



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 22, 2023 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
Eugene Foster
Douglas Shumway
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
Deputy City Secretary Cathy Gieselman
IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

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 25, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of the August 8, 2023, Planning & Zoning Commission regular meeting minutes.**
- 3. Conditional approval of SUB2022-0006: an application for the Wild Ridge Phase 1 Final Plat for a 62.1 acre tract out of the Philip A. Smith Survey. Applicant: Richard Pham, P.E., Doucet & Associates**
- 4. Approval of SUB2023-0025: an application for the Caliterra Phase 3 Section 10 Preliminary Plat for 20.19 acres out of the Philip A Smith Survey located at Caliterra Parkway and Pointe Du Hoc. Applicant: Bill Couch, Carlson Brigance and Doering, Inc.**
- 5. Denial of SUB2023-0034: an application for the Lunaroya Subdivision Final Plat for an approximately 70.00-acre tract of land located on Silver Creek Road out of the M.D. Raper Survey. Applicant: Richard Pham, Doucet and Associates**
- 6. Denial of SUB2023-0035: an application for the Parten Ranch, Phase 6 & 7 Final Plat for a 123.63 acre tract located at 600 Two Creeks Lane out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Lauren Crone, P.E. LJA Engineering**
- 7. Conditional approval of SUB2023-0036: an application for the Caliterra, Phase 5, Section 13 Final Plat for a 4.898 acre tract located at the intersection of Bridge Water Cove and Kelsey Lane out of the Philip A. Smith Survey. Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.**

BUSINESS

- 8. Public hearing and recommendation of an ordinance regarding CUP2023-0002: an application for a Conditional Use Permit to allow self-storage use at 1300 E US 290. Applicant: Ken Leonard, AAA Storage LLC**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Recommendation
- 9. Update and discussion regarding legislative changes to plat approvals and approval process.**

PLANNING & DEVELOPMENT REPORTS

- 10. Planning Department Report**

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

September 12, 2023, at 6:00 p.m.

September 26, 2023, at 6:00 p.m.

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

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

City Council & Board of Adjustment Meetings

September 5, 2023, at 5:30 p.m. (CC & BOA)

September 19, 2023, at 6:00 p.m. (CC)

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

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

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **August 18, 2023, at 9:15 a.m.***

Deputy 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, July 25, 2023 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:08 p.m.

Commission Members present were:

Mim James, Chair
Tammie Williamson, Vice Chair
Eugene Foster
Douglas Shumway

Commission Members absent were:

Christian Bourguignon
Doug Crosson
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

Richard Moore spoke regarding dust and general debris from construction in and around Founders Park and requested the city's assistance with policing the area.

Michelle Mostert spoke regarding water restrictions, specifically the lack of restrictions for commercial facilities and developments under construction.

Shirley Sanders spoke regarding developments and the lack of planning for infrastructure such as roads, utilities, schools and water. She also requested the city enact a moratorium on water usage and look into to required landscaping such as xeriscaping.

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 June 27, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Conditional approval of SUB2023-0018: an application for the Cannon Ranch, Phase 2 Final Plat for a 19.57 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Jacob Harris; Doucet & Associates**
- 3. Conditional approval of SUB2023-0016: a replat application for 500 & 520 Matzig Cove for a 27.95 acre tract to adjust the drainage easement of the Ruby Ranch Subdivisions Phases 1 & 2. Applicant: Richie Mendoza, Ever Engineering, LLC**
- 4. Denial of SUB2023-0031: an application for the Gateway Village Preliminary Plat for a 97.44 acre tract out of the Philip A. Smith and C.H. Malott Surveys located north of the intersection of Drifting Wind Run and US 290. Applicant: Christopher A. Reid, P.E.**

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

BUSINESS

- 5. Public hearing and consideration of SUB2023-0029: an application for the Cortaro Subdivision replat with vacation. Applicant: Eric L. Gomez, Braun & Gresham PLLC.**

a. Applicant Presentation – Property owners William and Krista Reale were present and available for questions from the Commission.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the replat due to outstanding comments.

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

d. Replat – A motion was made by Vice Chair Williamson to approve SUB2023-0029: an application for the Cortaro Subdivision replat with vacation with the condition that the applicant clear all outstanding comments before the replat is filed. Commissioner Foster seconded the motion which carried 3 to 1, with Chair James opposed.

6. Public hearing and recommendation regarding VAR2023-0005: an application for a variance to allow a reduction in the parking requirement for a property located at 249 Sportsplex Drive. Applicant: Chris Nygard

a. Applicant Presentation – Applicant representative Andy Dodson introduced the item and was available for questions from the Commission.

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

c. Public Hearing – Owner Britt Alexius spoke in favor of the variance.

d. Recommendation – A motion was made by Vice Chair Williamson to recommend denial of VAR2023-0005: an application for a variance to allow a reduction in the parking requirement for a property located at 249 Sportsplex Drive based on the Approval Criteria for Variance, and specifically Criterion 1. Commissioner Shumway seconded the motion which carried unanimously 4 to 0.

7. 2023 Legislative Update and Discussion.

Laura Mueller, City Attorney and Tory Carpenter, Planning Director.

Chair James postponed the update to the August 8th Planning & Zoning Commission regular meeting.

8. Discuss and consider the Appointment of a Vice Chair to serve for a term ending June 30, 2024.

A motion was made by Commissioner Shumway to nominate and appoint Commissioner Williamson as Vice Chair for a term ending June 30, 2024. Commissioner Foster seconded the motion which carried unanimously 4 to 0.

9. Discuss and consider the Appointment of a Planning & Zoning Commissioner to serve as the representative on the Transportation Committee for a term ending June 30, 2025.

A motion was made by Chair James to nominate and appoint Commissioner Crosson to the Transportation Committee for a term ending June 30, 2025. Vice Chair Williamson seconded the motion which carried unanimously 4 to 0.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available for review upon request.

10. Planning Department Report

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

August 8, 2023, at 6:00 p.m.
 August 22, 2023, at 6:00 p.m.
 September 12, 2023, at 6:00 p.m.
 September 26, 2023, at 6:00 p.m.

City Council & Board of Adjustment Meetings

August 1, 2023, at 6:00 p.m. (CC & BOA)
 August 15, 2023, at 6:00 p.m. (CC)
 September 5, 2023, at 6:00 p.m. (CC & BOA)
 September 19, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Williamson to adjourn the meeting. Commissioner Shumway seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 7:23 p.m.



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 08, 2023 at 6:30 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:35 p.m.

Commission Members present were:

Mim James, Chair
Tammie Williams, Vice Chair
Doug Crosson
Eugene Foster
Evelyn Strong

Commission Members absent were:

Christian Bourguignon
Douglas Shumway

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Tory Carpenter
City Attorney Laura Mueller
IT Director Jason Weinstock
Public Works Director Aaron Reed

PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

BUSINESS

1. **Utilities Update.** *Aaron Reed, Public Works Director*

Aaron Reed gave a presentation which is on file.

The Commission directed staff to do more marketing on how treated effluent is used and to update the website. Staff was also directed to do an educational campaign and water symposium coordinated with water providers

2. **2023 Legislative Update and Discussion.**

Laura Mueller, City Attorney and Tory Carpenter, Planning Director.

Laura Mueller and Tory Carpenter gave a presentation which is on file.

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

August 22, 2023, at 6:00 p.m.

September 12, 2023, at 6:00 p.m.

September 26, 2023, at 6:00 p.m.

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

City Council & Board of Adjustment Meetings

August 15, 2023, at 6:00 p.m. (CC)

September 5, 2023, at 6:00 p.m. (CC & BOA)

September 19, 2023, at 6:00 p.m. (CC)

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

ADJOURN

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

This regular meeting adjourned at 8:21 p.m.



Planning and Zoning Commission

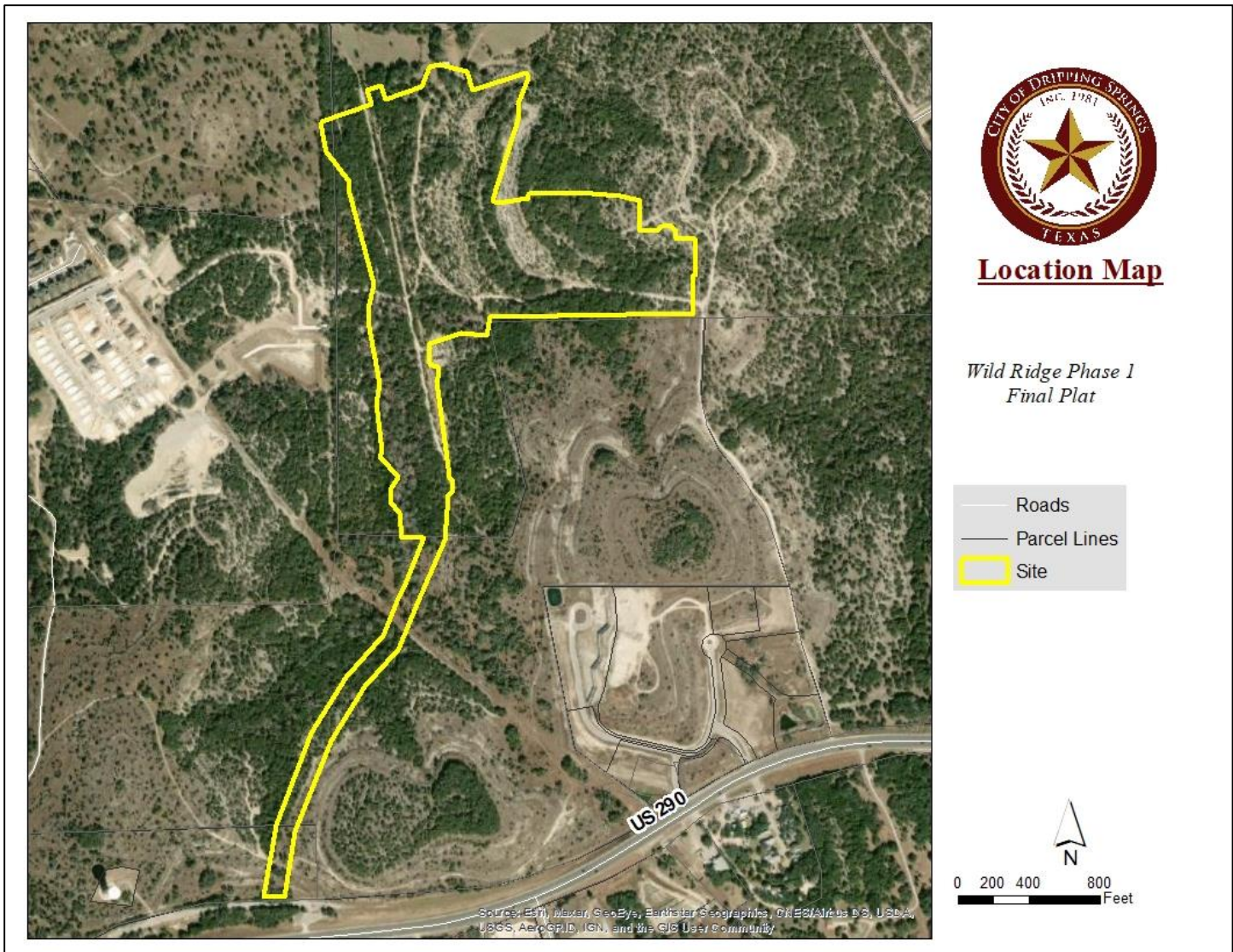
Planning Department Staff Report

Item 3.

Planning and Zoning Commission Meeting: August 23, 2023
Project No: SUB2023-0006
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Wild Ridge Phase 1 Final Plat (PDD #13)
Property Location: E US 290
Legal Description: 62.1 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 Final Plat based on outstanding comments



Planning Department Staff Report

Overview

This final plat consists of 136 single-family lots.

Access and Transportation

This final plat includes the extension of Wild Ridge Blvd US 290 through the development. This Thoroughfare Road will eventually extend through the Double L development to Ranch Road 12.

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 – Final Plat

Exhibit 3 – Outstanding Comments Letter

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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	E US 290, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	130.2-acre tract of land, 8.787-acre tract of land, 17.88-acre tract of land
TAX ID #	R19907, R184801, R185284
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	62.1 acres
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	ESD 1 & 6
ZONING/PDD/OVERLAY	PDD #13
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>N/A</u> <input checked="" type="checkbox"/> State Name: <u>US 290</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>Wild Ridge MUD</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	Wild Ridge Phase 1
TOTAL ACREAGE OF DEVELOPMENT	Development is made up of approximately 62.1 acres and includes 136 single-family residential lots, a commercial lot, a network of minor arterial and local roadways, water quality/detention pond, utilities to serve development, public/private parkland, and undisturbed open space.
TOTAL NUMBER OF LOTS	142
AVERAGE SIZE OF LOTS	0.4 acre
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>136</u> COMMERCIAL: <u>1</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>50.8</u> COMMERCIAL: <u>2.9</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>9,930</u> PRIVATE: <u>None</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</p>	

COMMENTS: _____

TITLE: Richard Pham, P.E. SIGNATURE: Richard Pham

Digitally signed by Richard Pham
DN: CN=Richard Pham, OU=Users-Austin
Corp, DC=int, DC=doucetandassociates,
DC=com
Date: 2023.02.16 16:20:09-06'00'

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

CR

8/05/2020

Applicant Signature

Meranda S. Perkins

Date
8/05/2020

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

R. H. ... FOR MERITAGE

Property Owner Signature

HOUSES OF TEXAS, LLC

8-10-2020
Date

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

512.858.4725 • www.cityofdrippingsprings.com

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 Digitally signed by Richard Pham
DN: CN=Richard Pham, OU=Users-Austin Corp, DC=int, DC=doucetandassociates, DC=com
Date: 2023.02.16 16:20:21-06'00' Date: 2/16/2023

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 type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable) N/A
<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable) See Engineering Report
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable) N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable) N/A
<input checked="" 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 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

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

512.858.4725 • cityofdrippingsprings.com

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

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 checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

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

NARRATIVE OF COMPLIANCE

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Per PDD, outdoor lighting will be constructed in accordance to the City's Outdoor Lighting Ordinance.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>At full development, Parkland Dedication is required to provide 41.7 acres of parkland per approved PDD. For Phase 1, provided credited parkland is 14.2 acres and the remainder will be provided in future phases.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Per PDD, cash-in-lieu fee required for disturbed trees is \$1,410,000. With 863 lots consisting of two 3-inch caliper size trees at \$685 per tree, the total lot credit is \$1,182,310. 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 \$1,419,310 which exceeds the minimum total cost per acre of disturbance.</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 and private improvements are in conformance with the approved PDD. Additionally, a Contributing Zone Plan application is in review with TCEQ for proposed development.</p>
Zoning, Article 30.02, Exhibit A	<p>Proposed use is in conformance with the approved PDD.</p>

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: Wild Ridge Phase 1
 Project Address: E US 290, Dripping Springs, TX 78620
 Project Applicant Name: Doucet & Associates, Inc.

Billing Contact Information

Name: Richard Pham, P.E.
 Mailing Address: 7401 B Highway 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 _____ |

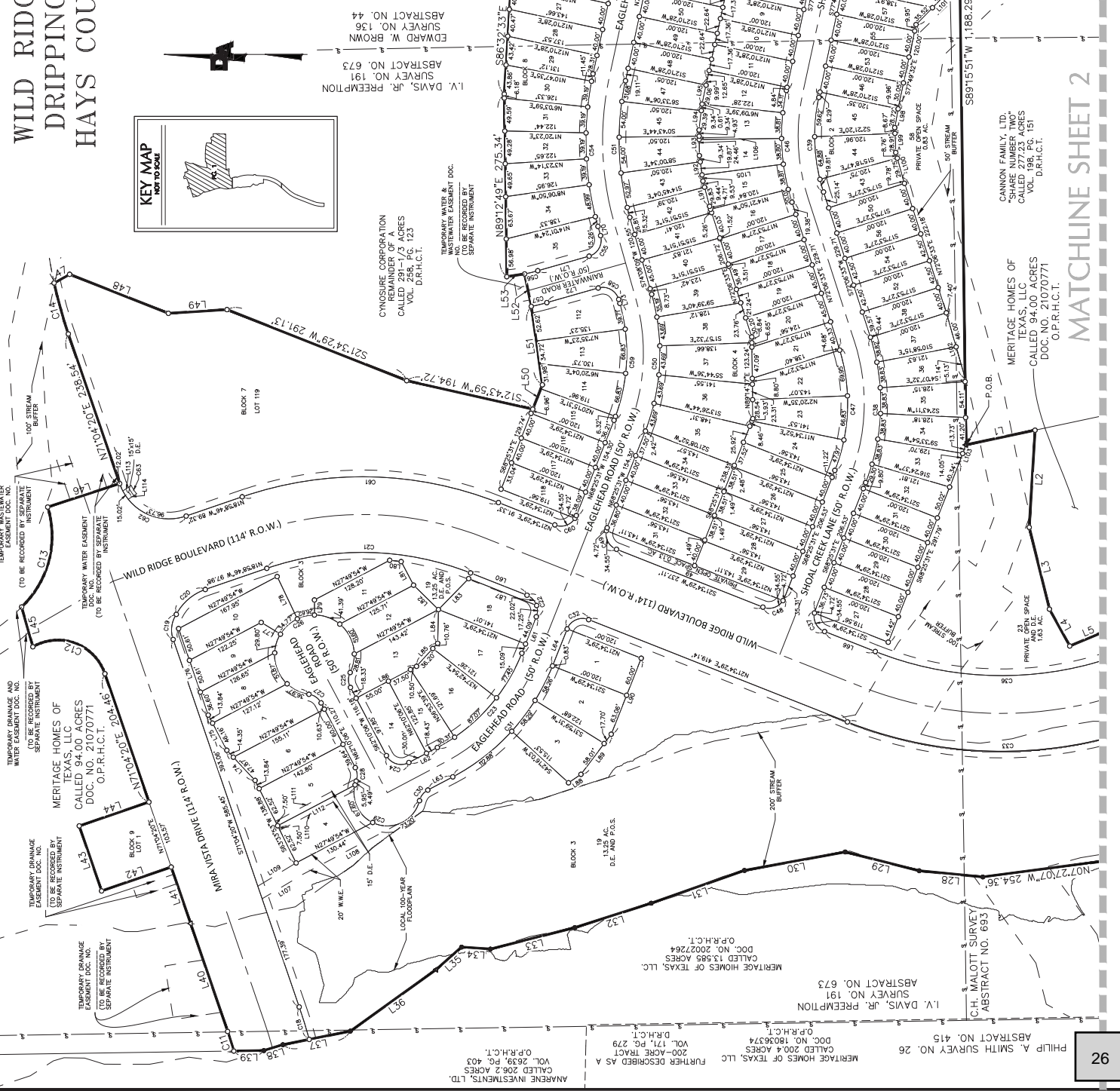
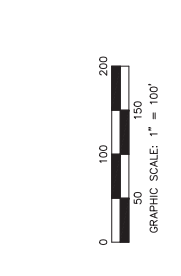
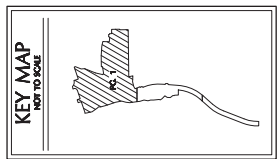
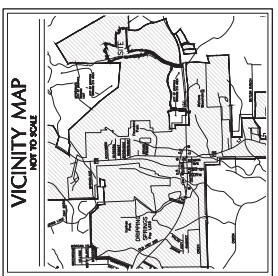
*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and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

Richard Pham
 Digitally signed by Richard Pham
 DN: CN=Richard Pham, OU=Users-Austin Corp, DC=int,
 DC=doucetandassociates, DC=com
 Date: 2023.02.16 16:20:40-06'00'
 Signature of Applicant

2/16/2023
 Date

WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS

LEGEND	
	PHASE BOUNDARY LINE
	LOT LINE
	EASEMENT PROPERTY LINE
	ADJOINING PROPERTY LINE
	APPROXIMATE SURVEY LINE
	FLOODPLAIN
	MONUMENT FOUND (UNLESS NOTED)
	MONUMENT NOT FOUND (UNLESS NOTED)
	CALCULATED POINT
	BENCHMARK POINT
	'GOULET' CAP SET
	POINT OF BEGINNING
	POLE
	BLOCK
	PAGE
	DRAINAGE EASEMENT
	RIGHT-OF-WAY
	WATER EASEMENT
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	WATER QUALITY BUFFER ZONE
	HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	DEED RECORD, HAYS COUNTY, TEXAS
	ABSTRACT



Item 3.

DOUCET

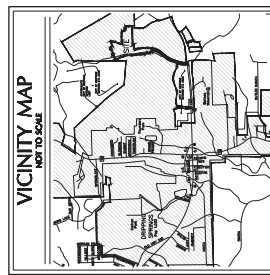
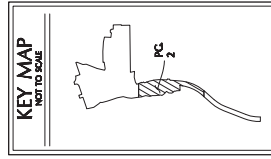
Civil Engineering // Enfillements // Geospatial
 7401 B. Highway 71 W. Ste. 160
 Austin, TX 78735. Tel: (612)-883-2400
 www.doucetengineers.com
 TPFEIS Firm Number: 10194551

Survey Date: 07/27/2023
 Scale: 1" = 100'
 Drawn by: SWP
 Project: 168
 Sheet: 1
 Field Book:
 Party Chgt:
 Survey Date:

MATCHLINE SHEET 2

LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJOINER PROPERTY LINE
- APPROXIMATE SURVEY LINE
- FLOODPLAIN
- 1/2" IRON ROD FOUND
- IRON PIPE FOUND (AS NOTED)
- WATER UTILITY LINE
- WATER METER FOUND
- BENCHMARK FOUND
- 1/2" IRON ROD WITH
- POINT OF BEGINNING
- VOLUME
- BOOK
- NO. VOL.
- GRANITE EASEMENT
- RIGHT-OF-WAY
- WASTEWATER EASEMENT
- PRIVATE OPEN SPACE
- BUILDING SETBACK LINE
- B.S.L.
- WATER QUALITY BUFFER ZONE
- PLAT RECORDS, HAYS COUNTY, TEXAS
- OP.R.H.C.T.
- DIR.H.C.T.



**WILD RIDGE PHASE 1
DRIPPING SPRINGS,
HAYS COUNTY, TEXAS**

DOUCET
Civil Engineering // Enfillements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735. Tel: (612)-583-2400
www.doucetengineers.com
TFPELS Firm Number: 3937
Survey Date: 07/27/2023
Scale: 1" = 100'
Drawn by: SYP
Reviewed by: [Signature]
Project: 168
Sheet: 2
Field Book: [Blank]
Party Chief: [Blank]

Item 3.

