Deputy
ELAINE HANSON CARDENAS, MGR, PUD, COUNTY CLERK
HAYS COUNTY, TEXAS



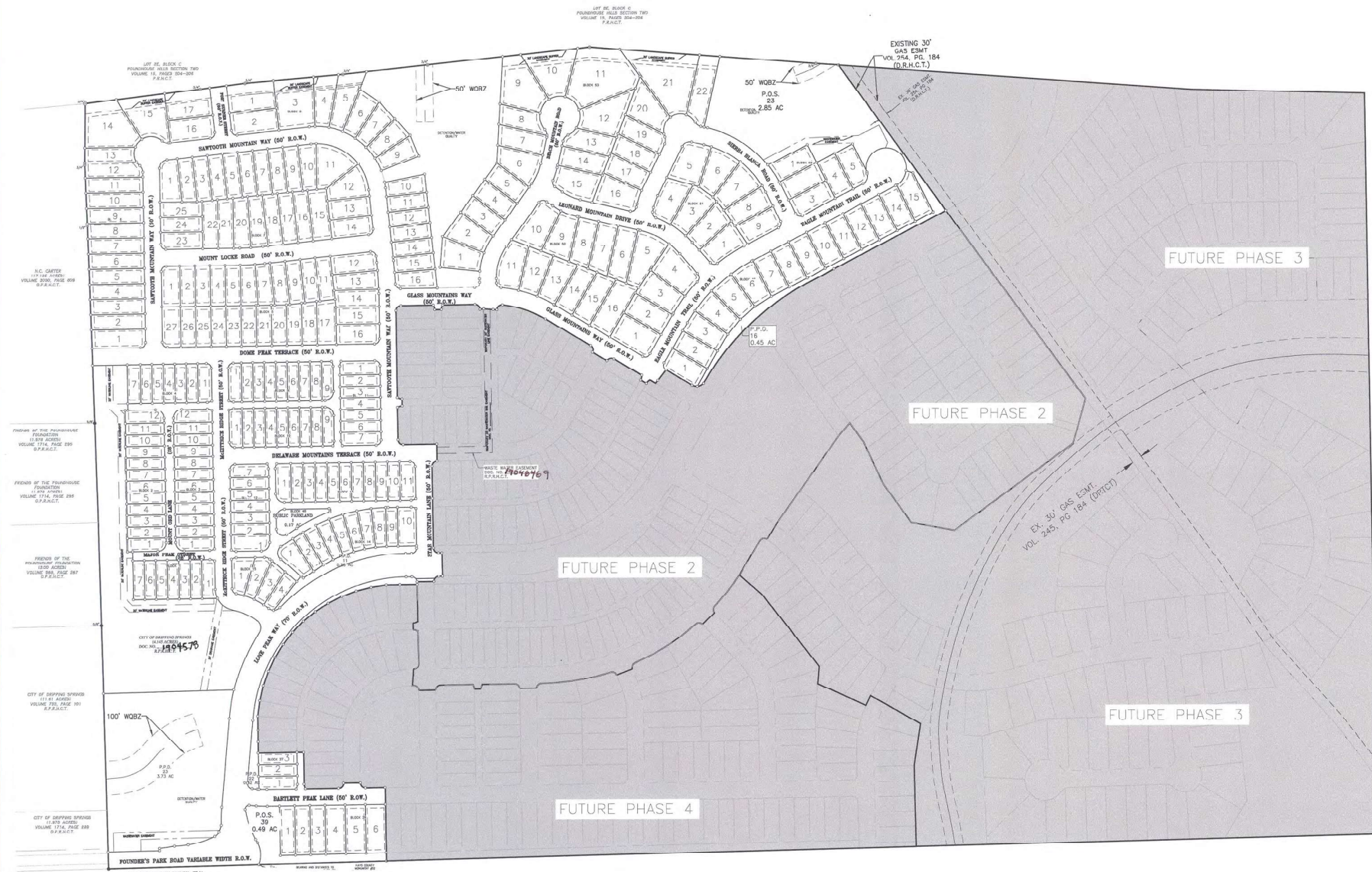
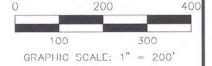
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPE Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	
Drawn by:	JMH
Reviewed by:	GC
Project:	1691-002
Sheet:	
Total:	
Part:	66
Sub:	

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item 4.



SITE DATA TABLE

	IMPERVIOUS COVER										PARKLAND					TOTAL (not including SWAP)			
	Site Area (AC)	Type A Residential Lots	Type B Residential Lots	Type C Residential Lots	Residential Lots	Collector Road (LF)	Local Road (LF)	Alleys (LF)	Streets/Sidewalk I.C. (AC)	L.U.E.'s	Lots I.C. (AC)	Amenity Center & Misc.	Impervious Cover (AC)	Impervious Cover (%)	Public Parkland		Private Open Space	Private Parkland	Parkland Swap
REQUIRED	200.40																		31.20
ALLOWABLE					780					Average Lot Size 6,641 SF (0.15 AC)			100.20	50.00%		(credit for 50%)	(credit for 50%)	(credit for 0%)	
PHASE ONE	69.82	98	88	70	756	1580	10158	2557	11.55	256	17.09	0.20	28.84	14.39%	4.11	7.14	0.00	4.15	7.68
TOTAL	200.40												28.84	14.39%	4.11	7.14	0.00	4.15	7.68

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 TBPLS Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	1"=200'
Drawn by:	JWF
Reviewed by:	GC
Project:	1601-002
Sheet:	
Field:	
Part:	
Survey:	

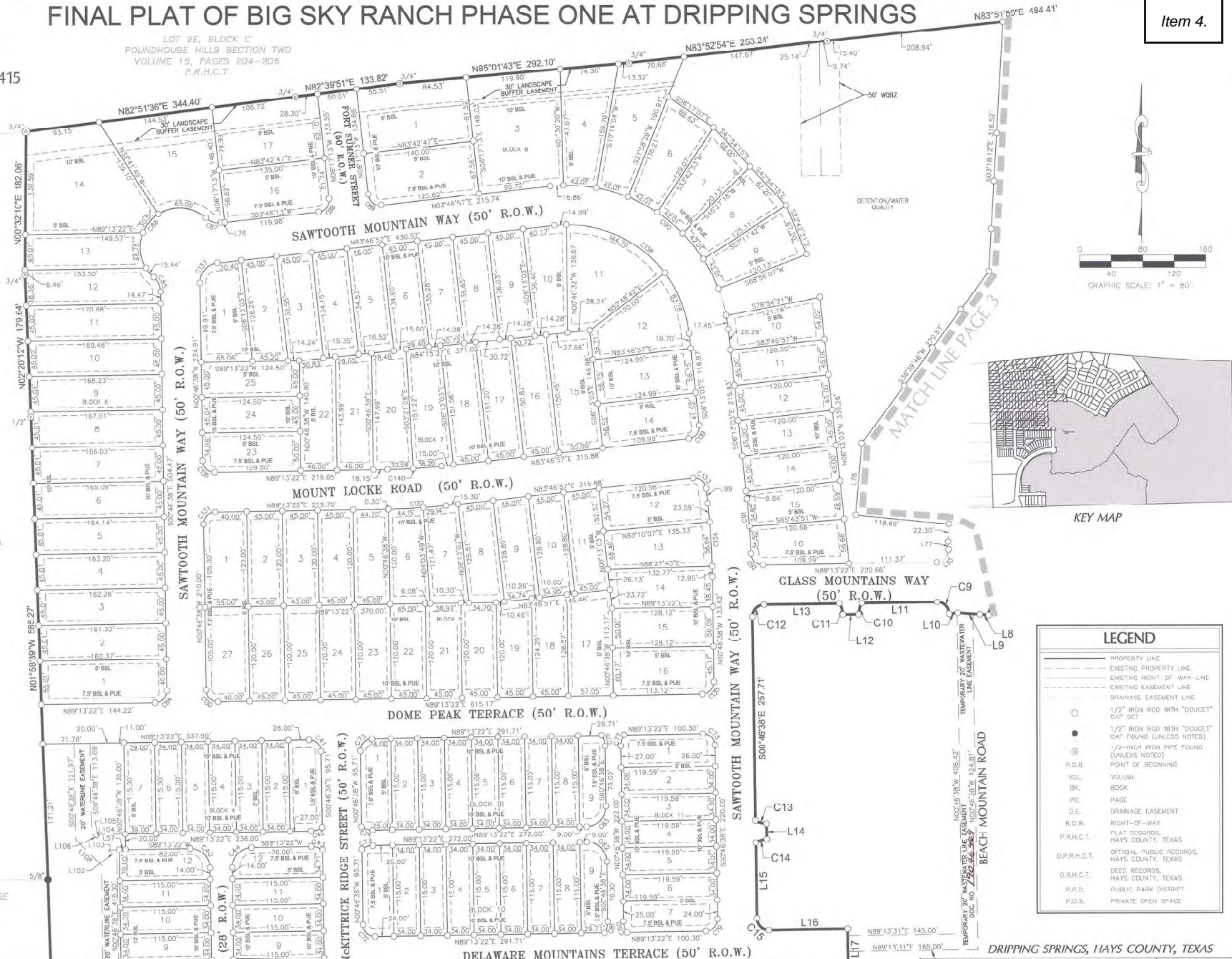
X:\Department\Geospatial\Projects\1601-002 Big Sky (Exec. Inset)\CAD\Map\Working\1601-002_PLAT_FINAL.dwg

THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

LOT 2E, BLOCK C
POUNDRIDGE HILLS SECTION TWO
VOLUME 15, PAGES 204-206
P.R.H.C.T.

Item 4.



H.C. CARTER
(17,185 ACRES)
VOLUME 9030, PAGE 009
O.P.R.H.C.T.

FRIENDS OF THE POUNDRIDGE
FOUNDATION
(1,978 ACRES)
VOLUME 1714, PAGE 295
O.P.R.H.C.T.

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTICED)
	1/2-IRON IRON PIPE FOUND (UNLESS NOTICED)
	POINT OF BEGINNING
	VOLUME
	BOOK
	PAGE
	DRAINAGE EASEMENT
	RIGHT-OF-WAY
	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	DEED RECORDS, HAYS COUNTY, TEXAS
	PUBLIC PARK DISTRICT
	PRIVATE OPEN SPACE

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date: 12/11/2019
Scale: 1"=80'
Drawn by: JWF
Reviewed by: GC
Project: 1601-009
Sheet: 102
Surv: 2019

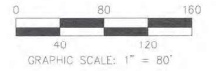
FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

LOT 2E BLOCK C
POUNDRHOUSE HILLS SECTION TWO
VOLUME 14, PAGES 204-208
P.R.H.C.T.

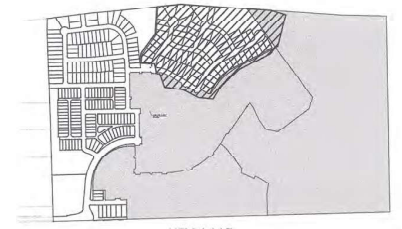
THE PHILLIP A.
SMITH LEAGUE,
SURVEY #26,
ABSTRACT NUMBER 415

LEGEND **Item 4.**

---	PROPOSED PROPERTY LINE
---	EXISTING RIGHT-OF-WAY-LINE
---	EXISTING EASEMENT LINE
---	DRAINAGE EASEMENT LINE
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
⊙	1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
BOOK	BOOK
P.C.	PAGE
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
P.P.D.	PUBLIC PARK DISTRICT
P.O.S.	PRIVATE OPEN SPACE



MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374,
O.P.R.H.C.T.
OCTOBER 11, 2018



KEY MAP

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374,
O.P.R.H.C.T.
OCTOBER 11, 2018

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374,
O.P.R.H.C.T.
OCTOBER 11, 2018

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735. Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	1"=80'
Drawn by:	JWF
Reviewed by:	GC
Project:	1691-002
Sheet:	
Part:	
Survey:	

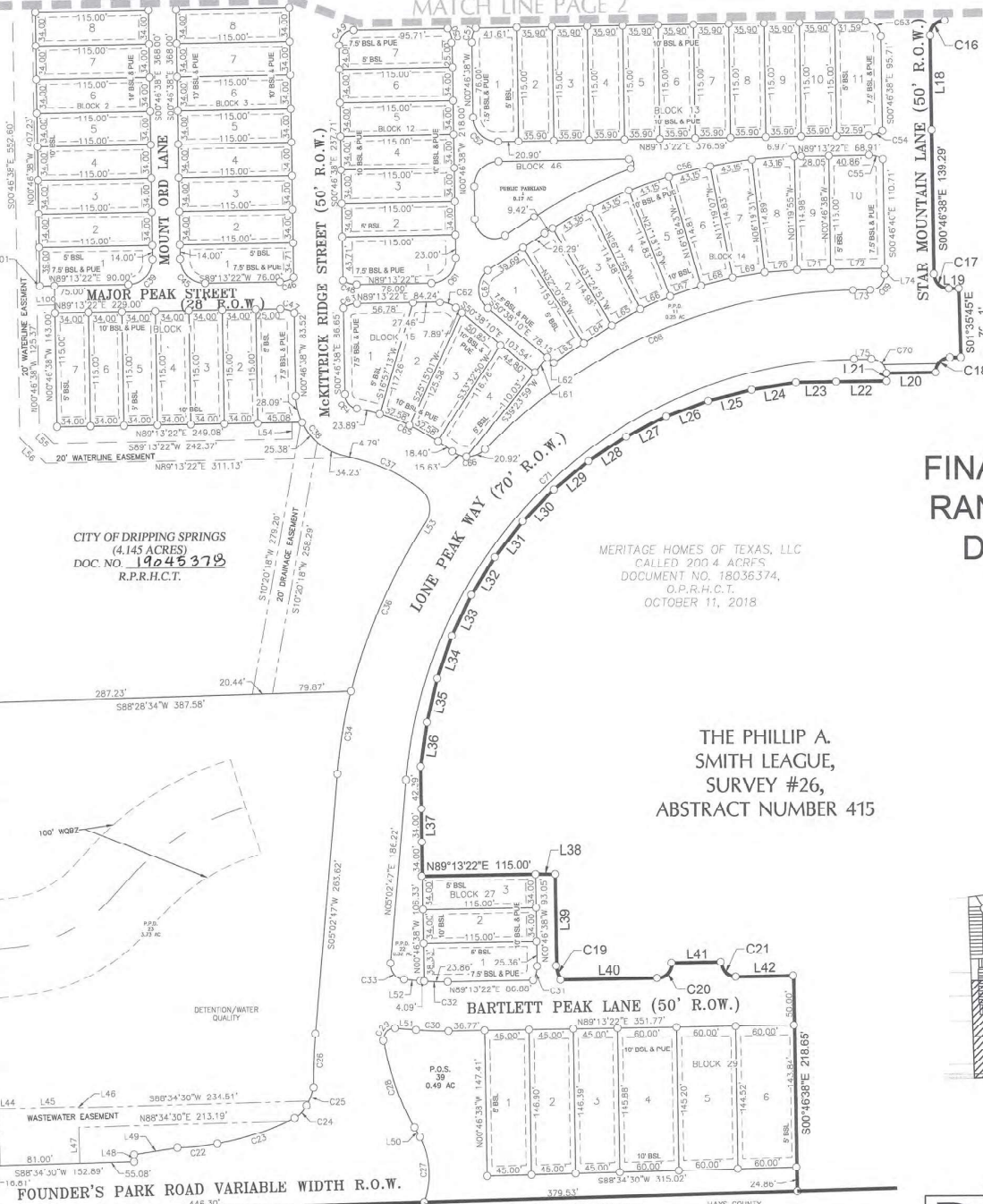
MATCH LINE PAGE 2

FRIENDS OF THE POUNDHOUSE FOUNDATION
(1.978 ACRES)
VOLUME 1714, PAGE 295
D.P.R.H.C.T.

FRIENDS OF THE POUNDHOUSE FOUNDATION
(3.00 ACRES)
VOLUME 988, PAGE 287
D.P.R.H.C.T.

CITY OF DRIPPING SPRINGS
(11.61 ACRES)
VOLUME 733, PAGE 101
R.P.R.H.C.T.

CITY OF DRIPPING SPRINGS
(1.978 ACRES)
VOLUME 1714, PAGE 289
D.P.R.H.C.T.



CITY OF DRIPPING SPRINGS
(4.145 ACRES)
DOC. NO. 19245378
R.P.R.H.C.T.

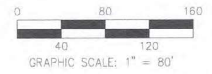
MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374,
O.P.R.H.C.T.
OCTOBER 11, 2018

THE PHILLIP A. SMITH LEAGUE,
SURVEY #26,
ABSTRACT NUMBER 415

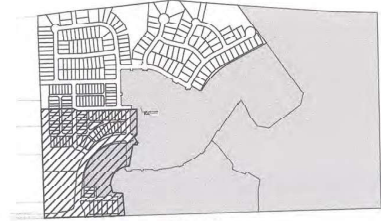
FOUNDER'S PARK ROAD VARIABLE WIDTH R.O.W.

KATHERINE BERKLEY CANNON, ET AL.
(27.23 ACRES)
VOLUME 190, PAGE 151
D.R.H.C.T.

LEGEND		Item 4.
---	PROPERTY	
---	EXISTING RIGHT-OF-WAY LINE	
---	EXISTING EASEMENT LINE	
---	DRAINAGE EASEMENT LINE	
○	1/2" IRON ROD WITH "DOUCET" CAP SET	
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)	
⊙	1/2-INCH IRON PIPE FOUND (UNLESS NOTED)	
P.O.B.	POINT OF BEGINNING	
VOL.	VOLUME	
BK.	BOOK	
PG.	PAGE	
D.E.	DRAINAGE EASEMENT	
R.O.W.	RIGHT-OF-WAY	
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS	
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS	
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS	



FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS



KEY MAP

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBLS Firm #10105800 / TPBE Firm #3937

Date: 12/11/2019
Scale: 1"=80'
Drawn by: JMW
Reviewer: GC
Project: 1891-002
Sheet: 70
Total: 100

C:\Users\mrc\Desktop\Projects\1891-002_Sky_Smth\1891-002_Sky_Smth\1891-002_Sky_Smth.dwg















Planning and Zoning Commission Planning Department Staff Report

Item 5.

Planning and Zoning Commission Meeting: August 25, 2020

Project No: CUP2020-0008

Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Bykowski Tailor & Garb

Property Location: 1111 W US Highway 290, Dripping Springs, TX 78620

Legal Description: DRIPPING SPRINGS HEIGHTS LOT 1 BLK B GEO#90402468

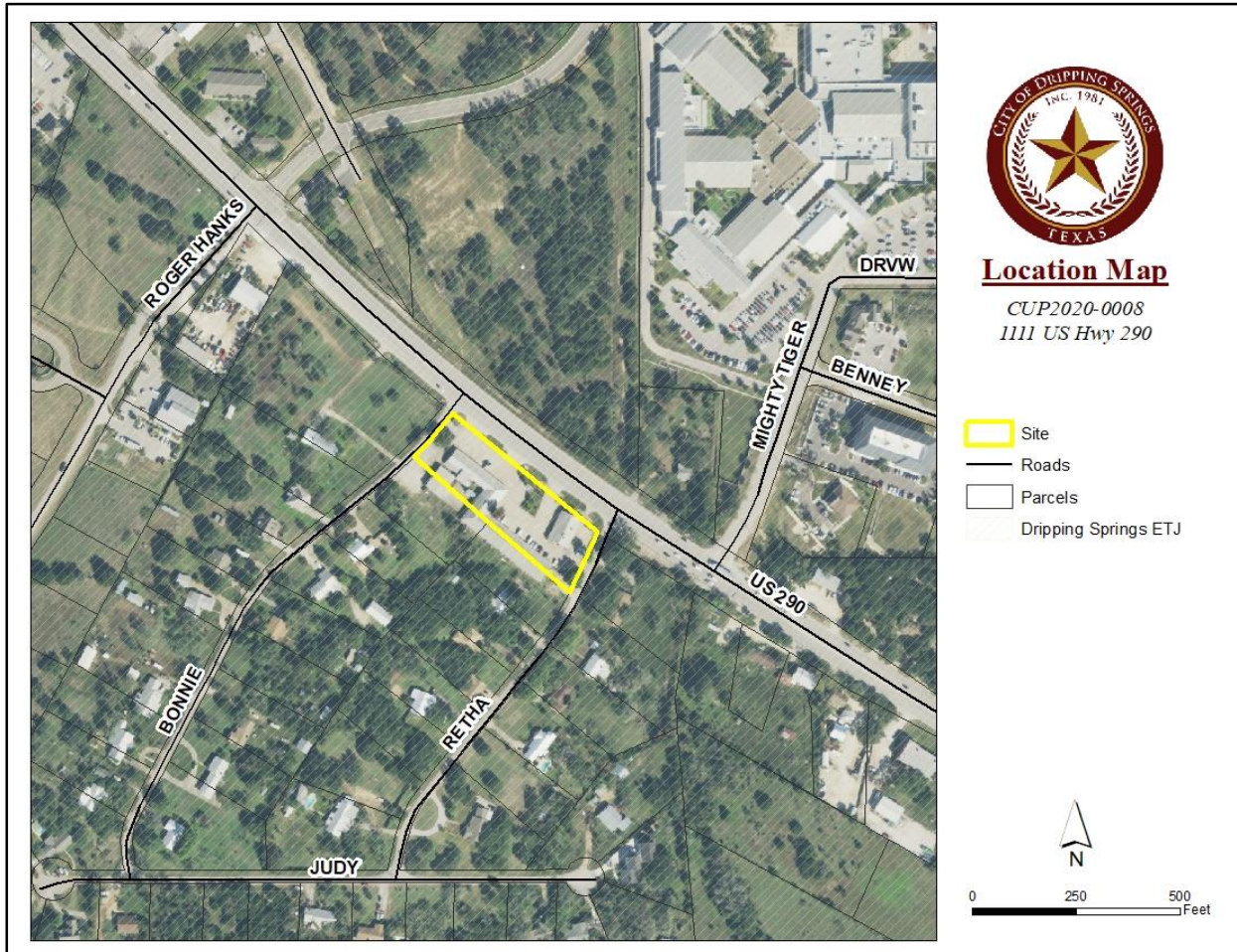
Applicant: Jon Thompson, J Thompson Professional Consulting

Property Owner: Trailhead Market Limited

Request: Conditional Use Permit (CUP) for a Mobile Food Vendor – Longer than 10 days use within the Commercial Services (CS) Zoning District

Staff Recommendation

Staff recommends approval of the requested CUP with conditions.



