



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, September 27, 2022 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

CONSENT AGENDA

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

- 1. Approval of the August 23, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Conditional approval of SUB2022-0029: an application for the Vitolich Plaza Lot 1 Replat for a 7.26 acre tract located on Bell Springs Road north of Daisy Lane. Applicant: Jon Thompson.**
- 3. Denial of SUB2022-0033: an application for the Ranch at Caliterra Preliminary Plat for a 200.025 acre tract located west of the Caliterra Subdivision out of the Benjamin F. Hannah Survey. Applicant: Bill E. Couch, Carlson Brigrance, and Doering, Inc.**
- 4. Conditional approval of SUB2022-0037: an application for the Driftwood Phase One Lot 2 preliminary plat for a 25.22 acre tract being lot 2 of the Driftwood 967 Phase One minor plat. Applicant: Chris Earthman, Driftwood 25-ACA LP.**
- 5. Conditional approval of SUB2022-0021: an application for Headwaters at Barton Creek Phase 3 Final Plat for a 200.77 acre tract out of the FA Jolly, JP Powell, WM Walker, and H Benson Surveys located near the intersection of Canyonwood Drive and US 290. Applicant: WFC Headwaters Owner VII, L.P.**
- 6. Denial of SUB2022-0008: an application for the Wild Ridge Preliminary Plat for a 283.4 acre tract located out of the I.V. Davis Jr. and Edward W. Brown surveys. Applicant: Richard Pham, P.E., Doucet & Associates, Inc.**
- 7. Denial of SUB2021-0073: an application for the Hardy T Land Preliminary Plat for a 78.02 acre tract located at the intersection of Bunker Ranch Boulevard and Ross Street out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, P.E., Civil & Environmental Consultants, Inc.**
- 8. Denial of SUB2022-0041: an application for the Silver Creek Preliminary Plat for a 1.855 acre tract located at 102 Bluff Street out of the Town of Dripping Springs survey. Applicant: Joe Grasso, P.E., Doucet & Associates.**
- 9. Denial of SUB2022-0042: an application for the Silver Creek Preliminary Plat for a 70.0 acre tract located at the dead end of Silver Creek Road out of the Marcus D Raper Survey. Applicant: Richard Pham, P.E., Doucet & Associates.**

BUSINESS

10. Public hearing and consideration of a recommendation regarding an Ordinance approving CUP2022-0004: an application for a Conditional Use Permit to allow a mobile food vendor for longer than 10 days at 501 Old Fitzhugh Road. Applicant: Nathan Pruitt

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. Recommendation

PLANNING & DEVELOPMENT REPORTS

11. Planning Report

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

September 27, 2022, at 6:00 p.m.

October 11, 2022, at 6:00 p.m.

October 25, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

October 4, 2022, at 6:00 p.m. (CC & BOA)

October 18, 2022, at 6:00 p.m.

November 1, 2022, at 6:00 p.m. (CC & BOA)

November 15, 2022, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **September 23, 2022, at 8:45 a.m.***

City Secretary

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



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 23, 2022 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:01 p.m.

Commission Members present were:

Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
John McIntosh
Douglas Shumway
Evelyn Strong (arrived at 6:05 p.m.)

Commission Member absent was:

Doug Crosson

Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
City Engineer Chad Gilpin

PLEDGE OF ALLEGIANCE

Commissioner Shumway led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented

for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

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

1. **Approval of the July 26, 2022, Planning & Zoning Commission regular meeting minutes.**
2. **Approval of SUB2022-0028: an application for the Parten Ranch Phase 8 Preliminary Plat for a 81.03 acre tract out of the Seaborn J. Whately and Lamar Moore Surveys located in the northwest corner of the Parten Ranch development. Applicant: Lauren Crone, LJA Engineering, Inc.**
3. **Denial of SUB2022-0028: an application for the Driftwood Phase One Lot 2 preliminary plat for a 25.22 acre tract being lot 2 of the Driftwood 967 Phase One minor plat. Applicant: Chris Earthman, Driftwood 25-ACA LP.**
4. **Denial of SUB2022-0039: an application for the Village Grove preliminary plat for a 112.40 acre tract out of the CH Malott and Philip A Smith surveys located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park directly south and adjacent to Wallace Mountain, and directly west and adjacent to The Preserve subdivision. Applicant: Ryan Perry, Doucet Engineers.**

A motion was made by Vice Chair Williamson to approve Consent Agenda Items 1 – 4. Commissioner McIntosh seconded the motion, which carried unanimously 5 to 0.

BUSINESS

5. **Public hearing and consideration of SUB2022-0038: an application for the Hanelius Replat for a 7.9 acre tract located at 449 Twin Oaks Trail. Applicant: Nash Gonzales, Lenworth Consulting, LLC**
 - a. **Applicant Presentation** – Applicant Nash Gonzales reviewed the request for replat.
 - b. **Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the application due to outstanding comments.

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

d. Replat – A motion was made by Commissioner McIntosh to deny approval of SUB2022-0038: an application for the Hanelius Replat for a 7.9 acre tract located at 449 Twin Oaks Trail per staff recommendation. Commissioner Shumway seconded the motion which carried 5 to 0 to 1, with Commissioner Strong abstaining.

6. Public hearing and consideration of a recommendation regarding ZA2022-0003: an application to consider a proposed zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 3.209 acres out of the Philip A Smith Survey, located at 501 Sportsplex Drive. Applicant: Bob Richardson, Dripping Springs Community Library.

a. Applicant Presentation – Applicant Bob Richardson reviewed the request for zoning amendment.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

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

d. Zoning Amendment – A motion was made by Commissioner McIntosh to recommend City Council approval of ZA2022-0003: an application to consider a proposed zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 3.209 acres out of the Philip A Smith Survey, located at 501 Sportsplex Drive. Commissioner Strong seconded the motion which carried unanimously 6 to 0.

7. Public hearing and consideration of a recommendation regarding ZA2022-0005: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Applicant: JD Dudley, QuikTrip Corporation.

a. Applicant Presentation – Applicant JD Dudley gave a presentation which is on file.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

c. Public Hearing – Todd Simmons, Helen Darling, John Foley, Jason Kelly, Katherine Hoffman, Gigi Sanchez, Dan Wattles, Tony Caruso, and Cyndi Kephart spoke in opposition to the zoning amendment.

A motion was made by Chair James to adjourn into Executive Session under Texas Government Code Section 551.071, Consultation with City Attorney and regarding Business Agenda Item 7. Commissioner Strong seconded the motion which carried unanimously 6 to 0.

The Commission met in Executive Session from 7:23 p.m. – 7:40 p.m.

No vote or action was taken during Executive Session. Chair James returned the meeting to Open Session at 7:40 p.m. and continued with Business Agenda Item 7.

d. Conditional Overlay Amendment – A motion was made by Commissioner Bourguignon to recommend City Council deny approval of ZA2022-0005: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Commissioner Strong seconded the motion which carried 4 to 2, with Chair James and Commissioner Shumway opposed.

8. Public hearing and consideration of a recommendation regarding ZA2022-0004: an application for a zoning map amendment from Two-Family Residential - Duplex (SF-4) to Multiple-family Residential (MF) and Conditional Overlay for 0.75 acres being lot 1, block 1 of the Van Merkel Addition located at 102 Rose Drive. Applicant: Jon Thompson.

a. Applicant Presentation – The applicant was not present at the meeting.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

c. Public Hearing – No one spoke during Presentation of Citizens.

d. Zoning Amendment – A motion was made by Commissioner McIntosh to recommend City Council approval of ZA2022-0004: an application for a zoning map amendment from Two-Family Residential - Duplex (SF-4) to Multiple-family Residential (MF) and Conditional Overlay for 0.75 acres being lot 1, block 1 of the Van Merkel Addition located at 102 Rose Drive. Commissioner Shumway seconded the motion which carried unanimously 6 to 0.

PLANNING & DEVELOPMENT REPORTS

9. Planning Department Report

Howard Koontz presented the report which is on file.

EXECUTIVE SESSION

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

The Commission met in Executive Session earlier in the meeting.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

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

September 27, 2022, at 6:00 p.m.

October 11, 2022, at 6:00 p.m.

October 25, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

August 30, 2022, at 5:30 p.m.

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

September 13, 2022, at 5:30 p.m.

September 20, 2022 at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 8:01 p.m.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT I, BELL SPRINGS FLEX LLC, A LIMITED COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH IT'S HOME ADDRESS AT 6801 S. INTERSTATE 35, STE. G, AUSTIN, TEXAS, OWNER OF 7.26 ACRES OF LAND (RECORD) 7.263 ACRES, ROUNDED TO TWO DECIMALS, OUT OF THE B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED AUGUST 30, 2021, AND RECORDED IN DOCUMENT NUMBER 21047124, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF LOT 1, VITOLICH PLAZA, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 17030283, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 7.26 ACRES TO BE KNOWN AS:

" REPLAT OF LOT 1, VITOLICH PLAZA"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF: BELL SPRINGS FLEX L.L.C. HAS CAUSED AND ACKNOWLEDGED THESE PRESENTS TO BE EXECUTED BY IT'S REGISTERED AGENT IGNACIO DeHARO AND MANAGER STEVEN KEWEE THEREUNTO DULY AUTHORIZED.

IGNACIO DeHARO
REGISTERED AGENT
6801 S. INTERSTATE 35, STE. G
AUSTIN, TEXAS 78744

STEVEN KEWEE
MANAGER
P.O. BOX 162431
AUSTIN, TEXAS 78716

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IGNACIO DeHARO AND STEVEN KEWEE, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS REGISTERED AGENT AND MANAGER OF BELL SPRINGS FLEX L.L.C., AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID BELL SPRINGS L.L.C. AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

NOTARY PUBLIC IN AND FOR _____
COUNTY, TEXAS
COMMISSION EXPIRES _____
PRINT NAME _____

CITY OF DRIPPING SPRINGS APPROVAL

THIS PLAT " REPLAT OF LOT 1, VITOLICH PLAZA" HAS BEEN APPROVED BY THE CITY OF DRIPPING SPRINGS PLANNING AND ZONING COMMISSION.

APPROVED THIS THE _____ DAY OF _____, A.D., 2022.

PLANNING AND ZONING COMMISSION CHAIR _____ CITY SECRETARY _____

WATER/ WASTEWATER 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 COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY, RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST AVAILABLE WATER SOURCE. CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

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

ERIC VAN GAASBEEK, R.S., C.F.M.
COUNTY FLOOD PLAIN ADMINISTRATOR

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

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

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE _____

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 2022 A.D. AT _____ O'CLOCK _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER _____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D., 2022 A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

DRIVEWAY PERMIT NOTE

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

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 DEVELOPMENT REGULATIONS, AND THAT AN ACTUAL SURVEY OF THE PROPERTY WAS MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SOUTHWEST LAND CONSULTANTS
GARY F. PENNINGTON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 - STATE OF TEXAS
P.O. BOX 1244
DRIPPING SPRINGS, TEXAS 78620
(512) 888-4460 FIRM NO. 10194161

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 AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES, 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. HAYS COUNTY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF THE CONSTRUCTION OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

REPLAT OF LOT 1, VITOLICH PLAZA
A SUBDIVISION IN HAYS COUNTY, TEXAS
PRELIMINARY REVIEW COPY

Item 2.

SHEET 1 OF



Planning and Zoning Commission Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting: September 27, 2022
Project No: SUB2022-0029
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

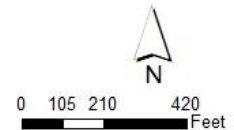
Project Name: Vitolich Plaza Lot 1 Replat
Property Location: Bell Springs Road
Legal Description: Vitolich Plaza Lot 1
Applicant: Jon Thompson
Property Owner: Steven Kwee, Bell Springs Flex, LLC
Staff recommendation: Conditional approval of the replat



Location Map

*SUB2022-0029
 Vitolich Plaza Replat*

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



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

Planning Department Staff Report

Overview

The purpose of this replat is to subdivide one existing platted lot into two lots ranging from 1.71 acres to 5.55 acres.

Access and Transportation

The properties will both have frontage on Bell Springs Road.

Site Information

Location: Bell Springs Road

Zoning Designation: ETJ

Property History

The original Vitolich Plaza subdivision was recorded in 2017.

Recommendation

Approval of the replat with the following condition:

- 1. Provide the Hays County 1445 approval letter.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

Recommended Action	Approval with the condition that the applicant provide the Hays County 1445 approval letter.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 2.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL	PRE-APPLICATION
CONSULTATION	CONFERENCE
DATE:	DATE:
_____	January 18, 2022
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

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

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

OWNER NAME: Steven Kwee

COMPANY Bell Springs Flex, LLC

STREET ADDRESS PO Box 162431

CITY Austin **STATE** Texas **ZIP CODE** 78716-2431

PHONE (512) 705-5578 **EMAIL** helenakwee@gmail.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Steven Kwee, Bell Springs Flex LLC
PROPERTY ADDRESS	Unaddressed Bell Springs Road
CURRENT LEGAL DESCRIPTION	Vitolich Plaza, Lot 1
TAX ID #	R155032
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	7.263
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	# 1 & # 6
ZONING/PDD/OVERLAY	Zoning - N/A (ETJ)
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Bell Springs Road</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Vitolich Plaza, Lot 1 Replat
TOTAL ACREAGE OF DEVELOPMENT	7.263
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	3.6315
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>2</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>7.263</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

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

512.858.4725 • cityofdrippingsprings.com

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

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.)

Jon Thompson

Applicant Name

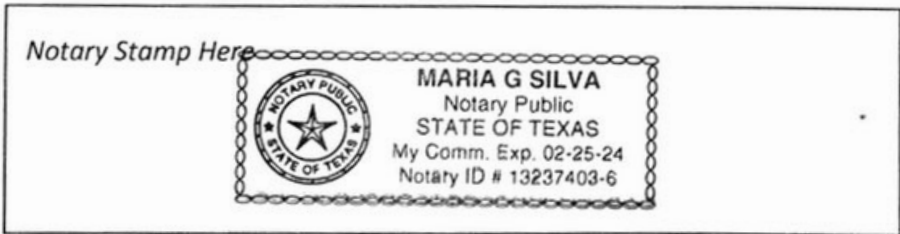
Jon Thompson

Applicant Signature

Date

Notary

Date



Steven Kwee, Bell Springs Flex, LLC

Property Owner Name

[Signature]

Property Owner Signature

4/21/2022

Date

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

Applicants Signature: Jon Thompson Date: January 14, 2022

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

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

FINAL PLAT INFORMATION REQUIREMENTS

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

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

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

NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	This site is located outside the City limits of Dripping Springs. As such, this site's future improvements are not required to comply with the City's Dark Sky Lighting Ordinance. The future owner(s) may decide to voluntarily comply at the time of future permitting and construction.
Parkland Dedication, Article 28.03	Since the City revised its Parkland Dedication Ordinance, commercial projects no longer are required to contribute parkland dedication.
Landscaping and Tree Preservation, Article 28.06	This site is located outside the City limits of Dripping Springs. As such, this site's future improvements are not required to comply with the City's Landscape and Tree Preservation Ordinance. The future owner (s) may decide to voluntarily comply at the time of future permitting and construction.

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>This replat will comply with all applicable ordinances' requirements.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>This site is located outside the City limits of Dripping Springs. As such, this site's future improvements are not required to comply with the City's Dark Zoning Ordinance.</p>

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: Vitolich Plaza, Lot 1 Replat

Project Address: Unaddressed Bell Springs Road

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting

Billing Contact Information

Name: Helena Kwee, Bell Springs Flex, LLC

Mailing Address: PO Box 162431

Austin, Texas 78716-2431

Email: helenakwee@gmail.com Phone Number: (512) 705-5578

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

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

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

Jon Thompson
 Signature of Applicant

January 13, 2022
 Date



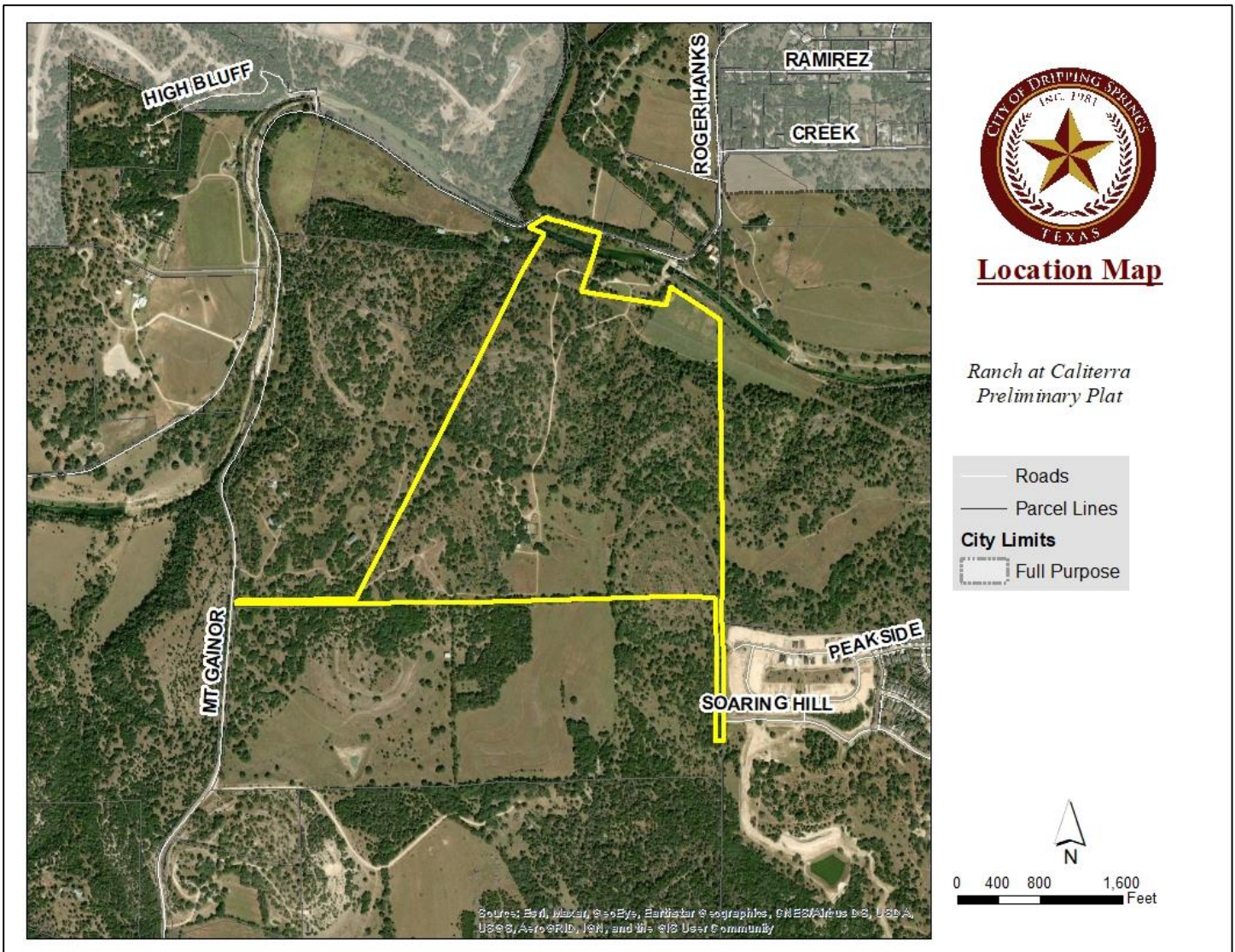
Planning and Zoning Commission Planning Department Staff Report

Item 3.

Planning and Zoning Commission Meeting: September 27, 2022
Project No: SUB2022-0033
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: The Ranch at Caliterra Preliminary Plat
Property Location: West of the Caliterra development
Legal Description: 200.025 acres out of the Benjamin F, Hanna Survey
Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.
Property Owner: CF CSLK Carter, LLC
Staff recommendation: Denial of the Preliminary Plat to address outstanding comments



Planning Department Staff Report

Overview

This preliminary plat consists of 233 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

Site Information

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

Zoning Designation: ETJ / Caliterra Development Agreement

Property History

The restated Caliterra development agreement was approved in 2017.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

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



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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Item 3.

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: **8-28-21**

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Bill E. Couch

COMPANY Carlson, Brigance and Doering, Inc.

STREET ADDRESS 5501 W. William Cannon Drive

CITY Austin STATE TX ZIP CODE 78749

PHONE (512) 585-8874 EMAIL bill@cbdeng.com

OWNER NAME Greg Rich

COMPANY CF CSLK Carter, LLC.

STREET ADDRESS 12222 Merit Drive, Suite 1050

CITY Dallas STATE TX ZIP CODE 78251


PHONE (972) 960-2777 Ext. 103 EMAIL Greg Rich (grich@siepiela.com)

PROPERTY INFORMATION	
PROPERTY OWNER NAME	CF CSLK Carter, LLC.
PROPERTY ADDRESS	Premier Park Loop
CURRENT LEGAL DESCRIPTION	Benjamin F, Hanna Survey Number 28 Abstract Number 222
TAX ID #	R16412
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	200.025
SCHOOL DISTRICT	Dripping Springs Independent School District
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Greg Rich (CF CSLK Carter, LLC.)</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: <u>Caliterra Pkwy</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Carter Development Agreement</u>

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	The Ranch at Caliterra
TOTAL ACREAGE OF DEVELOPMENT	200.025 acres
TOTAL NUMBER OF LOTS	243
AVERAGE SIZE OF LOTS	15,660
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>233</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>84.837</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>19,981</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Sr. Project Manager SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

Bill E. Couch

Applicant Name

Bill E. Couch

6-16-22

Applicant Signature

Date

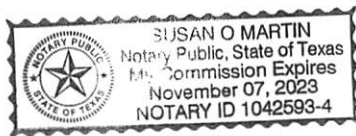
Notary

Susan O. Martin

Date

06/16/2022

Notary Stamp Here




Property Owner Name



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: 6-16-22

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

PRELIMINARY PLAT CHECKLIST Subdivision Ordinance, Section 4		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (1 Copy required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider “Will Serve” Letters
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)

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

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and

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

<input type="checkbox"/>	<input type="checkbox"/>	<p>Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Existing zoning of the subject property and all adjacent properties if within the city limits.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer</p>
<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:
<input type="checkbox"/>	<input type="checkbox"/>	<p>If any amount of surface water is to be used by the subject property, the Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the</p>

	project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
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NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	Comply per Develoment Agreement
Parkland Dedication, Article 28.03	Comply per Develoment Agreement
Landscaping and Tree Preservation, Article 28.06	Comply per Develoment Agreement

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). Comply per Development Agreement consistent with City, County, Utility standards</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>NA Development Agreement</p>

Project Number: _____ - _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: The Ranch at Caliterra

Project Address: _____

Project Applicant Name: Bill E. Couch

Billing Contact Information

Name: Greg Rich (CF CSLK Carter, LLC.)

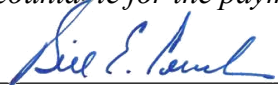
Mailing Address: 12222 Merit Drive, Suite 1020
Dallas, Texas 75251

Email: grich@siepiela.com Phone Number: (972) 960-2777

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

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

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


Signature of Applicant

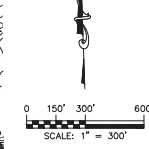
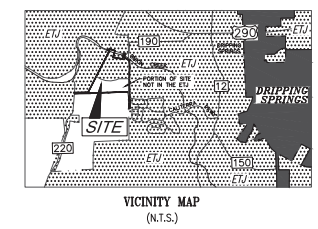
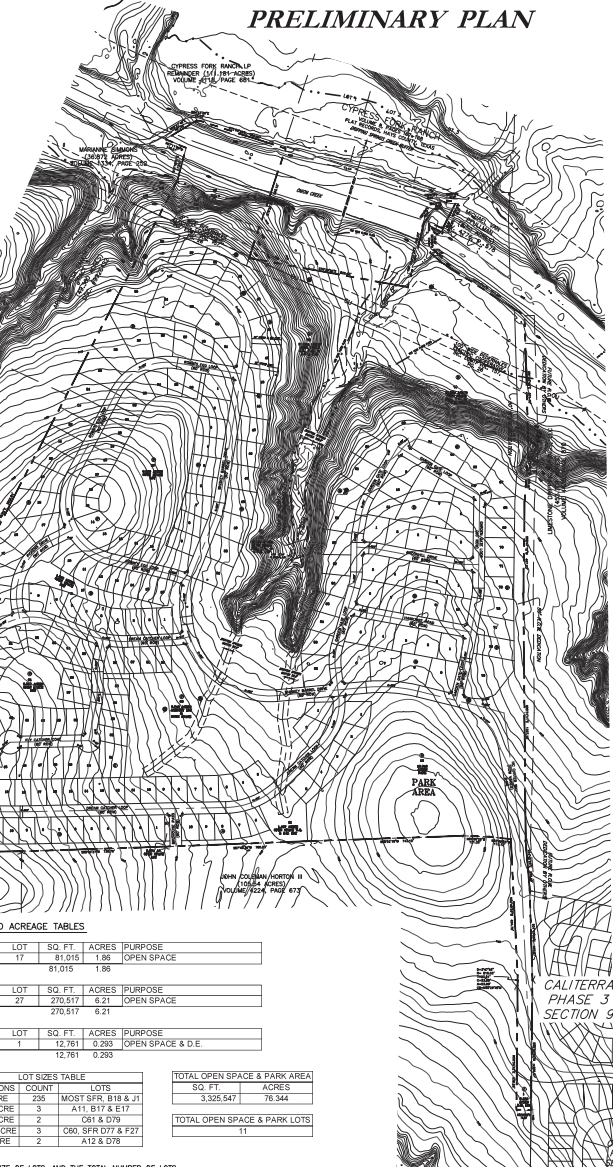
6-16-22
Date

SINGLE FAMILY LOT SQUARE FOOTAGE AND ACREAGE TABLES

SINGLE FAMILY RESIDENCES				SINGLE FAMILY RESIDENCES				SINGLE FAMILY RESIDENCES			
BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES
A	1	16,628	0.382	D	27	38,648	0.887	H	8	15,100	0.347
A	2	16,784	0.386	D	28	24,861	0.571	H	9	14,850	0.341
A	3	15,287	0.35	D	29	17,860	0.410	H	10	18,328	0.375
A	4	15,728	0.361	D	30	14,303	0.328	TOTALS		154,136	3.537
A	5	14,850	0.341	D	31	18,755	0.431	BLOCK <th>LOT</th> <th>SQ. FT.</th> <th>ACRES</th>	LOT	SQ. FT.	ACRES
A	6	11,925	0.274	D	32	28,617	0.658	I	1	15,687	0.360
A	7	11,967	0.275	D	33	28,852	0.665	I	2	14,310	0.329
A	8	11,139	0.256	D	34	25,512	0.588	I	3	14,310	0.329
A	9	10,800	0.248	D	35	34,450	0.791	I	4	14,422	0.331
A	10	12,518	0.276	D	36	26,415	0.606	I	5	17,489	0.402
TOTALS		137,121	3.149	D	37	18,750	0.430	I	6	23,800	0.546
				D	38	19,421	0.446	I	7	27,798	0.638
				D	39	24,416	0.561	I	8	36,157	0.829
				D	40	22,739	0.522	I	9	14,718	0.338
				D	41	22,739	0.522	I	10	13,659	0.314
				D	42	19,776	0.454	I	11	15,259	0.373
				D	43	18,750	0.430	TOTALS		202,699	4.652
				D	44	18,750	0.430	TOTAL SINGLE FAMILY AREA			
				D	45	18,750	0.430	SQ. FT.		3,989,508	91,584
				D	46	18,750	0.430	TOTAL SINGLE FAMILY LOTS			234
				D	47	18,750	0.430	AVERAGE SINGLE FAMILY LOT			
				D	48	19,844	0.456	SQ. FT.		17,048	0.391
				D	49	20,502	0.471				
				D	50	19,374	0.445				
				D	51	18,958	0.435				
				D	52	22,847	0.513				
				D	53	16,811	0.386				
				D	54	14,500	0.333				
				D	55	14,500	0.333				
				D	56	15,686	0.360				
				D	57	15,301	0.351				
				D	58	18,281	0.420				
				D	59	19,381	0.445				
				D	60	20,762	0.480				
				D	61	19,758	0.454				
				D	62	21,051	0.483				
				D	63	25,843	0.591				
				D	64	22,280	0.512				
				D	65	22,284	0.512				
				D	66	22,515	0.517				
				D	67	23,529	0.540				
				D	68	14,943	0.343				
				D	69	15,019	0.345				
				D	70	15,019	0.345				
				D	71	15,019	0.345				
				D	72	15,022	0.346				
				D	73	16,559	0.389				
				D	74	18,428	0.423				
				D	75	23,369	0.540				
				D	76	41,715	0.958				
				D	77	305,208	7.019				
				TOTALS		1,949,528	44.6222				
				BLOCK <th>LOT</th> <th>SQ. FT.</th> <th>ACRES</th> <td></td> <td></td> <td></td> <td></td>	LOT	SQ. FT.	ACRES				
				E	1	10,801	0.248				
				E	2	10,801	0.248				
				E	3	10,801	0.248				
				E	4	11,769	0.269				
				E	5	11,588	0.268				
				E	6	10,800	0.248				
				E	7	10,800	0.248				
				E	8	11,966	0.273				
				E	9	12,882	0.296				
				E	10	13,221	0.304				
				E	11	12,286	0.282				
				E	12	11,663	0.275				
				E	13	10,802	0.248				
				E	14	10,802	0.248				
				E	15	10,802	0.248				
				E	16	10,755	0.247				
				TOTALS		182,825	4.197				
				BLOCK <th>LOT</th> <th>SQ. FT.</th> <th>ACRES</th> <td></td> <td></td> <td></td> <td></td>	LOT	SQ. FT.	ACRES				
				F	1	17,117	0.393				
				F	2	15,000	0.344				
				F	3	15,000	0.344				
				F	4	15,000	0.344				
				F	5	15,000	0.344				
				F	6	15,000	0.344				
				F	7	15,000	0.344				
				F	8	15,017	0.345				
				F	9	15,017	0.345				
				F	10	10,807	0.248				
				F	11	10,820	0.248				
				F	12	11,453	0.262				
				F	13	13,138	0.302				
				F	14	13,142	0.302				
				F	15	12,815	0.294				
				F	16	12,449	0.286				
				F	17	10,841	0.251				
				F	18	10,841	0.251				
				F	19	10,841	0.251				
				F	20	11,554	0.265				
				F	23	12,761	0.293				
				F	24	12,765	0.293				
				F	25	11,526	0.265				
				F	26	10,840	0.249				
				TOTALS		306,918	7.174				
				BLOCK <th>LOT</th> <th>SQ. FT.</th> <th>ACRES</th> <td></td> <td></td> <td></td> <td></td>	LOT	SQ. FT.	ACRES				
				G	2	15,795	0.363				
				G	3	15,795	0.363				
				G	4	15,795	0.363				
				G	5	16,616	0.381				
				G	6	28,163	0.647				
				G	7	21,188	0.478				
				G	8	22,827	0.519				
				G	9	21,764	0.500				
				TOTALS		177,467	4.075				
				BLOCK <th>LOT</th> <th>SQ. FT.</th> <th>ACRES</th> <td></td> <td></td> <td></td> <td></td>	LOT	SQ. FT.	ACRES				
				H	2	17,729	0.407				
				H	2	14,175	0.325				
				H	3	14,175	0.325				
				H	4	14,175	0.325				
				H	5	17,662	0.391				
				H	6	15,684	0.360				
				H	7	14,850	0.341				

THE RANCH AT CALITERRA

PRELIMINARY PLAN



LEGEND	
(17)	LOT NUMBER
(A)	BLOCK LETTER
---	PROPERTY LINE
---	EASEMENT LINE
---	NEW CREEK BUFFER

ORIGINAL SUBMITTAL DATE: MAY 27, 2022
 TOTAL ACRES: 200,005 ACRES
 FEMA MAP NO. 48209C-0115F
 DATED SEPTEMBER 2, 2005

TOTAL NO. OF LOTS: 245
 NO. OF BLOCKS: 9
 NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 234
 NO. OF OPEN SPACE LOTS: 5
 NO. OF DE. LOTS: 1
 NO. OF OPEN SPACE, W.Q. & D.E. LOTS: 2
 NO. OF OPEN SPACE, W.Q., D.E. & P.U.E. LOTS: 1
 NO. OF PARK LOTS: 1
 NO. OF AMENITY CENTER & OPEN SPACE LOTS: 1

TOTAL LINEAR FOOTAGE OF STREETS: 19,981' LF
 DATE: MAY 31, 2022
 FEMA PANEL NO. 48209C-0115F
 EFFECTIVE DATE: SEPTEMBER 2, 2005

OWNER: OF CSJK CARTER, LLC
 12222 MERIT DRIVE, SUITE 1020
 DALLAS, TX 75251
 ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 6501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TX 78749
 PHONE: 512-280-5160
 FAX: 512-280-5165

LINEAR FOOTAGE OF RIGHT-OF-WAY		
H.G. CARTER WAY (UNIMP. ARTERIAL)	R.O.W. VARIES	1,887' 4,552 AC.
WHISKEY BARREL DRIVE (UNIMP. ARTERIAL)	60' R.O.W.	3,070' 6,177 AC.
HICKORY GROVE DRIVE (UNIMP. ARTERIAL)	R.O.W. VARIES	1,802' 2,886 AC.
BIRDHOUSE LANE (LOCAL STREET)	60' R.O.W.	192' 0.236 AC.
BROOKHILL DRIVE (LOCAL STREET)	60' R.O.W.	631' 0.799 AC.
DREAM CATCHER LOOP (UNIMP. ARTERIAL)	60' R.O.W.	4,127' 5,881 AC.
FLY CATCHER COVE (LOCAL STREET)	60' R.O.W.	929' 1,511 AC.
GARDEN GATE LOOP (LOCAL STREET)	60' R.O.W.	2,857' 4,048 AC.
HAWTHORNE ROAD (LOCAL STREET)	60' R.O.W.	641' 0.812 AC.
PROCKERS DRIVE (LOCAL STREET)	60' R.O.W.	595' 0.744 AC.
ROBIN'S EGG LOOP (LOCAL STREET)	60' R.O.W.	2,146' 3,226 AC.
TOTALS		19,981' 30,355 AC.

PARK AND OPEN SPACE LOTS SQUARE FOOTAGE AND ACREAGE TABLES

BLOCK	LOT	SQ. FT.	ACRES	PURPOSE
A	11	64,773	1.487	OPEN SPACE, W.Q. & D.E.
A	12	581,424	13.348	PARK

Item 3.

THE RANCH AT CALITERRA

PRELIMINARY PLAN

200.024 ACRES
BENJAMIN F. HANNA SURVEY NUMBER 26, ABSTRACT NUMBER 142
HAYS COUNTY, TX

METS AND BOUNDS

BEING ALL OF THAT CERTAIN 200.024 ACRE TRACT OR PARCEL OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 26, ABSTRACT NUMBER 142, SITUATED IN HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING COMPRISED OF ALL OF A CALLED 200.0 ACRE TRACT OF LAND CONVEYED TO OF CALX CARTER, LLC IN INSTRUMENT NUMBER 216694D, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 200.024 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at a northern corner of said 200.0 acre tract of land, being in the approximate centerline of Creek Road (R.O.W. Varles), same being at the northwest corner of a called 9.999 acre tract of land conveyed to The Two Acres, LLC in Volume 4736, Page 515, Official Public Records of Hays County, Texas, for a northern corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the common line of said 200.0 acre tract of land, and said 9.999 acre tract of land, the following six (6) courses and distances, numbered 1 through 6,

- 1) S32°27'24"W, a distance of 590.10 feet to a 1/2 inch iron rod found at the southwest corner of said 9.999 acre tract of land,
- 2) S79°34'36"E, a distance of 825.66 feet to a calculated point at the southeast corner of said 9.999 acre tract of land,
- 3) N14°07'29"E, a distance of 345.53 feet to a calculated point for corner,
- 4) N04°15'22"E, a distance of 86.64 feet to a calculated point for corner,
- 5) N81°32'13"E, a distance of 43.82 feet to a 1/2 inch iron rod found for corner, and
- 6) N81°07'00"E, a distance of 39.24 feet to a 1/2 inch iron rod found at a northern corner of said 200.0 acre tract of land, being at the northeast corner of said 9.999 acre tract of land, same being in the approximate centerline of said Creek Road, for a northern corner of the herein described tract of land,

THENCE, S85°02'56"E, along the centerline of said Creek Road, and the north line of said 200.0 acre tract of land, a distance of 49.23 feet to a mag nail found at a northern corner of said 200.0 acre tract of land, being at a northeastern corner of a called 3.50 acre tract of land conveyed to Mistad Plutman in Volume 4736, Page 578, Official Public Records of Hays County, Texas, for a northern corner of the herein described tract of land,

THENCE, with the common line of said 200.0 acre tract of land, and said 3.50 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) S27°38'26"W, a distance of 86.30 feet to a calculated point for corner, and
- 2) S27°38'18"W, a distance of 69.59 feet to a calculated point at the southwest corner of said 3.50 acre tract of land, being at an eastern corner of said 200.0 acre tract of land, same being in the approximate centerline of Creek Road, also being in a northern line of a called 453.709 acre tract of land conveyed to Limestone - Dripping Springs, LLC in Volume 4438, Page 870, Official Public Records of Hays County, Texas, for an eastern corner of the herein described tract of land,

THENCE, with the east line of said 200.0 acre tract of land, the west line of said 453.709 acre tract of land, the west line of Calterra Phase Three Section Nine, a subdivision recorded in Instrument Number 200159283, Official Public Records, Hays County, Texas, and the west line of a called 591.858 acre tract of land conveyed to Development Solutions CA, LLC by deed recorded in Volume 4683, Page 343, Official Public Records, Hays County, Texas, the following twelve (12) courses and distances, numbered 1 through 12,

- 1) N64°15'54"W, a distance of 74.26 feet to a calculated point for corner,
- 2) S07°09'06"W, a distance of 150.00 feet to a mag nail found for corner,
- 3) S48°44'54"E, a distance of 77.38 feet to a calculated point for corner,
- 4) S57°30'44"E, a distance of 511.56 feet to a calculated point for corner,
- 5) S01°40'49"E, a distance of 671.45 feet to a 1/2 inch iron rod found for corner,

J:AC8052079SURV\FIELD NOTES\IN - 200.024 ACRES - CARTER TRACT.DOC

200.034 ACRES
BENJAMIN F. HANNA SURVEY NUMBER 26, ABSTRACT NUMBER 142
HAYS COUNTY, TX

- 6) S03°54'02"W, a distance of 279.83 feet to a 1/2 inch iron rod found for corner,
- 7) S00°47'27"W, a distance of 467.23 feet to a 1/2 inch iron rod found for corner,
- 8) S00°31'11"E, a distance of 1267.53 feet to a 1/2 inch iron rod found for corner,
- 9) S04°42'28"E, a distance of 256.49 feet to a 1/2 inch iron rod found at the northeast corner of said Calterra Phase Three Section Nine,
- 10) S01°41'19"E, a distance of 226.47 feet to a 1/2 inch iron rod found for corner,
- 11) S01°46'31"E, a distance of 229.30 feet to a 1/2 inch iron rod found for corner, and
- 12) S00°76'29"W, a distance of 665.37 feet to a 1/2 inch iron rod found at the southeast corner of said 200.0 acre tract of land, being on the west line of said 591.858 acre tract of land, same being on the east line of a called 185.54 acre tract of land conveyed to John Coleman Horton III by deed recorded in Volume 4734, Page 673, Official Public Records, Hays County, Texas, for the southeast corner of the herein described tract of land,

THENCE, over and across said 105.54 acre tract of land, and with a south and west line of said 200.0 acre tract of land, the following four (4) courses and distances, numbered 1 through 4,

- 1) N89°25'48"W, a distance of 74.99 feet to a 1/2 inch iron rod found for corner,
- 2) N02°34'27"E, a distance of 636.28 feet to a 1/2 inch iron rod found for corner, being a the beginning of a curve to the left,
- 3) Along said curve to the left, having a radius of 815.00 feet, an arc length of 53.99 feet, and a chord that bears N02°34'27"E, a distance of 63.98 feet to a 1/2 inch iron rod found for corner, and
- 4) N02°48'09"W, a distance of 634.75 feet to a 1/2 inch iron rod found on the north line of said 105.54 acre tract of land, being at a southeastern interior corner of said 100.0 acre tract of land, for a southeastern interior corner of the herein described tract of land,

THENCE, N83°49'03"W, with the south line of said 200.0 acre tract of land, the north line of said 105.54 acre tract of land, a distance of 113.13 feet to a 60d nail found for corner,

THENCE, continuing with the common line of said 200.0 acre tract of land, and said 105.54 acre tract of land, the following five (5) courses and distances, numbered 1 through 5,

- 1) N87°56'25"W, a distance of 131.33 feet to a 1/2 inch iron rod found for corner,
- 2) S88°02'15"W, a distance of 743.15 feet to a 1/2 inch iron rod found for corner,
- 3) S87°48'29"W, a distance of 780.20 feet to a 1/2 inch iron rod found for corner,
- 4) S88°02'27"W, a distance of 735.75 feet to a 60d nail found for corner, and
- 5) S89°34'48"W, a distance of 703.65 feet to a calculated point on the south line of said 200.0 acre tract of land, being at the beginning of a curve to the left,

THENCE, continuing with the south line of said 200.0 acre tract of land, and over and across said 105.54 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) Along said curve to the left, having a radius of 345.00 feet, an arc length of 145.76 feet, and a chord that bears S79°32'50"W, a distance of 155.40 feet to a calculated point for corner, and
- 2) S89°34'48"W, a distance of 1237.41 feet to a calculated point at the southwest corner of said 200.0 acre tract of land, being at the west line of said 105.54 acre tract of land, same being in the east line of Mount Galvar Road (R.O.W. Varles), for the southwest corner of the herein described tract of land,

THENCE, N04°27'04"E, with the east line of said Mount Galvar Road, and a west line of said 200.0 acre tract of land, a distance of 35.32 feet to a calculated point at the northeast corner of said 105.54 acre tract of land,

THENCE, N04°24'53"E, continuing with the east line of said Mount Galvar Road, and the west line of said 200.0 acre tract of land, a distance of 40.24 feet to a 1/2 inch iron rod found at a western corner of said 200.0 acre tract of land, being at the southwest corner of a called 134.51 acre tract of land conveyed to Mesa Del Arroyo LP in J:AC8052079SURV\FIELD NOTES\IN - 200.024 ACRES - CARTER TRACT.DOC

200.024 ACRES
BENJAMIN F. HANNA SURVEY NUMBER 26, ABSTRACT NUMBER 142
HAYS COUNTY, TX

Instrument Number 22009030, Official Public Records of Hays County, Texas, for a western corner of the herein described tract of land,

THENCE, N89°34'37"E, with the common line of said 200.0 acre tract of land, and said 134.51 acre tract of land, a distance of 1148.51 feet to a 1/2 inch iron rod found at the southeast corner of said 134.51 acre tract of land, and being at an interior corner of said 200.0 acre tract of land, for an interior corner of the herein described tract of land,

THENCE, N27°18'02"E, with the west line of said 200.0 acre tract of land, the east line of said 134.51 acre tract of land, the east line of a called R.F. 877 acre tract of land conveyed to Mariana Gorman in Volume 4324, Page 252, Official Public Records of Hays County, Texas, a distance of 382.84 feet to a 1/2 inch iron rod found for corner,

THENCE, continuing with the common line of said 200.0 acre tract of land, and said 36.872 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) N15°18'02"E, a distance of 173.40 feet to a calculated point at the northeast corner of said 36.872 acre tract of land, and
- 2) N02°11'58"W, a distance of 115.51 feet to a calculated point in the northern line of said 36.872 acre tract of land, being at a northeastern corner of said 200.0 acre tract of land, same being in the south line of said Creek Road, for a northeastern corner of the herein described tract of land,

THENCE, N59°23'46"E, with a southeastern line of said Creek Road, a distance of 167.42 feet to a 1/2 inch iron rod in the centerline of said Creek Road, being at a northern corner of said 200.0 acre tract of land, for a northern corner of the herein described tract of land,

THENCE, with the centerline of said Creek Road, and the northern line of said 200.0 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

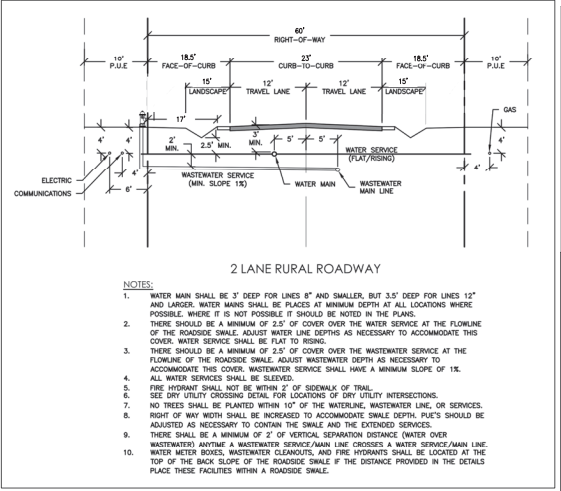
- 1) S84°23'47"E, a distance of 15.33 feet to a mag nail found for corner, and
- 2) S72°05'28"E, a distance of 460.80 feet to the **POINT OF BEGINNING** and containing 200.024 acre of land,

Surveyed by: *[Signature]*
Arden V. Thomason, R.P.L.S. No. 4224
Carlson, Brignace and Doering, Inc.
Reg. # 102268D
3501 West William Canyon Dr.
Austin, TX 78749
Ph: 512-350-5140
www.cbdoe.com

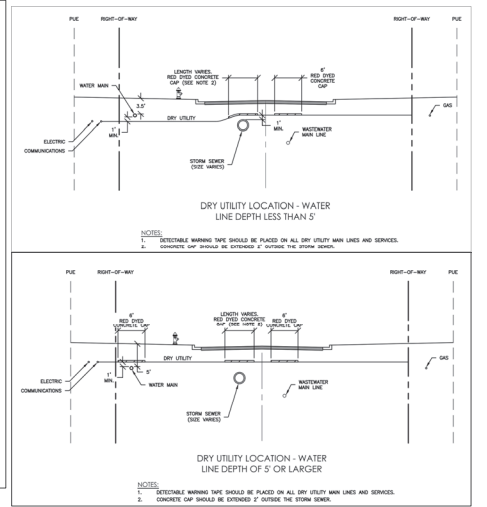
BEING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

J:AC8052079SURV\FIELD NOTES\IN - 200.024 ACRES - CARTER TRACT.DOC

- GENERAL NOTES:**
1. THIS FINAL PLAN IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
 2. NO PORTION OF THIS PLAN LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THIS PLAN LIES WITHIN THE BOUNDARIES OF THE CONTINUING ZONE OF THE EDWARDS AQUIFER ZONE.
 4. THIS PLAN LIES WITHIN THE BOUNDARIES OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
 5. THIS PLAN IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 6. ACCESS TO AND FROM CROWNED LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
 7. A PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAN AS DELINEATED BY FEMA PANEL NO. 48020D020R AND 48020D115F, DATED SEPTEMBER 2, 2006, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 8. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
 9. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
 10. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALS ELECTRIC COOPERATIVE.
 11. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
 12. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
 13. MINIMUM FRONT SETBACK SHALL BE 20'.
 14. MINIMUM REAR SETBACK SHALL BE 20'.
 15. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
 16. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
 17. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED ROW.
 18. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
 19. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
 20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
 21. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
 22. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BE INITIATED UNTIL ALL OF HAYS COUNTY'S DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
 23. IN ORDER TO PROMOTE SAFE USE OF ROADSWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADSWAYS, ANY DRIVEWAY CONSTRUCTION OR USE WITHIN THIS SUBDIVISION SHALL BE PERMITTED AGAINST AN A.P.U. (PUBLIC ROADWAY UNLESS) AS A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED THROUGH TRANSPORTATION DEPARTMENT UNDER CHAPTER 751 AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS AND COMPLIES WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
 24. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND 1020 WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMPANION ON ENVIRONMENTAL QUALITY'S (TCO) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVEN) OR AS PERMITTED BY THE TCO.
 25. ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ISO. THIS IS TO INCLUDE THE FILING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
 26. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS, LLC, THE CALTERA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN, POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02, PER POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DRAINING FOR THIS SUBDIVISION.
 28. ALL ROADSWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
 29. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS, LLC, RECORDED IN VOLUME 4978, PAGE 215 (DOCUMENT NUMBER 1402153) BEYOND PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 30. HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 WILL BE RESPONSIBLE FOR OPERATION, INSPECTION AND MAINTENANCE OF STORMWATER UTILITIES AND PONDS.
 31. THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LINDSEY ORDINANCE.
 32. P.E. EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE OF LOT LINE, A/C PAYS AND A/C UNITS SHALL BE ALLOWED TO ENDOSE WITHIN THE PER EASEMENT PER CONSULTATION WITH P.E.
 33. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER/OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN. OPERATIONAL AND MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE, OPERATIONAL AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
 34. HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTIVE LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.