BLOCK 4 LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
1	0.1622	7,086
2	0.1270	5,534
3	0.1252	5,432
4	0.1102	4,800
5	0.1102	4,800
6	0.1102	4,800
7	0.1102	4,800
8	0.1102	4,800
9	0.1102	4,800
10	0.1102	4,800
11	0.1102	4,800
12	0.1254	5,464
13	0.1307	5,695
14	0.1317	5,736
15	0.1294	5,636
16	0.1189	5,177
17	0.1102	4,800
18	0.1102	4,800
19	0.1240	5,400
20	0.1247	5,434

BLOCK 3 LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
1	0.1653	7,200
2	0.1942	8,459
3	0.1913	8,332
4	0.1773	7,725
5	0.2039	8,680
6	0.2030	8,842
7	0.2012	8,765
8	0.1423	6,197
9	0.1531	6,671
10	0.2198	9,574
11	0.1601	6,973
12	0.1502	6,544
13	0.1963	8,550
14	0.1520	6,622
15	0.1214	5,266
16	0.1859	8,096
17	0.2211	9,631
18	0.1762	7,675
19	13.2542	577,353

BLOCK 2 LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
52	0.1459	6,357
53	0.1102	4,800
53	0.1375	5,990
54	0.1171	5,100
54	0.1432	6,238
55	0.1102	4,800
55	0.1417	6,173
56	0.1102	4,800
56	0.1244	5,419
57	0.1167	5,084
57	0.1613	7,026
58	0.1391	6,061
59	0.8274	36,041

BLOCK 1 LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
27	1.6305	71,023
28	0.1102	4,800
29	0.1102	4,800
30	0.1102	4,800
31	0.1102	4,800
32	0.1232	5,365
33	0.1332	5,803
34	0.1394	6,073
35	0.1361	5,929
36	0.1328	5,785
37	0.1274	5,549
38	0.1102	4,800
43	0.1168	5,087
44	0.1420	6,185
45	0.1456	6,342
46	0.1102	4,800
50	0.1102	4,800
51	0.1534	6,681
52	0.1171	5,100

BLOCK 7 LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
112	0.1840	8,017
113	0.1553	6,763
114	0.1480	6,446
115	0.1134	4,938
116	0.1102	4,800
117	0.1102	4,800
118	0.1178	5,133
120	3.3902	147,679

BLOCK 5 LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
1	0.1248	5,437
2	0.1102	4,800
3	0.1102	4,800
4	0.1102	4,800
5	0.1206	5,253
6	0.1206	5,253
7	0.1241	5,404
8	0.1241	5,404
9	0.1241	5,404
10	0.1675	7,297

BLOCK 4 LOT AREA TABLE

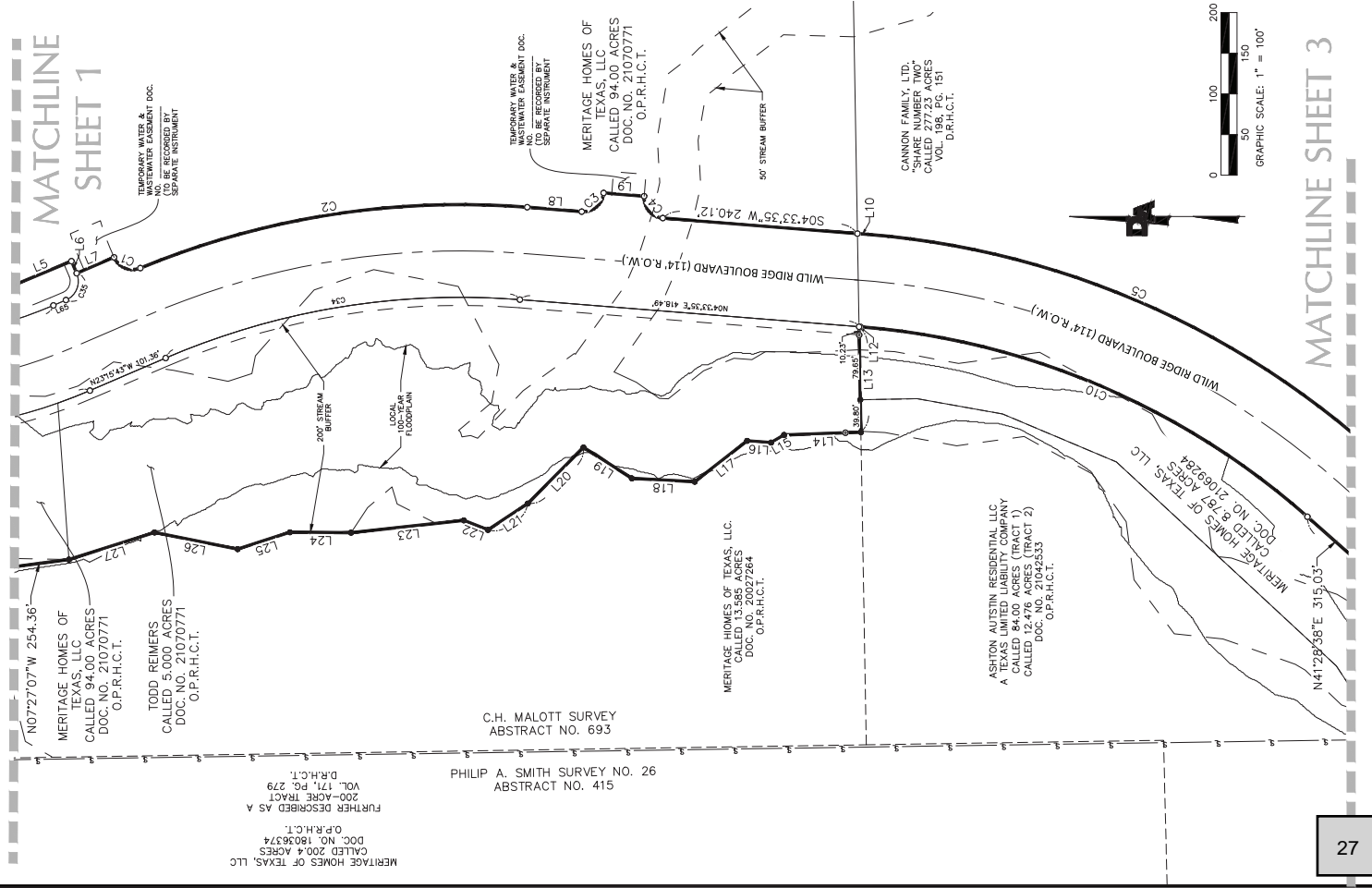
LOT NO.	ACRES	SQ. FT.
42	0.1131	4,928
43	0.1268	5,525
44	0.1281	5,582
45	0.1281	5,582
47	0.1238	5,394
48	0.1102	4,800
49	0.1277	5,584
49	0.1102	4,800
50	0.1102	4,800
51	0.1102	4,800
52	0.1102	4,800
53	0.1102	4,800
54	0.1102	4,800
55	0.1142	4,975
56	0.1220	5,315
57	0.1225	5,337
58	0.1552	6,760

BLOCK 4 LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
21	0.1359	5,918
22	0.1648	7,177
23	0.1618	7,049
24	0.1534	6,684
25	0.1318	5,742
26	0.1318	5,742
27	0.1318	5,742
28	0.1318	5,742
29	0.1318	5,742
31	0.1367	5,955
32	0.1318	5,742
33	0.1318	5,742
34	0.1333	5,808
35	0.1782	7,762
36	0.1795	7,820
37	0.1698	7,397
38	0.1618	7,049
39	0.1457	6,347
40	0.1267	5,516
41	0.1112	4,845

BLOCK 8 LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
22	0.1751	7,628
23	0.1476	6,431
24	0.1476	6,431
25	0.1459	6,354
26	0.1404	6,114
27	0.1347	5,869
28	0.1291	5,624
29	0.1275	5,555
30	0.1313	5,720
31	0.1262	5,495
32	0.1241	5,405
33	0.1266	5,516
34	0.1692	7,370
35	0.1864	8,118



MATCHLINE SHEET 2

ASHTON AUSTIN RESIDENTIAL LLC
A
CALLED 84.00 ACRES (TRACT 1)
CALLED 12.476 ACRES (TRACT 2)
DOC. NO. 21042533
O.P.R.H.C.T.

MERAGE HOMES OF TEXAS, LLC
CALLED 8.787 ACRES
DOC. NO. 21069284

WILD RIDGE BOULEVARD (14' R.O.W.)
S217.01°E 550.66'

PHILIP A. SMITH SURVEY NO. 26
ABSTRACT NO. 415

C.H. MALOTT SURVEY
ABSTRACT NO. 693

CANNON FAMILY, LTD.
"SHARE NUMBER TWO"
CALLED 277.23 ACRES
VOL. 186, PG. 151
D.R.H.C.T.

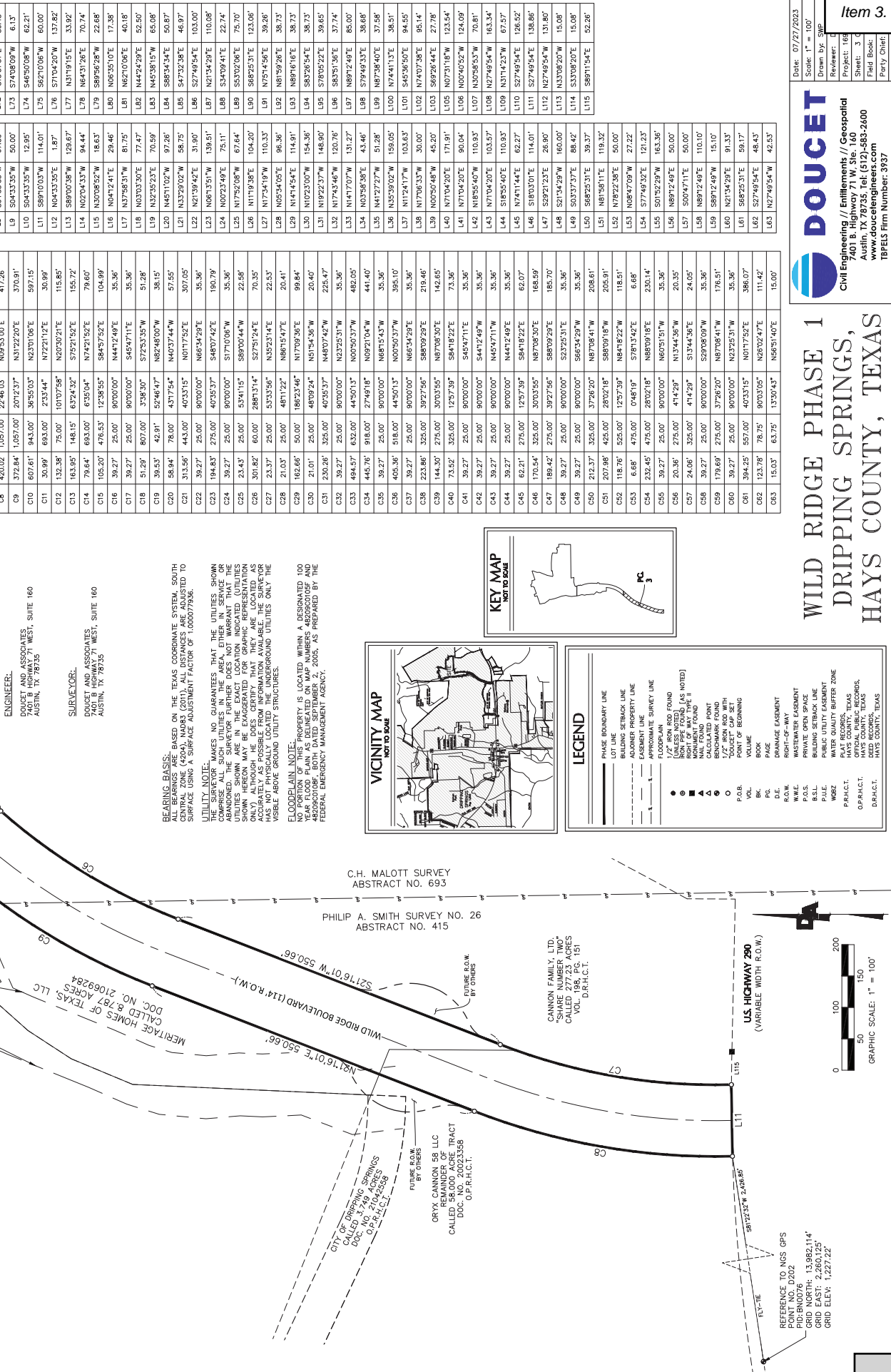
CITY OF DRIPPING SPRINGS
CALLED 3.749 ACRES
DOC. NO. 21023588
O.P.R.H.C.T.

ORYX CANNON 58 LLC
REMANDER OF TRACT
CALLED 56.000 ACRES
DOC. NO. 21023588
O.P.R.H.C.T.

U.S. HIGHWAY 290
(VARIABLE WIDTH R.O.W.)

100' CROWN BUFFER

100' YEAR FLOODPLAIN

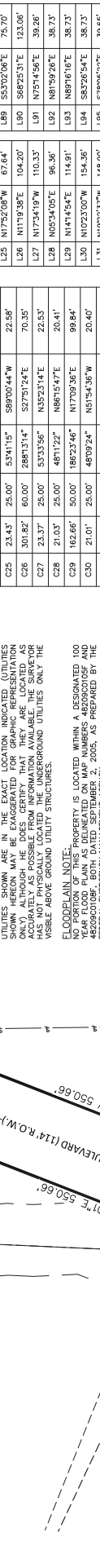


CURVE		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.82°	25.00'	857.729'	52.215133°	35.03'	35.03'
C2	468.05'	1,032.00'	2639.07'	50855.98°E	481.57'	481.57'
C3	39.27°	25.00'	8000.00'	54026.25°E	35.36'	35.36'
C4	39.27°	25.00'	8000.00'	54933.25°W	35.36'	35.36'
C5	681.06'	1,057.00'	3635.03'	523101.06°W	668.34'	668.34'
C6	332.83'	943.00'	2012.37'	53122.20°W	330.91'	330.91'
C7	376.04'	943.00'	2250.53'	50950.34°W	373.56'	373.56'
C8	430.02'	1,057.00'	2246.03'	40935.00°E	417.26'	417.26'
C9	372.84'	1,057.00'	2012.37'	53122.20°E	370.91'	370.91'
C10	607.61'	943.00'	3635.03'	523101.06°E	597.15'	597.15'
C11	30.99°	693.00'	2333.44'	87231.12°E	30.99'	30.99'
C12	132.38°	75.00'	10107.58'	82930.21°E	115.85'	115.85'
C13	163.95°	148.15'	6324.32'	57521.52°E	155.72'	155.72'
C14	79.64°	693.00'	638.04'	87231.12°E	79.64'	79.64'
C15	105.20°	476.53'	1238.55'	58457.52°E	104.99'	104.99'
C16	39.27°	25.00'	8000.00'	54472.49°E	35.36'	35.36'
C17	39.27°	25.00'	8000.00'	54847.11°E	35.36'	35.36'
C18	51.29°	807.00'	338.30'	57253.55°W	51.28'	51.28'
C19	39.43°	42.91'	5246.47'	86248.00°W	38.15'	38.15'
C20	58.94°	78.00'	4371.74'	84037.44°W	57.55'	57.55'
C21	313.86°	443.00'	4073.15'	80717.52°E	307.05'	307.05'
C22	39.27°	25.00'	8000.00'	86532.92°E	35.36'	35.36'
C23	194.83°	275.00'	4035.37'	54807.42°E	190.79'	190.79'
C24	39.27°	25.00'	8000.00'	57100.06°W	35.36'	35.36'
C25	33.43°	25.00'	5394.18'	58920.44°W	22.68'	22.68'
C26	301.82°	60.00'	28813.14'	52751.24°E	70.35'	70.35'
C27	23.37°	25.00'	5333.96'	35323.14°E	22.51'	22.51'
C28	21.03°	25.00'	4811.12'	86815.47°E	20.41'	20.41'
C29	162.86°	50.00'	18623.46'	81709.36°E	99.84'	99.84'
C30	21.01°	25.00'	4839.24'	85754.56°W	20.40'	20.40'
C31	230.26°	325.00'	14807.42°W	225.47'	225.47'	225.47'
C32	39.27°	25.00'	8000.00'	82323.31°W	35.36'	35.36'
C33	484.57°	632.00'	4450.13'	80050.37°W	482.05'	482.05'
C34	445.76°	918.00'	274618'	802170.4°W	441.40'	441.40'
C35	39.27°	25.00'	8000.00'	86815.43°W	35.36'	35.36'
C36	405.36°	518.00'	4450.13'	80050.37°W	395.10'	395.10'
C37	39.27°	25.00'	8000.00'	86634.29°E	35.36'	35.36'
C38	233.86°	325.00'	3973.96'	58820.29°E	218.46'	218.46'
C39	144.30°	275.00'	3033.95'	88708.30°E	142.65'	142.65'
C40	73.52°	325.00'	1297.39'	58418.22°E	73.36'	73.36'
C41	39.27°	25.00'	8000.00'	54847.11°E	35.36'	35.36'
C42	39.27°	25.00'	8000.00'	54412.49°W	35.36'	35.36'
C43	39.27°	25.00'	8000.00'	84547.11°W	35.36'	35.36'
C44	39.27°	25.00'	8000.00'	84472.49°E	35.36'	35.36'
C45	62.21°	275.00'	3003.95'	58418.22°E	62.07'	62.07'
C46	170.54°	325.00'	3003.95'	88708.30°E	168.59'	168.59'
C47	189.42°	275.00'	3973.96'	58820.29°E	185.70'	185.70'
C48	39.27°	25.00'	8000.00'	52323.31°E	35.36'	35.36'
C49	39.27°	25.00'	8000.00'	56534.29°W	35.36'	35.36'
C50	212.37°	325.00'	3726.20'	88708.41°W	208.61'	208.61'
C51	207.96°	425.00'	2892.18'	58820.18°W	205.91'	205.91'
C52	118.78°	525.00'	1237.39'	88418.22°W	118.51'	118.51'
C53	6.68°	475.00'	57813.42°E	6.68'	6.68'	6.68'
C54	232.45°	475.00'	2802.18'	88809.18°E	230.14'	230.14'
C55	39.27°	25.00'	8000.00'	86515.17°W	35.36'	35.36'
C56	203.36°	275.00'	414.29'	81344.56°W	203.35'	203.35'
C57	24.08°	325.00'	414.29'	81344.56°E	24.05'	24.05'
C58	39.27°	25.00'	8000.00'	82908.09°W	35.36'	35.36'
C59	179.69°	275.00'	3726.20'	88708.41°W	176.51'	176.51'
C60	39.27°	25.00'	8000.00'	84232.31°W	35.36'	35.36'
C61	394.25°	557.00'	4033.15'	80717.52°E	386.07'	386.07'
C62	123.78°	78.75'	80703.95'	82802.47°E	111.42'	111.42'
C63	15.03°	63.75'	1330.43'	85851.40°E	15.00'	15.00'

BEARING BASIS: BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (2004) MAPS (2011). ALL DISTANCES ARE ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000077936.

UTILITY NOTE: THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE). THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE: THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAN AS Delineated ON MAP NUMBERS 4820200105F AND 4820900108F, BOTH DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LINE TABLE		DISTANCE		LINE TABLE	
LINE	BEARING	LINE	BEARING	LINE	BEARING
L1	S115°51'33"W	106.49'	L11	S89°10'03"W	114.01'
L2	N86°33'25"W	146.69'	L12	N64°33'35"E	1.87'
L3	S76°06'50"W	126.96'	L13	S89°00'38"W	129.67'
L4	S61°02'39"W	63.46'	L14	N02°04'33"E	94.44'
L5	S22°39'05"E	134.68'	L15	N30°08'52"W	18.63'
L6	S89°12'49"E	60.08'	L16	N04°12'41"E	29.46'
L7	S75°03'09"W	14.42'	L17	N37°58'31"W	81.75'
L8	N89°12'49"E	60.08'	L18	N03°03'30"E	77.47'
L9	S75°03'09"W	14.42'	L19	N32°35'23"E	70.59'
L10	S46°50'08"W	62.21'	L20	N45°11'02"W	97.26'
L11	S62°10'06"W	37.82'	L21	N33°39'02"W	56.75'
L12	S71°04'20"W	137.82'	L22	N12°14'29"E	103.00'
L13	S15°51'51"E	80.48'	L23	N06°15'51"W	138.51'
L14	S74°08'09"W	61.3'	L24	N00°23'49"E	75.11'
L15	S46°50'08"W	62.21'	L25	N17°52'08"W	67.64'
L16	S62°10'06"W	37.82'	L26	N11°19'38"E	104.20'
L17	S62°10'06"W	37.82'	L27	N17°34'19"W	110.33'
L18	S62°10'06"W	37.82'	L28	N05°54'35"E	96.36'
L19	S62°10'06"W	37.82'	L29	N14°14'54"E	114.91'
L20	S62°10'06"W	37.82'	L30	N10°23'00"W	154.36'
L21	S62°10'06"W	37.82'	L31	N19°23'37"W	148.90'
L22	S62°10'06"W	37.82'	L32	N17°34'19"W	120.76'
L23	S62°10'06"W	37.82'	L33	N14°17'07"W	131.27'
L24	S62°10'06"W	37.82'	L34	N03°48'38"E	43.46'
L25	S62°10'06"W	37.82'	L35	N41°27'27"W	51.28'
L26	S62°10'06"W	37.82'	L36	N35°39'02"W	159.05'
L27	S62°10'06"W	37.82'	L37	N17°54'17"W	103.63'
L28	S62°10'06"W	37.82'	L38	N17°06'33"W	30.00'
L29	S62°10'06"W	37.82'	L39	N00°50'48"W	45.20'
L30	S62°10'06"W	37.82'	L40	N7°04'20"E	171.91'
L31	S62°10'06"W	37.82'	L41	N7°04'20"E	90.04'
L32	S62°10'06"W	37.82'	L42	N18°55'40"W	110.93'
L33	S62°10'06"W	37.82'	L43	N7°04'20"E	103.57'
L34	S62°10'06"W	37.82'	L44	S18°55'40"E	110.93'
L35	S62°10'06"W	37.82'	L45	N74°11'44"E	62.27'
L36	S62°10'06"W	37.82'	L46	S18°03'01"E	114.01'
L37	S62°10'06"W	37.82'	L47	S29°21'23"E	26.90'
L38	S62°10'06"W	37.82'	L48	S21°44'29"W	160.00'
L39	S62°10'06"W	37.82'	L49	S03°37'37"E	88.42'
L40	S62°10'06"W	37.82'	L50	S68°25'31"E	39.37'
L41	S62°10'06"W	37.82'	L51	N81°08'11"E	119.32'
L42	S62°10'06"W	37.82'	L52	N75°23'38"E	50.00'
L43	S62°10'06"W	37.82'	L53	N08°47'09"W	27.22'
L44	S62°10'06"W	37.82'	L54	S77°49'32"E	121.23'
L45	S62°10'06"W	37.82'	L55	S01°52'29"W	163.36'
L46	S62°10'06"W	37.82'	L56	N89°12'49"E	50.00'
L47	S62°10'06"W	37.82'	L57	S00°47'11"E	50.00'
L48	S62°10'06"W	37.82'	L58	N89°12'49"E	110.10'
L49	S62°10'06"W	37.82'	L59	N89°12'49"W	15.10'
L50	S62°10'06"W	37.82'	L60	N21°34'49"E	91.33'
L51	S62°10'06"W	37.82'	L61	S68°25'31"E	59.17'
L52	S62°10'06"W	37.82'	L62	S27°49'54"E	46.43'
L53	S62°10'06"W	37.82'	L63	N27°49'54"W	42.53'

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

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

Date: 07/27/2023
Scale: 1" = 100'
Drawn by: SHP
Reviewed by:
Project: 168
Sheet: 3
Field Book:
Party Chgt:
Survey Date:

WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DOUCET
Civil Engineering / Eminent / Geospatial
7401 B, Highway 71 W, Ste. 160
Austin, TX 78735; Tel: (512)-883-2400
www.doucetengineers.com
TBPELS Firm Number: 10194551

REFERENCE TO NGS GPS
POINT NUMBER 002
GRID NORTH: 13,982,114'
GRID EAST: 2,260,257'
GRID ELEV: 1,227.22'



Date: August 18, 2023

Richard Pham
Doucet
mperkins@doucetengineers.com

City staff has completed its review of project **SUB2023-0006 Wild Ridge Phase 1 Final Plat**. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

Engineer/Public Works Comments

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

1. Coordinate with the Gateway Village to show ROW for a Roundabout at the intersection of the East/West connector through the Oryx property.

Review 3: Approval of final plat is pending design of the Roundabout on the Wildridge Ph 1 Construction Plans establishing that adequate ROW is dedicated per this plat for the Roundabout.

2. Construction Plans show cross culverts and storm system throughout that extend outside ROW and platted Ph 1 boundary. These need to be in ROW or drainage easements.