Overview

The applicant is requesting a Conditional Use Permit (CUP) to allow a Mobile Food Vendor – Longer than 10 days to be located at 1111 W US Highway 290. The Property is located within the Commercial Services (CS) zoning district. Mobile Food Vendors longer than 10 days are permitted in the CS zoning district with an approved Conditional Use Permit. Per the City’s Zoning Ordinance that was amended on April 10, 2018, Sec. 30.05.009 (C), If any mobile food vendor remains at a same location for longer than 10 consecutive days, a Conditional Use Permit is required. If after 10 days, a Mobile Food Vendor wishes to relocate to a different location within the city, the vendor may do so for an additional 5 days. In any given month, a vendor may not locate within the city limits for more than 15 days without a CUP per the requirements in this section. A Conditional Use Permit is required to establish Mobile Food Vendor longer than 10 days, following procedures for CUPs per chapter 30, exhibit A: section 3.17 of the Code of Ordinances.

The Applicant would like to have one (1) Mobile Food Vendor permanently located at the property to complement the business that will be located inside a suite [see exhibit 6] located at 1111 W US Hwy 290. The applicant is wanting to operate as a general merchandise retail store and restaurant. The Mobile Food Trailer would constitute the food component of the business. This location would offer clothing, hats, leather goods, footwear, apothecary, teas, books, oddities, curiosities, gifts, taxidermy, home décor, a bulk candy store, and full food and bar service. The Bar is not a part of this CUP because the Business will hold a food and beverage certificate.(The selling of alcohol beverages shall not be allowed within 300 feet of School District Property unless the business holds a food and beverage certificate issued by the Texas Alcoholic Beverage Commission (TABC) [Per Sec 6.04.002 of the City’s Code of Ordinance].) It’s noteworthy that the reason the applicant is requesting the CUP for the Mobile Food Vendor is directly related to the business owner’s intent to also serve alcohol.

The Mobile Food Vendor will be located at the rear of the building [See Exhibit 2] and will need to comply with the setbacks required in Commercial Services, see below table 1.

	Setback Code requirement
Front	Twenty-five feet (25'); all yards adjacent to a street shall be considered a front yard. See Section 5 for any additional setback requirements.
Rear	Twenty-five feet (25')
Side	Fifteen feet (15'); twenty-five feet (25') adjacent to a public street or residential lot.
Adjacent to a Single-Family District	Any commercial use that is located adjacent to (and not across the street from) any single-family zoning district shall be set back from the applicable residential district property line by sixty feet (60').

Table 1 setback requirements

The proposed location for the Mobile food Vendor would be on existing concrete and would not add any additional impervious cover, if any additional impervious cover is added a Site Plan application may be required.

Utilities are below:

Water: Dripping Springs Water Supply Corporation

Wastewater: The Mobile Food Vendor will be pumped on a regular basis by a licensed wastewater hauler

Electricity: Existing PEC connection

The Mobile Food Vendor is located on the same lot as the Railroad Barbeque restaurant. Per Section 30.05.008 (k) All mobile food vendors are prohibited from being located within 150 feet of a restaurant as defined in Chapter 30, exhibit A, Section 1.6 of the City's Code, measured from property line of the mobile food vendor to the property line of the restaurant, unless granted permission from all said restaurants. The noise level of mechanical equipment or outside sound equipment used in association with any Mobile Food Vendor may not exceed 70 decibels when measured at the property line. The Applicant received a Letter from Railroad BBQ granting permission to be within 150 feet of their location/property [See Exhibit 5].

Background information on TABC Requirements for Food and Beverage Certificates:

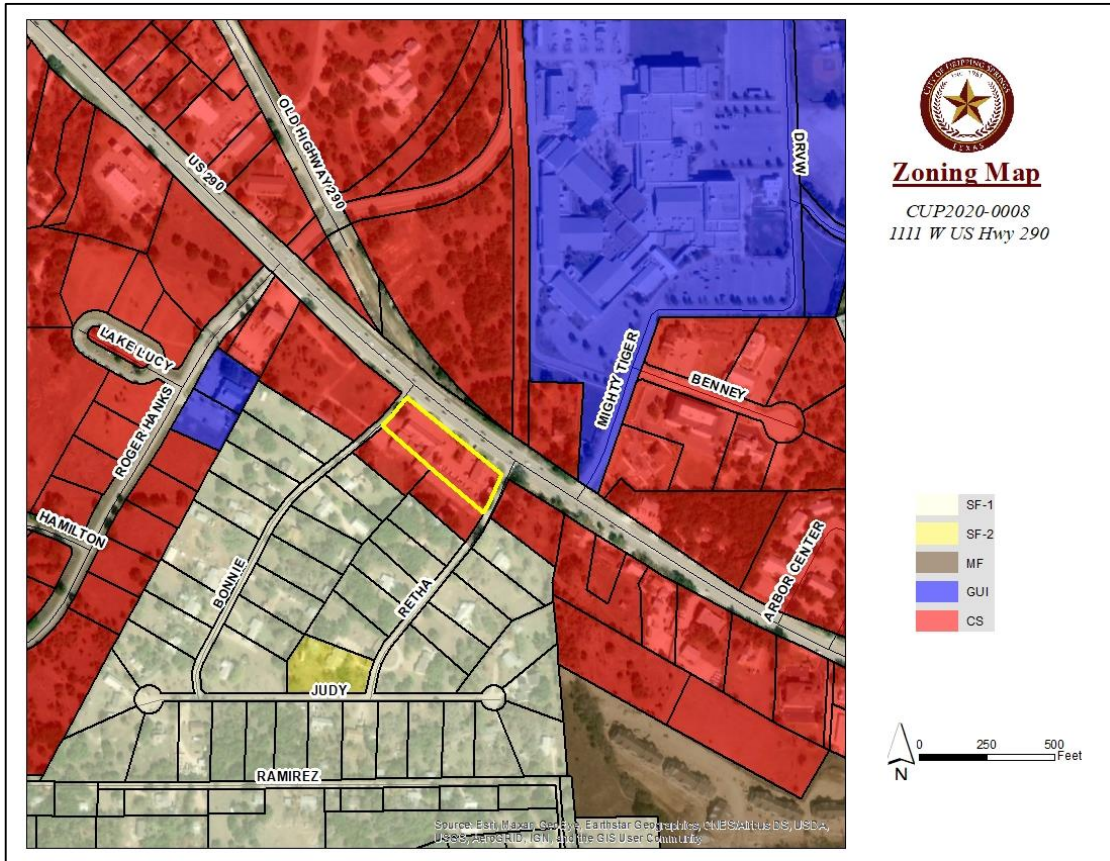
- **TABC Criteria for Food and Beverage Certificate from TABC Website** Alcoholic beverage sales cannot exceed **60%** of the total gross receipts of the licensed premise.
- You must have and maintain food service facilities for the preparation and service of multiple entrees:
 - Food service facilities means a portion of the license premises where food is stored and prepared primarily for on premise consumption.
 - Multiple entrees means no fewer than eight (8) different entrees per meal period must be available to customers.
 - Entrée means the main dish of a meal

You must furnish the following, as well as any other information that might be deemed reasonably necessary by the commission to demonstrate qualifications for a Food and Beverage Certificate:

- Sales data or, if not available, projection of sales which should include breakdown of food, alcoholic beverages and other major categories at the location.
- Copies of floor plans of the licensed premise indicating areas devoted to preparation and service of food and those devoted primarily to the preparation and service of alcoholic beverages.
- Failure to submit the documentation requested or to accurately maintain required records is prima facie evidence of non-compliance to hold a Food and Beverage Certificate. (See **Rule 33.5**)

The holder of a Food and Beverage Certificate (FB) shall also maintain purchase invoices for alcoholic beverages to be maintained by the vendor. These records must be retained for four (4) years, and be made available for inspection and review by any authorized representative of the commission.

Surrounding Properties



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Commercial Services (CS)	Undeveloped/ Single Family residential	Adjacent to the Activity Node- Mixed Use Activity Center
East	Commercial Services (CS)	Undeveloped	
South	Commercial Services (CS)/ Single Family Residential- Moderate Density (SF-2)	Single Family Residential	
West	Commercial Services (CS)	Undeveloped	

1111 W US Highway 290 currently has a restaurant (Railroad Barbeque), retail store (Cowgirls and Lace), and vacant store fronts. The Shopping Center has primarily been used for retail purposes.

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

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the	The Comprehensive plan is supportive of commercial development

Comprehensive Plan;	
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	The zoning district is Commercial Services (CS), which permits a wide array of commercial and retail uses. Mobile Food Vendor Courts are permitted in the CS zoning district with the approval of a Conditional Use Permit (CUP). The City relies on the certificates issued by the TABC to make alcohol zoning determinations. If the Applicant is not able to obtain or maintain a food and beverage certificate through the TABC they will need to obtain a Bar CUP from the City and would also need to obtain a variance due to its location.
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	The applicant will need to meet all development standards.
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:	
a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;	This use will be complementing the existing building on the property. The current building has adequate ingress and egress to the property.
b. Off-street parking areas, loading areas, and pavement type;	The applicant will be required to add 3 additional spaces or if they choose to utilize existing parking, they will need to gain approval from the property owner and the City Administrator. The City has yet to receive this request.
c. Refuse and service areas;	Solid waste disposal will be handled with the existing onsite dumpster which is east of the main building.
d. Utilities with reference to location, availability, and compatibility;	The site has existing water from DSWSC; there is an existing septic system that was permitted for the convenience store, however, the food trailer will not be allowed to dump its waste into the septic system, it will be pumped on a regular basis by a licensed wastewater hauler; electricity is existing service with PEC.
e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;	There is a green space/septic field between the food trailer location and the nearest property. As well there are trees and shrubbery between the food trailer location and the nearest neighbor. It is screened from the highway by the main building, it will be set back off of the side street by a significant distance and is partially screened by the smaller building on the west side of the property
f. Control of signs, if any;	Signage will be done with a separate permit and will need to comply with the Current Sign Ordinance in effect. Any variances will require approval.
g. Control of exterior lighting with reference to glare, traffic safety,	This property is within the City Limits and is required to comply with the Lighting Ordinance. No plan has been

economic effect, and compatibility and harmony with properties in the district;	submitted to date.
h. Required yards and open space;	The Applicant will need to comply with the required yard setback within the Commercial Services District.
i. Height and bulk of structures;	Applicant shall comply with the Commercial Service zoning district height and bulk requirements.
j. Hours of operation;	Proposed Mobile Food Vendor hours of operation: Sunday- Thursday: 9:00am - 8:00pm Friday-Saturday: 9:00am - 10:00pm
k. Exterior construction material, building design, and building facade treatment;	Mobile Food Vendors do not have to comply with our Exterior Design Ordinance, but they do have to comply with our Sign Ordinance and applicable Sign Codes.
l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	Not Applicable.
m. Provision for pedestrian access/amenities/areas;	Pedestrian access will be through the store itself which will have a door opening out onto the courtyard in front of the food trailer. The applicant will also provide picnic tables for people to sit if they choose.
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	While the establishing the proposed food vendor court is not detrimental or damaging to the surround properties, establishing this property with a food establishment does allow a bar, so long as they're able to obtain a food and beverage certificate through TABC, at this location, which is within 300' of a school. Staff finds that the proposed mobile food vendor court use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned. The property that is zoned Single-family to the south is far enough that impact will be minimal.
6. Noise;	The applicant is not proposing amplified music but is planning for acoustic music. The applicant would be required to adhere to all state laws regarding noise.
7. Odors; and	The applicant would be required to adhere to all state laws regarding nuisances.
8. Dust.	The applicant would be required to adhere to all state laws regarding nuisances.

Summary

Based on the proposed land use, adjacent land uses, the opportunity to attract more individuals to the area, and increase sales tax **staff recommends approval of the requested CUP with the following conditions:**

1. Hours of Operation:

- a. Sunday- Thursday: 9:00am - 8:00pm
- b. Friday-Saturday: 9:00am - 10:00pm
- 2. No pedestrian flow or access from Bonnie Drive
- 3. Applicant shall provide a screening wall along rear property line made of solid masonry or wood. The wall shall be no less than six feet (6’), no more than eight feet (8’), in conjunction with landscaping elements on the property line
- 4. No outside speakers or amplified music is permitted
- 5. Decibel level shall not exceed 85 decibels per the Texas Penal Code, Title 9, Section 42.01 (c)(2)
- 6. The mobile food vendor shall not be placed on the property until the business receives a Certificate of Occupancy from the City Building Official for Bykowski Tailor and Garb, the business it shall be a part of.
- 7. All Trash at the rear of the property is to be cleaned up and maintained.
- 8. Applicant shall provide calculations from an engineer demonstrating that the remaining vegetative filter strip area provides required capacity for water quality compliance. If it does not, water quality facilities shall be added to achieve compliance.
- 9. The CUP will be tied to the Certificate of Occupancy for Bykowski Tailor and Garb.
- 10. The applicant be required to submit TABC food and beverage certificate and any other related permits to the Planning Department yearly. If the applicant loses its food and beverage certificate at any time, but continues to serve alcohol, it will be required to obtain a CUP from the City and obtain a variance based on its location.

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

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

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

Public Notification

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

Meetings Schedule

August 25, 2020 – Planning and Zoning Commission
 September 8, 2020 - City Council Meeting

Attachments

- Exhibit 1: Conditional Use Permit Application
- Exhibit 2: Concept Plan
- Exhibit 3: Project Summary (Submitted by Applicant)
- Exhibit 4: Floor Plan
- Exhibit 5: Letter from Railroad BBQ
- Exhibit 6: Suite to be occupied by business

Recommended Action:	Recommend approval of the requested Conditional Use Permit, with staff and any additional conditions deemed necessary by the Commission.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no or alternate conditions.

Planning Department Staff Report

Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	Staff has received public comments and has attached the comments to the Packet
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the expansion of business and professional services Support Tourism related businesses



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 5.

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Trailhead Market Limited {Tenant: Bykowski Tailor & Garb}

STREET ADDRESS 909 Terrace Mountain Drive {1516 Live Oak Canyon Road, Dripping Springs, TX 78620}

CITY West Lake Hills STATE Texas ZIP CODE 78748

PHONE (512) 431-3030 EMAIL georgescott512@gmail.com (805) 607-9888 cdbykowski@hotmail.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Trailhead Market Limited
PROPERTY ADDRESS	1111 W US Hwy 290, Dripping Springs, Texas 78620 {Bldg B, Stes 4 & 5}
CURRENT LEGAL DESCRIPTION	Dripping Springs Heights, Lot 1, Block B
TAX ID#	R26658
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	Commercial Services
PROPOSED USE	To allow for a mobile food trailer to be on-site for more than ten business days
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	This request would be to allow up to two ^{one} mobile food trailers to be on-site at 1111 W US Hwy 290 (Trailhead Center - behind the existing commercial building(s)). These would not be a standalone mobile food court but associated with and complementary to a brick and mortar business inside of the Trailhead Center commercial building

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

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

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

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

APPLICANT'S SIGNATURE

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

(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) Instrument # 20008047

George Scott
Name George Scott
Pres of LP Partner
Title

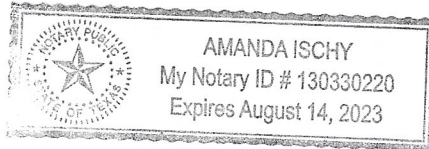
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 1ST day of July,
2020 ^{ad}
201 by SCOTT GEORGE CLINGER.

A. Ischy
Notary Public, State of Texas


My Commission Expires: _____

Jon Thompson
Name of Applicant



CONDITIONAL USE PERMIT SUBMITTAL

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

Applicant:  Jon Thompson Date: June 2

CHECKLIST

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

PN



Item 5.

LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 1111 W Hwy 290, Dripping Springs, Texas 78620

Commercial Residential

Applicant's Name (and Business Name, if Applicable):
George Scott, Trailhead Market Limited

Applicant's Address: 909 Terrace Mountain Drive, Westlake Hills Texas 78748

Applicant's Email: georgescott512@gmail.com

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:
IF APPLYING FOR:

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

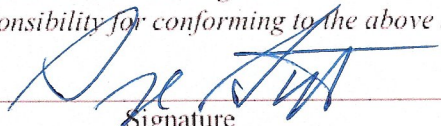
By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of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

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

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

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

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


Signature

7-1-20
Date

**Tap to
Download**

**Tap to
Download**

From: [Jon Thompson](#)
To: [Amanda Padilla](#)
Cc: [Brandon Elliott](#); [Alicia Lundy-Morse](#)
Subject: CUP 2020-0008 Mobile Food Vendor
Date: Wednesday, August 12, 2020 10:30:46 PM
Attachments: [Exhibit for CUP 2020.pdf](#)

Amanda,

1. Letter from all Restaurants on the property and 150 ft from the property line giving the applicant permission to have a Mobile Food Truck at the location proposed.
 - *A letter from Railroad BBQ has been requested. It should have been dropped off by Railroad BBQ at City Hall.*
2. If amplified music is proposed, we ask that you request that prior to P&Z and CC
 - *There would be no amplified music outside. If there's any amplified music it would be inside. Any outside music would be acoustic.*
3. 3 additional parking spaces or if you plan to utilize existing parking a letter requesting that which should be approved by the business owner and the City.
 - *Can you clarify? The sentence syntax isn't clear as to what you're asking for. I think you're asking for an additional 3 spaces, which if so, we can provide that in the back of the property near the food trailer. An exhibit will be provided.*
4. The below items addressed:

(1) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;

- *The property has an existing parking lot in the front of the building. This is where the guest parking will be primarily for the store, whose customers will be frequenting the food trailer as a part of the shopping experience. While additional parking has been requested since this is a mobile food trailer, this food trailer's operation is as a complement to the rest of the business operation and not as a separate business. Effectively, it is to be operated as the kitchen for the customers to pick up their food and sit in the proposed courtyard area.*

(2) Off-street parking areas, loading areas, and pavement type;

- *The parking, as mentioned above, is a part of the existing building's operation and will be the same for the store for which the food trailer will be serving as their kitchen preparing food for people to order and pick up while dining either on the courtyard or inside the store while browsing. The parking is asphalt. All items delivered to the food trailer will be delivered on the side of the building near the smaller building on the west side.*

(3) Refuse and service areas;

- *The refuse and service area is to the east of the main building where all other waste is collected.*

- (4) Utilities with reference to location, availability, and compatibility;
- *The site has existing water from DSWSC; there is an existing septic system that was permitted for the convenience store, however, the food trailer will not be allowed to dump its waste into the septic system, it will be pumped on a regular basis by a licensed wastewater hauler; electricity is existing service with PEC.*
- (5) Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
- *There is a green space between the food trailer location and the nearest property. As well there are trees and shrubbery between the food trailer location and the nearest neighbor. If more is needed, more can be proposed and provided, as necessary. It is screened from the highway by the main building, it will be set back off of the side street by a significant distance and is partially screened by the smaller building on the west side of the property.*
- (6) Control of signs, if any;
- *There will be no additional signs for the food trailer, except what will be on the food trailer in the way of the menu board.*
- (7) Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
- *All lighting related to the trailer will be compliant with the Dark Sky Ordinance.*
- (8) Required yards and open space;
- *Not applicable.*
- (9) Height and bulk of structures;
- *Not a permanent structure. Not applicable.*
- (10) Hours of operation;
- *Sunday through Thursday - 9:00 a.m. until 8:00 p.m.*
 - *Friday and Saturday - 9:00 a.m. until 10:00 p.m.*
- (11) Exterior construction material, building design, and building facade treatment;
- *Not a permanent structure. Not applicable.*
- (12) Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and
- *Traffic flow will be no different than the normal operations of the business that has existed in this building since the 1980's.*
- (13) Provision for pedestrian access/amenities/areas;

- *Pedestrian access will be through the store itself which will have a door opening out onto the courtyard in front of the food trailer. There will be picnic tables available for people to sit if they choose.*

(14) Noise;

- *The noise will be compliant with the City's noise ordinance; it will not be louder than typical business operations.*

(15) Odors; and

- *Food cooking is the only smell that will be different than typical. That smell is typical of any restaurant.*

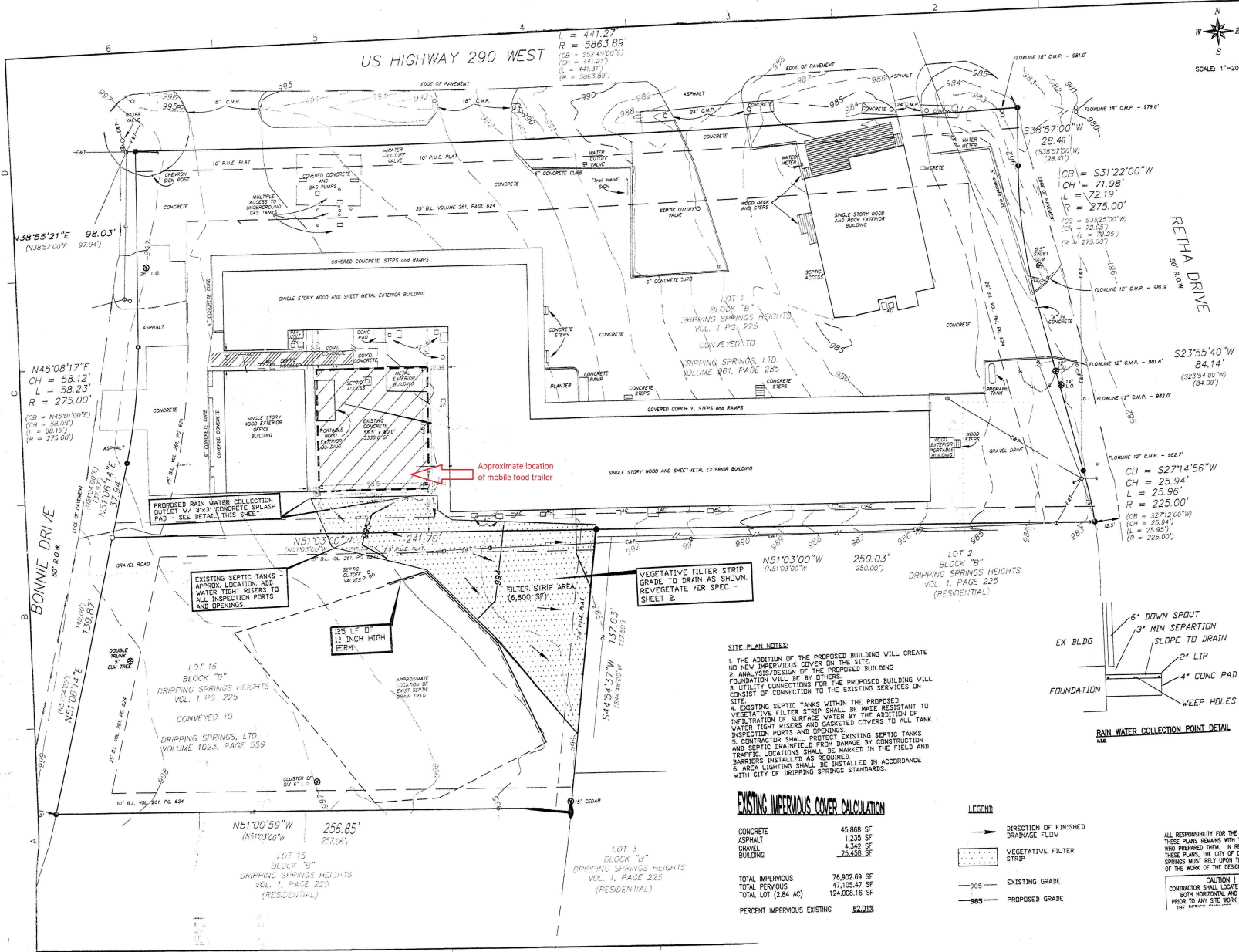
(16) Dust.