- NOTES:**
1. WATER MAIN SHALL BE 3" DEEP FOR LINES 8" AND SMALLER, BUT 3.5" DEEP FOR LINES 12" AND LARGER. WATER MAINS SHALL BE PLACED AT MINIMUM DEPTH AT ALL LOCATIONS WHERE POSSIBLE. WHERE IT IS NOT POSSIBLE IT SHOULD BE NOTED IN THE PLANS.
 2. THERE SHOULD BE A MINIMUM OF 2.0' OF COVER OVER THE WATER SERVICE AT THE FLOWLINE OF THE ROADSIDE SWALE. ADJUST WATER LINE DEPTHS AS NECESSARY TO ACCOMMODATE THIS COVER. WATER SERVICE SHALL BE FLAT TO RISING.
 3. THERE SHOULD BE A MINIMUM OF 2.5' OF COVER OVER THE WASTEWATER SERVICE AT THE FLOWLINE OF THE ROADSIDE SWALE. ADJUST WASTEWATER DEPTH AS NECESSARY TO ACCOMMODATE THIS COVER. WASTEWATER SERVICE SHALL HAVE A MINIMUM SLOPE OF 1%.
 4. ALL WATER SERVICES SHALL BE SLOVED.
 5. FIRE HYDRANT SHALL NOT BE WITHIN 2' OF SIDEWALK OR TRAIL.
 6. SEE DRY UTILITY CROSSING SECTION FOR LOCATIONS OF DRY UTILITY INTERSECTIONS.
 7. NO TREES SHALL BE PLANTED WITHIN 10' OF THE WATERLINE, WASTEWATER LINE, OR SERVICES.
 8. RIGHT OF WAY WIDTH SHALL BE INCREASED TO ACCOMMODATE SWALE DEPTH. PUE'S SHOULD BE ADJUSTED AS NECESSARY TO CONTAIN THE SWALE AND THE EXTENDED SERVICES.
 9. THERE SHALL BE A MINIMUM OF 2' OF VERTICAL SEPARATION DISTANCE (WATER OVER WASTEWATER) WITHIN A WASTEWATER SERVICE MAIN LINE CROSSES A WATER SERVICE MAIN LINE WATER METER BOXES, WASTEWATER CLEANOUTS, AND FIRE HYDRANTS SHALL BE LOCATED AT THE TOP OF THE BACK SLOPE OF THE ROADSIDE SWALE IF THE DISTANCE PROVIDED IN THE DETAILS PLACES THESE FACILITIES WITHIN A ROADSIDE SWALE.



DESIGNED BY:	DATE:	CHECKED BY:	DATE:	ISSUES:

PRELIMINARY PLAN NOTES / DETAILS

THE RANCH AT CALITERRA

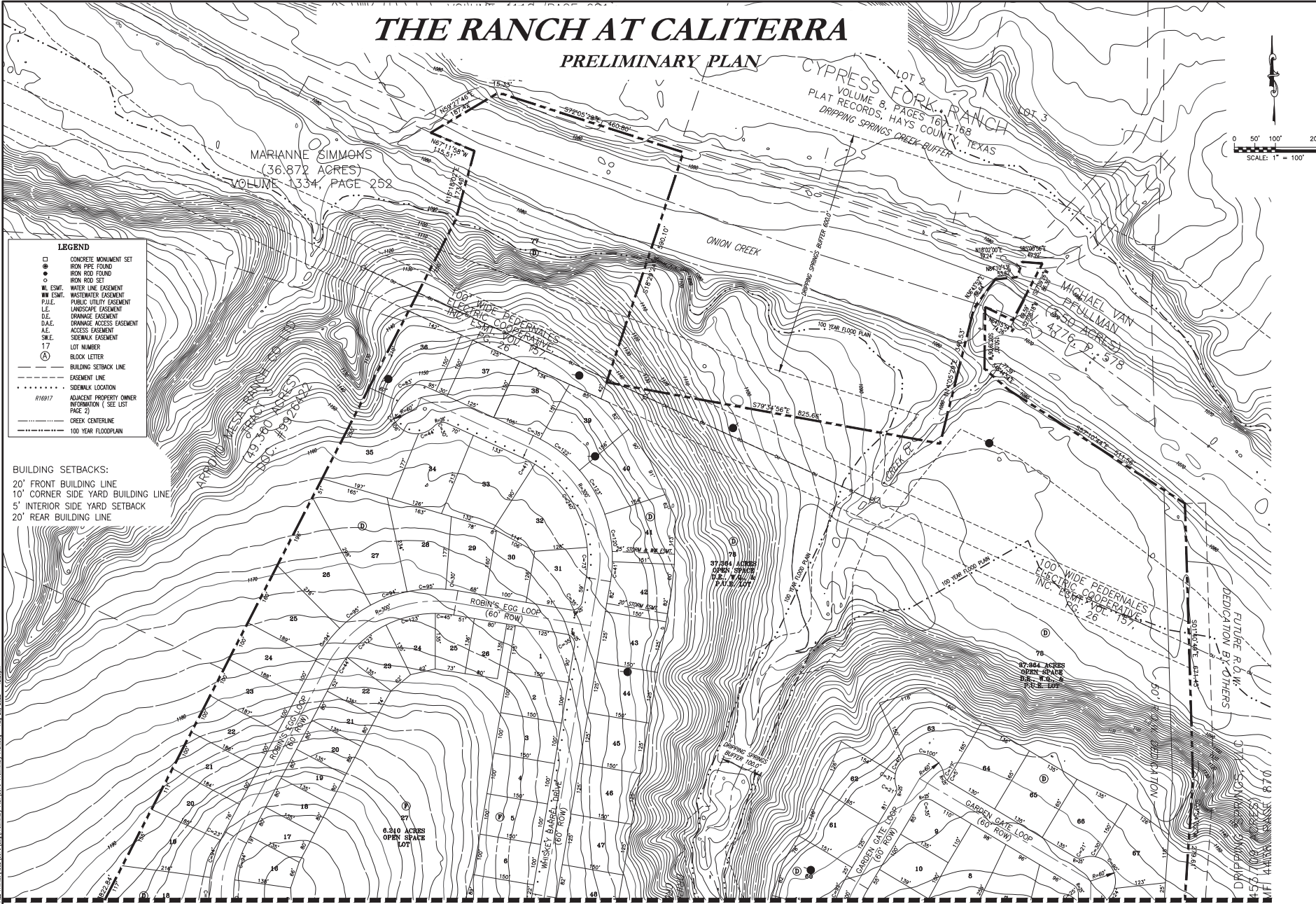
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

SHEET NAME: *[Signature]*
JOB NUMBER: 5079
PROJECT: 6/8/2022
CARLSON, BRIGANCE & DOERING, INC.
01274

DATE: MARCH 2022
JOB NUMBER: 5079
SHEET: 2 OF 5

THE RANCH AT CALITERRA

PRELIMINARY PLAN



MARIANNE SIMMONS
(36.872 ACRES)
VOLUME 1334, PAGE 252

CYPRESS FORK RANCH
VOLUME 8, PAGES 165-168
PLAT RECORDS, HAYS COUNTY, TEXAS
DRIPPING SPRINGS CREEK BUTTER

MICHAEL VAN PERSILLMAN
(45.0 ACRES)
VOLUME 4876, PAGE 578

100' WIDE PEDERNALES ELECTRIC COOPERATIVE
MC. LIST # 107-157

FUTURE R.O.W.
DEDICATION BY OTHERS

- LEGEND**
- CONCRETE MONUMENT SET
 - IRON PIPE FOUND
 - IRON ROD FOUND
 - IRON ROD SET
 - W.L. ESM. WATER LINE EASEMENT
 - W.W. ESM. WASTEWATER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - D.A.E. DRAINAGE ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - 17 LOT NUMBER
 - (A) BLOCK LETTER
 - BUILDING SETBACK LINE
 - - - EASEMENT LINE
 - SIDEWALK LOCATION
 - H18197 ADJACENT PROPERTY OWNER INFORMATION (SEE LIST PAGE 2)
 - CREEK CENTERLINE
 - - - - - 100 YEAR FLOODPLAN

BUILDING SETBACKS:
 20' FRONT BUILDING LINE
 10' CORNER SIDE YARD BUILDING LINE
 5' INTERIOR SIDE YARD SETBACK
 20' REAR BUILDING LINE

MATCH LINE "A" (SEE SHEET 4 OF 5)

DESIGNED BY	DRAWN BY

Carlson, Briggance & Doering, Inc.
 1001 West Williams Canyon Dr. 78124 BR 2421 St. San, TX 78124
 Phone No. 512.298.5160
 www.cbdri.com

PRELIMINARY PLAN
 THE RANCH AT CALITERRA
 STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

Jayme Duerke
 8/26/2022

DATE	MARCH 2022
JOB NUMBER	5079
SHEET	3 OF 5

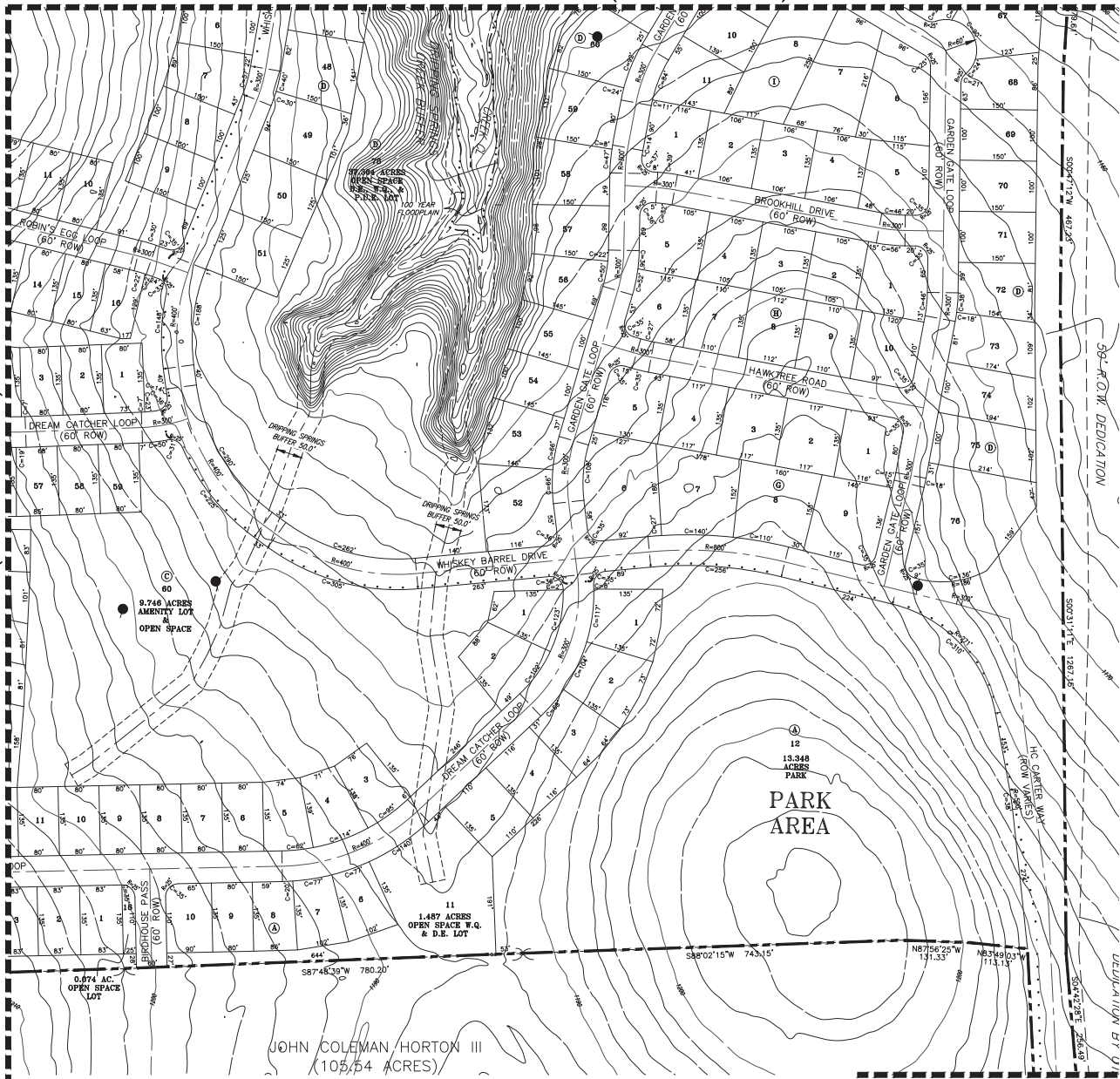
MATCH LINE "A" (SEE SHEET 3 OF 5)

THE RANCH AT CALITERRA

PRELIMINARY PLAN

MATCH LINE "B" (SEE THIS SHEET)

MATCH LINE "C" (SEE SHEET 5 OF 5)

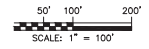


LEGEND

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- WL ESMT. WATER LINE EASEMENT
- WW ESMT. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- D.A.E. DRAINAGE ACCESS EASEMENT
- A.E. ACCESS EASEMENT
- S.W.E. SEWER EASEMENT
- 17 LOT NUMBER
- (A) BLOCK LETTER
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- · - · - · - · SIDEWALK LOCATION
- R16917 ADJACENT PROPERTY OWNER INFORMATION (SEE LIST PAGE 2)
- CREEK CENTERLINE
- · - · - · 100 YEAR FLOODPLAIN

BUILDING SETBACKS:
 20' FRONT BUILDING LINE
 10' CORNER SIDE YARD BUILDING LINE
 5' INTERIOR SIDE YARD SETBACK
 20' REAR BUILDING LINE

D=3'47.45"
 R= 815.00'
 T=22.01'
 C=53.39'
 A=53.99'
 CB=N00°29'48"W



JOHN COLEMAN HORTON III
(105.54 ACRES)

MATCH LINE "B" (SEE THIS SHEET)

DESIGNED BY:	DATE:	REVISION:	DRAWN BY:	CHECKED BY:	
PRELIMINARY PLAN THE RANCH AT CALITERRA STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS					
SHEET NAME: _____ JOB NUMBER: _____ PROJECT: _____					
CARLSON BRIGNACE & DOERING, INC. 6715 W					
DATE: MARCH 2022 JOB NUMBER: 5079 SHEET: 4 OF 5					

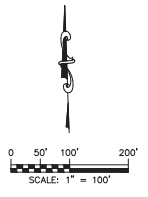
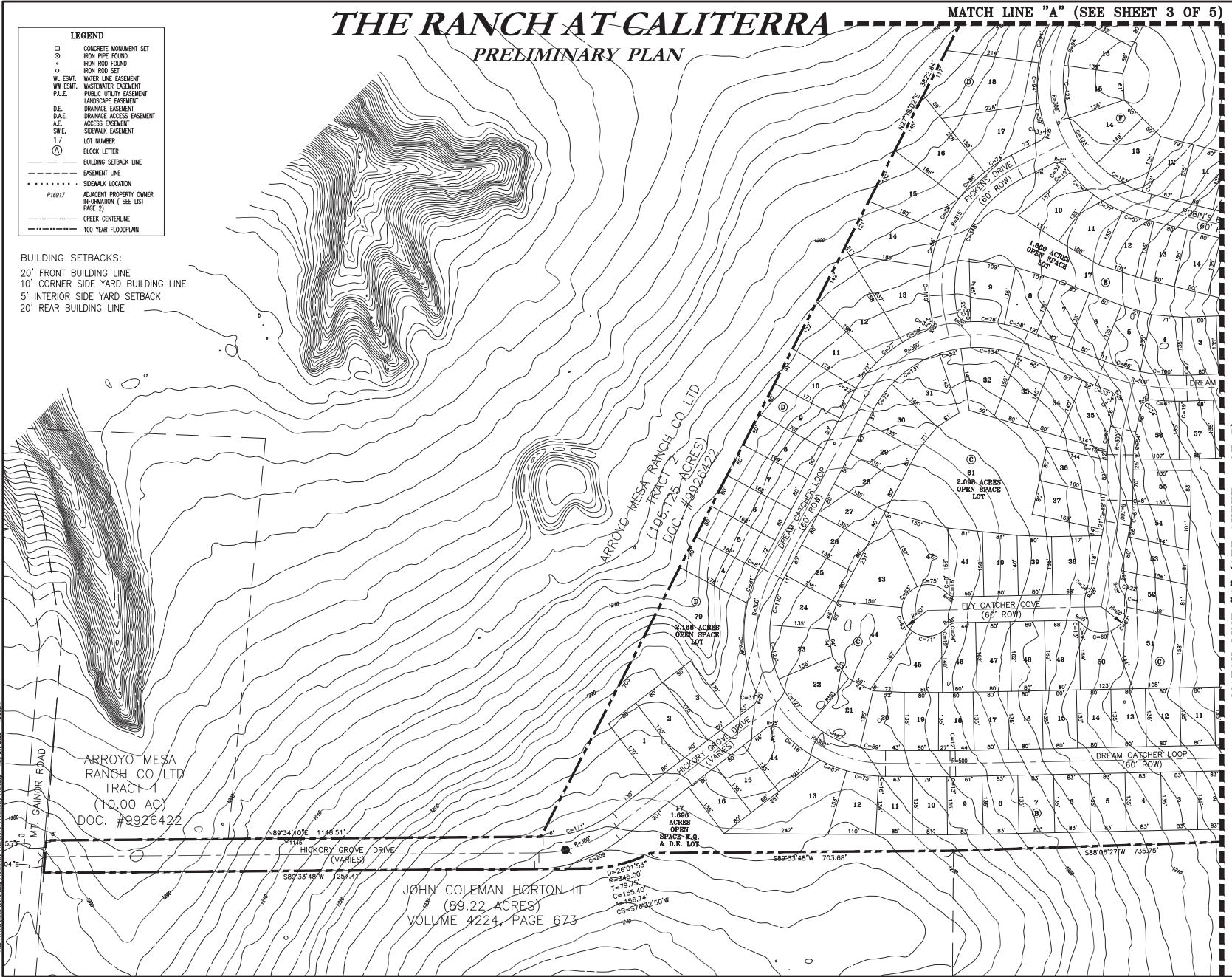
THE RANCH AT CALITERRA

PRELIMINARY PLAN

MATCH LINE "A" (SEE SHEET 3 OF 5)

- LEGEND**
- CONCRETE MONUMENT SET
 - IRON PIPE FOUND
 - IRON ROD FOUND
 - IRON ROD SET
 - W. ESM. WATER LINE EASEMENT
 - W. W. ESM. WASTEWATER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - A.E. ACCESS EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - 17 LOT NUMBER
 - BLOCK LETTER
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - SIDEWALK LOCATION
 - R18917 ADJACENT PROPERTY OWNER INFORMATION (SEE LIST PAGE 2)
 - CREEK CENTERLINE
 - 100 YEAR FLOODPLAIN

BUILDING SETBACKS:
 20' FRONT BUILDING LINE
 10' CORNER SIDE YARD BUILDING LINE
 5' INTERIOR SIDE YARD SETBACK
 20' REAR BUILDING LINE



MATCH LINE "C" (SEE SHEET 4 OF 5)

DESIGNED BY	DATE	DRAWN BY	DATE

DESIGNED BY: **Carlson, Brangne & Doering, Inc.**
 DATE: **03/07/2022**
 DRAWN BY: **JD**
 DATE: **03/07/2022**

Carlson, Brangne & Doering, Inc.
 Civil Engineers & Surveyors
 5901 West William Cannon Dr., Suite 600
 Denver, CO 80231
 Phone No. 303.296.5160
 www.cbdeng.com

PRELIMINARY PLAN
THE RANCH AT CALITERRA
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

SHEET NAME: **PRELIMINARY PLAN**
 JOB NUMBER: **50779**
 PROJECT: **THE RANCH AT CALITERRA**

John Doering
 8/26/2022

CARLSON, BRANGNE & DOERING, INC.
 04/10/20

DATE	JOB NUMBER	SHEET
MARCH 2022	50779	5 OF 5



Permit Number: SUB2022-0033
 Project Name: The Ranch at Caliterra
 Project Address: HC Carter Way, Dripping Springs, TX 78620

City Planner Comments

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

1. Planning has no comments

Engineer/Public Works Comments

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

2. You need to bring back your actual ROW cross-sections. The intent of the comment was for you to update your ROW cross sections to include the City's standard utility assignments.
3. Hays County Criteria Carter, Whiskey Barrel, Hickory and Dream Catcher should be designated as Minor Collectors. Soaring Hill Should be designated as a Major Collector.
4. Please modify your "linear footage of ROW" table on sheet 1 of the preliminary plat to include all the information in the Roadway Design Report and re- title it as "Roadway Summary Table"
5. The 2014 environmental assessment produced by SWCA identifies several CEFs and recommends setbacks be applied. Please clarify the discrepancies between this report and the 2022 report also produced by SWCA that indicates there are no CEFs present. In addition, the 2014 assessment states that 6 endangered species have the potential to occur in the project area but offers no recommendation on how to deal with that potential. Please clarify.
6. Provide a note on the plat cover sheet stating the following:
 "Prior to approval of construction plans for this project the developer will complete the following based on the recommendations the TIA dated October 2017 produced by RPS Klotz Associates."
 1. Developer shall submit construction plans approved by TxDOT for the traffic signal at Caliterra Parkway and RR12. Developer agrees to pay 100% of construction cost for the signal as stipulated by the TIA.
 2. Developer shall place pro rata share of \$47,195.60 for the RM12/US290 improvements in escrow.
 3. Developer shall place the pro rate share of \$98,640 for the Mt Gainor Rd improvements in escrow.
7. Provide executed easements required for the future wastewater interceptor that will serve this property [Sub Ord 18.2.3]

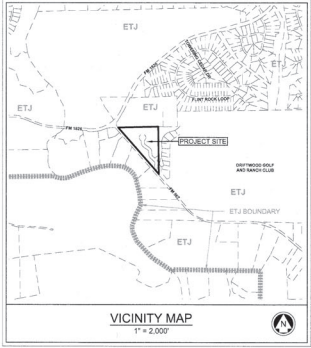
Fire Marshal Comments

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

8. Approve per revisions submitted.

PRELIMINARY PLAT OF RE-SUBDIVISION OF LOT 2, DRIFTWOOD 967 PHASE ONE

FM 967 HAYS COUNTY, TEXAS SUBMITTAL DATE: JUNE 2022



LEGAL DESCRIPTION

LOT 2, BLOCK A OF THE DRIFTWOOD 967 PHASE ONE MINOR PLAT RECORDED IN DOCUMENT 16002937, OFFICIAL PROPERTY RECORDS OF HAYS COUNTY

ENGINEER: KTCIVIL, 8605 N. CAPITAL OF TEXAS HWY. SUITE 315, AUSTIN, TEXAS 78731

SURVEYOR: CAPITAL SURVEYING CO. INC., 825 CAPITAL OF TX HWY. S, BUILDING B, SUITE 115, AUSTIN, TEXAS 78746

OWNER: DRIFTWOOD 25-ACA, LP, 100 CONGRESS AVE., SUITE 1600, AUSTIN, TEXAS 78701

Table with 4 columns: LOT TYPE, # LOTS, LOT AREA (SF), LOT AREA (Ac), %. Rows include Commercial, Open Space, Residential Lot, Private Roadway, and Total.

Table with 2 columns: LOT TYPE, AVERAGE LOT (Ac). Rows include Commercial, Open Space, Residential Lot, Private Roadway, and Average Lot.

Table with 3 columns: LOT TYPE, LOTS, LOT AREA (SF), LOT AREA (Ac). Rows include 1 Ac or Less, 1 Ac - 2 Ac, 2 Ac - 5 Ac, 5 Ac - 10 Ac, 10 Ac or Greater, and Total.

- NOTES: 1. THIS PROJECT IS LOCATED WITHIN THE UNION CREEK WATERSHED. 2. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE A 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48020C0120F EFFECTIVE DATE SEPTEMBER 2, 2005.

- GENERAL NOTES: 1. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT. 2. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY FIRE ESCAPE AND NORTH HAYS COUNTY ESO #1.

- 17. U.S. HIGH AND WILDLIFE SERVICE BUFFER ZONES: THE U.S.H.S. BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS... 18. THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

- UTILITY NOTES: 1. WATER SERVICES ARE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS. 2. ELECTRIC UTILITY SERVICES WILL BE PROVIDED BY REGIONS ELECTRIC COOPERATIVE, INC.

- SUBDIVISION PLAT NOTES: 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM.

STREET AND ROW INFORMATION: HOMEOWNER ASSOCIATION MAINTAINS PRIVATE STREETS. DRIFTWOOD 25-ACA, LP, BY FILING OF THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT HAYS COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION.

Table with 4 columns: STREET, EASEMENT WIDTH, STREET SECTION, LENGTH (LF). Rows include Oscar Cove and Mossback Drive.

UNITS AND LENGTH DRIFTWOOD 25-ACA, LP AND/OR THE DRIFTWOOD CONSERVATION DISTRICT HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET, DRIFTWOOD 25-ACA, LP AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE DRIFT ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT OR SUCCESSORS FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

- SURVEYOR'S NOTES: 1. THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.

SHEET LIST TABLE with 2 columns: SHEET NO., SHEET TITLE. Rows include Cover, Preliminary Plat, Owner Map, Existing and Proposed Drainage Area Map, Utility Layout, Traffic Control Plan.



DRIFTWOOD 25-ACA, LP

PRELIMINARY PLAT FOR RE-SUBDIVISION OF LOT 2, DRIFTWOOD 967 PHASE ONE DRIFTWOOD, HAYS COUNTY, TEXAS

ENGINEER'S CERTIFICATE: THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLAN SUBMITTED HERewith AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE NO. 1230-B, SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT OF HAYS COUNTY.



KENNETH W. MARTIN, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 05971 KITCHEN TABLE CIVIL SOLUTIONS 8605 N. CAPITAL OF TEXAS HWY. SUITE 315 AUSTIN, TEXAS 78731 PHONE: (512) 758-7474

PLANNING & ZONING COMMISSION DATE

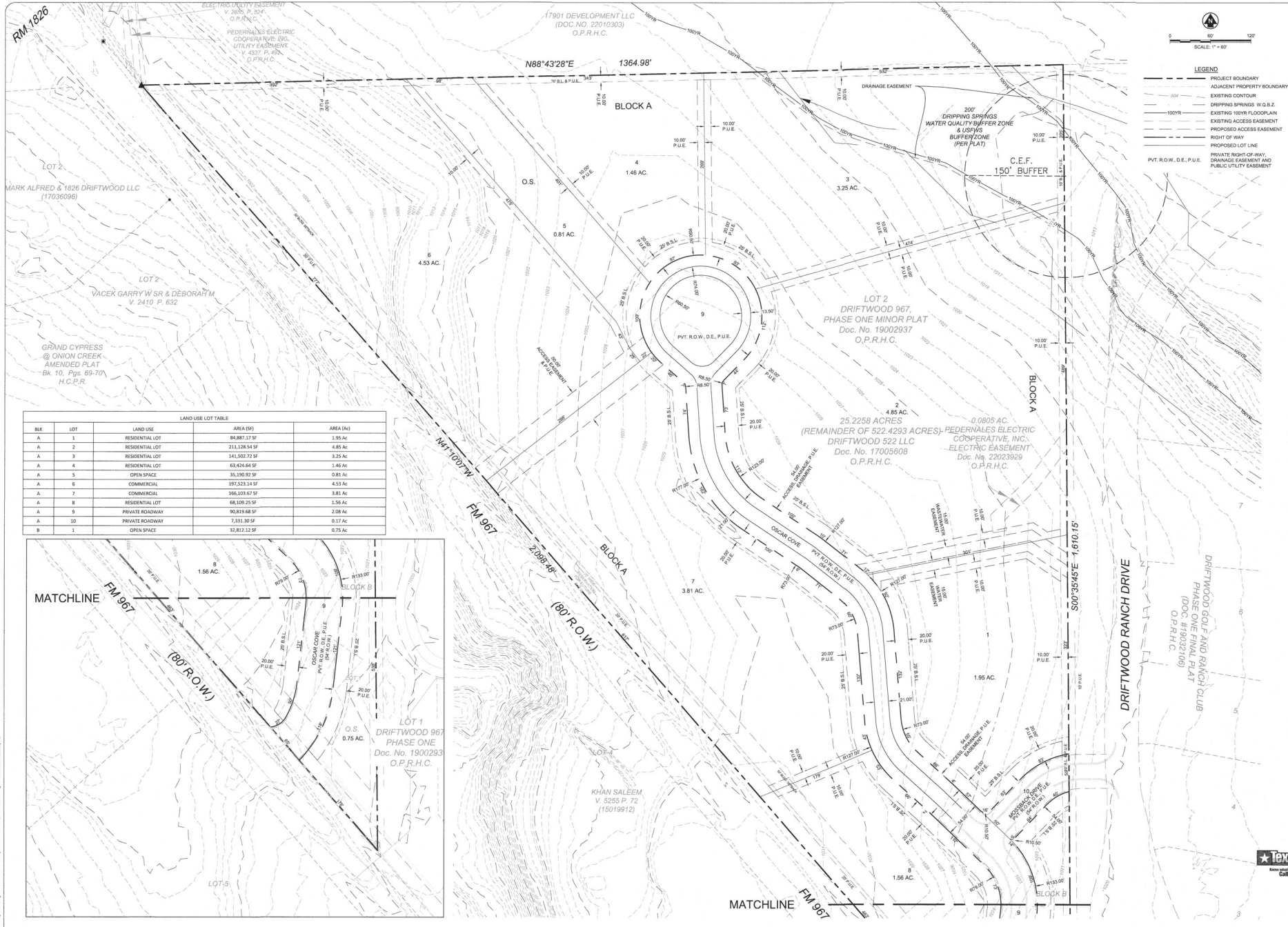
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CITY SECRETARY DATE

PRINT NAME

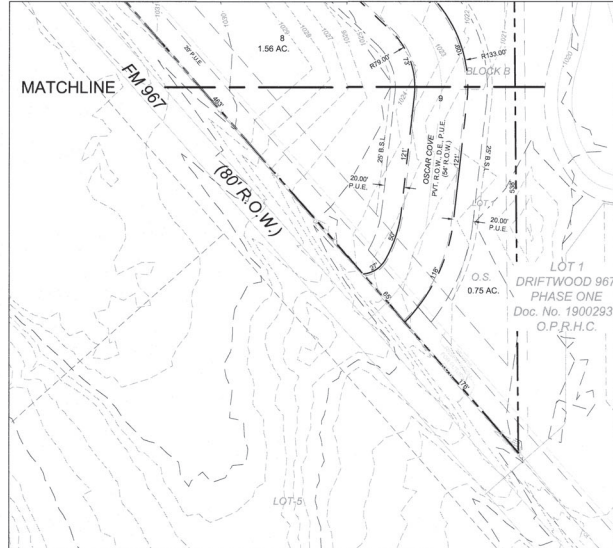
PLANNING & ZONING COMMISSION APPROVAL DATE DATE

COVER SHEET 1 OF 6 CASE#



LAND USE LOT TABLE

BLK	LOT	LAND USE	AREA (SQ FT)	AREA (AC)
A	1	RESIDENTIAL LOT	86,887.17 SF	1.95 AC
A	2	RESIDENTIAL LOT	211,128.54 SF	4.85 AC
A	3	RESIDENTIAL LOT	141,502.72 SF	3.25 AC
A	4	RESIDENTIAL LOT	63,424.64 SF	1.46 AC
A	5	OPEN SPACE	35,190.92 SF	0.81 AC
A	6	COMMERCIAL	197,253.14 SF	4.53 AC
A	7	COMMERCIAL	146,108.97 SF	3.31 AC
A	8	RESIDENTIAL LOT	68,106.25 SF	1.56 AC
A	9	PRIVATE ROADWAY	90,819.68 SF	2.08 AC
A	10	PRIVATE ROADWAY	7,331.30 SF	0.17 AC
B	1	OPEN SPACE	32,812.12 SF	0.75 AC



K CIVIL
 6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 310
 AUSTIN, TEXAS 78731 | TEL: (512) 258-2474
 TBB# 190110 | F-19129

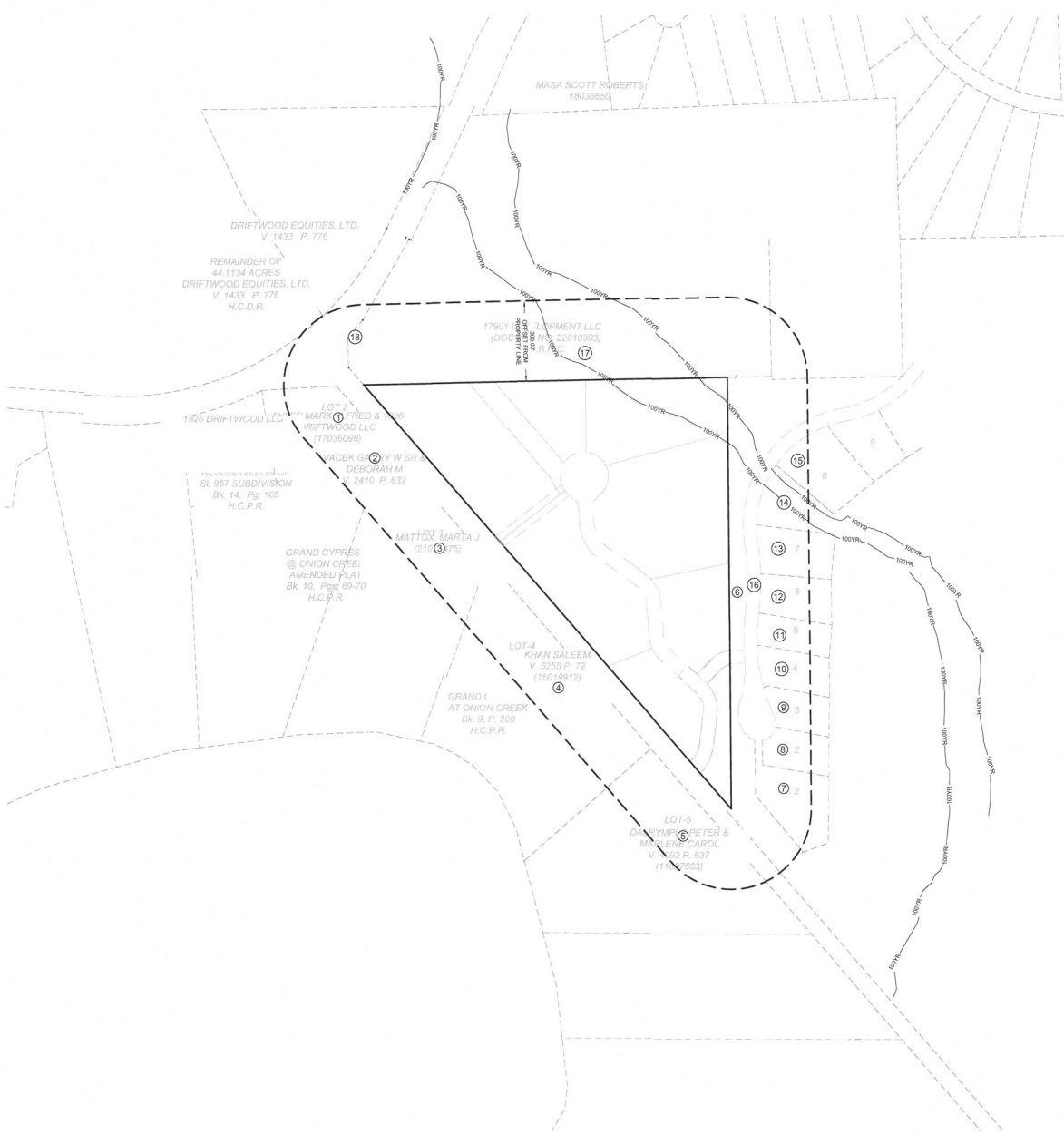
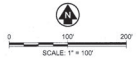
NO.	DATE	REVISION/DESCRIPTION

PRELIMINARY PLAT FOR
 RE-SUBDIVISION OF LOT 2,
 DRIFTWOOD 967 PHASE ONE
 DRIFTWOOD, HAYS COUNTY, TEXAS



PRELIMINARY PLAT
 OF 6
 CASE#

TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 Kenneth W. Maxwell
 License No. 65571
 State of Texas



ID	PROPERTY OWNER	ADDRESS	REF ID
1	AULER MARK ALFRED & 1828 DRIFTWOOD LLC	1402 SAN ANTONIO ST., STE 200 AUSTIN, TX 78701-1823	R128266
2	VACEK GARRY W SR & DEBORAH M	12811 FM 967 DRIFTWOOD, TX 78619-4525	R97615
3	MATOK MARTA J	1331 HIDDEN HILLS DR DRIPPING SPRINGS, TX 78620-3928	R97616
4	KHAN SALEEM	12709 FM 967 DRIFTWOOD, TX 78618-4534	R97617
5	DALRYMPLE, PETER & MARLENE CAROL	2812 BRIGHTWORK WAY, SPRING, TX 77380-1072	R97618
6	DRIFTWOOD GOLF CLUB DEVELOPMENT INC	ATTN: JOSH MITCHELL, R.E. DEV. CONTROLLER, 14605 NORTH 73RD ST SCOTTSDALE, AZ 85260	R188243
7	FUNK FRED & FUNK SHARON	830 ATA N, STE 13, PMB 128, PONTE VEDRA BEACH, FL 32083-3290	R188242
8	MARQUIS AUSTIN RANCH MARKET LLC	4448 BUENA VISTA ST, DALLAS, TX 75205-4118	R188241
9	DRIFTWOOD DEVELOPMENT PARTNERSHIP LLC	555 CALIFORNIA ST, STE 9010, SAN FRANCISCO, CA 94104-1980	R188240
10	HEINE, JAMES C & NORMA S	187 AUGUSTA, SCERNE, TX 78056-4152	R188239
11	SHOOT A BIRDIE LLC	1% GELFAND RENNERT & FELDMAN LLC, ATTN: MARK GOODMAN, 1880 E CENTURY PARK, LOS ANGELES, CA 90087	R188238
12	KNOLLNER LLC	205 E 86TH ST, APT 8M, NEW YORK, NY 10028	R188237
13	PANDERAGONA LP	2001 CUEVA DE ORO CV, AUSTIN, TX 78748-7723	R188236
14	UNAVAILABLE		
15	DRIFTWOOD GOLF CLUB DEVELOPMENT INC	ATTN: JOSH MITCHELL, R.E. DEV. CONTROLLER, 14605 NORTH 73RD ST, SCOTTSDALE, AZ 85260	R188235
16	DRIFTWOOD GOLF CLUB DEVELOPMENT INC	ATTN: JOSH MITCHELL, R.E. DEV. CONTROLLER, 14605 NORTH 73RD ST, SCOTTSDALE, AZ 85260	R188241
17	17901 DEVELOPMENT LLC	8101 RAVELLO RIDGE CV, AUSTIN, TX 78736-1719	R131141
18	HAYS COUNTY	712 S STAGECOACH TRL #2051, SAN MARCOS, TX 78666	R138160



DRIFTWOOD 25-ACA, LP



PRELIMINARY PLAT FOR RE-SUBDIVISION OF LOT 2, DRIFTWOOD 967 PHASE ONE DRIFTWOOD, HAYS COUNTY, TEXAS

OWNER MAP

SHEET 3 OF 6 CASE#

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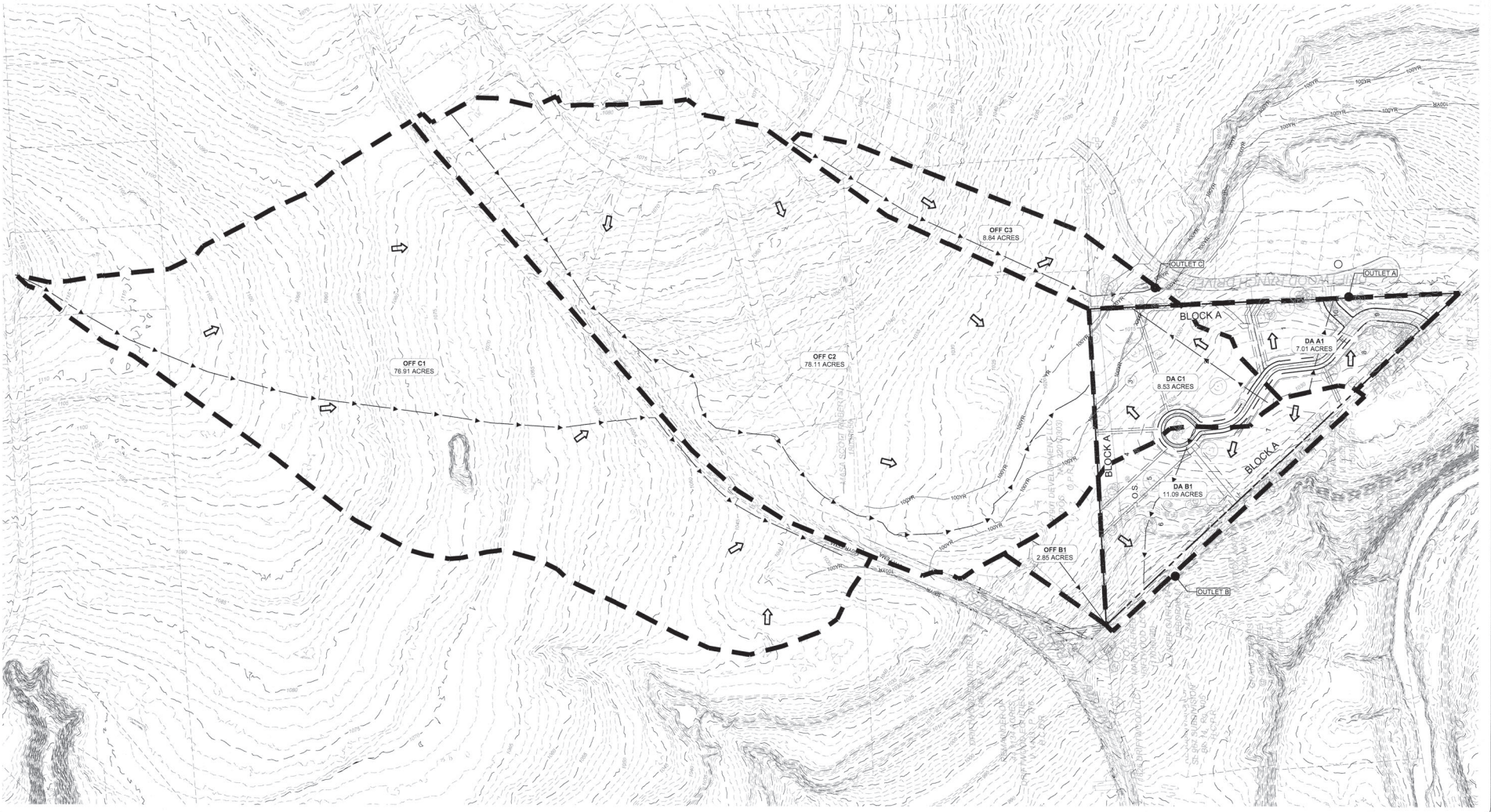
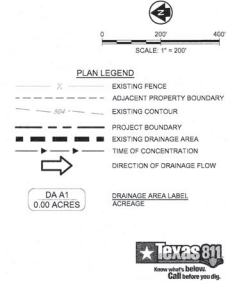
DRAINAGE AREA	AREA (AC)	AREA (M2)	LC %	SCS RUNOFF NUMBER	TIME OF CONC. (MIN)	Lag Time (min)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
DA A1	7.01	0.01905	0.0%	77.0	14.4	8.6	16.4	33.3	44.3	64.0
Outlet A	7.01	0.01905	-	-	-	-	16.4	33.3	44.3	64.0
DA B1	11.09	0.01733	3.0%	77.0	15.6	9.4	25.5	51.3	68.0	98.0
Outlet B	2.85	0.00445	0.0%	77.0	11.1	6.6	7.4	14.9	19.9	28.7
Outlet B	13.94	0.02178	-	-	-	-	32.4	65.1	86.5	124.9
DA C1	8.53	0.01333	0.0%	77.0	20.6	12.4	17.0	34.6	46.1	66.7
OFF C1	78.91	0.12017	3.0%	77.0	27.4	28.5	120.3	245.1	326.4	469.9
OFF C2	78.11	0.12025	6.0%	77.0	35.1	21.0	124.9	249.9	330.5	477.2
OFF C3	8.84	0.01380	3.0%	77.0	18.3	11.0	19.1	38.2	50.7	73.1
Outlet C	172.38	0.28935	-	-	-	-	243.5	486.3	644.3	930.3

Sub Basin ID	Sheet Flow (L < 100' (L))					Shallow Concentrated Flow(2)					Channel or Pipe Flow(3)					Total Lag Time (min)
	L (ft)	n	S (ft/ft)	V (ft/s)	Tc (min)	Flow (cfs)	Depth (ft)	V (ft/s)	Tc (min)	L (ft)	Ave. Velocity (ft/s)	Tc (min)	L (ft)	Ave. Velocity (ft/s)	Tc (min)	
DA A1	100	0.24	0.0200	4.2	0.13	12.66	Unpaved	302	0.0095	2.53	1.92	4.0	0.00	14.4	8.6	
DA B1	100	0.24	0.0200	4.2	0.13	12.66	Unpaved	661	0.0419	3.30	3.14	4.0	0.00	15.6	9.4	
DA C1	100	0.24	0.0200	4.2	0.18	16.44	Unpaved	615	0.0298	2.43	4.21	4.0	0.00	20.6	12.4	
OFF B1	100	0.24	0.0400	4.2	0.18	9.44	Unpaved	385	0.0548	3.78	1.61	4.0	0.00	11.1	6.6	
OFF C1	100	0.24	0.0400	4.2	0.18	9.44	Unpaved	2173	0.0219	1.37	33.73	1027	4.0	4.28	47.4	28.5
OFF C2	100	0.24	0.0100	4.2	0.10	16.44	Unpaved	913	0.0219	2.39	8.37	2840	4.0	12.25	35.1	21.0
OFF C3	100	0.24	0.0400	4.2	0.18	9.44	Unpaved	1933	0.0382	3.03	8.44	96	4.0	0.40	18.3	11.0

*Time of Concentration less than 6 min. Minimum Tc of 6 minutes used.