Review 3: Approval of Final Plat pending recordation of easements and filling in document numbers on the plat.

3. Construction Plans show Ph 1 WW that extends outside Platted Ph 1 Boundary. These need to be in ROW or easement.

Review 3: Approval of Final Plat pending recordation of easements and filling in document numbers on the plat.

4. Construction Plans show Ph 1 WL that extends outside platted Ph 1 Boundary. These need to be in ROW of easement.

Review 3: Approval of Final Plat pending recordation of easements and filling in document numbers on the plat.

5. The Final Plat cannot be approved until either;

- a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
- b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Review 2: Comment pending



Planning and Zoning Commission Planning Department Staff Report

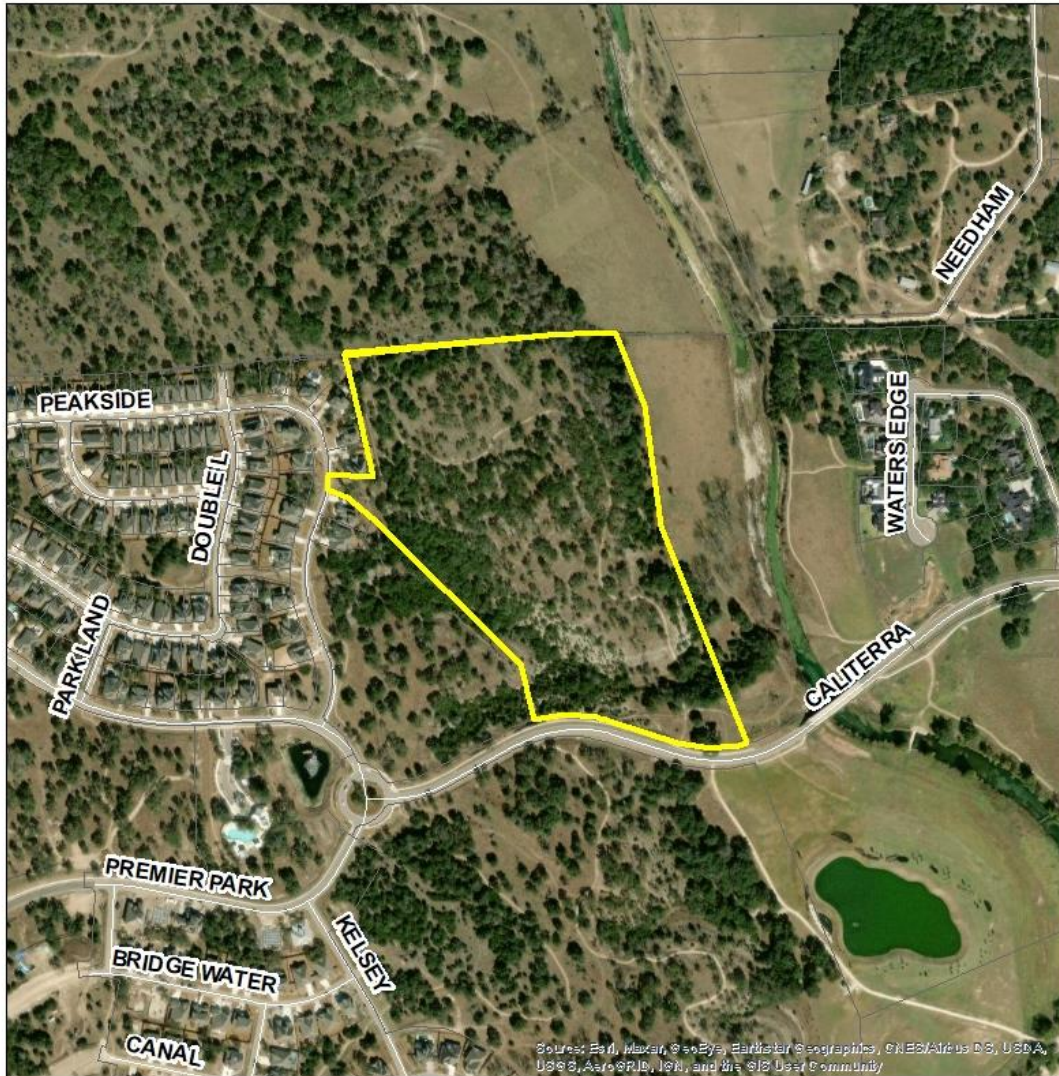
Item 4.

Planning and Zoning Commission Meeting: August 22, 2023
Project No: SUB2023-0025
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Caliterra Phase 3 Section 10 Preliminary Plat
Property Location: Caliterra Parkway at Pointe Du Hoc Loop
Legal Description: 20.19 acres out of the Philip A Smith Survey
Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.
Property Owner: Development Solutions CAT, LLC

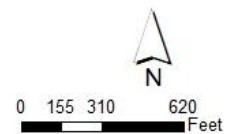
Staff recommendation: Approval of the preliminary plat.



Location Map

SUB2023-0025
 Caliterra Phase 3 Section 10
 Preliminary Plat

Roads



Planning Department Staff Report

Overview

The proposed subdivision includes 21 residential lots and 12.386 acres of drainage/open space. This request is consistent with the parks plan and development agreement as shown in the highlighted maps below.

Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

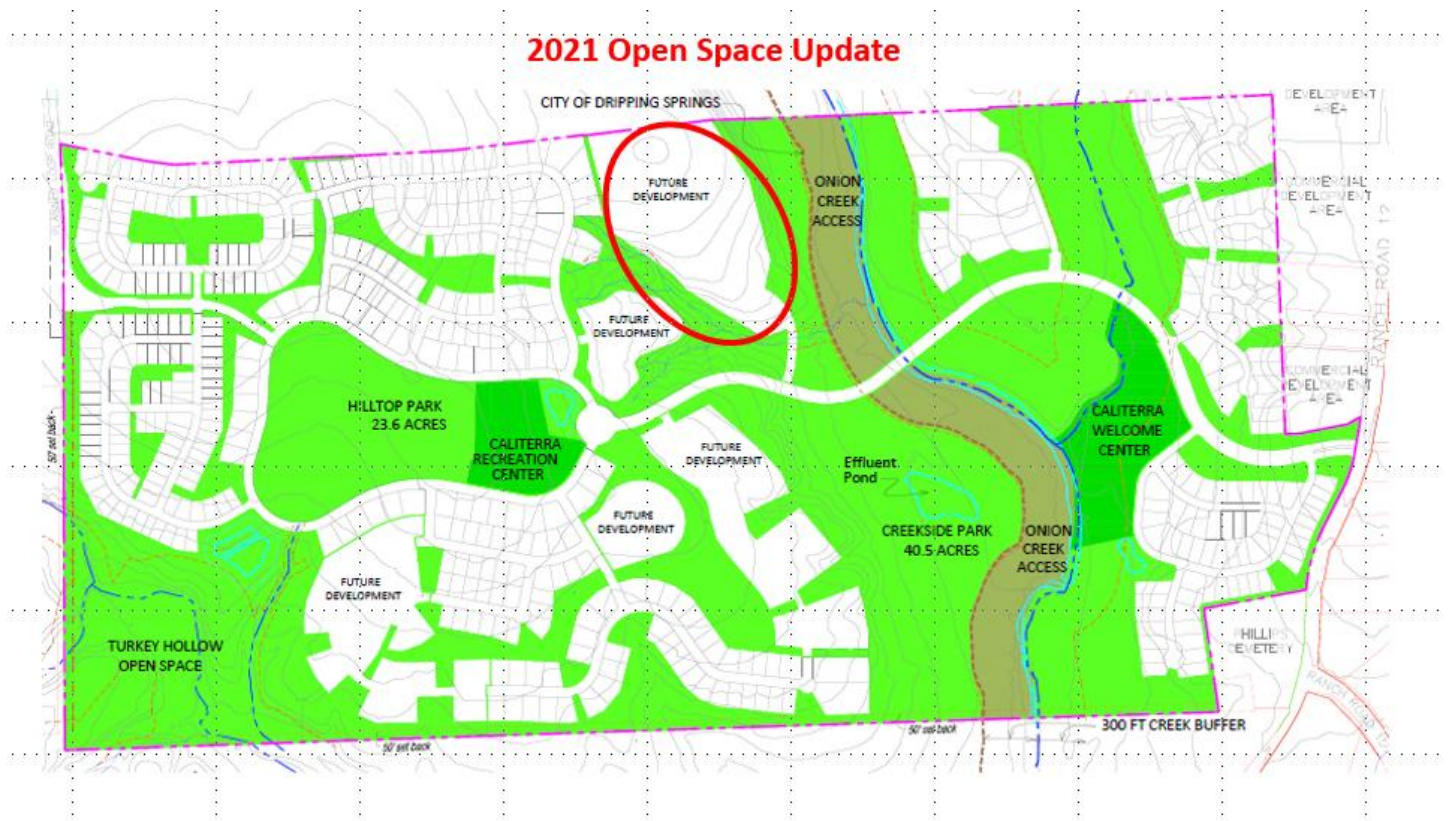
Site Information

Location: Caliterra Parkway

Zoning Designation: ETJ / Caliterra Development Agreement

Property History

The original Caliterra Development Agreement was approved in 1999 under the name Coyote Crew Ranch. This agreement was amended in 2002, and again in 2014. In 2021, the Parks and Open Space plan was amended to reflect the change of the concept plan in the 2018 development agreement amendment.



Planning Department Staff Report

Recommendation

Approval of the preliminary plat.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Approval of the preliminary plat.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None as of the date of this report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



DRIPPING SPRINGS
Texas

Item 4.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

PRELIMINARY PLAT APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: 11-1-22

NOT SCHEDULED

NOT SCHEDULED

CONTACT INFORMATION

APPLICANT NAME Bill E. Couch

COMPANY Carlson Brigance and Doering, Inc

STREET ADDRESS 5501 W. William Cannon Dr.

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

PHONE 512 280-5160 **EMAIL** Bill@cbdeng.com

OWNER NAME Greg Rich, Attorney in Fact

COMPANY CF CSLK CALITERRA LLC

STREET ADDRESS 12222 Merit Drive, Suite 1020

CITY Dallas **STATE** TX **ZIP CODE** 75251

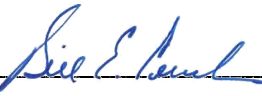
PHONE (972) 960-2777 **EMAIL** grich@siepiela.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	CK CSKL Caliterra, LLC Greg Rich Attorney in Fact
PROPERTY ADDRESS	Caliterra Pkwy at Pointe Du Hoc
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, TRACT 13: SECTION 10, ACRES 20.19
TAX ID #	R164970
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	32.91
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	6 and 1
ZONING/PDD/OVERLAY	NA - Development Agreement
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Caliterra Pkwy</u> <input type="checkbox"/> State Name: _____ <input checked="" 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>Caliterra 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	Caliterra Phase 3 Section 10
TOTAL ACREAGE OF DEVELOPMENT	32.91
TOTAL NUMBER OF LOTS	22
AVERAGE SIZE OF LOTS	0.760 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>22</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>16.749</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>2945</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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Sr. Project Manager SIGNATURE: 

PUBLIC UTILITY CHECKLIST

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

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

WATER PROVIDER NAME (if applicable): DSWSC
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Dripping Springs See Development Agreement
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): One Gas
 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.)

Applicant Name

Bill E. Couch

11-21-22

Applicant Signature

Bill E. Couch

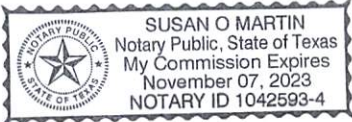
Date

11-21-22

Notary

Date

Notary Stamp Here



Susan O. Martin


11/21/2022

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: 5-17-23

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 checked="" type="checkbox"/>	\$240 Fee for ESD #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 (3 copies required – 11 x 17)
<input type="checkbox"/>	<input 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,)

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

		the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input 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

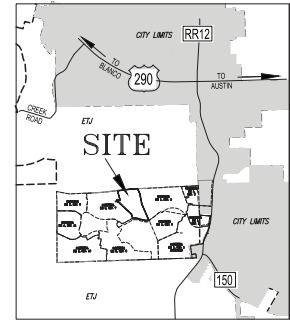
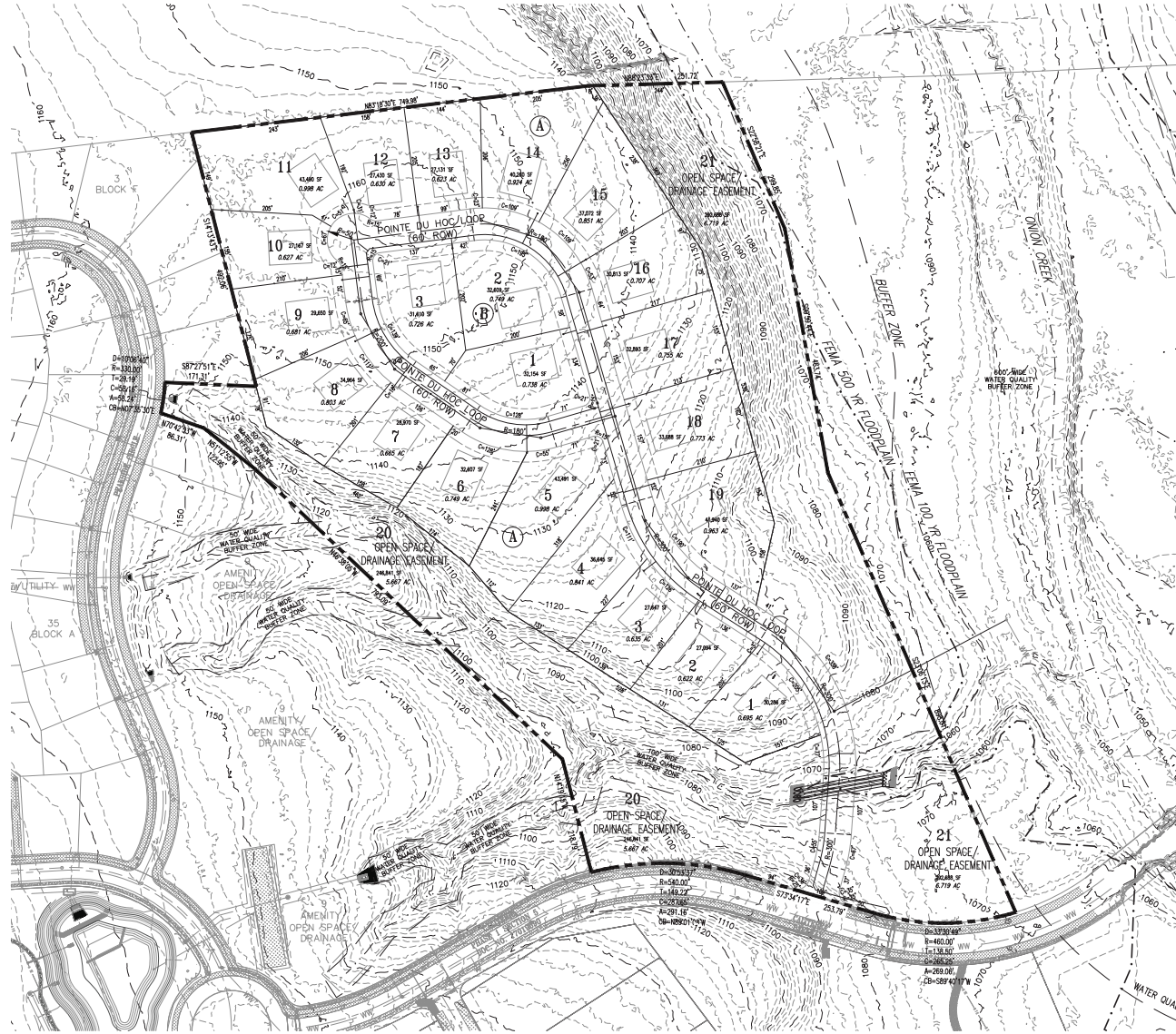
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting, Article 24.06	Consistent with Development Agreement
Parkland Dedication, Article 28.03	Consistent with Development Agreement
Landscaping and Tree Preservation, Article 28.06	Consistent with Development Agreement

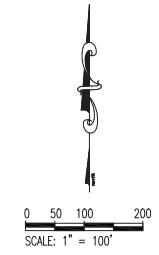
Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Consistent with Development Agreement</p>
Zoning,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

CALITERRA PHASE 3 SECTION TEN

PRELIMINARY PLAT



VICINITY MAP
(N.T.S.)



LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	FEMA 100 YEAR FLOODPLAIN
---	BUFFER ZONE
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON ROD FOUND
○	IRON ROD SET
○	WATER LINE EASEMENT
○	W.W.E.
○	WATER QUALITY EASEMENT
○	W.W.E.
○	WATER QUALITY EASEMENT
○	ELEC.E.
○	P.U.E.
○	LANDSCAPE & SOIL EASEMENT
○	D.E.
○	DRAINAGE EASEMENT
○	A.E.
○	S.W.E.
○	SUBCMLN EASEMENT

ORIGINAL SUBMITTAL DATE: AUGUST 10, 2020
TOTAL ACREAGE: 32.591 ACRES

FEMA MAP NO: 48209C-0115F,
EFFECTIVE DATE: SEPTEMBER 2, 2005

TOTAL NO. OF LOTS: 24
NO. OF BLOCKS: 2
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 22
NO. OF OPEN SPACE/DRAINAGE LOTS: 2

LINEAR FOOTAGE OF RIGHT-OF-WAY

POINTE DU HOC LOOP (LOCAL STREET) 60' R.O.W.	2,495'	3,437 AC.
TOTALS	2,495'	3,437 AC.

DATE: APRIL 17, 2023

OWNER: OF CSLK CALITERRA, LLC.
12222 MERIT DRIVE
SUITE 1020
DALLAS, TEXAS 75251
PHONE: (512) 651-8100
GREGORY L. RICH, MANAGER

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165

DESIGNED BY	DRAPPED BY
DATE	DATE
REVISION	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineers • Surveyors

Main Office: 5501 West William Cannon Drive, Austin, Texas 78750
 Phone No. 512-280-5160
 www.cbdi.com

PRELIMINARY PLAT
CALITERRA PHASE 3 SECTION 10
PRELIMINARY PLAT

CARLSON, BRIGANCE & DOERING, INC.
6975791

DATE	JULY 2023
JOB NUMBER	5006
SHEET	1 OF 3

CALITERRA PHASE 3 SECTION TEN

PRELIMINARY PLAT

32.591 ACRES
PHILIP A. SMITH SURVEY NUMBER 26
ABSTRACT NUMBER 415
HAYS COUNTY, TX

32.591 ACRES
PHILIP A. SMITH SURVEY NUMBER 26
ABSTRACT NUMBER 415
HAYS COUNTY, TX

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 32.591 ACRE TRACT OF LAND SITUATED IN THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 591.858 ACRE TRACT OF LAND CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC. IN VOLUME 4682, PAGE 942 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 32.591 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2 inch iron rod found in a northern line of said 591.858 acre tract, being a northeastern corner of Lot 3, Block F of Caliterra Phase Two, Section Seven, a subdivision recorded in Instrument Number 17019691 Official Public Records of Hays County, Texas, same being in the south line of a called 453.709 acre tract of land conveyed to Limestone-Dripping Springs, LLC. in Volume 4438, Page 670, Official Public Records of Hays County, Texas, for the northwest corner and the **POINT OF BEGINNING** of the herein described tract.

THENCE, with the common boundary line of said 591.858 acre tract and said 453.709 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1) N83°18'30"E, a distance of 749.98 feet to a 1/2 inch iron rod found for corner, and
- 2) N88°21'14"E, a distance of 241.79 feet to a 1/2 inch iron rod found in a northern corner of said 453.709 acre tract, being a southern corner of said 453.709 acre tract, same being at the northwest corner of Lot 44, Block E, Amended Plat of Caliterra Phase One, Section Four, a subdivision recorded in Volume 19, Page 138, Plat Records of Hays County, Texas, for the northeast corner of the herein described tract.

THENCE, over and across said 591.858 acre tract, and with the western line of said Lot 44, the following three (3) courses and distances, numbered 1 through 3,

- 1) S22°58'21"E, a distance of 299.85 feet to a 1/2 inch iron rod found for corner,
- 2) S09°59'44"E, a distance of 463.74 feet to a calculated point for corner, and
- 3) S22°06'13"E, a distance of 898.01 feet to a calculated point at the southwest corner of said Lot 44, being in the north line of Caliterra Way (80' R.O.W.), same being at the beginning of a curve to the right, for the southeast corner of the herein described tract of land,

THENCE, continuing over and across said 591.858 acre tract, and with the northern line of said Caliterra Way, the following three (3) courses and distances, numbered 1 through 3,

- 1) Along said curve to the right, having a radius of 460.00 feet, an arc length of 269.06 feet, and a chord that bears S89°40'17"W, a distance of 265.25 feet to calculated point for corner,
- 2) N23°34'19"W, a distance of 253.79 feet to a calculated point for corner, being at the beginning of a curve to the left, and
- 3) Along said curve to the left, having a radius of 540.00 feet, an arc length of 291.16 feet, and a chord that bears N89°01'08"W, a distance of 287.65 feet to calculated point at the southeast corner of Lot 9, Block F, said Caliterra Phase Two, Section Seven, being in the north line of said Caliterra Way, for the southwest corner of the herein described tract of land,

THENCE, continuing over and across said 591.858 acre tract, and with the eastern line of said Caliterra Phase Two, Section Seven, the following seven (7) courses and distances, numbered 1 through 7,

- 1) N14°15'15"W, a distance of 218.79 feet to 1/2 inch iron rod found for corner,
- 2) N46°38'05"W, a distance of 793.09 feet to 1/2 inch iron rod found for corner,
- 3) N51°12'55"W, a distance of 122.95 feet to 1/2 inch iron rod found for corner,
- 4) N70°42'53"W, a distance of 86.31 feet to 1/2 inch iron rod found in the east right-of-way line of Peakside Circle (60' R.O.W.), being at the beginning of a curve to the left,
- 5) Along said curve to the left, having a radius of 330.00 feet, an arc length of 58.24 feet, and a chord that bears N07°35'30"E, a distance of 58.16 feet to calculated point for corner,

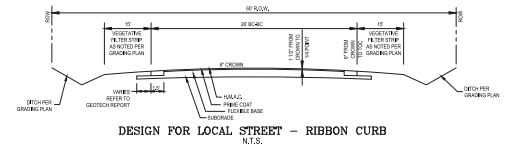
J:\5006\SURVEY\FIELD NOTES\N - 32.591 ACRES.doc

- 6) S87°27'51"E, a distance of 171.31 feet to 1/2 inch iron rod found for corner,
- 7) N14°13'43"W, a distance of 492.06 feet to the **POINT OF BEGINNING** and containing 32.591 acres of land.