- *Since the area where the food trailer is going is not going to be used for vehicular ingress and egress the dust will be at a minimum since nothing will be getting disturbed.*

Jon Thompson
J Thompson Professional Consulting
PO Box 172
Dripping Springs, Texas 78620
(512) 568-2184
jthompsonconsultingds@gmail.com



Exhibit for CUP 2020-0008 Mobile Food Trailer



SITE PLAN NOTES

- THE ADDITION OF THE PROPOSED BUILDING WILL CREATE NO NEW IMPERVIOUS COVERS ON THE SITE.
- ANALYSIS/DESIGN OF THE PROPOSED BUILDING FOUNDATION WILL BE BY OTHERS.
- UTILITY CONNECTIONS FOR THE PROPOSED SERVICES WILL CONSIST OF CONNECTION TO THE EXISTING SERVICES ON SITE.
- EXISTING SEPTIC TANKS WITHIN THE PROPOSED VEGETATIVE FILTER STRIP SHALL BE MADE RESISTANT TO INFILTRATION OF SURFACE WATER BY THE ADDITION OF WATER TIGHT RISERS AND GASKETED COVERS TO ALL TANK INSPECTION PORTS AND OPENINGS.
- CONTRACTOR SHALL PROTECT EXISTING SEPTIC TANKS AND SEPTIC DRAINFIELD FROM DAMAGE BY CONSTRUCTION AND TRAFFIC. LOCATIONS SHALL BE MARKED IN THE FIELD AND BARRIERS INSTALLED AS REQUIRED.
- AREA LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF DRIPPING SPRINGS STANDARDS.

EXISTING IMPERVIOUS COVER CALCULATION

CONCRETE	45,868 SF
ASPHALT	1,235 SF
GRVEL	4,342 SF
BUILDING	25,458 SF
TOTAL IMPERVIOUS	76,903.69 SF
TOTAL PERVIOUS	47,105.47 SF
TOTAL LOT (2.84 AC)	124,008.16 SF
PERCENT IMPERVIOUS EXISTING	62.01%

LEGEND

	DIRECTION OF FINISHED DRAINAGE FLOW
	VEGETATIVE FILTER STRIP
	EXISTING GRADE
	PROPOSED GRADE

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF DRIPPING SPRINGS MUST RELY UPON THE AGENCY OF THE WORK OF THE DESIGN ENGINEER.

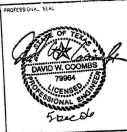
CAUTION!
CONTRACTOR SHALL LOCATE ALL UTILITIES BOTH HORIZONTAL AND VERTICAL PRIOR TO ANY SITE WORK BEING DONE. THE PERMITS ARE TO BE OBTAINED FROM THE CITY OF DRIPPING SPRINGS.

DAVID W. COOMBS, P.E.
1210 HWY 290, STE 101
ELGIN, TX 78621
(512) 281-3500
FAX: (512) 285-5111

PROJECT NUMBER: **63013**

PROJECT FILE: **TRAILHEAD CENTER**
U.S. HIGHWAY 290 WEST
DRIPPING SPRINGS, TEXAS

OWNER: **DRIPPING SPRINGS, LTD.**



DRAWINGS ISSUED FOR: **CE DEC 08 SUBMITTAL**

SCOPE OF THE DOCUMENT
These drawings are not to be used for construction unless they are sealed for construction.

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 2 JULY 2006
DRAWN BY: DWG
CHECKED BY: DWG
PROJECT FILE: **SITE PLAN & WATER QUALITY CONTROL PLAN**

Summary of Project
CUP – Mobile Food Trailer
1111 W Hwy 290, Dripping Springs Texas

The property located at 1111 W Hwy 290 has been occupied and operated primarily over the last twenty-five years as Cowgirls and Lace by Reba Byrd. There was also a convenience store in operation on the western end of the building, known as Trailhead Center; however, that space was assumed by Mrs. Byrd as a part of her operation several years ago.

The property is owned by George Scott, Dripping Springs, Ltd. The legal description of the property is Dripping Springs Heights Subdivision, Block B, Lots 1 & 16. Utilities are as follows: water is supplied by Dripping Springs Water Supply, electricity by Pedernales Electric, and wastewater is provided by an On-Site Sewage Facility.

The history of the property has been retail since the 1980's as a convenience store and retail shopping and was known as Redwood Center. It included the restaurant space that is now occupied by Railroad BBQ. The anchor was the convenience store on the west side of the building. The Hays County Precinct 4 Office was in the building behind the former convenience store that faces Bonnie Drive.

The importance of understanding the history of the site is that it has been a continuously operated property with retail, convenience store, and restaurant for over 30 years and closely coincides with the life of the incorporation of the City of Dripping Springs. It is a property that has evolved its businesses with the times. Once again, the site is undergoing a transformation and evolution as the years have progressed and times have changed. While Cowgirls and Lace remains in business it has reduced its lease space to 2500 square feet from its former space which took nearly the entire center.

The restaurant space (3000 square feet) occupied by Railroad BBQ will remain what it is; while Cowgirls and Lace is the only tenant of the main building which is approximately 18,000 square feet. A proposed new tenant is Bykowski Tailor & Garb (though this business name is subject to change but for now, "Bykowski") who has signed a lease for 6200 square feet. The business plan for Bykowski is to operate as a general merchandise retail store and restaurant. The mobile food trailer is part of the business plan for Bykowski. The mobile food trailer would constitute the food component of the restaurant.

Since the placement of a mobile food trailer requires a Conditional Use Permit (CUP), the application for the CUP is being submitted for consideration and approval for one mobile food trailer. The mobile food units is intended for Bykowski as a part of his business operation.

As has been expressed on occasion in the past by the City, it has been stated that the desire is to see that a mobile food trailer be a complementary use to a brick-and-mortar business. That is what is being proposed in this proposal, the mobile food trailer associated with Bykowski as a complementary use rather than a standalone mobile food trailer.

The placement of the mobile food trailer will be located behind the existing building on the patio behind the former convenience store that is on the south side of the building. The mobile food trailer will be placed on existing impervious cover so as not to increase the impervious cover. Photos of a potential mobile food trailer is included with this Summary, along with photos of the potential interior of the store. A last exhibit is the survey of the property with the vertical improvements shown and the proposed location of the mobile food trailer.

The following is a description of the business model as prepared by Chris Bykowski:

Bykowski Tailor & Garb is a story of love, passion for lifestyle, and hard work. We are a combat veteran owned and operated lifestyle brand specializing in manufacturing handcrafted ready to wear and custom-tailored clothing and accessories for men and women ranging from hats down to boots and all in between, such as rustic casual wear and fancy tuxedos. Already a one of a kind shopping experience of ten years, it is time for the next chapter in raising the bar in an all-encompassing shopping experience to tantalize all of the senses for the whole family. The new location will feature clothing, hats, leather goods, footwear, apothecary, teas, books, oddities, curiosities, gifts, taxidermy, home decor, a bulk candy shop, and full food and bar service indoors and on the patio, games and small stage for curated low-key live music for an inviting vibe. A truly unique retail center with services available in every nook of the complex to experience 10am -9pm Monday through Saturday and a Sunday brunch. Starting off the remodel as the anchor to the small Trail Head plaza on 290 to entice like-minded Texas businesses to join us in the plaza with longtime locals Cowgirls & Lace and Railroad BBQ in its additional spaces available to further enrich the visitors experience.

Being a Texas, local brand, we will support our fellow Texan's craft, goods, wares, services, and spirits that will be showcased throughout the complex. Flight tastings consist of Texas beer, wine, spirits and charcuterie. Unlike a "bar" we will have a curated selection of roughly 30 different local alcohol available instead of 150-200 varieties because we are NOT a bar. We are a retail store/ design house/ clothing and accessories manufacturer/ lifestyle brand that will have a bar inside and a food trailer outside as an accessory to support the overall experience in the vain of Cabelas and Bass Pro Shop. It is not just a store to shop in, but an experience and a conversation!

The nostalgic baroque aesthetic of a Victorian industrial merchant ship meets jovial 1930's carnival will be Travel Channel worthy. A place to bring the whole family for the day or must stop for visitors passing through town on the way in and out of Austin and Wine Country.

Businesses, especially retail are incorporating a food and alcohol business model to remain sustainable, interesting, and to keep people coming back. Low key live music or performances throughout the day indoors, sports on outdoor TVs while patrons enjoy a non-alcoholic or alcohol drink, grab a bite to eat on the patio or beautiful indoors, and shop unique goods will bring tax dollars, manufacturing, jobs, art, and culture to town and establish and landmark for our city of Dripping Springs, hill country, and Texas. www.BykowskiTailorGarb.com is the current business in the midst of an operation remodel to cope with the economic hardships and state of society we face as a community to focus on our next chapter. Being a sustainable and small business allows us to reevaluate and act accordingly - like we are now. This dream store has been a long time in the making and we look forward to sharing it with you and our home town of Dripping Springs.

In summary, the business of Bykowski Tailor & Garb and the owner of the property, George Scott, Trailhead Market, Ltd. respectfully ask for the approval of the placement of one mobile food trailer on the property known as 1111 W. Hwy 290.



















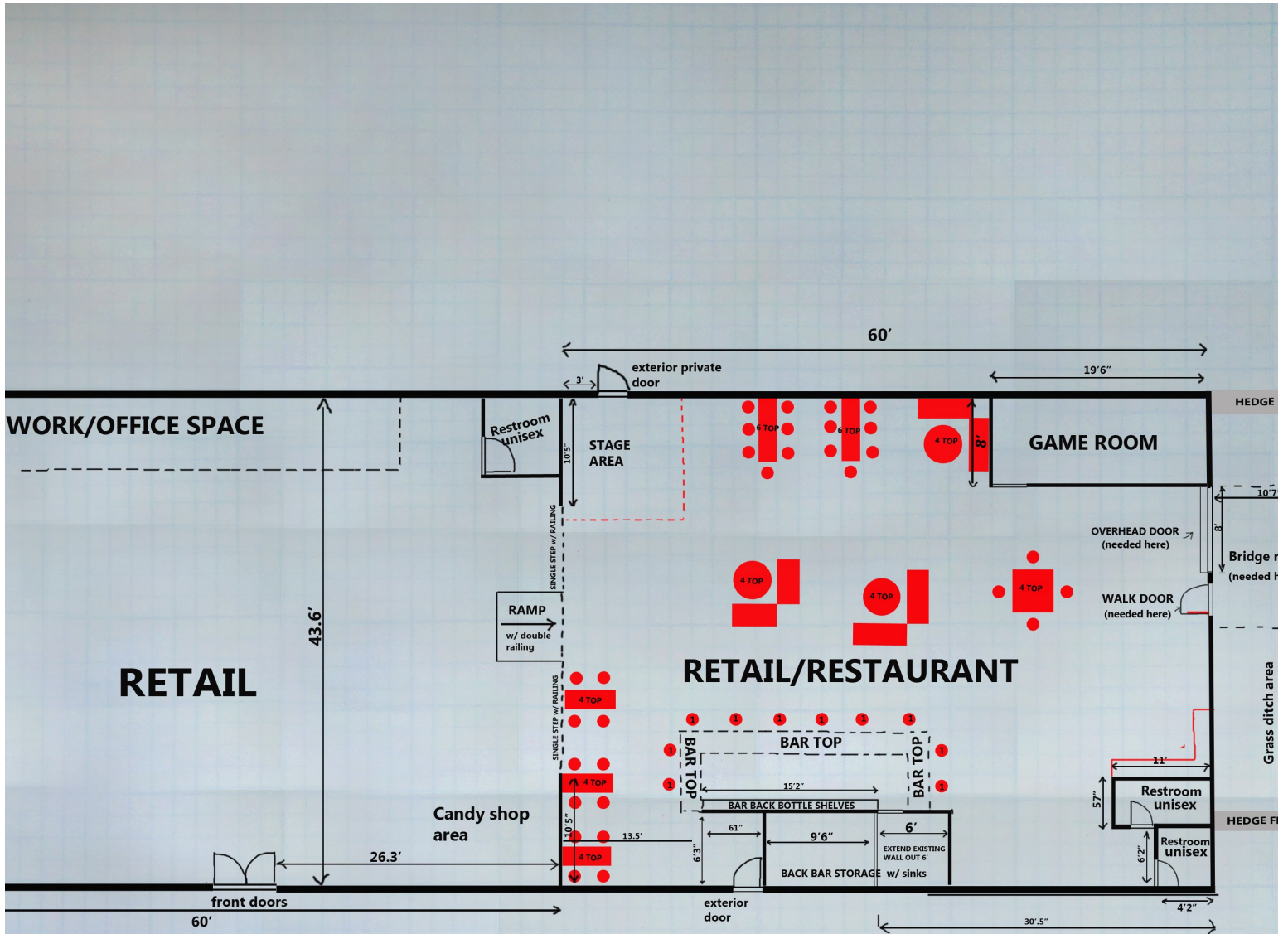












sqft total ; **2640sqft = restaurant/ mixed retail**
3477sqft = strictly retail space

6069 sqft total
inside walls

From: [Jon Thompson](#)
To: [Amanda Padilla](#)
Subject: Fwd: Railroad BBQ letter
Date: Wednesday, August 12, 2020 11:04:44 PM

Amanda,
Please find the attached letter regarding the food trailer CUP for Chris Bykowski. A hard copy should have been dropped off at City Hall. Please let me know if you have any questions.
Jon

----- Forwarded message -----

From: **Jon Thompson** <jthompsonconsultingds@gmail.com>
Date: Wed, Aug 12, 2020 at 10:02 PM
Subject: Railroad BBQ letter
To: <jthompsonconsultingds@gmail.com>

**Railroad Bar-B-Que Inc.
P.O. Box 134
Dripping Springs, TX 78620**

August 11th, 2020

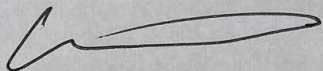
The City of Dripping Springs

Re: Bykowski Tailor and Garb Food Truck

To whom ii may concern:

Bykowski Tailor and Garb has our support to open and operate a food truck at the Trailhead Market located at 1111 West Hwy 290 in Dripping Springs Tx.

Sincerely,



Gerald Sherrill
Principal
Railroad Bar-B-Que Inc.

--

Jon Thompson
J Thompson Professional Consulting
PO Box 172
Dripping Springs, Texas 78620

(512) 568-2184
jthompsonconsultingds@gmail.com

From: [Jon Thompson](#)
To: [Amanda Padilla](#)
Subject: CUP (Bykowski)
Date: Thursday, August 13, 2020 6:11:51 PM



Amanda,
Here's an additional exhibit with a bit more clarity on Chris' suite. Thought this might be helpful.
Jon

From: [Jon Thompson](#)
To: [Amanda Padilla](#)
Cc: [Brandon Elliott](#); [Alicia Lundy-Morse](#)
Subject: Re: CUP 2020-0008 Mobile Food Vendor
Date: Thursday, August 13, 2020 11:55:57 AM
Attachments: [image.png](#)

Here's an exhibit roughly showing his suite. He has a front into the regular parking lot and will be having access out into the courtyard. Does this work?



Jon Thompson
J Thompson Professional Consulting
PO Box 172
Dripping Springs, Texas 78620
(512) 568-2184
jthompsonconsultingds@gmail.com

On Thu, Aug 13, 2020 at 10:28 AM Jon Thompson <jthompsonconsultingds@gmail.com> wrote:

We'll be showing (installing) three additional parking spaces as demonstrated on the exhibit. I've asked for Mr. Bykowski to mark the building as to where his suite is going to be. I roughly know but want to make sure it's right. I'll be driving in a little bit heading to Fort Collins but will send it to you as quickly as I get it or when I stop and can check my email. Thanks.

Jon Thompson
J Thompson Professional Consulting
PO Box 172



Planning and Zoning Commission Meeting Planning Department Staff Report

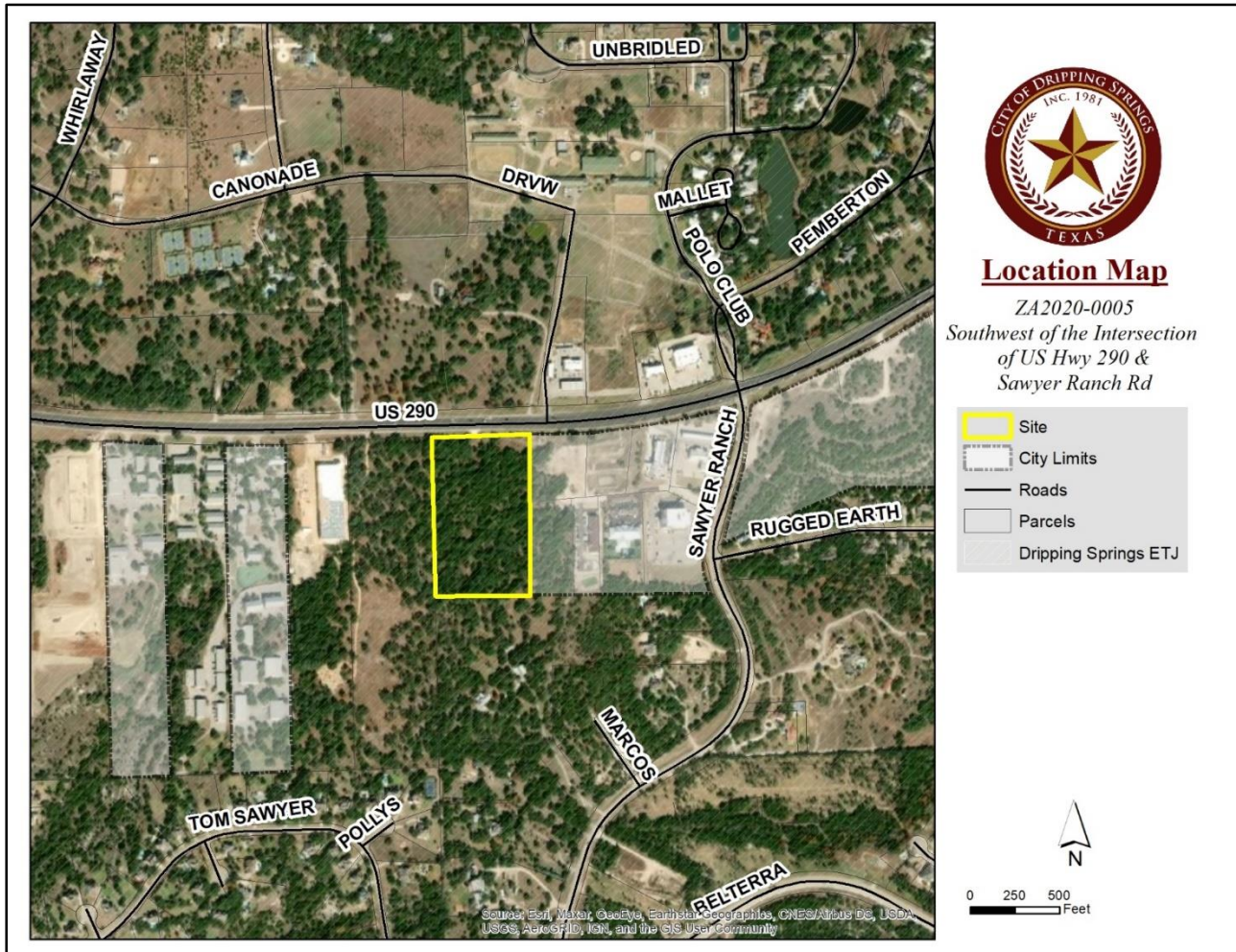
Planning and Zoning Commission Meeting: August 25, 2020
Project Number: ZA2020-0005
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Sawyer Ranch 33, Tract 3
Property Location: This property is generally located Southwest of the intersection of Hwy 290 and Sawyer Ranch Road (R95789)
Legal Description: A0240 E B HARGRAVES SURVEY, ACRES 11.1044
Applicant: Jon Thompson
Property Owner: SAWYER T R & SAWYER-CLEVELAND PARTNERSHIP
Request: A proposed zoning map amendment from Agriculture (AG) to General Retail (GR) for an approximately 11.1044-acre tract of land situated in the E B HARGRAVES SURVEY.

Staff Recommendation

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



Overview

The applicant is requesting a zoning change for an approximately 11.1044 acre tract of land generally located southwest of the intersection of US Hwy 290 and Sawyer Ranch Road (Parcel ID: R 95789). The subject property is currently within the City’s Extra-Territorial Jurisdiction (ETJ) and will be sent to the September 8, 2020 City Council Meeting for consideration to be annexed into the City Limits.