DRAINAGE AREA	AREA (AC)	AREA (M2)	LC %	SCS RUNOFF NUMBER	TIME OF CONC. (MIN)	Lag Time (min)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
DA A1	7.01	0.01905	15.0%	77.0	14.4	8.6	15.5	36.1	45.9	65.3
Outlet A	7.01	0.01905	-	-	-	-	15.5	35.1	45.9	65.3
DA B1	11.09	0.01733	15.0%	77.0	15.6	9.4	28.2	53.6	70.0	99.6
OFF B1	2.85	0.00445	0.0%	77.0	11.1	6.6	7.4	14.9	19.9	28.7
Outlet B	13.94	0.02178	-	-	-	-	35.0	67.5	88.5	126.4
DA C1	8.53	0.01333	15.0%	77.0	20.6	12.4	19.1	36.5	47.8	66.1
OFF C1	78.91	0.12017	6.0%	77.0	47.4	28.5	120.0	245.1	326.4	469.9
OFF C2	78.11	0.12025	6.0%	77.0	35.1	21.0	124.9	249.9	330.5	477.2
OFF C3	8.84	0.01380	3.0%	77.0	18.3	11.0	19.1	38.2	50.7	73.1
Outlet C	172.38	0.28935	-	-	-	-	244.2	486.0	648.0	930.9

Sub Basin ID	Sheet Flow (L < 100' (L))					Shallow Concentrated Flow(2)					Channel or Pipe Flow(3)					Total Lag Time (min)
	L (ft)	n	S (ft/ft)	V (ft/s)	Tc (min)	Flow (cfs)	Depth (ft)	V (ft/s)	Tc (min)	L (ft)	Ave. Velocity (ft/s)	Tc (min)	L (ft)	Ave. Velocity (ft/s)	Tc (min)	
DA A1	100	0.24	0.0200	4.2	0.13	12.66	Unpaved	302	0.0295	2.83	1.92	4.0	0.00	14.4	8.6	
DA B1	100	0.24	0.0200	4.2	0.13	12.66	Unpaved	611	0.0419	3.35	3.14	4.0	0.00	15.6	9.4	
DA C1	100	0.24	0.0200	4.2	0.10	16.44	Unpaved	615	0.0298	2.43	4.21	4.0	0.00	20.6	12.4	
OFF B1	100	0.24	0.0400	4.2	0.18	9.44	Unpaved	385	0.0548	3.78	1.61	4.0	0.00	11.1	6.6	
OFF C1	100	0.24	0.0400	4.2	0.18	9.44	Unpaved	2773	0.0219	1.37	33.73	1027	4.0	4.28	47.4	28.5
OFF C2	100	0.24	0.0100	4.2	0.10	16.44	Unpaved	913	0.0219	2.39	8.37	2840	4.0	12.25	35.1	21.0
OFF C3	100	0.24	0.0400	4.2	0.18	9.44	Unpaved	1933	0.0382	3.03	8.44	96	4.0	0.40	18.3	11.0



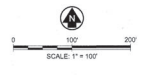
PRELIMINARY PLAT FOR
RE-SUBDIVISION OF LOT 2,
DRIFTWOOD 967 PHASE ONE
DRIFTWOOD, HAYS COUNTY, TEXAS

EXISTING AND PROPOSED
DRAINAGE AREA MAP

SHEET
4
OF 6
CASE#

KI CIVIL
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78754 | TEL: 512.759.7474
FAX: 512.759.7474

RE-SUBDIVISION OF LOT 2, DRIFTWOOD 967 PHASE ONE



LEGEND

- PROPERTY LINE
- PROPOSED STREET CENTERLINE
- PROPOSED EASEMENT
- EXISTING TREES
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE

NO.	DATE	REVISION DESCRIPTION	BY

KICIVIL
 6805 W. UNIVERSITY BLVD., SUITE 310
 AUSTIN, TEXAS 78731 | TEL: (512) 786-7474
 TXBFE FIRM NO. P-18129

DRIFTWOOD 25-ACA, LP



PRELIMINARY PLAT FOR
 RE-SUBDIVISION OF LOT 2,
 DRIFTWOOD 967 PHASE ONE
 DRIFTWOOD, HAYS COUNTY, TEXAS

UTILITY LAYOUT

SHEET
 5
 OF 6
 CASE#

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0 80 120
SCALE: 1" = 80'
PLAN LEGEND

- PROJECT BOUNDARY
- 6.0% P.U.E. DRAINAGE BASEMENT
- LIMITS OF CONSTRUCTION
- LOC
- PROPOSED CURB

NO.	DATE	REVISION DESCRIPTION	BY

KICIVIL
 6805 S. WILSON ROAD, SUITE 315
 AUSTIN, TEXAS 78731 | TEL: (512) 486-7474
 TXBE FIRM NO. F-18129

PRELIMINARY PLAT FOR
 RE-SUBDIVISION OF LOT 2,
 DRIFTWOOD 967 PHASE ONE
 DRIFTWOOD, HAYS COUNTY, TEXAS



NOT FOR CONSTRUCTION
 UNTIL APPROVED BY
 REGULATORY AGENCIES

PRELIMINARY PLAT FOR
 RE-SUBDIVISION OF LOT 2,
 DRIFTWOOD 967 PHASE ONE
 DRIFTWOOD, HAYS COUNTY, TEXAS

TRAFFIC CONTROL PLAN



SHEET
 6
 OF 6
 CASE#



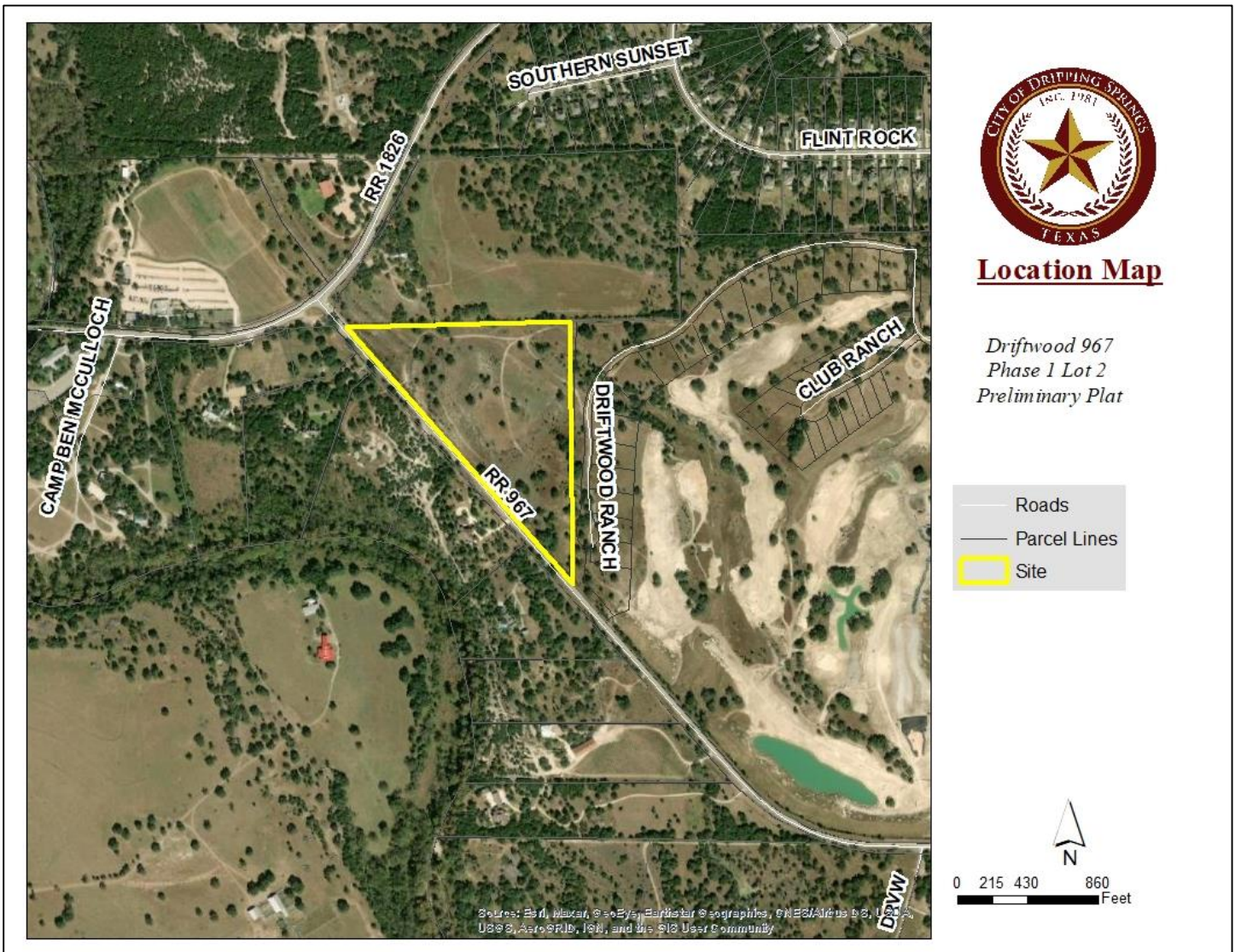
Planning and Zoning Commission Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: September 26, 2022
Project No: SUB2022-00037
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Driftwood 967, Phase 1 Lot 2 Preliminary Replat
Property Location: FM 967 at FM 1826
Legal Description: 25.22 acres, out of the Freelove Woody Survey
Applicant: Chris Earthman, Driftwood 25-ACA LP
Property Owner: Driftwood 25-ACA LP
Staff recommendation: Conditional approval of the Preliminary Plat based on outstanding comments



Planning Department Staff Report

Overview

This preliminary plat consists of five single-family lots and two commercial lots.

Access and Transportation

Primary access to the subdivision will be through FM 967.

Site Information

Location: FM 967 at FM 1826

Zoning Designation: ETJ / Driftwood Development Agreement

Property History

The Driftwood development agreement was approved in 2015.

Recommendation

Approval with the following condition:

1. Provide the Hays County 1445 approval letter.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Approval with the condition that the applicant provide the Hays County 1445 approval letter.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: <u>3/29/2022</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Chris Earthman

COMPANY Driftwood 25-ACA LP

STREET ADDRESS 100 Congress Ave., Suite 1600

CITY Austin **STATE** Texas **ZIP CODE** 78701

PHONE 512-485-1923 **EMAIL** chris@nxstep.com

OWNER NAME Driftwood 25-ACA LP

COMPANY _____

STREET ADDRESS 100 Congress Ave., Suite 1600

CITY Austin **STATE** Texas **ZIP CODE** 78701

PHONE 512-485-1923 **EMAIL** chris@nxstep.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Driftwood 25-ACA LP
PROPERTY ADDRESS	FM 967 at FM 1826
CURRENT LEGAL DESCRIPTION	Lot 2, Driftwood 967 Phase One
TAX ID #	R166983
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	25.2238 acres
SCHOOL DISTRICT	Hays CISD
ESD DISTRICT(S)	Hays County ESD No. 6
ZONING/PDD/OVERLAY	N/A
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>FM 967</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood Golf Club</u>

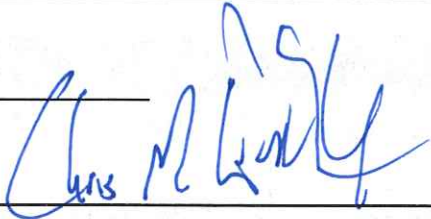
ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Re-subdivision of Lot 2, Driftwood 967 Phase One
TOTAL ACREAGE OF DEVELOPMENT	25.2238 acres
TOTAL NUMBER OF LOTS	11
AVERAGE SIZE OF LOTS	2.29 acres
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>Open Space, Private Street</u>
# OF LOTS PER USE	RESIDENTIAL: <u>5</u> COMMERCIAL: <u>2</u> INDUSTRIAL: <u>2 Open Space, 2 Prvt Street</u>
ACREAGE PER USE	RESIDENTIAL: <u>13.09</u> COMMERCIAL: <u>8.35</u> INDUSTRIAL: <u>1.57 Ac. Open Space</u> <u>2.22 Ac. Private Street Lots</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>1,470 LF</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER City of Dripping Springs <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	

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

512.858.4725 • cityofdrippingsprings.com

COMMENTS: _____

TITLE: _____ SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Spectrum

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

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.)

Chris Earthman

Applicant Name
Chris Earthman

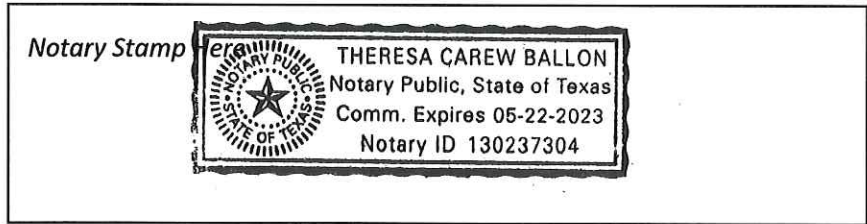
6/16/2022

Applicant Signature

Date

Notary THERESA CAREW BALLON
Theresa Carew Ballon

Date June 16th, 2022



Driftwood 25-ACA LP

by Driftwood 25-967, LLC - Its General Partner

Property Owner Name
Chris Earthman

6/16/2022

Property Owner Signature

Date

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

Applicants Signature:  Date: 6/16/2022

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

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable) N/A
<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) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	Pre-Application Meeting 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,

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		<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	No street lights are proposed.
Parkland Dedication, Article 28.03	Not required, only 5 lots
Landscaping and Tree Preservation, Article 28.06	The commercial lots are located outside the city limits and therefor not within the City's zoning jurisdiction.

<p>Subdivision, 28.02, Exhibit A The lots will be served by a private street and City water and wastewater constructed to the City's adopted standards. Water quality will comply with the City's Alternative Standards.</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>N/A, outside the city limits.</p>

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

THAT, WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, THE OWNER OF THE REMAINDER OF 1035.74 ACRES AS CONVEYED IN VOLUME 4832, PAGE 118 AS DOCUMENT NUMBER 2014-14000136 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A TOTAL OF 200.77 ACRES OF LAND TO BE KNOWN AS "HEADWATERS AT BARTON CREEK, PHASE 3", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HEREFOR GRANTED, AND DOES DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS AS SHOWN HEREON

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

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

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

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

STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §

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

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

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

LEINHOLDER CONSENT:
PIONEER BANK, SSB

CHRIS BOURNE
CENTRAL TEXAS REGIONAL PRESIDENT

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

STATE OF TEXAS §
COUNTY OF HAYS §

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

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

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

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

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

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

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

THIS PLAT, HEADWATERS AT BARTON CREEK, PHASE 3; FINAL PLAT; HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

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

BY:

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

WATER SUPPLY NOTE:

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

GINGER FAUGHT, DEPUTY CITY ADMINISTRATOR
512-858-4725

SURVEYOR'S CERTIFICATION:

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

JOHN BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 - STATE OF TEXAS
4WARD LAND SURVEYING LLC
PO BOX 90876
AUSTIN, TEXAS 78709
TBPLS FIRM NO. 10174300

ENGINEER'S CERTIFICATION:

I, LANDON M. MCCLELLAN, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THE TRACT HEREON LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48209C0108F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.

LANDON M. MCCLELLAN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 142710
MALONE/WHEELER, INC.
5113 SOUTHWEST PKWY, STE 260
AUSTIN, TEXAS 78735
FIRM REGISTRATION NO. F-786

STATE OF TEXAS §
COUNTY OF HAYS §

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

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

PRELIMINARY - NOT FOR RECORDATION

PRELIMINARY - NOT FOR RECORDATION



FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 3
CITY OF DRIPPING SPRINGS ETJ

SHEET
1
OF
14

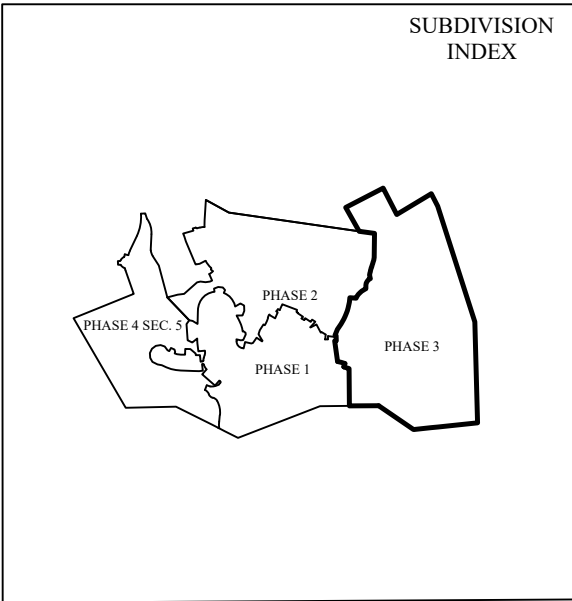
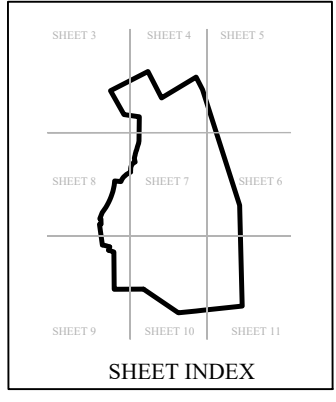
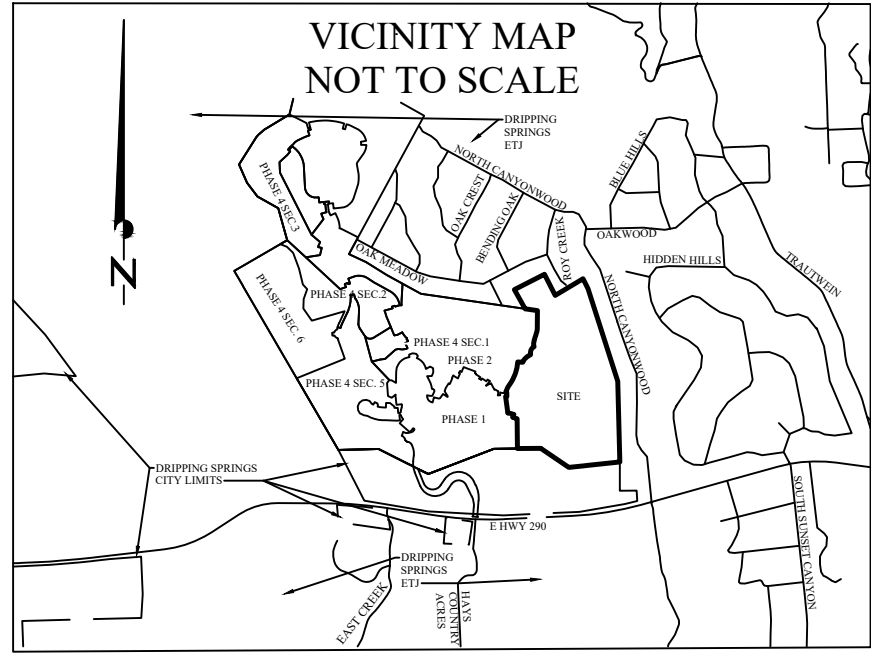
FLOODPLAIN NOTE:
 A PORTION OF THE TRACT HEREON LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48209C0108F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.

JURISDICTION PLAT NOTES:

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

GENERAL NOTES

1. A 15' PUBLIC UTILITY EASEMENT IS PROVIDED ALONG THE FRONT PROPERTY LINE OF ALL LOTS.
2. A 5' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG EACH RESIDENTIAL SIDE LOT LINE EXTENDING 35' FROM THE FRONT LOT LINE.
3. ALL SIDEWALKS TO BE MAINTAINED BY THE ENTITIES (HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD) OR THE HOME OWNERS ASSOCIATION (AS ASSIGNED) OTHER THAN HAYS COUNTY.
4. WATER QUALITY PROTECTION MEASURES OR ALTERNATIVES, SUCH AS BUFFER ZONES AND IMPERVIOUS COVER, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS MAY NOT BE ALTERED WITHOUT REVIEW AND APPROVAL FROM THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY.
5. HAYS COUNTY WILL MAINTAIN ALL PUBLIC STREETS.
7. ALL PROPOSED STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
8. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR HEADWATERS M.U.D. AS ASSIGNED.
9. ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HEADWATERS MUD.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
11. THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS FOR DRAINAGE AREAS GREATER THAN 64 ACRES.
12. 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.
13. EASEMENT RESEARCH PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 201302246, ISSUED JANUARY 2, 2014.
14. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL CONNECT TO A PUBLIC WATER SOURCE.
14. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
15. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 1260.00, ARTICLE 24.06 REGARDING OUTDOOR LIGHTING.
16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
17. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
18. WASTEWATER FOR THIS DEVELOPMENT WILL BE TREATED BY ONSITE WASTEWATER TREATMENT PLANT OWNED AND OPERATED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD).
19. THE FOLLOWING LOTS WILL BE UTILIZED FOR WATER QUALITY TREATMENT, DRAINAGE, MUNICIPAL UTILITY DISTRICT FACILITIES AND ACCESS, OPEN SPACE OR OTHER NON RESIDENTIAL USES.
 LOT 901, BLOCK A
 LOT 902, BLOCK A
 LOT 901, BLOCK B
20. ROADWAY DESIGN STANDARDS FOR HAYS COUNTY WERE APPROVED BY HAYS COUNTY TRANSPORTATION DEPARTMENT AND THE HAYS COUNTY COMMISSIONERS COURT ON SEPTEMBER 12, 2017.
21. THIS SUBDIVISION IS SUBJECT TO THE RESTATED HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, EFFECTIVE DATE APRIL 14, 2005 RECORDED IN DOCUMENT NUMBER 20021129 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS OR AS OTHERWISE AMENDED.
22. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
23. MINIMUM RESIDENTIAL FRONT BUILDING SETBACK LINE SHALL BE TWENTY (20) FEET. CORNER LOTS SHALL HAVE A MINIMUM OF TWENTY (20) FOOT SETBACK ON FRONT-FACING STREET AND TEN (10) FOOT SETBACK ON THE OTHER STREET. MINIMUM REAR SETBACKS SHALL BE TWENTY (20) FEET. MINIMUM SIDE SETBACK SHALL BE FIVE (5) FEET.
24. A WATER QUALITY BMP MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED IN DOCUMENT NO. 22001178, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
25. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.



UTILITY NOTES:

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

LOT SIZE CATEGORIES:

175	LOTS TOTAL
172	RESIDENTIAL LOTS
3	NON-RESIDENTIAL LOTS

AVERAGE RESIDENTIAL LOT SIZE:	8371 SQ. FT.
LOTS LESS THAN 1 ACRE:	173
LOTS 1-2 ACRES:	0
LOTS 2-5 ACRES:	0
LOTS 5-10 ACRES:	0
LOTS 10 ACRES OR GREATER:	2

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

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

BENCHMARKS

BM #1 'SQUARE' CUT ON TOP OF CURB
 ELEV.= 1184.27'

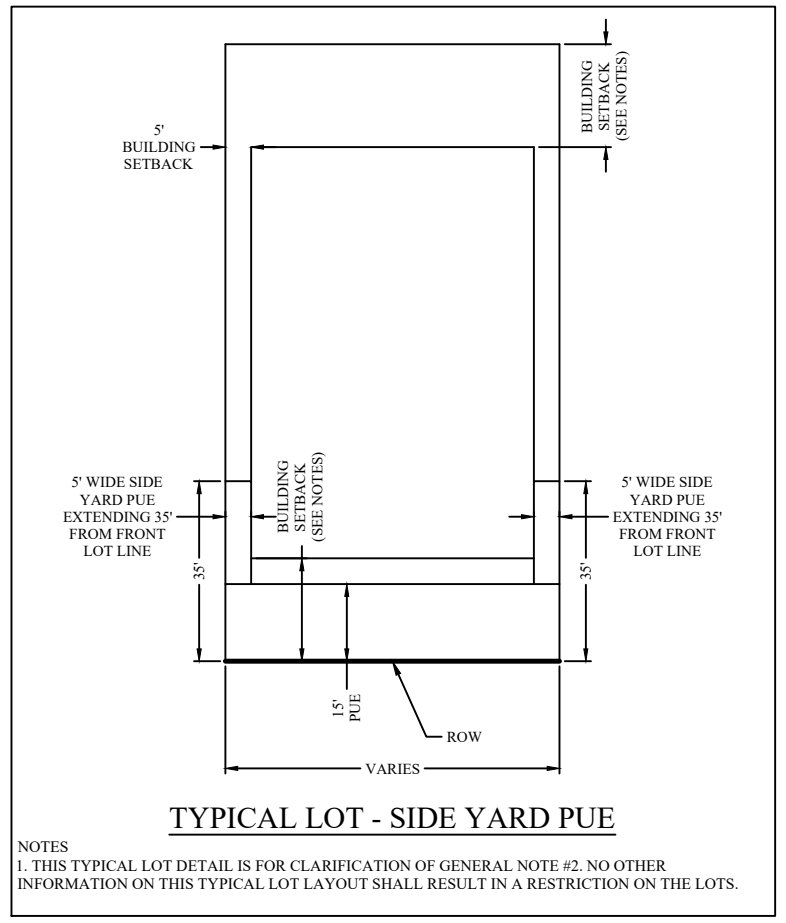
BM #2 'SQUARE' CUT ON TOP OF CURB
 ELEV.= 1196.60'

SUBDIVISION ROADS:
 PUBLIC STREET DEDICATION

STREET SUMMARY

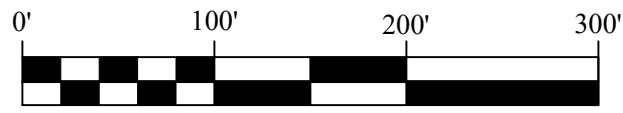
STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
ROY BRANCH ROAD (MINOR COLLECTOR)	60'	802'	29' C&G
IRON WILLOW DRIVE (LOCAL)	50'	5311'	29' C&G
CACTUS WREN COURT (LOCAL)	50'	1144'	29' C&G
SILVER SAGE COURT (LOCAL)	50'	1385'	29' C&G
TOTAL LINEAR FEET		8644'	

RIGHT-OF-WAY = 10.55 ACRES



F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
J.W. POWELL SURVEY ABSTRACT NO. 560
WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475

HAYS COUNTY, TEXAS
FEBRUARY 2022



GRAPHIC SCALE
1" = 100'



SUNSET CANYON
SECTION V
VOL. 3 PG. 286
O.P.R.H.C.TX

962

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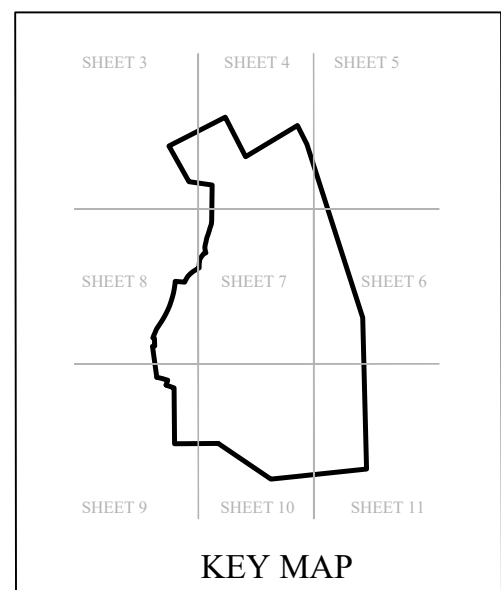
956

955

954

901
BLOCK A

- LEGEND**
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
 - ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND (UNLESS NOTED OTHERWISE)
 - ▲ 80D NAIL FOUND
 - 1/2 INCH IRON ROD FOUND
 - ⊕ ELEVATION BENCH MARK
 - PUE PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT OF WAY
 - O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
 - P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
 - SIDEWALK



HEADWATERS AT BARTON CREEK,
PHASE 2
DOC. NO. 19021686
O.P.R.H.C.TX

DRAINAGE AND WATER
QUALITY EASEMENT
DOC. #19021115
O.P.R.H.C.TX

HAZY HILLS LOOP

STARFIRE DRIVE

SHEET 3

SHEET 8

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

*SEE SHEET 13 OF 14 FOR AREA TABLES.

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

- L62
- L61
- L60
- L59
- L58
- L57
- L56
- L55
- L54
- L53
- L52
- L51
- L50
- L49
- L48
- L47
- L46
- L45

100' STREAM BUFFER
LOCAL FLOODPLAIN
&
DRAINAGE ESMT.

FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 3 CITY OF DRIPPING SPRINGS ETJ

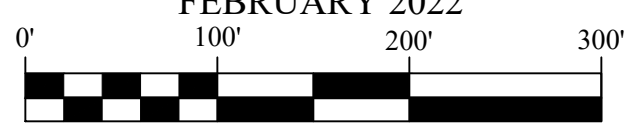
SHEET 3 OF 14



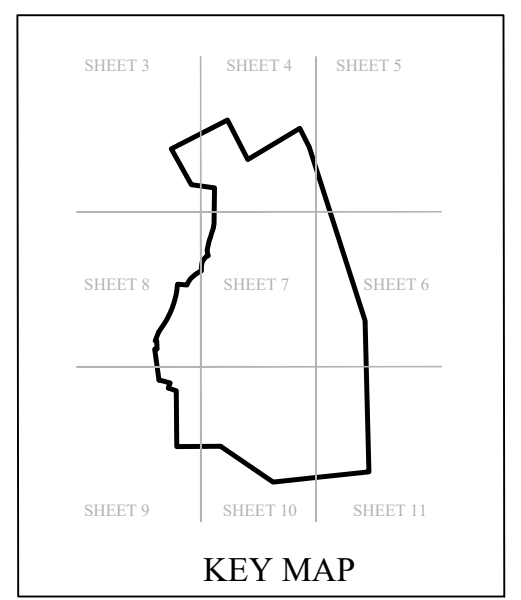
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
J.W. POWELL SURVEY ABSTRACT NO. 560
WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
HAYS COUNTY, TEXAS

FEBRUARY 2022

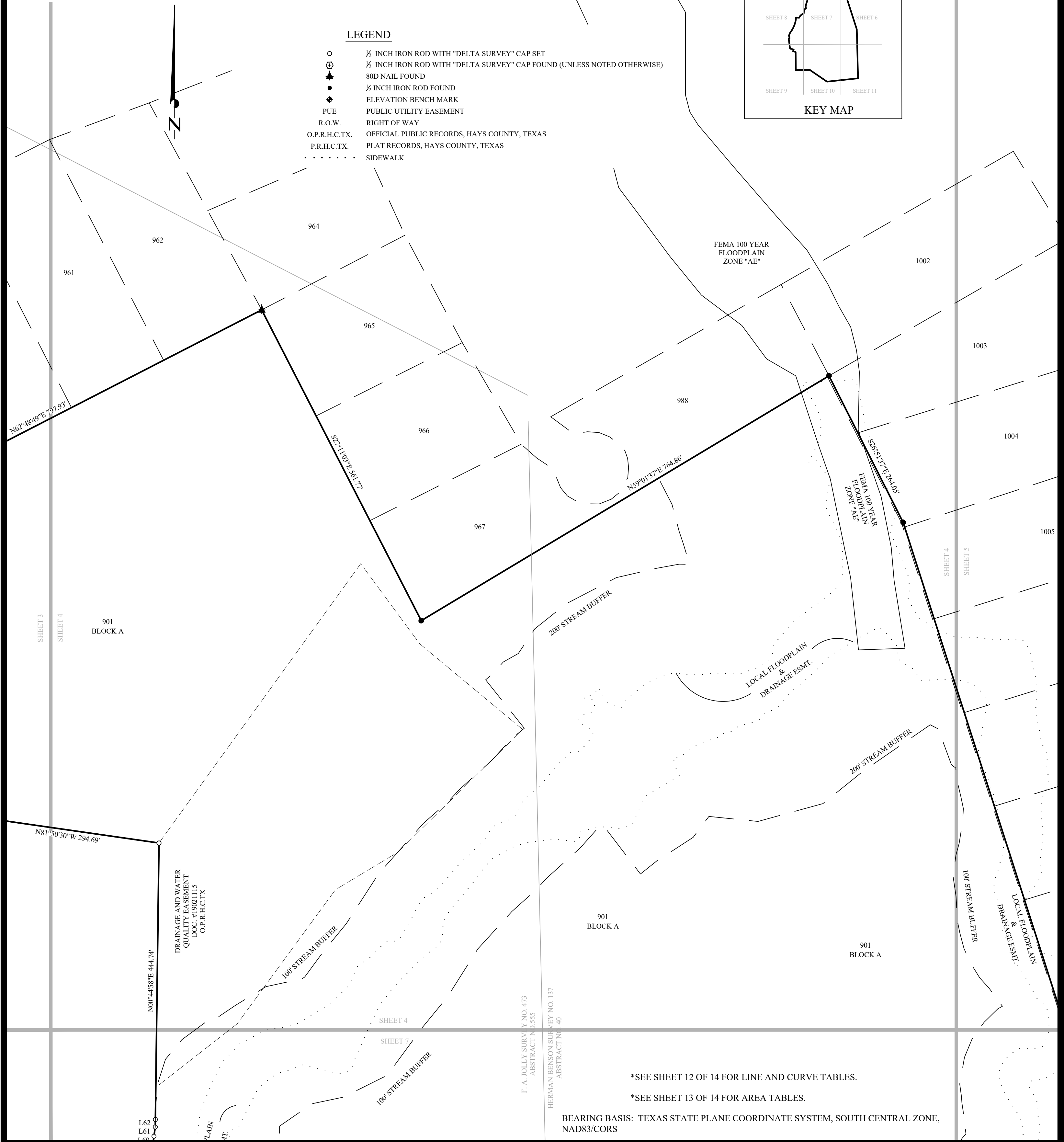


GRAPHIC SCALE
1" = 100'



LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND (UNLESS NOTED OTHERWISE)
- ▲ 80D NAIL FOUND
- 1/2 INCH IRON ROD FOUND
- ⊕ ELEVATION BENCH MARK
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
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- SIDEWALK



*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.
*SEE SHEET 13 OF 14 FOR AREA TABLES.

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



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FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 3
CITY OF DRIPPING SPRINGS ETJ

SHEET
4
OF
14

F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
J.W. POWELL SURVEY ABSTRACT NO. 560
WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
HAYS COUNTY, TEXAS
FEBRUARY 2022

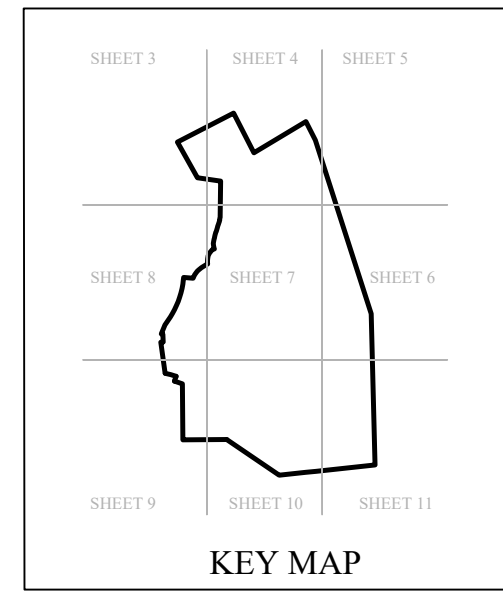


GRAPHIC SCALE
1" = 100'



LEGEND

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- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- SIDEWALK



SUNSET CANYON
SECTION V
VOL. 4 PG. 234
O.P.R.H.C.TX

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.
*SEE SHEET 13 OF 14 FOR AREA TABLES.

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

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FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 3
CITY OF DRIPPING SPRINGS ETJ

SHEET
5
OF
14

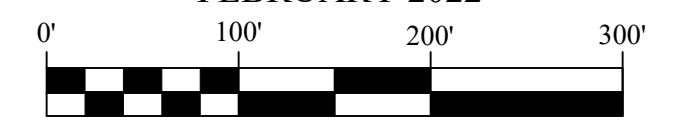
F. A. JOLLY SURVEY NO. 473
ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137
ABSTRACT NO. 40

SHEET 5

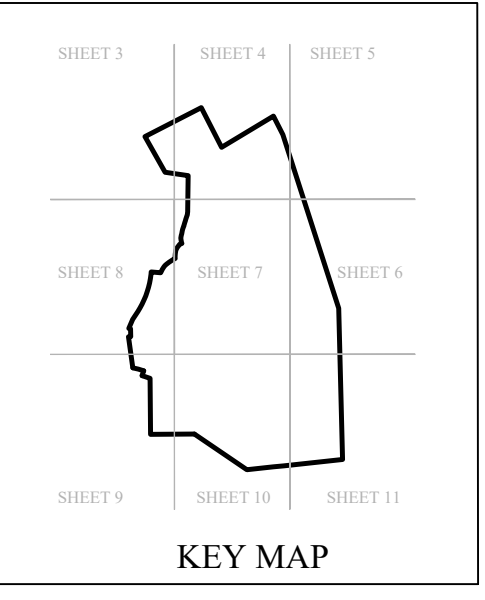
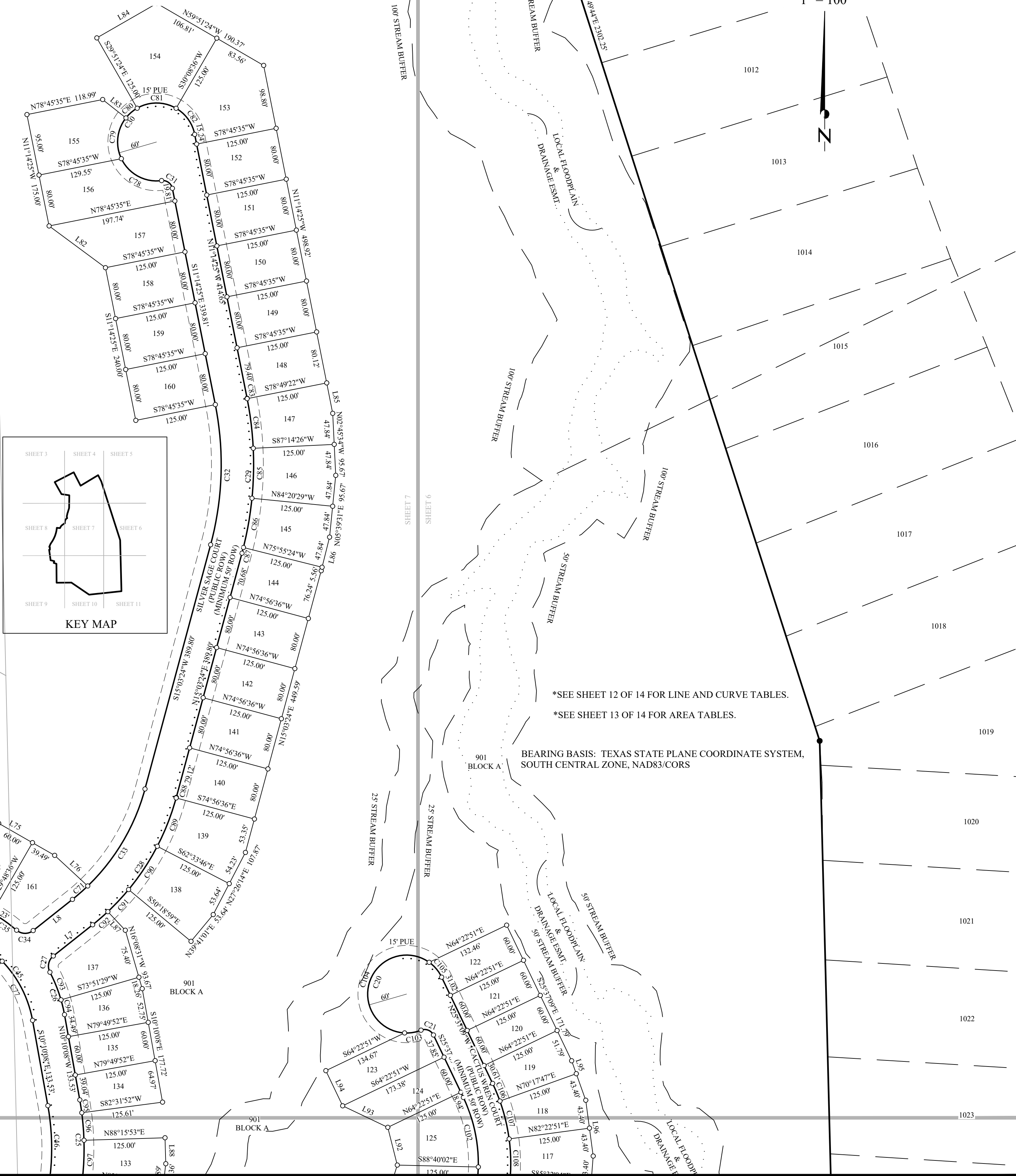
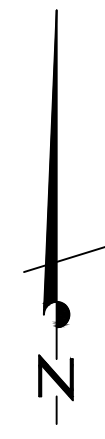
F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
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WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
HAYS COUNTY, TEXAS
FEBRUARY 2022

LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND (UNLESS NOTED OTHERWISE)
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- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- SIDEWALK



GRAPHIC SCALE
1" = 100'



TERS
5.74 ACRES
000136
TX

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.
*SEE SHEET 13 OF 14 FOR AREA TABLES.

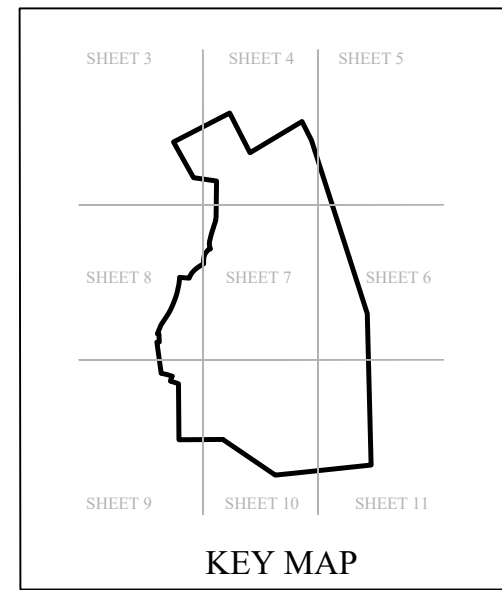
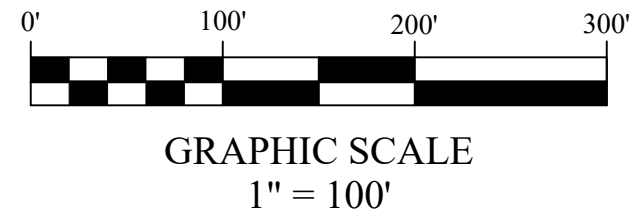
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE, NAD83/CORS

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A Limited Liability Company
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TBPELS FIRM #0174300

**FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 3
CITY OF DRIPPING SPRINGS ETJ**

**SHEET
6
OF
14**

F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
J.W. POWELL SURVEY ABSTRACT NO. 560
WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
HAYS COUNTY, TEXAS
FEBRUARY 2022



AT BARTON CREEK,
PHASE 2
NO. 19021686
O.P.R.H.C.TX

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

LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
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- SIDEWALK

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

*SEE SHEET 13 OF 14 FOR AREA TABLES.

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



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FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 3 CITY OF DRIPPING SPRINGS ETJ

SHEET 7 OF 14

F. A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
J. W. POWELL SURVEY ABSTRACT NO. 560
WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
HAYS COUNTY, TEXAS
FEBRUARY 2022

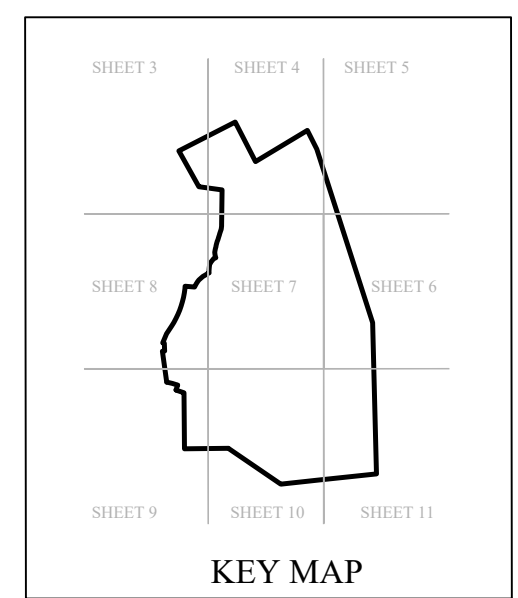
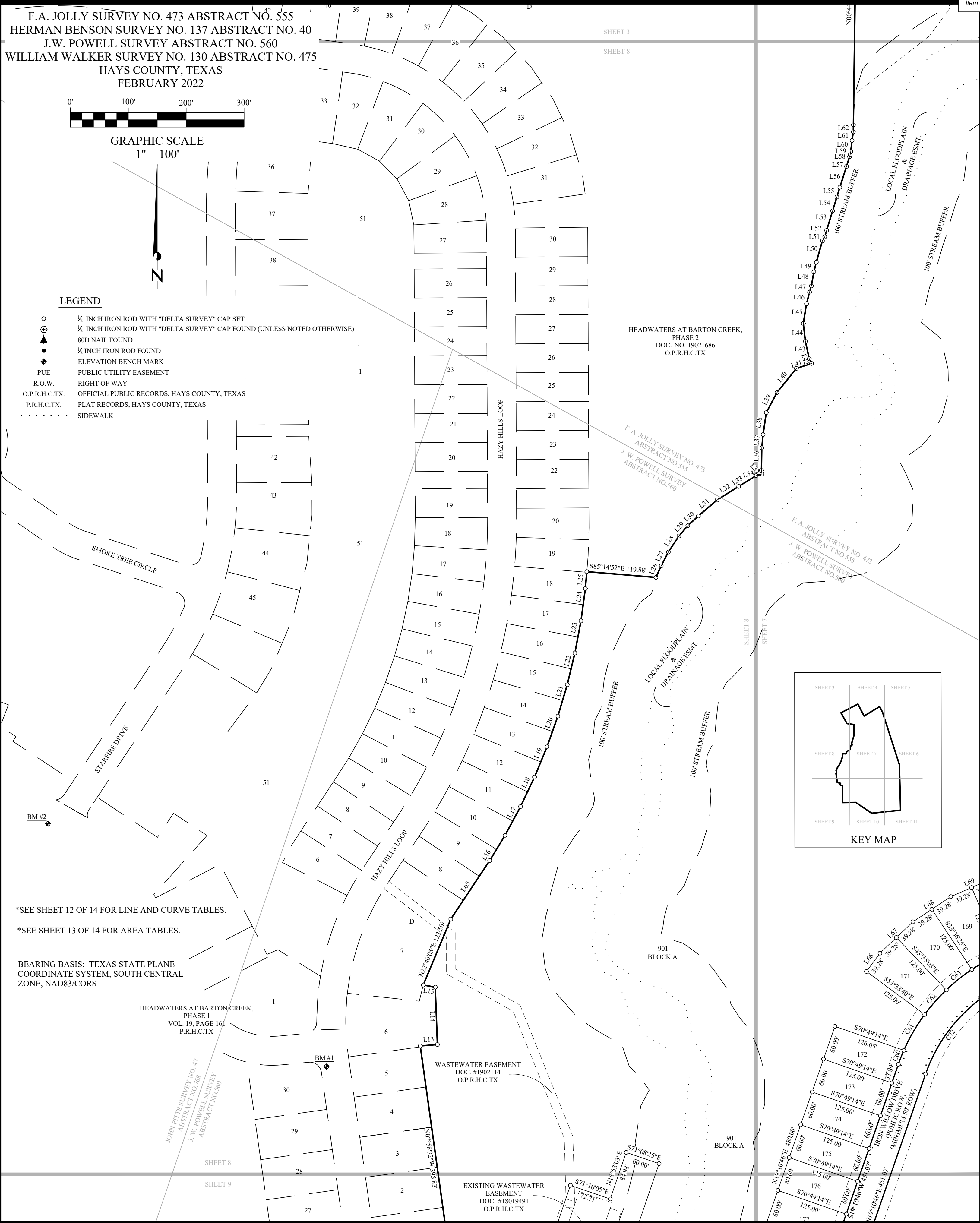


GRAPHIC SCALE
1" = 100'



LEGEND

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- ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND (UNLESS NOTED OTHERWISE)
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- SIDEWALK



*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

*SEE SHEET 13 OF 14 FOR AREA TABLES.

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

HEADWATERS AT BARTON CREEK,
PHASE 1
VOL. 19, PAGE 161
P.R.H.C.TX

WASTEWATER EASEMENT
DOC. #1902114
O.P.R.H.C.TX

EXISTING WASTEWATER
EASEMENT
DOC. #18019491
O.P.R.H.C.TX



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TBPELS FIRM #10174300

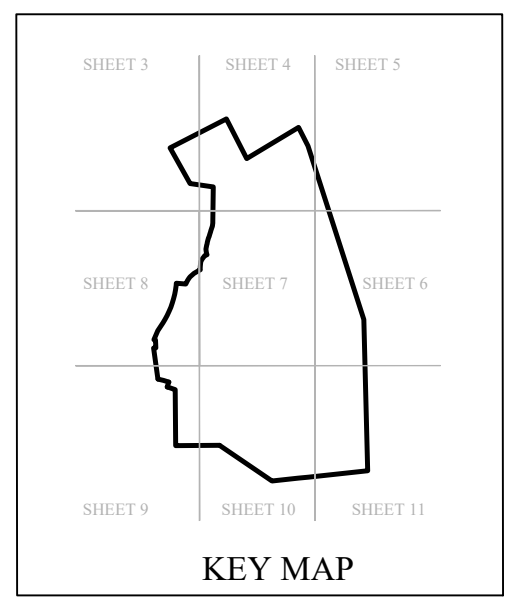
FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 3 CITY OF DRIPPING SPRINGS ETJ

SHEET
8
OF
14

F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
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HAYS COUNTY, TEXAS
FEBRUARY 2022

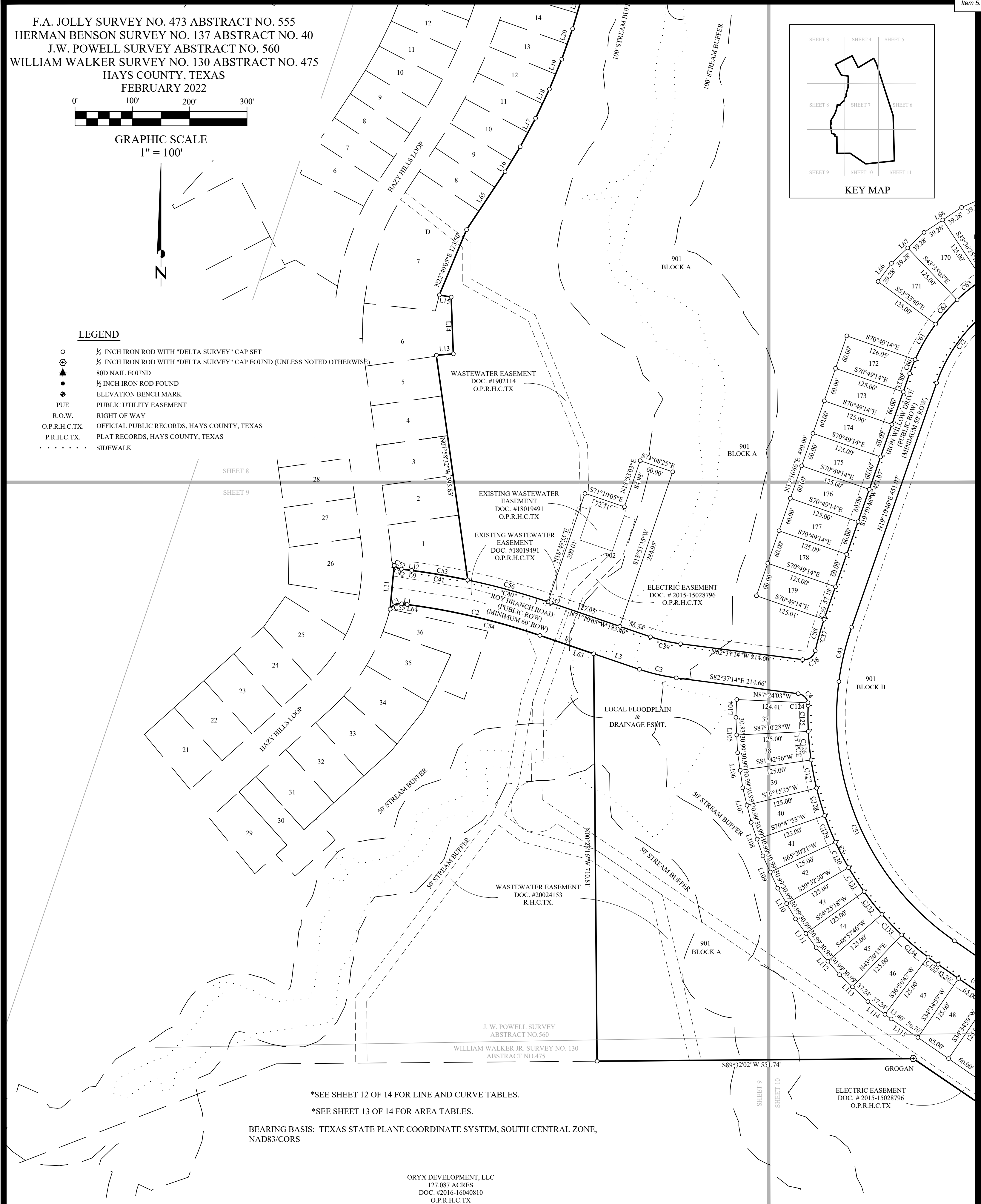


GRAPHIC SCALE
1" = 100'



LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
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*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.
*SEE SHEET 13 OF 14 FOR AREA TABLES.