Surveyed by:  10/21/2021
Aaron V. Thomason, R.P.L.S. NO. 6214
Carlson, Brigrance and Doering, Inc.
Reg. # 10024900
5501 West William Cannon
Austin, TX 78749
PH: 512-280-5160
aaron@cbdena.com



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



DATE	DESIGNED BY	DRAFTED BY
	BRP	TL

Carlson, Brigrance & Doering, Inc.
Civil Engineering • Surveying
Main Office: (817) 438-8179
North Office: (817) 291-9999
South Office: (817) 291-9999
Austin, Texas 78749
www.cbdena.com
Phone No. (712) 260-1616

SHEET NAME: NOTES AND DETAILS SHEET 1 OF 2
JOB NAME: CALITERRA PHASE 3 SECTION 10
PROJECT: PRELIMINARY PLAT



DATE: 7/1/2023
JOB NUMBER: 5006
SHEET: 2 OF 3



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

August 22, 2023

Project No:

SUB2023-0034

Project Planner:

Warlan Rivera – Planner

Item Details

Project Name:

Lunaroaya Subdivision Plat

Property Location:

Silver Creek Road

Legal Description:

A0394 A0394 - M D Raper Survey, ACRES 70

Applicant:

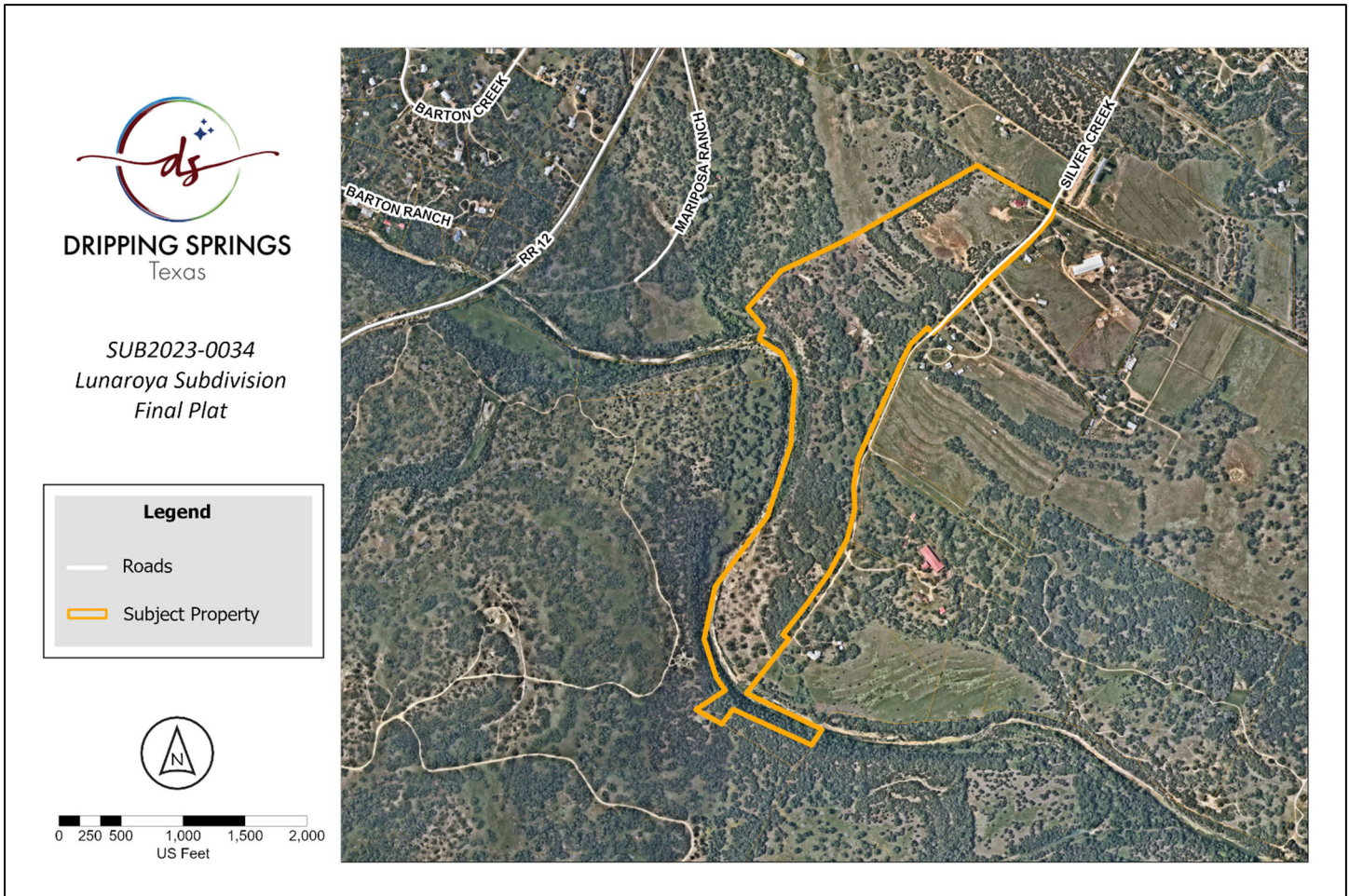
Richard Pham, P.E., Doucet & Associate, Inc.

Property Owner:

Brian Sewell, Dripping Springs Owner, LLC

Staff recommendation:

Denial of the Final Plat based on outstanding comments



Planning Department Staff Report

Overview

This final plat consists of 31 lots, 28 of which will be residential.

Access and Transportation

All residential lots will have frontage onto a road, either Silver Creek Rd or Skyward Lane.

Site Information

Location: Silver Creek Road

Zoning Designation: N/A – Extraterritorial Jurisdiction (ETJ)

Property History

The majority of the property is raw land except for the northern section which is currently a homestead and is to be platted out of this development.

Recommendation

Denial to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final 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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Dripping Springs Owner, LLC
PROPERTY ADDRESS	Silver Creek Road
CURRENT LEGAL DESCRIPTION	70.0 acre tract of land, located in part of the Marcus D. Raper Survey, Abstract No. 394, in Hays County, TX
TAX ID #	R184803
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	Lunaroya Subdivision (previously known as Silver Creek Subdivision)
TOTAL ACREAGE OF DEVELOPMENT	70.0 acres
TOTAL NUMBER OF LOTS	31 total
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>70</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: Richard Pham, P.E. 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): 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

[Handwritten Signature]

8/17/2022

Applicant Signature

[Handwritten Signature: Meranda S. Perkins]

Date

8/17/2022

Notary

Date

Notary Stamp Here



Property Owner Name

Dripping Springs Owner, LLC

[Handwritten Signature]

7/31/2022

Property Owner Signature

Date

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]

STATE OF ~~TEXAS~~ ^{Tennessee} §
COUNTY OF ~~HAYS~~ ^{Davidson} §

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: 6/16/2023

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) \$14,225
<input checked="" 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"/>	N/A <input type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	N/A <input type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.7(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 type="checkbox"/>	N/A <input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input checked="" 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 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 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"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/> N/A	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/> N/A	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input 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. 4.7(I)(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 checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

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

NARRATIVE OF COMPLIANCE

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

<p>Outdoor Lighting, Article 24.06</p>	<p>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 as private parkland. In order to meet the City's Parkland Dedication Ordinance, a 25% private parkland credit of 0.31 acres is requested leaving a total required parkland of 0.91 acres. The landowner/developer will pursue fee-in-lieu of public land dedication to address this requirement.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Landscape plans are not required for subdivision construction in the ETJ.</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 and grassy swales and vegetated filter strips are proposed for water quality treatment. This project is in conformance with the Preliminary Plat conditionally approved by CODS P&Z on 9/27/22 (SUB2022-0042).</p>
Zoning, Article 30.02, Exhibit A	<p>The project is located in the ETJ and as such zoning does not apply.</p>

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	SETBACK LINE
	EXISTING EASEMENT
	FEMA APPROXIMATE FLOOD ZONES
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	WELL
	P.O.B.
	VOLUME
	BK.
	PG.
	DOC. NO.
	D.E.
	R.O.W.
	C.E.F.
	B.S.L.
	P.U.E.
	W.Q.B.Z.
	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	DEED RECORDS, HAYS COUNTY, TEXAS
	O.S.

MARCUS D RAPER SURVEY NO. 37,
ABSTRACT NO. 394

REFERENCE TIE TO C.P. #1
GRID N=13,999,321.22'
GRID E=2,267,673.12'
ELEV.=1,137.38'

REMAINDER OF A
CALLED 45.90 ACRES
MARY TAYLOR HENDERSON
DESCRIBED IN
DOCUMENT NO. 21054605
O.P.R.H.C.T.

CALLED 30.01 ACRES
KELLY MCCRACKEN BARNHILL &
JOHN WILLIAMSON BARNHILL III
VOLUME 2397, PAGE 419
O.P.R.H.C.T.

CALLED 15.00 ACRES
PARCEL D-1
KELLY MCCRACKEN BARNHILL &
JOHN WILLIAMSON BARNHILL III
VOLUME 2714, PAGE 206
O.P.R.H.C.T.

REMAINDER OF A CALLED
13.80 ACRES
WILLIAM B. MITCHELL AND
MARY G. MITCHELL
DOC. NO. 13037883
O.P.R.H.C.T.

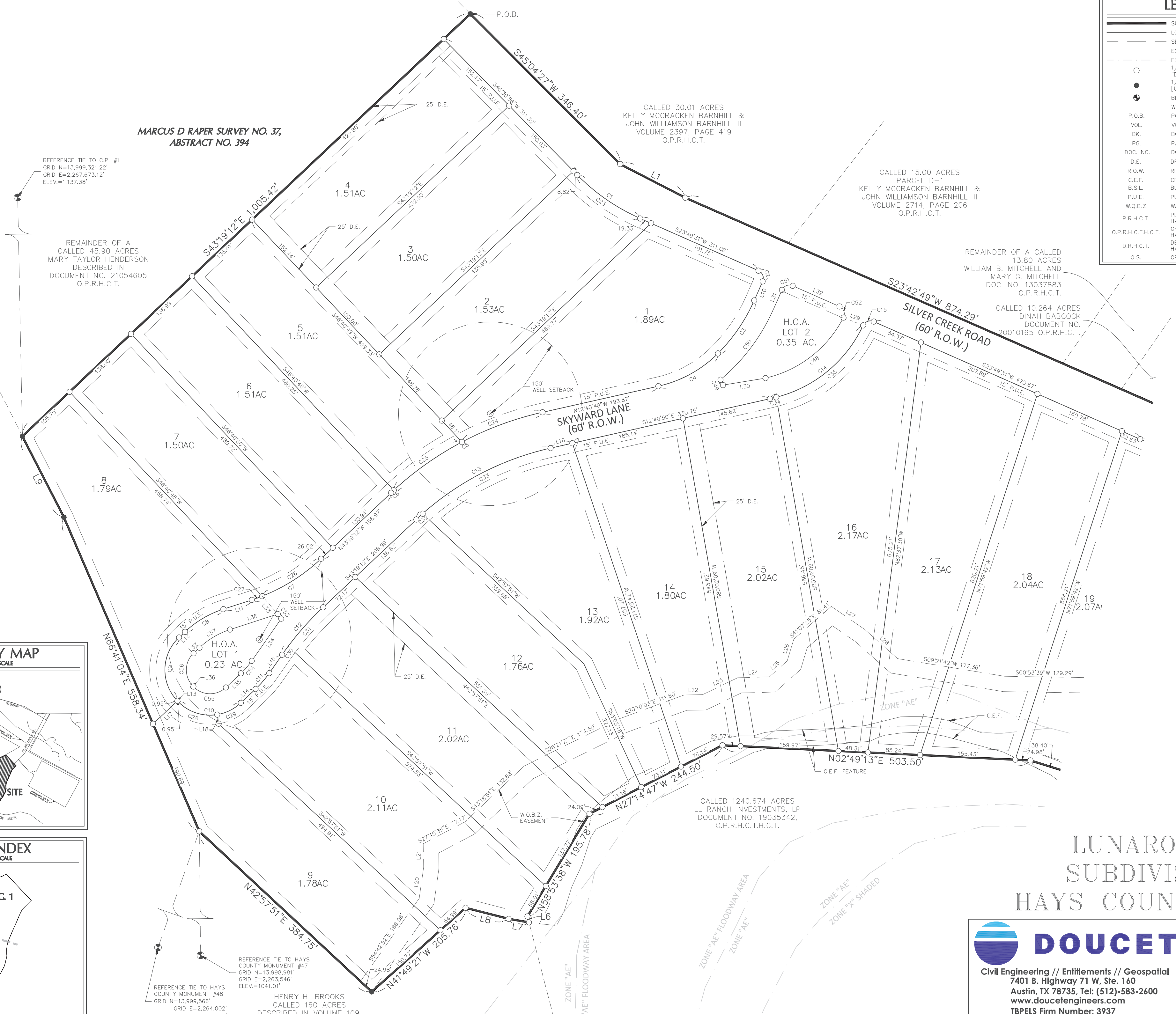
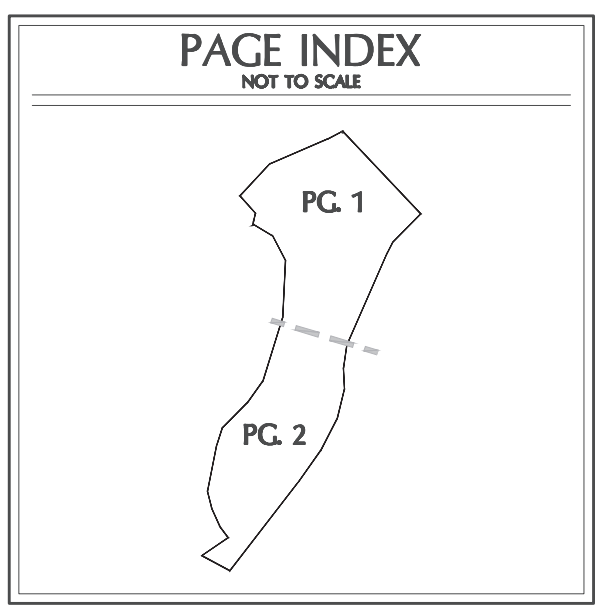
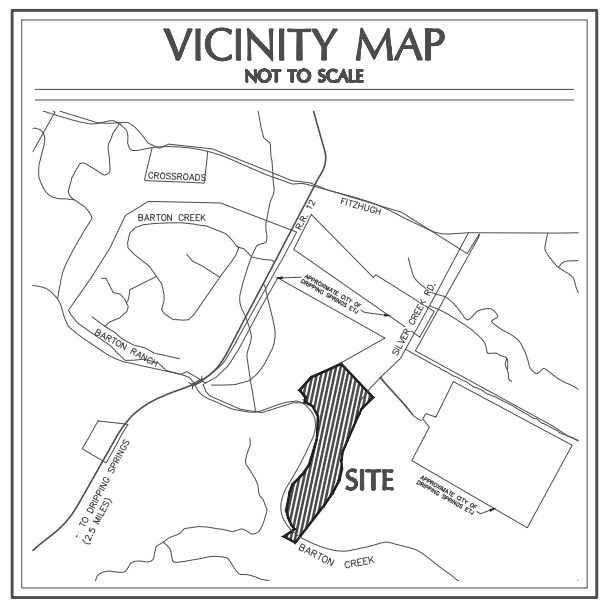
CALLED 10.264 ACRES
DINAH BABCOCK
DOCUMENT NO.
20010165 O.P.R.H.C.T.

CALLED 1240.674 ACRES
LL RANCH INVESTMENTS, LP
DOCUMENT NO. 19035342,
O.P.R.H.C.T.H.C.T.


REFERENCE TIE TO HAYS
COUNTY MONUMENT #47
GRID N=13,998,981'
GRID E=2,263,546'
ELEV.=1041.01'

REFERENCE TIE TO HAYS
COUNTY MONUMENT #48
GRID N=13,999,566'
GRID E=2,264,002'
ELEV.=1063.29'

HENRY H. BROOKS
CALLED 160 ACRES
DESCRIBED IN VOLUME 109,
PAGE 627 O.P.R.H.C.T.



LUNAROYA SUBDIVISION HAYS COUNTY, TX



Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	06/19/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	DF
Project:	2408-003
Sheet:	1 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	01/18/2023

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

KNOW ALL ME BY THESE PRESENTS:

THAT DRIPPING SPRINGS OWNER, LLC, BEING THE OWNER OF 70.00 ACRES OUT OF THE MARCUS D. RAPER SURVEY NUMBER 37, ABSTRACT NUMBER 394 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 21070257 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 70.00 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

LUNAROYA SUBDIVISION

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

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

DRIPPING SPRINGS OWNER, LLC
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-2889

THE STATE OF TEXAS
THE COUNTY OF HAYS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2023.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

FLOODPLAIN NOTE:

A PORTION OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN
-ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.
-ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD.

-ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANGE FLOOD. THE 1% ANNUAL CHANGE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANGE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANGE FLOOD.

-FLOODWAY AREAS IN ZONE "AE", THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANGE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.

AS SHOWN ON F.I.R.M. PANEL NO. 4803210106F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.00006 USING CP1 AS POINT OF ORIGIN.

BASE POINT INFORMATION (GRID)

1
N=13,999,321.2205
E=2,267,673.1156
ELEV.=1,137.3763
CP=IRSAC 1/2 DOUCET
*NOT SHOW HERE ON THIS EXHIBIT

UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

BENCHMARK NOTE:

BENCHMARK # 200
ELEVATION: 1,136.60'
DESCRIPTION: MAGNAIL WITH SHINER SET IN ROAD LOCATED APPROXIMATELY 574 FEET NORTH FROM A 5/8" STAUDT AND THE INTERSECTION STILLMAN ROAD AND SILVERCREEK ROAD.

FLOODPLAIN NOTE:

A
1. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS DRAINAGE EASEMENTS FOR STORMWATER AND WATER QUALITY FACILITIES (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

2. UTILITIES WILL BE PROVIDED BY THE FOLLOWING:

WATER _____
WASTEWATER - SEPTIC _____
ELECTRICITY - P.E.C. _____
GAS - TEXAS GAS SERVICE _____

3. DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND HAYS COUNTY STANDARDS.

4. A 15 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.

5. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.

6. 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.

7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

8. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.

9. 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.

10. A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.

11. THE REDUCED WATER QUALITY BUFFER ZONES FULLY CONTAINS THE 100-YR FLOODPLAIN.

12. IMPERVIOUS COVERAGE OVER THE ENTIRE DEVELOPMENT WILL BE LIMITED NO MORE THAN 20% TOTAL.

13. 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 CEDARS AND RE-SEEDED WITH NATIVE CENTRAL TEXAS DRAUGHT TOLERANT GRASSES. GRASS MIX SHALL BE APPROVED BY THE CITY.

14. WITHIN THE 100 FT NATIVE BUFFER, ALL HEALTHY OAK TREES 8 INCHES IN DIAMETER AND LARGER SHALL REMAIN.

15. THE STREETS WILL BE OF OPEN SWALE DESIGN WITH RIBBON CURB AND GRASS-LINED DITCHES CONSISTENT WITH WQO 22.05.015(D)(2). CURB AND GUTTER AND PIPED STORM SYSTEMS WILL NOT BE UTILIZED.

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

LUNAROYA SUBDIVISION, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2023.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

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

[Signature]

06/19/2023

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360



STATE OF TEXAS
COUNTY OF HAYS

I, RICHARD PHAM, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 4803210106F, WITH AN EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6/19/2023

RICHARD PHAM
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 142275

STATE OF TEXAS
COUNTY OF HAYS

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

RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2023, AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

CFN: _____

WITNESS MY SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2023.

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

LUNAROYA
SUBDIVISION
HAYS COUNTY, TX

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Table with 2 columns: Field, Value. Includes Date: 06/19/2023, Scale: 1" = 100', Drawn by: SWP, Reviewer: DF, Project: 2408-002, Sheet: 3 OF 3, Field Book: N/A, Party Chief: ADM, Survey Date: 01/18/2023.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L1 through L20.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L21 through L38.

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Contains curves C1 through C29.

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Contains curves C30 through C57.

OWNER:
DRIPPING SPRINGS OWNER, LLC
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-2889

SURVEYOR:
J. DILLON FUGATE
DOUCET AND ASSOCIATES, INC.
10190 KATY FREEWAY SUITE 110
HOUSTON, TX 77043
(512) 583-2600

ENGINEER:
RICHARD PHAM, PE
DOUCET AND ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST SUITE 160
AUSTIN, TX 78735
(512) 583-2600



Date: August 18, 2023

Richard Pham
Doucet
mperkins@doucetengineers.com

City staff has completed its review of project **SUB2023-0034 Lunaroya Subdivision Final Plat**. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

Engineer/Public Works Comments

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

1. Copy the WQBZ Waiver note from the cover of the Construction Plans over to the Plat.
2. Show the "Native Buffer" on the plat as required by Waiver VAR2021-0023
3. Provide a Graphic Scale and North Arrow on each plat sheet. [Plat Application Checklist]
4. Provide documentation of OSSF Facility Plan approval from the County when received. [Site Dev Ord 28.04.009(a)(12)]
5. Provide documentation of water well approval from HTGWA approval from the County when received. [Site Dev Ord 28.04.009(a)(12)]
6. Provide documentation of TCEQ Public Water Supply approval when received. [Site Dev Ord 28.04.009(a)(12)]
7. Update the floodplain note. Portions of this tract are within the 100-yr floodplain. [Plat Information Requirements Checklist]
8. Provide a statement on cover sheet regarding the location of the project in reference to Edwards Aquifer jurisdictional boundaries. [Plat Information Requirements Checklist]
9. Note water service provider. Add a signature block for the Water Service Provider. [Sub Ord 4.7(t)]
10. Note wastewater service provider as "OSSF permitted by Hays County"
11. Label the WQBZ also as a drainage easement as it contains the 100 yr floodplain. [Sub Ord 12.2.2]
12. Label widths of all WQBZs [WQO 22.05.017].

13. Turn off building setback lines. Those can be detailed in plat notes.
14. Show dimension for turn around ROW at end of Skyward Lane [Subdivision Ordinance 11.22]
15. The Final Plat cannot be approved until either;
 - Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure

City Planner Comments

The following comments have been provided by Warlan Rivera. Should you have any questions or require additional information, please contact Warlan Rivera by email Wriviera@cityofdrippingsprings.com.

16. Please include a graphic scale and a numerical scale. [Sub. Ord. 4.7.g]
17. Please include a north arrow. [Sub. Ord. 4.7.g]
18. Provide Hays County 1445 Approval letter. [Sub. Ord. 5.3.2]
19. Fill in what the water source is for plat note #2. [Sub. Ord. 4.7.u]
20. Pay Park Development Fee of \$18,144. [Sec. 28.03.010] [Fee Schedule 4.23]
21. Pay the parkland fee-in-lieu. [Sec. 28.03.011]
 - If private parkland credit is granted by the City Council, pay \$65,287.04.
 - If private parkland credit is not granted, pay \$87,527.68.
22. Pay the sidewalk fee-in-lieu and include an exhibit and calculations for achieving those numbers. [Sub. Ord. 15.4]
23. Pay the Agricultural facility fee. [Sub. Ord. 28.03.016.b]



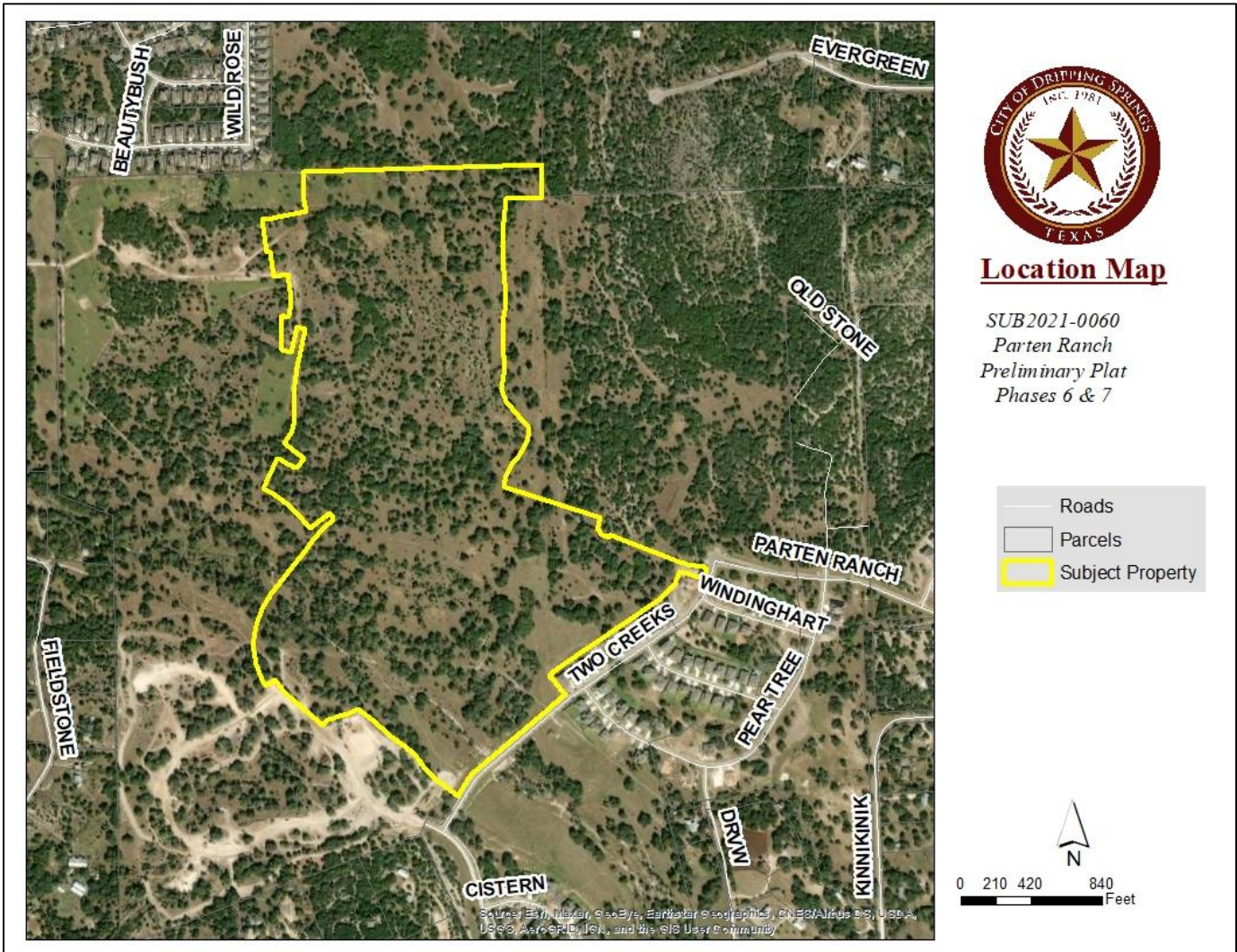
Planning & Zoning Commission Planning Department Staff Report

Item 6.