The applicant would like to zone this parcel once annexed from Agriculture (AG) to General Retail (GR). The applicant did not indicate any specific uses but would like a similar zoning to the adjacent parcels to the east.

The Zoning District General Retail is established to provide areas for retail facilities that are larger than those generally located in the Local Retail District, such as large grocery stores, bookstores, and the like. Areas zoned for General Retail should have convenient regional access via major thoroughfares, such as US Highway 290 or Ranch Road 12, and major collector streets are primary locational considerations. Hotel/motel uses, community scale retail, and bed-and-breakfasts are permitted within General Retail Districts. Office uses, commercial services, and industrial uses shall not be permitted. Unless indicated on the Use Chart.

Permitted Uses: Those uses listed for the GR, General Retail District or any less intense commercial district and Single-Family Four (SF-4), Single-Family Five (SF-5), and Multifamily Residential (MF) uses in Appendix E (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively.

Development Standards and Regulations for Zoning District	
Size of Lots	
Minimum Lot area	Twenty thousand (20,000) square feet
Minimum Lot Width	One hundred feet (100')
Minimum Lot Depth	Minimum Lot Depth - One hundred fifty feet (150')
Setback Requirements	
Minimum Front Yard	Twenty-five feet (25'); all yards adjacent to a street shall be considered a front yard.
Minimum Side Yard	Twenty-five feet (25'); twenty-five feet (25') adjacent to a public street or residential lot.
Interior Side Yards	When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the City's Building Code.
Minimum Rear Yard	Twenty-five feet (25')
Adjacent to any Single-Family District	Any retail use that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by forty feet (40')
Maximum Lot Coverage	Sixty percent (60%) total, including main buildings and accessory buildings.
Gross Floor	The gross floor area for each building shall not exceed sixty thousand (60,000) square feet per building.
Open Storage	Open storage is limited to a maximum of five percent (5%) of the total lot area, shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of Section 5. Open storage cannot be visible from any public street or adjacent property.

Height Regulations	
Main Building	Maximum two (2) Stories, or forty feet (40'), whichever is less
Accessory Building	Maximum one (1) story, or twenty-five feet (25')
<p>(g) Outside Display:</p> <p>(1) Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following:</p> <p>(2) Outside display areas shall not be placed or located more than thirty feet (30') from the main building.</p> <p>(3) Outside display areas shall not occupy any of the parking spaces that are required by this Chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two (2) displays per calendar year.</p> <p>(4) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.</p> <p>(5) Outside display areas shall not extend into public right-of-way or onto adjacent property.</p> <p>(6) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.</p> <p>(h) On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.</p> <p>(i) Temporary Facilities: There shall be no permanent use of temporary facilities or buildings.</p> <p>(j) Other Regulations: Refer to Section 5, Development Standards & Use Regulations.</p>	

Site Information

Location:

The Subject property is located Southwest of the intersection of US HWY 290 and Sawyer Ranch Road (R95789)

Physical and Natural Features:

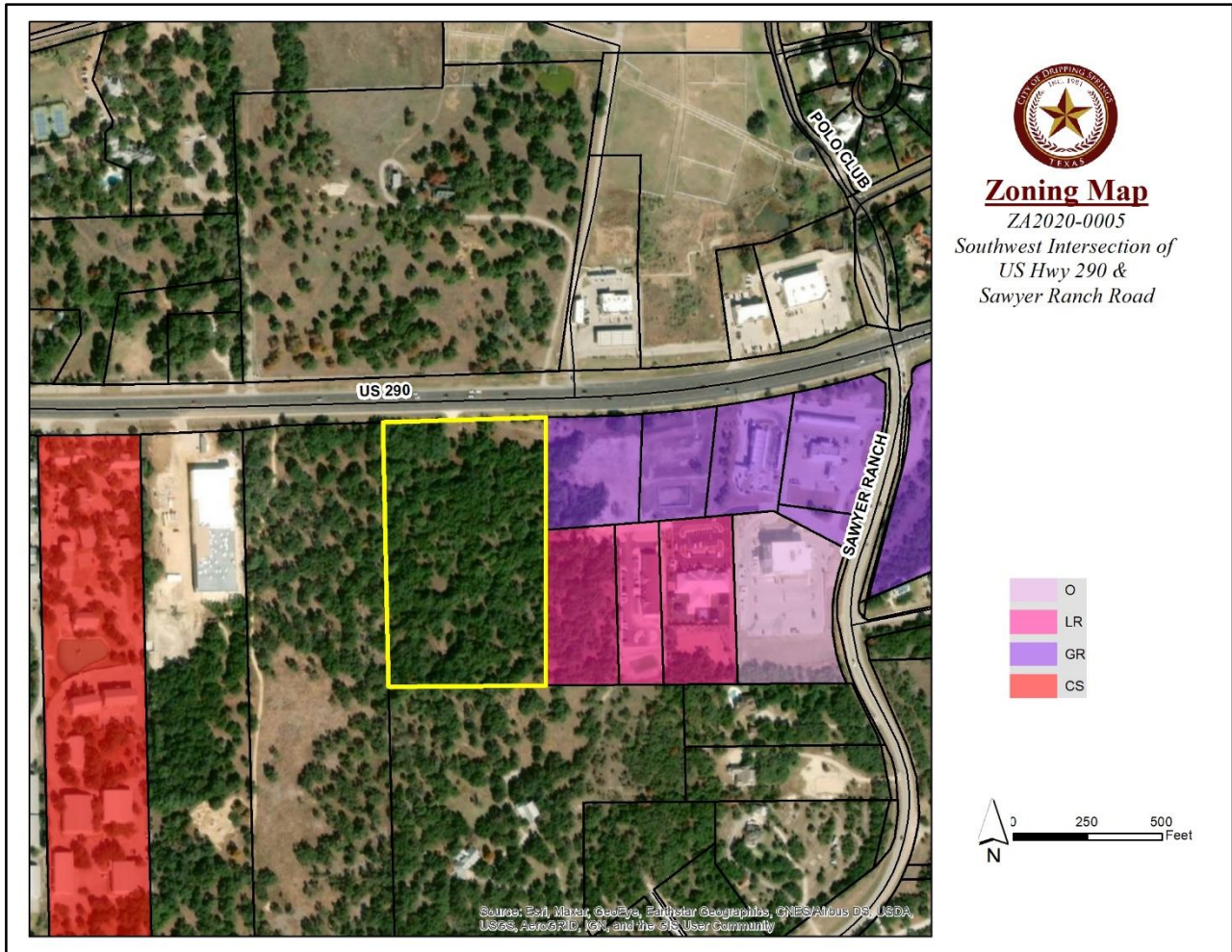
The land is undeveloped and heavily wooded.

Future Land Use and Zoning Designation:

The subject property is proposed for annexation at the September 8, 2020 City Council meeting, and will be given the zoning designation of Agriculture (AG), with a proposed zoning map amendment to rezone the property to GR.

The City's Future Land Use Map does not show this property on the Map.

Surrounding Properties



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

Direction	Zoning District	Existing Use	Future Land Use
North	ETJ	Large Tract- Residential Lot, Gas Station	Not Shown on the Future Land Use Map
East	Local Retail (LR) / Office (O), General Retail (GR)	Dance Studio (Premiere Dance), Medical Offices, Private Preschool (Primrose Schools), Gas Station, Car Wash	
South	ETJ	Large Tract- Residential Lot	
West	ETJ	Undeveloped	

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

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

- a. To correct any error in the regulations or map;

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

2.28.2 In making a determination regarding a requested zoning change, the P&Z and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	Staff believes the proposed change from Ag to GR is an appropriate change because it aligns with the adjacent properties and is suited for commercial development along US Hwy 290.
2. their relationship to the general area and the City as a whole;	Staff believes the uses proposed will fit in with the surrounding area.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	This property is not shown on any existing or proposed plans.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This property will have no negative effect on other GR zoning districts.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	General Retail uses have been placed on adjacent lots. The City of Dripping Springs is seeing an increase in commercial development.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	See comment 4.
7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	This property is being treated similarly to other Zoning changes.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	Staff does not see this Zoning Change affecting the public health, safety, morals or general welfare.

Summary, Recommendation, and Required Action

Based on the uses permitted in the General Retail Zoning District, the adjacent land uses, the opportunity to attract more individuals to the area, and increase sales tax, **Staff recommends approval of the requested Zoning Change from Agriculture (AG) to General Retail (GR).**

Planning and Zoning action:

- 2.34.1 The P&Z shall hold a public hearing on a zoning an amendment to the Zoning Ordinance. After all public input has been received and the public hearing closed, the P&Z shall make its recommendations on the

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

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

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

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

Public Notification

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

Attachments

- Exhibit 1 – Zoning Map Amendment Application
- Exhibit 2 – Proposed Ordinance & Survey
- Exhibit 3 – General Retail Use Chart

Recommended Action:	Recommend approval of the requested zoning map amendment
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid, and the city would receive property taxes and development fees from the additional land upon annexation.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 6.

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME T.R. Sawyer & Sawyer-Cleveland Partnership

STREET ADDRESS 7 Herald Oak Court

CITY The Woodlands STATE Texas ZIP CODE 77381

PHONE (281) 367-4762 EMAIL sdccleveland@msn.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

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

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

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

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	T.R. Sawyer & Sawyer-Cleveland Partnership
PROPERTY ADDRESS	Unaddressed US Hwy 290
CURRENT LEGAL DESCRIPTION	A0240 E B HARGRAVES SURVEY, ACRES 11.0658
TAX ID#	R95789
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS (Zoning Amendment to be effective upon completion of annexation) <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	At time of annexation - AG; Presently, in the ETJ; Annexation Requested
REQUESTED ZONING/AMENDMENT TO PDD	General Retail (GR)
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	To recognize the similar zoning uses in near proximity, especially on the same parent tract (original 33 acres; 22 acres of which as already been annexed and zoned).
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	Commercial uses consistent with General Retail zoning.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

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

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

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

APPLICANT'S SIGNATURE

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

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

Stephen D. Cleveland
Name

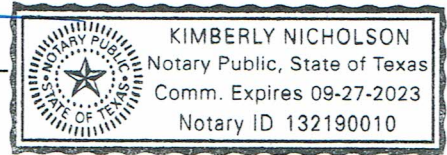
AGENT
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 17 day of June

2020 by Stephen D Cleveland

[Signature]
Notary Public, State of Texas



My Commission Expires: 09/27/2023

SAWYER - CLEVELAND PARTNERSHIP, LTD
Name of Applicant

ZONING AMENDMENT SUBMITTAL

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

Jon Thompson
Applicant Signature

June 15, 2020
Date

CHECKLIST

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

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: Unaddressed US Hwy 290 W, Dripping Springs, Texas 78620

Commercial Residential

Applicant's Name (and Business Name, if Applicable):
T.R. Sawyer & Sawyer-Cleveland Partnership

Applicant's Address: 7 Herald Oak Court, The Woodlands, Texas 77381

Applicant's Email: sdcleveland@msn.com

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:
IF APPLYING FOR:

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

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

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

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

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

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


Signature

6-17-20
Date

CITY OF DRIPPING SPRINGS

ORDINANCE No. _____

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING ONE TRACT OF LAND, TOTALING APPROXIMATELY 11.1044 ACRES FROM AGRICULTURE DISTRICT (AG) TO GENERAL RETAIL DISTRICT (GR); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

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

WHEREAS, the City Council finds to be reasonable and necessary the rezoning of the tract, described more fully in *Attachment “A”* and totaling approximately 11.1044 acres, from Agriculture (AG) to General Retail District (GR); and

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

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

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on August 25, 2020 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

WHEREAS, after public hearing held by the City Council on September 8, 2020, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

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

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

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

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

1. FINDINGS OF FACT

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

2. ENACTMENT

One tract of land totaling approximately 11.1044 acres, and described more fully in *Attachment "A"* and shown in *Attachment "B"*, is hereby rezoned from Agriculture (AG) to General Retail (GR).

3. REPEALER

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

4. SEVERABILITY

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

5. CHANGE ON ZONING MAP

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

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and

purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the ___ day of _____ 2020, by a vote of ___ (ayes) to ___ (nays) to ___ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

DRAFT

Rezoning one tract of land from Agriculture (AG) to General Retail District (GR) totaling approximately 11.1044 acres of land:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 11.1044 ACRES, (483,709 SQUARE FEET), BEING OUT OF THE E.B. HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240, IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 2055.90 ACRE TRACT OF LAND CONVEYED TO THE SAWYER-CLEVELAND PARTNERSHIP, DESCRIBED IN VOLUME 317, PAGE 167 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS,

DRAFT

Attachment "B"
11.1044 Acres Tract 3 Metes and Bounds and Survey

DRAFT

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 11.1044 ACRES, (483,709 SQUARE FEET), BEING OUT OF THE E.B. HARGRAVES SURVEY NO. 4, ABSTRACT NO. 240, IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 2055.90 ACRE TRACT OF LAND CONVEYED TO THE SAWYER-CLEVELAND PARTNERSHIP, DESCRIBED IN VOLUME 317, PAGE 167 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, (D.R.H.C.T.), SAID 11.1044 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081412828):

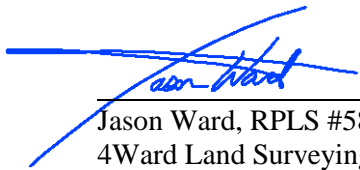
BEGINNING at an iron rod with cap (cap not legible) found in the east line of Lot 1, Oetzel Subdivision recorded in Volume 5, Page 87-88 of the Plat Records of Hays County, Texas (P.R.H.C.T) and being the northwest corner of Lot 3A, Replat of Lot 3, Sawyer Ranch Estates recorded in Volume 9, Page 307-308 (P.R.H.C.T.), and being the southwest corner of said remainder of called 2055.90 acres tract and the, said iron rod being the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the west line of said remainder of called 2055.90 acres tract and the east line of said Lot 1, **N01°21'33"W**, passing at 854.98 feet, an iron rod with "LCRA" cap found in the south line of a 30 foot wide waterline easement recorded in Volume 1686, Page 272 of the Official Public Records of Hays County, Texas (O.P.R.H.C.T.), in all a distance of **884.96** feet to a 1/2-inch iron rod with "Ward-5811" cap set in the south right-of-way line of U. S. Highway 290 West (right-of-way varies), and being the northeast corner of said Lot 1 and the northwest corner of said remainder of called 2055.90 acres tract, and being the northwest corner hereof;

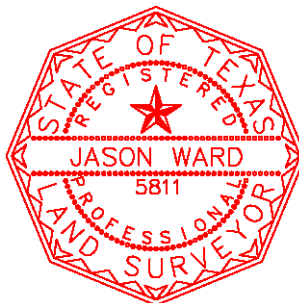
THENCE, with the south right-of-way line of said U.S. Highway 290 West and the north line of said remainder of called 2055.90 acres tract, **N88°40'07"E**, a distance of **549.47** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northwest corner of Lot 1-D, Sawyer Ranch 33, Tract One recorded in Volume 16, Page 392-393 (P.R.H.C.T.), and being the northeast corner of said remainder of called 2055.90 acres tract, and being the northeast corner hereof, from which a Texas Department or Transportation (TxDOT) Type I concrete monument found for a point of curvature in the south right-of-way line of said U.S. Highway 290 West and the north line of said Lot 1-D bears, **N88°40'07"E**, a distance of 94.26 feet;

THENCE, with the east line of said remainder of called 2055.90 acres tract and with the line of said Lot 1-D, **S00°41'20"E**, passing at 379.60 feet the southwest corner of said Lot 1-D and the northwest corner of Lot 2-A1, Resubdivision of Lot 2-A of Sawyer Ranch 33, Tract Two recorded in Volume 19, Page 240-241 (P.R.H.C.T.), in all **892.56** feet to a 1/2-inch iron rod with "Ward-5811" cap set in the north line of said Lot 3A, and being the southwest corner of said Lot 2-A1, and being the southeast corner of said remainder of called 2055.90 acres tract, and being the southeast corner hereof;

THENCE, with the common line of said Lot 3A and said remainder of called 2055.90 acres tract, **S89°28'11"W**, a distance of **539.08** feet to the **POINT OF BEGINNING** and containing 11.1044 Acres, (483,709 Sq. Ft.) of land more or less.

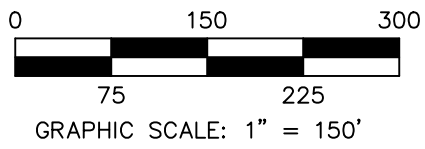
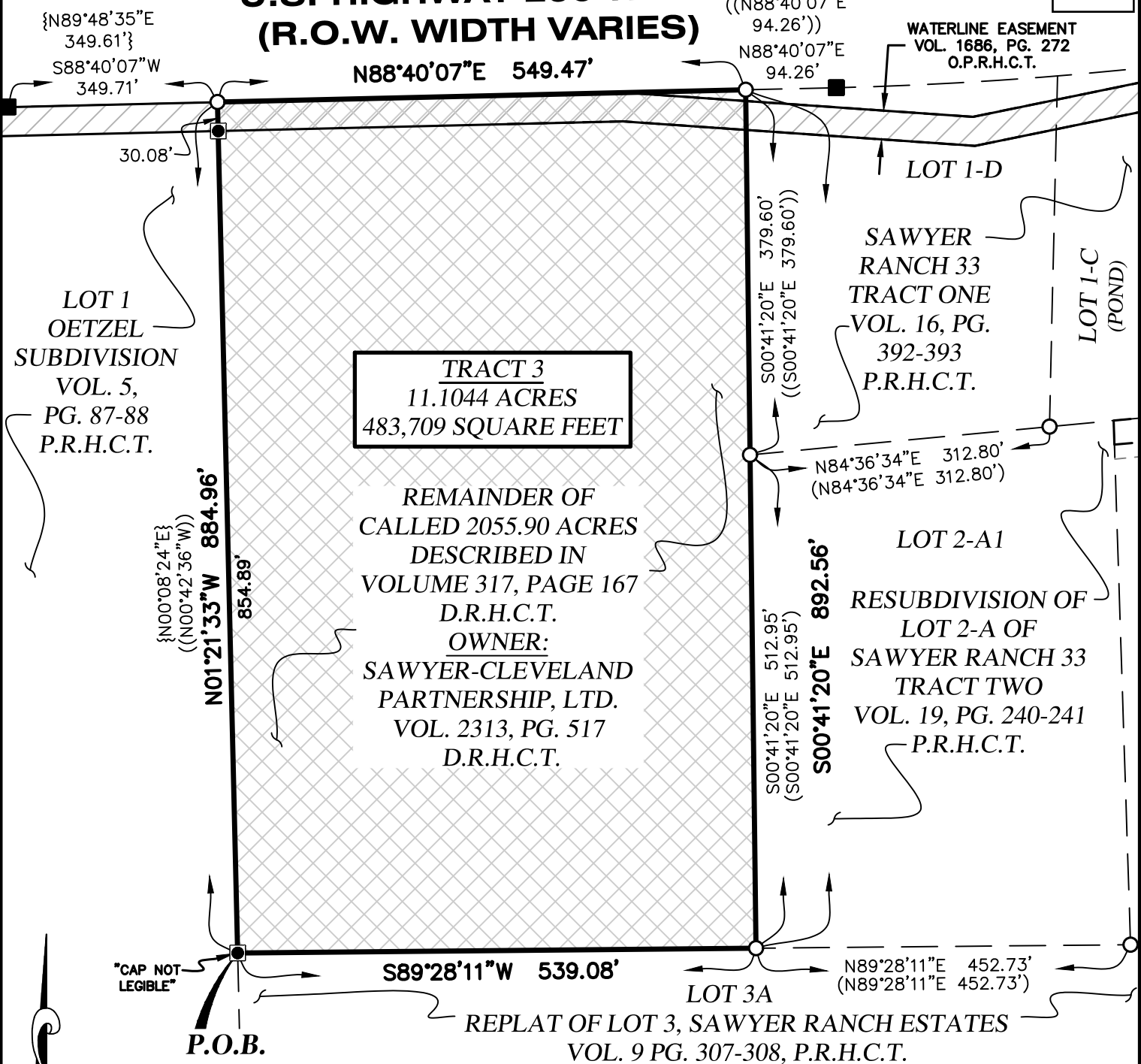

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

8/24/2017



**U.S. HIGHWAY 290 WEST
(R.O.W. WIDTH VARIES)**

Item 6.



**E.B. HARGRAVES
SURVEY NO. 4
ABSTRACT NO. 240**

**11.1044 ACRES
TRACT 3
City of Dripping Springs
Hays County, Texas**



PO Box 90876, Austin Texas 78709
www.4WardIs.com (512) 554-3371

Date:	8/24/2017
Project:	00118
Scale:	1" = 150'
Reviewer:	PRB
Tech:	CC
Field Crew:	HT/DC
Survey Date:	JUL 137
Sheet:	

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "WARD" CAP SET
	IRON ROD WITH "LCRA" CAP FOUND
	TXDOT TYPE I CONCRETE MONUMENT FOUND
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
VOL./PG.	VOLUME/PAGE
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER VOL. 19 PG. 240-241
((.....))	RECORD INFORMATION PER VOL. 16, PG. 392-393
{.....}	RECORD INFORMATION PER PLAT VOL. 5, PG. 87-88



Jason Ward
8/24/2017

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081412828.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**11.1044 ACRES
TRACT 3
City of Dripping Springs
Hays County, Texas**



A Limited Liability Company
PO Box 90876, Austin Texas 78709
www.4WardIs.com (512) 554-3371

Date:	8/24/2017
Project:	00118
Scale:	1" = 150'
Reviewer:	PRB
Tech:	CC
Field Crew:	HT/DC
Survey Date:	JUL 138
Sheet:	

APPENDIX E: ZONING USE REGULATIONS (CHARTS)

E.1 Use Regulations (Charts)

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

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

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

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

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

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

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

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

(d) Use Chart Organization: The following use categories are listed in the Use Charts:

Agricultural Uses

Residential Uses

Office Uses

Personal and Business Service Uses

Retail Uses

Transportation and Auto Service Uses

Amusement and Recreational Service Uses

Institutional/Governmental Uses

Commercial and Wholesale Trade Uses

Manufacturing and Light Industrial Uses

E.1.2. Standards for New and Unlisted Uses: Standards for new and unlisted uses may be interpreted by the City Administrator as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined below (in [Subsection E.1.3](#)) shall be

followed for determination of the appropriate district. The decision of the City Administrator or City Administrator's designee may be appealed by the applicant according to the process for appeals for zoning change requests outlined herein. Item 6.