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

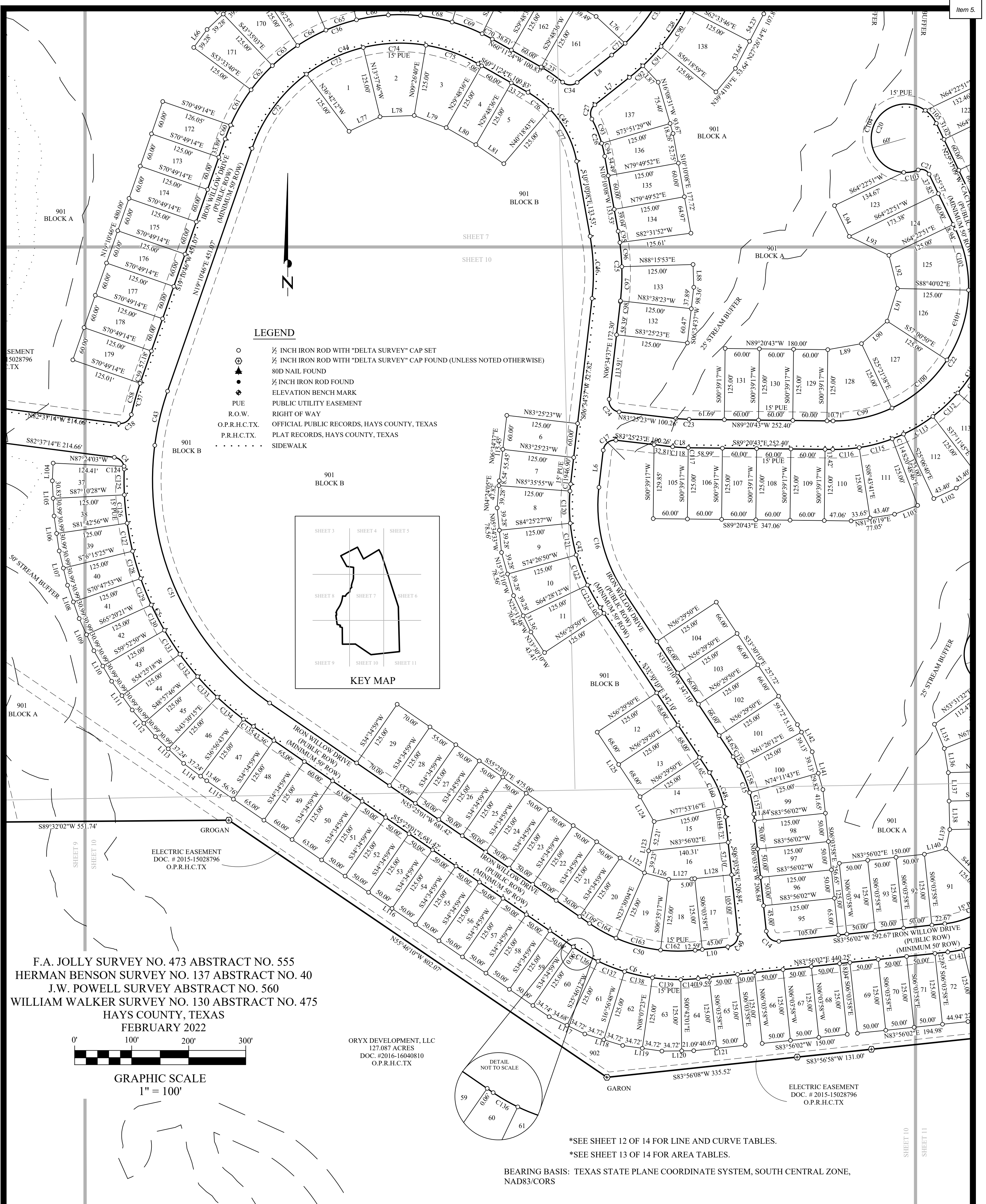
ORYX DEVELOPMENT, LLC
127.087 ACRES
DOC. #2016-16040810
O.P.R.H.C.TX



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TBPELS FIRM #10174300

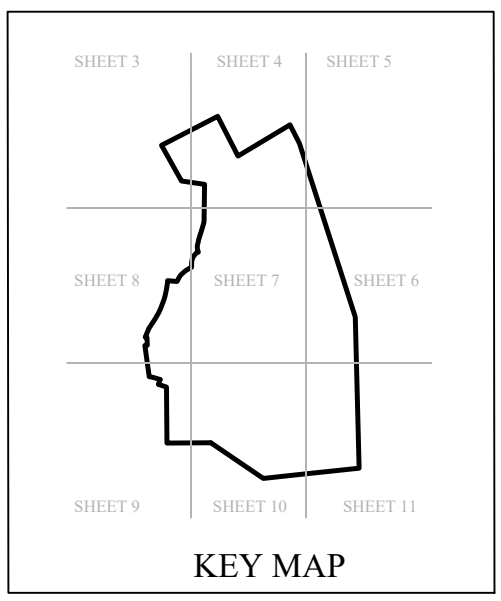
FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 3 CITY OF DRIPPING SPRINGS ETJ

SHEET
9
OF
14

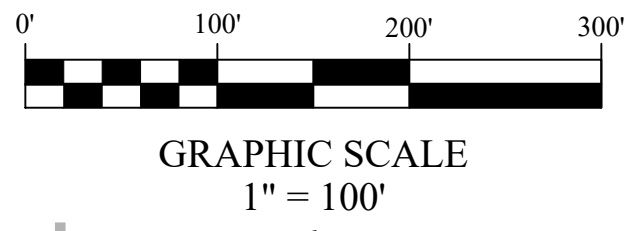


LEGEND

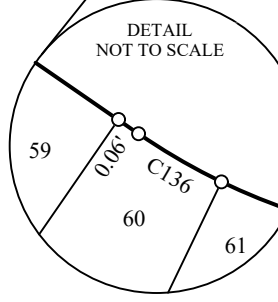
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
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- ◆ PUBLIC UTILITY EASEMENT
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- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- SIDEWALK



F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
 HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
 J.W. POWELL SURVEY ABSTRACT NO. 560
 WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
 HAYS COUNTY, TEXAS
 FEBRUARY 2022



ORYX DEVELOPMENT, LLC
 127.087 ACRES
 DOC. #2016-16040810
 O.P.R.H.C.TX



*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.
 *SEE SHEET 13 OF 14 FOR AREA TABLES.

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

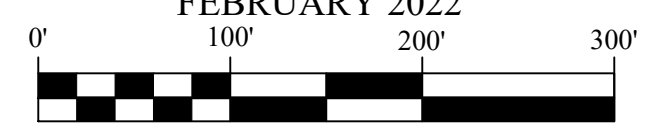
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**FINAL PLAT ESTABLISHING
 HEADWATERS AT
 BARTON CREEK, PHASE 3
 CITY OF DRIPPING SPRINGS ETJ**

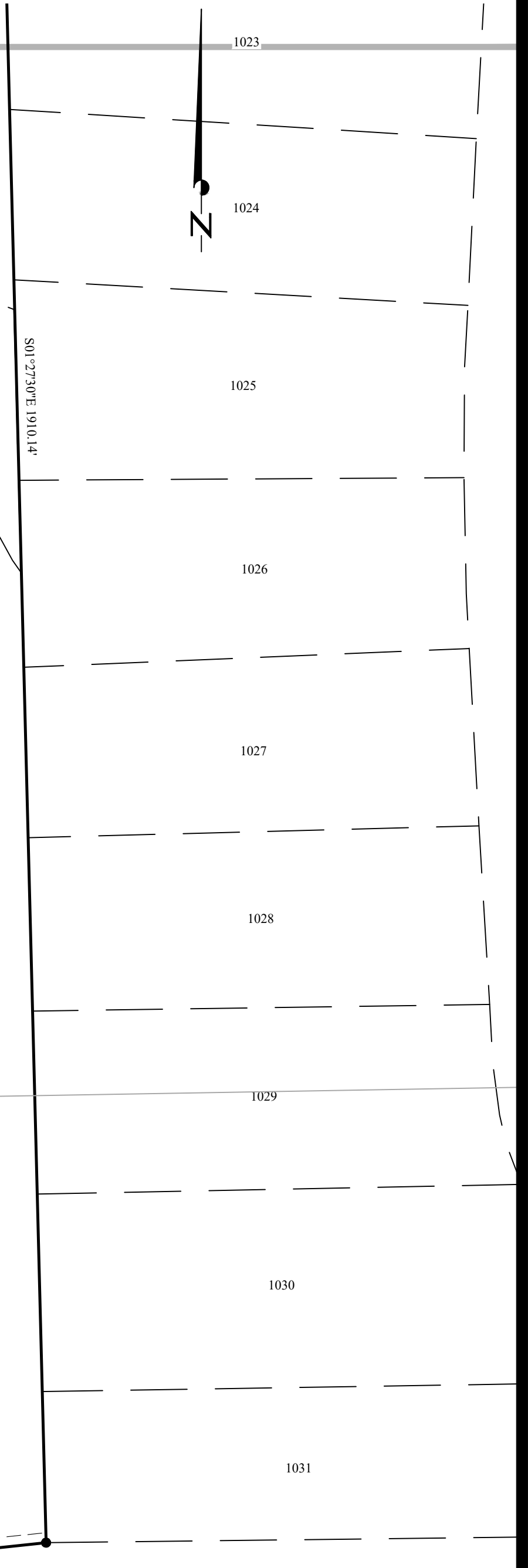
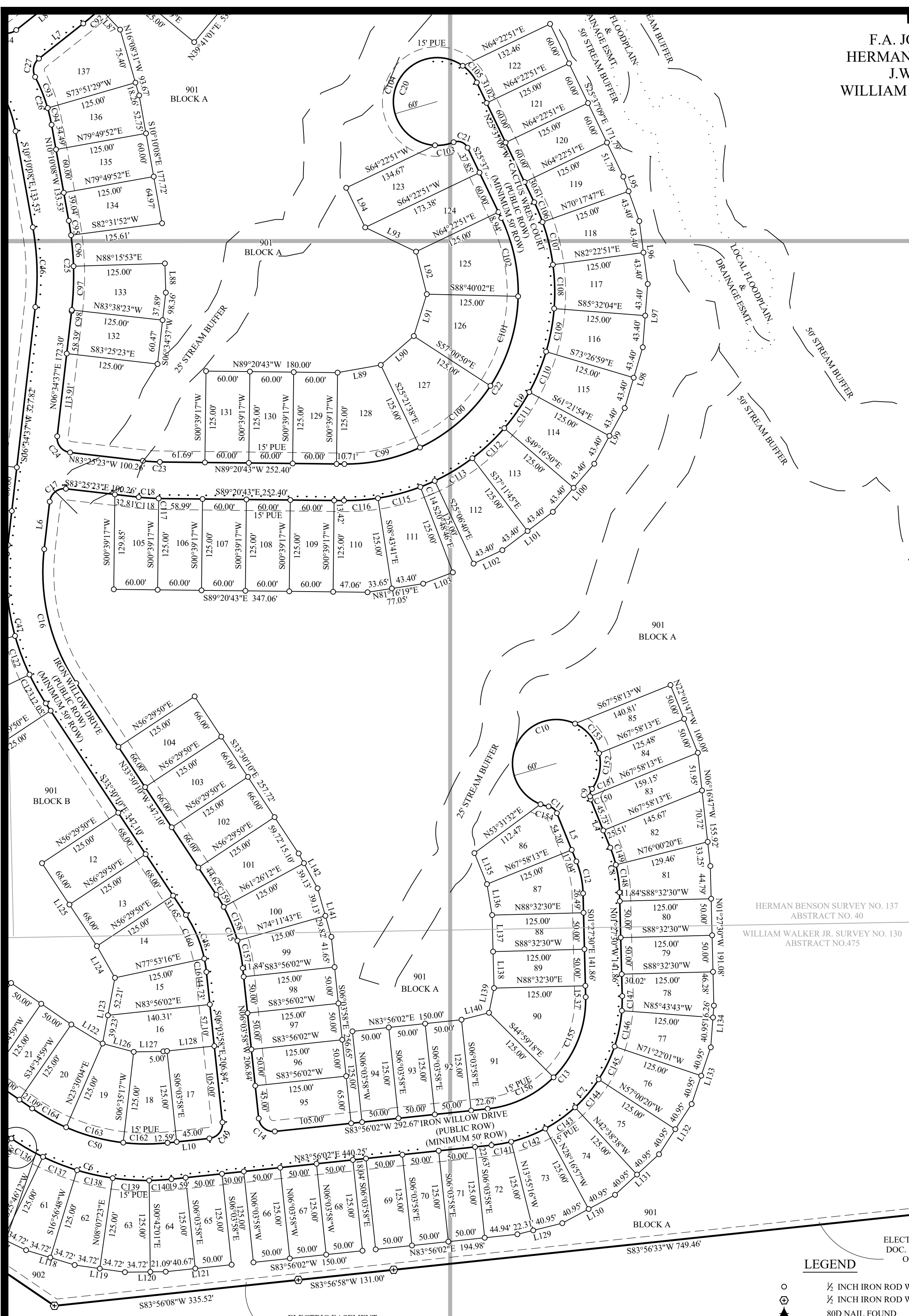
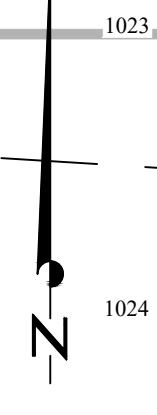
**SHEET
 10
 OF
 14**

F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
J.W. POWELL SURVEY ABSTRACT NO. 560
WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
HAYS COUNTY, TEXAS

FEBRUARY 2022



GRAPHIC SCALE
1" = 100'



HERMAN BENSON SURVEY NO. 137
ABSTRACT NO. 40
WILLIAM WALKER JR. SURVEY NO. 130
ABSTRACT NO. 475

LEGEND

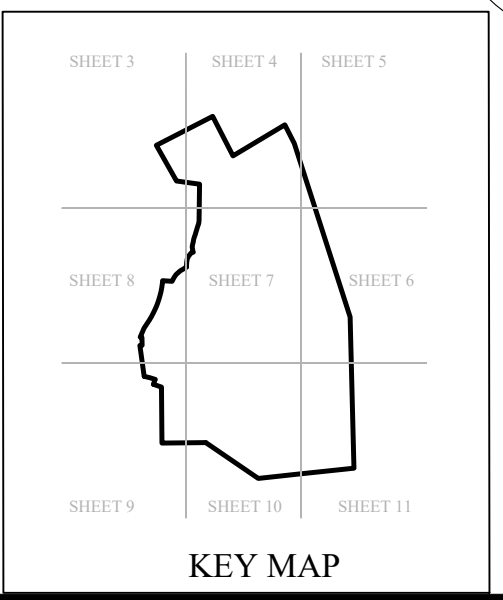
- ⊙ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
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- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.T.X. PLAT RECORDS, HAYS COUNTY, TEXAS
- SIDEWALK

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.
*SEE SHEET 13 OF 14 FOR AREA TABLES.

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

ELECTRIC EASEMENT
DOC. # 2015-15028796
O.P.R.H.C.T.X

ORYX DEVELOPMENT, LLC
127.087 ACRES
DOC. #2016-16040810
O.P.R.H.C.T.X



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TBPELS FIRM #0174300

FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 3
CITY OF DRIPPING SPRINGS ETJ

SHEET
11
OF
14

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	S82°37'44"E	9.70'
L2	S71°10'05"E	99.15'
L3	S71°10'05"E	84.24'
L4	N22°01'47"W	71.24'
L5	S22°01'47"E	71.24'
L6	N06°34'37"E	65.52'
L7	N51°34'19"E	77.36'
L8	S51°34'19"W	77.36'
L9	N82°37'44"W	18.32'
L10	S83°56'02"W	57.59'
L11	N05°23'37"E	76.62'
L12	S82°37'44"E	18.32'
L13	N85°16'16"E	29.78'
L14	N02°10'18"W	99.20'
L15	N80°08'15"W	21.09'
L16	N31°15'30"E	51.00'
L17	N28°19'12"E	56.43'
L18	N25°22'53"E	56.43'
L19	N22°26'34"E	56.43'
L20	N19°30'15"E	56.43'
L21	N16°33'56"E	56.43'
L22	N13°37'37"E	56.43'
L23	N10°41'19"E	56.43'
L24	N07°45'00"E	56.43'
L25	N04°48'41"E	29.35'
L26	N24°29'57"E	21.89'
L27	N27°18'53"E	26.83'
L28	N33°29'05"E	33.29'
L29	N40°33'19"E	23.43'
L30	N47°23'10"E	24.76'
L31	N49°33'49"E	42.52'
L32	N57°46'49"E	44.10'
L33	N58°24'08"E	35.51'
L34	N74°03'01"E	10.44'
L35	N08°42'46"W	6.08'
L36	N00°44'58"E	39.00'
L37	N05°43'10"E	23.09'
L38	N08°14'44"E	38.33'
L39	N27°57'56"E	39.36'
L40	N38°54'24"E	53.41'
L41	N71°39'22"E	27.51'
L42	N25°48'56"W	8.94'
L43	N12°23'04"W	30.81'
L44	N06°36'10"W	31.26'
L45	N09°06'56"E	34.37'
L46	N14°47'09"E	20.62'
L47	N16°00'17"E	11.40'
L48	N10°12'43"E	24.33'
L49	N13°59'24"E	17.46'
L50	N15°52'25"E	38.33'
L51	N30°29'40"E	8.06'
L52	N16°00'17"E	11.40'
L53	N17°08'21"E	35.44'
L54	N17°00'35"E	25.00'
L55	N17°08'21"E	17.72'
L56	N17°44'25"E	37.64'
L57	N17°08'21"E	17.72'
L58	N19°11'04"E	3.16'
L59	N10°12'43"E	6.08'
L60	N06°45'31"E	19.10'
L61	N08°20'39"E	15.13'
L62	N00°44'58"E	12.00'
L63	N71°10'05"W	99.15'
L64	N82°37'44"W	9.70'
L65	N33°37'53"E	121.32'
L66	N36°26'20"E	39.28'
L67	N46°24'57"E	78.56'
L68	N56°23'35"E	78.56'
L69	N66°22'12"E	78.56'
L70	N76°20'50"E	78.56'

L71	N86°19'27"E	78.56'
L72	S83°41'55"E	78.56'
L73	S73°43'18"E	78.56'
L74	S63°44'40"E	53.24'
L75	S60°11'24"E	152.06'
L76	S47°14'08"E	69.47'
L77	N64°50'01"E	60.00'
L78	N87°54'27"E	60.00'
L79	S69°10'50"E	60.00'
L80	S60°11'24"E	60.00'
L81	N55°41'05"W	59.32'
L82	N53°31'08"W	108.13'
L83	S51°47'15"E	45.75'
L84	S60°08'36"W	106.81'
L85	N11°10'37"W	47.84'
L86	N14°04'36"E	53.40'
L87	S43°10'16"E	39.38'
L88	S01°44'07"E	39.97'
L89	N79°56'57"E	60.00'
L90	N48°48'46"E	60.00'
L91	N17°09'34"E	60.00'
L92	N14°08'00"W	60.00'
L93	N64°29'57"W	77.08'
L94	N25°37'09"W	60.00'
L95	S19°42'13"E	21.18'
L96	S07°37'09"E	86.80'
L97	S04°27'56"W	86.80'
L98	S16°33'01"W	86.80'
L99	S28°38'06"W	86.80'
L100	S40°43'10"W	86.80'
L101	S52°48'15"W	86.80'
L102	S64°53'20"W	43.40'
L103	S69°11'14"W	43.40'
L104	S02°35'57"W	31.07'
L105	S02°49'32"E	61.82'
L106	S08°17'04"E	61.98'
L107	S13°44'35"E	61.98'
L108	S19°12'07"E	61.98'
L109	S24°39'39"E	61.98'
L110	S30°07'10"E	61.98'
L111	S35°34'42"E	61.98'
L112	S41°02'14"E	61.98'
L113	S46°29'45"E	68.23'
L114	S53°03'17"E	50.64'
L115	S55°25'01"E	56.76'
L116	S55°25'01"E	672.74'
L117	S64°13'48"E	69.40'
L118	S73°03'12"E	69.44'
L119	S81°52'37"E	69.44'
L120	N89°17'59"E	55.80'
L121	N83°56'02"E	90.67'
L122	S58°37'25"E	50.00'
L123	N10°40'00"E	91.44'
L124	N29°33'10"W	50.00'
L125	N33°30'10"W	136.00'
L126	N74°57'19"W	44.12'
L127	S89°04'52"W	40.61'
L128	S83°56'02"W	70.00'
L129	N76°04'44"E	63.26'
L130	N61°43'03"E	81.89'
L131	N47°21'22"E	81.89'
L132	N32°59'40"E	81.89'
L133	N18°37'59"E	81.89'
L134	N04°16'17"E	57.21'
L135	N22°01'22"W	45.85'
L136	N09°29'16"W	42.86'
L137	N01°27'30"W	50.00'
L138	N01°27'30"W	50.00'
L139	N11°37'11"E	34.39'
L140	N75°42'15"E	38.77'
L141	S15°48'17"E	68.95'
L142	S28°33'48"E	54.23'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	20.00'	23.68'	22.32'	N65°35'34"E	67°50'38"
C2	1190.00'	238.03'	237.64'	S76°53'54"E	11°27'39"
C3	330.00'	65.96'	65.85'	S76°53'40"E	11°27'09"
C4	20.00'	29.58'	26.96'	S40°15'09"E	84°44'10"
C5	525.00'	527.17'	505.30'	S26°39'02"E	57°31'56"
C6	325.00'	230.58'	225.77'	S75°44'29"E	40°38'57"
C7	200.00'	298.08'	271.24'	N41°14'16"E	85°23'32"
C8	175.00'	62.83'	62.49'	N11°44'39"W	20°34'17"
C9	15.00'	15.12'	14.49'	N06°51'17"E	57°46'09"
C10	60.00'	309.49'	64.00'	S67°58'13"W	295°32'17"
C11	15.00'	15.12'	14.49'	S50°54'52"E	57°46'09"
C12	125.00'	44.88'	44.64'	S11°44'39"E	20°34'17"
C13	150.00'	223.56'	203.43'	S41°14'16"W	85°23'32"
C14	20.00'	31.42'	28.28'	N51°03'58"W	90°00'00"
C15	225.00'	107.74'	106.72'	N19°47'04"W	27°26'12"
C16	275.00'	192.37'	188.47'	N13°27'47"W	40°04'47"
C17	20.00'	31.42'	28.28'	N51°34'37"E	90°00'00"
C18	275.00'	28.42'	28.41'	S86°23'03"E	5°55'20"
C19	285.00'	578.37'	484.11'	N32°31'04"E	116°16'26"
C20	60.00'	278.74'	87.64'	S21°17'29"W	266°10'39"
C21	15.00'	22.56'	20.49'	S68°42'28"E	86°10'39"
C22	235.00'	476.90'	399.18'	S32°31'04"W	116°16'26"
C23	225.00'	23.26'	23.25'	N86°23'03"W	5°55'20"
C24	20.00'	31.42'	28.28'	N38°55'23"W	90°00'00"
C25	425.00'	124.21'	123.77'	N01°54'30"W	16°44'45"
C26	225.00'	69.41'	69.14'	N19°00'24"W	17°40'31"
C27	20.00'	27.72'	25.56'	N11°51'50"E	79°24'58"
C28	375.00'	238.99'	234.97'	N33°18'52"E	36°30'55"
C29	525.00'	240.96'	238.85'	N01°54'30"E	26°17'49"
C30	60.00'	278.74'	87.64'	S35°40'13"W	266°10'39"
C31	15.00'	22.56'	20.49'	S54°19'50"E	86°10'39"
C32	475.00'	218.01'	216.10'	S01°54'30"W	16°44'45"
C33	325.00'	207.13'	203.64'	S33°18'52"W	36°30'55"
C34	20.00'	27.72'	25.56'	N88°43'12"W	79°24'58"
C35	225.00'	43.90'	43.83'	N54°36'03"W	11°10'42"
C36	325.00'	570.81'	500.22'	S69°29'41"W	100°37'50"
C37	525.00'	59.89'	59.86'	S15°54'41"W	6°32'10"
C38	20.00'	29.58'	26.96'	S55°00'41"W	84°44'10"
C39	270.00'	53.97'	53.88'	N01°54'30"W	11°27'09"
C40	1250.00'	150.65'	150.56'	N74°37'15"W	6°54'19"
C41	1250.00'	99.39'	99.36'	N80°21'04"W	4°33'20"
C42	20.00'	14.16'	13.87'	N62°17'11"W	40°33'46"
C43	475.00'	97.83'	97.65'	N13°16'46"E	11°48'00"
C44	275.00'	482.99'	423.26'	N69°29'41"E	100°37'50"
C45	175.00'	152.78'	147.98'	S35°10'46"E	50°01'16"
C46	375.00'	109.60'	109.21'	S01°54'30"E	16°44'45"
C47	325.00'	227.35'	222.74'	S13°27'47"E	40°04'47"
C48	175.00'	83.80'	83.00'	S19°47'04"E	27°26'12"
C49	20.00'	31.42'	28.28'	S38°56'02"W	90°00'00"
C50	275.00'	195.10'	191.04'	N75°44'29"W	40°38'57"
C51	475.00'	520.60'	494.93'	N24°01'07"W	62°47'46"
C52	20.00'	14.16'	13.87'	S62°17'11"E	40°33'46"
C53	1250.00'	99.39'	99.36'	S80°21'04"E	4°33'20"
C54	1190.00'	238.03'	237.64'	N76°53'54"W	11°27'39"
C55	20.00'	23.68'	22.32'	S65°35'34"W	67°50'38"
C56	1250.00'	145.05'	144.97'	N74°44'56"W	6°38'55"
C57	1250.00'	5.60'	5.60'	N71°17'47"W	0°15'24"
C58	525.00'	57.07'	57.04'	S15°45'26"W	6°13'41"
C59	525.00'	2.82'	2.82'	S19°01'32"W	0°18'29"
C60	325.00'	26.14'	26.13'	S21°29'00"W	4°36'28"
C61	325.00'	71.76'	71.62'	S30°06'47"W	12°39'05"
C62	325.00'	56.59'	56.52'	S41°25'39"W	9°58'38"
C63	325.00'	56.59'	56.52'	S51°24'16"W	9°58'38"
C64	325.00'	56.59'	56.52'	S61°22'54"W	9°58'38"
C65	325.00'	56.59'	56.52'	S71°21'31"W	9°58'38"
C66	325.00'	56.59'	56.52'	S81°20'09"W	9°58'38"
C67	325.00'	56.59'	56.52'	N88°41'14"W	9°58'38"
C68	325.00'	56.59'	56.52'	N78°42'36"W	9°58'38"
C69	325.00'	56.59'	56.52'	N68°43'59"W	9°58'38"
C70	325.00'	20.16'	20.16'	N61°58'02"W	3°33'16"
C71	325.00'	31.37'	31.35'	N48°48'25"E	5°31'47"
C72	275.00'	163.75'	161.34'	S36°14'17"W	34°07'01"
C73	275.00'	110.75'	110.00'	S64°50'01"W	23°04'26"
C74	275.00'	110.75'	110.00'	S87°54'27"W	23°04'26"
C75	275.00'	97.75'	97.23'	N70°22'22"W	20°21'56"
C76	175.00'	48.78'	48.62'	N52°12'19"W	15°58'10"
C77	175.00'	104.00'	102.48'	N27°11'41"W	34°03'06"
C78	60.00'	75.45'	70.58'	S61°23'34"E	72°03'05"
C79	60.00'	66.58'	63.22'	S06°25'22"W	63°34'48"
C80	60.00'	22.97'	22.83'	S49°10'42"W	21°55'52"
C81	60.00'	62.83'	60.00'	N89°51'21"W	60°00'03"

C82	60.00'	50.91'	49.40'	N35°32'54"W	48°36'52"
C83	525.00'	0.58'	0.58'	N11°12'32"W	0°03'46"
C84	525.00'	77.13'	77.06'	N06°58'06"W	8°25'05"
C85	525.00'	77.13'	77.06'	N01°26'59"E	8°25'05"
C86	525.00'	77.13'	77.06'	N09°52'03"E	8°25'05"
C87	525.00'	8.98'	8.98'	N14°34'00"E	0°58'49"
C88	375.00'	0.88'	0.88'	N15°07'26"E	0°08'02"
C89	375.00'	80.15'	80.00'	N21°18'50"E	12°14'47"
C90	375.00'	80.15'	80.00'	N33°33'37"E	12°14'47"
C91	375.00'	46.77'	46.74'	N43°15'23"E	7°08'43"
C92	375.00'	31.04'	31.03'	N49°12'02"E	4°44'35"
C93	225.00'	45.95'	45.87'	N21°59'35"W	11°42'08"
C94	225.00'	23.46'	23.45'	N13°09'20"W	5°58'24"
C95	425.00'	20.03'	20.02'	N08°49'08"W	2°42'00"
C96	425.00'	42.53'	42.51'	N04°36'08"W	5°44'01"
C97	425.00'	60.05'	60.00'	N02°18'45"E	8°05'44"
C98	425.00'	1.61'	1.61'	N06°28'07"E	0°13'00"
C99	235.00'				

AREA TABLES

BLOCK A

BLOCK B

RESIDENTIAL

NON-RESIDENTIAL

RESIDENTIAL

NON-RESIDENTIAL

Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet			
37	0.16	7006.15	119	0.19	8318.44	902	0.73	31639.11	1	0.25	10818.61	901	16.69	727194.71
38	0.16	7011.93	120	0.17	7500.00	901	140.13	6104017.27	2	0.25	10818.61			
39	0.16	7011.93	121	0.17	7500.00				3	0.24	10441.01			
40	0.16	7011.93	122	0.17	7570.21				4	0.17	7500.00			
41	0.16	7011.93	123	0.23	10141.66				5	0.21	8976.26			
42	0.16	7011.93	124	0.21	8951.39				6	0.17	7500.00			
43	0.16	7011.93	125	0.26	11417.94				7	0.18	7702.52			
44	0.16	7011.93	126	0.28	12079.71				8	0.19	8479.25			
45	0.16	7011.93	127	0.28	12079.71				9	0.19	8479.25			
46	0.19	8432.82	128	0.26	11282.19				10	0.19	8479.25			
47	0.19	8449.10	129	0.17	7500.00				11	0.19	8269.78			
48	0.19	8125.00	130	0.17	7500.00				12	0.20	8500.00			
49	0.17	7500.00	131	0.17	7500.00				13	0.20	8500.00			
50	0.18	7875.00	132	0.17	7529.55				14	0.21	9270.93			
51	0.14	6250.00	133	0.20	8648.67				15	0.17	7464.53			
52	0.14	6250.00	134	0.18	7756.33				16	0.18	7894.42			
53	0.14	6250.00	135	0.17	7500.00				17	0.18	8039.16			
54	0.14	6250.00	136	0.19	8063.57				18	0.17	7473.99			
55	0.14	6250.00	137	0.26	11142.37				19	0.18	7888.96			
56	0.14	6250.00	138	0.27	11791.09				20	0.18	7816.89			
57	0.14	6250.00	139	0.27	11812.74				21	0.14	6250.00			
58	0.14	6250.00	140	0.23	10000.00				22	0.14	6250.00			
59	0.14	6250.00	141	0.23	10000.00				23	0.14	6250.00			
60	0.17	7488.66	142	0.23	10000.00				24	0.14	6250.00			
61	0.17	7490.18	143	0.23	10000.00				25	0.14	6250.00			
62	0.17	7490.18	144	0.23	10091.03				26	0.14	6250.00			
63	0.17	7490.18	145	0.25	10845.47				27	0.14	6250.00			
64	0.16	6991.60	146	0.25	10845.47				28	0.16	6875.00			
65	0.14	6250.00	147	0.25	10845.48				29	0.20	8750.00			
66	0.14	6250.00	148	0.23	10005.83									
67	0.14	6250.00	149	0.23	10000.00									
68	0.14	6250.00	150	0.23	10000.00									
69	0.14	6250.00	151	0.23	10000.00									
70	0.14	6250.00	152	0.23	10000.00									
71	0.14	6250.00	153	0.36	15836.96									
72	0.17	7338.73	154	0.41	17874.76									
73	0.19	8294.39	155	0.29	12649.67									
74	0.19	8294.39	156	0.31	13361.83									
75	0.19	8294.39	157	0.30	12909.59									
76	0.19	8294.39	158	0.23	10000.00									
77	0.19	8294.39	159	0.23	10000.00									
78	0.16	7038.38	160	0.23	10000.00									
79	0.14	6250.00	161	0.25	10756.63									
80	0.14	6250.00	162	0.17	7500.00									
81	0.19	8088.64	163	0.18	7832.84									
82	0.19	8147.24	164	0.19	8479.25									
83	0.18	7635.22	165	0.19	8479.25									
84	0.16	6924.14	166	0.19	8479.25									
85	0.15	6445.81	167	0.19	8479.25									
86	0.17	7600.80	168	0.19	8479.25									
87	0.19	8325.37	169	0.19	8479.25									
88	0.14	6250.00	170	0.19	8479.25									
89	0.14	6250.00	171	0.19	8479.25									
90	0.25	10879.17	172	0.17	7509.14									
91	0.24	10342.29	173	0.17	7500.00									
92	0.14	6250.00	174	0.17	7500.00									
93	0.14	6250.00	175	0.17	7500.00									
94	0.14	6250.00	176	0.17	7500.00									
95	0.18	8039.16	177	0.17	7500.00									
96	0.14	6250.00	178	0.17	7500.00									
97	0.14	6250.00	179	0.17	7500.01									
98	0.14	6250.00												
99	0.17	7612.86												
100	0.19	8059.28												
101	0.20	8679.09												
102	0.19	8250.00												
103	0.19	8250.00												
104	0.19	8250.00												
105	0.17	7617.02												
106	0.17	7500.00												
107	0.17	7500.00												
108	0.17	7500.00												
109	0.17	7500.00												
110	0.20	8821.11												
111	0.21	9227.72												
112	0.21	9227.72												
113	0.21	9227.72												
114	0.21	9227.72												
115	0.21	9227.72												
116	0.21	9227.72												
117	0.21	9227.72												
118	0.21	9227.72												

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 3 CITY OF DRIPPING SPRINGS ETJ

SHEET
13
OF
14



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

PHASE 3 IMPERVIOUS COVER TRACKING

HEADWATERS DEVELOPMENT AGREEMENT - IMPERVIOUS COVER SUMMARY

ALLOWABLE IMPERVIOUS COVER

TOTAL AREA¹ = 1509.68 AC.
TOTAL ALLOWABLE IMPERVIOUS COVER (15%)² = 226.45 AC.
COMMERCIAL AREA¹ = 166.13 AC.
COMMERCIAL ALLOWABLE IMPERVIOUS COVER (50% OF AREA)^{2,3} = 83.07 AC.
RESIDENTIAL AREA¹ = 1343.55 AC.
RESIDENTIAL ALLOWABLE IMPERVIOUS COVER² = 143.38 AC.

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

TOTAL SITE SUMMARY

COMMERCIAL IMPERVIOUS COVER SUMMARY

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

TOTAL COMMERCIAL IMPERVIOUS COVER = 7.09 AC.
REMAINING COMMERCIAL IMPERVIOUS COVER = 75.98 AC.

RESIDENTIAL IMPERVIOUS COVER SUMMARY

PHASE 1 IMPERVIOUS COVER = 33.08 AC.
PHASE 2 IMPERVIOUS COVER = 28.97 AC.
PHASE 4 SECTION 1 IMPERVIOUS COVER = 3.08 AC.
PHASE 4 SECTION 2 IMPERVIOUS COVER = 4.65 AC.
PHASE 4 SECTION 3 IMPERVIOUS COVER = 7.54 AC.
PHASE 4 SECTION 4 IMPERVIOUS COVER = 12.83 AC.
PHASE 4 SECTION 5 IMPERVIOUS COVER = 3.03 AC.
PHASE 4 SECTION 6 (NON-SCHOOL TRACT) IMPERVIOUS COVER = 0.42 AC.
PHASE 4 SECTION 6 (SCHOOL TRACT) IMPERVIOUS COVER = SEE NOTE 5 BELOW
PHASE 5 SECTION 1 IMPERVIOUS COVER = 5.86 AC
PHASE 5 SECTION 2 IMPERVIOUS COVER = 16.24 AC
PHASE 3 IMPERVIOUS COVER = 23.60 AC

TOTAL RESIDENTIAL IMPERVIOUS COVER = 140.38 AC.
REMAINING RESIDENTIAL IMPERVIOUS COVER = 3.00 AC.
AVERAGE RESIDENTIAL LOT SIZE = 8,371 SF

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

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.
*SEE SHEET 13 OF 14 FOR AREA TABLES.



FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 3
CITY OF DRIPPING SPRINGS ETJ

SHEET
14
OF
14



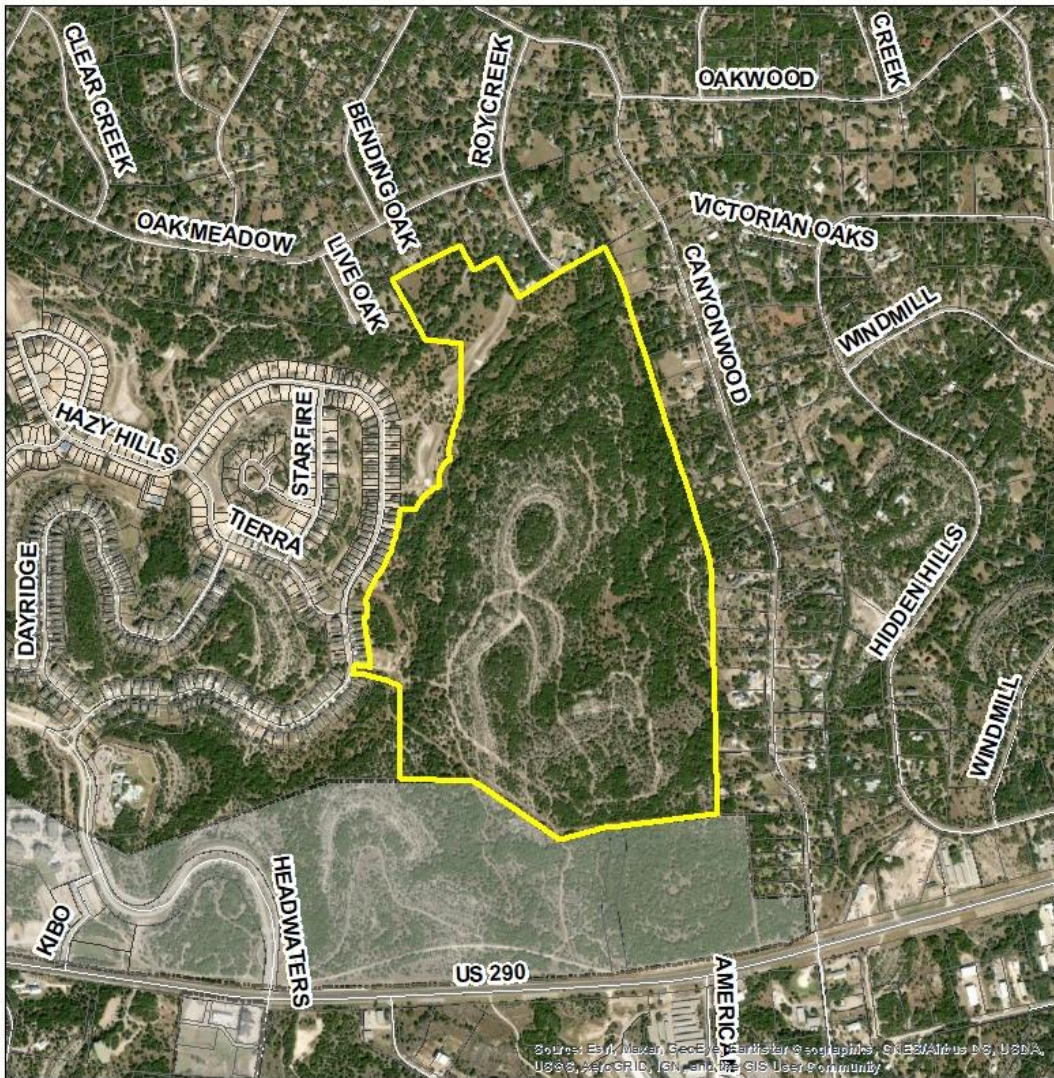
Planning and Zoning Commission Planning Department Staff Report

Item 5.

Planning and Zoning Commission Meeting: September 27, 2022
Project No: SUB2022-0020
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

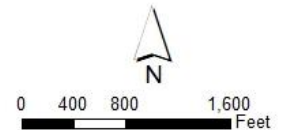
Project Name: Headwaters Phase 3 Final Plat
Property Location: Hazy Hills Loop at Roy Branch Road
Legal Description: 200.77 acres, out of FA Jolly Survey
Applicant: WFC HEADWATERS OWNER VII, L.P.
Property Owner: WFC HEADWATERS OWNER VII, L.P.
Staff recommendation: Conditional approval of the final plat



Location Map

*SUB2022-0021
Headwaters Phase 3
Final Plat*

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



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

Planning Department Staff Report

Overview

This final plat consists of 172 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Hazy Hills Loop.

Site Information

Location: Headwaters Blvd & Sage Thrasher Cir

Zoning Designation: ETJ / Headwaters Development Agreement

Property History

The restated Headwaters at Barton Creek development agreement was approved February 2020.

Recommendation

Approval with the following condition:

1. Construction of public infrastructure is completed and accepted or fiscal surety is posted for the public improvements.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Headwaters Phase 3 Final Plat

Recommended Action	Approve with the condition that Construction of public infrastructure is completed and accepted or fiscal surety is posted for the public improvements.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



DRIPPING SPRINGS
Texas

Item 5.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL	PRE-APPLICATION
CONSULTATION	CONFERENCE
DATE:	DATE:
_____	<u>2/3/2022</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

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

CONTACT INFORMATION

APPLICANT NAME WFC HEADWATERS OWNER VII, L.P.

COMPANY Freehold Communities

STREET ADDRESS 500 Boylston St., Ste 2010

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

PHONE C/O 617.221.8400 **EMAIL** jrb@freeholdcm.com; cc: contact@freeholdcm.com

OWNER NAME WFC HEADWATERS OWNER VII, L.P.

COMPANY Freehold Communities

STREET ADDRESS 500 Boylston St., Ste 2010

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

PHONE C/O 617.221.8400 **EMAIL** jrb@freeholdcm.com; cc: contracts@freeholdcm.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	WFC HEADWATERS OWNER VII, L.P.
PROPERTY ADDRESS	Intersection of Hazy Hills Loop & Roy Branch Road
CURRENT LEGAL DESCRIPTION	A0555 F A JOLLY SURVEY, A0560 J POWELL SURVEY, A0475 W M WALKER JR SURVEY, H BENSON SURVEY, ACRES 202.59
TAX ID #	R176127
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	200.77
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	None - ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: None
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>The Headwaters at Barton Creek</u>

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Headwaters at Barton Creek, Phase 3
TOTAL ACREAGE OF DEVELOPMENT	200.77
TOTAL NUMBER OF LOTS	175
AVERAGE SIZE OF LOTS	8,274 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>DRNG, WQ, OS, MUD UTILITY</u>
# OF LOTS PER USE	RESIDENTIAL: <u>172</u> OTHER: <u>3</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>39.95</u> OTHER: <u>160.82</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>8,644</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM Headwaters MUD <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER Headwaters MUD <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO N/A</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____ SEE ATTACHED

PUBLIC UTILITY CHECKLIST

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

COMMUNICATIONS PROVIDER NAME (if applicable): Time Warner Cable / Spectrum
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Headwaters Municipal Utility District
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Headwaters Municipal Utility District
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

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

↑ PARKLAND TO BE DEDICATED PER THE D.A. ↓

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

**Hays County, State of Texas
Subdivision Application Form**

**Headwaters at Barton Creek, Phase 3
WFC Headwaters Owner VII, L.P. Signature Page**


PROPERTY OWNER'S/APPLICANT'S CERTIFICATION:

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

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

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

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

By: 
Name: Jesse R. Baker
Title: Authorized Signatory
Date: 2/15/22


STATE OF MASSACHUSETTS

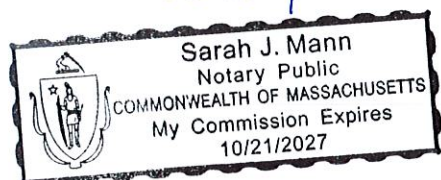
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SUFFOLK

Before me, the undersigned authority, on this day personally appeared Jesse R. Baker known to me to be the Authorized Signatory of FCA Austin, LLC, Administrative Member of WFC Headwaters Holdings JV VII, L.L.C., Sole Member of WFC Headwaters GP VII, L.L.C., General Partners of WFC Headwaters Owner VII, L.P. on behalf of said limited partnership and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 15th day of February, 2022.


Notary Public in and for the State of Massachusetts
My Commission expires on: 10/21/27



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

Applicants Signature: SEE ATTACHED Date: _____

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

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

PROJECT IS IN ETJ - COSTS TO BE APPROVED BY HAYS COUNTY.

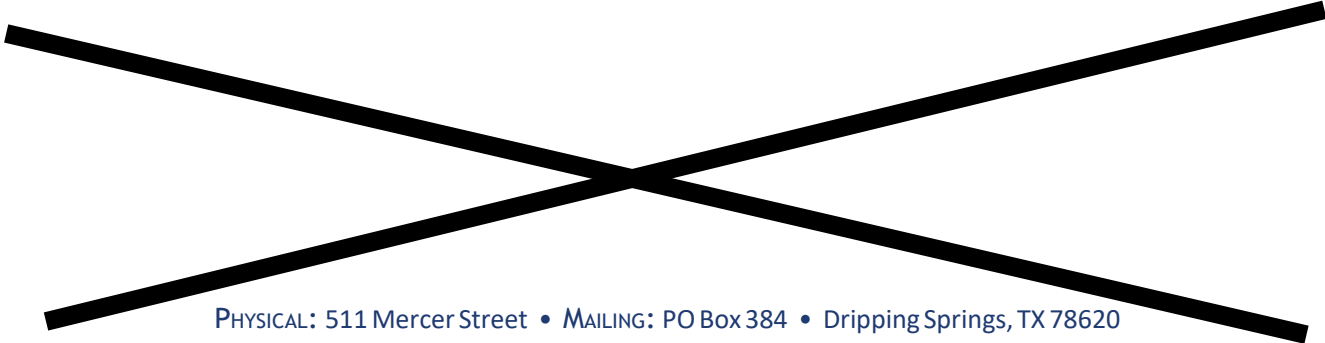
FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>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

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

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

NARRATIVE OF COMPLIANCE	
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.	
Outdoor Lighting, Article 24.06	None proposed
Parkland Dedication, Article 28.03	None proposed, parkland dedicated through Development Agreement
Landscaping and Tree Preservation, Article 28.06	N/A - ETJ

Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). The site is proposed to be in compliance with the Headwaters Development Agreement, as amended or restated.
Zoning, Article 30.02, Exhibit A	N/A - project is located in the ETJ



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

512.858.4725 • cityofdrippingsprings.com



CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • www.cityofdrippingsprings.com

Item 6.

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: 5/19/2021

DATE: 1/27/2022

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Richard Pham, P.E.
COMPANY Doucet & Associates, Inc.
STREET ADDRESS 10800 Pecan Park Blvd., Suite 140
CITY Austin STATE TX ZIP CODE 78750
PHONE 512-806-0307 EMAIL rpham@doucetengineers.com


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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	E US 290, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	Being a portion of 291-1/3 acre tract, described to Cynosure Corporation, recorded in Vol. 258, Page 123 of the deed records.
TAX ID #	R19906, R19907, R12923, R12924
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	283.4 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	#1 and #6
ZONING/PDD/OVERLAY	PDD #13
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>N/A</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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	Wild Ridge
TOTAL ACREAGE OF DEVELOPMENT	283.4 acres
TOTAL NUMBER OF LOTS	895
AVERAGE SIZE OF LOTS	255 - 40' lots, 84 - 45' lots, 321 - 50' lots, 203 - 60' lots
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>863</u> COMMERCIAL: <u>1</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>139.1 ac</u> COMMERCIAL: <u>3.4 ac</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>39,764</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A</p>	

COMMENTS: _____

TITLE: Richard Pham, P.E. SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): WTCPUA

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

See Wastewater Agreement.