P&Z Meeting: August 22, 2023
Project Number: SUB2023-0035
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Parten Ranch, Phases 6 & 7 Final Plat
Property Location: Parten Ranch Parkway near Running Bird Road
Legal Description: 123.63 acres out of the Seaborn J Whatley Survey.
Applicant: Lauren Crone. – LJA Engineering, Inc.
Property Owner: HM Parten ranch Development, Inc.
Recommendation: Denial to address outstanding comments.



Overview

The applicant is requesting approval of a preliminary plat consisting of 122 residential lots.

Site Information

Location: Parten Ranch Parkway near Running Bird Road

Zoning Designation: N/A (ETJ) / Parten Ranch Development Agreement

Property History

A development agreement was approved for this property in 2016. Preliminary plats for phase 1 thru 5 have been approved and phase 8 is the only outstanding phase after approval of this preliminary plat.

Recommendation

Denial to address outstanding comments.

Attachments

Exhibit 1 – Plat

Exhibit 2 – Application

Exhibit 3 – Outstanding Comments

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



DRIPPING SPRINGS
Texas

Item 6.

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

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Lauren Crone, P.E.

COMPANY LJA Engineering

STREET ADDRESS 7500 Rialto, Bldg II, Ste. 100

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

PHONE 521-439-4700 **EMAIL** lcrone@lja.com

OWNER NAME HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 2901 Bee Caves Road, Suite F,

CITY Austin **STATE** TX **ZIP CODE** 78746

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

PROPERTY INFORMATION

PROPERTY OWNER NAME	HM Parten Ranch Development, Inc.
PROPERTY ADDRESS	600 Two Creeks Lane, Austin TX 78737
CURRENT LEGAL DESCRIPTION	123.63 ACRES OF LAND IN THE SEABORN J. WHATLEY SURVEY A-18, THE LAMAR MOORE SURVEY A-323, AND A PORTION OF THE 531.542 ACRES RECORDED IN DOC. #2016-16004247 OF THE OFFICIAL PUBLIC RECORDS OF THE HAYS COUNTY, TEXAS
TAX ID #	R155927
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	123.63
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD 1 & ESD 6
ZONING/PDD/OVERLAY	ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Parten Ranch 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>Parten Ranch 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Parten Ranch Phase 6 & 7
TOTAL ACREAGE OF DEVELOPMENT	123.63
TOTAL NUMBER OF LOTS	122
AVERAGE SIZE OF LOTS	0.29 ac (Residential), 9.67 (OS/drainage/WQ)
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>122</u> COMMERCIAL: _____ INDUSTRIAL: <u>6</u>
ACREAGE PER USE	RESIDENTIAL: <u>45.46</u> COMMERCIAL: _____ INDUSTRIAL: <u>78.17</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>9802 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 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: Project Manager SIGNATURE: *Lawren Crone*

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Springhollow MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Lauren Crone

Applicant Name

Lauren Crone, P.E.

6/28/2023

Applicant Signature

Jay H. M.

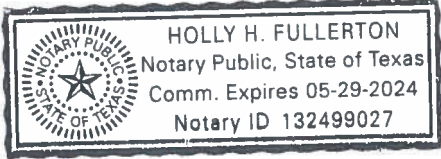
Date 6.28.23

Notary

Holly H. Fullerton

Date 6.26.2023

Notary Stamp Here



Property Owner Name

Jay H. M.

6.26.23

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: Lauren Geone Date: 6/20/2023

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(l)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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

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 checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

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

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.

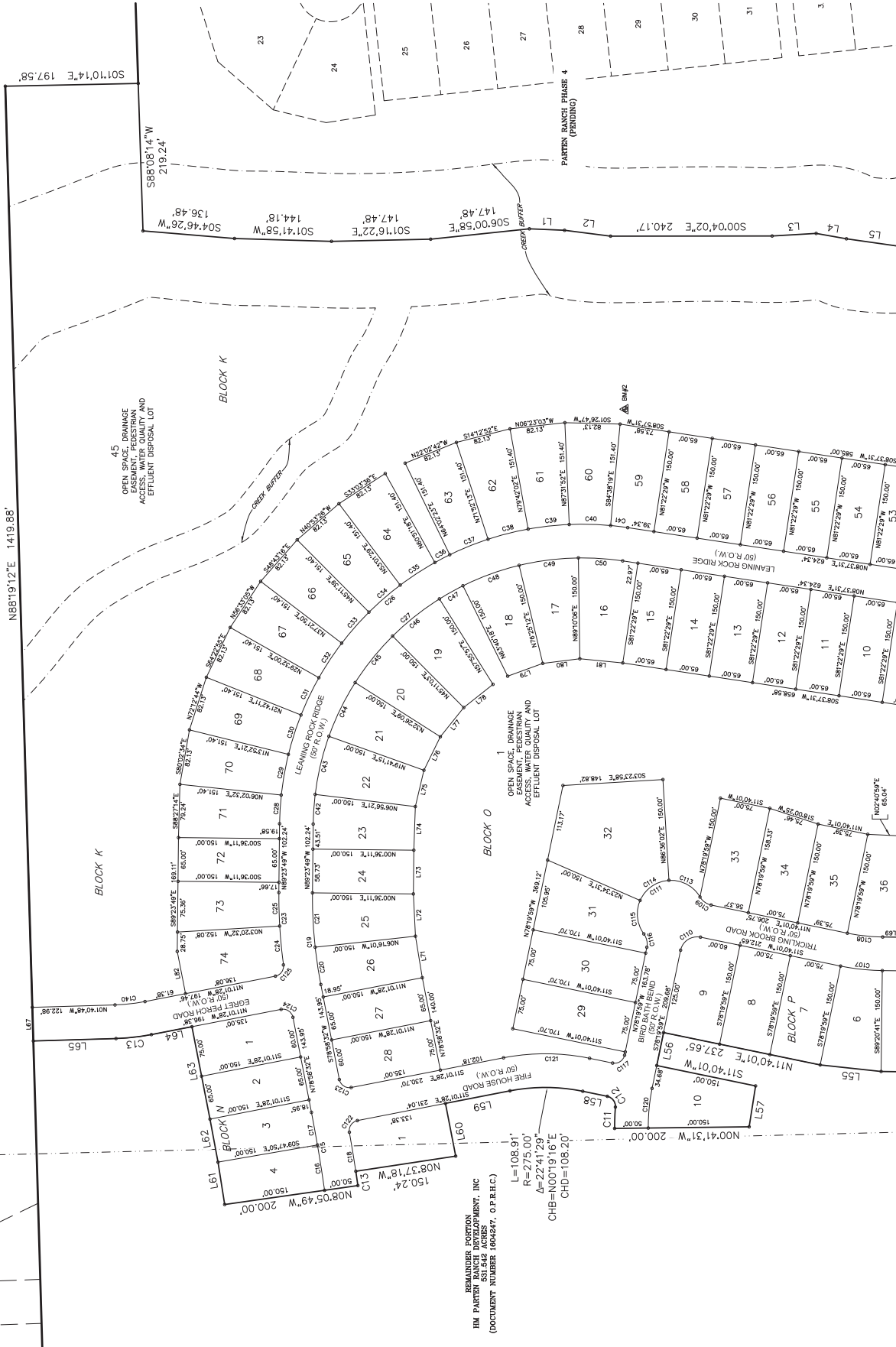
<p>Outdoor Lighting, Article 24.06</p>	<p>Per section 4.1 of the Development Agreement the Owner voluntarily agreed to comply with the City's lighting ordinance in effect at the time of the Agreement which was November 2015.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Per section 2.4.2 of the Development agreement Parkland Dedication is met through a dedication of land out of the property to Springhollow MUD, provision of the private recreational facilities (Amenity Center), conveyance of parkland to City of Dripping Springs (Parten Ranch Phase 3, Lot 12, Block G), and conveyance of parkland to the HOA.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Per the Development Agreement, Section 2.6.6 (c) and (d), the use of native species of plant materials are encouraged throughout the project. In addition, an IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.</p>

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>All public improvements will comply with the City of Dripping Springs and Hays County standards, as modified by the Development Agreement.</p> <p>All improvements to offsite roads have been completed or are under contract, satisfying the requirement for highway access listed under 3.13 of the Development Agreement.</p>
Zoning, Article 30.02, Exhibit A	<p>Not applicable. Per the Development Agreement Owner has agreed that all habitable buildings will be constructed in accordance with City building Code; and building permits will be obtained by the builders.</p>

PARTEN RANCH PHASE 6 & 7

CHARLES W. KAMAN
38.50 ACRES
4938/164, H.C.D.R.

CHARLES W. KAMAN
38.50 ACRES
4938/164, H.C.D.R.



MATCH LINE SEE SHEET 2



GBI PARTNERS
LAND SURVEYING CONSULTANT
1000 S.W. BLDG 42, STE. A
PORTLAND, OR 97209
TEL: 503.251.1100 • FAX: 503.251.1101
WWW.GBISURVEY.COM
TABLES # 10194180 • TUBE # F17284

SCALE: 1"=100'
JOB NO. A211001
FIELD BOOK:
DATE: 8-0-
CREW CHIEF:
DWG.: 201

SHEET 1 OF 6

PARTEN RANCH PHASE 6 & 7



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 3

THE BEARINGS SHOWN HEREON ARE BASED ON THE HAYS COUNTY DEED RECORDS (H.C.D.R.) (NAD 83) DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99870017.

BM#1: PROJECT BENCHMARK IS A 4" ALUMINUM DISK SET IN CONCRETE:
 SURFACE COORDINATES: N 13971449.79
 E 2291197.59

GRID COORDINATES: N 13969633.74
 E 2290689.77

ELEVATION = 1003.44'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

BM#2: IS A 5/8"-INCH IRON ROD WITH RED CAP:
 SURFACE COORDINATES: N 13974076.55
 E 2291341.88

GRID COORDINATES: N 13972260.16
 E 2291044.05

ELEVATION = 1038.60'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

LEGEND

- ▲ = BENCHMARK
- = FOUND IRON ROD
- = SET 5/8" IRON ROD
- = W/CAP "GBI PARTNERS"
- = SANITARY MANHOLE
- = OFFICIAL PUBLIC RECORDS
- = HAYS COUNTY DEED RECORDS
- H.C.D.R. = HAYS COUNTY DEED RECORDS
- H.C.P.R. = HAYS COUNTY PLAT RECORDS
- W.W.E. = WASTE WATER EASEMENT
- W.E. = WATER EASEMENT
- F.M.E. = FORCE MAIN EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.L. = BUILDING SETBACK LINE

WATER QUALITY BUFFER ZONE WIDTHS

1. Streams draining between 5 and 40 acres should have a minimum buffer of 25 feet from the centerline.
2. Streams draining between 40 and 128 acres should have a minimum buffer of 50 feet from the centerline.
3. Streams draining between 128 and 320 acres should have a minimum buffer of 100 feet from the centerline.
4. Streams draining between 320 and 640 acres should have a minimum buffer of 150 feet from the centerline.
5. Streams draining more than 640 acres should have a minimum buffer of 300 feet from the centerline.

	TOTAL ACREAGE	USWS BUFFERS	TOTAL ACREAGE MINUS USWS BUFFERS	ALLOWABLE IMPERVIOUS COVER PER ACRE	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH DEVELOPMENT	531.75	102.29	429.46	65.89	13.13	79.76	**300
PARTEN RANCH PHASE 1	62.97	30.09	32.88	0.99	0.99	71.97	47.67
PARTEN RANCH PHASE 2	115.56	3.66	111.90	19.67	19.67	52.10	50.57
NCH, PHASE 5	46.57	3.03	43.54	9.42	9.42	42.68	22.83
NCH, PHASE 4	73.84	6.20	67.65	11.56	11.56	31.12	38.40
NCH, PHASE 6 & 7	123.03	40.14	82.89	17.46	17.46	13.66	78.17

Item 6.

GBI PARTNERS
 LAND SURVEYING CONSULTANT
 1000 S.W. BUILDING 42, SUITE 100, PORTLAND, OR 97204
 PHONE: 503.255.8888 • FAX: 503.255.8889
 WEBSITE: WWW.GBIPARTNERS.COM

SCALE: 1" = 100'
 JOB NO. A211001
 FIELD BOOK: _____
 DATE: 8-1-2011
 DWG.: 201

PARTEN RANCH PHASE 6 & 7

Item 6.



GBI PARTNERS
LAND SURVEYING CONSULTANTS
1606 18th St, Suite 100, Grand Island, NE 68881
PH: (402) 342-1111 FAX: (402) 342-1112
WWW.GBI-SURVEY.COM
TABLES # 101941.00 • TABLE # 112384

SCALE: 1" = 100'
JOB NO. A211001
FIELD BOOK:
DATE: 8-1-2011
DWG.: 201

SHEET 5 OF 6

CREW CHIEF: _____

CREW CHIEF: _____

CREW CHIEF: _____

CREW CHIEF: _____

CREW CHIEF: _____

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD
C129	107.48'	275.00'	2223'45"	N51°22'58"E	106.81'
C130	—	—	—	—	—
C131	—	—	—	—	—
C132	210.84'	60.00'	201°20'09"	S41°44'54"W	117.93'
C133	61.26'	60.00'	58°29'59"	S88°10'10"E	58.63'
C134	35.24'	325.00'	61°06'48"	N89°28'26"E	35.23'
C135	80.00'	325.00'	14°06'14"	N49°18'55"E	79.80'
C136	80.00'	325.00'	14°06'13"	N35°12'42"E	79.80'
C137	58.83'	325.00'	107°21'15"	N22°48'28"E	58.75'
C138	34.83'	25.00'	79°50'09"	S77°30'05"E	32.08'
C139	272.10'	60.00'	259°50'03"	S122°05'55"W	92.04'
C140	44.85'	275.00'	97°20'40"	S08°21'08"E	44.80'

LINE TABLE					
NUMBER	BEARING	DISTANCE	BEARING	DISTANCE	BEARING
L1	S02°26'56"W	52.33'	L51	N35°22'35"E	65.90'
L2	S07°17'12"W	68.97'	L52	N35°22'35"E	75.00'
L3	S03°21'25"E	65.50'	L53	N18°00'57"E	74.60'
L4	S10°03'13"W	45.67'	L54	S86°06'28"W	36.83'
L5	S08°06'07"W	81.20'	L55	N06°09'40"E	91.15'
L6	S19°46'13"E	81.20'	L56	N78°19'59"W	50.00'
L7	S40°03'10"E	121.16'	L57	S81°01'57"E	61.50'
L8	S47°26'32"E	79.17'	L58	N11°40'01"E	37.36'
L9	S13°48'13"E	37.14'	L59	N11°01'28"W	97.66'
L10	S14°51'08"W	49.96'	L60	S78°58'32"W	79.82'
L11	S29°27'50"W	49.96'	L61	N81°03'10"E	63.80'
L12	S30°42'32"W	56.46'	L62	N79°24'37"E	65.00'
L13	S37°59'54"W	61.26'	L63	N78°58'32"E	140.00'
L14	S27°52'38"W	80.24'	L64	N11°01'28"W	61.38'
L15	S08°49'53"W	64.14'	L65	N01°40'48"W	122.98'
L16	S71°06'33"E	64.35'	L66	N38°17'04"W	32.63'
L17	S16°53'27"W	74.97'	L67	N88°19'12"E	50.00'
L18	S71°06'33"E	0.31'	L68	N71°06'33"W	64.35'
L19	S17°47'20"W	2.71'	L69	N00°39'19"E	41.12'
L20	S79°29'26"E	104.31'	L70	N88°06'28"E	51.94'
L21	S17°45'13"W	51.16'	L71	S80°38'00"W	62.52'
L22	S22°16'51"W	76.75'	L72	S87°10'05"W	62.91'
L23	S36°53'28"W	74.75'	L73	S89°23'49"E	65.00'
L24	S51°24'10"W	76.68'	L74	N88°02'11"W	64.85'
L25	S53°23'04"W	78.10'	L75	N76°41'12"W	55.51'
L26	S40°20'03"E	150.00'	L76	N63°56'18"W	55.51'
L27	S30°56'09"W	68.98'	L77	N511°12'4"W	55.51'
L28	N47°44'11"W	4.84'	L78	N35°26'50"W	55.51'
L29	N41°59'49"W	86.14'	L79	N19°57'15"W	55.51'
L30	N33°21'03"W	86.14'	L80	N07°12'21"W	55.51'
L31	N61°48'50"W	94.09'	L81	N05°35'18"E	64.13'
L32	N53°55'36"W	78.59'	L82	S75°58'32"W	64.09'
L33	N52°22'06"W	39.00'	L83	N05°56'22"E	60.92'
L34	N49°47'08"W	48.48'	L84	N00°34'05"E	60.92'
L35	N47°06'00"W	72.12'	L85	N04°48'12"W	60.92'
L36	N55°20'03"W	104.04'	L86	N09°58'15"W	65.55'
L37	S67°41'21"W	58.65'	L87	N11°05'44"W	52.79'
L38	S69°27'52"W	22.90'	L88	N11°05'44"W	52.79'
L39	S71°18'51"W	36.76'	L89	N11°05'44"W	28.14'
L40	S72°45'24"W	38.50'	L90	N11°05'44"W	24.65'
L41	S69°37'47"W	26.19'	L91	N11°05'44"W	28.14'
L42	S55°45'35"W	22.10'	L92	N11°05'44"W	24.65'
L43	S44°43'28"W	25.36'	L93	N62°29'10"W	64.71'
L44	S39°46'40"W	70.00'	L94	S87°50'43"W	64.71'
L45	N38°17'04"W	65.00'	L95	S57°50'43"W	64.71'
L46	N40°58'12"W	60.92'	L96	S27°50'22"W	64.71'
L47	N46°20'30"W	60.92'	L97	S72°12'40"E	50.00'
L48	N51°42'47"W	60.92'	L98	N85°19'31"W	71.02'
L49	N57°05'59"W	60.92'	L99	S00°49'59"E	73.28'
L50	N62°27'22"W	60.92'	L100	—	—

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD
C65	24.17'	15.00'	92°10'37"	S07°52'45"W	21.64'
C66	23.01'	15.00'	87°53'14"	N32°50'53"E	20.82'
C67	23.01'	15.00'	87°53'14"	S55°02'21"E	20.82'
C68	24.17'	15.00'	92°19'38"	N42°51'28"W	21.64'
C69	24.17'	15.00'	92°19'38"	S49°28'11"W	21.64'
C70	785.10'	325.00'	138°24'35"	N72°30'39"E	607.66'
C71	684.32'	275.00'	138°24'35"	N72°30'39"E	611.17'
C72	20.00'	325.00'	3°31'33"	N05°39'47"E	20.00'
C73	79.50'	325.00'	14°00'56"	N13°50'22"E	79.30'
C74	79.50'	325.00'	14°00'56"	N27°51'17"E	79.30'
C75	30.01'	325.00'	51°72'37"	N37°30'28"E	30.00'
C76	79.50'	325.00'	14°00'56"	N47°09'39"E	79.30'
C77	79.50'	325.00'	14°00'56"	N61°10'35"E	79.30'
C78	79.50'	325.00'	14°00'56"	N75°11'30"E	79.30'
C79	79.50'	325.00'	14°00'56"	N89°12'26"E	79.30'
C80	79.50'	325.00'	14°00'56"	S76°46'39"E	79.30'
C81	79.50'	325.00'	14°00'56"	S62°45'43"E	79.30'
C82	79.50'	325.00'	14°00'56"	S48°44'48"E	79.30'
C83	19.59'	325.00'	3°27'16"	S40°00'42"E	19.59'
C84	44.16'	275.00'	91°20'27"	N07°50'42"E	44.11'
C85	144.00'	275.00'	30°00'08"	N27°30'37"E	142.36'
C86	144.00'	275.00'	30°00'08"	N37°30'35"E	142.36'
C87	144.00'	275.00'	30°00'08"	N47°30'35"E	142.36'
C88	143.28'	275.00'	30°00'08"	S62°29'10"E	142.36'
C89	44.16'	275.00'	91°20'27"	S42°30'05"E	44.11'
C90	22.87'	15.00'	87°20'58"	S081°59'55"E	20.72'
C91	203.08'	850.00'	13°41'20"	N45°07'44"W	202.60'
C92	375.00'	800.00'	26°51'27"	N142°47'47"W	371.58'
C93	75.00'	800.00'	5°21'17"	N62°27'22"W	74.97'
C94	75.00'	800.00'	5°21'17"	N57°05'04"W	74.97'
C95	75.00'	800.00'	5°21'17"	N46°20'30"W	74.97'
C96	75.00'	800.00'	5°21'17"	N40°58'12"W	74.97'
C97	75.00'	800.00'	5°21'17"	N34°43'15"E	193.95'
C98	196.95'	325.00'	34°43'15"	N18°00'57"E	164.11'
C99	166.65'	275.00'	34°43'15"	N18°00'57"E	164.11'
C100	14.67'	325.00'	2°35'11"	N13°53'17"E	14.67'
C101	71.48'	325.00'	12°36'04"	N26°29'21"E	71.33'
C102	71.48'	325.00'	12°36'04"	N13°53'17"E	71.33'
C103	39.32'	325.00'	6°55'56"	N04°07'17"E	39.30'
C104	212.01'	1000.00'	12°08'51"	N78°17'34"W	211.62'
C105	—	—	—	—	—
C106	—	—	—	—	—
C107	62.46'	325.00'	11°00'41"	S06°09'40"W	62.36'
C108	52.85'	275.00'	11°00'41"	S06°09'40"W	52.77'
C109	21.03'	25.00'	48°11'23"	S35°45'42"W	20.41'
C110	39.27'	25.00'	90°00'00"	N33°19'59"W	35.36'
C111	162.65'	50.00'	186°22'46"	N33°19'59"W	99.85'
C112	—	—	—	—	—
C113	55.20'	50.00'	63°15'21"	N281°34'37"E	52.44'
C114	55.00'	50.00'	63°15'21"	N34°54'43"W	52.27'
C115	52.46'	50.00'	63°05'37"	S83°31'34"W	50.07'
C116	21.03'	25.00'	48°11'23"	N77°34'19"E	20.41'
C117	23.56'	15.00'	90°00'00"	S33°19'59"E	21.21'
C118	—	—	—	—	—
C119	—	—	—	—	—
C120	59.32'	275.00'	12°21'31"	N84°30'45"W	59.20'
C121	128.71'	325.00'	22°41'29"	N0019°16"E	127.87'
C122	23.31'	15.00'	89°01'51"	N55°52'24"W	21.03'
C123	23.56'	15.00'	90°00'00"	N33°58'32"W	21.21'
C124	23.56'	15.00'	90°00'00"	N33°58'32"W	21.21'
C125	22.75'	15.00'	86°54'85"	S84°28'31"E	20.63'
C126	214.96'	275.00'	44°47'30"	N4011°05"E	209.55'
C127	254.07'	325.00'	44°47'30"	N4011°05"E	247.65'
C128	107.49'	275.00'	22°23'45"	N28°59'13"E	106.81'