E.1.3. Classification of New and Unlisted Uses: It is recognized that new types of land use will develop, and forms of land use not presently anticipated may seek to locate in the City of Dripping Springs. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Use Charts shall be made as follows:

- (a) Initiation: A person, City department, the P&Z, or the City Council may propose zoning amendments to regulate new and previously unlisted uses.
- (b) A person requesting the addition of a new or unlisted use, in writing, shall submit to the City Administrator all information necessary for the classification of the use including, but not limited to, the following:
 - 1. The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 - 2. The type of product sold or produced under the use;
 - 3. Whether the use has enclosed or open storage and the amount and nature of the storage;
 - 4. Anticipated employment typically anticipated with the use;
 - 5. Transportation requirements;
 - 6. The nature and time of occupancy and operation of the premises;
 - 7. The off-street parking and loading requirements;
 - 8. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; and
 - 9. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required.
- (c) Recommendation of Zoning Classification: The City Administrator shall refer the question concerning any new or unlisted use to the P&Z requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts.
- (d) Consideration by the P&Z: The P&Z shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted. The P&Z shall submit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use.
- (e) Consideration by the City Council: The City Council shall approve or disapprove the recommendation of the P&Z or make such determination concerning the classification of such use

determined appropriate based upon its findings.

(Ordinance 1220.10 adopted 9/12/06)

Use Chart

Adopted February 17, 2015

Permitted Uses "P"

Conditional Uses "C"

	Residential Uses						Nonresidential Uses								
AGRICULTURE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Bulk Grain and/or Feed Storage	P										X	P			
Farms, General (Crops), Commercial	P	C	C								X				
Greenhouse (Non-Retail)	P	P	P	P							P				
Livestock Sales	P										X				
Orchard/Crop Propagation	P	P	C	C	C	C	C	C	C	C	P	C			
Plant Nursery (Commercial)	P								P	P	X	C			
Small Scale Farm	P	C	C			C	C	C	C	C	P				
Stable, Commercial	P	C									X				
Stables (Private, accessory use)	P	C	C								P				
Stables (Private, principal use)	P	C									X				
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	C	C	C	C	C	C	C	C	C	P	C			
Farm Animals (Non-Exempt)	P	C	C	C	C	C	C	C	C	C	P	C			

(Ordinance 1220.99 adopted 2/17/15)

	Residential Uses						Nonresidential Uses								
RESIDENTIAL	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg/Structure (Nonresidential)							P	P	P	P	P	P			
Accessory Bldg/Structure (Residential)	P	P	P	P	P	P					P				

Accessory Dwelling	P	C	C								P		P	Item 6.
Caretaker's/Guard Residence	P	P	P								P			
Community or Group Home	C	C	C	C	C						P			
Duplex/Two-Family				P	P	P	P	P	P		P			
Garage Residential Conversion	P	P	C	C							P			
Garden Home/Townhome					P	P	P	P	P		P			
Home Occupation	P	P	P	P	P	P	P	P	P		P			
HUD-Code Manufactured Home	C			C	C	C					X			
Living Quarters on Site with a Business							P	P	P	P	P			
Multiple-Family Dwelling						P	P	P	P		P			
Residential Loft							P	P	P		P			
Rooming/Boarding House						P		P			P			
Single-Family Dwelling, Detached	P	P	P	P	P	P					P			
Single-Family Industrialized Housing	P	P	P	P	P	P					P			
Swimming Pool, Private	P	P	P	P	P	P	P	P	P		P			

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

	Residential Uses						Nonresidential Uses								
OFFICE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Armed Services Recruiting Center							P	P	P	P	P				
Bank										C	X				
Check Cashing Service								P	P	P	X				
Credit Agency							P	P	P	P	X				
Insurance Agency Offices							P	P	P	P	P				
Offices, General/Professional							P	P	P	P	P				
Office, Brokerage							P	P	P	P	P				

Services																		Item 6.
Offices, Health Services							P	P	P	P	P							
Offices, Legal Services							P	P	P	P	P							
Offices, Parole/Probation											X			P				
Offices, Professional							P	P	P	P	P							
Offices, Real Estate Office							P	P	P	P	P							
Saving & Loan										C	X							
Security Monitoring Company							P	P	P	P	X							
Telemarketing Center							P	P	P	P	X							

(Ordinance 1220.99 adopted 2/17/15)

PERSONAL & BUSINESS SERVICES	Residential Uses						Nonresidential Uses									
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP	
All-Terrain Vehicle									P	P	X					
Dealer (Sales Only)											X					
Ambulance Service (Private)										P	X					
Antique Shop								P	P	P	P					
Appliance Repair								P	P	P	X					
Art Dealer/Gallery								P	P	P	P					
Artisan's Shop	P							P	P	P	P					
Artist Studio	P	P	P	P	P	P	P	P	P	P	P					
Auto Sales (New & Used)									C	P	X					
Auto Supply Store									P	P	X					
Bakery or Confectionary (Retail)								P	P	P	P					
Bar								C	C	C	C					
Barbershop								P	P	P	P					
Beauty Shop								P	P	P	P					
Bed & Breakfast Inn or	C	C	C					P	P	P	P					

Garden Shop (Inside Storage)								P	P	P	P							Item 6.
General or Community Retail Store									P	P	P							
Gravestone/Tombstone Sales										P	X							
Hardware Store								P	P	P	P							
Home Improvement Center									P	P	X							
Laundry/Dry Cleaning										P	X							
Lawnmower Sales & Repair									P	P	X							
Live-in Security Quarters							P	P	P	P	P							
Locksmith								P	P	P	X							
Major Appliance Sales									P	P	X							
Market (Public)								P	P	P	P							
Mini-Warehouse - Self Storage											C	X						
Mobile food vendor - 10 days or less							P	P	P	P	P	P	P	P	P	P	P	P
Mobile food vendor - longer than 10 days							C	C	C	C	C	C	C	C				
Mobile food vendor court							C	C	C	C	C	C	C	C				
Motorcycle Dealer (Sales, Repair)									P	P	X							
Motel or Hotel									P	P	P							
Needlework Shop								P	P	P	P							
Pet Shop/Supplies								P	P	P	P							
Pharmacy								P	P	P	P							
Photocopying/Duplicating								P	P	P	P							
Photography Studio								P	P	P	P							
Plant Nursery (Retail Sales, Outdoors)									P	P	X							
Radio or Television Studio									P	P	X							

Recycling Center										C	X	P				Item 6.
Restaurant (No Drive-Through Service)								P	P	P	P					
Restaurant (With Drive-Through)									P	P	X					
Security Systems Installation Company									C	P	X					
Sexually Oriented Business										C	X	C				
Shoe Repair								P	P	P	P					
Studio, Tattoo or Body Piercing								C	C	C	P					
Tailor Shop								P	P	P	P					
Tool & Machinery Rental (Indoor Storage)								P	P	P	X					
Tool & Machinery Rental (Outdoor Storage)										P	X					
Travel Agency							P	P	P	P	P					
Temporary Outdoor Sales/Promotion							C	P	P	P	P					
Upholstery Shop									P	P	P					
Used Merchandise/ Furniture								P	P	P	P					
Vacuum Cleaner Sales & Repair								P	P	P	X					
Veterinarian Clinic (Indoor Kennels)								P	P	P	P					
Woodworking Shop (Ornamental, Handmade)								P	P	P	P					

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

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

	Residential Uses						Nonresidential Uses								
TRANSPORTATION & AUTO SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Antique Vehicle Restoration										P	X				
Auto Body Repair										P	X				
Auto Financing &								P	P	P	X				

Leasing																			Item 6.
Auto Muffler Shop											P	X							
Auto Paint Shop											P	X							
Auto Tire Sales & Repair											P	P	X						
Auto Upholstery Shop											P	X							
Auto Washing Facility, Attended											P	P	X						
Auto Washing Facility, Unattended											P	P	X						
Auto Wrecker Service											P	X							
Automobile Repair, Major											P	X							
Automobile Repair, Minor									C	C	P	X							
Heliport													P	P					
Helistop													P	P					
Limousine/Taxi Service											P	X							
Oil Change & Inspection											P	P	X						
Parking Lot, Commercial											C								
Parking Structure, Commercial									C	C	C	P	P						
Tire Dealer, Indoor Storage										P	P	P	X						

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

	Residential Uses							Nonresidential Uses							
AMUSEMENT/ RECREATION	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Amusement Arcade (Four or more devices)									P	P	P				
Amusement Services (Indoor)									P	P	P				
Amusement Services (Outdoor)									P	P	X				
Billiard/Pool Facility									P	P	P				
Bingo Hall									P	P	P			P	

Bowling Center									P	P	P			P	Item 6.
Broadcast Station (With Tower)											X	P			
Country Club (Private)									P		X				
Dance Hall									P	P	P			P	
Day Camp for Children	C	C					C		P	P					
Civic/Conference Center											P		P		
Dinner Theater									P	P	P				
Driving Range														P	
Fairgrounds/Exhibition Area	C													P	
Gaming Club (private)							C		C	C					
Golf Course (Miniature)									P	P				P	
Golf Course (Public, Private)	C								P	P				P	
Health Club							C	P	P	P	P			P	
Motion-Picture Studio, Commercial										P		P			
Motion-Picture Theater									P	P	P				
Museum								P	P	P	P				
Park accessory uses															P
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P				P
Psychic Reading Services								P	P	P	P				
Rodeo Grounds	C									C		C			
Skating Rink										P				P	
Tennis Court	P	P	P	P	P	P					P			P	
Theater (Stage)									P	P	P			P	
Video Rentals/Sales								P	P	P	P				

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

	Residential Uses							Nonresidential Uses							
INSTITUTIONAL/ GOVERNMENT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	148

Assisted Living Facility						C		C	C	C	P					Item 6.
Broadcast Tower (Commercial)												C				
Cemetery or Mausoleum	C												P			
Child Day-Care Facility	C	C	C	C	C	C	C	P	P	P	P					
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P		P			
Civic Club							P	P	P	P	P					
Community Center (Municipal)											P		P			
Electrical Generating Plant												P	P			
Electrical Substation												P	P			
Emergency Care Clinic									P	P						
Fire Station	P	P	P	P	P	P	P	P	P	P			P			
Fraternal Lodge or Union							P	P	P	P	P					
Government Building (Mun, St, Fed)										P	P		P			
Group Day-Care Home	C	C	C	C	C	C	C	P	P	P						
Medical Clinic or Office							P	P	P	P	P					
Wireless Communications Tower	C	C	C			C	C	C	C	C		C				
Heliport												P				
Home for the Aged, Residential	C	C	C	C	C	C	C	C	C	P	P	P				
Hospice								C	P	P	P					
Hospital (Acute Care, General)							C	C	P	P						
Library							P	P	P	P	P		P			
Maternity Home							C	C	P	P	P					
Nursing/Convalescent Home							C	C	P	P						
Orphanage						C	C	C	P	P	P					
Philanthropic Organization							P	P	P	P	P					

Post Office	P	P	P	P	P	P	P	P	P	P	P		P	Item 6.
Radio, Television, Microwave Tower									C	C		C		
School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P		P	
Sewage Pumping Station	C	C	C	C	C	C	C	C	C	C	P	P	P	
Telephone Switching/ Exchange Bldg.							C	C	C	P	P		P	
Wastewater Treatment Plant	C	C	C	C	C	C	C	C	C	C		C	P	
Water Supply (Elevated Storage Tank)	C	C	C	C	C	C	C	C	C	C	P	C	P	
Water Supply Facility (Private)	P	P	P	P	P	P		C	C	C		C	P	

	Residential Uses						Nonresidential Uses								
COMM. & WHOLESALE TRADE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Book Bindery										P	P				
Feed & Grain Store									P	P					
Furniture Manufacture												P			
Heating & Air-Conditioning Sales/Service									P	P					
Pawnshop									C	C					
Propane Sales (Retail)										P					
Taxidermist										P					
Transfer Station/Refuse Pickup												P			
Veterinarian (Outdoor Kennels or Pens)	C									P					
Warehouse/Office										C		P			
Welding Shop										C		P			

	Residential Uses						Nonresidential Uses								
LIGHT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	150



Planning and Zoning Commission Meeting Planning Department Staff Report

Planning and Zoning Commission Meeting: August 25, 2020

Project Number: ZA2020-0006

Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Haydon Tracts 1, 2, 3

Property Location: This property is generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District.

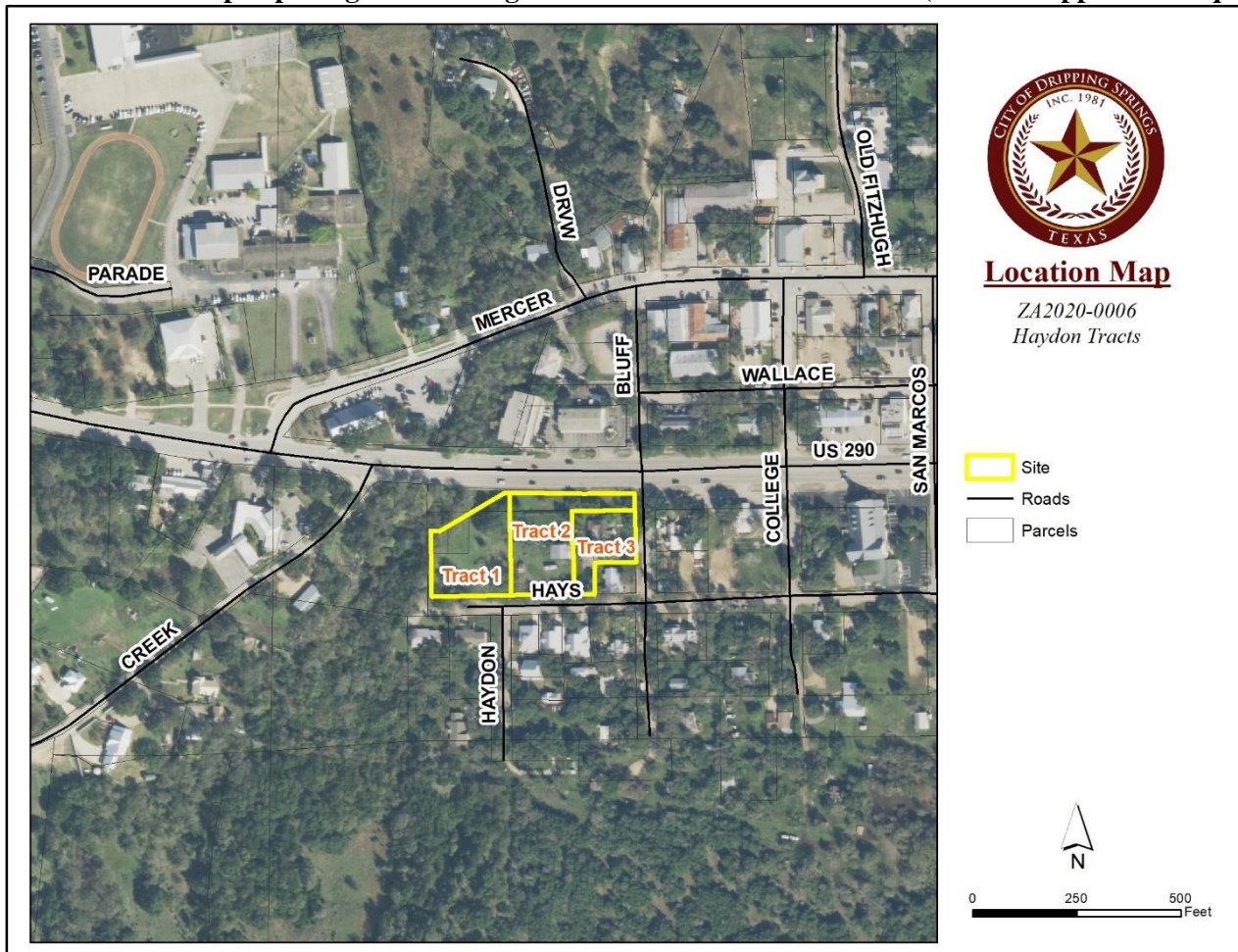
Legal Description: W.T. Chapman # 5, Block 1,2,3,4,7,8 & 0.68 acre of spring street

Applicant: Jon Thompson

Property Owner: Charles Haydon

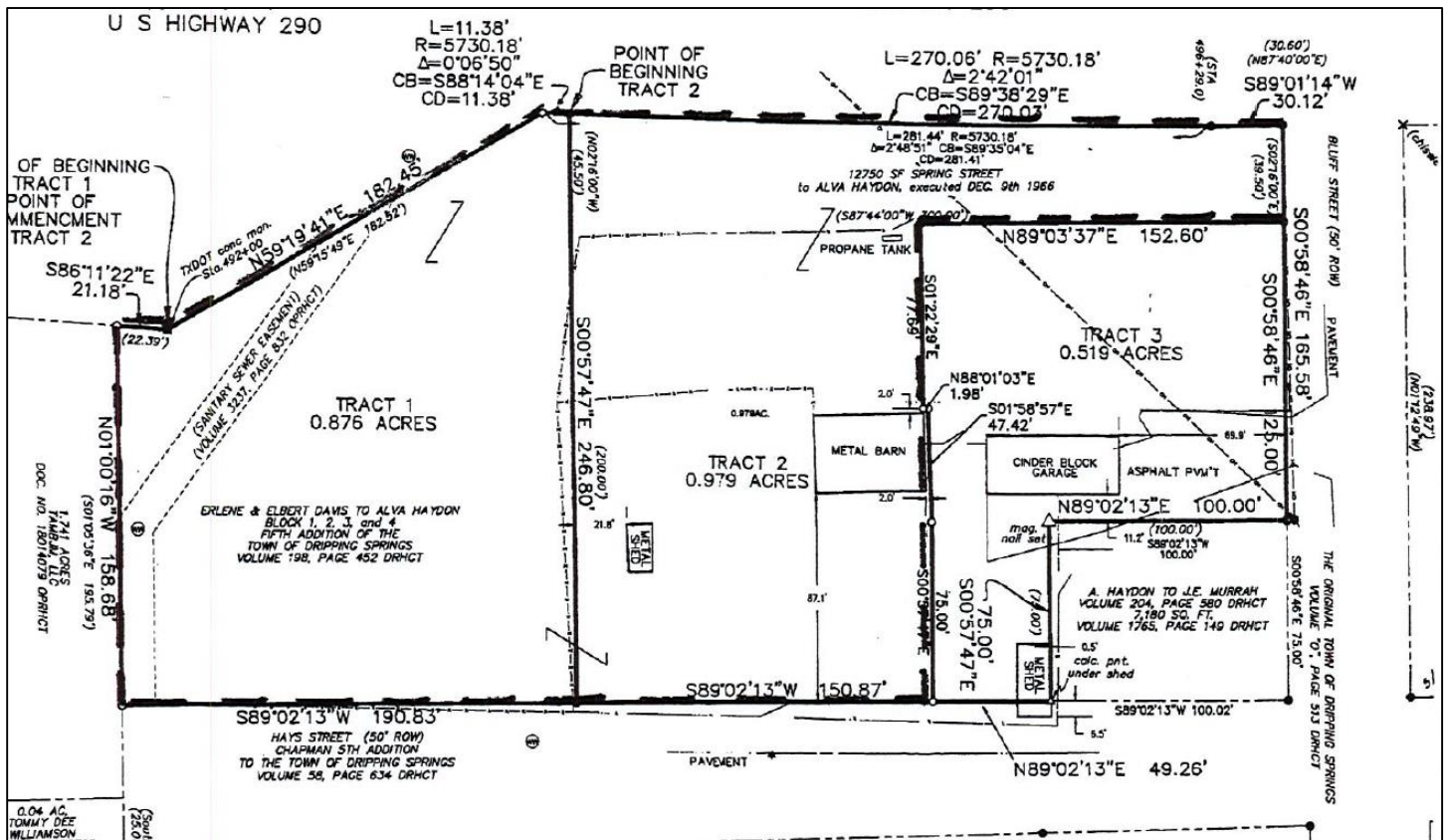
Request: A proposed zoning map amendment for three (3) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Two-Family Residential - Duplex (SF4) to Single-Family Attached Residential - Town Home (SF5). Tract 3 is requesting to rezone from SF-4 to General Retail (GR).

Staff Recommendation: Staff recommends approval of the requested Zoning Change for Tract 3 from Two-Family Residential - Duplex (SF-4) to General Retail (GR). Staff recommends postponing the rezoning for Tracts 1 and 2 with renote (based on applicants request).



Overview

The applicant is requesting a zoning map amendment change for three (3) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Two-Family Residential - Duplex (SF4) to Single-Family Attached Residential - Town Home (SF5). Tract 3 is requesting to rezone from SF-4 to General Retail (GR). The applicant has requested to postpone Tracts 1 and 2 to allow for a Conditional Overlay to be placed on the property which requires additional notice. Tract 3 is requesting to rezone to General Retail (GR) to allow for a Bed and Breakfast.



The zoning district General Retail is established to provide areas for retail facilities that are larger than those generally located in the Local Retail District, such as large grocery stores, bookstores, and the like. Areas zoned for General Retail should have convenient regional access via major thoroughfares, such as US Highway 290 or Ranch Road 12, and major collector streets are primary locational considerations. Hotel/motel uses, community scale retail, and bed-and-breakfasts are permitted within General Retail Districts.

Permitted Uses: Those uses listed for the GR, General Retail District or any less intense commercial district and Single-Family Four (SF-4), Single-Family Five (SF-5), and Multifamily Residential (MF) uses in Appendix E (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

All three (3) tracts are within the Hays Street Historic District. When a lot is within the historic district, they shall comply with the Historic District Overlay as well as the General Retail Use Chart. Certain uses could be prohibited in the Historic District but allowed in General Retail. For example, Check Cashing Service, Credit Agencies, and Convenience store with gas sales are allowed in a General Retail District but are not allowed within the Historic District, so this property would be prohibited from allowing those uses. If a use requires a CUP within General Retail and not in the Historic District (or vice-versa) the CUP would be required because the City would implement whichever is the most restrictive requirement, this would also apply if a use is prohibited in one district but not the other.