GAS PROVIDER NAME (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

Christopher A. Reid, P.E., Doucet & Associates, Inc.

Applicant Name

C.A. Reid

8/05/2020

Applicant Signature

Meranda S. Perkins

Date
8/05/2020

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

R. H. [Signature] FOR MERITAGE

8-10-2020

Property Owner Signature


HOMES OF TEXAS, LLC

Date

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

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

Applicants Signature: Richard Pham, P.E.  Date: 2/18/2022

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

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

N/A

N/A

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

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

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

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and

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

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

	project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
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NARRATIVE OF COMPLIANCE

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

Outdoor Lighting, Article 24.06	Per PDD, outdoor lighting will be constructed in accordance to the City's Outdoor Lighting Ordinance.
Parkland Dedication, Article 28.03	Per PDD, the development is required to provide 41.74 acres of parkland. Provided parkland exceeds the minimum requirement. See Preliminary Plat and Master Parks and Trails Plan for Site Data Table and Parkland Summary.
Landscaping and Tree Preservation, Article 28.06	Per PDD, cash-in-lieu fee required for disturbed trees is \$1,410,000. With 860 lots consisting of two 3-inch caliper size trees at \$685 per tree, the total lot credit is \$1,178,200. With 237 4-inch caliper size trees located along the boulevards and amenity center at \$1,000 per tree for a total credit of \$237,000. The combined total credit is \$1,415,200 which exceeds the minimum total cost per acre of disturbance.

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Public and private improvements are in conformance with the approved PDD. Additionally, a Contributing Zone Plan Application will be submitted to TCEQ for review of water quality treatment for proposed development.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>Proposed use is in conformance with the approved PDD.</p>



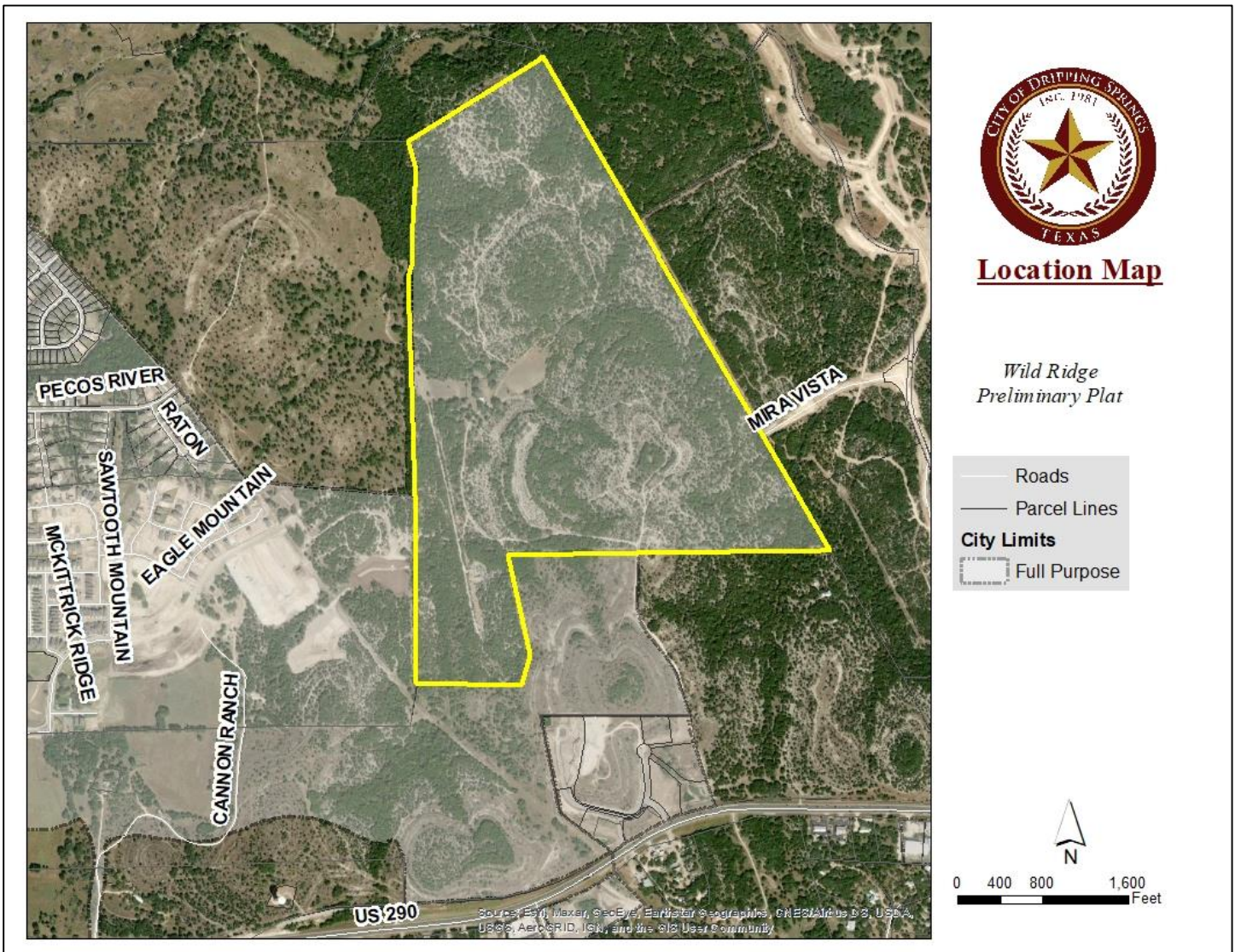
Planning and Zoning Commission Planning Department Staff Report

Item 6.

Planning and Zoning Commission Meeting: September 27, 2022
Project No: SUB2022-0008
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Wild Ridge Preliminary Plat (PDD #13)
Property Location: E US 290
Legal Description: 283.4 acres, out of the I.V. Davis Jr. and Edward W. Brown surveys
Applicant: Richard Pham, P.E., Doucet & Associate, Inc.
Property Owner: Rob Archer, Meritage Homes of Texas, LLC
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



Planning Department Staff Report

Overview

This preliminary plat consists of 863 single-family lots and one commercial lot.

Access and Transportation

This preliminary plat includes the extension of an arterial from US 290 through the development.

Site Information

Location: US 290 1.25 miles east of Ranch Road 12

Zoning Designation: PDD #13

Property History

The Planned Development District was approved August 2021.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

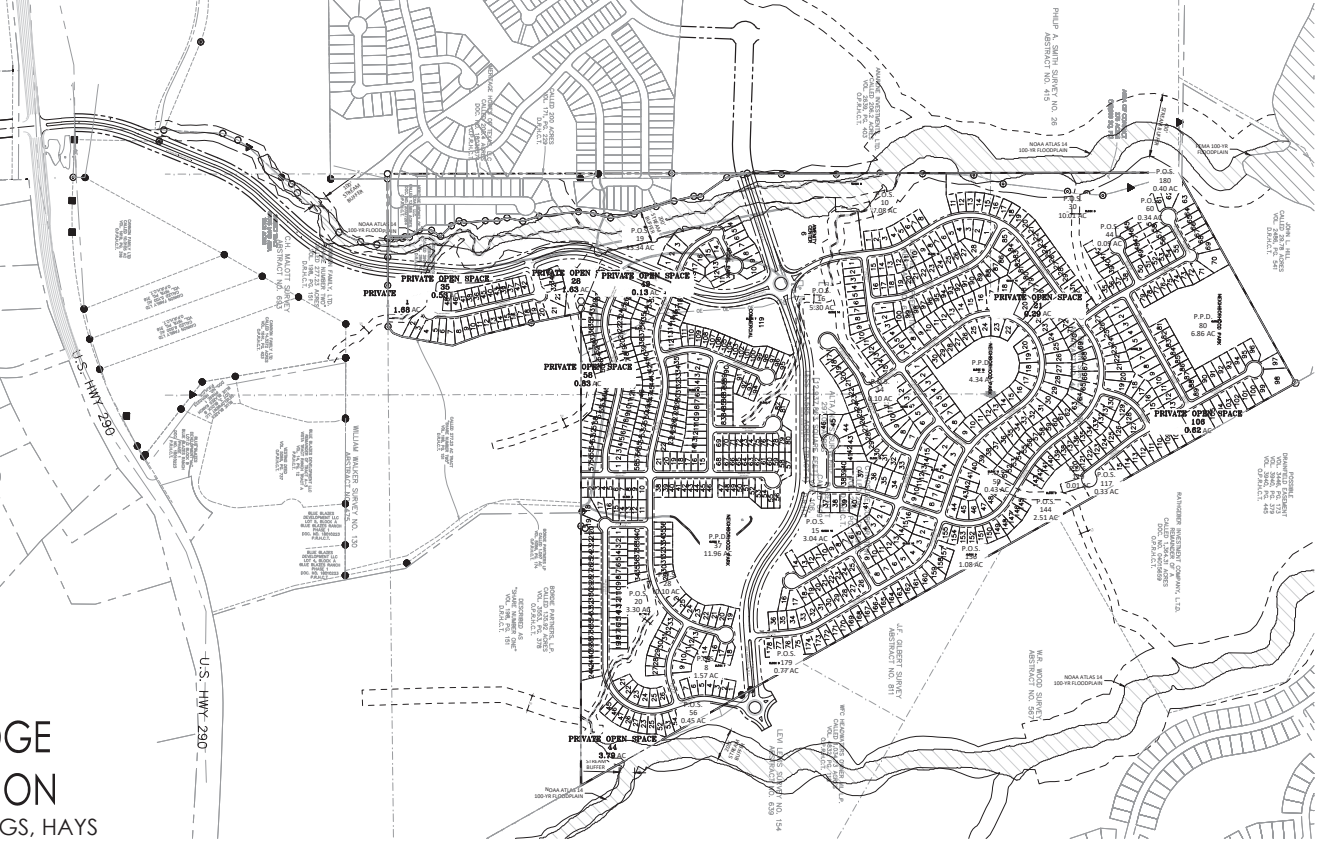
Exhibit 3 – Outstanding Comments Letter

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

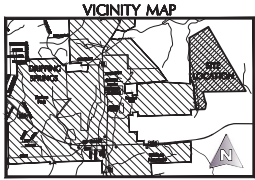
PARKLAND SUMMARY table with columns: CATEGORY, DESCRIPTION, LOT#R, Area (AC). Rows include Private Open Space, Public Open Space, and Public Park across various acreage ranges.

LOT SETBACKS table with columns: LOCATION, DISTANCE. Rows include Front, Rear, Side, Street Side, R.O.W. Widths, and Pavement Widths.

WILD RIDGE SUBDIVISION DRIPPING SPRINGS, HAYS COUNTY, TEXAS



LEGEND and DA logo. Legend includes symbols for Iron Rod Found, Fire Hydrant, Sign, Power Pole, Down Guy, Subdivision Boundary, Lot Lines, Building Setback Line, Easements, Proposed Right of Way, Proposed Face of Curb, Existing Contours, P.P.D. Public Parkland Dedication, and P.O.S. Public Open Space.



SITE DATA TABLE with columns: CATEGORY, QUANTITY. Rows include Total Site Area, Residential Lots A-D, Public Park, Public Open Space, Street R.O.W., and Number of Blocks.

PHASE ONE AREA table with columns: CATEGORY, QUANTITY. Rows include Residential Lots A-D, Public Park, Public Open Space, and Private Open Space.

PHASE TWO AREA table with columns: CATEGORY, QUANTITY. Rows include Residential Lots A-D, Public Park, Public Open Space, and Private Open Space.

OWNER/DEVELOPER: MERITAGE HOMES 6920 BUSINESS PARK DRIVE, SUITE 300 AUSTIN, TEXAS 78759 (512) 583-4674 CONTACT: BILLY JONES, DIVISION VICE PRESIDENT ENGINEER: DOUCET & ASSOCIATES 7403 B HWY 71 WEST, SUITE 140 AUSTIN, TEXAS 78735 (512) 583-2400 CONTACT: RICHARD PHAM, P.E. LAND SURVEY: DOUCET & ASSOCIATES, INC. 7403 B HWY 71 WEST, SUITE 140 AUSTIN, TEXAS 78735 (512) 583-2400 CONTACT: DILLON FUGATE, RPLS. UTILITY PROVIDERS: WATER: WEST TRAVIS COUNTY PUA WASTEWATER: CITY OF DRIPPING SPRINGS ELECTRIC: FEDERALS ELECTRICAL COOPERATIVE TELEPHONE: FRONTIER COMMUNICATIONS GAS: TEXAS GAS SERVICE JURISDICTION: CITY OF DRIPPING SPRINGS

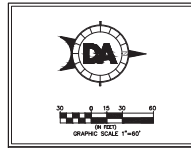
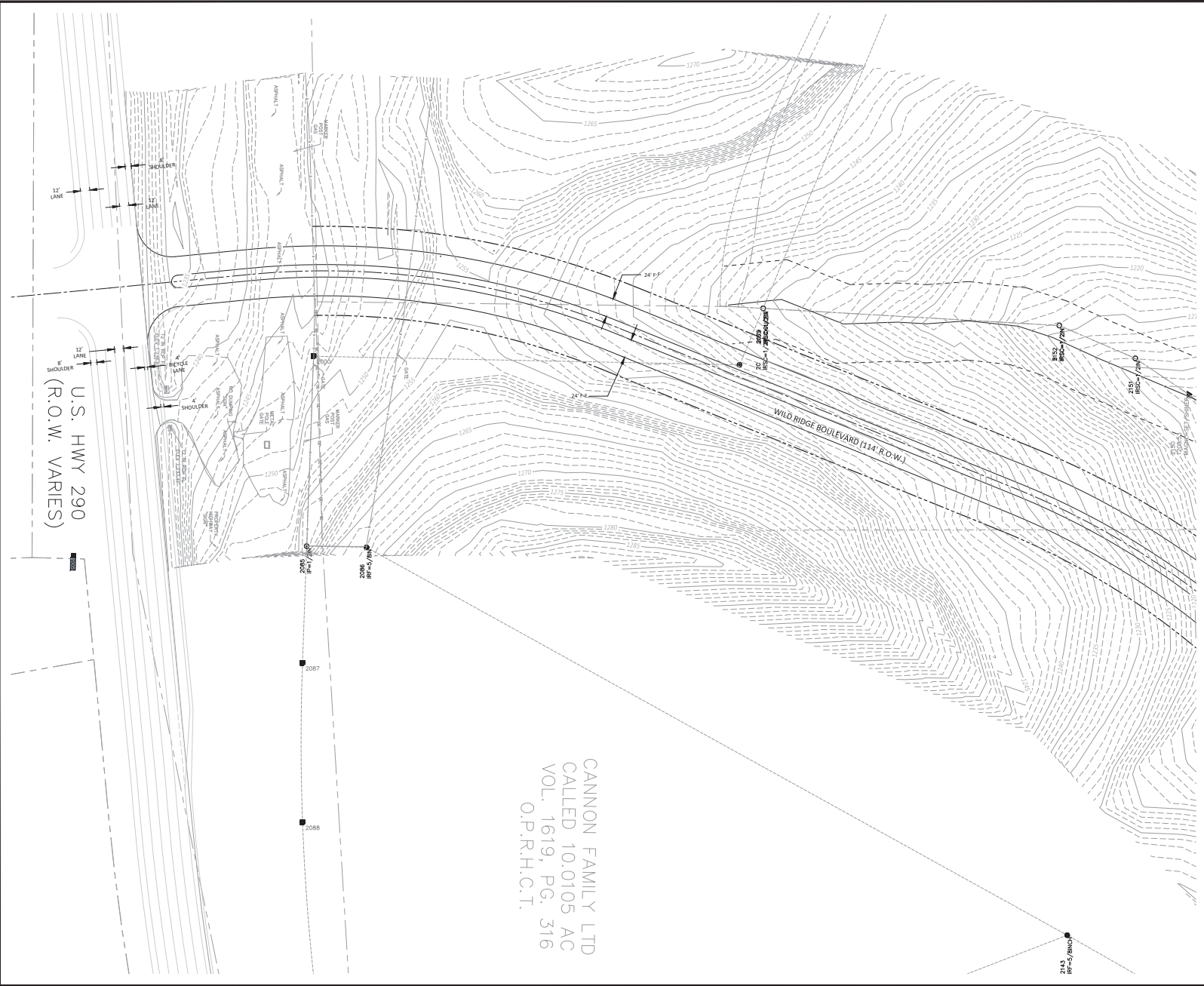
LEGAL DESCRIPTION: BEING A 283.47 ACRES [12,346,088 SQUARE FEET] TRACT OF LAND OUT OF THE LV. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, SAID 283.47 ACRES BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 193 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [EXTRACT], AND BEING OUT OF A CALLED 999 ACRE TRACT DESCRIBED IN VOLUME 106, PAGE 31 [EXTRACT]. SITE AREA: 283.4 ACRES WATERSHED: THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBERS 480202010F AND 480202010E, DATED SEPTEMBER 2, 2003. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN. SUBMITTED BY: RICHARD PHAM, P.E. ORIGINAL SUBMITTAL DATE: FEBRUARY 18, 2022

PUBLIC ROADWAY TABLE with columns: STREET NAME, R.O.W., PAVEMENT, C&G, CL LENGTH, SIDEWALK. Lists streets like Shadow Ridge Parkway, Wild Ridge Boulevard, Buffalo Pass, etc.

- NOTES: 1. ALL PROPOSED MINOR ARTERIAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET... 2. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET... 3. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION... 4. UTILITIES WILL BE PROVIDED BY THE FOLLOWING: WATER - WEST TRAVIS COUNTY PUA WASTEWATER - CITY OF DRIPPING SPRINGS ELECTRICITY - P.E.G. GAS - TEXAS GAS SERVICE... 5. FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS... 6. STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS TO DRAINAGE EASEMENTS... 7. DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND PDD #13 (ORDINANCE NO. 2021-31)... 8. A 10% PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED... 9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT... 10. 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... 11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNING... 12. ALL NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND... 13. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PICO MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT... 14. A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT... 15. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SDA 3.11]. 16. CONSTRUCTION ACCESS SHALL BE VIA US HWY 290.

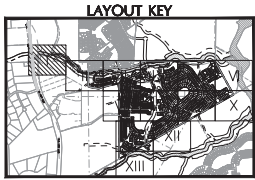
STATE OF TEXAS COUNTY OF HAYS CITY OF DRIPPING SPRINGS THIS PRELIMINARY PLAT, WILD RIDGE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED. APPROVED, THIS DAY OF _____, 2022. BY: _____ (P&Z CHAIR OR VICE CHAIR) ATTEST: ANDREA CUNNINGHAM, CITY SECRETARY

Drawn: RP, Checked: CGJ/AD, Date: SHEET 1, Project No.: 1691-005



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⌵ DOWN GUY
- - - SUBDIVISION BOUNDARY
- - - LOT LINES
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - EXISTING CONTOURS
- - - P.P.D. PUBLIC PARKLAND DEDICATION
- - - P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

CANNON FAMILY LTD
 CALLED 10.0105 AC
 VOL. 1619, PG. 316
 O.P.R.H.C.T.

DOUCET
 Civil Engineers / Planners / Geographers
 7403 S. Highway 71 W. Ste. 110
 Austin, TX 78735, Tel: (512) 283-2400
 Email: doucet@dooucet.com
 TRS Form Number: 7837
 TP&ES Form Number: 1010800

PRELIMINARY PLAT I

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

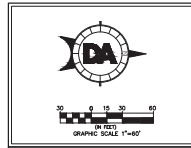
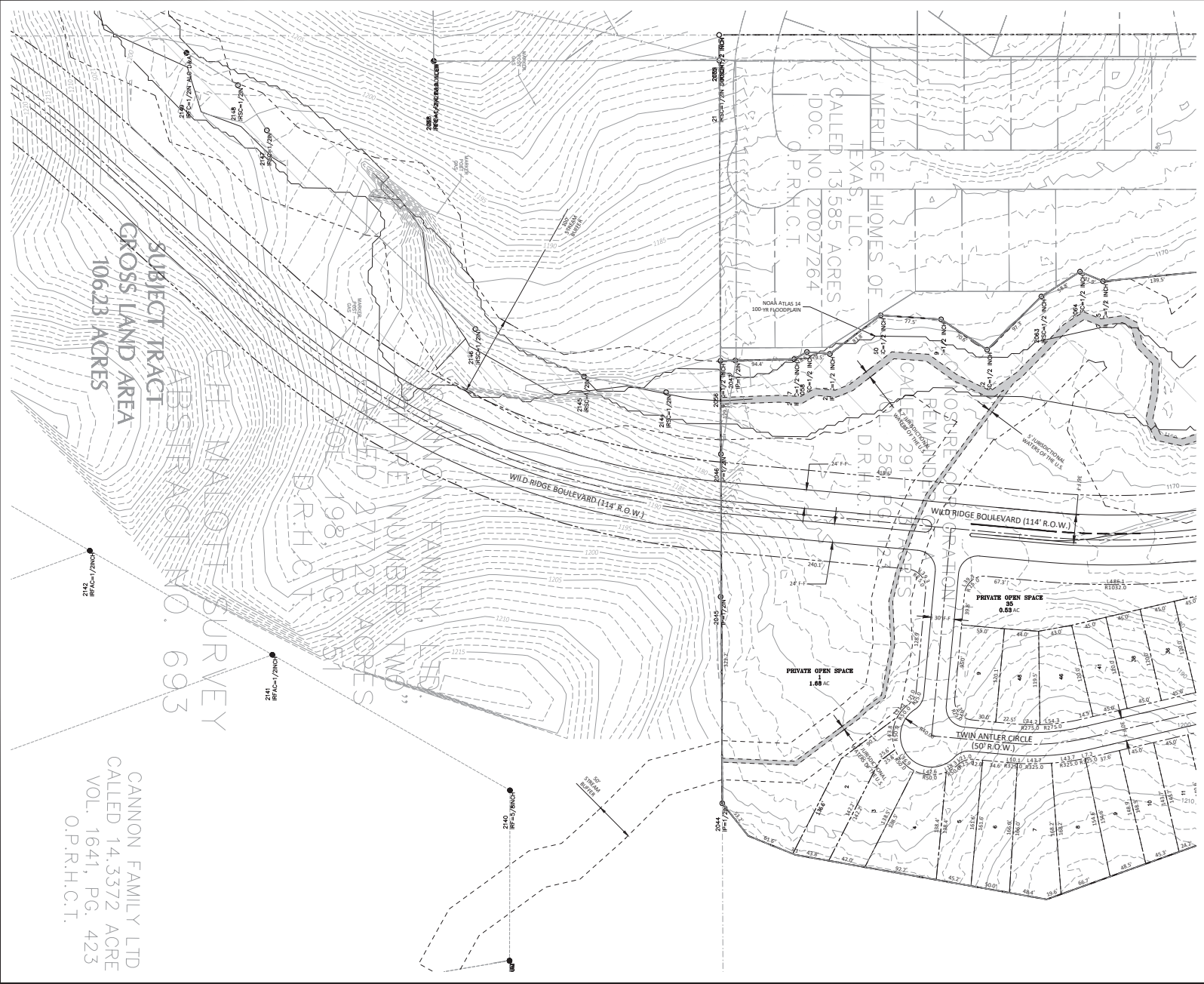


8/17/2023
 Designed: RP
 Drawn: EG/JW/AD
 Reviewed: CB
 Date:

SHEET
2

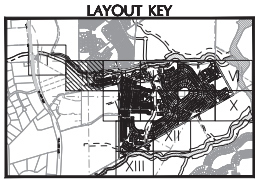
Project No.:
 1691-005

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 User: RICHARD PHAM
 Date: 8/17/2023 10:32
 Plot: 1691-005-001.dwg, 11.29, 1000 x 1125



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- - - SUBDIVISION BOUNDARY
- - - LOT LINES
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- - - EASEMENTS
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- - - EXISTING CONTOURS
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- - - P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
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LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Land Surveyors / Geospatial
 7403 B. Highway 71 W. Ste. 110
 Austin, TX 78732, Tel: (512) 283-2400
 Email: doucet@doCKET.com
 1845 Firm Number: 7397
 EPALS Firm Number: 1010880

PRELIMINARY PLAT II

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP
 Drawn: EGJW/AD
 Reviewed: CR
 Date:

SHEET 3

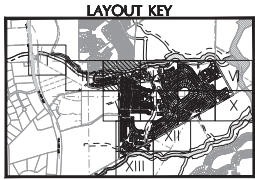
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LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⬇ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

Drawing: C:\pwworking\merritt\p1691001\1691001.dwg
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 Plot Date: 08/11/2023 10:32

DOUCET
 Civil Engineers / Landmarks / Geospatial
 1403 S. Highway 71 W. Ste. 110
 Austin, TX 78735, Tel: (512) 583-2400
 Email: doucet@doacet.com
 TXEPL Firm Number: 1937
 EPELS Firm Number: 1010800

PRELIMINARY PLAT III

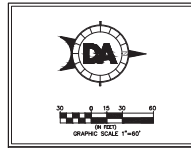
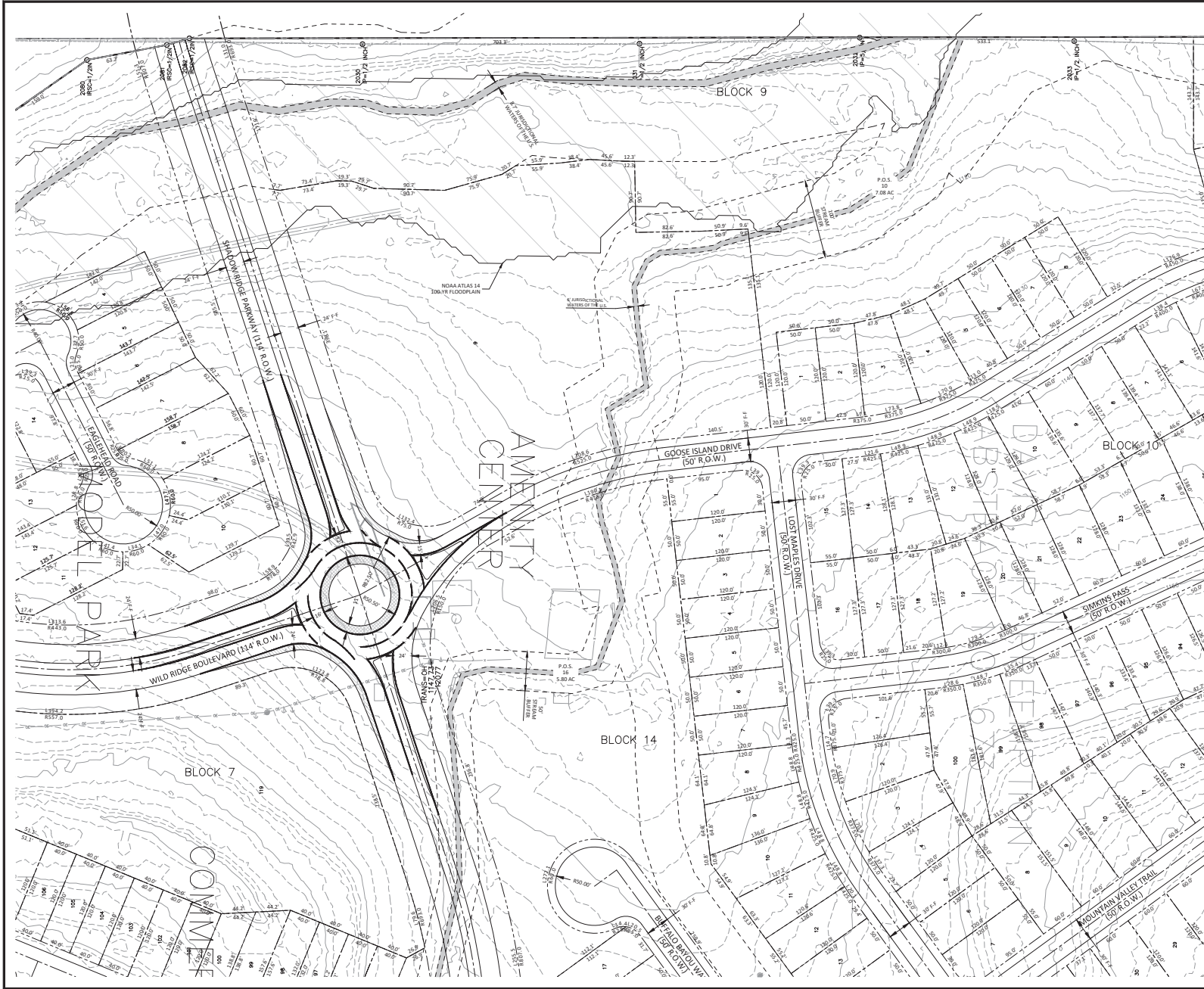
MERRITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP
 Drawn: EQJW/AD
 Reviewed: CR
 Date:

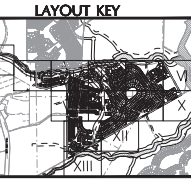
SHEET 4

Project No.: 1691-005



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING PAVEMENT
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Estimators / Geographers
 1403 S. Highway 71 W. Ste. 140
 Austin, TX 78725, Tel: (512) 283-2400
 Email: doucet@doacet.com
 TXPELS Firm Number: 9737

PRELIMINARY PLAT IV

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

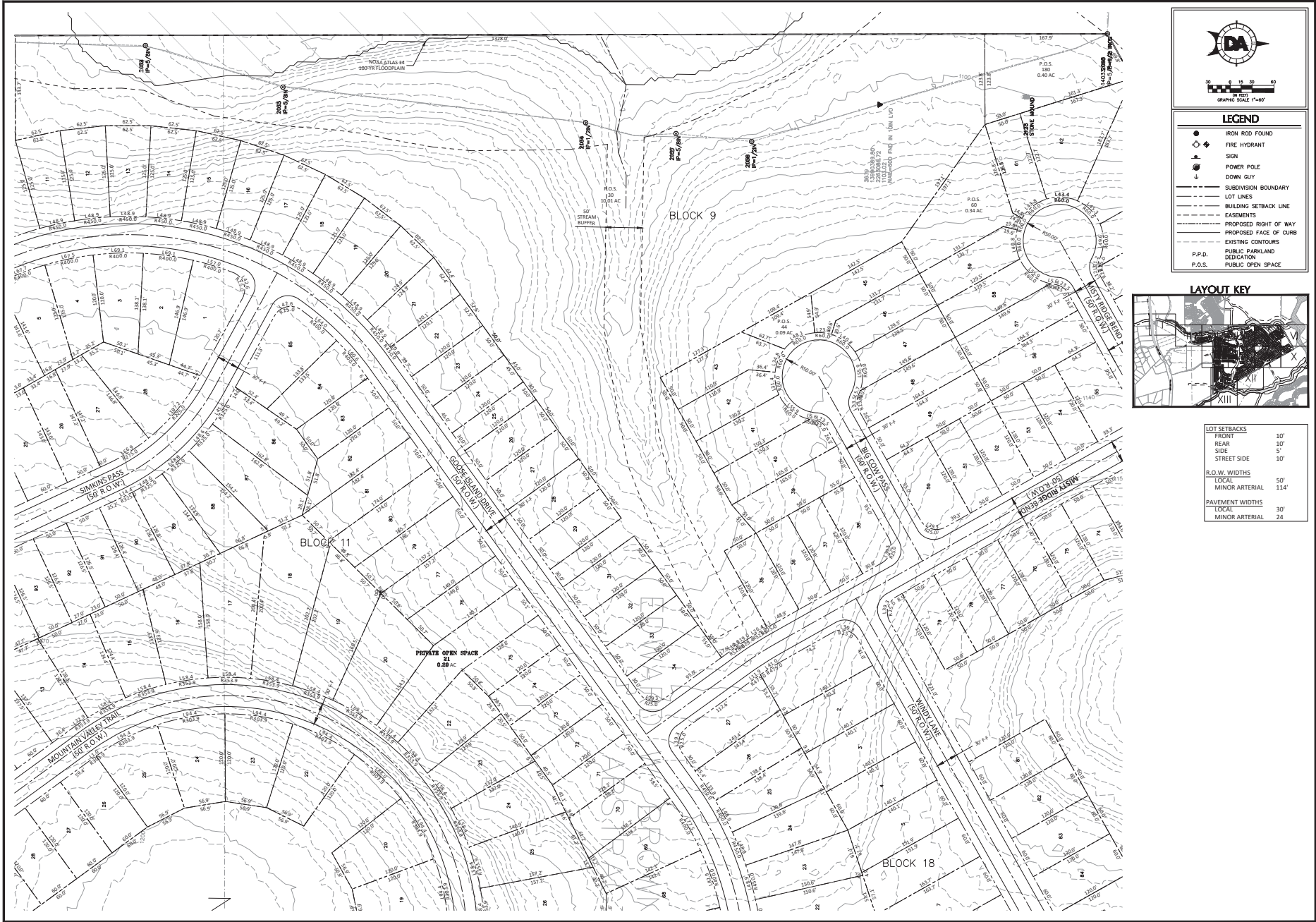


Designed: RP
 Drawn: EGU/AD
 Reviewed: CR
 Date:

SHEET 5

Project No.: 1691-005

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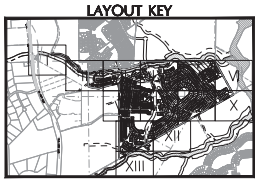
DA

30' 15' 0' 0'

GRAPHIC SCALE 1"=40'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - EXISTING CONTOURS
- - - EXISTING PAVEMENT
- - - EXISTING PARKLAND DEDICATION
- P.P.D. PUBLIC OPEN SPACE
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

DOUCET

Civil Engineers / Estimators / Geospatial

7403 S. Highway 71 W. Ste. 110
Austin, TX 78735, Tel: (512) 283-2400
www.doucet-engineers.com
EPLS Firm Number: 1010800

PRELIMINARY PLAT V

MERITAGE HOMES, LLC.
WILD RIDGE SUBDIVISION
PRELIMINARY PLAT
DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP
Drawn: EQJW/AD
Reviewed: CR
Date:

SHEET
6

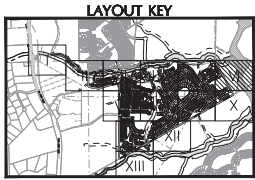
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1691-005

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Plot Path: C:\pwworking\meritag\platt\1691-005\1691-005.PDF



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⬇ DOWN GUY
- - - SUBDIVISION BOUNDARY
- - - LOT LINES
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - EXISTING CONTOURS
- - - P.P.D. PUBLIC PARKLAND DEDICATION
- - - P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Architects / Geospatial
 740 S. Highway 71 W. Ste. 110
 Austin, TX 78735, Tel: (512) 283-2400
 Email: doucet@doacet.com
 TXE Firm Number: 3937
 TPBLS Firm Number: 1010880

PRELIMINARY PLAT VI

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

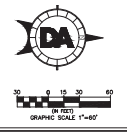
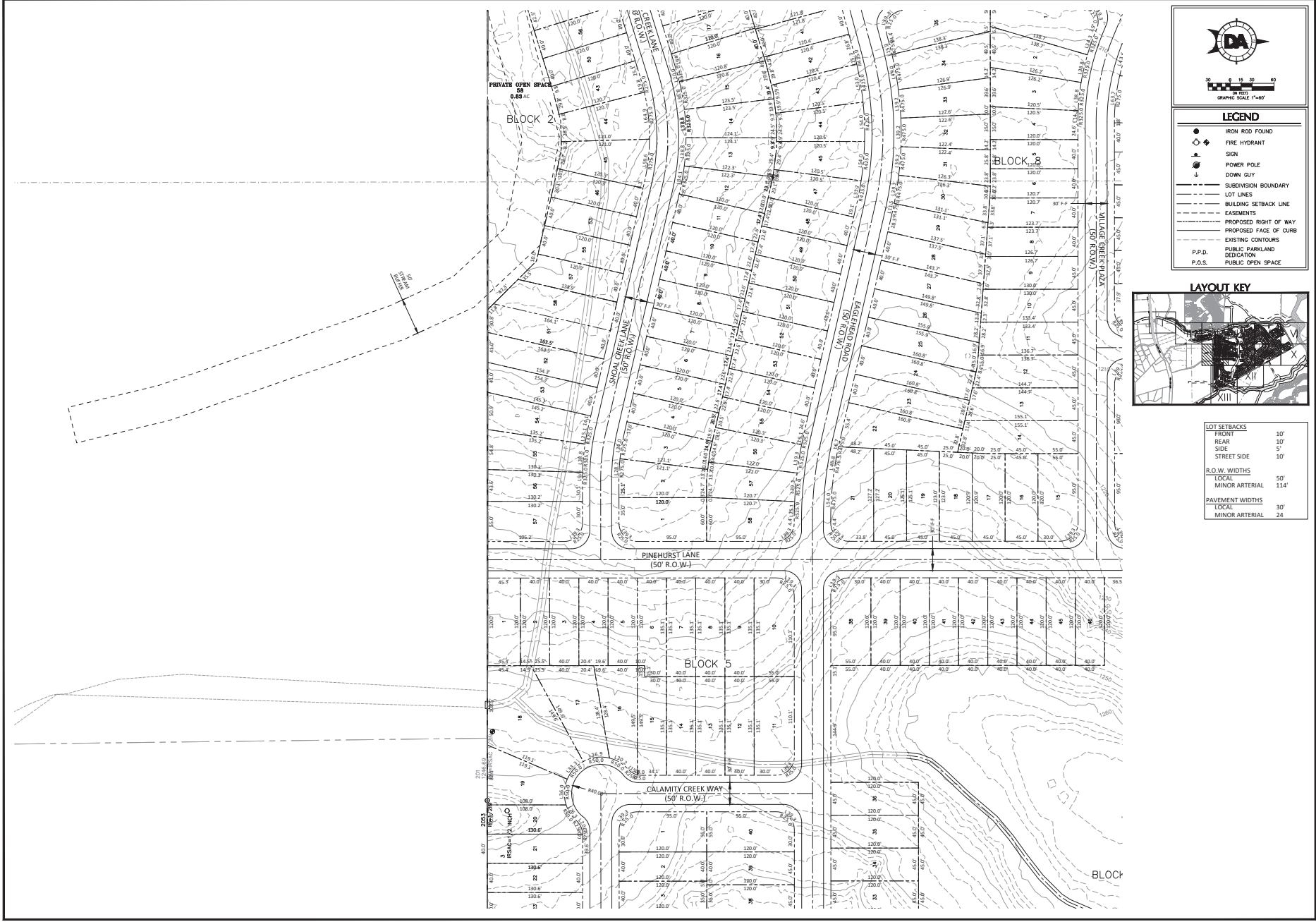


8/17/2023
 Designed: RP
 Drawn: EGJW/AD
 Reviewed: CG
 Date:

SHEET
7

Project No.:
 1691-005

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LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊕ SIGN
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- P.P.D.
- PUBLIC PARKLAND DEDICATION
- P.O.S.
- PUBLIC OPEN SPACE

LAYOUT KEY



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Estimators / Geographers
 740 S. Highway 71 W. Ste. 140
 Austin, TX 78752, Tel: (512) 583-2400
 Fax: (512) 583-2401
 Email: doucet@dooucet.com
 1845 Farm to Market Road 7937
 TPELS Firm Number: 1010800

PRELIMINARY PLAT VII

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

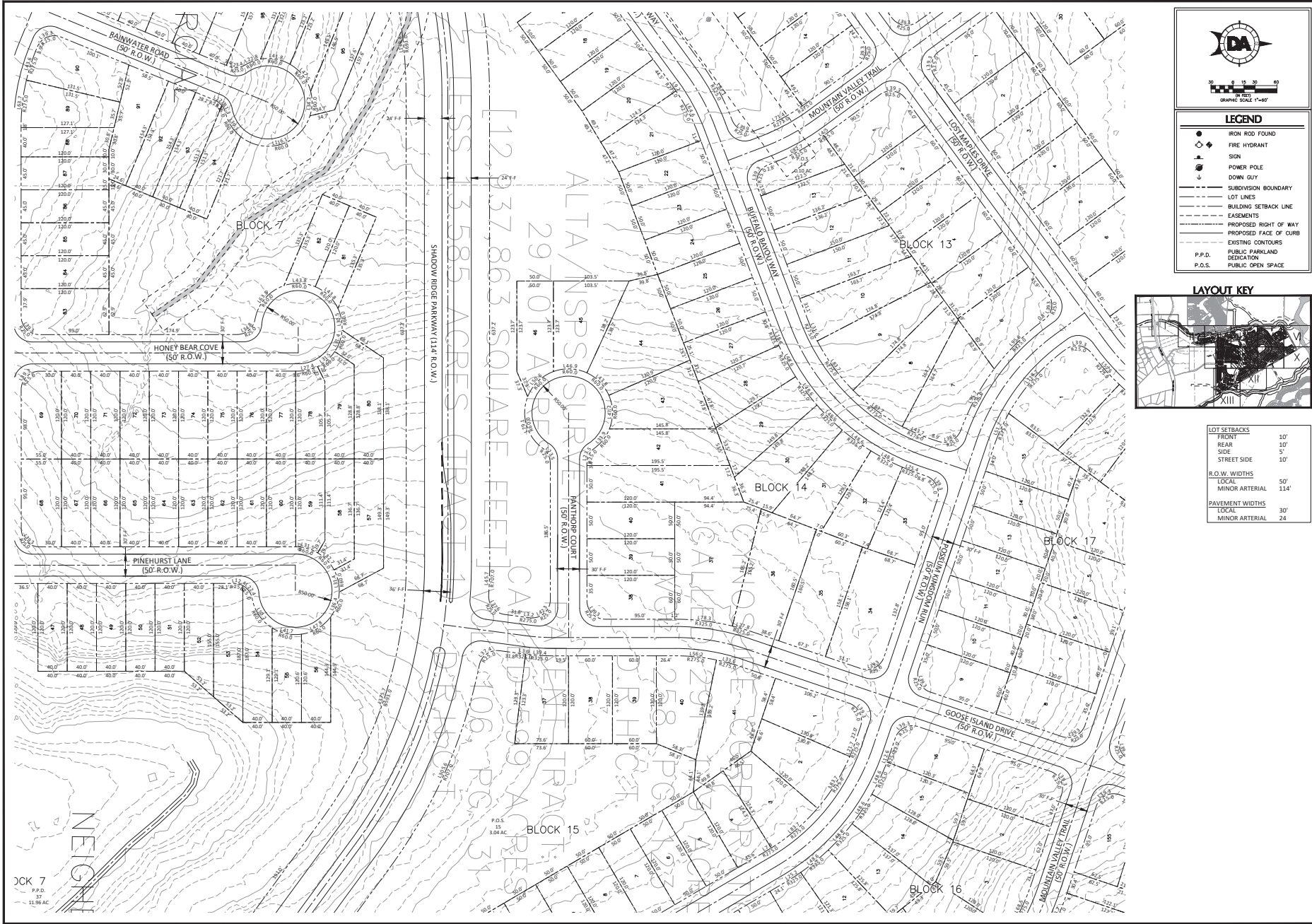



Designed: RP
 Drawn: EGJW/AD
 Reviewed: CG
 Date:

SHEET
8

Project No.:
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GRAPHIC SCALE 1"=40'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
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- P.O.S. PUBLIC OPEN SPACE

LAYOUT KEY



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

CK 7
P.P.D.
51
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Drawing: C:\pwworking\merit\p1691001\1691001.dwg
 User: RPHAM
 Date: 08/11/2023 10:32
 Plot Date: 08/11/2023 10:32

DOUCET
Civil Engineers / Surveyors / Geospatial
1403 S. Highway 71 W. Ste. 140
Austin, TX 78725, Tel: (512) 283-2400
www.doucet-engineers.com
EITEL Firm Number: 7937
EITEL Firm Number: 1010800

PRELIMINARY PLAT VIII

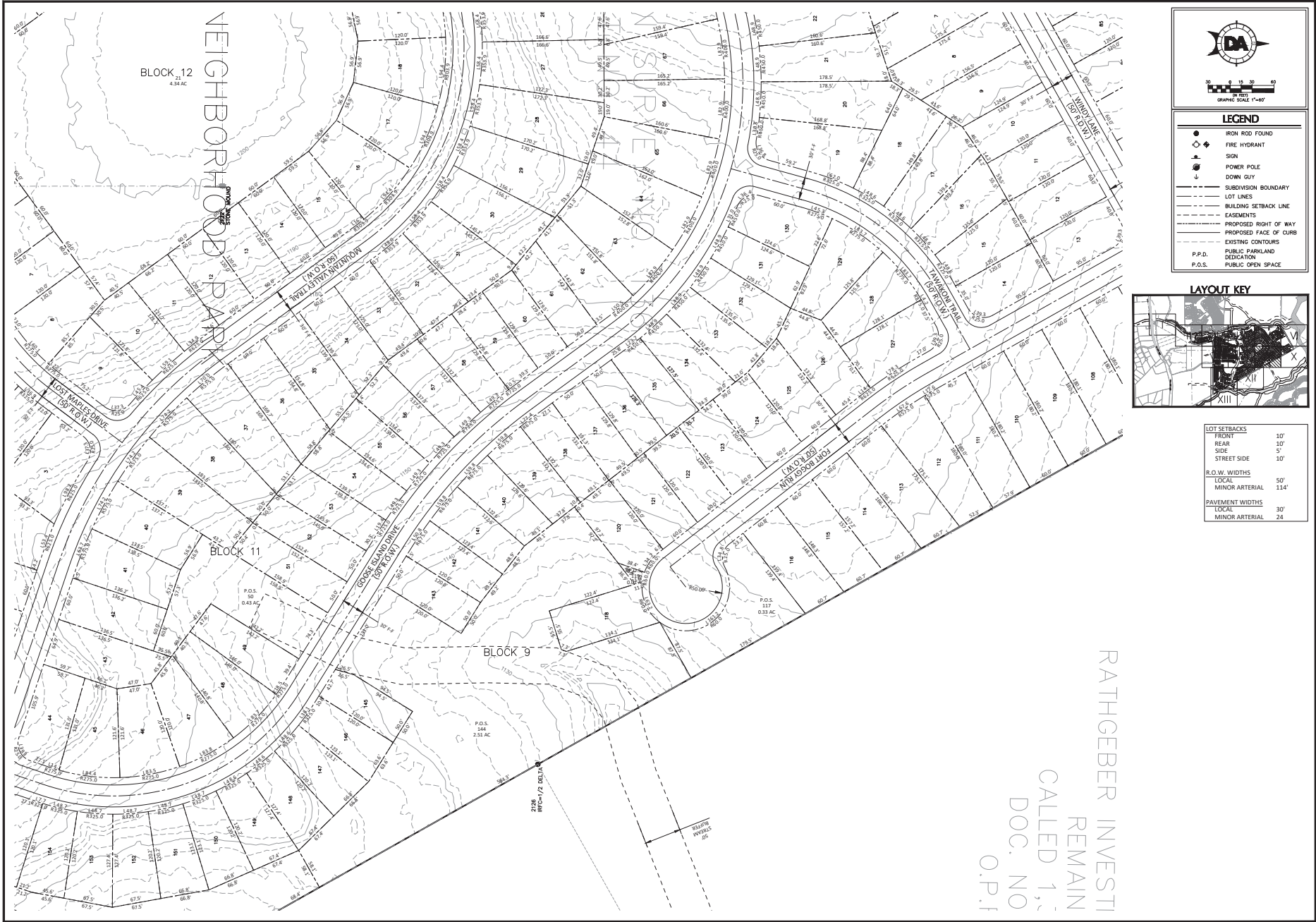
MERITAGE HOMES, LLC.
WILD RIDGE SUBDIVISION
PRELIMINARY PLAT
DRIPPING SPRINGS, HAYS COUNTY, TX 78620




Designed: RPH
Drawn: EGUW/AD
Reviewed: CPH
Date:

SHEET
9

Project No.:
1691-005



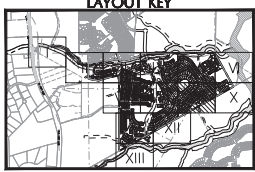


DA
DRAFT

GRAPHIC SCALE 1"=40'

LEGEND

- IRON ROD FOUND
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- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

R.O.W. WIDTHS

LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS

LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
Civil Engineers / Architects / Geospatial
1403 S. Highway 71 W. Ste. 140
Austin, TX 78735, Tel: (512) 283-2400
www.doucet.com
EPA Firm Number: 7397
EPA Firm Number: 1010800

PRELIMINARY PLAT IX

MERITAGE HOMES, LLC.
WILD RIDGE SUBDIVISION
PRELIMINARY PLAT
DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP
Drawn: EGU/AD
Reviewed: CG
Date:

SHEET
10

Project No.:
1691-005

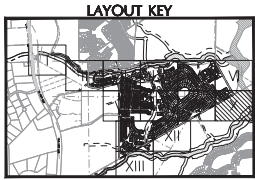
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 Plot Date: 11/27/2023 10:32:32 AM

RATHERGEBER INVESTI
 REMAIN
 CALLED 1,
 DOC. NO
 O.P.F



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⬇ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
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- PROPOSED RIGHT OF WAY
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- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

POSSIBLE
DRAINFIELD EASEMENT
VOL. 3446, PG. 173
VOL. 3940, PG. 379
VOL. 3940, PG. 445
O.P.R.H.C.T.