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD
C1	9.40'	485.00'	136°56"	S71°59'51"E	9.40'
C2	38.79'	25.00'	88°53'53"	S26°39'36"E	35.01'
C3	24.53'	15.00'	93°42'57"	N64°38'49"E	21.89'
C4	28.86'	411.00'	1°09'43"	S73°59'54"E	22.51'
C5	75.47'	15.00'	97°14'19"	S73°59'54"E	72.51'
C6	138.03'	415.00'	19°03'24"	N39°45'02"W	137.39'
C7	175.03'	1070.00'	9°22'22"	N44°01'17"E	174.84'
C8	23.01'	15.00'	87°53'13"	N05°39'47"E	20.82'
C9	116.72'	850.00'	7°52'03"	N11°21'29"E	116.63'
C10	22.87'	15.00'	87°20'58"	N19°03'04"E	20.72'
C11	31.78'	325.00'	53°36'08"	S87°35'26"E	31.77'
C12	21.79'	15.00'	83°14'39"	N53°17'19"E	19.93'
C13	21.52'	230.00'	0°51'29"	S81°38'26"W	21.52'
C14	8.04'	415.00'	1°06'36"	N71°39'51"W	8.04'
C15	117.52'	2300.00'	2°55'39"	N80°26'21"E	117.50'
C16	68.25'	2300.00'	1°42'01"	N81°03'10"E	68.25'
C17	49.27'	2300.00'	1°13'38"	N79°35'21"E	49.26'
C18	58.80'	2350.00'	1°26'01"	S80°39'41"W	58.80'
C19	136.98'	675.00'	11°37'39"	S844°72'11"W	136.75'
C20	56.05'	675.00'	44°57'27"	S81°21'55"W	56.03'
C21	80.87'	675.00'	6°52'07"	S87°10'05"W	80.80'
C22	212.03'	1000.00'	12°08'54"	S43°18'50"W	211.63'
C23	107.92'	725.00'	4°35'14"	S86°20'19"W	107.82'
C24	58.00'	725.00'	4°35'14"	S84°21'57"W	57.98'
C25	49.92'	725.00'	3°56'43"	S88°37'49"W	49.91'
C26	789.87'	450.00'	98°01'20"	N407°33'09"W	679.35'
C27	684.32'	400.00'	98°01'20"	N407°33'09"W	603.87'
C28	42.72'	450.00'	5°26'21"	N86°40'39"W	42.70'
C29	61.50'	450.00'	7°49'50"	N80°02'34"W	61.45'
C30	61.50'	450.00'	7°49'50"	N72°12'44"W	61.45'
C31	61.50'	450.00'	7°49'50"	N68°22'55"W	61.45'
C32	61.50'	450.00'	7°49'50"	N56°33'05"W	61.45'
C33	61.50'	450.00'	7°49'50"	N48°53'26"W	61.45'
C34	61.50'	450.00'	7°49'50"	N40°53'26"W	61.45'
C35	61.50'	450.00'	7°49'50"	N33°03'36"W	61.45'
C36	25.01'	450.00'	311°05'00"	N27°33'09"W	25.01'
C37	61.50'	450.00'	7°49'50"	N14°12'52"W	61.45'
C38	61.50'	450.00'	7°49'50"	N14°12'52"W	61.45'
C39					



Date: August 18, 2023

Lauren Crone
LJA Engineering, Inc.
jreyes@lja.com

City staff has completed its review of project **SUB2023-0035 Parten Ranch Phase 6 & 7 Final Plat**. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

City Planner Comments

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

1. Provide a lot summary table consistent with the approved preliminary plat.
2. Provide Hays County 1445 approval letter [Sub. Ord. 5.3.2]
3. Under the City approval statement, update year to "2023" or "202_".
4. Fill in blank document information in note number 40. [Sub. Ord. 4.7d]
5. Provide a note stating "This development is regulated by the Parten Ranch Development Agreement recorded in Document Number 2016-16010149 , Hays County, Texas."

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. Fill in the document number for Note 40.
7. Provide a Graphic Scale and north arrow on each plat sheet. [Plat Application Checklist]
8. Show the ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)] Provide a solid light gray shade to indicate the ETJ.

9. Add a signature block for the Water Service Provider. [Sub Ord 4.7(t)]
10. Add a signature block for the Wastewater Service Provider [Plat Info Requirements Checklist]
11. Show the 10 ft PUE along roadway frontage on the plat [Sub Ord 12.2.4]
12. Show and label the 100-yr floodplain. [Sub Ord 12.2.2]
13. Label widths of all WQBZs [WQO 22.05.017].
14. The Final Plat cannot be approved until either;
 - Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.



Planning and Zoning Commission Planning Department Staff Report

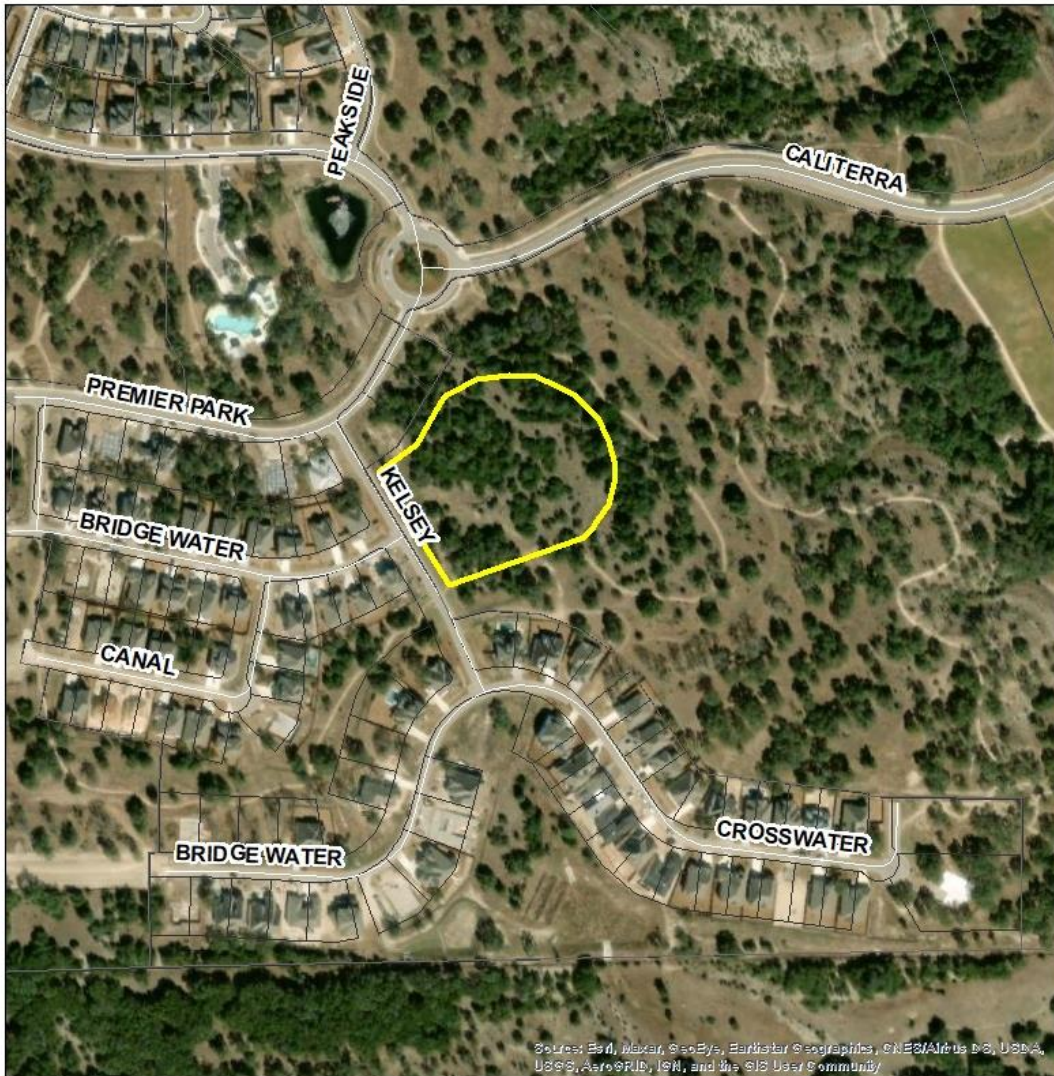
Item 7.

Planning and Zoning Commission Meeting: Augst 22, 2023
Project No: SUB2023-0036
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Caliterra Phase 5 Section 13 Final Plat
Property Location: Bridge Water Cove at Kelsey Lane
Legal Description: 4.898 acres, out of the Philip A Smith Survey
Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.
Property Owner: Development Solutions CAT, LLC

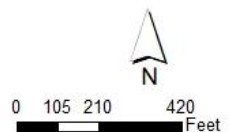
Staff recommendation: Conditional Approval of the final plat.



Location Map

SUB2023-0010
 Caliterra Phase 5 Section 13
 Preliminary Plat

- Roads
- Parcel Lines
- Site



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 11 single-family lots.

Access and Transportation

Primary access to the subdivision will be through Kelsey Lane.

Site Information

Location: Caliterra Parkway and Crosswater Lane

Zoning Designation: ETJ / Caliterra Development Agreement

Property History

The restated Caliterra development agreement was approved in 2018. The preliminary plat was approved May 23, 2023.

Recommendation

Approval of the final plat with the following conditions:

1. Construction plans show swale and grading for drainage outside ROW. Where the swale and grading falls outside the ROW provide drainage easements to contain the 100-yr flow.
2. Show the 15' PUE along the frontage on the plat.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 5 Section 13 Preliminary Plat


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

PROPERTY INFORMATION	
PROPERTY OWNER NAME	CF CSLK Caliterra, LLC
PROPERTY ADDRESS	Carentan Cove at Kelsey Ln
CURRENT LEGAL DESCRIPTION	Philip A Smith League, Survey No. 26
TAX ID #	R184970
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	4.899
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	ESD 6 and 1
ZONING/PDD/OVERLAY	NA -ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: <u>Kelsey Ln</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Caliterra DA</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	Caliterra Phase 5 Section 13 Final Plat
TOTAL ACREAGE OF DEVELOPMENT	4.899
TOTAL NUMBER OF LOTS	11
AVERAGE SIZE OF LOTS	0.380
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>11</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>4.269</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>353 ft</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM Public sewer	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM Public Sewer <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES ^{DSWSC}	SURFACE WATER Dripping Springs WSC - Public water supply <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: Project Manager 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): DSWSC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): CoDS

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

APPLICANT'S SIGNATURE

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

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

Applicant Name

BILLE. Couch

Applicant Signature

Bille E. Couch

Date

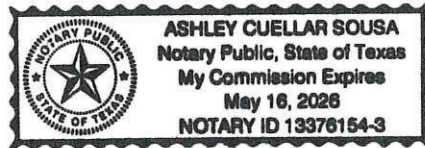
7-7-23

Notary

Date

7-7-2023

Notary Stamp Here



Ashley Cuellar Sousa

Property Owner Name

Property Owner Signature

Date

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable) NA Parkland Dedicated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.7(I)(4)]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

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

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

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

Parkland Dedication, Article 28.03	Consistent with DA
---------------------------------------	--------------------

Landscaping and Tree Preservation, Article 28.06	Consistent with DA
--	--------------------

<p>Subdivision, 28.02, Exhibit A Consistent with DA Final Plat with approved Preliminary Plan</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>NA</p>

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: Caliterra Phase 5 Section 13 Final Plat
 Project Address: Carentan Cove at Kelsey Ln
 Project Applicant Name: Bill E. Couch

Billing Contact Information

Name: Greg Rich
 Mailing Address: 12222 Merit Drive, Suite 1020
Dallas Tx 75251
 Email: grich@siepiela.com Phone Number: (972) 960-2777 Ext. 103

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 <u>Final Plat</u> |

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


 Signature of Applicant

7-7-23
 Date

CALITERRA PHASE 5, SECTION 13 FINAL PLAT

DATE: JULY 5, 2023

OWNER:
CF CSLK CALITERRA LLC
12222 MERT DRIVE, SUITE 1020
DALLAS, TEXAS 75251

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160

FEMA PANEL NO. 482080115F
EFFECTIVE DATE: SEPTEMBER 02, 2005

TOTAL ACRES: 4.899 ACRES

SURVEY: PHILIP A. SMITH LEAGUE, SURVEY NO. 26
ABSTRACT NUMBER 415
HAYS COUNTY, TEXAS

TOTAL IND. LOTS: 11
NO. OF SINGLE FAMILY LOTS: 11
NO. OF BLOCKS: 1

LINEAR FOOTAGE OF RIGHT-OF-WAY
CARENANTIA COVE (LOCAL STREET) 60' R.O.W. 353'
TOTAL 353'

BENCHMARK NOTES:

BM#1: CAPPED 1/2" IRON ROD IN LOT 42, BLOCK L, CALITERRA PHASE 5 SECTION 14
N: 13974095.99
E: 2254766.26
ELEVATION: 1066.14' (MVD '88)

BM#2: MAG NAIL ON RIBBON CURB ON THE SOUTH SIDE OF CALITERRA PARKWAY APPROXIMATELY
578 FEET EAST OF PREMIER PARK LOOP
N: 1396960.35
E: 2254746.03
ELEVATION: 1128.76' (MVD '88)

BASES OF BEARINGS - TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204), NAD83
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (MVD '88) (GEOID 128)

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering & Surveying
5501 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5169

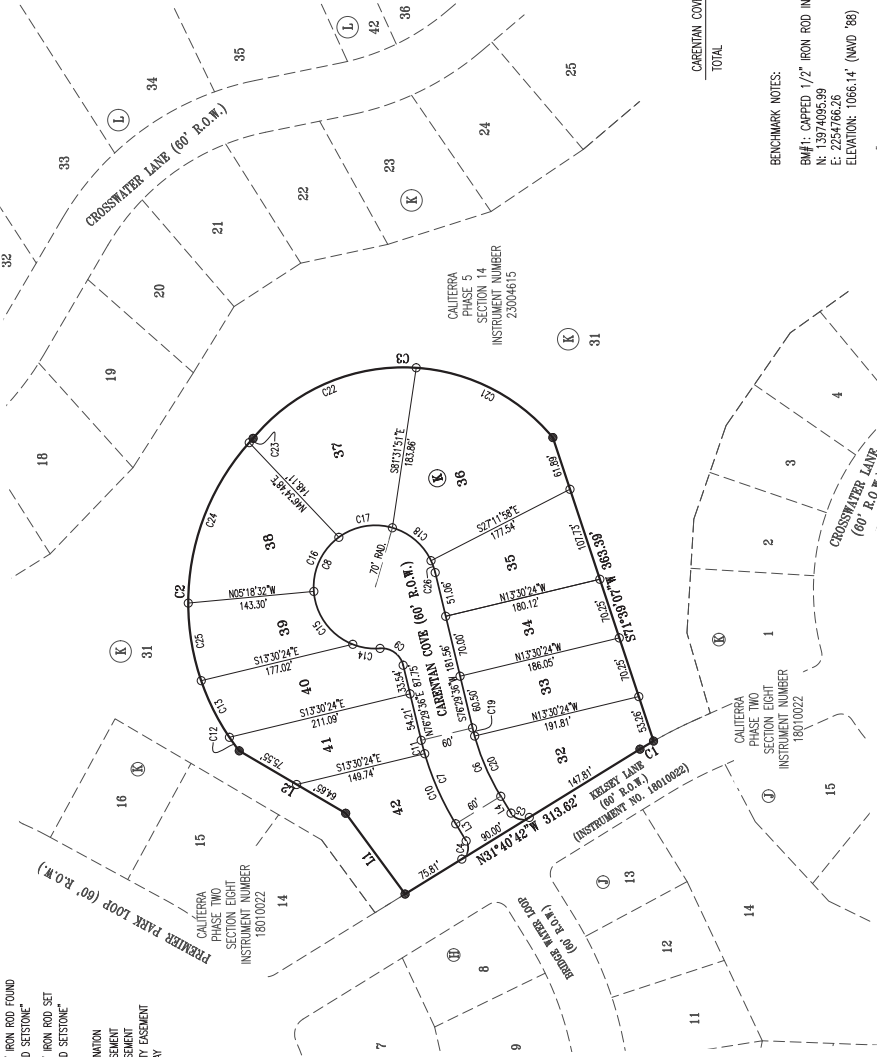
Item 7.

LEGEND

- CAPPED 1/2" IRON ROD FOUND
- STAMPED "500 SETSTONE"
- CAPPED 1/2" IRON ROD SET
- STAMPED "500 SETSTONE"
- 17 LOT NUMBER
- Ⓚ BLOCK DESIGNATION
- Ⓛ DRAINAGE EASEMENT
- Ⓜ SEWER EASEMENT
- Ⓝ EASEMENT
- Ⓞ R.O.W. RIGHT-OF-WAY

SCALE 1" = 100'

VICINITY MAP
(N.T.S.)



Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	Delta
C14	31.65	70.00	N68°51'54"E	31.36	16.10	25°54'27"
C15	78.65	70.00	N63°40'19"E	74.57	44.06	64°22'23"
C16	70.66	70.00	S65°13'27"E	67.70	38.67	57°50'05"
C17	64.00	70.00	S10°06'46"E	61.80	34.44	52°23'20"
C18	59.45	70.00	S40°24'57"W	57.68	31.65	46°39'24"
C19	9.51	270.00	S75°29'05"W	9.51	4.75	2°01'02"
C20	74.85	270.00	S66°32'02"W	74.61	37.67	1°53'03"
C21	179.25	220.71	N67°04'04"E	174.56	94.90	46°31'32"
C22	209.79	220.71	N63°25'41"W	201.98	113.58	54°27'36"
C23	6.51	273.50	N47°52'50"W	6.51	3.26	1°21'53"
C24	169.40	273.50	N68°11'58"W	165.02	104.37	47°46'23"
C25	89.79	273.50	S80°30'31"W	89.39	45.30	18°48'39"
C26	14.56	70.00	N07°36'58"E	14.54	7.41	11°45'19"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	Delta
C1	17.92	530.00	N39°42'22"W	17.92	8.96	1°56'15"
C2	386.81	273.50	S87°27'55"E	356.37	233.73	81°02'01"
C3	386.04	220.71	S07°09'45"E	346.59	267.71	100°59'29"
C4	23.49	15.00	S76°32'40"E	21.16	14.93	89°43'57"
C5	23.63	15.00	S12°27'25"W	21.26	15.07	30°16'12"
C6	84.36	270.00	S87°32'33"W	84.02	42.53	17°54'05"
C7	103.10	330.00	N67°32'33"E	102.69	51.98	17°54'05"
C8	318.77	70.00	S53°57'51"E	308.52	162.08	26°54'50"
C9	35.31	25.00	N36°02'00"E	32.44	21.32	80°54'55"
C10	87.31	330.00	N66°10'18"E	87.06	43.91	15°09'34"
C11	15.79	330.00	N70°07'20"E	15.79	7.60	2°44'31"
C12	19.07	273.50	S54°00'56"W	19.07	9.54	3°59'43"
C13	72.05	273.50	S63°33'00"W	71.82	36.22	19°02'23"

Line #	Length	Direction
L1	113.66	N63°42'16"E
L2	140.20	N30°23'22"E
L3	22.85	N68°53'17"E
L4	22.42	S66°53'17"W

CALITERRA PHASE 5, SECTION 13 FINAL PLAT

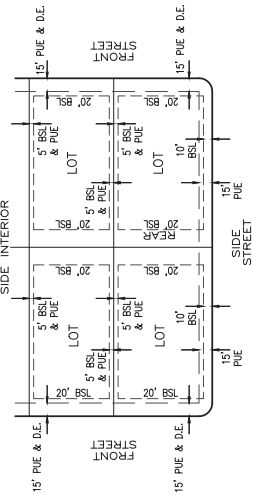
GENERAL NOTES:

- THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DEMONSTRATED ON F.I.R.M. PANEL NO. 4820900115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
- IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
- MINIMUM FRONT SETBACK SHALL BE 20'.
- MINIMUM REAR SETBACK SHALL BE 20'.
- MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
- UTILITY EASEMENTS OF 15' SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED, IF ANY CITY RIGHT OF WAY EXISTS; (B) AND THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AS THOSE REGULATIONS EXISTED ON JANUARY 14, 2014.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
- 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 ORD. #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF DRIPPING SPRINGS FOR ALL APPLICABLE CONSTRUCTION.
- PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE OFF SHALL BE AS DESCRIBED AND DEFINED IN THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014, AS AMENDED.
- ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
- THIS DEVELOPMENT IS SUBJECT TO THE CALITERRA DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, RECORDED IN VOLUME 4978, PAGE 215, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- PEC EASEMENT OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PADS AND A/C UNITS SHALL BE ALLOWED TO ENCROACH WITHIN THE PEC EASEMENT PER PREVIOUS CONSULTATION WITH PEC.
- THIS SUBDIVISION IS LOCATED IN THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY AND THE MAINTENANCE PLAN SHALL BE REVIEWED BY THE CITY OF DRIPPING SPRINGS. THE MAINTENANCE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF DRIPPING SPRINGS. MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

AREA TABLE		
AREA WITHIN SUBDIVISION	4.899 ACRES (213,377 sq. ft.)	
AREA OF SINGLE FAMILY LOTS	4,269 ACRES (186,940 sq. ft.)	
AREA WITHIN PUBLIC STREETS	0.630 ACRE (27,437 sq. ft.)	
BLOCK 'K'		
LOT NO.	ACREAGE	SQ. FT.
32	0.354 ACRE	15,402 SQ. FT.
33	0.304 ACRE	13,232 SQ. FT.
34	0.294 ACRE	12,816 SQ. FT.
35	0.351 ACRE	15,291 SQ. FT.
36	0.646 ACRE	28,192 SQ. FT.
37	0.533 ACRE	23,225 SQ. FT.
38	0.440 ACRE	19,156 SQ. FT.
39	0.279 ACRE	12,148 SQ. FT.
40	0.341 ACRE	14,668 SQ. FT.
41	0.296 ACRE	12,908 SQ. FT.
42	0.343 ACRE	14,958 SQ. FT.

LOT SIZE	NO.
< 1 ACRE	11
1-2 ACRE	0
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	0
MINIMUM LOT SIZE: 0.294 AC (12,816 sq. ft.)	
AVERAGE LOT SIZE: 0.380 AC (16,559 sq. ft.)	

TYPICAL LOT, BUILDING SETBACK LINE AND EASEMENT LOCATION DETAIL (1" = 100')



A SUBDIVISION OF 4.899 ACRES BEING CALITERRA PHASE 5, SECTION 13, OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, IN HAYS COUNTY, TEXAS

SHEET NO. 2 OF 3

Carlson, Brigrance & Doering, Inc.