Development Standards and Regulations for General Retail Zoning District and Historic District		
	General Retail	Hays Historic District
Size of Lots		
Minimum Lot area	Twenty thousand (20,000) square feet	
Minimum Lot Width	One hundred feet (100')	
Minimum Lot Depth	Minimum Lot Depth - One hundred fifty feet (150')	
Setback Requirements		
Minimum Front Yard	Twenty-five feet (25'); all yards adjacent to a street shall be considered a front yard.	Ten feet (10')
Minimum Side Yard	Twenty-five feet (25'); twenty-five feet (25') adjacent to a public street or residential lot.	Five feet (5')
Interior Side Yards	When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the City's Building Code.	Five feet (5')
Minimum Rear Yard	Twenty-five feet (25')	Ten feet (10')
Adjacent to any Single-Family District	Any retail use that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by forty feet (40')	
Maximum Lot Coverage	Sixty percent (60%) total, including main buildings and accessory buildings.	
Gross Floor	The gross floor area for each building shall not exceed sixty thousand (60,000) square feet per building.	
Open Storage	Open storage is limited to a maximum of five percent (5%) of the total lot area, shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of Section 5. Open storage cannot be visible from any public street or adjacent property.	
Height Regulations		
Main Building	Maximum two (2) Stories, or forty feet (40'), whichever is less	Maximum two (2) stories
Accessory Building	Maximum one (1) story, or twenty-five feet (25')	
(g) Outside Display:		
(1) Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following:		

- (2) Outside display areas shall not be placed or located more than thirty feet (30') from the main building.
- (3) Outside display areas shall not occupy any of the parking spaces that are required by this Chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two (2) displays per calendar year.
- (4) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
- (5) Outside display areas shall not extend into public right-of-way or onto adjacent property.
- (6) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- (h) On-Site Dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (i) Temporary Facilities: There shall be no permanent use of temporary facilities or buildings.
- (j) Other Regulations: Refer to Section 5, Development Standards & Use Regulations.

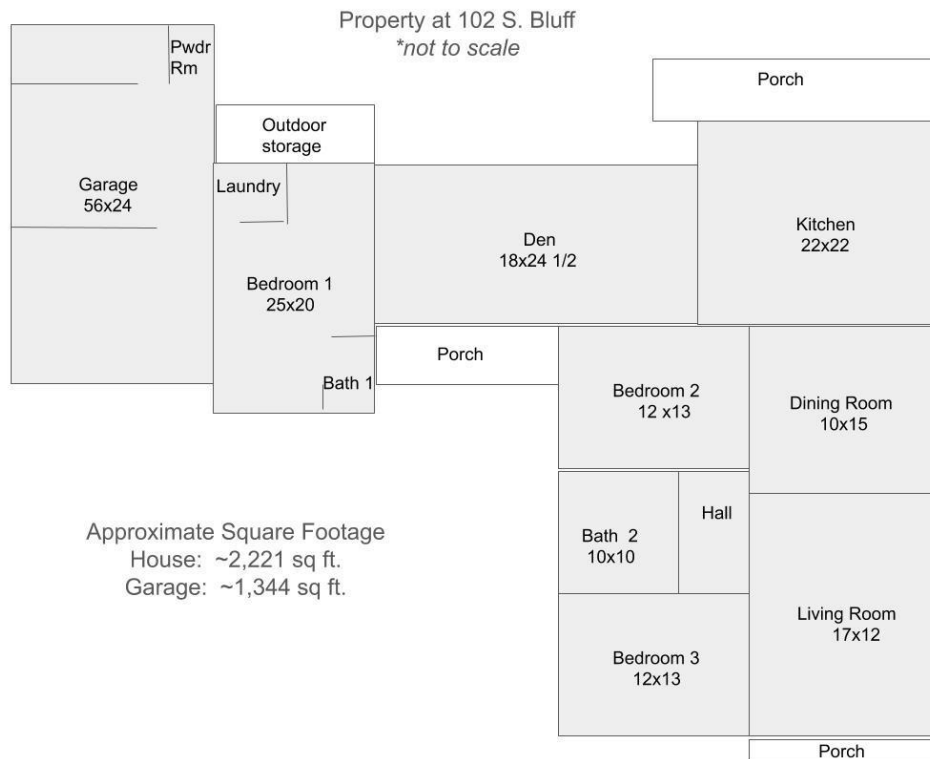
Site Information

Location:

The Subject property is located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District.

Physical and Natural Features:

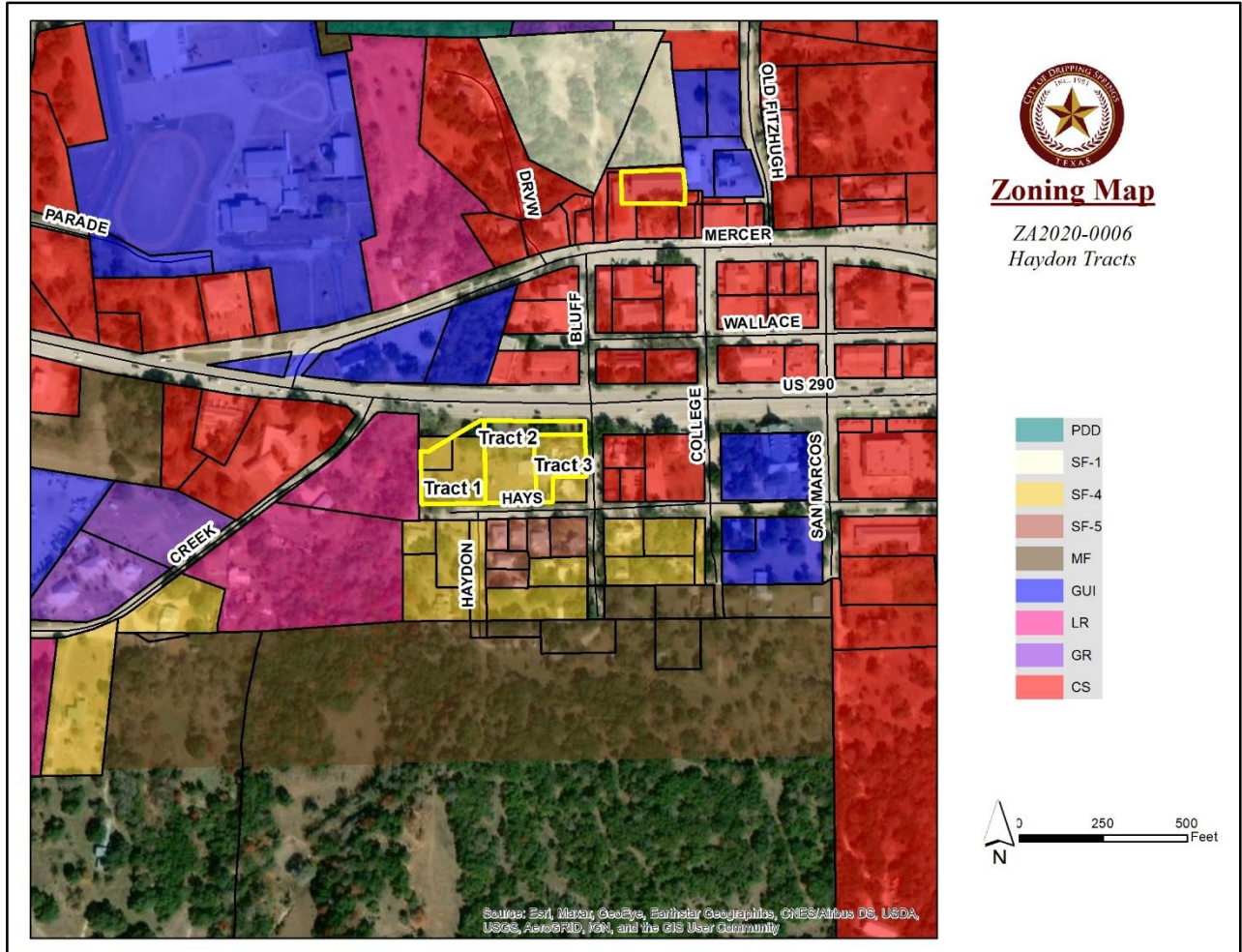
The land has a Single-Family Residential Home with a Garage.



Future Land Use and Zoning Designation:

The City’s Future Land Use Map does not show this property on the Map. The property is within the Hays Street Historic District and shall comply with the Historic District Overlay use chart.

Surrounding Properties



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

Direction	Zoning District	Existing Use	Future Land Use
North	Government, Utility, Institutional (GUI), Commercial Services (CS)	City Hall, Office & Retail (Spring Bluff Center)	Not Shown on the Future Land Use Map
East	Commercial Services (CS)	Restaurant (Rolling in Thyme and Dough)(Creek Road Café)	
South	Single-Family Attached Residential District (SF-5) Garden Home	Garden Homes	
West	Local Retail (LR)	Commercial Development/ Vacant Building	

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

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

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

2.28.2 In making a determination regarding a requested zoning change, the P&Z and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	Staff believes the proposed change from SF-4 to GR is an appropriate change for the area because it complements the adjacent commercial properties and the use is suitable along US Hwy 290. It also fits in with the surrounding Residential lots. The property adjacent to this property (to the south) is used as a short-term rental which is a similar use to a Bed and Breakfast.
2. their relationship to the general area and the City as a whole;	The use proposed will fit in with the surrounding area. A bed and breakfast suits Dripping Springs community and can benefit tourism/wedding-related businesses in the Community, which is a goal of the Comprehensive Plan.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	This property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	This property will have no negative effect on other GR zoning districts or surrounding commercial properties. It could promote the occupancy of commercial uses on the adjacent Local Retail lots to the west.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	General Retail uses have been placed on adjacent lots across the creek. The City of Dripping Springs is seeing an increase in commercial development.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	The use intended, Bed and Breakfast, would benefit the surrounding commercial properties. Patrons of the Bed and Breakfast could walk over to the surrounding restaurants and retail.
7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	This property is being treated similarly to other Zoning changes.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	Staff does not see this Zoning Change affecting the public health, safety, morals or general welfare.

Summary, Recommendation, and Required Action

Based on the uses permitted in the General Retail Zoning District and Historic Overlay District, the adjacent land uses, the opportunity to attract more individuals to the area, and the increase in Hotel Occupancy Tax, **Staff recommends approval of the requested Zoning Change for Tract 3 to Two-Family Residential - Duplex (SF-4) to General Retail (GR). Staff recommends postponing the rezoning for Tracts 1 and 2 to the next Planning and Zoning Commission meeting on September 22, 2020.**

Planning and Zoning action:

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

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

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

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

Public Notification

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

Attachments

- Exhibit 1 – Zoning Map Amendment Application
- Exhibit 2 – Proposed Ordinance & Survey
- Exhibit 3 – General Retail Use / Historic Overlay Chart
- Exhibit 4 - Implementation Standards Historic Districts

Recommended Action:	Recommend approval of the requested zoning map amendment for Tract 3, Postpone Tracts 1 and 2 Zoning Amendment
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid, and the city would receive Hotel occupancy taxes.
Public Comments:	None Received at this time.

Planning Department Staff Report

Item 7.

Enforcement Issues:	N/A
Comprehensive Plan Goal:	Support tourism / wedding related businesses

**CITY OF DRIPPING
SPRINGS ORDINANCE**

No. _____

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING ONE TRACT OF LAND, TOTALING APPROXIMATELY 0.519 ACRES FROM TWO-FAMILY RESIDENTIAL - DUPLEX (SF-4) TO GENERAL RETAIL DISTRICT (GR); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

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

WHEREAS, the City Council finds to be reasonable and necessary the rezoning of the tract, described more fully in *Attachment “A”* and totaling approximately 0.519 acres, from Two-Family Residential - Duplex (SF-4) to General Retail District (GR); and

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

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

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on August 25, 2020 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

WHEREAS, after public hearing held by the City Council on September 8, 2020, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

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

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

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

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

1. FINDINGS OF FACT

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

2. ENACTMENT

One tract of land totaling approximately 0.519 acres and described more fully in *Attachment "A"* and shown in *Attachment "B"*, is hereby rezoned from Two-Family Residential - Duplex (SF-4) to General Retail (GR).

3. REPEALER

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

4. SEVERABILITY

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

5. CHANGE ON ZONING MAP

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

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and

DRAFT

purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the ___ day of _____, 2020, by a vote of ___ (ayes) to ___ (nays) to ___ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____ Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

DRAFT

DRAFT

DRAFT

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

Special Warranty Deed

Date: The 25th day of April, 2019

Grantors: CHARLES WILLIAM HAYDON,
INDEPENDENT CO-EXECUTOR OF THE ESTATE OF WILLIE MAE HAYDON
601 Gatlin Creek Drive
Dripping Springs, Hays County, Texas 78620

ROBERT LYNN HAYDON
INDEPENDENT CO-EXECUTOR OF THE ESTATE OF WILLIE MAE HAYDON
740 W. Briarwood
Brenham, Washington County, Texas 77833

Grantees: Charles William Haydon and Sherry E. Haydon, husband and wife
601 Gatlin Creek Drive
Dripping Springs, Hays County, Texas 78620

Consideration: Transferred pursuant to provisions in the Last Will and Testament of Willie Mae Haydon, Deceased, Cause No. 18-0113-P, Hays County Court at Law, Hays County, Texas

Property (including any improvements):

Being a 0.519 of one acre of land, 22,615 sq. ft., a portion of Block No. 10 of the Fifth Addition of the Town of Dripping Springs as conveyed in a deed to Alva Haydon in Volume 198, Page 452 of the Hays County Deed Records; said 0.519 of one acre of land more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes.

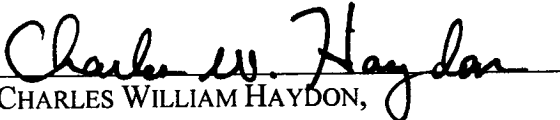
Reservations from Conveyance and Warranty:

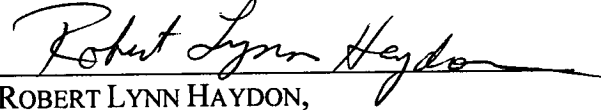
This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, the payment of which Grantee assumes; all restrictions, covenants, easements, rights-of-way and prescriptive rights, whether of record or not; any outstanding royalty and mineral reservations, conditions and recorded instruments, other than

liens and conveyances, affecting said property; and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property.
Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, *when the claim is by, through, or under Grantor, but not otherwise, except* as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


CHARLES WILLIAM HAYDON,
INDEPENDENT CO-EXECUTOR OF
THE ESTATE OF WILLIE MAE HAYDON

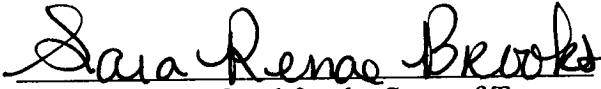

ROBERT LYNN HAYDON,
INDEPENDENT CO-EXECUTOR OF
THE ESTATE OF WILLIE MAE HAYDON

State of Texas
County of Hays

On this day personally appeared CHARLES WILLIAM HAYDON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25th day of April, 2019.

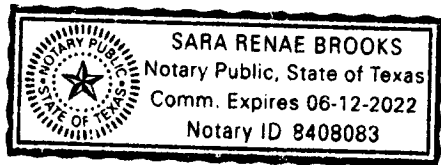



Notary Public of and for the State of Texas

State of Texas
County of Hays

On this day personally appeared ROBERT LYNN HAYDON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25th day of April, 2019.



Sara Renae Brooks
Notary Public of and for the State of Texas

After filing return to:
Marilyn G. Miller, Attorney at Law
P.O. Box 917
Dripping Springs, Texas 78620

No title examination concerning the herein described real property was made by the attorney, Marilyn G. Miller, by whom this instrument was prepared. The property description attached, or set forth herein, was furnished by parties hereto, and all responsibility for the accuracy thereof is expressly assumed by the grantor and grantees herein named. Therefore, no representations as to warranties of title are made by the attorney, Marilyn G. Miller.

x:\active clients\haydon, est of willie mae 5716\sw deed from estate to charles.docx4/17/2019

HAYDON
TRACT 3

PROPERTY DESCRIPTION

BEING A 0.519 OF ONE ACRE OF LAND, 22,615 SQ. FT. A PORTION OF BLOCK NO. 10 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS; SAID 0.519 OF ONE ACRE OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 4203.

COMMENCING at a TxDOT Type 1 monument found (TxDOT Sta. 492+00, 150.00' Rt) located on the southerly right of way line of U.S. Hwy 290 in Dripping Springs, Texas;

THENCE, with said southerly right of way line the following courses and distance:

1. N59°19'41"E, 182.45 feet to a ½-inch iron rod set with cap stamped "AST" for the beginning of a non-tangent curve to the left;
2. with the arc of said non-tangent curve to the left 281.44 feet, having a radius of 5730.18 feet, a central angle of 02°48'51" and a chord bearing and distance of S89°35'04"E, 281.41 feet to a ½-inch iron rod set with cap stamped "AST" marking the end of said curve (TxDOT Sta. 496+29.0, 50' Rt.);
3. N89°01'14"E, 30.12 feet to a ½-inch iron rod set with cap stamped "AST" on the westerly right of way line of Bluff Street (50 feet wide ROW);

THENCE, leaving said southerly right of way and with the westerly right of way line of Bluff Street, S00°58'46"E, 40.58 feet to a ½-inch iron rod set with cap stamped "AST" on the northerly line of said Block 10 for the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with said westerly right of way line, same being the easterly line of said Block 10, S00°58'46"E, 125.00 feet to a ½-inch iron rod set with cap stamped "AST" at the northeast corner of a called 7180 square foot tract described in a deed to J. E. Murrah and recorded in Volume 204, Page 580 of the Hays County Deed Records, from which a ½-inch iron rod found bears S00°58'46"E, 75.00 feet;

THENCE, crossing said Block 10 the following courses and distances;

1. with the northerly line of said 7180 square foot tract, S89°02'13"W, 100.00 to a mag nail set at the northwest corner of said 1780 square foot tract;
2. with the west line of said 7180 square foot tract, S01°22'29"E, 75.00 feet to a calculate point under an existing shed, on the northerly right of way line of Hays Street;

THENCE, with said northerly right of way line, same being the southerly line of said Block 10, N89°02'13"E, 49.26 feet to a ½-inch iron rod set with cap stamped "AST";

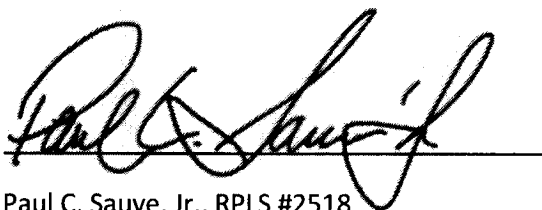
THENCE, leaving said right of way, crossing said Block 10 the following courses and distances;

1. N00°57'47"W, 75.00 feet to a ½-inch iron rod set with cap stamped "AST";
2. N01°58'57"W, 47.42 feet to a ½-inch iron rod set with cap stamped "AST";
3. S88°01'03"W, 1.98 feet to a ½-inch iron rod set with cap stamped "AST";
4. N01°22'29"W, 77.69 feet to a ½-inch iron rod set with cap stamped "AST";

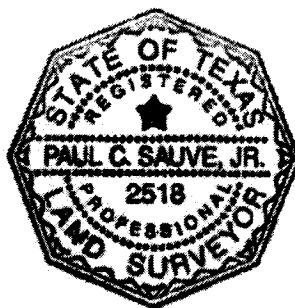
THENCE, with the northerly of said Block 10, N89°03'37"E, 152.60 feet to the **POINT OF BEGINNING** and containing 0.519 of one acre of land, more or less.

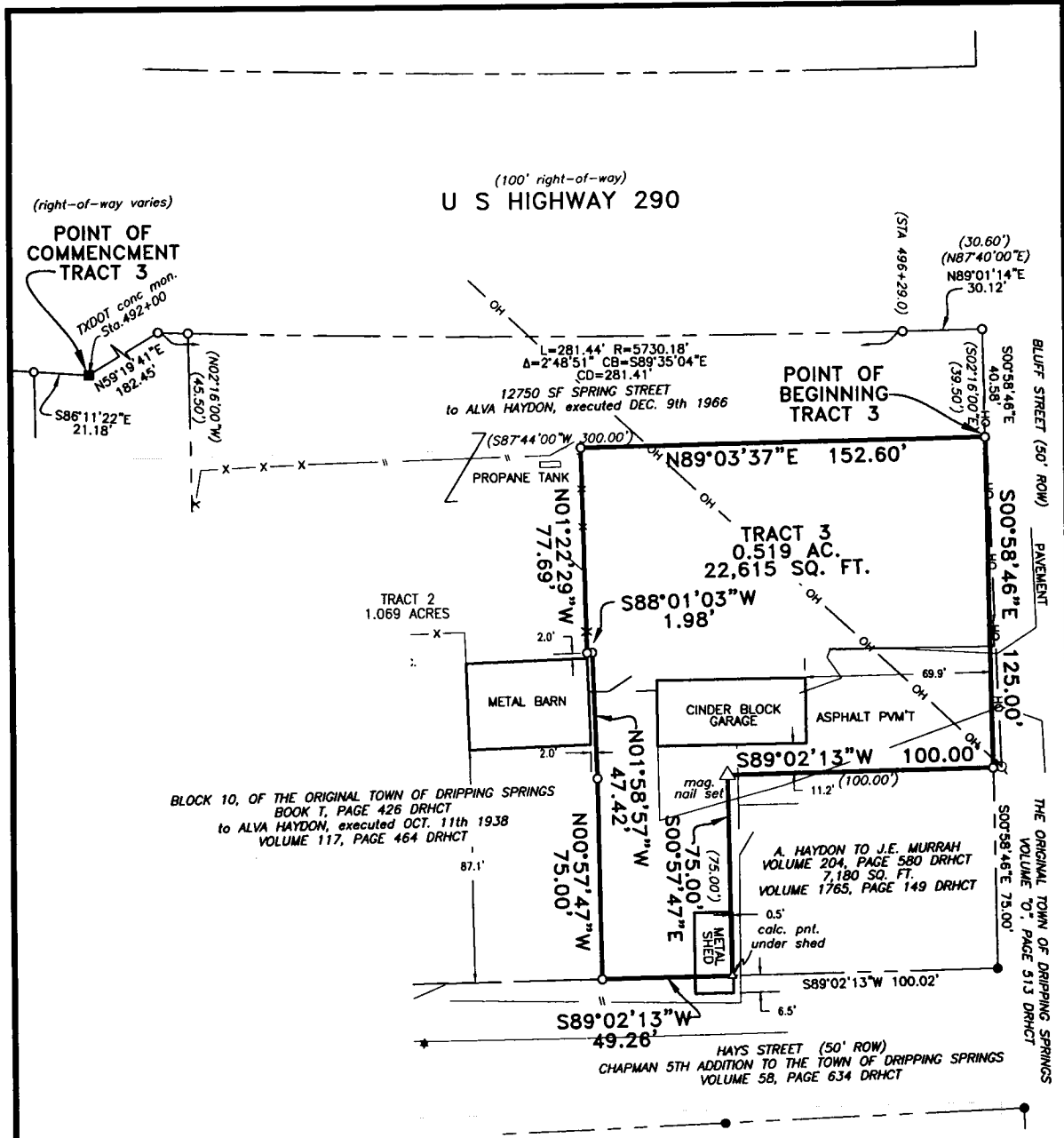
SURVEYOR'S STATEMENT

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.