D A T I N G P L A N

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DOUCET
 Civil Engineers / Architects / Geospatial
 740 S. Highway 71 W. Ste. 110
 Austin, TX 78725, Tel: (512) 283-2400
 Email: doucet@doCKET.com
 TXS Reg. Number: 7937
 TP&ES Firm Number: 1010800

PRELIMINARY PLAT X

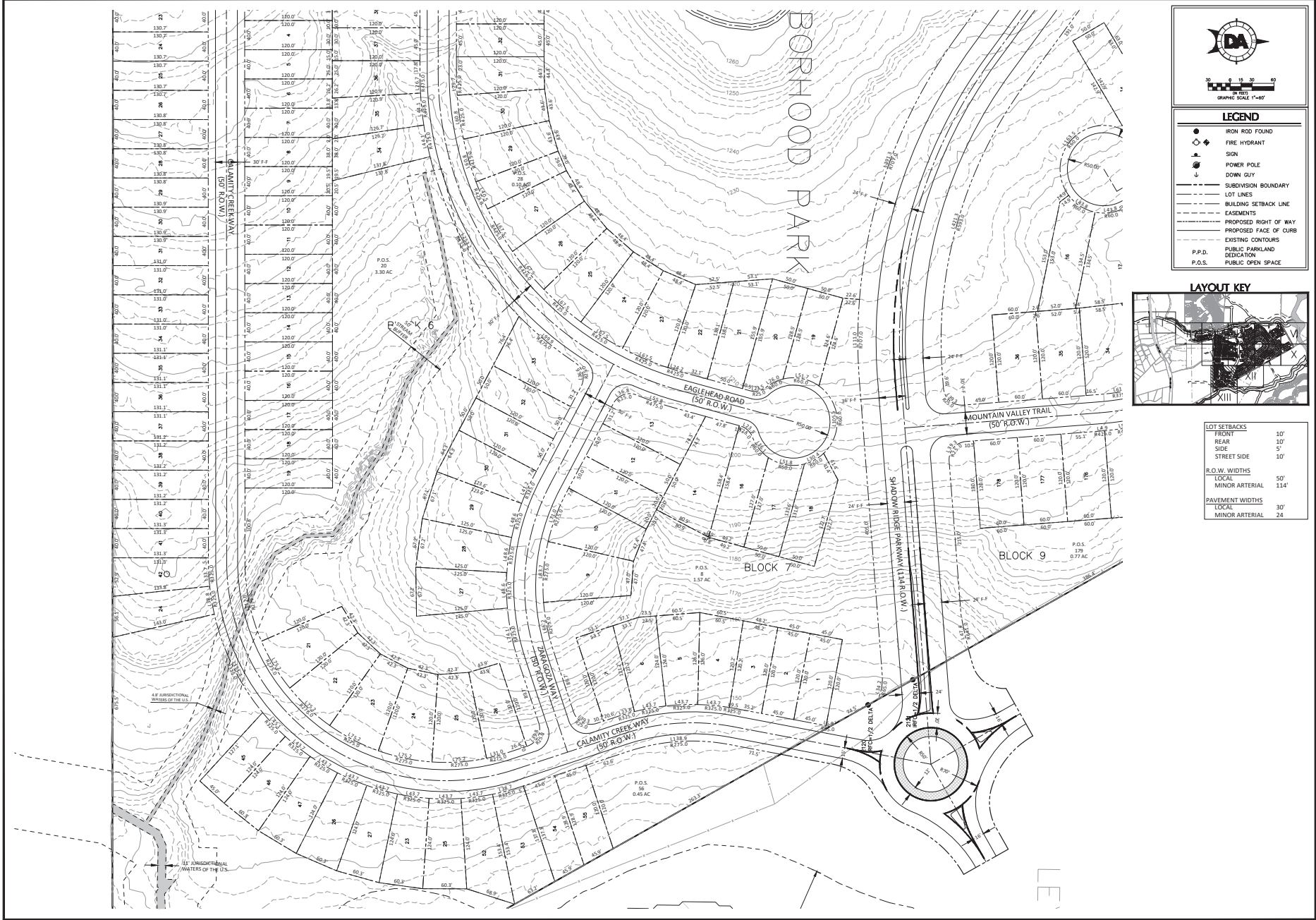
MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620




8/17/2023
 Designed: RP
 Drawn: EGJW/AD
 Reviewed: CB
 Date:

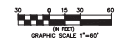
SHEET
11

Project No.:
 1691-005





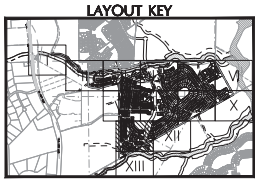
DA
DRAFT



GRAPHIC SCALE 1"=40'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
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- EXISTING CONTOURS
- EXISTING LOT LINES
- P.O.S. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
Civil Engineers / Estimators / Geographers
440 S. Highway 71 W. Ste. 140
Austin, TX 78725, Tel: (512) 283-2400
www.doucet.com
1845 Firm Number: 7393
EP&S Firm Number: 1010800

PRELIMINARY PLAT XI

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

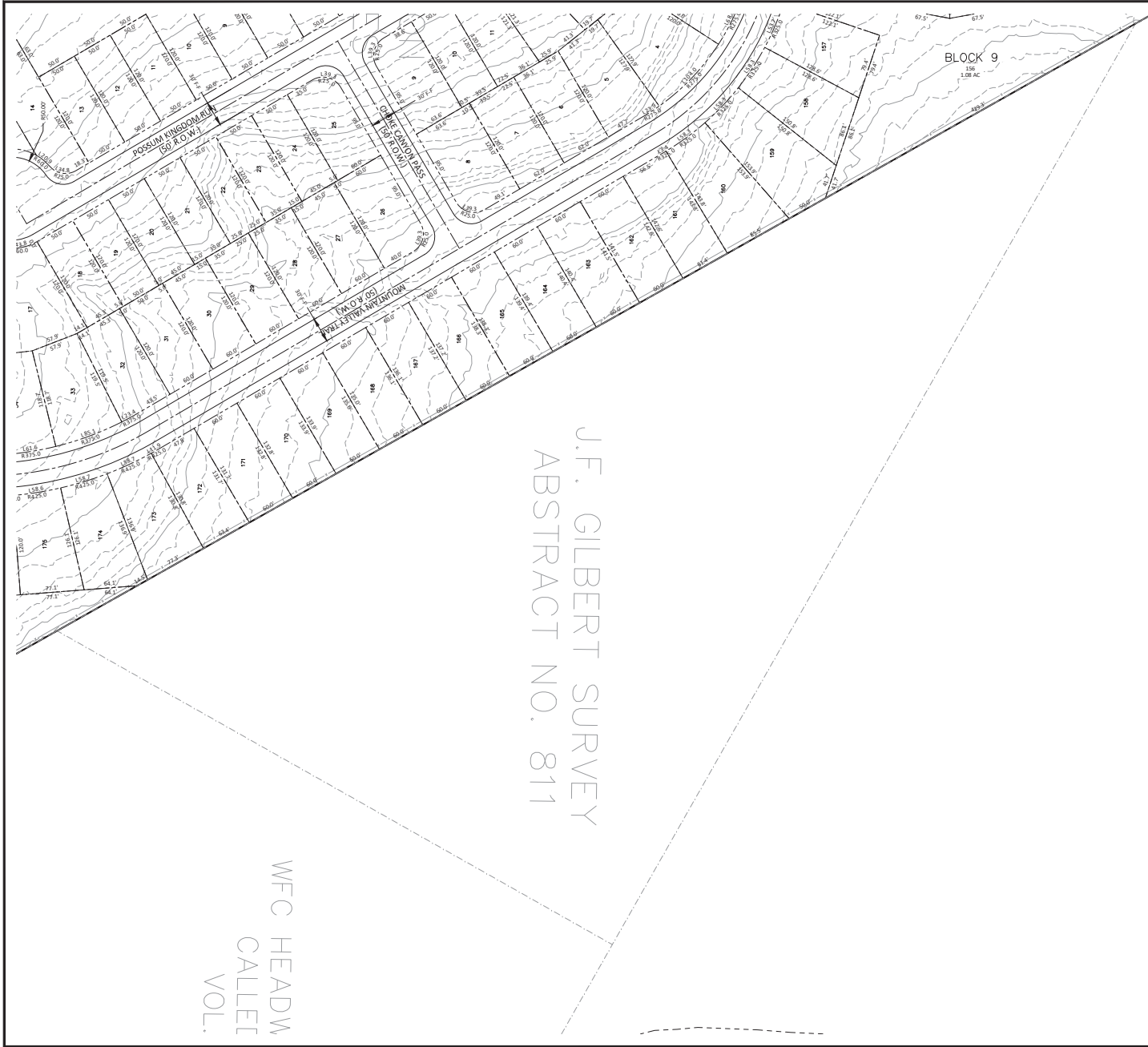


Designed: RP
Drawn: EGJW/AD
Reviewed: CG
Date:

SHEET
12

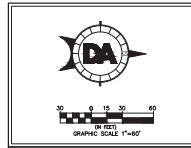
Project No.:
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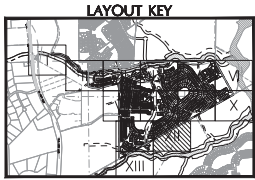
J.F. GILBERT SURVEY
ABSTRACT NO. 811

WFC HEADW
CALLET
VOL.



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
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LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
Civil Engineers / Architects / Geospatial
1403 S. Highway 71 W. Ste. 110
Austin, TX 78725, Tel: (512) 283-2400
www.doucet-engineers.com
TXEPL Firm Number: 7837
EPELS Firm Number: 1010800

PRELIMINARY PLAT XII

MERITAGE HOMES, LLC.
WILD RIDGE SUBDIVISION
PRELIMINARY PLAT
DRIPPING SPRINGS, HAYS COUNTY, TX 78620

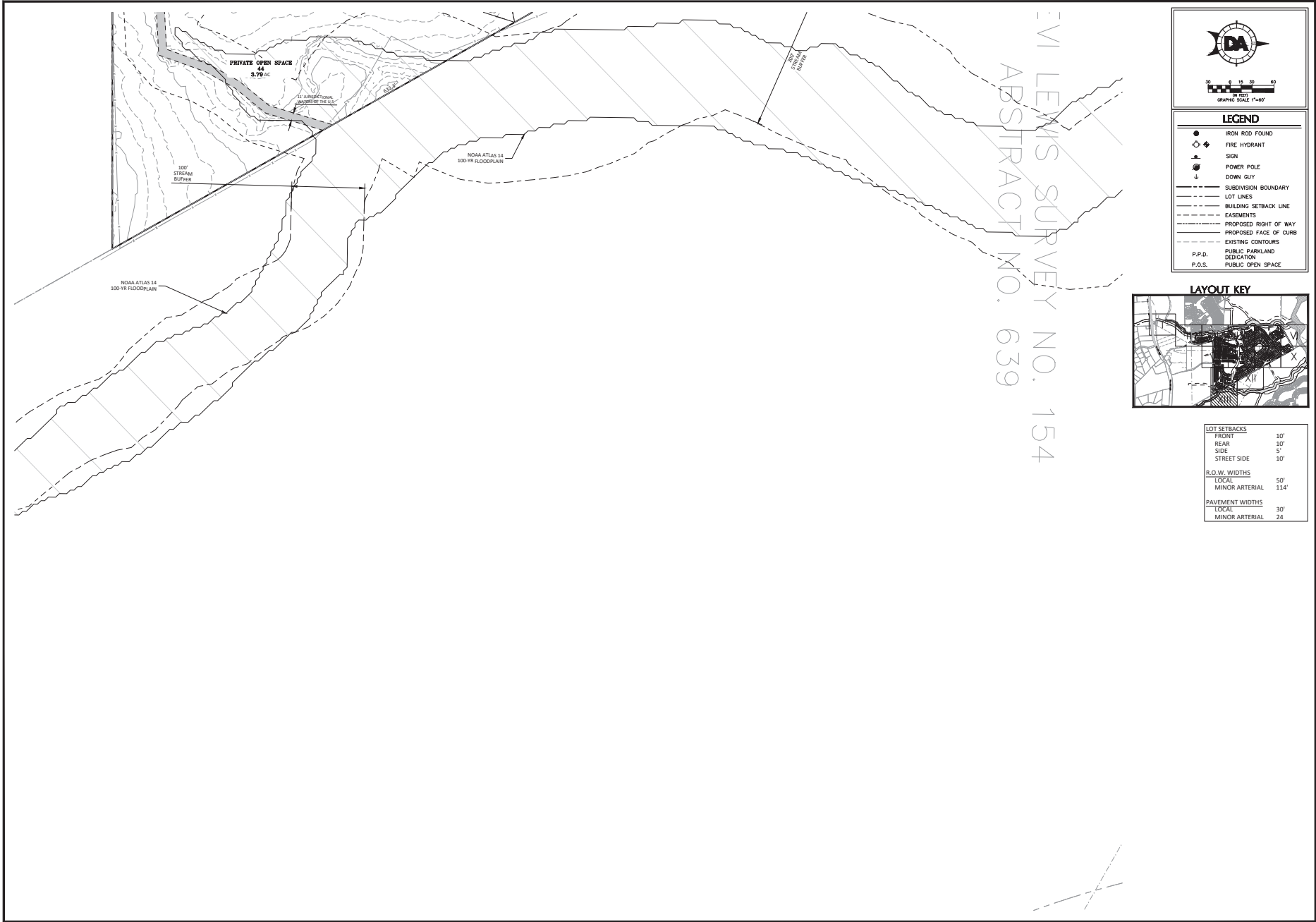


Designed by	RP
Drawn by	EGJ/W/AD
Reviewed by	CG
Date	

SHEET
13

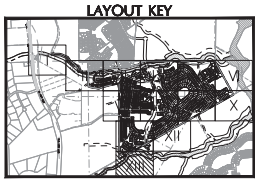
Project No.:
1691-005

Drawing: C:\pwworking\chmest\p1691-005\1691005.P16.dwg
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 Plot: 8/17/2022 10:32



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
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- P.P.D. PUBLIC PARKLAND DEDICATION
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LOT SETBACKS	
FRONT	10'
REAR	10'
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R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
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LOCAL	30'
MINOR ARTERIAL	24'

DOUCET
 Civil Engineers / Architects / Geospatial
 740 S. Highway 71 W. Ste. 110
 Austin, TX 78725, Tel: (512) 583-2400
 Email: doucet@dooucet.com
 TRS Firm Number: 7932
 TPBSL Firm Number: 1010800

PRELIMINARY PLAT XIII

MERITAGE HOMES, LLC.
 WILD RIDGE SUBDIVISION
 PRELIMINARY PLAT
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



8/17/2023
 Designed: RP
 Drawn: EGJW/AD
 Reviewed: CR
 Date:

SHEET 14

Project No.: 1691-005

Drawing: C:\pwworking\chambers\pwworking\2023\1691-005\1691-005.P01.dwg
 User: RICHARD PHAM
 Date: 8/17/2023 10:32
 Plot Date: 8/17/2023 10:32



DRIPPING SPRINGS Texas

Permit Number: SUB2022-0008
 Project Name: Wild Ridge Preliminary Plat
 Project Address: E US 290, Dripping Springs, TX 78620

City Planner Comments

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

1. Planning approval pending Parks Master Plan approval. (PDD 2.5)

Fire Marshal Comments

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

2. Fire Approves

Engineer/Public Works Comments

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

3. Provide schematic roundabout design layouts to determine adequacy of ROW dedication. [Preliminary Plat Information Requirements]

Updated Comment: Confirm / demonstrate that roundabout design can accommodate two circulating lanes. Verify design vehicle.

4. Preliminary Plat – Schematically show left turn lane bays at all median cuts. [Preliminary Plat Information Requirements]

Updated Comment: Shoal Creek Ln and Eagle Head Rd appear to be to close together to both have median breaks. Delete median break at Shoal Creek.

5. Comment: Delineate all local floodplains [Hays County Development Regulations 3.07(B)]

Updated Comment: It appears that the Floodplain encroaches significantly on Lot 4 on Eagle head as well as lot 5. Please update lot layout to remove lots from the floodplain.

6. Comment: Preliminary Plat Sheet 2 & 3 – It appears that Wildridge Blvd encroaches on a WQBZ. Please realign or apply for a variance. [WQO 22.05.017]

Updated Comment: Variance is under review

7. Comment: Preliminary Plat Sheet 5 – It appears that the east/west arterial encroaches on a WQBZ. Please realign or apply for a variance. [WQO 22.05.017]

Updated Comment: Variance is under review



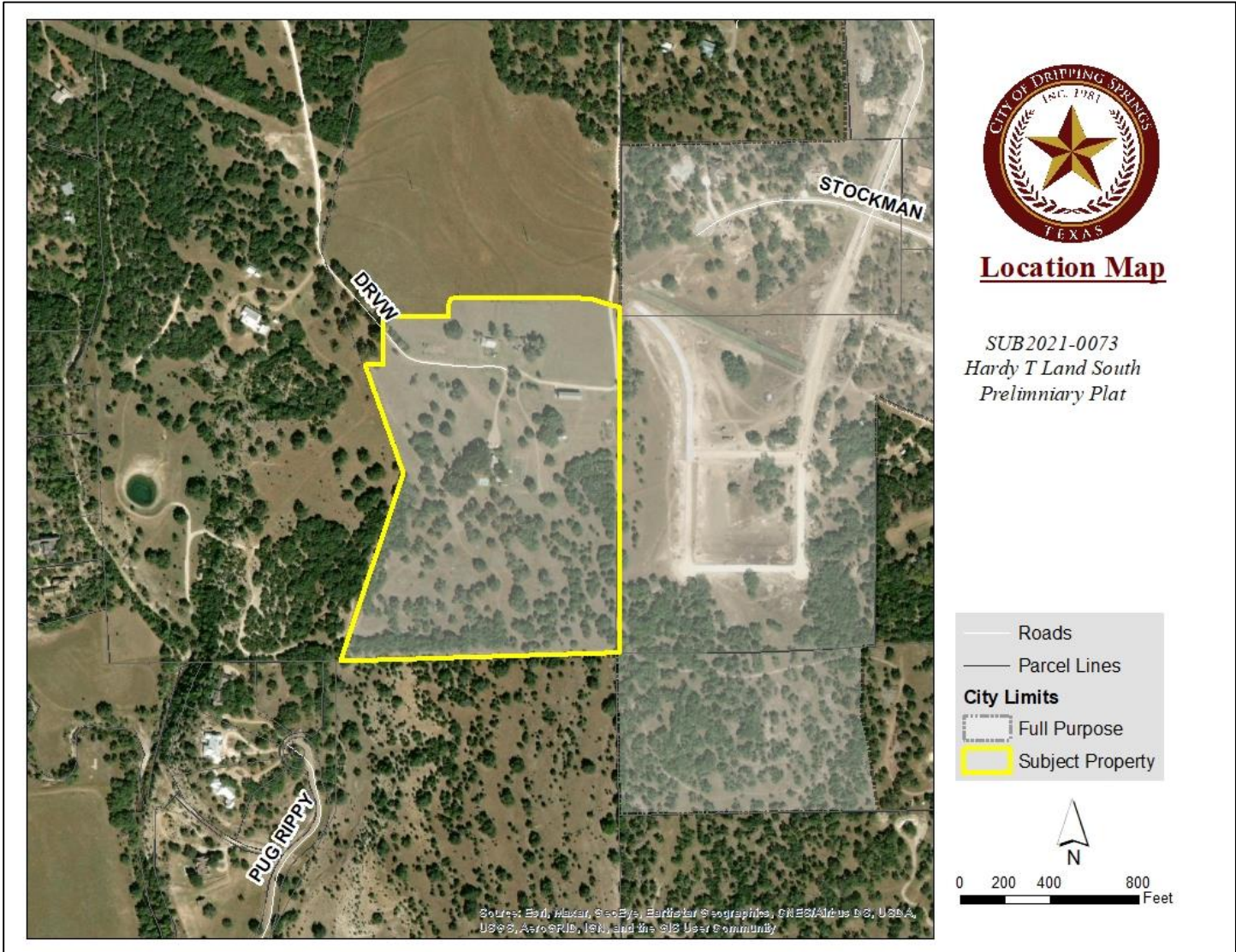
Planning and Zoning Commission Planning Department Staff Report

Item 7.

Planning and Zoning Commission Meeting: September 26, 2022
Project No: SUB2021-0073
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

Project Name: Hardy T Land Preliminary Plat
Property Location: 2901 W US 290
Legal Description: 78.021 acres, out of the Benjamin F. Hanna Survey
Applicant: Brian Estes, P.E., Civil & Environmental Consultants, INC.
Property Owner: Steve Harren, Overlook at Bunker Ranch, LLC
Request: Hardy T Land South Preliminary Plat
Staff recommendation: Denial of the Preliminary Plat based on outstanding comments



Planning Department Staff Report

Overview

This preliminary plat consists of 75 single-family lots.

Access and Transportation

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

Site Information

Location: Bunker Ranch Boulevard

Zoning Designation: SF-2

Property History

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

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Hardy T Land Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

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



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 7.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: _____

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Brian Estes, PE

COMPANY Civil and Environmental Consultants Inc.

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

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

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

OWNER NAME Steve Harren

COMPANY Hardy T Land, LLC

STREET ADDRESS 317 Grace Lane #240

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

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

PROPERTY INFORMATION

PROPERTY OWNER NAME	Hardy T Land, LLC	
PROPERTY ADDRESS	2901 W US 290, Dripping Springs, TX 78620	
CURRENT LEGAL DESCRIPTION	BEING A 78.021 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING ALL OF TRACT 1, CONVEYED TO HARDY T LAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 21051171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.)	
TAX ID #	R15103	
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction	
CURRENT LAND ACREAGE	78.02 AC	
SCHOOL DISTRICT	Dripping Springs ISD	
ESD DISTRICT(S)	Hays County ESD #6	
ZONING/PDD/OVERLAY	SF-2	
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: Bunker Ranch Blvd. (proposed extension in Hardy T Land Preliminary Plat) <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____	
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____	

ENVIRONMENTAL INFORMATION

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

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

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

Parkland fee in lieu predetermination attached

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Brian Estes, PE

Applicant Name



Applicant Signature

12-16-21

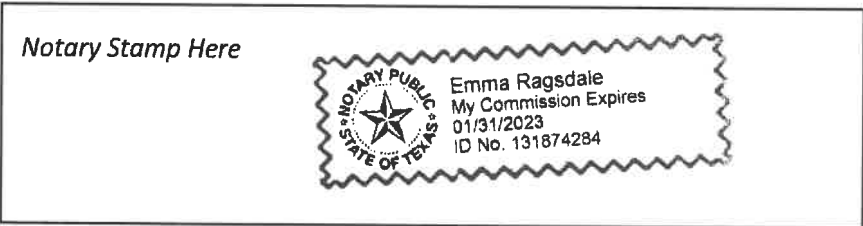
Date



Notary


12/16/21

Date



Steve Harren

Property Owner Name




Property Owner Signature

12-16-21

Date

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

Applicants Signature:  Date: 12-16-21

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

PRELIMINARY PLAT CHECKLIST

Subdivision Ordinance, Section 4

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

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

512.858.4725 • wcityofdrippingsprings.com

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

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

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

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

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

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

Outdoor Lighting, Article 24.06	Outdoor Lighting Ordinance Compliance Form has been provided in this submittal.
Parkland Dedication, Article 28.03	See Parkland dedication fee in lieu approval letter attached and appraisal report included.
Landscaping and Tree Preservation, Article 28.06	Existing trees are being preserved where areas are to remain natural.

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Water quality an detention ponds have been provided within a proposed drainage lot.</p>
Zoning, Article 30.02, Exhibit A	<p>The Preliminary Plat is compliant with SF-2 Zoning standards. All lots are a minimum of 0.5 acres. The minimum lot width is 30 feet and the minimum lot depth is 150 feet. The Front/Side/Rear setbacks provided by Plat are 25 feet/15 feet/25feet. The proposed impervious cover is below 40%.</p>

PROJECT NO.	2022002
DRAWN BY	STAFF
CHECKED BY	STAFF
DATE	08/29/2022
SCALE	1"=300'
PROJECT NO.	2022002
PROJECT NAME	DRIPPING SPRINGS, HAYS COUNTY, TX

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 3711 South McCombs Expressway, Building 1, Suite 550, Austin, TX 78746
 Ph: 512.439.0400 Fax: 512.239.0996
 www.civilandenv.com

PRELIMINARY PLAT FOR HARDY T LAND

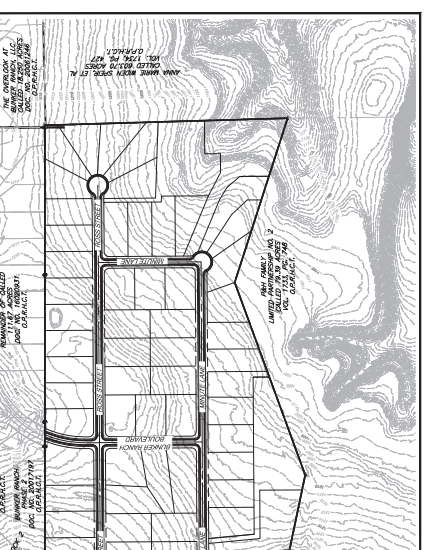
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

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

LEGAL DESCRIPTION
 BEING A 78.61 AC TRACT OUT OF THE BURNHAM F. HINN SURVEY, NO. 2A, ABSTRACT NO. 222, SECTION 10, T12N, R12E, S10W, HAYS COUNTY, TEXAS, AS SHOWN ON A SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2181171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OP RHCT).

NOTES

- OWNER WILL BE ABLE TO CONTINUE DEVELOPMENT PROCESS, SUCH AS ROADS, UTILITIES, AND CONSTRUCTION OF BUILDINGS, ON THE REMAINING UNDEVELOPED LOTS UNTIL THE DEVELOPMENT IS ESTABLISHED IN CONFORMANCE WITH THE 2018 INTERNATIONAL FIRE CODE APPENDIX D, SECTION D107.7 AND SECTION D107.2. NO VERTICAL CONSTRUCTION OF BUILDINGS MAY OCCUR WITHOUT COMPLETED ACCESS ROADS AND WATER SUPPLY PERFECTION 301.4.
- CONNECTION TO THE EXISTING BUNGER HATCH BOULEVARD STREET AT BUNGER HATCH PHASE 4 MUST BE MADE BY THE OWNER AND SHALL BE SHOWN ON THE SITE PLAN AS SHOWN ON SHEET 05, 1, 1, SECTION 10, S10W, HAYS COUNTY, TEXAS (OP RHCT).
- DEVELOPER SHALL BUILD SIDEWALKS ADJACENT TO COMMON AREAS. HOME BUILDERS WILL BUILD SIDEWALKS ON RESIDENTIAL LOTS. DEVELOPER WILL BOND SIDEWALKS PRIOR TO CONSTRUCTION. FINAL PLAT SHALL NOT BE RECORDED UNTIL A SECONDARY MEANS OF EGRESS IS CONSTRUCTED AND ACCEPTED BY THE CITY.



SITE MAP
 SCALE: 1"=300'



SUBMITTED BY: BRIAN ESTES, PE
 08/29/2022

PROPERTY THAT THESE INSTRUMENTS DESCRIBE MAY BE SUBJECT TO AN EASEMENT OR OTHER INTERESTED PARTIES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONTROL CONTROL FOR FORMAL CITY APPROVAL.



VICINITY MAP

OWNER/TEAM INFORMATION

CIVIL ENGINEER
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 3711 SOUTH MCCOMBS EXPRESSWAY, BUILDING 1, SUITE 550
 AUSTIN, TX 78746
 CONTACT: BRIAN ESTES, PE

LAND SURVEYOR
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 3711 SOUTH MCCOMBS EXPRESSWAY, BUILDING 1, SUITE 550
 AUSTIN, TX 78746
 CONTACT: STANLEY SMITH, ANS, R.F.S.

SUMMARY
 FULL PURPOSE CITY LIMITS
 ZONING: SF-2

AREAS

LOTS (79)	80.0%
ROW (10)	11.82%
TOTAL	78.18 AC.

IMPERVIOUS COVER

CONCRETE = 170,788 SF
 SIDEWALK = 49,993 SF
 ASSUMED IC PERCENTAGE = 5.500 SF
 IMPERVIOUS COVER TOTAL = 220,781 SF
 TOTAL AREA = 78.18 AC.
 PROPOSED IMPERVIOUS COVER = 28.47%
 MAX. ALLOWED IMPERVIOUS COVER = 40%

LOT COUNT

NUMBER OF LOTS = 79
 TOTAL = 40.10 AC

BUILDING SETBACKS

FRONT = 20'
 BACK = 15'

PLAT NOTES

- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THESE PLANS. THE CITY MUST REVIEW THE ACCURACY OF THE WORK OF THE DESIGN ENGINEER.
- ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
- NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48060008P DATED 9/2/2005.
- WATER PROVIDER: DRIPPING SPRINGS WATER SUPPLY CORP.
- A PORTION OF THE PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THE JURISDICTIONAL AUTHORITY FOR WASTE STORAGE FACILITIES (WSS) FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
- THE HOA SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES.
- DRIPPING SPRINGS WATER SUPPLY CORPORATION WILL OWN AND OPERATE THE WATER FACILITIES AS PER NOTE 4.
- THE HOA SHALL BE THE OWNER AND OPERATOR OF ROADWAY FACILITIES.

APPROVED BY:

CITY ADMINISTRATOR _____

CITY ENGINEER _____

PLANNING DIRECTOR _____

PLANNING & ZONING COMMISSION CHAIR _____

APPROVED BY:

CITY SECRETARY _____

DRIPPING SPRINGS WATER SUPPLY CORPORATION _____

HAYS COUNTY ESD #6 _____

SITE PERMIT NUMBER _____

PRELIMINARY PLAT

DATE: MARCH 24, 2022
DRAWN BY: AJM
CHECKED BY: ESH
PROJECT NO: 3004065
APPROVED BY: SSS

HARDY T LAND LLC
DRIPPING SPRINGS, HAYS COUNTY, TX

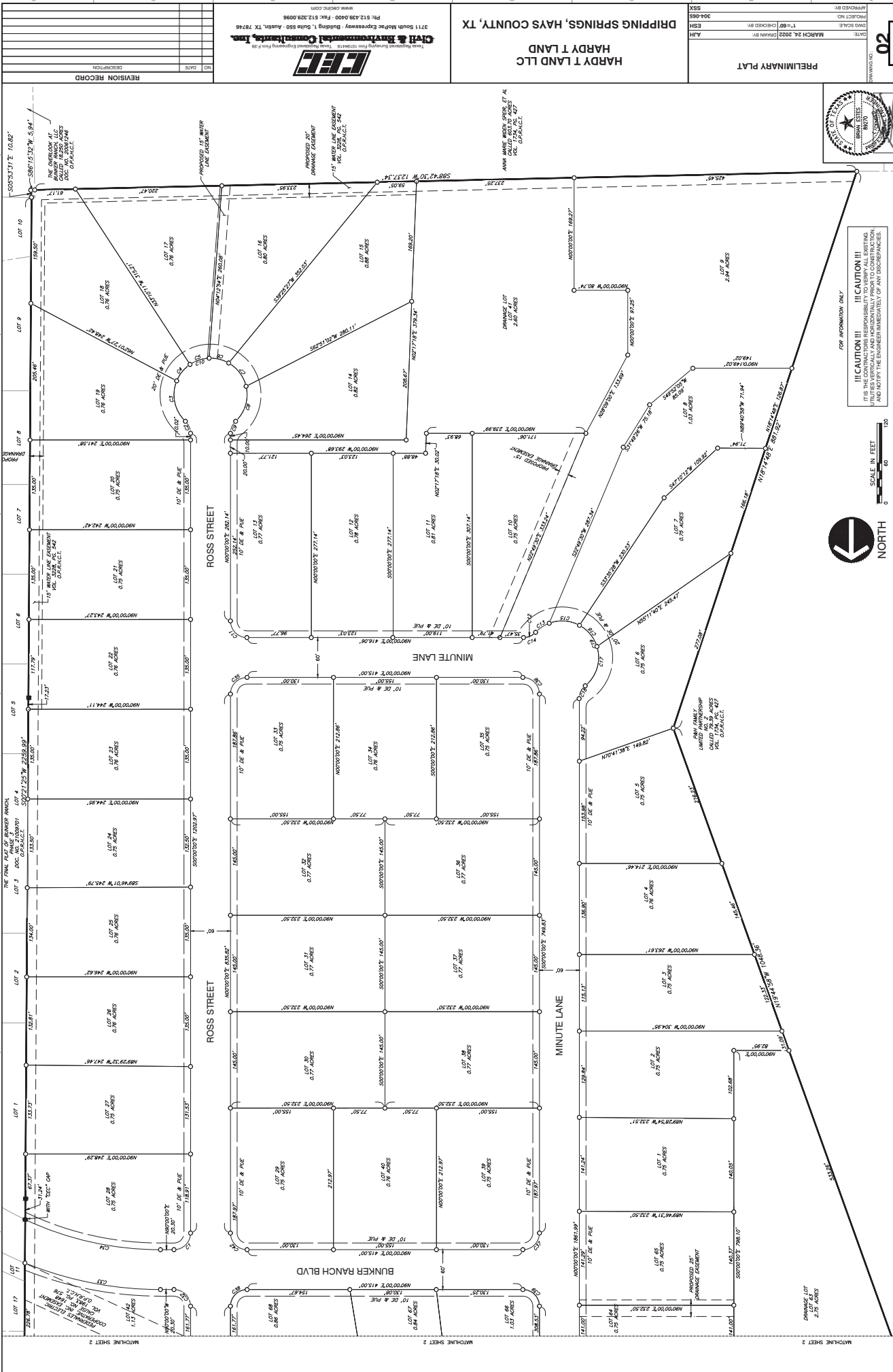
CFE
Civil & Environmental Engineering, Inc.
3711 South Meigs Expressway, Building 1, Suite 500, Austin, TX, 78746
PH: 512.439.0400 FAX: 512.328.0096
WWW.CFEPLC.COM

REVISION RECORD



FOR INFORMATION ONLY
III CAUTION III
IT IS THE RESPONSIBILITY OF THE ENGINEER TO VERIFY THE LOCATION OF ALL UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SCALE IN FEET
0 40 80 120



PRELIMINARY PLAT

DATE	MARCH 24, 2022
DRAWN BY	DAVID M. HAY
CHECKED BY	DAVID M. HAY
PROJECT NO.	11-60
APPROVED BY	
SSS	
300-000	
ASH	
AM	

HARDY T LAND LLC
DRIPPING SPRINGS, HAYS COUNTY, TX

C&E
Civil & Survey Engineering, Inc.
3711 South Moor Expressway, Building 1, Suite 500, Austin, TX 78746
PH: 512.439.0400 FAX: 512.439.0996
WWW.C&E.CORP

REVISION RECORD

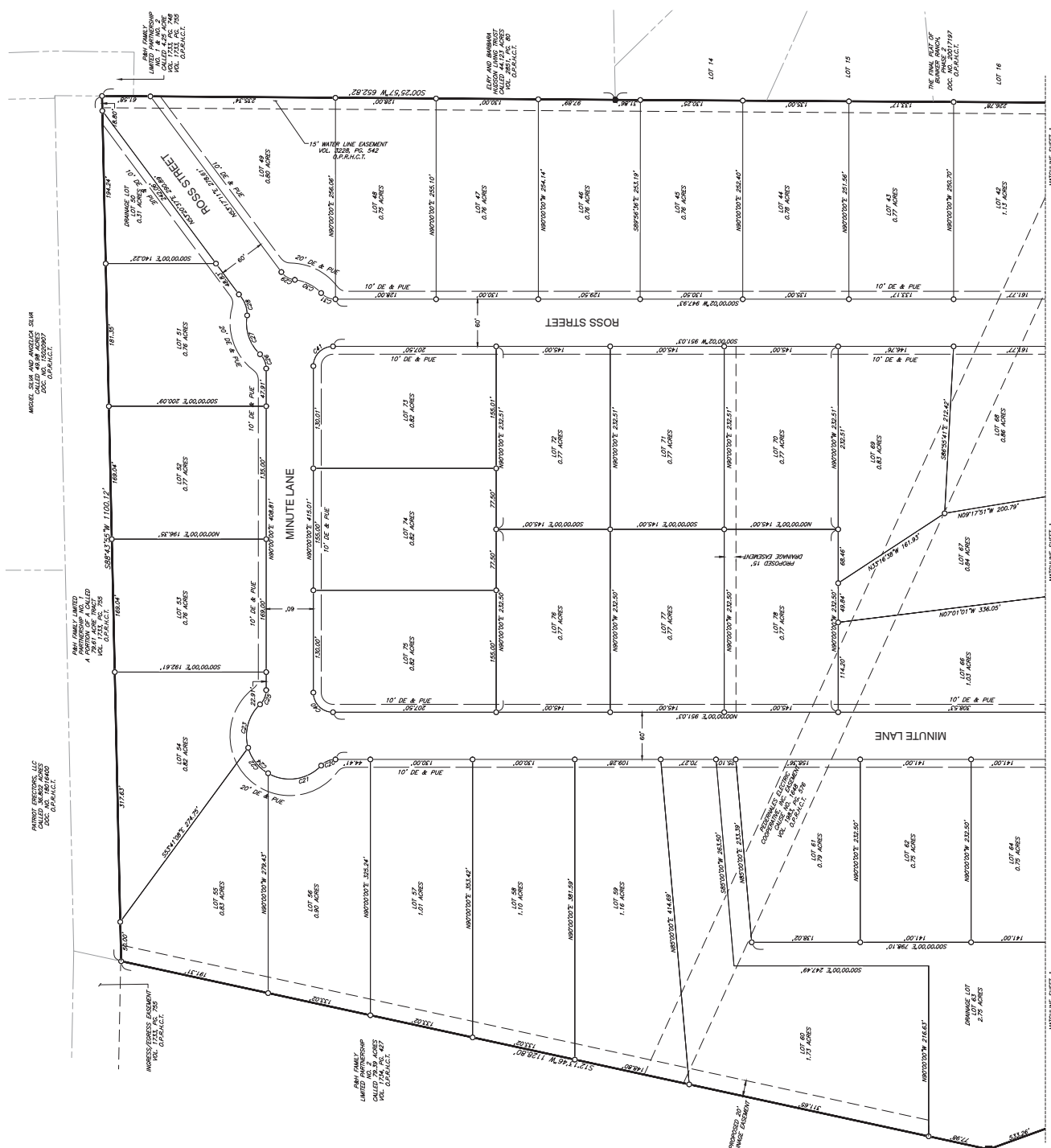
NO.	DATE	DESCRIPTION

CURVE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE		
C1	39.27	25.00°	90°00'00"	N45°00'00"E	35.36'
C2	20.32	25.00°	46°34'03"	N31°17'01"W	19.96'
C3	66.05	55.00°	68°48'09"	N12°09'58"W	62.15'
C4	32.27	55.00°	33°27'16"	N39°02'44"E	31.61'
C5	30.74	55.00°	32°01'14"	N71°51'59"E	30.34'
C6	30.73	55.00°	32°00'39"	N76°07'05"E	30.33'
C7	45.00	55.00°	46°52'39"	S36°40'26"E	43.75'
C8	57.41	55.00°	59°48'00"	S16°39'58"W	54.84'
C9	20.32	25.00°	46°34'03"	S21°17'01"W	19.96'
C10	262.19	55.00°	27°39'08"	N69°00'00"E	75.63'
C11	39.27	25.00°	90°00'00"	S45°00'00"E	35.36'
C12	20.32	25.00°	46°34'06"	S66°42'57"W	19.96'
C13	179.61	55.00°	18°06'32"	S43°00'00"E	109.79'
C14	20.32	25.00°	46°34'03"	N68°42'57"E	19.96'
C15	47.04	55.00°	48°38'26"	S86°10'52"E	45.84'
C16	42.35	55.00°	44°08'54"	S39°35'40"E	41.31'
C17	179.61	55.00°	18°06'32"	S43°00'50"E	109.79'
C18	22.05	25.00°	50°32'26"	S25°16'13"W	21.34'
C19	179.61	55.00°	18°06'32"	S43°00'00"E	109.79'
C20	20.32	25.00°	46°34'03"	S21°17'01"E	19.96'
C21	73.50	55.00°	76°34'03"	S08°17'01"E	68.15'
C22	42.23	55.00°	43°59'47"	S51°59'53"W	41.20'
C23	60.06	55.00°	62°34'16"	N74°43'05"W	57.12'
C24	175.80	55.00°	18°06'32"	S45°00'00"W	109.86'
C25	20.32	25.00°	46°34'03"	N68°42'59"W	19.96'
C26	20.32	25.00°	46°34'03"	S66°42'59"W	19.96'
C27	54.16	55.00°	56°25'17"	S71°38'36"W	52.00'
C28	29.54	36.34°	46°34'03"	S68°27'57"W	28.73'
C29	20.32	25.00°	46°34'03"	S30°00'10"W	19.76'
C30	38.24	55.00°	39°50'09"	S26°38'13"W	37.47'
C31	20.31	25.00°	46°33'16"	S21°16'40"W	19.96'
C32	39.27	25.00°	90°00'01"	S45°59'59"E	35.36'
C33	208.18	54.00°	22°11'41"	N29°54'10"W	207.67'
C34	210.27	476.54°	25°10'32"	S77°27'12"E	208.58'
C35	39.27	25.00°	90°00'00"	S45°00'00"W	35.36'
C36	39.27	25.00°	90°00'00"	N45°00'00"W	35.36'
C37	39.27	25.00°	90°00'00"	N45°00'00"E	35.36'
C38	39.27	25.00°	89°59'59"	S45°00'01"W	35.36'
C39	39.27	25.00°	90°00'00"	N45°00'00"W	35.36'
C40	39.27	25.00°	90°00'00"	N45°00'00"E	35.36'
C41	39.27	25.00°	90°00'02"	N44°59'59"W	35.36'
C42	39.27	25.00°	90°00'00"	S45°00'00"E	35.36'

LEGEND:
 ○ 1/2"=100' HORIZ. AND VERT. DIM.
 ○ 1/2"=100' HORIZ. AND VERT. DIM. WITH 1/2"=1" CURVE
 --- PROPERTY LINE
 --- EASEMENT LINE
 --- DOCUMENT NUMBER
 --- OPTICAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
 --- FREE AND TRUE NUMBER



FOR INFORMATION ONLY
CAUTION III
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES AND RECORDS AND TO BE RESPONSIBLE FOR ANY CONSTRUCTION AND USE OF THE SURVEY INFORMATION BY ANY SUBSEQUENT USER.



EXISTING DRAINAGE AREA MAP
 DATE: MARCH 2022
 PROJECT NO: 2022-003
 DWN BY: [Redacted]
 CHECKED BY: [Redacted]
 START: [Redacted]
 MISC: [Redacted]
 APPROVED BY: [Redacted]

HARDY T LAND LLC
DRIPPING SPRINGS, HAYS COUNTY, TX

CEC
 Consulting Engineers, Inc.
 2711 South Moche Expressway, Building 7, Suite 650 - Austin, TX 78748
 Ph: 817.439.6500 Fax: 817.229.0096
 www.cec-engineers.com

REVISION RECORD

NO	DATE	DESCRIPTION

DRAINAGE LEGEND

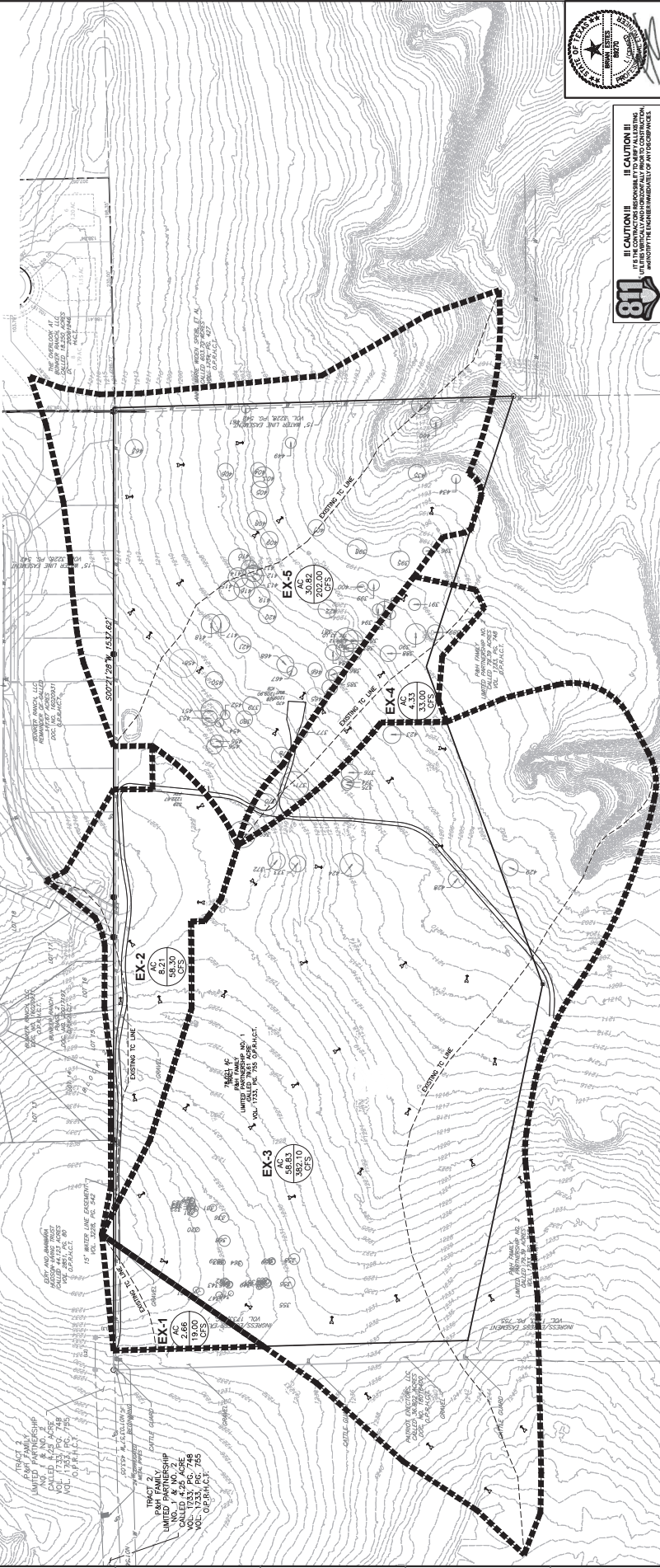
- DRAINAGE AREA BOUNDARY
- DRAINAGE FLOW DIRECTION
- DRAINAGE AREA NAME
- DRAINAGE AREA SIZE
- CUMULATIVE FLOW

SCALE IN FEET
 0 100 200
 NORTH

811
 UTILITY LOCATIONS
 IF CAUTION!!!
 IF CAUTION!!!
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES
 BEFORE ANY EXCAVATION OR CONSTRUCTION OF ANY STRUCTURES.
 CONSULT THE ENGINEER/PAVEMENT OF ANY UTILITIES.

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

Subbasin	EX_DA.1	EX_DA.2	EX_DA.3	EX_DA.4	EX_DA.5
Area	115710	375596	2562521	188664	1242434
Ac	2.656	8.207	58.827	4.327	30.818
Impervious	0.0415053	0.01282376	0.09191779	0.00676022	0.04815319
Pervious	6%	6%	1%	2%	2%
Cn	83	83	83	83	83
Composite	83	84	83	83	83
Slope	0.0100	0.0075	0.0075	0.0150	0.0050
Length	100	100	100	100	100
Roughness	0.24	0.24	0.24	0.24	0.24
Time	0.28	0.31	0.31	0.24	0.37
Station Concentrated					
Slope	0.0250	0.0252	0.0273	0.0276	0.0297
Length	360	1000	1000	975	1000
Travel	0	0	0	0	0
Time	0.04	0.10	0.10	0.10	0.10
Channel Flow 1					
Slope	0.030	0.024	0.034	0.030	0.030
Length	0	0	1537	0	971
Velocity	0	0	4	0	4
Time	0.00	0.00	0.11	0.00	0.05
Summary					
Travel Time	0.41	0.42	0.53	0.34	0.52
Tc	24.57	25.09	31.74	20.21	31.16
Lag Time	14.74	15.06	19.04	12.12	18.69
Existing Run-off Values from HEC-HMS					
2 Year	4.50	14.10	90.50	8.00	48.10
10 Year	9.00	27.80	181.20	15.80	96.00
25 Year	12.40	38.40	251.00	21.80	132.80
100 Year	19.00	58.30	382.10	33.00	202.00



DATE	6/29/2022	DRAWN BY	STAR
DWG. SCALE	1"=50'	CHECKED BY	
PROJECT NO.	304-068		
APPROVED BY			

PROPOSED DRAINAGE AREA MAP
 HARDY T LAND LLC
 DRIPPING SPRINGS, HAYS COUNTY, TX

CHE
 Civil & Environmental Consultants, Inc.
 3711 South Moheac Expressway, Building 1, Suite 550, Austin, TX 78746
 Ph: 512.439.0500 Fax: 512.239.0096
 www.cheinc.com

NO.	DATE	DESCRIPTION



811
 IF CAUTION II
 IF CAUTION III
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES
 BEFORE ANY CONSTRUCTION. CONTACT THE UTILITY COMPANIES
 TO VERIFY THE EXACT LOCATION OF ANY UTILITIES.