FIRM ID #E3791 REG. # 10024900
 Civil Engineering & Surveying
 5504 West Loop South, Suite 300
 Houston, Texas 77056
 Phone No. (512) 286-5160 Fax No. (512) 286-5161



Item 7.

CALITERRA PHASE 5, SECTION 13 FINAL PLAT

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS: THAT OF CSJK CALITERRA, L.L.C. ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF A CALLED 4.899 ACRE TRACT OF LAND OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER Z2010148, OFFICIAL PUBLIC RECORDS OF THIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 4.899 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"CALITERRA PHASE 5, SECTION 13"

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

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

BY: GREGORY L. RICH, MANAGER AND ATTORNEY IN FACT
OF CSJK CALITERRA, L.L.C.
12222 MERTY DRIVE, SUITE 1020
DALLAS, TEXAS 75251

STATE OF TEXAS }
COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SHOWN.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS }
COUNTY OF TRAVIS }

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

FLOOD PLAN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C0115F, DATED SEPTEMBER 02, 2005.



ENGINEERING BY: BRETT R. PASQUARELLA, P.E., No. 84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

THIS FLOOD STATEMENT, AS DETERMINED BY A F.I.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, JOHN DAVID KIPP, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: JOHN DAVID KIPP, R.E.L.S. NO. 5844
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



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 SUPPLY 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 REMEDIABLE 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 IN THIS SUBDIVISION MAY BEGUN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

CHAD GULPH, P.E., CITY ENGINEER

A.J. GRAY
OPERATIONS GENERAL MANAGER
DRIPPING SPRINGS WATER SUPPLY CORP.
WATER UTILITY PROVIDER

THIS PLAT, CALITERRA, PHASE 5, SECTION 13, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED THIS THE _____ DAY OF _____, 20____.

MIAMI JAMES, PLANNING & ZONING COMMISSION CHAIR DATE _____
ANDREA CUNNINGHAM, CITY SECRETARY DATE _____

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, DIRECTOR OF 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.

NO STRUCTURE OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGUN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

I, ELAINE HANSON CARDEMAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS INSTRUMENT NO. _____.

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

ELAINE HANSON CARDEMAS BY: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

SHEET NO. 3 OF 3



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 286-5169 Fax No. (512) 286-5178

A SUBDIVISION OF 4.899 ACRES BEING CALITERRA PHASE 5, SECTION 13, OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, IN HAYS COUNTY, TEXAS

Item 7.
J:\AC3D\5530\Survey\PLAT - CALITERRA



City Council Planning Department Staff Report

Planning & Zoning Commission Meeting: August 22, 2023
Project No: CUP2023-0002
Project Planner: Warlan Rivera – Planner

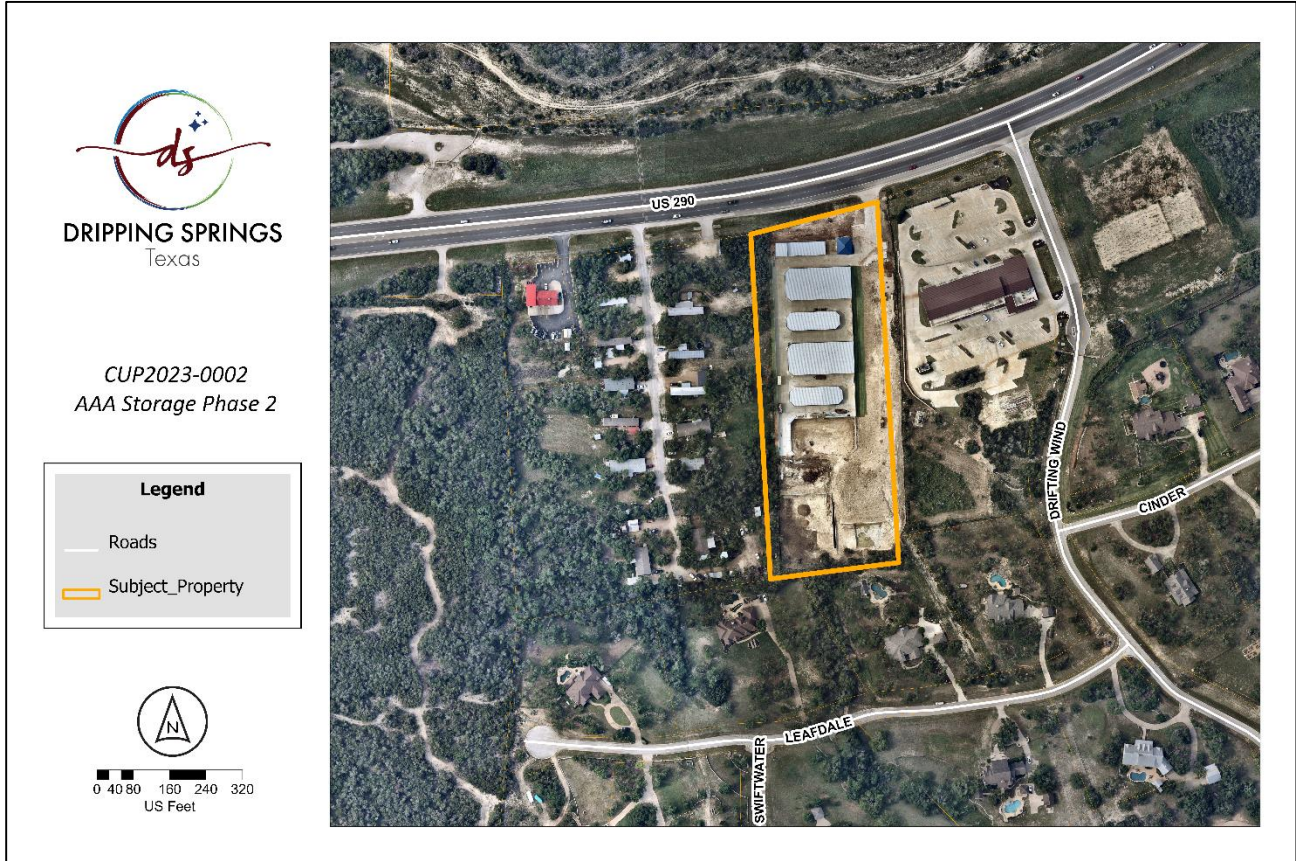
Item Details

Project Name: AAA Storage Phase 2
Property Location: 1300 E US 290
Legal Description: ABS 693 C H MALLOT SURVEY 5.02 AC
Applicant: Ken Leonard
Property Owner: JMA Land LLC
Request: Conditional Use Permit (CUP) for a Self-Storage/Office

Approval with the following conditions:

Staff Recommendation:

1. The locations of buildings and parking areas shall generally be consistent with the site plan provided with this request.
2. All existing and new lighting must comply with the City’s Lighting Ordinance
3. The entire site must comply with the City’s Landscape Ordinance
4. The applicant must provide screening along the western and southern property boundaries consistent with section 5.10.1 of the Zoning Ordinance.



Overview

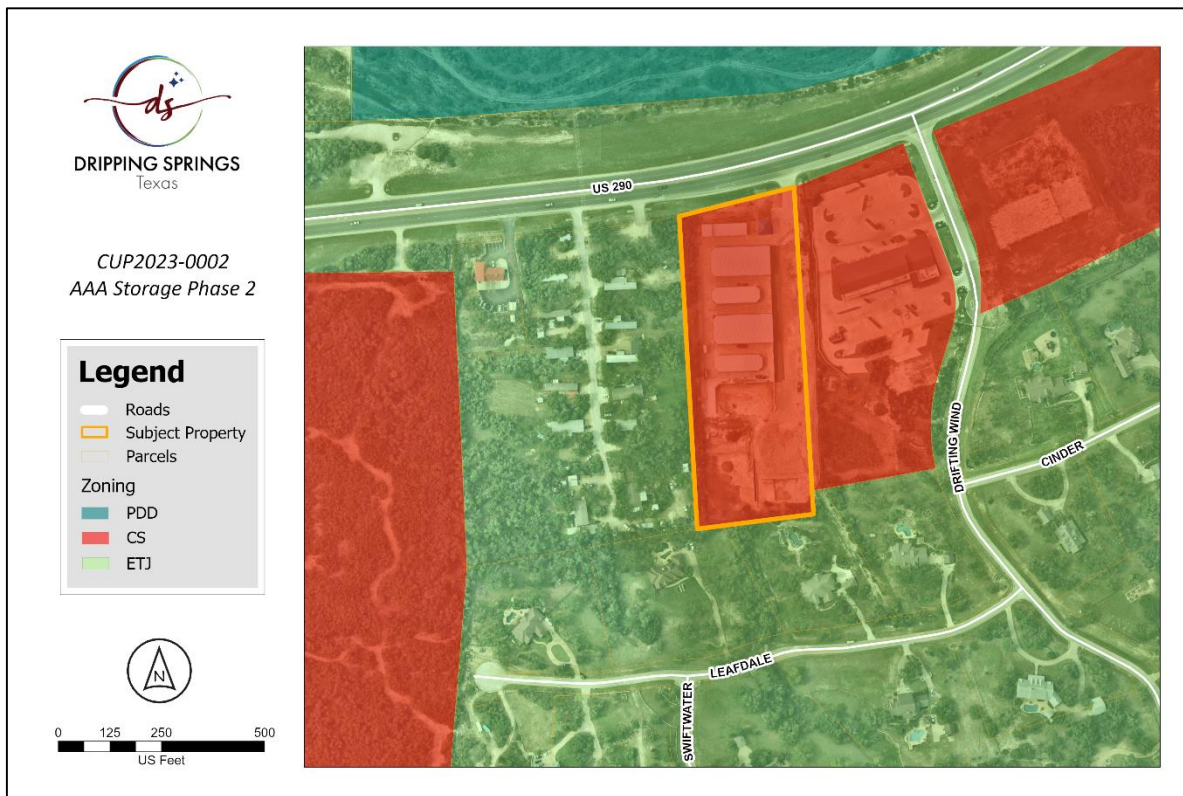
The applicant is requesting a Conditional Use Permit (CUP) to enable the expansion of self-storage and offices on a property zoned for commercial services. The existing use is currently self-storage/office which was approved with the site plan back when this property was in the ETJ. Since then, this development has been annexed and zoned.

This CUP not only serves to allow for the expansion of phase 2 but also to bring the property to compliance.

The expansion consists of 4 additional buildings, half of which will be storage and the remaining is to be flex.

Direction	Setback Code requirement
Front	Twenty-Five Feet (25')
Rear	Fifteen (15')
Side	Twenty-Five feet (25')

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	PDD – Gateway Village	Vacant Land. Future residential and commercial site	Not Shown
East	Commercial Services (CS)	Retail	
South	Extraterritorial Jurisdiction	Residential	
West	Extraterritorial Jurisdiction	Residential	

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

Approval Criteria	Staff Comments
<p>1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;</p>	<p>The following comprehensive goals support this request:</p> <ol style="list-style-type: none"> 1. Support <u>the</u> expansion of business and professional services. 2. Explore the potential for a co-working office space.
<p>2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;</p>	<p>The current zoning, Commercial Services (CS), permits commercial and retail uses. Mini-Warehouse/Self-Storage/office is allowed in the CS zoning district with the approval of a Conditional Use Permit (CUP).</p>
<p>3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;</p>	<p>The applicant will need to meet all development standards.</p>
<p>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:</p>	<p>This property is similarly zoned to the lot to its east (CS). However, the properties directly to the west and the south are residential albeit in the ETJ. The recommended conditions have been evaluated and are mentioned below for this development to harmonize with its surroundings.</p> <p>Additionally, the southern-most building is set back from the rear property by approximately <u>126 feet</u>.</p>
<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>	<p>Sidewalks are required along streets and will be enforced during the site plan review of phase 2 and adequate vehicular ingress and egress are shown on the plans.</p>
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	<p>The applicant <u>meets</u> all parking requirements.</p>
<p>c. Refuse and service areas;</p>	<p><u>Dumpster</u> locations and screening will be enforced on the site plan.</p>
<p>d. Utilities with reference to location, availability, and compatibility;</p>	<p>Utility availability is adequate. The site is served by DSWSC and will utilize an on-site septic system.</p>
<p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p>	<p>The site plan for phase 2 will require a landscape plan to be submitted; landscape screening will be required <u>within that plan</u>. Additionally, screening will be required along the property <u>boundaries</u> adjacent to residential properties in accordance with section 5.10 of the Zoning Ordinance.</p> <p><u>The development will meet setback requirements per Zoning.</u></p>
<p>f. Control of signs, if any;</p>	<p>Signage will be done with a separate permit and will need</p>

	to comply with the current sign ordinance in effect. Any variances will require approval.
g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;	All existing and future lighting on the site must comply with the lighting ordinance. Lighting that does not comply must be replaced and/or updated to be in accordance with the Dark Sky Ordinance.
h. Required yards and open space;	Not applicable.
i. Height and bulk of structures;	All new buildings must meet the architectural standards.
j. Hours of operation;	The applicant can speak to access of the site from tenants, but the office on site will maintain normal business hours.
k. Exterior construction material, building design, and building facade treatment;	All new buildings must meet the architectural standards.
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;	Sidewalks are required along all streets and will be enforced during the site plan.
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 office/mini-warehouse/self-storage use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned and ETJ.
6. Noise;	Staff is recommending landscape screening alongside masonry or wood screening to contain the noise within the site.
7. Odors; and	No concerns noted.
8. Dust.	No concerns noted.

P&Z Action

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 subject to modification, or denial of the proposal to the City Council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.

Planning Department Staff Report

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 has received one public comment.

Meetings Schedule

August 22, 2023 – Planning and Zoning Commission
September 5, 2023 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application
Attachment 2 – Grading Plan/Site Plan
Attachment 3 – Concerns from the neighboring property to the south

Recommended Action:	Recommend approval of the request with the following conditions: 1. The locations of buildings and parking areas shall generally be consistent with the site plan provided with this request. 2. All existing and new lighting must comply with the City’s Lighting Ordinance 3. The entire site must comply with the City’s Landscape Ordinance 4.4. The applicant must provide screening along the western and southern property boundaries consistent with section 5.10.1 of the Zoning Ordinance.
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 received one public comment.
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the expansion of business and professional services. Explore the potential for a co-working office space.



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 JMA Land LLC

STREET ADDRESS 4203 Spinnaker Cove

CITY Austin STATE Texas ZIP CODE 78731

PHONE 512-452-7789 EMAIL johnsmuhich@gmail.com

APPLICANT NAME Ken Leonard

COMPANY AAA Storage LLC

STREET ADDRESS 204 Arrezo Lane

CITY Georgetown STATE Texas ZIP CODE 78628

PHONE 254-466-7304 EMAIL kenneth.t.leonard@gmail.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	JMA Land LLC
PROPERTY ADDRESS	1300 E. US 290
CURRENT LEGAL DESCRIPTION	Description of 5.020 Acres of land out of Mallot survey No.299 in Hays County, Texas
TAX ID#	88-3528537
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	
PROPOSED USE	Storage Facility / Business Park
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Completion of Work for phase 2 of the Storage Facility 4 additional building And the completion of the Business Park building.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *
(See attached agreement).

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

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

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

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that John Muhich 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. 2651, Pg. 479.)

John Muhich
Name

Owner
Owner

Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 10 day of July,

2023 by [Signature]
Kenneth Leonard

[Signature]
Notary Public, State of Texas
KENNETH THOMAS LEONARD
Notary ID #126751077
My Commission Expires
December 12, 2024

My Commission Expires: _____

[Signature]
Kenneth T Leonard

Name of Applicant

CONDITIONAL USE PERMIT SUBMITTAL

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

Ken Leonard
Applicant Signature

July 21 2023
Date

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

Received on/by: _____

Project Number: _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: AAA Storage Dripping 290

Project Address: 1300 E US 290 Dripping Springs

Project Applicant Name: Ken Leonard

Billing Contact Information

Name: Ken Leonard

Mailing Address: 204 Arrezo Lane

Georgetown, Texas 78628

Email: kenneth.t.leonard@gmail.com Phone Number: 254-466-7304

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.

Ken Leonard
Signature of Applicant

July 6 2023
Date

GRADING PLAN

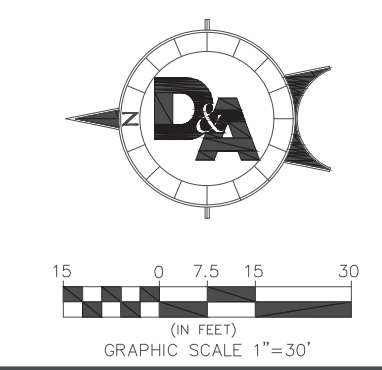
STORSERV PHASE 2
 1300 E. U.S. HIGHWAY 290 WEST
 DRIPPING SPRINGS, TX

Designed: VO
 Drawn: VO
 Reviewed: KS
 Date: MARCH 20, 2020

SHEET
9
 OF 16

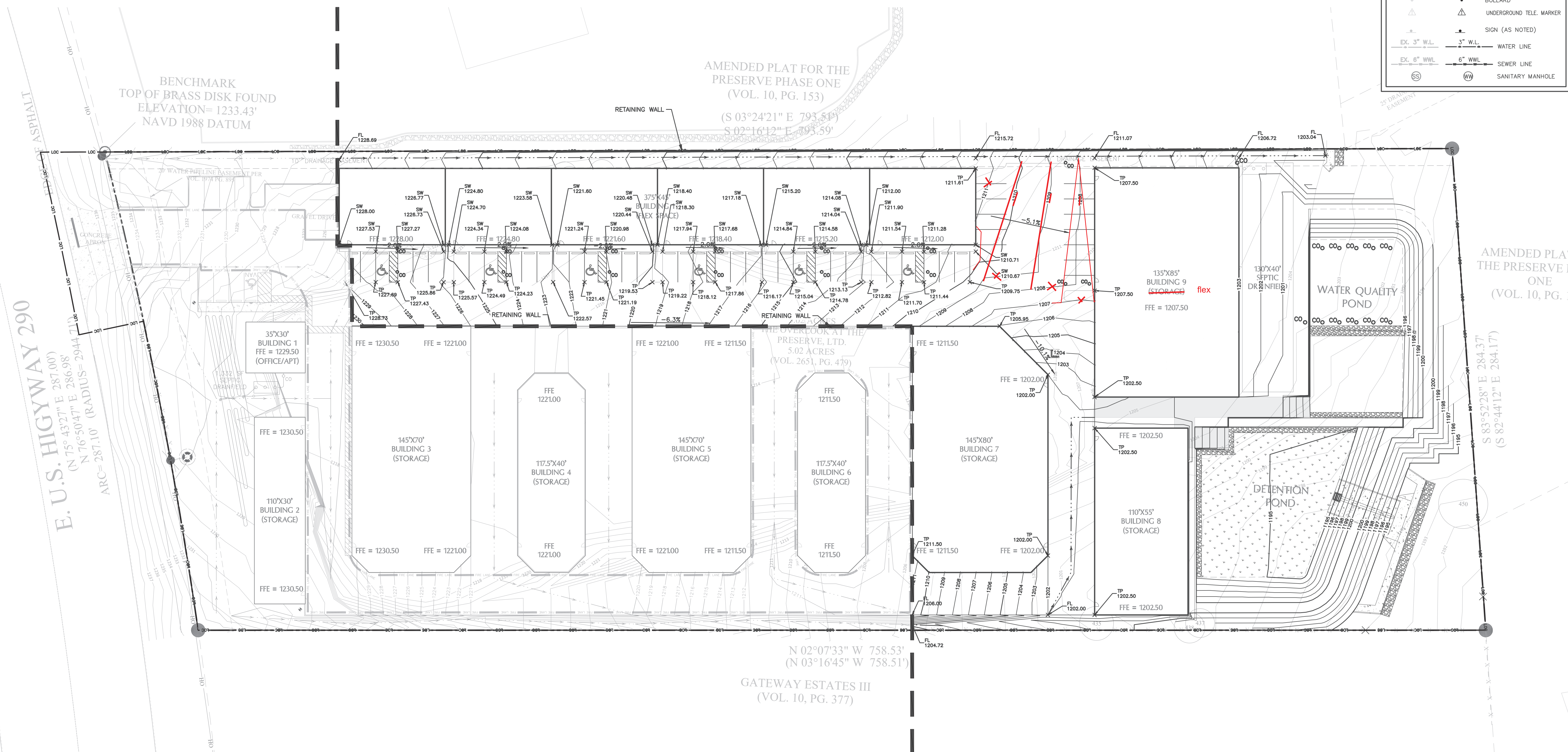
Project No:
 1715-002A

GRADING LEGEND	
GRADING SYMBOLS	
	PROPOSED CONTOUR
	PROPOSED SWALE
	DRAINAGE DIRECTION
TYPICAL SPOT ELEVATIONS	
00.00 SW	SIDEWALK SPOT GRADE
00.00 TC	TOP OF CONCRETE
00.00 TP	TOP OF PAVEMENT (CIVIL)
00.00 FL	FLOWLINE



MONUMENTS LEGEND	
	1/2" REBAR FOUND (OR AS NOTED)
	CONC. HIGHWAY MON. FOUND
	MAG NAIL FOUND
	CALCULATED POINT
	CONTROL POINT/BENCHMARK LOCATION

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	ADJOINING PROPERTY LINES
	EASEMENT
	BUILDING SETBACK LINE
	CONTOUR LINE
	RAISED CURB
	EDGE OF ASPHALT
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UTILITY POLE
	GUY WIRE
	OVERHEAD UTILITIES
	ELECTRIC PULL BOX
	TRAFFIC SIGNAL POLE
	SIGNAL BOX
	CLEANOUT
	WASTEWATER MANHOLE
	BOLLARD
	UNDERGROUND TELE. MARKER
	SIGN (AS NOTED)
	3" W.L. WATER LINE
	6" W.W. SEWER LINE
	SANITARY MANHOLE



Drawing: P:\1715-002\CADD\Map\working_drawings\submitted\VD\Phase 2\1715002A_CD_CR.dwg
 User: VOSTROJIN Jul 06, 23 - 17:03
 Plot Date/Time: Jul 06, 23 - 08:20:11

From: [Austin Powers](#)
To: [Planning](#)
Subject: Conditional Use Permit #CUP2023-0002
Date: Monday, August 14, 2023 7:57:15 AM
Attachments: [IMG_8688.jpg](#)
[IMG_8690.jpg](#)

Good morning,

I'm writing in regard to the application for the conditional use permit for the AAA Storage facility located at 1300 E Hwy 290.

Our property is directly south of this development at 186 Leafdale Trl, located in the Preserve. My main concern for this application is to make sure the appropriate single-family residential screening is addressed as outlined in the current development ordinance. This is important to protect the value and privacy of our property.

Because the property was clear cut during the initial construction, the natural character and potential natural vegetative screen was not preserved. The new storage facility is quite visible during the day, and during the night the security lights shine through our windows. Additionally, there has been an increase in noise pollution from Hwy 290.

We request that the City require the use of a masonry screening wall in conjunction with landscaping elements as indicated in section 5.10 of the development code to mitigate the noise/light pollution and preserve the value of our property.

I have attached a couple of images that show the relationship between our properties for reference. Please let me know if you have any questions.

Thank you,
Austin and Jenna Powers
186 Leafdale Trail



DRIPPING SPRINGS
Texas

Legislative Update – 2023

Laura Mueller, City Attorney
Shawn Cox, IDCA

88th Regular Session -- 2023

- **33 Billion Dollar Surplus**
- **8,345 bills and joint resolutions filed**
- **1,258 bills and joint resolutions to the governor for his signature**
- **230 bills will have a direct impact on Texas cities**

Special Session ends with Property Tax Bill.