Paul C. Sauve, Jr., RPLS #2518
Austin Spatial Technologies, LLC
January 18, 2019





BLOCK 10, OF THE ORIGINAL TOWN OF DRIPPING SPRINGS
 BOOK T, PAGE 426 DRHCT
 to ALVA HAYDON, executed OCT. 11th 1938
 VOLUME 117, PAGE 464 DRHCT

A. HAYDON TO J.E. MURRAH
 VOLUME 204, PAGE 580 DRHCT
 7,180 SQ. FT.
 VOLUME 1765, PAGE 149 DRHCT

LEGEND

- 1/2" IRON ROD FOUND AND AS NOTED
- ▲ 60D NAIL FOUND
- SET 1/2" IRON ROD W/CAP "AST" OR AS NOTED
- △ CALCULATED POINT
- ⊗ WASTEWATER MANHOLE
- //— WOOD FENCE
- x-x- WIRE FENCE
- () RECORD INFORMATION
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- ↯ BREAK IN SCALE

SURVEYORS STATEMENT:

I HEREBY STATE THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION IN AUGUST 2018 THRU JANUARY 2019. GRID BEARINGS INDICATED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE COMMITMENT. AUSTIN SPATIAL TECHNOLOGIES PERFORMED LIMITED RESEARCH FOR THIS SURVEY.

Paul C. Sauve, Jr.
 PAUL C. SAUVE, JR., RPLS NO. 2518
 JANUARY, 2019
 DATE



SCALE : 1"=40'
 GRAPHIC SCALE

SHEET



AUSTIN SPATIAL TECHNOLOGIES, LLC
 LAND SURVEYORS - GEOMATIC SPECIALISTS
 3815 South Capital of Texas Hwy., Austin, Texas 78704
 ph. 512-573-6730
 FIRM REGISTRATION NO. 10173100

DATE : JAN. 2019
 SCALE : 1"=40'
 CHECKED BY: PCS
 DRAFTED BY: SAR

BOUNDARY WITH IMPROVEMENTS
 REMAINING PORTION OF BLOCK 10,
 OF THE ORIGINAL TOWN OF DRIPPING SPRINGS
 CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS



APPENDIX E: ZONING USE REGULATIONS (CHARTS)

Use Chart

Adopted February 17, 2015

Permitted Uses “P”

Conditional Uses “C”

AGRICULTURE	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Bulk Grain and/or Feed Storage	P										X	P			
Farms, General (Crops), Commercial	P	C	C								X				
Greenhouse (Non-Retail)	P	P	P	P							P				
Livestock Sales	P										X				
Orchard/Crop Propagation	P	P	C	C	C	C	C	C	C	C	P	C			
Plant Nursery (Commercial)	P									P	P	X	C		
Small Scale Farm	P	C	C			C	C	C	C	C	P				
Stable, Commercial	P	C									X				
Stables (Private, accessory use)	P	C	C								P				
Stables (Private, principal use)	P	C									X				
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	C	C	C	C	C	C	C	C	C	P	C			
Farm Animals (Non-Exempt)	P	C	C	C	C	C	C	C	C	C	P	C			

(Ordinance 1220.99 adopted 2/17/15)

RESIDENTIAL	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg/Structure (Nonresidential)							P	P	P	P	P	P			
Accessory Bldg/Structure (Residential)	P	P	P	P	P	P					P				

Accessory Dwelling	P	C	C							P		P	Item 7.	
Caretaker's/Guard Residence	P	P	P							P				
Community or Group Home	C	C	C	C	C					P				
Duplex/Two-Family				P	P	P	P	P	P	P				
Garage Residential Conversion	P	P	C	C						P				
Garden Home/Townhome					P	P	P	P	P	P				
Home Occupation	P	P	P	P	P	P	P	P	P	P				
HUD-Code Manufactured Home	C			C	C	C					X			
Living Quarters on Site with a Business							P	P	P	P	P			
Multiple-Family Dwelling						P	P	P	P	P	P			
Residential Loft							P	P	P	P	P			
Rooming/Boarding House						P		P			P			
Single-Family Dwelling, Detached	P	P	P	P	P	P					P			
Single-Family Industrialized Housing	P	P	P	P	P	P					P			
Swimming Pool, Private	P	P	P	P	P	P	P	P	P	P	P			

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

OFFICE	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Armed Services Recruiting Center							P	P	P	P	P				
Bank										C	X				
Check Cashing Service								P	P	P	X				
Credit Agency							P	P	P	P	X				
Insurance Agency Offices							P	P	P	P	P				
Offices, General/Professional							P	P	P	P	P				
Office, Brokerage							P	P	P	P	P				

Services									P		P				Item 7.
Offices, Health Services							P	P	P	P	P				
Offices, Legal Services							P	P	P	P	P				
Offices, Parole/Probation									P		X		P		
Offices, Professional							P	P	P	P	P				
Offices, Real Estate Office							P	P	P	P	P				
Saving & Loan									P	C	X				
Security Monitoring Company							P	P	P	P	X				
Telemarketing Center							P	P	P	P	X				

(Ordinance 1220.99 adopted 2/17/15)

	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP
PERSONAL & BUSINESS SERVICES									P		P				
All-Terrain Vehicle									P	P	X				
Dealer (Sales Only)									P		X				
Ambulance Service (Private)									P	P	X				
Antique Shop								P	P	P	P				
Appliance Repair								P	P	P	X				
Art Dealer/Gallery								P	P	P	P				
Artisan's Shop	P							P	P	P	P				
Artist Studio	P	P	P	P	P	P	P	P	P	P	P				
Auto Sales (New & Used)									C	P	X				
Auto Supply Store									P	P	X				
Bakery or Confectionary (Retail)								P	P	P	P				
Bar								C	C	C	C				
Barbershop								P	P	P	P				
Beauty Shop								P	P	P	P				
Bed & Breakfast Inn or	C	C	C					P	P	P	P				

Facility															Item 7.
Bicycle Sales and Repair								P	P	P	P				
Book Store								P	P	P	P				
Building Materials Sales									C	P	X				
Cabinet/Counter/ Woodworking Shop (Custom) Retail										C	X	P			
Cabinet/Counter/ Woodworking Shop (Manufacturing) Wholesale											X	P			
Cafeteria							C	C	P	P	P				
Communication Equipment Repair										P	X				
Computer Sales								P	P	P	P				
Consignment Shop								P	P	P	P				
Convenience Store (With Gas Sales)									P	P	X				
Convenience Store (Without Gas Sales)								C	P	P	P				
Cooking School								P	P	P	P				
Dance/Drama/Music Studio or School								P	P	P	P				
Department Store									P	P	P				
Drapery, Blind Upholstery Store								P	P	P	P				
Exterminator Services										P	X				
Financial Services								P	P	P	P				
Florist Shop								P	P	P	P				
Food or Grocery Store (General)									P	P	P				
Food or Grocery Store (Limited)								P	P	P	P				
Funeral Home or Mortuary										P	X				
Furniture Store (New and/or Used)								P	P	P	X				

Garden Shop (Inside Storage)								P	P	P	P						Item 7.
General or Community Retail Store									P	P	P						
Gravestone/Tombstone Sales										P	X						
Hardware Store								P	P	P	P						
Home Improvement Center									P	P	X						
Laundry/Dry Cleaning										P	X						
Lawnmower Sales & Repair									P	P	X						
Live-in Security Quarters							P	P	P	P	P						
Locksmith								P	P	P	X						
Major Appliance Sales									P	P	X						
Market (Public)								P	P	P	P						
Mini-Warehouse - Self Storage										C	X						
Mobile food vendor - 10 days or less							P	P	P	P	P	P	P	P	P	P	P
Mobile food vendor - longer than 10 days							C	C	C	C	C	C	C	C			
Mobile food vendor court							C	C	C	C	C	C	C	C			
Motorcycle Dealer (Sales, Repair)									P	P	X						
Motel or Hotel									P	P	P						
Needlework Shop								P	P	P	P						
Pet Shop/Supplies								P	P	P	P						
Pharmacy								P	P	P	P						
Photocopying/Duplicating								P	P	P	P						
Photography Studio								P	P	P	P						
Plant Nursery (Retail Sales, Outdoors)									P	P	X						
Radio or Television Studio									P	P	X						

Recycling Center										C	X	P					Item 7.
Restaurant (No Drive-Through Service)								P	P	P	P						
Restaurant (With Drive-Through)									P	P	X						
Security Systems Installation Company									C	P	X						
Sexually Oriented Business										C	X	C					
Shoe Repair								P	P	P	P						
Studio, Tattoo or Body Piercing								C	C	C	P						
Tailor Shop								P	P	P	P						
Tool & Machinery Rental (Indoor Storage)								P	P	P	X						
Tool & Machinery Rental (Outdoor Storage)										P	X						
Travel Agency							P	P	P	P	P						
Temporary Outdoor Sales/Promotion							C	P	P	P	P						
Upholstery Shop									P	P	P						
Used Merchandise/Furniture								P	P	P	P						
Vacuum Cleaner Sales & Repair								P	P	P	X						
Veterinarian Clinic (Indoor Kennels)								P	P	P	P						
Woodworking Shop (Ornamental, Handmade)								P	P	P	P						

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

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

	Residential Uses						Nonresidential Uses								
TRANSPORTATION & AUTO SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Antique Vehicle Restoration										P	X				
Auto Body Repair										P	X				
Auto Financing &								P	P	P	X				

Leasing																	Item 7.
Auto Muffler Shop										P	X						
Auto Paint Shop										P	X						
Auto Tire Sales & Repair										P	P	X					
Auto Upholstery Shop										P	P	X					
Auto Washing Facility, Attended										P	P	X					
Auto Washing Facility, Unattended										P	P	X					
Auto Wrecker Service										P	P	X					
Automobile Repair, Major										P	P	X					
Automobile Repair, Minor								C	C	P	P	X					
Heliport													P	P			
Helistop													P	P			
Limousine/Taxi Service										P	P	X					
Oil Change & Inspection										P	P	X					
Parking Lot, Commercial										C	P						
Parking Structure, Commercial							C	C	C	P	P	P					
Tire Dealer, Indoor Storage								P	P	P	P	X					

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

AMUSEMENT/ RECREATION	Residential Uses							Nonresidential Uses							
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Amusement Arcade (Four or more devices)									P	P	P				
Amusement Services (Indoor)									P	P	P				
Amusement Services (Outdoor)									P	P	X				
Billiard/Pool Facility									P	P	P				
Bingo Hall									P	P	P			P	

Bowling Center									P	P	P				P	Item 7.
Broadcast Station (With Tower)											X	P				
Country Club (Private)									P		X					
Dance Hall									P	P	P				P	
Day Camp for Children	C	C					C		P	P						
Civic/Conference Center											P		P			
Dinner Theater									P	P	P					
Driving Range															P	
Fairgrounds/Exhibition Area	C														P	
Gaming Club (private)							C		C	C						
Golf Course (Miniature)									P	P					P	
Golf Course (Public, Private)	C								P	P					P	
Health Club							C	P	P	P	P				P	
Motion-Picture Studio, Commercial										P		P				
Motion-Picture Theater									P	P	P					
Museum							P		P	P	P					
Park accessory uses																P
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P					P
Psychic Reading Services								P	P	P	P					
Rodeo Grounds	C									C		C				
Skating Rink										P					P	
Tennis Court	P	P	P	P	P	P					P				P	
Theater (Stage)									P	P	P				P	
Video Rentals/Sales								P	P	P	P					

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

	Residential Uses							Nonresidential Uses							
INSTITUTIONAL/ GOVERNMENT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	179

Assisted Living Facility						C		C	C	C	P							Item 7.
Broadcast Tower (Commercial)													C					
Cemetery or Mausoleum	C														P			
Child Day-Care Facility	C	C	C	C	C	C	C	P	P	P	P							
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P				P			
Civic Club								P	P	P	P							
Community Center (Municipal)											P				P			
Electrical Generating Plant													P	P				
Electrical Substation													P	P				
Emergency Care Clinic										P	P							
Fire Station	P	P	P	P	P	P	P	P	P	P	P				P			
Fraternal Lodge or Union								P	P	P	P							
Government Building (Mun, St, Fed)											P	P			P			
Group Day-Care Home	C	C	C	C	C	C	C	P	P	P	P							
Medical Clinic or Office								P	P	P	P							
Wireless Communications Tower	C	C	C			C	C	C	C	C			C					
Heliport													P					
Home for the Aged, Residential	C	C	C	C	C	C	C	C	C	P	P	P						
Hospice									C	P	P	P						
Hospital (Acute Care, General)								C	C	P	P							
Library								P	P	P	P	P			P			
Maternity Home								C	C	P	P	P						
Nursing/Convalescent Home								C	C	P	P							
Orphanage						C	C	C	C	P	P	P						
Philanthropic Organization								P	P	P	P	P						

Post Office	P	P	P	P	P	P	P	P	P	P	P		P	Item 7.
Radio, Television, Microwave Tower									C	C		C		
School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P		P	
Sewage Pumping Station	C	C	C	C	C	C	C	C	C	C	P	P	P	
Telephone Switching/ Exchange Bldg.							C	C	C	P	P		P	
Wastewater Treatment Plant	C	C	C	C	C	C	C	C	C	C		C	P	
Water Supply (Elevated Storage Tank)	C	C	C	C	C	C	C	C	C	C	P	C	P	
Water Supply Facility (Private)	P	P	P	P	P	P		C	C	C		C	P	

	Residential Uses						Nonresidential Uses								
COMM. & WHOLESALE TRADE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Book Bindery										P	P				
Feed & Grain Store									P	P					
Furniture Manufacture												P			
Heating & Air-Conditioning Sales/Service									P	P					
Pawnshop									C	C					
Propane Sales (Retail)										P					
Taxidermist										P					
Transfer Station/Refuse Pickup												P			
Veterinarian (Outdoor Kennels or Pens)	C									P					
Warehouse/Office										C		P			
Welding Shop										C		P			

	Residential Uses						Nonresidential Uses								
LIGHT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	181

INDUSTRIAL/MFG.																				Item 7.
Contractor's Office (No Outside Storage.									P	P	P	P	P							
Contractor's Office (with Outside Storage)											C			P						
Contractor's Temporary On-site Office	C	C	C	C	C	C	C	C	C	C	C	P	C							
Electronic Assembly												C		P						
Engine Repair or Manufacture															P					
Laboratory Equipment Manufacture															P					
Machine Shop															P					
Maintenance & Repair Services for Bldgs.													P							
Open Storage/Outside Storage	C											C		P						
Plumbing Shop												P	P							
Research Lab (Nonhazardous)												C	C		P					
Sand/Gravel/Stone Sales or Storage	C												C		P					
Sand/Gravel Quarrying															C					
Sign Manufacturing													C	P	P					
Stone/Clay/Glass Manufacturing													C		P					

(Ordinance 1220.99 adopted 2/17/15)

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2015-10

VISION STATEMENTS AND IMPLEMENTATION STANDARDS AND GUIDELINES FOR HISTORIC DISTRICTS

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS AMENDING THE HISTORIC PRESERVATION PROGRAM IMPLEMENTATION MANUAL TO INCLUDE VISION STATEMENTS AND DESIGN AND DEVELOPMENT STANDARDS FOR HISTORIC DISTRICTS

WHEREAS, the City of Dripping Springs City Council adopted the “City of Dripping Springs Historic Preservation Program Implementation Manual” on September 11, 2007;

WHEREAS, the “Historic Preservation Program Implementation Manual” includes design and development standards for Historic Districts;

WHEREAS, the Implementation Manual should be reviewed from time to time and may be modified and new design and development guidelines may be adopted in accordance with the City of Dripping Springs Code of Ordinances, Section 24.07.012 (a);

WHEREAS, City staff developed vision statements (incorporated herein as *Attachment “A”*) to encourage the preservation of existing structures and compatible growth in the historic districts; and

WHEREAS, City Staff has reviewed the current design and development standards and recommend that they be amended in light of the vision statements; and

WHEREAS, the City Council finds it to be reasonable, necessary, and in the public interest to review and amend the Implementation Manual.

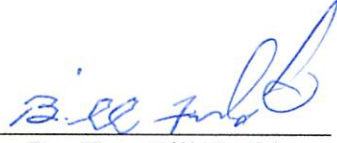
NOW, THEREFORE, BE IT RESOLVED by the City of Dripping Springs City Council:

1. The Council hereby amends the Implementation Manual to include Historic Districts Vision Statements in accordance with *Attachment “A”*, incorporated herein.
2. The Council hereby amends the Implementation Manual to include Design Development Standards in accordance with *Attachment “B”*, incorporated herein.
3. The City Secretary is directed to post the amended Implementation Manual on the City’s website and make it available to the public at City Hall.

- 4. 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 & APPROVED this, the 17th day of February 2015, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

by: 
Mayor Pro Tem Bill Foulds

ATTEST:


Kerri Craig, City Secretary

Attachment "A"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
DRIPPING SPRINGS HISTORIC DISTRICTS VISION STATEMENTS
February 17, 2015

DRIPPING SPRINGS-HISTORICDISTRICTS

* * *

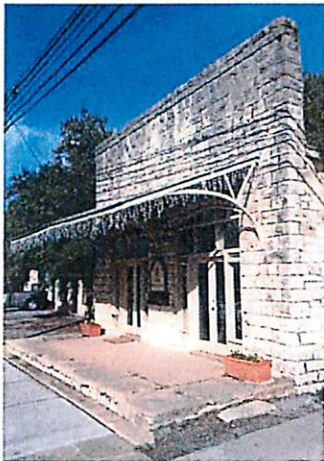
Overall Vision Statement City of Dripping Springs 2/17/15

Vision Statement:

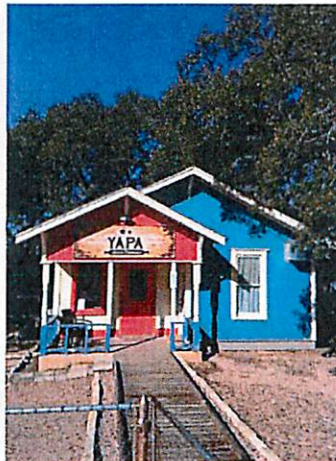
The overall vision for the **Historic Districts of Dripping Springs** is to preserve and enhance the heritage, historic character and resources of these districts, while encouraging revitalization through complementary new uses.

Visions and policies for each individual Historic District will complement, reflect and implement this overall vision through a recognition and understanding of its' own unique qualities, character, historic resources, role within the larger community and future prospects:

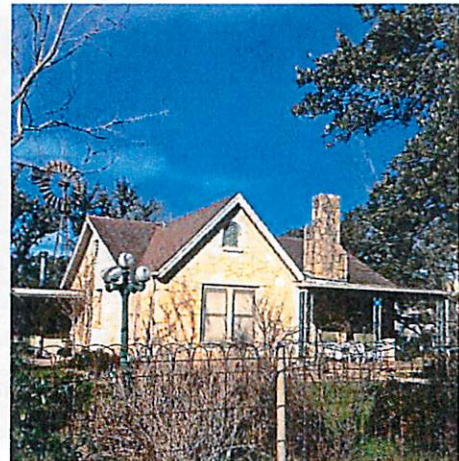
- **Mercer Historic District:** The town's original "Main Street" and first Historic District;
- **Old Fitzhugh Road Historic District:** An emerging, eclectic mixed-use Historic District.; and
- **Hays Street Historic District:** A surviving neighborhood dating from the origins of the town.



Mercer Street District



Old Fitzhugh Rd District



Hays Street District

* * *

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

MERCER - HISTORIC DISTRICT

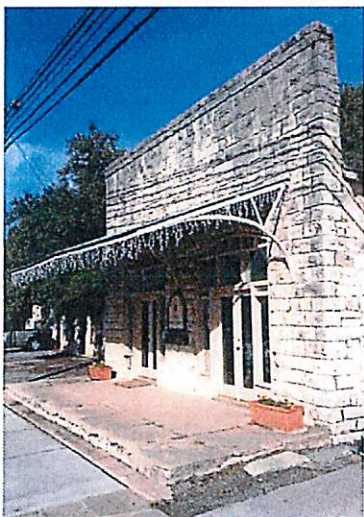
* * *

Vision Statement / Historic Characteristics/Planning Concepts /Policy Recommendations City of Dripping Springs 2/17/15

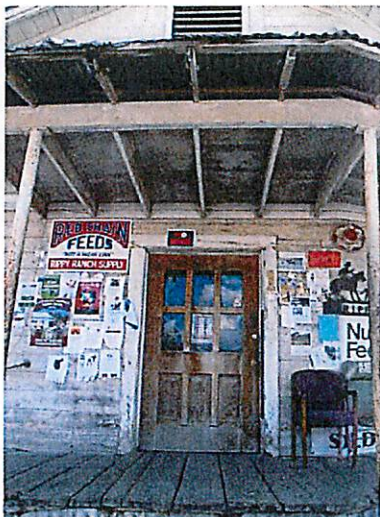
Vision Statement:

The vision for the **Mercer Historic District** is to preserve, enhance, and build upon the heritage, character, vitality, walkable scale and informal charm of the original historic “Main Street” and commercial town center of Dripping Springs.