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

Subbasin	PR-D-1	PR-D-2	PR-D-3	PR-D-4	PR-D-5
Area	108218.8021	20968.914	1875176.625	578292.059	134140.3096
Impervious	2.48	4.80	43.05	13.30	3.08
Pervious	0.00388253	0.0071999	0.007265	0.0081819	0.005844
Composite	12%	25%	21%	146%	21%
Slope	83	83	83	83	86
Length	85	87	86	83	86
Time	0.0106	0.0215	0.0106	0.0200	0.0185
Length	100	100	100	100	100
Roughness	0.24	0.24	0.24	0.24	0.24
Time	0.28	0.28	0.28	0.28	0.28
Slope	0.0261	0.0273	0.0196	0.0277	0.0252
Length	169	214	452	295	145
Time	0.02	0.02	0.02	0.02	0.02
Slope	0.0150	0.0130	0.0146	0.0246	0.0306
Length	72	209.48	1915	1802	1883
Time	0.06	0.06	0.06	0.06	0.06
Velocity	0.00	0.01	0.09	0.08	0.06
Time	0.30	0.27	0.39	0.34	0.32
TC	17.88	16.11	23.55	20.29	18.97
Lag Time	10.73	9.66	14.12	12.18	11.38
Proposed Run-off Values from HEC-HMS					
2 Year	4.90	10.40	81.30	24.40	6.20
10 Year	9.50	19.70	151.90	48.40	11.80
25 Year	13.00	26.80	211.40	65.80	16.10
100 Year	19.70	40.10	317.70	101.30	24.10

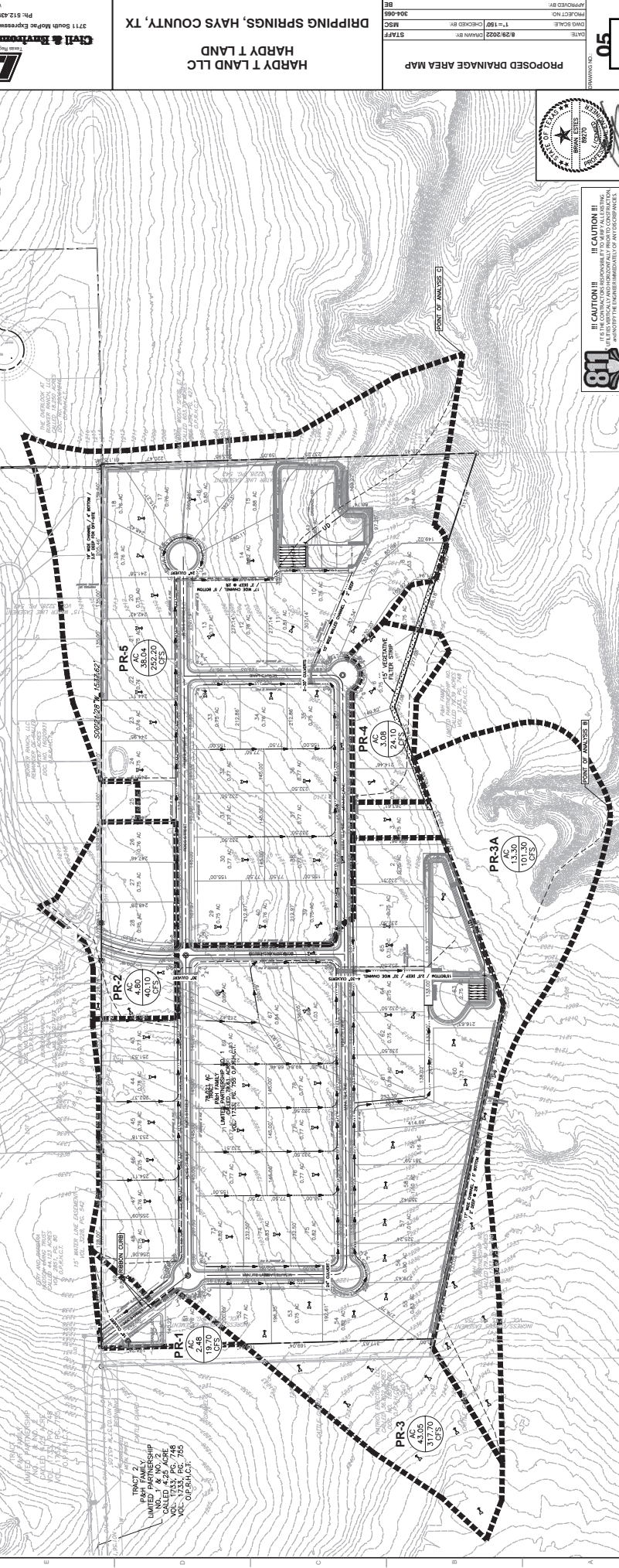
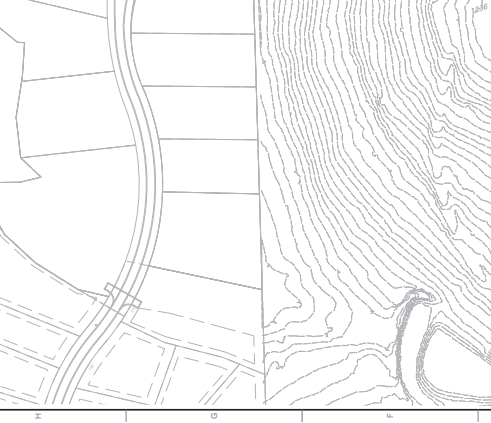
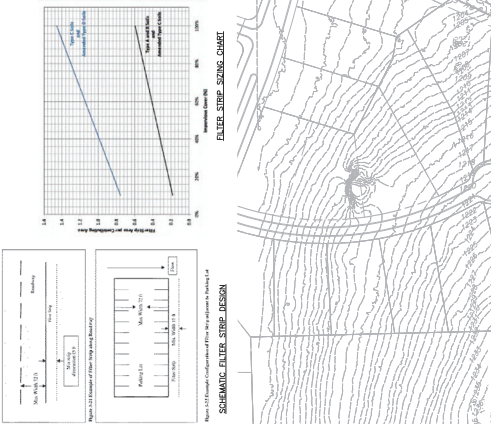
Notes:
 1. Calculations are based upon aerial photography, topography, and field observation of the catchment.
 2. The roughness coefficient was selected from TR-55, Table 3.1. Roughness coefficients.
 3. The Manning's roughness coefficient was selected from TR-55, Table 3.1. Manning's n for sheet flow.
 4. The roughness coefficient was selected from TR-55, Table 3.1. Manning's n for sheet flow.

Drainage Legend

- Drainage Area Boundary
- Drainage Flow Direction
- Drainage Area Name
- Drainage Area Size
- Cumulative Flow

Scale in Feet
 0 100 200


North



NO.	DATE	DESCRIPTION


Civil & Environmental Consultants, Inc.
 3711 South Meador Expressway, Building 1, Suite 550, Austin, TX 78748
 Ph: 512.439.0400 Fax: 512.232.0096
 www.cepinc.com

HARDY T LAND LLC
 DRIPPING SPRINGS, HAYS COUNTY, TX

DETENTION POND PLAN A
 DATE: 6/23/2022 DRAWN BY: MJC
 CHECKED BY: T1
 PROJECT NO: 3060486
 APPROVED BY: 
06

Item 7.



Existing and Proposed Conditions at Points of Inlet's

Contributing Drainage Area	Ex. Elev.	Prop. Point of Inlet Elev.	Proposed Drainage Area	Pr. Point of Inlet Elev.
2-yr Peak Discharge, Q_p	4.50	4.50	PR-POND A (rooftop)	4.50
10-yr Peak Discharge, Q_{10}	9.00	9.00		8.80
25-yr Peak Discharge, Q_{25}	12.40	12.40		12.40
100-yr Peak Discharge, Q_{100}	19.00	19.00		19.00

Detention Pond Value from HEC-HMS Hydrologic Modeling Software

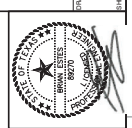
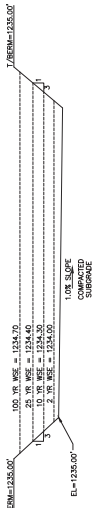
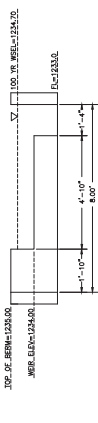
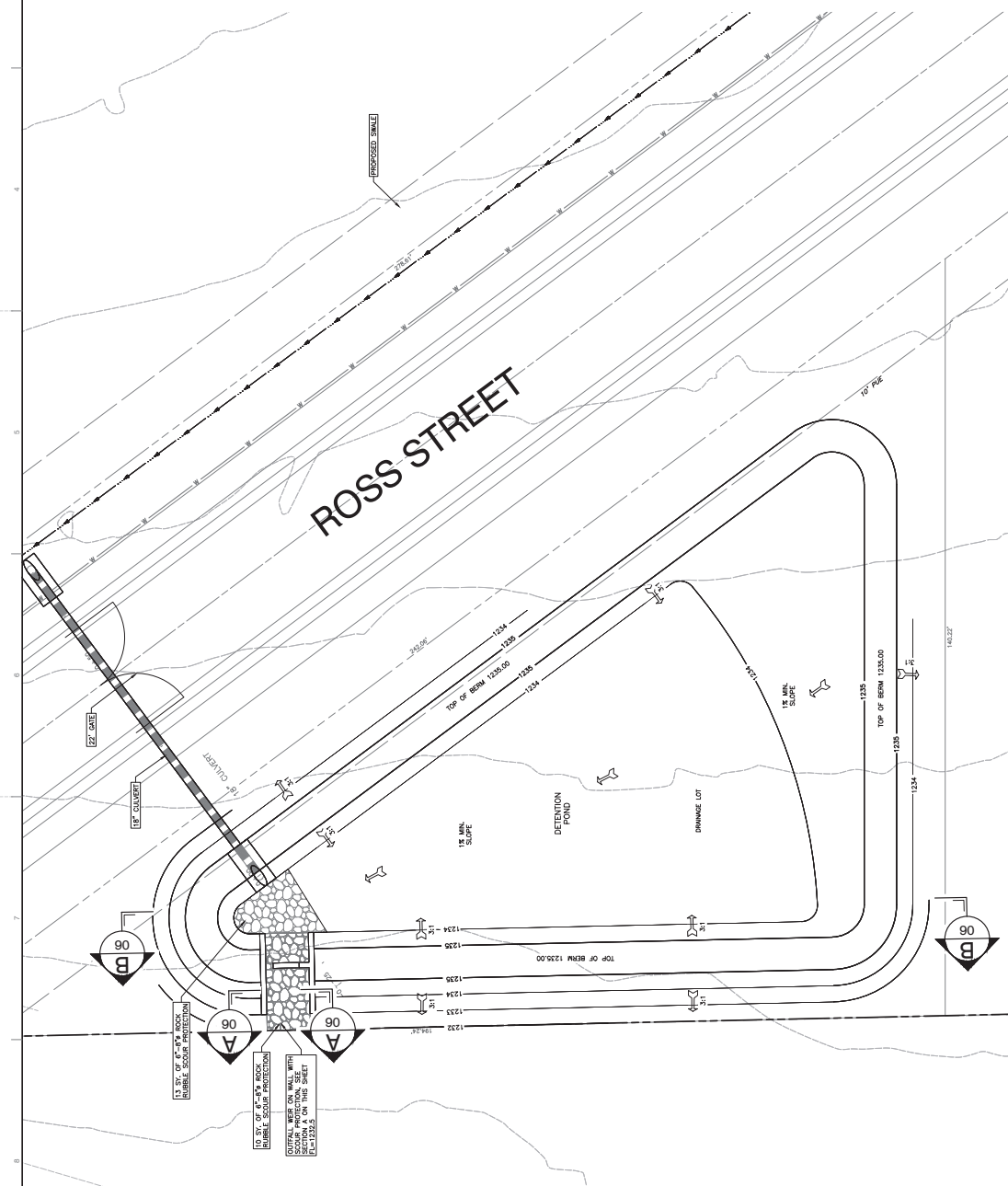
Storm Event	Q_p -Elev. (ft.)	Q_p -Pr. (cfs)	PR-POND-Roofed (cfs)	W.S. Elevation (ft)
2-yr	4.50	4.96	4.5	1241.0
10-yr	9.00	9.56	8.8	1241.3
25-yr	12.40	13.06	12.4	1241.6
100-yr	19.00	19.76	19.0	1241.7

Detention Pond Stage Values

Stage	Area (sf)	Area (a/c)	Volume (cu ft)	Cum. Volume (cu ft)	Ac-B
1231.0	0.47	0	0	0	0.0000
1241.0	3.966	0.091046833	7.983	7.983	0.0453
1251.0	62.33	0.143892941	31.00	38.983	0.1624

NOTES:

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



811
 BE CAUTION !!
 BE CAUTION !!
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ENGINEER'S LIABILITY OF ANY INTERFERENCES.

DATE	6/23/2022	DRAWN BY	CU
SCALE	1"=30'	CHECKED BY	CU
PROJECT NO.	200-066	APPROVED BY	

HARDY T LAND LLC
DRIPPING SPRINGS, HAYS COUNTY, TX

CHE
Civil & Environmental Consultants, Inc.
2711 South Mohr Expressway, Building 1, Suite 550 Austin, TX 78746
PH: 512.439.0500 FAX: 512.239.0096
www.cheinc.com

NO.	DATE	DESCRIPTION



Existing and Proposed Conditions at Points of Analysis	
Existing Drainage Area	Proposed Drainage Area
Ex. Point of Analysis	Prop. Point of Analysis
PR-2050(1) Peak Discharge, Cfs	PR-2050(1) Peak Discharge, Cfs
90.50	89.50
24-Hr Peak Discharge, Cfs	24-Hr Peak Discharge, Cfs
181.00	173.00
25-Yr Peak Discharge, Cfs	25-Yr Peak Discharge, Cfs
251.00	242.70
100-Yr Peak Discharge, Cfs	100-Yr Peak Discharge, Cfs
382.00	373.50

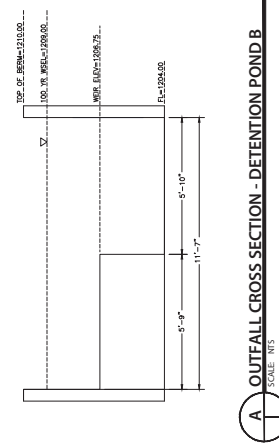
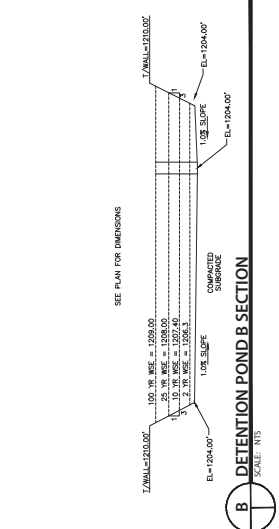
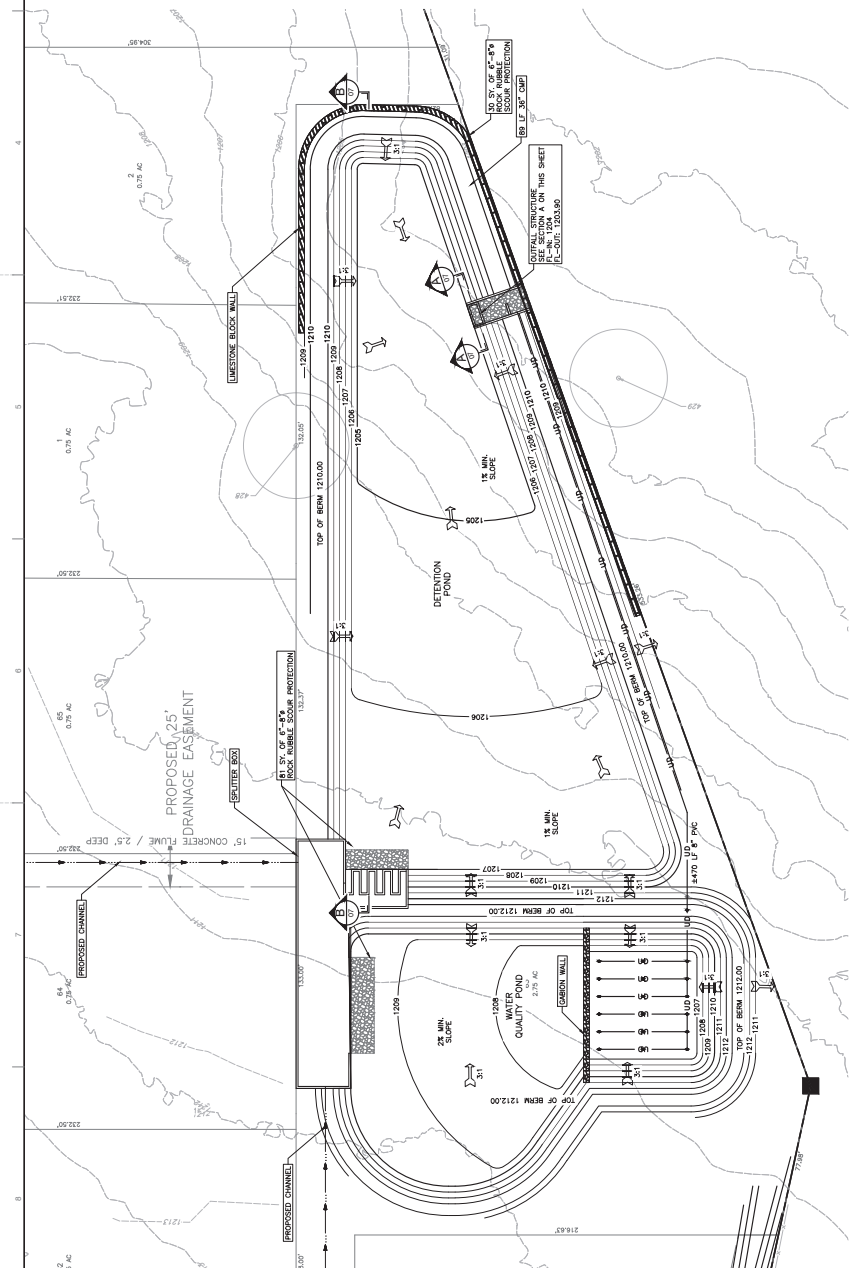
Detention Pond Values from HEC-HMS Hydrologic Modeling Software			
Storm Event	Q-EX (cfs)	Q-PR (cfs)	PRE-POND-ROUTED (cfs WS Elevation) (ft)
15-Min	187.50	151.89	131.7
30-Min	251.00	211.40	186.1
100-3Yr	382.00	317.70	238.3

Detention Pond Stage Values			
Stage	Area (sf)	Volume (GD)	Cum. Volume (cft)
1204.0	10,865	0.2172726	0.81
1205.0	10,865	0.2172726	1.63
1206.0	21,731	0.4345452	3.26
1207.0	38,057	0.8746850	6.52
1208.0	40,919	0.9397988	39.488
1209.0	43,838	1.0038202	42.379
1210.0	46,811	1.0740766	45.524

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



811
IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ALERT ALL UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



NO.	DATE	DESCRIPTION

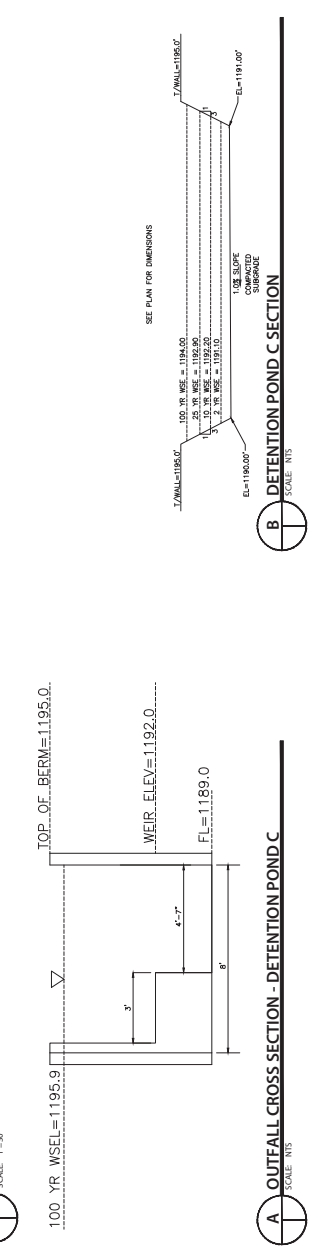
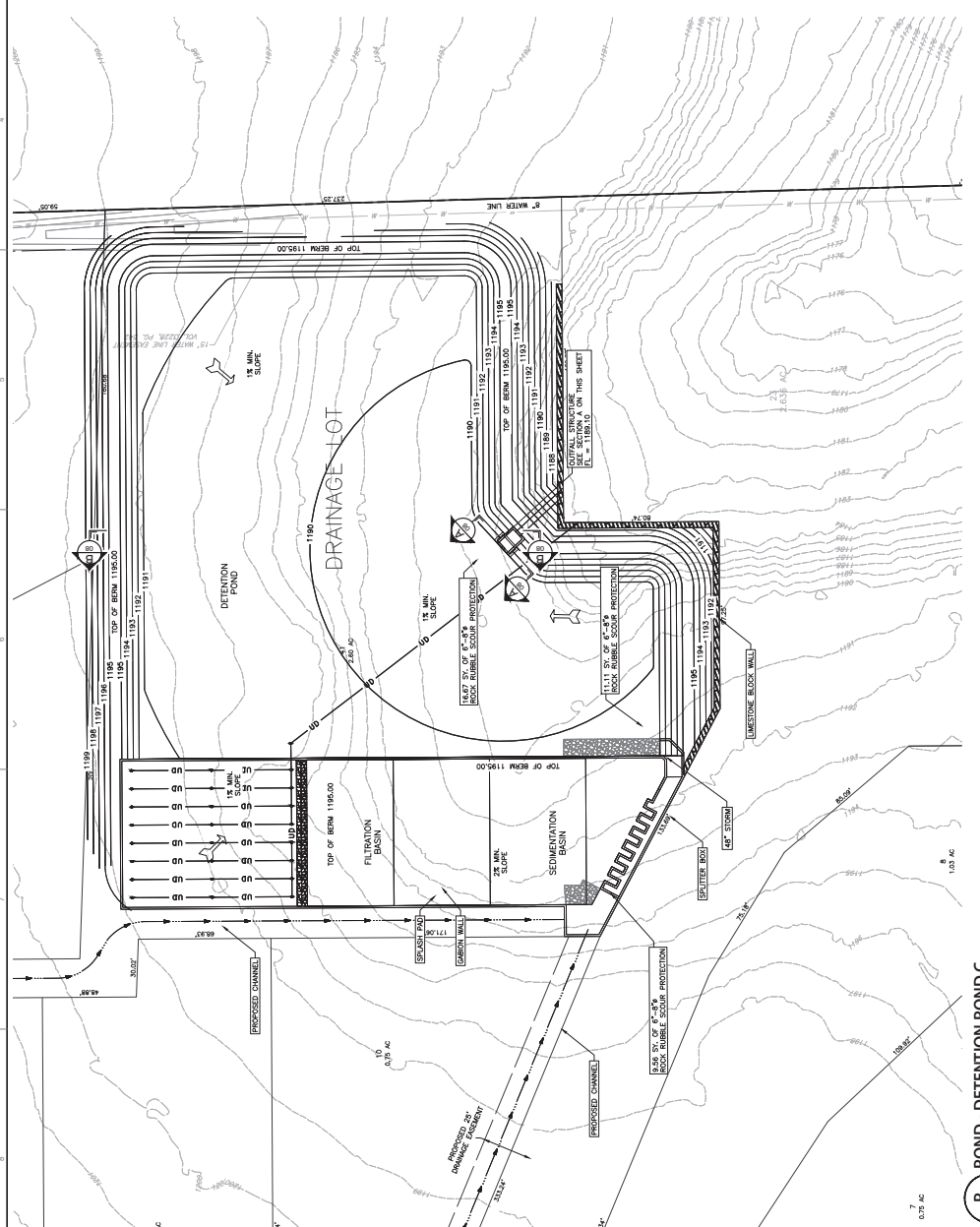


Existing and Proposed Conditions at Points of Analysis		
Existing Drainage Area	Proposed Drainage Area	
Ex. Point of Analysis	Pr. Point of Analysis	
64.5	PR-POND (100% impervious)	
54.0	54.0	
56.0	56.0	
133.80	133.80	
202.00	202.00	

Detection Pond Values from HEC-HMS Hydrologic Modeling Software				
Storm Event	Q-Ext (cfs)	Q-Pr (cfs)	PR-POND-Routed (cfs) (WS Elevation (ft))	
2-yr	48.10	64.50	47.9	1191.1
10-yr	96.00	122.90	88.0	1192.2
25-yr	132.80	167.80	125.0	1192.9
100-yr	202.00	252.20	197.0	1194.0

Detection Pond Stage Values				
Stage	Area (sq ft)	Area (ac)	Volume (cu ft)	Acc-B
1196.0	0.0	0.0	0.0	0.0000
1196.0	19.638	0.450262448	9.819	0.2254
1197.0	48.653	1.10631317	54.789	2.2931
1198.0	60.208	1.425298439	60.379	2.6790
1198.0	65.575	1.505394858	63.831	2.6499
1199.0	69.120	1.56777986	67.548	2.9137
1199.0	69.120	1.56777986	67.548	2.9137

- NOTES:
- EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED [ECM 1.6.3(9)(4)].
 - ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT RELATIVE DENSITY. ALL ROCKS USED IN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT RELATIVE DENSITY. EARTHEN EMBANKMENTS SHALL NOT EXCEED THREE TO ONE (3H:1V). ROCK SLOPES MAY EXCEED THESE LIMITS IF A GEOTECHNICAL REPORT WARRANTS A DEVIATION. ACTUAL FIELD CONDITIONS MAY OVERRIDE THE LIMITS IN A GEOTECHNICAL REPORT. ALL EMBANKMENTS SHALL BE PROTECTED WITH PERFORMING EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.



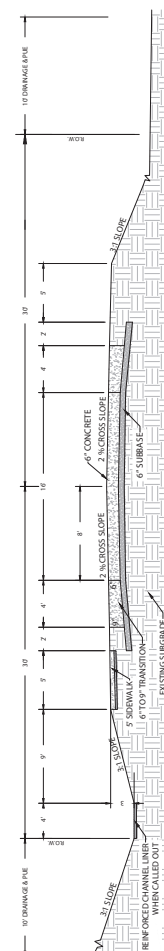


CAUTION !!
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES AND TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. CONSULT THE ENGINEER'S RECOMMENDATIONS ON ANY INTERFERENCES.



- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- WATER LINE
- WATER LINE
- COTTON SWAMPLE FOUND
- 1/2" - 1/4" INCH ROW ROD SET WITH "E" CAP
- 1/2" - 1/4" INCH ROW ROD FOUND UNLESS OTHERWISE NOTED
- 6" - 8" HIGH CELEM FENCE POST
- ACCOUNTY NUMBER
- ACC. NO.
- ACC. F.S.
- DATE OF SURVEY
- OPPOSITE FENCE RECORDS, HAYS COUNTY, TEXAS
- SINGLE SERVICE METER
- DOUBLE SERVICE METER
- MAJOR WOODED AREAS

LEGEND:



PHYSICAL ROAD SECTION
NOTE:
1. TYPICAL SECTION IS NOT TO SCALE
2. ROADWAY ALIGNMENT IS SUBJECT TO CHANGE
3. ROADWAY ALIGNMENT IS SUBJECT TO CHANGE
4. PERIODIC TECHNICAL RECOMMENDATIONS AN ALTERNATIVE CM&M SECTION MAY BE USED.

WATER & E&S PLAN

DATE	08/29/2022
START	11:00
STOP	CHECKED BY
SCALE	1"=100'
PROJECT NO.	3040065
APPROVED BY:	

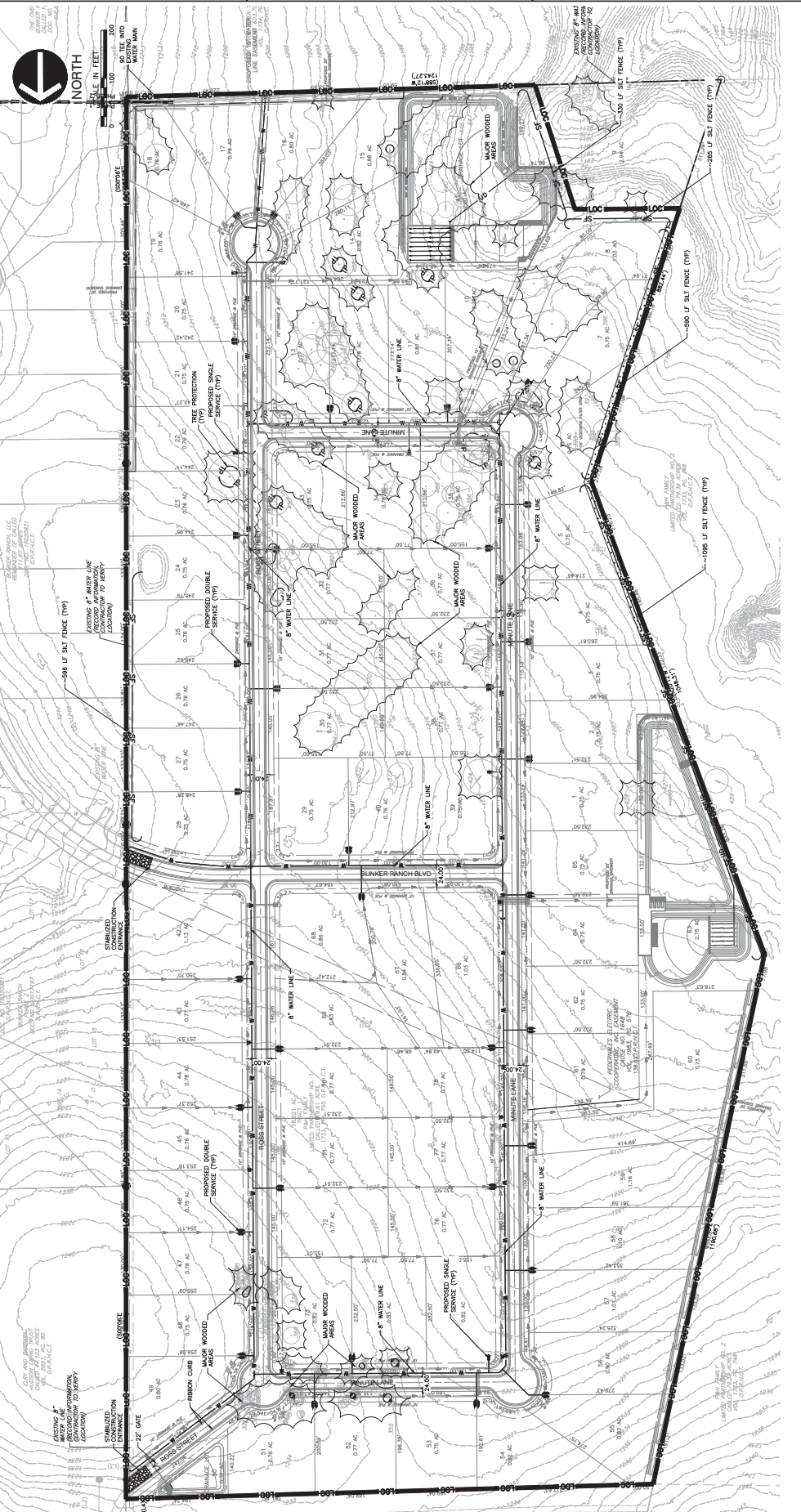
HARDY T LAND LLC
HARDY T LAND
DRIPPING SPRINGS, HAYS COUNTY, TX



C&E Engineering, Inc.
3711 South Moberg Expressway, Building 1, Suite 550, Austin, TX 78748
Ph: 512.439.0400 Fax: 512.239.0996
www.candee.com

REVISION RECORD

NO.	DATE	DESCRIPTION





Permit Number: SUB2021-0073
 Project Name: Hardy South Preliminary Plat
 Project Address: 2901 W US 290, Dripping Springs, TX 78620

City Planner Comments

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

1. No planning comments.

Engineer/Public Works Comments

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

2. Show sidewalks on both sides of street typical section. Show sidewalks in Plan view. [Preliminary Plat Information Requirements].

Response 01: A fee-in-lieu request will be submitted; no planned sidewalks are connecting or adjacent. See attached application.

Comment 02: Preliminary Plat approval is pending review of sidewalk fee-in-lieu.

3. With the requested street stub to the west stub out the public water main to the west. [Sub Ord 18.2.3]

Response 01: Please reference the first comment of this letter.

Comment 02: At a minimum a waterline stub and easement to the west will be required if a street stub is ultimately not required by planning.

Fire Marshal Comments

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

4. Approve per revisions submitted.



Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: September 27, 2022
Project Number: SUB2022-0041
Project Planner: Tory Carpenter, AICP - Senior Planner

Item Details

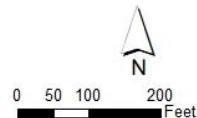
Project Name: Hays Street Subdivision Preliminary Plat
Property Location: 102 South Bluff Street
Legal Description: 1.855 Acres out of the Phillip A. Smith Survey
Applicant: Joe Grasso, P.E., Doucet & Associates
Property Owner: Tejas Heritage Homes, LLC
Request: A residential preliminary plat



Location Map

ZA2021-008
 Hays Street Zoning Change

	Roads
City Limits	
	Full Purpose
	Parcels
	Subject Property



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

Overview

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

Action Requested

Disapproval to address comments.

Site Information

Location:

102 South Bluff Street

Zoning Designation: SF-3 & Historic Overlay

Property History

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

Recommendation

Staff is recommending denial to allow the applicant to address comments.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

Recommended Action:	Denial to address comments.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



DRIPPING SPRINGS
Texas

City of Dripping Springs

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

512.858.4725 • cityofdrippingsprings.com

Item 8.

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: 11/18/21

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Joe Grasso, P.E., CPESC

COMPANY Doucet

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

CITY Austin STATE TX ZIP CODE 78735

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

OWNER NAME John Doucet

COMPANY Tejas Heritage Homes, LLC

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

CITY Austin STATE TX ZIP CODE 78735

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

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

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

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

COMMENTS: _____

TITLE: Vice President SIGNATURE: *Joe Arano*

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Joe Grasso, P.E., CPESC

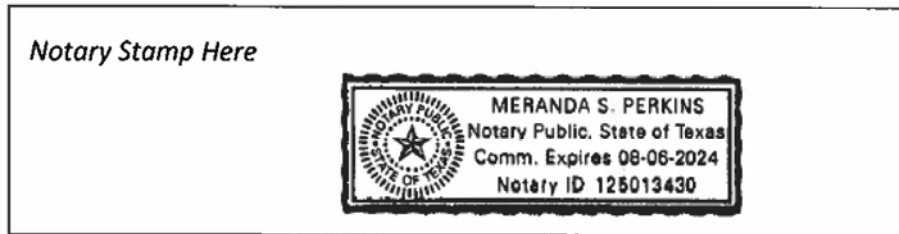
Applicant Name

Applicant Signature
Joe Grasso

Date
7/29/22

Notary
Meranda S. Perkins

Date
7/29/22



John Doucet

Property Owner Name
John Doucet

7/29/22

Property Owner Signature

Date

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

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

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

PRELIMINARY PLAT CHECKLIST
Subdivision Ordinance, Section 4

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

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)]
<input type="checkbox"/>	<input type="checkbox"/> N/A	OSSF Facility Planning Report or approved OSSF permit (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Hays Trinity Groundwater Conservation District approval of water well (<i>if applicable</i>)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
PRELIMINARY PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with

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		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency

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

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

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

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

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

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



Permit Number: SUB2022-0041
 Project Name: Hays Street Preliminary Plat
 Project Address: 102 S Bluff St, Dripping Springs, TX
 78620

City Planner Comments

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

1. The City's signature line references the Village Grove subdivision. Please update.
2. Remove building setback lines.

Engineer/Public Works Comments

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

3. Add a statement of proximity to the Edwards Aquifer Contributing Zone and/or Recharge Zone. [Site Development Info Requirements Checklist]
4. Note who will be responsible for operation and maintenance of Stormwater Utilities and Ponds on the cover. [Site Development Info Requirements Checklist]
5. Provide a 20 ft PUE along the frontage of Hays St., Bluff St. and US 290. [Sub Ord 12.2.4]
6. Provide a sidewalk/trails plan. Plans shall show the location of all proposed sidewalks/trails and shall state at what stage of the project they will be constructed. [Subdivision Ord. 15.2.2]
7. Provide documentation of allocation of additional LUEs when approved.
8. The west end of hays street currently only serves one or two residences. It is not in good enough condition to adequately serve an additional 3 residences. Some improvements to the existing Hays Street will be required and are currently being considered by City Staff.

9. Show all adjacent property owner information including properties on the other side of Hays St.. [Sub. Ord. 4.7(c)]

10. If the development is intended to be constructed in multiple phases, provide a phasing plan. [Subdivision Ordinance 4.3 & 11.8]

Fire Marshal Comments

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

11. Fire Approves.

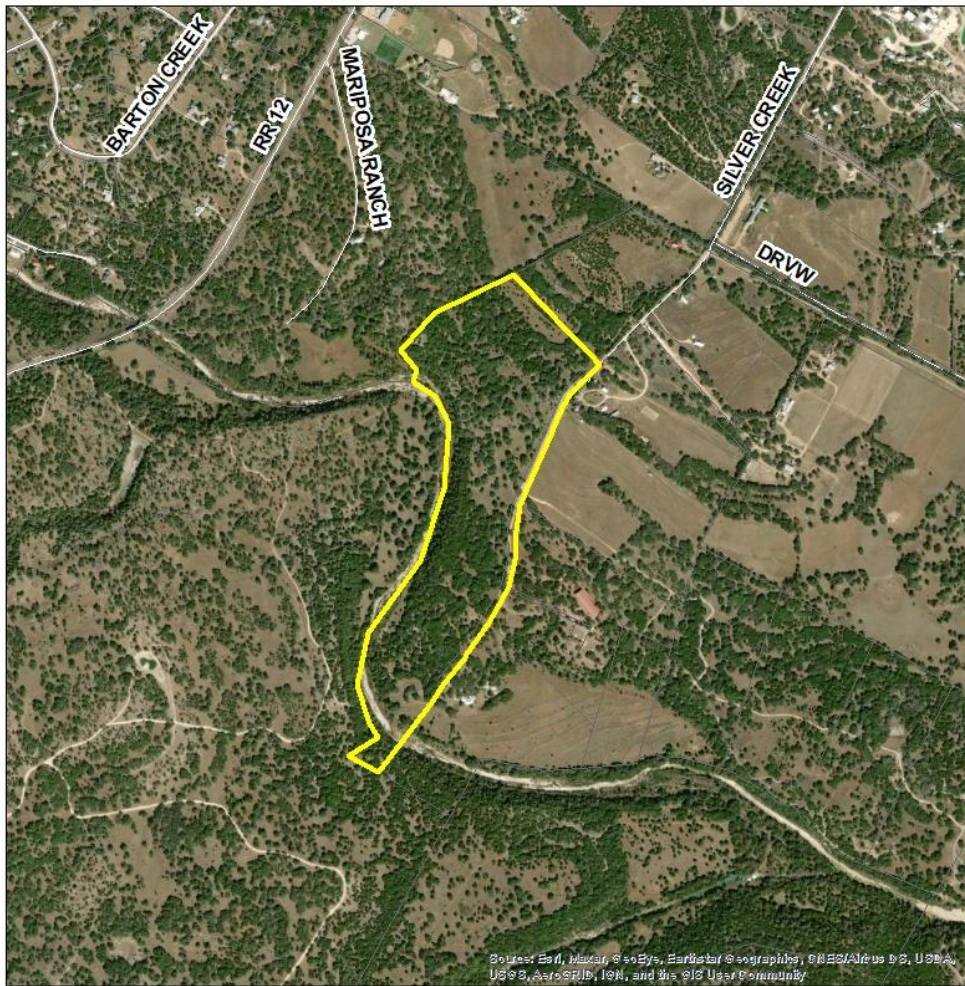


Planning & Zoning Commission Planning Department Staff Report

P&Z Meeting: September 27, 2022
Project Number: SUB2022-0042
Project Planner: Tory Carpenter, AICP - Senior Planner



Item Details

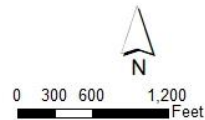
Project Name: Silver Creek Preliminary Plat
Property Location: Silver Creek Road
Legal Description: 70 acres out of the Marcus D Raper Survey
Applicant: Richard Pham, Doucet & Associates
Property Owner: Brian Sewell, Dripping Springs Owner, LLC
Request: A residential preliminary plat



Location Map

Silver Creek
Preliminary Plat

-  Roads
-  Subject Property



Overview

The applicant is requesting approval of a preliminary plat consisting of 28 residential lots and one open space lot.

Action Requested

Denial to address comments.

Site Information

Location:

Silver Creek Road

Zoning Designation: N/A (ETJ)

Property History

No entitlement history noted on this property.

Recommendation

Staff is recommending denial to allow the applicant to address comments.

Attachments

Exhibit 1 – Plat

Exhibit 2 - Application

Recommended Action:	Denial to address comments.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



DRIPPING SPRINGS
Texas

Item 9.

City of Dripping Springs

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Dripping Springs, TX 78620

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PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: 12/1/2021

DATE: 6/16/2022

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Richard Pham, P.E.

COMPANY Doucet & Associates

STREET ADDRESS 7401 B Hwy 71 West, Suite 160

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

PHONE 512-806-0307 **EMAIL** rpham@doucetengineers.com

OWNER NAME Brian Sewell

COMPANY Dripping Springs Owner, LLC

STREET ADDRESS 3990 Hillsboro Pike, Suite 400

CITY Nashville **STATE** TN **ZIP CODE** 37215


PHONE 615-778-2889 **EMAIL** brian.sewell@southernland.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Dripping Springs Owner, LLC
PROPERTY ADDRESS	Silver Creek Road
CURRENT LEGAL DESCRIPTION	A 70.0 acre tract of land, located in part of the Marcus D. Raper Survey, Abstract No. 394, in Hays County, Texas.
TAX ID #	R94015, R140286
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	70.0
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD #1 and #6
ZONING/PDD/OVERLAY	N/A
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Silver Creek Road</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Silver Creek Subdivision
TOTAL ACREAGE OF DEVELOPMENT	70.0
TOTAL NUMBER OF LOTS	31
AVERAGE SIZE OF LOTS	Minimum 1.5-acre residential lots
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>28</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>52.9 acres</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>4,660</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input checked="" type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Project Engineer SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Water well system
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Septic
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

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

Applicant Name



8/17/2022

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Property Owner Name Dripping Springs Owner, LLC



7/31/2022

Property Owner Signature

Date

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

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Owner's Certification

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

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

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

Owner Email: alex.fisch@southernland.com

Owner Signature: [Handwritten Signature]

Tennessee
STATE OF ~~TEXAS~~ §
COUNTY OF ~~HAYS~~ *Dawson* §

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


(seal)

[Handwritten Signature]
Notary Public, State of ~~Texas~~ *Tennessee*

My Commission expires: 01/26/2025



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

Applicants Signature:  Date: 8/17/2022

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

PRELIMINARY PLAT CHECKLIST Subdivision Ordinance, Section 4		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable) N/A, located within ETJ
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (3 copies required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement N/A
<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (If applicable) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider “Will Serve” Letters
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,) N/A

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

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		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency

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

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

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

NARRATIVE OF COMPLIANCE

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Development is located within the City's ETJ. Therefore, outdoor lighting compliance per City's Outdoor Lighting Ordinance is not required.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>The development is required to dedicate 1 acre of parkland per 23 dwelling units per the City's Parkland Dedication Ordinance. Total parkland required is 1.22 acres. The development will include 10.7 acres of undisturbed open space dedicated for parkland. Therefore, parkland dedication requirements are fulfilled meeting the City's Parkland Dedication Ordinance.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Development is located within the City's ETJ. Therefore, landscaping and tree preservation compliance per City's Landscaping and Tree Preservation Ordinance is not required.</p>

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Public roadways to be maintained by Hays County are in conformance with Hays County Roadway Standards. Additionally, other public and private improvements are in conformance with the City/County standards. Regarding water quality treatment, a Contributing Zone Plan Application will be submitted to TCEQ for the proposed development.</p>
Zoning, Article 30.02, Exhibit A	<p>Development is located within the City's ETJ. Therefore, City's Zoning Ordinance does not apply to this development.</p>

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: Silver Creek Subdivision

Project Address: Silver Creek Road

Project Applicant Name: Richard Pham, P.E.

Billing Contact Information

Name: Doucet & Associates

Mailing Address: 7401 B Hwy 71 West, Suite 160

Austin, TX 78735

Email: rpham@doucetengineers.com Phone Number: 512-806-0307

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

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

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

Signature of Applicant

8/17/2022

Date

PARKLAND SUMMARY			
CATEGORY	DESCRIPTION	LOT#	Area (AC)
< 1.0 AC			0.00
TOTAL	(< 1.0 AC)		0.00
1.0 - 2.0 AC			0.00
TOTAL	(1.0 - 2.0 AC)		0.00
2.0 - 5.0 AC			0.00
TOTAL	(2.0 - 5.0 AC)		0.00
5.0 - 10.0 AC			0.00
TOTAL	(5.0 - 10.0 AC)		0.00
> 10.0 AC	PUBLIC OPEN SPACE	29	10.68
TOTAL	(> 10.0 AC)		10.68
TOTAL PRIVATE AND PUBLIC PARKLAND			10.68

LOT SETBACKS	
FRONT	25'
REAR	25'
SIDE	15'
R.O.W. WIDTHS	
LOCAL	60' OR AS SHOWN
PAVEMENT WIDTHS	
LOCAL	20' OR AS SHOWN

SILVER CREEK SUBDIVISION

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

OWNER/DEVELOPER: SOUTHERN LAND COMPANY
3900 HILLSBORO PKW, SUITE 400
NASHVILLE, TN 37215
(615) 776-2899

CONTACT: BRIAN SEWELL, CHIEF OPERATING OFFICER

ENGINEER: DOUCET & ASSOCIATES
7001 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600

CONTACT: RICHARD PHAM, P.E.

LAND SURVEY: MATKIN HOOVER
ENGINEERING & SURVEYING
3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78628
(512) 868-2244

CONTACT: KYLE L. PRESSLER, R.L.S.

UTILITY PROVIDERS: WATER: PUBLIC WATER WELL
WASTEWATER: SEPTIC
ELECTRIC: FERRIS/EALES ELECTRICAL COOPERATIVE
GAS: TEXAS GAS SERVICE


JURISDICTION: CITY OF DRIPPING SPRINGS (T)

LEGAL DESCRIPTION: A 7000 ACRE TRACT OF LAND, LOCATED IN PART OF THE MARCUS D. RAPER SURVEY, ABSTRACT NO. 394, IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 4500 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 73054665, AND ALL OF A CALLED 4645 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 21054605, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SITE AREA: 7000 ACRES

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

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48023010065, DATED SEPTEMBER 2, 2005, A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

SUBMITTED BY: 
RICHARD PHAM, P.E.

ORIGINAL SUBMITTAL DATE: AUGUST 19, 2022

PUBLIC ROADWAY TABLE				
STREET NAME	R.O.W.	PAVEMENT/RIBBON CURB (2')	CL LENGTH	
BLUE SKY COURT	60'	20' EACH DIRECTION	Y	2,090 LF
SILVER CREEK ROAD	60'	20' EACH DIRECTION	Y	2,574 LF

- NOTES:**
- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER: PUBLIC WATER WELL
WASTEWATER: SEPTIC
ELECTRICITY: P.E.C.
GAS: TEXAS GAS SERVICE
 - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - STORM WATER SHALL BE CONVERTED VIA DRAINAGE EASEMENTS.
 - SECTOR STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND HAYS COUNTY STANDARDS.
 - A 10-FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 - ALL NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
 - ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
 - A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
 - THE REDUCED WATER QUALITY BUFFER ZONES FULLY CONTAINS THE 100-YR FLOODPLAIN.
 - IMPROVEMENT COVERAGE OVER THE ENTIRE DEVELOPMENT WILL BE LIMITED NO MORE THAN 20% TOTAL.
 - THE AREA ADJACENT TO THE TOP OF THE BLUFF FOR A DISTANCE OF AT LEAST 100 FT. (100 FT. NATIVE BUFFER) WILL BE CLEARED OF EDGARS AND RE-SEED WITH NATIVE CENTRAL TEXAS DROUGHT TOLERANT GRASSES. GRASS MIX SHALL BE APPROVED BY THE CITY.
 - A TREE SURVEY SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THE DEVELOPMENT PER SUB. ORD. SECTION 28.05.005.
 - WITHIN THE 100 FT. NATIVE BUFFER, ALL HEALTHY OAK TREES 8 INCHES IN DIAMETER AND LARGER SHALL REMAIN.
 - THE STREETS WILL BE OF OPEN SWALE DESIGN WITH FIBROUS CURB AND GRASS-LINED DITCHES CONSISTENT WITH WOOD 22.05.025(D)(2). CURB AND GUTTER AND PIPED STORM SYSTEMS WILL NOT BE UTILIZED.