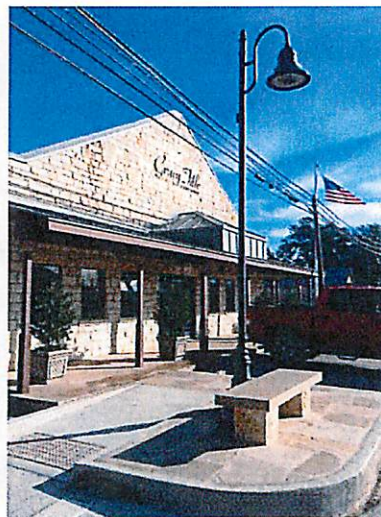
- **Community Focal Point:** Foster it’s emergence as a vibrant, symbolic gathering place for the entire community and promote it as a memorable center for civic activities and public events;
- **Preserve Historic Resources:** Continue to preserve the heritage buildings, storefronts, landscapes and public spaces of Mercer Street, through careful stewardship, appropriate rehabilitation and sensitive adaptive re-use; and
- **Promote Revitalization:** Encourage compatible, attractive new infill development and harmonious businesses that cater to serving residents and visitors with family-friendly, pedestrian-oriented mixed-uses.



Walkable Scale



Rustic Character



Pedestrian Orientation

Distinguishing Historical Characteristics

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

Mercer Historic District was established as the City's first Historic District, recognizing a "distinctive and locally significant collection of commercial, institutional and residential buildings that represent the city's development in the mid-nineteenth to mid-twentieth century around the landmark springs for which the town is named." (City of Dripping Springs, Historic Preservation Program Manual- 2007, p. 47). The Historic District was "Listed" in the National Register of Historic Places in 2013.

As the town's original east-west thoroughfare and historic commercial center, Mercer Street forms the core of the Historic District, and east and west "gateways" are formed at convergences with US Hwy 290.

Some of the City's prime historic and cultural resources are found in this District, arrayed along Mercer St. and the adjacent blocks north of Hwy 290. Recent streetscape improvements, including street lighting, sidewalks, crosswalks and plazas, curb & gutter and pedestrian amenities have increased the safety, functionality and comfort of Mercer St. while complementing its historic character and boosting aesthetic appeal. This district serves to preserve the City's historical and cultural identity while providing an identifiable framework for vibrant "Town Center" redevelopment, reinvestment and economic activity.

Defining Qualities & Design Elements

- **Historic Town Center:** concentration of historic commercial, institutional, residential structures
- **Walkable Scale:** pedestrian-friendly streetscapes with convenient parking and traffic calming
- **Public Events & Festivals:** Focal point for regular public events & festivals (Founders Day, etc)
- **Mixed-Use:** a full range of urban uses, especially commercial, retail, public and institutional

Planning Concepts & Future Vision

- **Historic Character:** maintain historic character while promoting complementary new businesses
- **Pedestrian Orientation:** promote attractive street frontages, inviting storefronts & entries, comfortable sidewalks, gathering places, public amenities, porches, awnings and shading devices
- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate mixed-use rehabilitation
- **Sensitive Infill:** maintain predominant influence of historical resources, encourage context-sensitive, compatible new development/redevelopment on available properties

Policy Recommendations & Tools

- **HPC Implementation Manual:** maintain, administer & enforce "Certificate of Appropriateness" criteria to achieve desired vision
- **HP Standards & Design Guidelines:** tighten focus on preserving Historic Character while allowing more variety, freedom & creativity
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that complement Historic character and bring invigorating new uses
- **Historical Zoning Overlay:** encourage compatible mixed-uses while protecting historic qualities

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

OLD FITZHUGH ROAD - HISTORIC DISTRICT

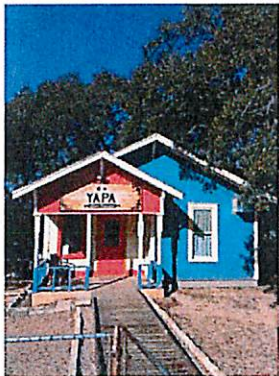
* * *

Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations City of Dripping Springs 2/17/2015

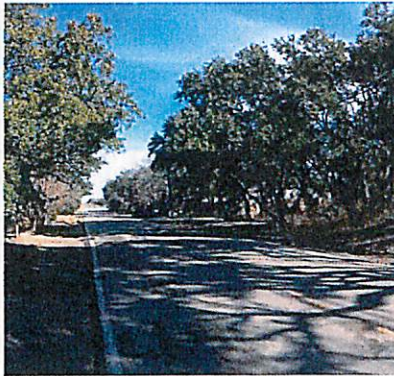
Vision Statement:

The vision for the **Old Fitzhugh Road Historic District** is to preserve the unique character and rustic qualities of this linear collection of small historic farmsteads and residences, while guiding its harmonious evolution into a new and vibrant, eclectic mixed-use commercial and residential district that is well-connected to the Mercer Historic District.

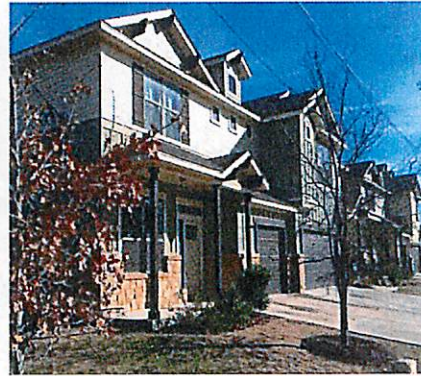
- **Historic Renovation & Landscape Preservation:** Encourage the renovation, upkeep and continued care for historic dwellings; preserve mature tree canopies, informal roadway, rural landscape features, outbuildings and supporting structures defining the character of this district;
- **Adaptive Re-Use:** Continue the flexible, adaptive transformation of existing historic properties to a variety of appropriate commercial, residential and mixed use rehabilitation projects; and
- **Eclectic Revitalization:** Encourage a wide range of new uses and compatible businesses, in a harmonious mixture of new and old buildings, through appropriate rehabilitation and well-scaled, context-sensitive new infill development.



Eclectic Revitalization



Tree Preservation



Context-Sensitive Infill

* * *

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

Distinguishing Historical Characteristics

Old Fitzhugh Road Historic District (OFRHD) encompasses a loose collection of historic single-family residences and small family farmsteads (interspersed with more recent mobile home & other uses) extending approx. ½ mi. north from the heart of Mercer St to its termination at Ranch Road 12.

These historic resources developed organically, in a linear fashion, along an informal, rustic street enveloped with a nearly continuous canopy of mature Live Oak trees. Taken as a whole, this District maintains a unique character and sense of place, whose preservation plays a role in connecting the City to its rural heritage. In its current state, OFRHD “retains buildings and landscapes that reflect the area’s evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.” (Roark-Foster-Consulting: “Historic Resources Survey Report, Old Fitzhugh Road- August 5, 2014).

Defining Qualities & Design Elements

- **Rural Roadway:** rustic road with meandering alignment, irregular frontage setbacks
- **Landscape / Trees:** nearly continuous streetscape & unifying canopy of mature oak trees
- **Farmsteads w/Dependencies:** dwellings w/ domestic and agricultural outbuildings beside/behind
- **Architectural Variety:** collection of period residential styles, materials, building techniques

Planning Concepts & Future Vision

- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate commercial rehabilitation
- **Sensitive Infill:** encourage compatible new development/redevelopment on available parcels
- **Eclectic Character:** promote harmonious mix of new and old, with appropriate scale & character
- **Landscape / Streetscape / Tree Preservation:** maintain District-wide continuity & character, while connecting, screening & accommodating a wide variety of architectural responses

Policy Recommendations & Tools

- **HPC Implementation Manual:** tailor “Certificate of Appropriateness” criteria to achieve vision
- **HP Standards & Design Guidelines:** adapt to promote Eclectic Character & allow variety
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that fit
- **Historical Zoning Overlay:** encourage compatible uses while protecting historic characteristics

HAYS STREET - HISTORIC DISTRICT

* * *

Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations City of Dripping Springs 2/17/2015

Vision Statement:

The vision for the **Hays Street Historic District** is to protect the primarily historic residential character of this surviving neighborhood dating from the origins of Dripping Springs.

- **Neighborhood Preservation:** Protect neighborhood scale and character; preserve existing historic resources and harmonious structures;
- **Adaptive Re-Use / Sensitive Infill:** Allow small-scale, context-sensitive rehabilitation and sensitive new infill development of residential properties and appropriate mixed-use commercial development along Hwy 290 corridor; and
- **Landscape / Streetscape /Tree Preservation:** Maintain mature trees, unique site features and character-giving elements of the rural landscape.



Historic Neighborhood Character

* * *

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

Distinguishing Historical Characteristics

Hays Street Historic District (as proposed) is formed by “a surviving grid of city blocks and streets that flank Hays Street, south of and parallel to U.S. Hwy 290....Hays Street serves as an axis that unifies adjoining blocks into a discreet neighborhood that has remained almost entirely residential and pedestrian-friendly. The character of the neighborhood is defined....especially west of San Marcos Street, by twentieth century, single-story, single-family dwellings with informal yards, quaint landscaping features and mature trees.” (Roark-Foster-Consulting: “Historic District Assessment”- October 31, 2014)

This neighborhood, a part of the original town plan, has retained significant integrity and character despite being severed from the Mercer St. blocks to the north by the construction of Hwy 290 between 1958 and 1962. The District’s notable historic resources include the landmark Jones House, dating from the late nineteenth century, which survives in good condition with a high degree of architectural integrity. Other resources of importance to the community include the site and group of church-related structures associated with the First Baptist Church (sanctuary rebuilt after destruction by fire in 2007), six (6) surviving historic age homes from the Pre-WWII (1945) era, and eight (8) additional Post-War dwellings from circa 1945 to circa 1965. The District’s Hwy 290 and RR 12 margins (with some exceptions) reflect commercial development in response to highway visibility and real estate pressures, negatively-impacting the historical qualities of most of the highway frontage properties.

Defining Qualities & Design Elements

- **Residential Scale:** recognizable residential neighborhood from the town’s early development
- **Landscape / Trees:** scattered canopy of mature trees, within private yards and along streets
- **Historic-Age Dwellings:** 19th/20th C. surviving homes w/ informal yards, landscape features
- **Architectural Vernacular:** distinctive residential styles; local responses to national trends

Planning Concepts & Future Vision

- **Neighborhood Preservation:** protect residential character, preserve historic resources
- **Adaptive Re-Use:** allow small-scale, context-sensitive rehabilitation of residential properties
- **Sensitive Infill:** encourage appropriate new development/redevelopment on available parcels
- **Landscape / Streetscape / Tree Preservation:** maintain mature trees & landscape character

Policy Recommendations & Tools

- **HPC Implementation Manual:** administer “Certificate of Appropriateness” criteria per vision
- **HP Standards & Design Guidelines:** adapt to protect Neighborhood Character & allow infill
- **Alternative Design Standards:** promote flexibility/creativity for fit projects of suitable quality
- **Historical Zoning Overlay:** encourage compatible Land Uses while protecting historic characteristics





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

Attachment "B"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
IMPLEMENTATION STANDARDS AND GUIDELINES FOR HISTORIC DISTRICTS
February 17, 2015

City of Dripping Springs
Historic Districts
Design & Development Standards

City Council Approval- 2/17/15

Character	All Districts 	Mercer Street 	Old Fitzhugh Road 	Hays Street 
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Revitalization Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> Historic Main Street Foster a Community Focal Point Preserve Historic Resources- Rehab & Adaptive Re-Use Promote Revitalization 	<ul style="list-style-type: none"> Historic Small Farmsteads Eclectic Revitalization- new/old Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation 	<ul style="list-style-type: none"> Historic Remnant Neighborhood Neighborhood Preservation Adaptive Re-Use / Sensitive Infill Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> Per Implementation Manual / COA (existing criteria & requirements) Provide Alternative Design (a new provision, route & process) Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> Protect Historic Pedestrian Scale & Main Street Character Promote Walkable Scale & Sidewalk Activity Zones Provide Pedestrian Shading Devices @ Sidewalk Frontage New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Dwellings Allow Context-Sensitive Infill @ Vacant Properties & Hwy 290 New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> Pedestrian-Oriented Family-Friendly uses / activities Full Mix of Uses allowed 	<ul style="list-style-type: none"> Mixed-Use Rehab- OFR Retail / Commercial – RR 12 Residential Rehab or Infill 	<ul style="list-style-type: none"> Residential Rehab/Infill Hays St. Retail / Commercial Mixed-Use- Hwy 290
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> "Build-To" Mercer St. Frontage 0' setback Sides: 0' setback Rear: 10' setback 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Sides: 5' setback 	<ul style="list-style-type: none"> Site Buildings Facing Local Streets & Hwy 290 Front / Rear: 10' setback Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> Street Parking Onsite Lots in Rear Offsite Remote Lots 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees) 	<ul style="list-style-type: none"> Residential Garages Onsite Lots @ Rear of Property Small Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 10,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,500 sf max massing increments 1-1/2 Sty to 2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 40' max storefront width or 40' max. articulation increments 	<ul style="list-style-type: none"> 45' max; 60' max @ RR 12 45' max. articulation increments 	<ul style="list-style-type: none"> 40' max; 60' max @ Hwy 290 40' max. articulation increments
Porches	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Porches / Awnings @ Street across min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net area sf. Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> COA Review (revised requirements) 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord. Site Plan Review (new req'mt) 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review COA / Design Review (new) 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
Driftwood Phase 3	ETJ	17901 RM 1826	1 lot subdivision	Waiting on the County
SUB2018-0038_Caliterra Ph 4 Sec 11_FP	ETJ	RR12 & FM 150	Subdivision of 108 Residential lots	Under Review (Added ROW)
SUB2018-0043_Treaty Oak Subdivision MP	ETJ	16604 Fitzhugh Rd	1 Lot subdivision	Waiting on resubmittal
SUB2018-0061 Headwaters at Barton Creek_AP	ETJ	2401 E Hwy 290	Edits to metes and bounds error	Waiting on resubmittal
SUB2018-0064 Esperanza Subdivision FP & CP	CL	4900 Bell Springs Rd	107 Ac. 104 SF lots and 2 Drainage/park lots	Gathering signatures
SUB2019-0012 Headwaters at Barton Creek Ph. 4 Sec. 2 FP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Residential, Drainage/Water Quality/MUD Utility, Future Development 32 lots	Waiting on resubmittal
SUB2019-0013 Headwaters at Barton Creek Ph. 4 Sec. 3 FP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Residential, Drainage/Water Quality/MUD Utility, Future Development 44 lots	Waiting on resubmittal
SUB2019-0014 Headwaters at Barton Creek Ph. 4 Sec. 4 FP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	Residential, Drainage/Water Quality/MUD Utility, Future Development 112 Lots	Waiting on resubmittal
SUB2019-0017 Parten Ranch Amenity Center MP	ETJ	NW Corner of Two Creeks Lane and Parten Ranch Pkwy	1 Lot for amenity center	Waiting on the County
SUB2019-0023 Driftwood Golf & Ranch Club Phase. 1 CP	ETJ	10450 FM 967 N Side	42 Lot Subdivision on 59.14 acres	Waiting on resubmittal
SUB2019-0029 Arrowhead Ranch Ph. 4 FP	CL	Arrowhead Ranch Blvd	162 Lot Subdivision- 155 SF Lots	Under Review
SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	4 Lot subdivision	Waiting on the County
SUB2019-0044 Caliterra Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peakside Circle	amended plat	waiting on resubmittal
SUB2019-0049 Driftwood Club Core Ph. 1 CP	ETJ	582 Thurman Roberts Way	infrastructure for subdivision	Waiting on resubmittal
SUB2019-0050 Driftwood Golf and Ranch Club Ph. 2 FP	ETJ	Thurman Roberts Way	57 SF lots, 3 Open Space, 4 Golf Course Lots, 8 ROW lots	waiting on fiscal or construction completion
SUB2019-0051 Driftwood Club Core Ph. 2 CP	ETJ	Thurman Roberts Way	infrastructure for subdivision	Waiting on Resubmittal
SUB2019-0060 Driftwood Phase 1 Section 2 CP	ETJ	Thurman Roberts Way	Update to WW and Rainwater Service details	Waiting on Resubmittal
SUB2019-0061 Revision to Driftwood Phase 1 Section 1 Retrofit	ETJ	Thurman Roberts Way	Accomadations for additional lot	Gathering signatures
SUB2019-0062 Big Sky Ranch Phase 2 CP & FP	CL	Lone Peak Way	188 Single Family, Drainage, and Open Space lots	waiting on resubmittal
SUB2020-0002 Headwaters at Barton Creek, Phase 5, sections 1&2 CP	ETJ	headwaters blvd and sage thrasher circle	188 Residential Lots, Open Space, MUD Utilites with WQ and drainage improvements	Gathering signatures
SUB2020-0005 Highpointe phase II 2A-2B, lots 7&8. Block C AP	ETJ	118 Red River Cover Austin	amended plat	Gathering signatures
SUB2020-0012 Parten Ranch Phase 3 CP	ETJ	1.5 Miles Southwest of Nutty Brown and 1826	Single Family Subdivision	Under Review
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal
SUB2019-0001 Murphy Meadows MP	ETJ	Trautwein RD	new subdivision	waiting on county
SUB2020-0017 611 Butler Ranch Road	ETJ	611 Butler Ranch Road		under review (Became a variance)
SUB2020-0019 Polo Club Pond Restoration	Etj	Polo Club Drive, Austin, TX	Install erosion stabilization measures for outfalls of the amenity ponds at the Polo Club at Rooster Springs.	Under Review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0005 7-ELEVEN Hwy 290	CL	1711-A Hwy 290	8 fuel pumps, 2 underground storage tanks and the required infrastructure, 2.12 acre site.	Under Review
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Tractor and Site improvements	Waiting on resubmittal
SD2019-0017 Storserv	ETJ	E Hwy 290	Self Storage facility	approved w conditions
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-00026 DSWSC Filling Station	CL	198 Creek Rd		Gathering Signatures
SD2019-0032 Coffman Real Estate	CL	27401 RR 12	Parking lot improvements	Waiting on resubmittal
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2019-0041 Driftwood Creek Temporary Kitchen	ETJ	415 Thurman Roberts Way	Temporary kitchen facility comprised of 2 shipping containers	Waiting on resubmittal
SD2019-0042 Hamburger Hill_Lot 2	CL	616 W HWY 290	Construction of 2 new commercial structures for office use	Waiting on resubmittal
SD2020-0006 Ghost Hill Ranch Phase 2	ETJ	31430 Ranch Road 12, Dripping Springs, Texas	Two Commercial Buildings	Waiting on resubmittal
SD2020-0012 Belterra Building X	ETJ	Lot 1B-2, Block A, of the final plat of resubdivision No.3 of North Belterra Commercial Subdivision	12,600 SF retail building with associated parking and utility improvements	Waiting on resubmittal
SD2020-0009 Revision to L&L Automotive	ETJ	3987 US HWY 290 E	2 buildings and crushed granite parking area	Gathering Signatures
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0017 Home Depot TRC	cl	260 E Hwy 290	tool rental center	Waiting on resubmittal
SD2020-0018 DSWSC Elevated Storage Tank	etj	Hart Lane	elevated Storage tang	Gathering Signatures
SD2020-0019 Headwaters Professional Offices	cl	Hwy 290 & Kibo Ridge	2 Commercial Buildings	under review
SD2020-0020 Revision to Texas Regional Bank	cl	333 E Hwy 290 #305, Dripping Springs, TX 78620	The Site Development Plans have been revised for connectivity between the current site and future development	Approved w/ Conditions
SD2020-0022 Skye Headwaters Revision 2	cl	201 Headwaters Blvd.	Reverting back to the originally approved project.	Waiting on resubmittal
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	Waiting on resubmittal
SD2020-0026 Lavender Springs	etj	13701 Trautwein	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0023 Dripping Springs Elementary #5 Aka 2020-1412	etj	11091 Darden Hill Road	Educational institute comprised of 5.0 acres of Lot 74 of the Onion Creek Ranch Subdivision	under review
SD2020-0028 DSMS Remodel AKA 2020-1495	CL	111 & 113 Tiger Lane	This project includes a new building for the relocation of Walnut Springs Elementary School, designed to serve 850 students to be built south of the existing Dripping Springs Middle School. Additional site and interior improvements proposed at DSMS and are included in this scope. Sanitary sewer and demolition have been submitted for approval separately.	Under review
SD2020-0014 603 W Hwy 290	CL	603 W Hwy 290	convert existing house to commercial use, add limited amounts of base materials and z storage containers in back of house, and dedicate drainage easement	approved with conditions
SD2020-0029 Headwaters Phase II	CL	Kibo Ridge and Hwy 290	this project includes the construction of four 3-story apartment buildings, associated parking and drives, and utilities	under review
SD2020-0030 Howard Ranch Commercial	Cl	FM 150 and RR12	one 5,110-sf general store/fueling station, two 10,400-sf retail stores, two 6,800-sf retail stores. One 17,600-sf retail store, and a 10,350-sf live/work building to be located on 7.391 acres	Waiting on resubmittal
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6,055 sqft office/warehouse and parking	Waiting on resubmittal
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Waiting on resubmittal
SD2020-0033 Hill Country Senior Citizen Activity Center	CL	1310 US-290, DRIPPING SPRINGS, TX 78620	A 3,150 sq ft building is proposed.	Under Review
SD2020-0034 27950 RR 12	CL	27950 RR 12	To place (temporarily - as limited by the CUP) a tent and 3 shipping containers on the property for the purposes of storage only.	Under Review
SD2020-0035 Harrison Hills Business Park	CL	North of Whisenant, across from Founders Ridge (No address given)	Infrastructure including construction of Driveway to 12, water quality and detention ponds, utilites, offsite improvements for wastewater tie in	Under Review
SD2020-0036 Arrowhead Ranch Amenity Center Revision	Cl	Arrowhead Ranch Blvd	Proposed Site Development for future arrowhead ranch amenity Center	Under Review
SD2020-0037 Sawyer Ranch Phase 2 Lot 2A Revision	CL	13441 W US Hwy 290	Site Development Improvements for Lot 2A, 5.5982 acres of the Sawyer Ranch Subdivision. Commercial buildings, associated parking, utilites and sidewalks	Under Review