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PRELIMINARY PLAT, SILVER CREEK SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.


APPROVED, THIS DAY OF _____, 2022.

BY: _____

SEZ CHAIR OR VICE CHAIR

ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY





GRAPHIC SCALE 1"=200'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEP)
- PUBLIC PARKLAND DEDICATION
- P.D.S. PUBLIC OPEN SPACE
- VQBZ WATER QUALITY BUFFER ZONE
- FEMA 100-YR FLOODPLAIN

LOCATION MAP

SITE DATA TABLE

TOTAL SITE AREA	70.0 AC
TOTAL RESIDENTIAL LOTS	28
PUBLIC OPEN SPACE	1
HOA LOTS	2
STREET R.O.W.	4,664 LF
R.O.W. ACREAGE	5.80 AC

DOUCET
Civil Engineers / Surveyors / Geospatial
7403 B. Highway 71 W. Ste. 110
Austin, TX 78725, Tel: (512) 283-2400
www.doucet-engineers.com
1845 Farm to Market Road, Box 1937
TPELS Firm Number: 1010880

OVERALL PRELIMINARY PLAT

SOUTHERN LAND COMPANY
SILVER CREEK SUBDIVISION
HAYS COUNTY, TEXAS 78620



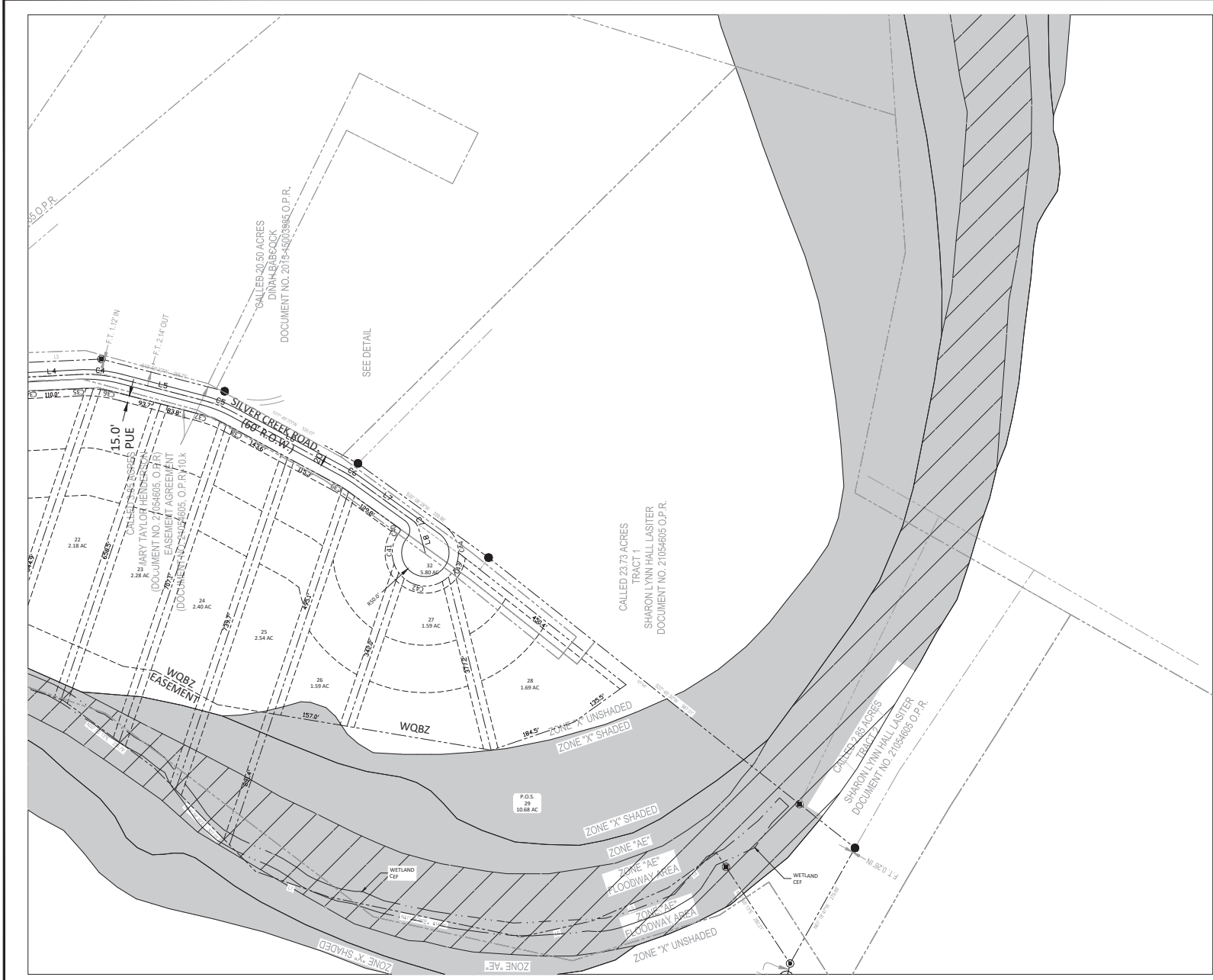
8/18/2022


Designed: RP
Drawn: JS
Reviewed: TB
Date: _____

SHEET
1

Project No.: 2408-002

Drawing: C:\pwworking\dooucet\platt\2022\2408002.P01.dwg
 User: RPHAM
 Date: 08/18/2022
 Time: 10:08:03 AM

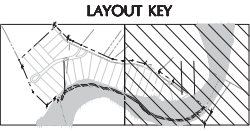




GRAPHIC SCALE 1"=100'

LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⬆ SIGN
- ⬆ POWER POLE
- ⬆ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- WETLAND CRITICAL ENVIRONMENTAL FEATURE (CEP)
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE
- WQBZ WATER QUALITY BUFFER ZONE
- FEMA 100-YR FLOODPLAIN



DOUCET
 Civil Engineers / Architects / Geospatial
 7403 S. Highway 71 W. Ste. 110
 Austin, TX 78725, Tel: (512) 283-2400
 Email: doucet@doCKET.com
 1847 Farm to Market 1937
 TBP&S Firm Number: 10108800

PRELIMINARY PLAT II

**SOUTHERN LAND COMPANY
 SILVER CREEK SUBDIVISION
 HAYS COUNTY, TEXAS 78620**



Designed by	RP
Drawn by	ZS
Reviewed by	TR
Date	

SHEET
3

Project No.:
 2408-002

Drawing: C:\pwworking\doCKET\projects\1847\1847002\1847002.dwg
 User: doucet, Date: 08/18/2023, 09:00
 Plot Date: 08/18/2023, 09:00
 Plot Scale: 1/8"=1'-0"

SILVER CREEK ROAD			
Number	Length	Radius	Line/Chord Direction
L1	310.490		S45° 30' 56.29"W
C1	114.286	300.000	S34° 36' 07.65"W
L2	892.536		S23° 49' 30.55"W
C2	81.864	300.000	S16° 00' 27.83"W
L3	142.680		S08° 31' 07.74"W
C3	64.592	300.000	S02° 31' 02.72"W
L4	109.952		S03° 39' 02.30"E
C4	92.363	300.000	S05° 10' 09.67"W
L5	177.578		S13° 59' 21.64"W
C5	72.316	300.000	S20° 53' 42.14"W
L6	258.935		S27° 48' 02.64"W
C6	38.434	300.000	S31° 28' 15.14"W
L7	142.490		S35° 08' 27.64"W
C7	23.650	35.000	S54° 29' 57.03"W
L8	51.645		S73° 51' 26.41"W

Sunset Bluff Main			
Number	Length	Radius	Line/Chord Direction
L9	32.566		N66° 17' 11.00"W
C8	194.373	207.750	N39° 28' 59.49"W
L10	211.414		N09° 18' 57.79"W
C11	11.742	200.000	N10° 59' 52.88"W
L11	144.285		N12° 40' 47.98"W
C9	267.384	500.000	N27° 59' 59.90"W
L12	146.128		N43° 19' 11.83"W
C10	4.809	249.913	N42° 46' 07.99"W

Sunset Bluff CDS			
Number	Length	Radius	Line/Chord Direction
C12	105.460	250.000	N30° 07' 58.82"W
L13	93.237		N18° 02' 53.49"W
C13	66.161	150.000	N30° 41' 02.66"W
L14	13.322		N43° 19' 11.83"W
C14	86.394	55.000	N88° 19' 11.83"W
L15	1.901		S46° 40' 48.17"W
C15	86.394	55.000	S01° 40' 48.17"W
L16	33.734		S43° 19' 11.83"E
C16	30.636	150.000	S49° 10' 15.87"E
L17	100.104		S55° 01' 19.92"E
C17	102.121	500.000	S49° 10' 15.87"E

Sunset Bluff Entrance			
Number	Length	Radius	Line/Chord Direction
L18	77.274		N66° 17' 10.99"W
C18	280.682	300.000	N39° 28' 59.49"W

PARCEL CURVE TABLES					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.79'	13.25'	89° 53' 24"	S68° 46' 09.78"W	18.72'
C2	140.65'	530.00'	15° 12' 36"	N20° 16' 57.71"W	140.24'
C3	112.50'	200.00'	32° 13' 48"	N28° 47' 40.17"W	111.02'
C4	105.50'	282.75'	21° 22' 48"	N55° 35' 52.05"W	104.88'
C5	125.68'	330.00'	21° 49' 12"	S34° 36' 19.08"W	124.92'
C6	136.72'	530.00'	14° 46' 48"	N35° 16' 31.80"W	136.34'
C7	6.05'	530.88'	0° 39' 0"	N42° 59' 34.01"W	6.05'
C8	114.71'	300.00'	21° 54' 36"	N32° 27' 39.69"W	114.02'
C9	18.11'	300.00'	3° 27' 36"	N19° 46' 39.56"W	18.11'
C10	73.38'	167.52'	25° 6' 0"	N30° 35' 52.08"W	72.79'
C11	114.38'	72.50'	90° 23' 24"	N88° 07' 21.53"W	102.89'
C12	70.69'	72.50'	55° 51' 36"	S18° 44' 46.20"W	67.93'
C13	43.69'	72.50'	34° 31' 48"	S26° 26' 57.26"E	43.03'
C14	34.21'	167.50'	11° 42' 0"	S49° 10' 15.87"E	34.15'
C15	17.02'	500.00'	1° 57' 0"	S54° 02' 48.58"E	17.02'
C16	85.60'	500.00'	9° 48' 36"	S48° 10' 02.20"E	85.50'
C17	12.48'	5.00'	143° 1' 12"	S53° 27' 53.56"W	9.48'
C18	58.44'	132.50'	25° 16' 12"	S30° 41' 02.66"E	57.97'
C19	58.90'	37.50'	90° 0' 0"	N01° 40' 48.17"E	53.03'
C20	58.90'	37.50'	90° 0' 0"	S88° 19' 11.83"E	53.03'
C21	27.06'	132.50'	11° 42' 0"	N49° 10' 15.87"W	27.02'
C22	14.02'	470.00'	1° 42' 36"	S42° 27' 56.26"E	14.02'
C23	237.33'	470.00'	28° 55' 48"	S27° 08' 44.34"E	234.81'
C24	10.56'	214.90'	2° 49' 12"	S12° 48' 21.37"E	10.56'
C25	13.03'	5.00'	469° 20' 24"	N65° 21' 18.34"E	9.64'
C26	166.31'	190.58'	50° 0' 0"	N37° 50' 04.46"W	161.09'
C27	21.58'	13.25'	93° 20' 24"	S70° 29' 41.20"W	19.28'
C28	20.84'	13.25'	90° 6' 36"	S21° 13' 51.23"E	18.76'
C29	145.70'	317.25'	26° 18' 36"	S53° 07' 48.26"E	144.42'
C30	190.46'	214.90'	50° 52' 12"	S39° 36' 14.52"E	184.29'
C31	20.24'	13.25'	87° 31' 48"	S19° 56' 18.27"E	18.33'
C32	89.92'	330.00'	15° 36' 36"	S16° 01' 09.31"W	89.64'
C33	56.58'	330.00'	9° 49' 12"	S03° 46' 24.53"W	56.51'
C34	14.47'	330.00'	2° 30' 36"	S02° 23' 40.48"E	14.47'
C35	30.84'	270.00'	6° 32' 24"	S00° 22' 43.18"E	30.82'
C36	52.29'	270.00'	11° 6' 0"	S08° 26' 28.79"W	52.21'
C37	61.57'	270.00'	13° 4' 12"	S20° 31' 19.39"W	61.44'
C38	3.52'	270.00'	0° 45' 0"	S27° 25' 39.89"W	3.52'
C39	32.25'	270.00'	6° 50' 24"	S31° 13' 19.35"W	32.23'
C40	8.19'	5.00'	93° 49' 12"	S82° 02' 58.77"W	7.30'
C41	93.11'	70.00'	76° 12' 36"	N89° 08' 53.36"W	86.40'
C42	119.11'	70.00'	97° 29' 24"	S03° 59' 58.30"W	105.25'
C43	56.41'	70.00'	46° 10' 12"	S67° 49' 59.33"E	54.90'
C44	64.98'	70.00'	53° 10' 48"	N62° 29' 16.26"E	62.67'



1403 S. Highway 71 W. Ste. 110
Austin, TX 78725. Tel: (512) 283-2400
Email: doucet@doCKET.com
TPELS Firm Number: 1010880

DATA TABLES

SOUTHERN LAND COMPANY
SILVER CREEK SUBDIVISION
HAYS COUNTY, TEXAS 78620



8/18/2023
Designed: RP
Drawn: JS
Reviewed: TB
Date:

SHEET
4

Project No.:
2408-002

Drawing: C:\pwworking\civil\pwworking\2408-002.dwg
User: rpham
Date: 8/18/2023 10:00:00 AM
Plot Date: 8/18/2023 10:00:00 AM



Permit Number: SUB2022-0042
 Project Name: Silver Creek Subdivision
 Project Address: 12970 Silver Creek Road, Dripping Springs, TX
 78620

City Planner Comments

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

1. Show the boundaries of Dripping Springs City Limits and ETJ on the location map [4.7.a]
2. Delineate or label all areas that are to be dedicated as parkland. Alternatively, request a fee in lieu of parkland dedication [4.7.h]
3. Include proposed phase(s) of the development [4.7.n]
4. Provide Hays County 1445 approval letter once received [4.7.o]
5. -Provide documentation that the street names have been approved by Hays County.

Engineer/Public Works Comments

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

6. Add a note naming who will be responsible for operation and maintenance of Stormwater and Water Quality facilities. [Plat Information Requirements]
7. Confirm that the 15 ft PUE is fronting all lots along Blue Sky Court. Update note 6 to 15 ft PUE to match plan. [Sub Ord 12.2.4]
8. Provide a drainage easement to contain the 100-yr floodplain. [Subdivision Ordinance 12.2.2] Where a subdivision is traversed by a watercourse, drainageway or channel, there shall be provided a storm drainage easement conforming substantially with the 100-year floodplain of such course and of such additional width as may be designated by the City Engineer, subject to determination according to proper engineering considerations.

9. Label widths of all WQBZs [WQO 22.05.017].
10. If the development is intended to be constructed in multiple phases, provide a phasing plan. [Subdivision Ordinance 4.3 & 11.8]
11. Provide a roadway classification summary table for all streets within the development. Include required pavement width and right-of-way width in the table.
12. Provide typical roadway sections including typical utility assignments.
13. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements].
14. Exhibits G Utility Plan, H Ex Drg Map, I Prop Drg Map and J Drg Report are missing from the Engineering report. Please provide with resubmittal.
15. Include schematic drainage infrastructure plan (Culverts, roadside ditches, ponds, etc.) showing paths of conveyance. [Preliminary Plat Information Requirements].
16. Detention facilities are required to demonstrate that proposed flows are required to be less than or equal to existing flows leaving the property. To waive the requirement for detention you will need to show that it is in fact a detriment to provide detention. [Hays County Development Regs, Chapter 725, Section 3.02] Your engineering report provided a generic pre and post development compounded flow curve. Provide actual curve data for this project.
17. In ETJ - Provide documentation of County Fire Marshall approval when received. [Sub Ord 18.7]
18. The Plat appears to have 2 different front property setback lines as well as side property setback lines. Please label for clarity.
19. Label the linework that extends south out the end of the Silver Creek cul-de-sac into lot 28. It looks like possibly an easement?



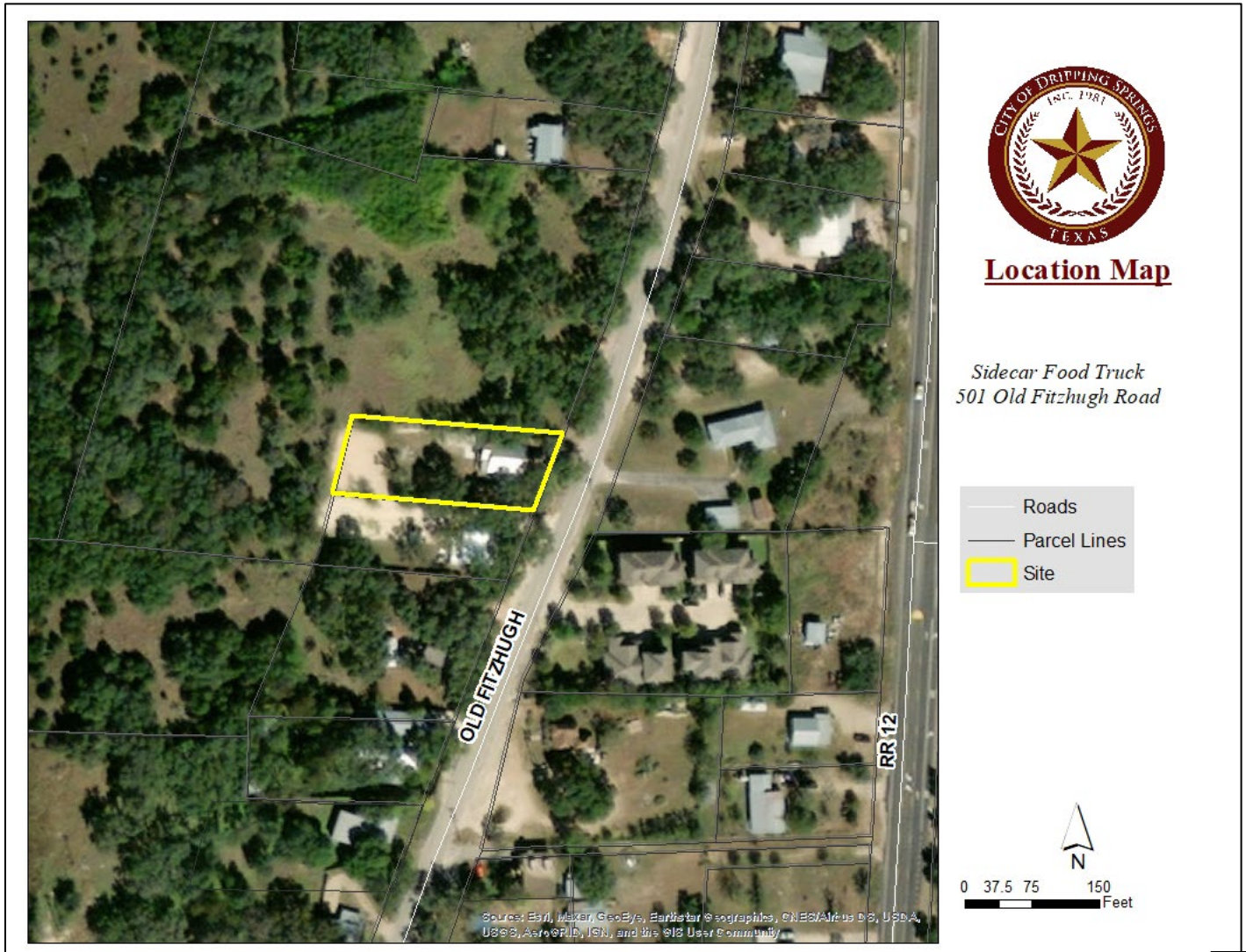
Planning & Zoning Commission Planning Department Staff Report

Item 10.

Planning & Zoning Commission Meeting: September 27, 2022
Project No: CUP2022-0004
Project Planner: Tory Carpenter, AICP – Senior Planner

Item Details

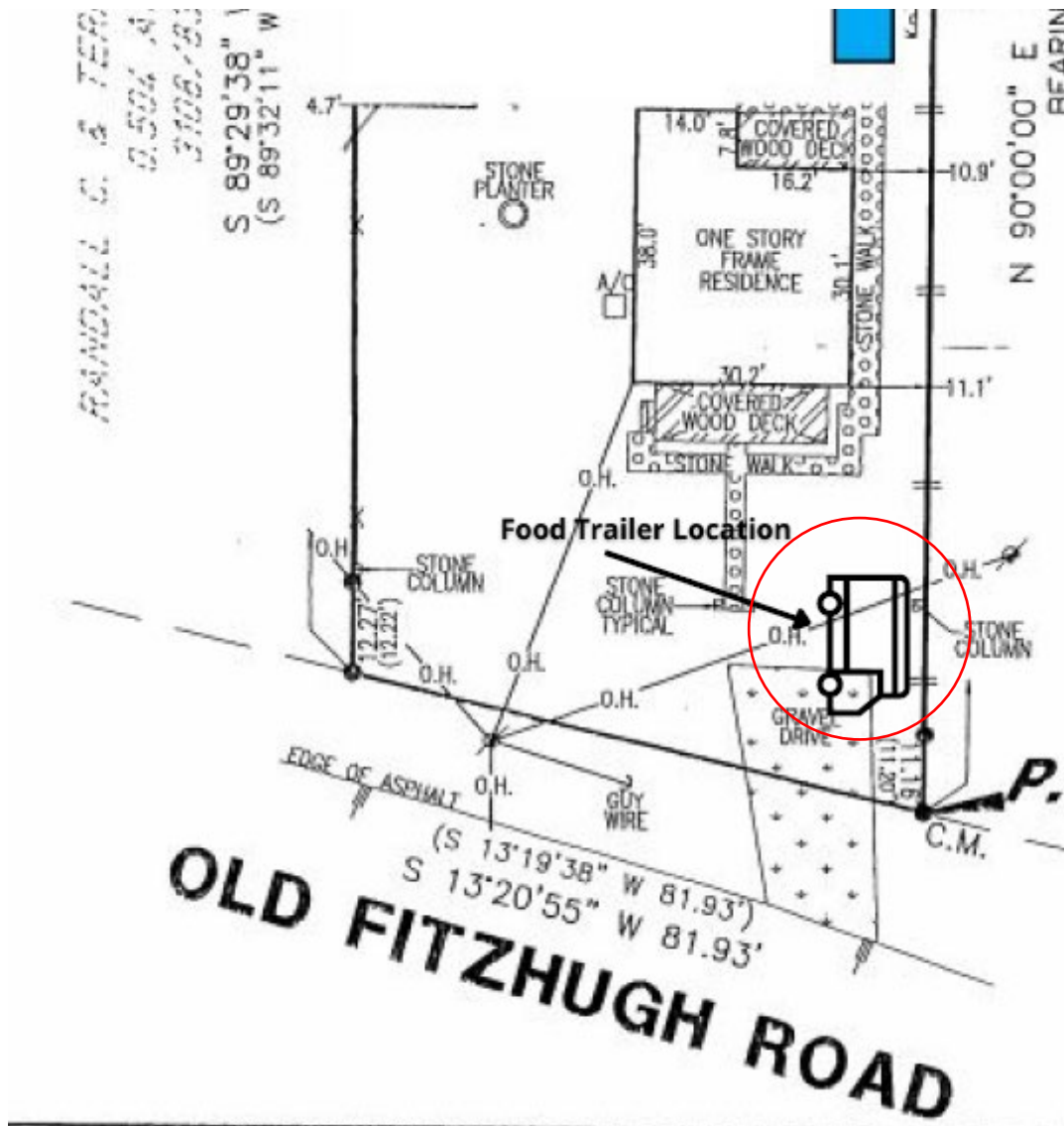
Project Name: Sidecar Tasting Room Mobile Food Vendor
Property Location: 501 Old Fitzhugh Road
Legal Description: 0.486 acres of the Philip A Smith Survey
Applicant: Nathan Pruitt
Property Owner: Sidecar Tasting Room
Request: Conditional Use Permit (CUP) for a Mobile Food Vendor within the Local Retail (LR) Zoning District and Old Fitzhugh Historic District



Overview

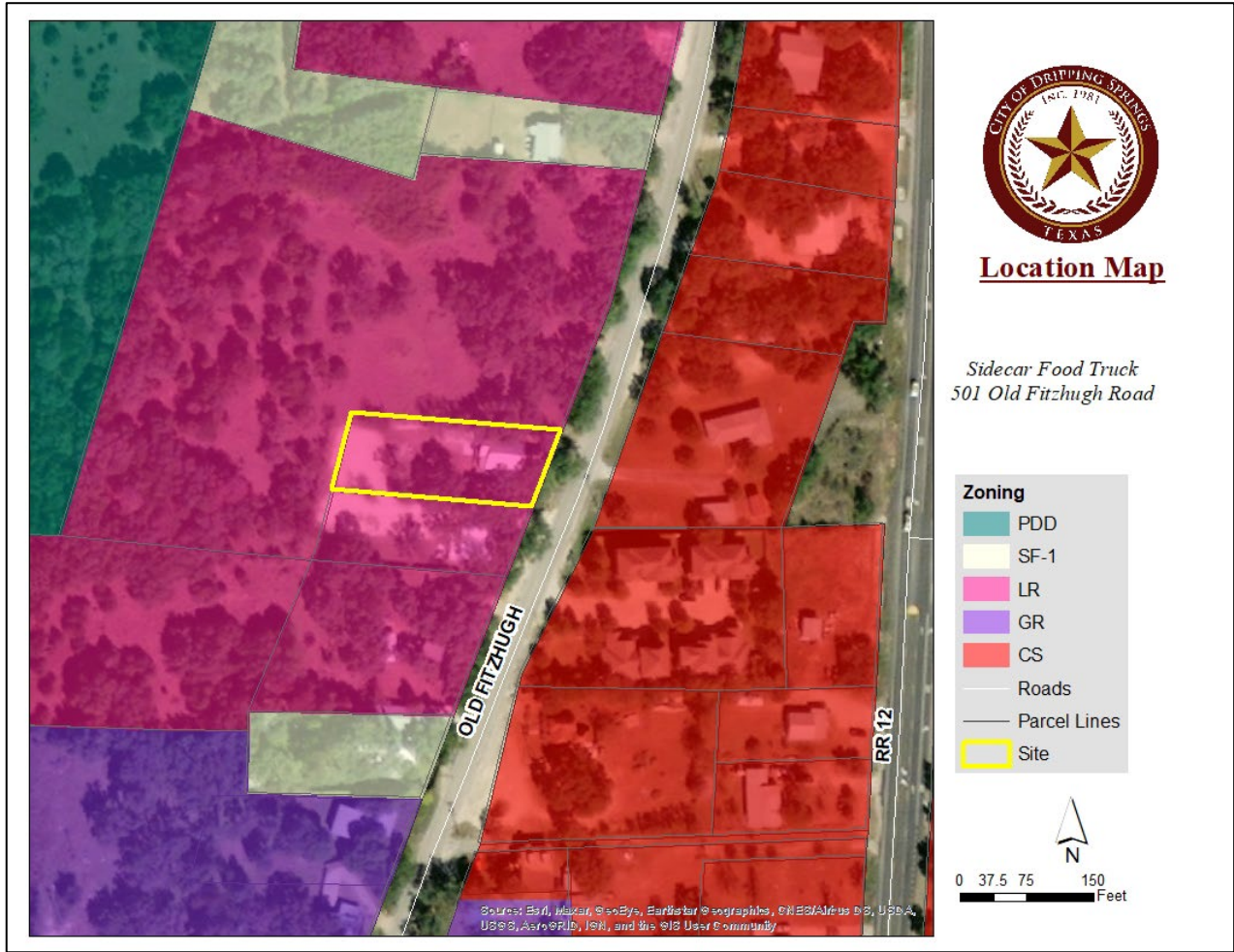
The applicant is requesting a conditional use permit (CUP) to allow one mobile food vendor on the property. The food truck is on site with the Sidecar Tasting Room wine bar. While there has previously been a food truck on the property, it operated for increments of less than 10 days which did not require a CUP. The applicant is requesting this CUP to allow the food truck on more permanent basis.

At their September 1, 2022 meeting, the Historic Preservation Commission approved a certificate of appropriateness for the mobile food truck.



Direction	Setback Code requirement
Front	Ten Feet (10')
Rear	Ten Feet (10')
Side	Five feet (5')

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	Local Retail (LR)	Vacant	Not Applicable
East	Commercial Services (CS)	Haus of Jane	
South	Local Retail (LR)	Beauty Salon	
West	PDD	Heritage	

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 Comprehensive Plan;	<p>The following comprehensive goals support this request:</p> <p>1. Support expansion of business and professional services and</p> <p>2. Support Tourism.</p>
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	The zoning district is Local Retail (LR), which permits commercial and retail uses. Mobile food vendors are permitted in the LR zoning district with the approval of a Conditional Use Permit (CUP).
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 mobile food vendor at this location will provide additional dining options for the area. Additionally, it is walking distance from several residences and other retail uses.
<p>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;</p>	The food truck is on a site with adequate vehicular and pedestrian access.
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	The site has adequate parking.
<p>c. Refuse and service areas;</p>	The applicant will be required to provide trash can receptacles for the patrons.
<p>d. Utilities with reference to location, availability, and compatibility;</p>	The mobile food vendor is required to be plugged into an approved outlet. Restrooms will be shared with the business on site. The mobile food vendor will be required to comply with all Fire safety regulations.
<p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p>	No Screening is proposed.
<p>f. Control of signs, if any;</p>	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.
<p>g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;</p>	The owner shall comply with the lighting ordinance.
<p>h. Required yards and open space;</p>	Not applicable.

i. Height and bulk of structures;	The mobile food vendor meets height requirements.
j. Hours of operation;	The mobile food vendor ordinance restricts the applicant from operating between the hours of 11:00pm to 6:00am.
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;	The mobile food vendor will be tied to the adjacent business which will provide tables and seating.
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,	Staff finds that the proposed mobile food vendor use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned.
6. Noise;	No concerns noted.
7. Odors; and	No concerns noted.
8. Dust.	No concerns noted.

Conditional Use Permit Requirements

A mobile food vendor at the above-mentioned location is allowed pursuant to the following regulations:

1. Decibel Level shall not exceed 65 decibels. Decibel level shall be measured at the property line.
2. Hours of operation are limited to the closing time of 10:00 p.m. Sunday through Thursday, and 11:00 p.m. Friday and Saturday.
3. The property adheres to all Fire and Life Safety Codes found in the International Fire Code
4. Should the City find the mobile food truck to create health and safety issues due to any reasons, the City Administrator may request that the Applicant remove any vehicle from the site. The Applicant shall comply with the City Administrator’s request.
5. This Conditional Use Permit automatically renews for successive two (2) year periods unless an objection is raised by the City Administrator based on either:
 - a. A history of poor code compliance.
 - b. A revision to the Comprehensive Plan that renders the CUP incompatible.
6. The City administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.

The below excerpt of the Code are 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 sub

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 Conditional Use Permit request. At the time of this report, staff received one email in support of the request.

Meetings Schedule

September 27, 2022 – Planning and Zoning Commission

October 4, 2022 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application

Attachment 2 – Site Plan

Attachment 4 – Site Photos

Recommended Action:	Recommend approval of the request.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no or alternate conditions.
Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	Staff has not received any public comments at this time.
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 • cityofdrippingsprings.com

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Nathan Pruitt

STREET ADDRESS 501 Old Fitzhugh Rd.

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE 512-565-1204 EMAIL nate@bellspringswinery.com

APPLICANT NAME Nathan Pruitt

COMPANY Bell Springs Winery LLC

STREET ADDRESS 3700 Bell Springs Rd.

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE 512-565-1204 EMAIL nate@bellspringswinery.com



PROPERTY INFORMATION	
PROPERTY OWNER NAME	Nathan Pruitt
PROPERTY ADDRESS	501 Old Fitzugh Rd, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	ABS 415 PHILIP A SMITH SURVEY 0.4866 AC GEO#90401219
TAX ID#	R17914
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	
PROPOSED USE	Sidecar Tasting Room - Already established
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Mobile Food Truck placed on property, which was previously on property but owned by another person pre-covid. I now own the truck and have re-registered with the county and would like to have the truck at Sidecar Tasting Room for food during open hours. Mobile Food Establishment paperwork already submitted.

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).*

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



APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Nate Pruitt 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. _____.)

Nate Pruitt _____
Name Nate Pruitt

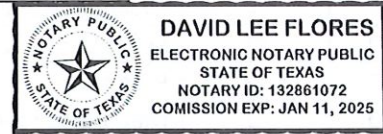
Owner _____
Title

STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 26 day of May,

2022, by Nate Pruitt

David Lee Flores
Notary Public, State of Texas



My Commission Expires: January 11, 2025

Nate Pruitt
Name of Applicant

Document Notarized using a Live Audio-Video Connection



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:

Nelson Pitt
Applicant Signature

05 / 26 / 2022
Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized 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"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input 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 type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input type="checkbox"/>	Plans
<input type="checkbox"/>	<input type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
		Proof of Ownership-Tax Certificate or Deed

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



Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Sidecar Tasting Room - Mobile Food Establishment

Project Address: 501 Old Fitzhugh Rd., Dripping Springs, TX 78620

Project Applicant Name: Nathan Pruitt

Billing Contact Information

Name: Nathan Pruitt

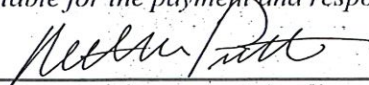
Mailing Address: 3700 Bell Springs Rd.
Dripping Springs, TX 78620

Email: nate@bellspringswinery.com Phone Number: 512-565-1204

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

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

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


Signature of Applicant

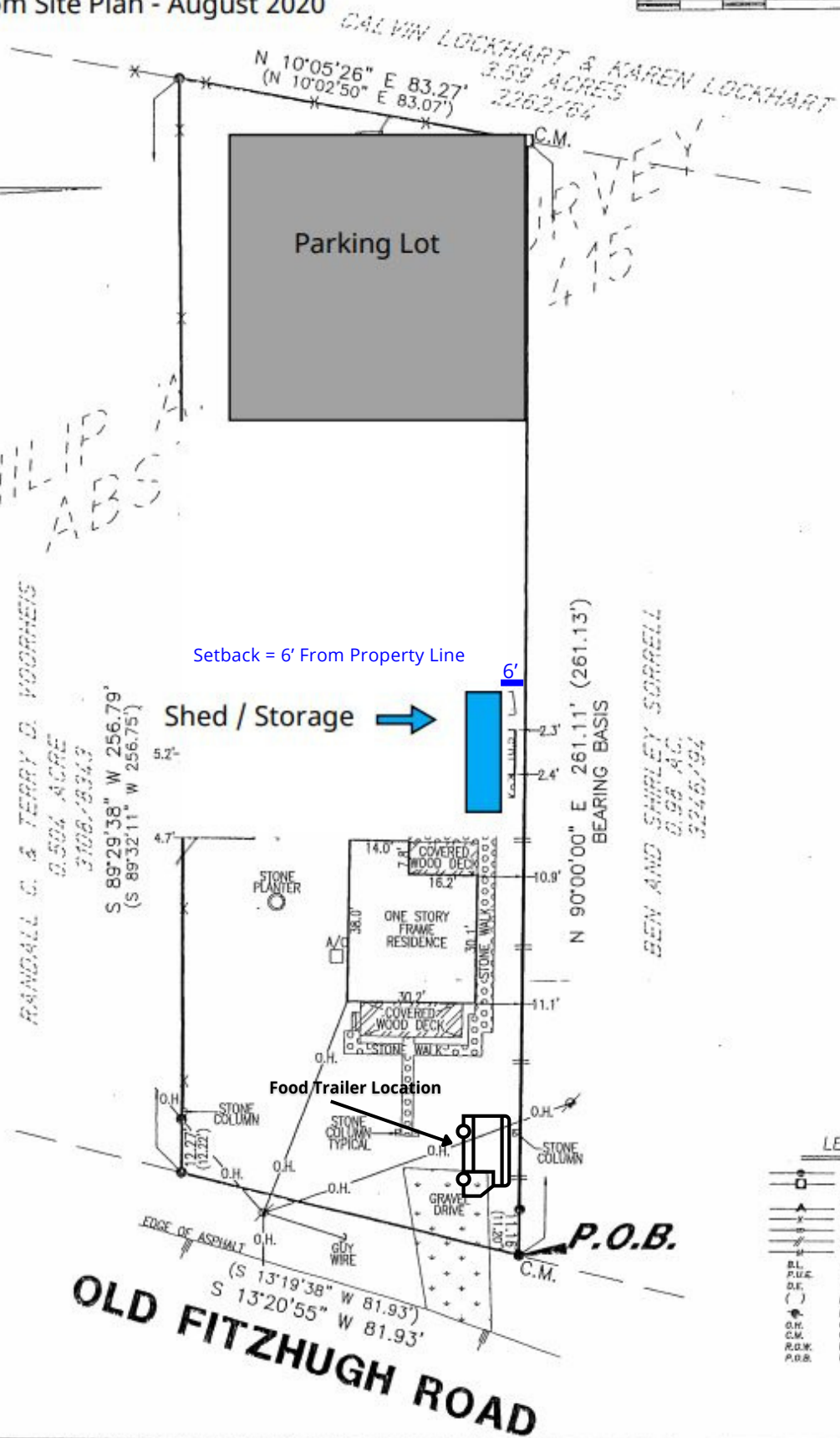
05 / 26 / 2022
Date



Sidecar Tasting Room Site Plan - August 2020



Item 10.



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET WITH CAP
- STAMPED 800 SURVEYING
- 800 NAIL FOUND
- SHED NAIL FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PER PLAN
- POWER POLE
- O.H. OVERHEAD UTILITIES
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING

Notes:

- 1.) Subject to water pipeline easement as stated in 199/592.
- 2.) The previous northwest corner consisted of the remnant of a fence post with a 60d nail in the top. This was located during previous surveying at this site by this firm. The post is now broken off and is no longer a functional monument. A 1/2" rebar was set at the same location as the nail in the post had existed.

ALL THAT CERTAIN 0.480 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, BEING OUT OF AND A PORTION OF THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN VOLUME 2112, PAGE 726, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COUNTY: HAYS STATE OF TEXAS STREET ADDRESS: 501 OLD FITZHUGH ROAD
 CITY: DRIPPING SPRINGS REFERENCE NAME: JUSTIN HUTTO

Dewey H. Burris & Associates, Inc.
 Land Surveying Services

1404 West North Loop Blvd. 512*458-6969
 Austin, Texas 78756 Fax 512*458-9845

STATE OF TEXAS REGISTERED SURVEYOR
 MICHAEL J. LANCASTER
 5529

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0105 F DATED 9/2/05. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

REVISED ADJ.: 09/05/14
 DATE 10/15/09
 TITLE CO GRACY
 G.F. # 912527
 JOB # R1001709_HDS
 SCALE 1" = 30'

TO THE LIENHOLDER AND OTHER INTERESTED OWNERS OF THE PREMISES SURVEYED AND TO GRACY TITLE & STEWART COMPANY
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS ORLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

CHERYL_TBLK

FIELD WORK	JESUS	10/14/09
CALCULATIONS	AJAN	10/15/09
DRAFTING	JOSE	10/15/09
FINAL CHECK	M.L.	10/15/09
CORRECTIONS	JOSE	10/15/09
UP DATE		

Nathan Pruitt
 Nathan Pruitt

Angela Pruitt
 Angela Pruitt

FOOD TRUCK MENU

BITES & SHAREABLES

Bavarian Pretzel - \$10

Warmed pretzel served with Chef Mike's Bell Springs Beer Cheese Sauce

Blackberry Sausage Bites - \$10

Pork and beef smoked sausage sliced and tossed in a jalapeño blackberry jam

Buffalo Cauliflower Bites - \$10

Crispy cauliflower tossed in smoked buffalo wing sauce & ranch drizzle

Honey Bee Bites - \$12

Smoked ribs cubed from the bone + tossed in honey strawberry chipotle sauce

Hummus & Pita Plate - \$10

Garlic hummus, carrot sticks, sliced cucumber, cherry tomatoes & pita chips.

Texas Brussels - \$10

Crispy brussels tossed in sweet chili sauce

MAINS

Seasonal Chicken Salad Sandwich - \$11

Roasted chicken, mandarin oranges, celery, cucumber, green onion + wasabi sesame dressing on a toasted croissant

Chopped Brisket Sammie - \$12

In-house smoked brisket, chopped and tossed with BBQ sauce with pickle and onion on the side

Just-A-Burger - \$12

8oz 100% Angus Beef burger topped with lettuce, tomato, + pickle on bun

Just-A-Cheeseburger - \$13

8oz 100% Angus Beef burger topped with lettuce, tomato, pickle + cheese on bun

Classic Hot Dog - \$9

1/4LB all beef hot dog with ketchup & mustard

New York Style Hot Dog - \$12

1/4 LB all beef hot dog topped with sauerkraut & spicy mustard

Chicago Style Hot Dog - \$12

1/4LB all beef hot dog topped with sliced tomato, relish, onion & hot peppers

Kimchi Hot Dog - \$12

1/4 all beef hot dog with kimchi, wasabi mayo & sriracha

KIDS

PB&J - \$5

Organic grape jelly & organic peanut butter on wheat bread

Turkey & Swiss on Wheat - \$7

Sliced turkey and swiss cheese on wheat bread

Veggie Dip - \$5

Carrots, cucumber and ranch dipping sauce

Tory Carpenter

From: Carrie Napiorkowski <carriewn@gmail.com>
Sent: Friday, September 9, 2022 7:27 PM
To: Planning
Subject: Case# cup-2022-0004

I support the conditional use permit to allow for a mobile food truck at 501 Old Fitzhugh Road.

Thank you,

Carrie Napiorkowski
Property Owner # 700 Old Fitzhugh
512 909 4515

Tory Carpenter

From: Ross Fischer <rossfischer73@gmail.com>
Sent: Sunday, September 11, 2022 3:20 PM
To: Planning
Subject: Support for #CUP2022-0004

Greetings,

I reside at 430 Old Fitzhugh, #7 in Dripping Springs (almost directly across the street from 501 Old Fitzhugh). I am writing to express my support for #CUP2022-0004 and would welcome a mobile food truck to the property.

Thank you,

Ross Fischer
430 Old Fitzhugh, #7
Dripping Springs, TX 78620

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	Under Review
SD2021-0008 AHC Development (aka PDD 11)	CL	27110 RR 12	Construction of a new Multi-Family complex and its necessary infrastructure and a public extension of S Rob Shelton Blvd	Approved w/ Conditions
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0022 Sawyer Ranch Lot 4A	ETJ	13341 W US HWY 290	Commercial buildings, parking, utilities and sidewalks on 4.68 acres of the Sawyer Ranch subdivision	Approved
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0031 Rob Shelton Blvd. Extension	CL	Rob Shelton	An extension of Rob Shelton South bound per PDD 11	Approved w/ Conditions
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0002 East Ledgestone Commercial	ETJ	Ledgestone	5 mixed-use, commercial buildings with associated utilities, paving, sidewalks and drainage	Waiting on resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	In Administrative Completeness
SD2022-0008 Patriot's Hall Phase 1B	ETJ	231 Patriots Hall Blvd	New Patriot's Hall event building with parking, infrastructure and water quality	Waiting on resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Waiting on resubmittal
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0015 Over Yonder Nature School	ETJ	5000 Bell Springs	Addition of structures, parking, utility and drainage for a nature school	In Administrative Completeness
SD2022-0016 JWLP Lot 6 Revision 1	CL	249 Sportsplex Drive	Revision to the original site plan	Waiting on resubmittal
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Under Review
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Under Review
SD2022-0021 Canyonwood Ridge Site Plan Revision	ETJ	205 S. Canyonwood Drive	To modify the single existing driveway along S. Canyonwood Drive to better accommodate the turning radius of vehicles up to 45 feet in length. The existing roadside ditch along S. Canyonwood will also be adjusted based on the revised driveway.	Under Review
SD2022-0022 Belterra Medical Office	ETJ	164 Belterra Village Way	Medical office building with associated parking, sidewalk, utility and drainage improvements	Waiting on resubmittal
SD2022-0023 Christian Automotive	ETJ	100 N. Canyonwood Drive	Construction of an approximately 6,000 square feet of light automotive facility	Waiting on resubmittal
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Under Review
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Under Review
SD2022-0026 Driveway 100 US 290	CL	100 US 290	The addition of new asphalt driveway including culvert extension to create access from Wallace St.	Under Review
SD2022-0027 Sawyer Ranch Lot 3A	CL	13341 W US 290	Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities.	Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan	Community input from the public meeting on Monday, September 12
Cannon East	No update
Moratorium	Expired September 18, 2022

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Waiting on Resubmittal
SUB2021-0069 Cannon Ranch Ph 1 Construction Plans	CL	Cannon Ranch Road	Development of 122 residential lots with public roadways, utilities, and drainage features.	Approved with conditions
SUB2021-0071 Cannon Ranch OffSite Waterline	CL	Cannon Ranch Road	The construction of an offsite waterline that is approximately 4 acres	Approved with conditions
SUB2021-0073 Hardy Preliminary Plat	CL	2901 W US 290	41 Residential lots on 39.341	Under Review
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Waiting for Resubmittal
SUB2022-0006 AHC Preliminary Plat (PDD11)	CL	27110 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Approved with conditions
SUB2022-0007 AHC Final Plat (PDD11)	CL	27111 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Approved with conditions
SUB2022-0008 Wild Ridge Preliminary Plat	CL	E US 290	Preliminary Plat for 863 residential lots and one commercial lot.	Under Review
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0011 BR Subdivision MP	CL	26918 RR 12	Moratorium Exception Form	In Administrative Completeness
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Approved with conditions
SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP	ETJ	17901 FM 1826	FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres	Approved with conditions
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0016 Parten Ranch Ph 6 & 7 CP	ETJ	600 Two Creeks Lane, Austin Tx 78737	Construction Plans	Under Review
SUB2022-0017 Rob Shelton - Cannon	CL	Rob Shelton Boulevard	Construction Plans	Approved with conditions
SUB2022-0018 Calterra Ph 5 Section 14 CP	ETJ	Premier Park Loop	Construction Plans	Approved
SUB2022-0019 Ladera Sub, Lot 2 Replat	ETJ	4630 W Hwy 290	Replat	Approved with conditions
SUB2022-0021 Headwaters at BC Phase 3 CP	ETJ	Intersection of Hazy Hills Loop and Roy Branch Road	Construction Plans	Under Review
SUB2022-0023 Overlook at Bunker Ranch CP	CL	2004 Creek Road	Construction Plans for 12 single family lots with 1 drainage lot	Approved with conditions
SUB2022-0024 Driftwood Sub Phase 3 Sec 2 CP	ETJ	17901 FM 1826	Construction Plans for streets, drainage, water and wastewater	Approved
SUB2022-0025 Driftwood Club Core Ph 5 CP	ETJ	Thurman Roberts Way	Condo Regime with nine (35) detached residential units	Waiting for Resubmittal
SUB2022-0026 101 Bob White Cove Replat	CL	101 Bob White	One lot into two lots	Waiting for Resubmittal
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Trickling Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0029 Vitolic Plaza, Lot 1 Replat	ETJ	Bell Springs Rd	From one lot to two lots	Under Review
SUB2022-0030 Burke Subdivision, Lot 1A Replat	ETJ	20650 FM 150	From one lot to two lots	Approved with conditions
SUB2022-0031 Patriots Hall AP	ETJ	231 Patriots Hall Blvd	Combining the existing 4 lots into 1 lot	Waiting for Resubmittal
SUB2022-0033 The Ranch at Calterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Under Review
SUB2022-0034 Tiger Lane Subdivision FP	CL	US 290 & Tiger Lane	Final Platting one lot	Under Review
SUB2022-0035 Horse Trail Homes MP	ETJ	420 Horse Trail Drive	Platting two lots	Waiting for Resubmittal
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP	Waiting for Resubmittal
SUB2022-0037 Re-subdivision of Lot 2, Driftwood 967 Phase One FP	ETJ	Near the intersection of FM 1826 and FM 967	Replatting the already platted lot for mixed-use development. This is to be part of the Driftwood Development	Under Review
SUB2022-0038 Hanelius Replat	ETJ	449 Twin Oaks Trl	From one lot to two lots	Waiting for Resubmittal
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Under Review
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of wick are residential and 1 will be landscaping	Waiting for Resubmittal
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of wick are residential and 1 will be landscaping	Under Review
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	Under Review
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Under Review
SUB2022-0044 Arrowhead Ranch Phase 2D AP	CL	Arrowhead Ranch	Add the water quality buffer zone line to the plat.	Under Review