- **Lowers school property taxes**
- **Caps appraisals on non-residential property worth less than \$5 million**

Additional Special Sessions are expected

Finance and Economic Development

Property Tax Calculation – S.B. 2350 (Bettencourt/Shine)

- S.B. 2350 -- Changes definition of voter approval rate (again).**
- **Adopted rate less unused increment rate for the preceding tax year**
 - **Prohibits changes to the Truth in Taxation Worksheet after adoption of the tax rate**

***Next Steps:* The City has not adopted anything close to the voter approval rate, usually adopting the de minimus rate. However, if we get close or adopt it in the future, we need to ensure that the adoption is done properly and our next year's tax rate will be determined by the previous year's adopted tax rate.**

Property Tax Exemption – S.B. 1145 (West/Talarico)

- S.B. 1145 -- City may adopt an exemption for certain child-care facilities**
- Percentage of Appraised Value of the property
 - Exemption must be between 50% and 100%
 - If adopted, owner of facility has to lower rent

SJR 64 Constitutional Amendment has to pass first before this is enacted

Next Steps: Determine whether the City has child-care facilities that meet this criteria, determine the possible budgetary impact, and decide whether and how much of an exemption to give.

Sales Tax Exemption – S.B. 379 (Huffman/Howard)

S.B. 379 – Sales Tax Exemptions

- Adult and children's diapers
- Feminine hygiene products
- Maternity/infant care items
- Wound care dressings (bandaids and gauze)

Statewide Fiscal Impact \$227 million over the next 2 years.

Next Steps: Expect slight dip in sales tax receipts. We could do some education or repost state education if desired.

Hotel Occupancy Tax – H.B. 3727 (Anderson/Birdwell) S.B. 1420

H.B. 3727/S.B. 1420

- Parking Facilities eligible to use HOT funds must be within 1,500 feet of the Convention Center
- Requires that at least 1% of HOT funds be used for advertising
- Additional time to submit HOT tax report to the Comptroller
- Must report amount of reserves of Hotel Taxes
- Must report percentage of tax revenue by category
- Only up to 15% of tax can be used on historical projects

Next Steps: Update proposed Hotel Occupancy Budget to comply with both requirements and reporting.

Certificates of Obligation – H.B. 4082 (Goldman/Bettencourt)

H.B. 4082 –Public Works eligible for COs

- Roads and Parking
- Utility systems
- Drainage projects
- Parks
- City Halls
- Not stadiums or hotels

Still limited to Maintenance and Operations Tax for City Hall COs

Next Steps: Look at budget for future capital projects for use of COs.

TMRS – H.B. 2464 (Price/Hughes)

H.B. 2464 –Texas Municipal Retirement System

- City can adopt annual annuities for certain retirees for 2024, 2025, and 2026

Next Steps: Determine whether to adopt annual annuity increase for retirees based on fiscal impact to budget.

Tax Increment Reinvestment Zone -- S.B. 1998 (Bettencourt/Shine)

S.B. 1998

- TIRZs must be calculated separately when calculating how each affects the property tax rate
- The form showing our property tax rate must be uploaded to the website with a link

Not effective until January 1, 2024

Next Steps: Next year's tax rate calculation will be more complicated. Will need to ensure that the City Website includes a link to the form that calculates the tax rate which is provided by the County.

Economic Development -- S.B. 543 (Blanco/Ordaz)

S.B. 543:

- 380 agreements can include property transfer with proper agreement
- Cannot transfer public park property
- Cannot transfer property obtained through eminent domain
- Notice requirements

Next Steps: Option for commercial development.

In addition, the Office of Texas Economic Development Council was extended through Sunset Bill.

Economic Development Reporting -- S.B. 1340 (Incentive Agreements); S.B. 1916 (Public Improvement Districts)

S.B. 1340:

- Report Tax Abatement Agreements using state form
- Agreement is available on website

S.B. 1916:

- Post copies of PID Service Plan on Website
- Submit and Assessment Roll to Appraisal District
- Post additional PID Information on City Website

Both effective on January 1, 2024.

Next Steps: Designate employee or consultant for posting of information. Ensure information is provided to employee/consultant.

Planning and Building

H.B. 3699 (Wilson/Bettencourt) – Platting Shot Clock

H.B. 3699:

- Site Plans and Construction Plans no longer part of 30 day shot clock
- Specifically authorizes submittal calendars
- Notice requirements added related to master transportation plans and street construction
- Administrative completeness review for filing dates cannot require an analysis, study, or similar requirement unless explicitly allowed by statute
- Plats without variances can be approved by staff if voted on by P&Z
- Platting checklists have to be online

H.B. 3699 (Wilson/Bettencourt) – Platting Shot Clock *continued*

H.B. 3699:

- Multiple 30 day extensions can be done for subdivision
- Required roads must be intended by the property owner and in the city's capital improvement plan
- Provides for court action for a city that violates these sections including attorney's fees

H.B. 3699 (Wilson/Bettencourt) – Platting Shot Clock

NEXT STEPS

Next Steps:

- **Ensure proper notices are on the City’s Website**
- **Begin process for adopting a Capital Improvement Plan that is in compliance with the City’s Master Transportation Plan**
- **Review Platting Checklist to ensure only requests information that is allowed by state statute**
- **Consider providing city staff the authority to approve or disapprove plats where there is a statutory requirement that they either be approved or disapproved**

Effective September 1, 2023

S.B. 2038 (Bettencourt/C.Bell) – ETJ Release

H.B. 2038:

- Can petition to be released from ETJ if were not voluntarily annexed into ETJ
- Provides petition requirements
- Provides election process to determine ETJ inclusion for areas where there has not been a voluntarily petition for inclusion
- Annexations do not automatically add to the ETJ after January 1, 2023

Next Steps: Make a list/map of ETJ addresses that requested voluntary inclusion. Respond to inquiries related to ETJ release.

H.B. 1381 (Hernandez/Alvarado) – Zoning Hearing

H.B. 1381:

- P&Z has to hold at least one public hearing for any zoning classification (currently both P&Z and Council hold public hearings)

Next Steps: Ensure our ordinances reflect state law but staff recommends continuing with the current process.

H.B. 14 (Cody Harris/Bettencourt) – Third Party Inspections and Review of Development Applications

H.B. 14:

- Third-party inspections are required if the City misses a review deadline plus 15 days
- Lists those who would be qualified to do the third-party review
- City can approve the list of qualified persons
- Third-party reviews have to follow City regulations

Next Steps: City staff does not miss the 30 day deadline or other land use or building code deadlines so this bill should not affect us. We will work with other cities to create a list of qualified inspectors.

H.B. 1707 (Klick/Hughes) – Open-Enrollment Charter Schools

H.B. 1707:

- Open Enrollment Charter Schools must be treated the same as public schools for land use purposes.
- Open Enrollment Charter Schools are not public schools for impact fees

Next Steps: Ensure our ordinances reflect state law and update any provisions related to public school but staff recommends continuing with the current process.

H.B. 1750 (Burns/Perry) – Regulation of Agricultural Operation

H.B. 1750:

- Limits regulation of agricultural operations
- Expands definition of “agricultural operation”
- Limits regulation of pesticide use
- Maintains authority to regulate height of weeds to 12 inches within proximity to public infrastructure

Next Steps: Ensure our ordinances reflect state law, modify our ordinances, or readopt ordinances regulating certain agricultural operations after meeting required reports and notice.

H.B. 2308 (Ashby/Perry) – Enforcement Against Agricultural Operations

H.B. 2308:

- Expands definition of “agricultural operation”
- Defines substantial change
- Protects agricultural operations that have been in operation at least one year

***Next Steps:* Ensure our ordinances reflect state law or modify our ordinances.**

H.B. 2947 (Cain/Perry) –Agricultural Operation

H.B. 2947:

- Expands definition of “agricultural operation”
- Limits regulation of agricultural operation as it relates to nuisance ordinances

Next Steps: Ensure our ordinances reflect state law or modify our ordinances.

H.B. 586 (E.Thompson/Bettencourt) – Annexation of Roadways

H.B. 2956 (Shine/Flores) – Annexation Across Railway Right-of-Way

H.B. 586:

- Allows the City to annex a roadway that is contiguous to the City or contiguous to an area being annexed by the City
- Provides a process for obtaining approval for annexation of the roadway

H.B. 2956:

- Allows the City to annex railroad right-of-way if its contiguous to the City or contiguous to an area being annexed by the City

Next Steps: Review annexation areas to determine whether a roadway annexation or railroad right-of-way should also occur.

H.B. 3526 (Raymond/Springer) – Solar Pergolas

H.B. 3526:

- Prohibits the City from applying the building code to a solar pergola



Next Steps: Review the Building Code for definition and regulation of solar pergolas. Confirm which ordinances could be affected by this bill.

S.B. 929 (Parker/Rogers) – Nonconforming Use Compensation

S.B. 929:

- All zoning changes require notice of the public hearing to any property owner where a nonconforming use will be created
- Allows nonconforming uses to continue after zoning change
- Provides requirements for a city to stop a nonconforming use
- Requires compensation for a property owner who is required to stop a nonconforming use

Next Steps: Ensure that the proper notice is given out at the time of any rezoning including the new Zoning Code. Provide for compensation in the Zoning Code that tracks this bill.

S.B. 2440 (Perry/Burrows) – Certification of Groundwater Supply

S.B. 2440:

- Requires plat applications who intend to use groundwater to provide evidence of adequate groundwater supply when applying
- Can allow for an exception for tracts being subdivided into 10 or less parts

Next Steps: Update subdivision ordinance and checklists to include this requirement.

S.B. 2453 (Menendez/Hernandez) – Exceptions to Building Material Preemption

S.B. 2453:

- Allows requirements for certain building materials if they are allowed by energy and water conservation design standards

Next Steps: Update exterior design ordinance to include this requirement if appropriate.

H.B. 1922 (Dutton/Bettencourt) – Reauthorization of Building Permit Fees

H.B. 1922:

- Requires reauthorization of building fees at least each 10 years

Next Steps: Maintain current process ensuring regular update of Building Fees.

H.B. 2334 (Burns/Paxton) – Plumbers

H.B. 2334:

- Allows certain plumbing work without a plumbing license including:
 - Plumbing work outside right-of-way or easement if not less than five feet from structure
 - Does not apply to residential plumbing work (which is already allowed to be done by residents)
 - Does not change the need for inspections.

Next Steps: Ensure that enforcement of building codes reflects this exception.

H.B. 3492 (Stucky/Springer) – Value-Based Fees

H.B. 3492:

- Prohibits fees from being based on the construction cost of public infrastructure
- City has to consider actual cost of review including:
 - Actual costs of third party review
 - Hourly rate of estimated amount of time for city employees to review
- Prohibits the City from requiring disclosure of the cost of infrastructure
- Requires publication of the cost of reviewing construction plans

Next Steps: Update construction plan fees to not include value-based review.

Election and Open Government

H.B. 3033 (Landgraf/Zaffirini) – Public Information

H.B. 3033:

- Limits the number of non-business days for responding to Public Information Requests in addition to holidays
- Defines holiday
- Allows the City to only designate 10 non-business days (holidays)
- Allows the AG to require public officials to take PIA training
- Provides for more cost protections for the City

H.B. 3033 (Landgraf/Zaffirini) – Public Information

H.B. 3033:

- Requires use of the AG's electronic filing system
- Provides a process for releasing information after receiving an AG opinion especially in the cases where the information is voluminous

Next Steps: Update our Public Information Act Policy and designate up to the 10 non-business days. Update staff and official training.

S.B. 569 (Springer/Stucky) – Subpoenas

S.B. 569

- Allows a city to charge the same amount charged for PIA information for information sought through subpoena so long as the City is not a party

Next Steps: Update our Public Information Act Policy and clarify that subpoena information will be charged the same as a PIA release.

H.B. 3440 (Canales/Hinojosa) – Agendas

H.B. 3440:

- Requires all cities to post both agendas and notices on websites

Next Steps: Maintain current process.

H.B. 943 (Kolkhors/Hunter) – Online Public Notices

H.B. 943:

- Requires newspaper to post any printed city notice online without charge
- Places certain requirements on the website to make it more accessible

***Next Steps:* Ensure that the newspaper is placing our notices online.**

H.B. 1817 (Capriglione/Hancock) – Contract Disclosure

H.B. 1817 (1295 Contracts Disclosure):

- A contract is only voidable for failure to provide 1295 disclosure if the City:
 - Let's the contractor know in writing that it is required
 - Contractor fails to submit the 1295 within 10 business days of written notice

Next Steps: Draft template of written notice of missing 1295 disclosure.

H.B. 2626 (Tepper/Paxton) – Political Reporting

H.B. 2626:

- City Secretary has to place campaign finance reports for city elected officials online
- Allows the City Secretary to redact confidential information related to contributors
- Reports have to stay online for 5 years

Next Steps: Update website to make room for these reports. After September 1, 2023, start placing new campaign reports online.

H.B. 3372 (Thimesch/Parker) – Political Reporting

H.B. 3372:

- Requires candidates/officeholders to report the credit card processing fees as part of the political contribution
- Report the processing fees as a political expenditure if paid by the candidate/officeholder
- Report the processing fees as a political contribution if paid by the contributor

Next Steps: Campaign treasurers should be informed.

S.B. 477 (Zaffirini/Morales) – Disabled Voters

S.B. 477:

- Provides additional options for disabled voters including those with temporary disabilities
- Requires election sites to provide additional assistance to those with mobility issues
- Requires election sites to have a special parking space/spaces for individuals with mobility issues that is in addition to handicapped parking spaces

Next Steps: Update election site plan to include these items.

S.B. 232 (Hinojosa/Geren) – Removal from Office

S.B. 232:

- Elected or appointed public officials will automatically removed from office if convicted of:
 - Bribery
 - Theft of Public Money
 - Perjury
 - Coercion of Public Servant
 - Tampering with a governmental record
 - Misuse of official information
 - Abuse of official capacity

S.B. 232 (Hinojosa/Geren) – Removal from Office

S.B. 232:

- Once removed City Council has to either:
 - Call an election; or
 - Fill the vacancy
- Appeal does not superseded removal

Next Steps: Educate Elected and Appointed Public Officials on these requirements.

Public Works and Utilities

H.B. 679 (K.Bell/Schwertner) – Soliciting and Awarding Construction Contracts

H.B. 679:

- Cannot place experience requirement in Request for Bids
- Experience modifier cannot be considered when choosing a vendor or drafting a construction contractor

Next Steps: Review contract template.

H.B. 2965 (Vasut/Creighton) – Construction Liability Waiver

H.B. 2965:

- Have to allow a right to repair for City road and other infrastructure projects

***Next Steps:* Review construction contracts and bidding documents to ensure that a right to repair is allowed.**

H.B. 4087 (Kuempel/Zaffirini) – Temporary Sewage Disposal Permits

H.B. 4087:

- Allows a city in certain circumstances to use a temporary on-site sewage system with pump and haul
- Only for 6 months

Next Steps: Review whether this is a temporary solution for any project or affects any current projects or agreements.

H.B. 4385 (Guillen/Alvarado) – Sewer Service

H.B. 4385:

- Allows a city to provide retail sewer service without a CCN
- PUC has to provide rules related to this option

***Next Steps:* Review whether how this affects our sewer service.**

S.B. 1289 (Perry/T. King) – Reclaimed Wastewater

S.B. 1289:

- Provides for disposal of reclaimed wastewater treated for reuse to be disposed of without a permit with an alternative means of disposal

Next Steps: Review how this affects our sewer service.

S.B. 1397 (Schwertner/K. Bell) – Texas Commission on Environmental Quality

S.B. 1397:

- Permitting for temporary concrete batch plants created by TCEQ if contiguous to a public works project
- Continues local government assistance including offering assistance before enforcement
- Keeps public comment period for certain permits for 36 hours after public meeting

Next Steps: Review how this affects our sewer service.

H.B. 1565 (Canales/Perry) – Texas Water Development Board

H.B. 1565:

- Texas Water Development Board Sunset Bill
- New criteria for plans and specifications for sewage systems

Next Steps: Review whether how this affects our current sewage system design.

H.B. 1845 (Metcalf/Perry) – Public Water Systems

H.B. 1845:

- Class D water and wastewater operators can obtain a provisional certification program even if the person does not have a high school diploma or equivalent
- TCEQ will provide regulations that include certification classes and testing

Next Steps: Review our job descriptions for utility operators to allow for a larger pool of applicants.

H.B. 1778 (Alvarado/Rogers) – Water and Sewer Service

H.B. 1778:

- Utilities can start, transfer, or terminate a customer's account through email or through a website request
- Added options where previously water service had to be initiated or changed by U.S. Mail

***Next Steps:* Ensure utility billing procedures include options including security verification measures to allow for account management.**

Additional Bills

Personnel

H.B. 567 (Bowers/Miles) – Hair Discrimination

H.B. 915 (Craddick/Parker) – Workplace Violence Hotline

H.B. 567 (Crown Act):

- **Makes it an unlawful employment practice to discriminate based on hair that is commonly or historically associated with race**

H.B. 915:

- **Requires posting of information related to the Workplace Violence Hotline as prescribed by the Texas Workforce Commission**

***Next Steps:* Review personnel policy related to grooming and dress. Provide notice to staff of Workplace Violence Hotline as required.**

TMRS – H.B. 2464 (Price/Hughes)

H.B. 2464 –Texas Municipal Retirement System

- City can adopt annual annuities for certain retirees for 2024, 2025, and 2026

Next Steps: Determine whether to adopt annual annuity increase for retirees based on fiscal impact to budget.

Emergency Management

H.B. 3222 (Guillen/Kolkhorst) – Disaster Recovery Loans

H.B. 3125 (Gamez/Zaffirini) – Emergency Vehicle Lights

H.B. 3222:

- Increases time to provide budget to State for eligibility for Disaster Recovery Loans to 30 days

H.B. 3125:

- Allows the usage of flashing white lights on emergency vehicles

Next Steps: Staff familiarize themselves with the Loan Program. Determine if adding lights to the Emergency Management Vehicle would increase visibility.

Emergency Management

S.B. 29 (Birdwell/Lozano) – COVID-19 Preventative Measures

S.B. 29:

- **Cities, Counties, and Schools cannot mandate certain safety measures for the spread of COVID-19 including:**
 - **Face Coverings**
 - **Vaccination**
 - **Business or School Closures**

S.B. 271 (Johnson/Shaheen) – Local Government Security Incidents

S.B. 271:

- Regulates security breaches of government online documents
- Requires compliance with the Identity Theft Enforcement and Protection Act
- Within 48 hours of incident notify the Department of Information Resources

Next Steps: Continue with current practices. The City maintains liability coverage for security breaches. Update personnel manual with best practices related to cybersecurity.

S.B. 621 (Parker/Capriglione) – Cybersecurity

H.B. 4553 (Longoria/Johnson) – DIR

S.B. 621:

- Provides additional resources to cities when it comes to cybersecurity issues.

H.B. 4553:

- Cities may be able share network security devices, services, and items with the Department of Information Resources

Next Steps: City provides cybersecurity training to staff. The City maintains liability coverage for security breaches. Review additional standards when issued by Department of Information Resources.

S.B. 1893 (Birdwell/Anderson) – TikTok Ban

S.B. 1893:

- Bans TikTok on City Devices which includes phones and computers.



Next Steps: Immediately. Staff has been informed to remove TikTok from any city device if downloaded. Then update personnel policies.

S.B. 12 (Hughes/Shaheen) – Sexually Oriented Performances

S.B. 12:

- Bans sexually oriented performances at City and County facilities
- Defines sexually oriented performances

Next Steps: Update policies related to use of City Facilities to ensure that no performances violate this statute. Add paragraph to Event Center contract related to this statute.

Questions?

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	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality	Waiting on resubmittal
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Waiting on resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting on resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Waiting on resubmittal
SD2022-0027 Sawyer Ranch Lot 3A	CL	13341 W US 290	Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities.	Approved w/ Conditions
SD2022-0031 WHIM Corporate Site Plan	CL	27950 RR12	The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan.	Waiting on resubmittal
SD2022-0039 Big Sky Ranch WWTP	CL	Sue Peaks Loop	Temporary Wastewater Treatment Plan and subsurface area drip disposal system to serve Big Sky Development	Waiting on resubmittal
SD2022-0041 Dripping Springs Urgent Care	CL	164 Belterra Village Way	Ground up development of an urgent care facility within the Belterra Commercial District	Approved w/ Conditions
SD2022-0042 Suds Brothers Car Wash	CL	610 W Hwy 290	Rapid car wash facility	Waiting on resubmittal
SD2023-0002 Fitzhugh Corners	ETJ	15310 Fitzhugh Road	A 13,908 sq ft building with site improvements	Waiting on resubmittal
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on resubmittal
SD2023-0006 DS Vet Clinic	CL	Cortaro Dr & RR 12	2 Phase Site Development Plan with 3,957sf veterinarian clinic with paving, drainage and utility infrastructure	Waiting for resubmittal
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of tow additional duplexes w/ accompanying site improvements	Waiting on resubmittal
SD2023-0009 Paloma	CL	235 Sports Park Rd	Adding improvements to the site	Waiting on resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on resubmittal
SD2023-0012 Ariza 290 West	ETJ	13900 W US Highway 290	Multifamily residential.	Waiting on resubmittal
SD2023-0013 10 Federal	ETJ	3975 US 290	Enclosed storage facility	Waiting on resubmittal
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Under Review
SD2023-0015 Silver Creek Hotel	ETJ	12800 Silver Creek Road	Hotel with parking, utilities, drives, detention and water quality.	Under Review
SD2023-0016 Ledgestone Daycare	ETJ	12400 US Hwy 290	Daycare building with parking and drives in Ledgestone Commercial Development	Under Review
SD2023-0017 OroBianco Mobile Food Unit - Driveways	CL	27713 RR 12	Driveway for gelato food truck.	Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan	Meetings with DTJ
Cannon Mixed-Use	Pending resubmittal
PDD2023-0001 Madelynn Estates	New PDD
PDD2023-0002 Southern Land	New PDD

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
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Approval with conditions
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Waiting for Resubmittal
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	Waiting for Resubmittal
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0021 Headwaters at BC Phase 3 CP	ETJ	Intersection of Hazy Hills Loop and Roy Branch Road	Construction Plans	Approved
SUB2022-0023 Overlook at Bunker Ranch CP	CL	2004 Creek Road	Construction Plans for 12 single family lots with 1 drainage lot	Approved
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved with conditions
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP	Approved with conditions
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of which are residential and 1 will be landscaping	Approved with conditions
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of which are residential and 1 will be landscaping	Approval with conditions
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	Approved with conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting for Resubmittal
SUB2022-0046 Kail Kate	ETJ	4550 FM 967	City of Dripping Springs and City of Buda Interlocal Agreement	Waiting for Resubmittal
SUB2022-0047 Ariza West 290	ETJ	13900 W US Highway 290	The Final Plat for an apartment complex	Approval with Conditions
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Under Review
SUB2022-0049 Serenity Hills	ETJ	1111 HAYS COUNTRY ACRES ROAD	50 Lot subdivision in Dripping Springs ETJ	Approval with conditions
SUB2022-0050 North 40, Section 2, Block B, Lots 1, 2, 29, and 30	CL	28501 RR 12	Amending Plat to combine 4 lots into 1	Approval with conditions
SUB2022-0052 Village Grove Phase 1 CP	CL	Sports Park Rd	The construction plans for phase 1 of the Village Grove development	Under Review
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Waiting for Resubmittal
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Waiting for Resubmittal
SUB2023-0005 Skylight Hills Prelim	ETJ	13001 & 13111 High Sierra	Creating 11 residential lots in the ETJ	Waiting for Resubmittal
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Under Review
SUB2023-0007 Skylight Hills Construction Plans	ETJ	13001 & 13111 High Sierra	Creating the infrastructure of 11 residential lots	Waiting for Resubmittal
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Approval with conditions
SUB2023-0012 Springlake Lot 57 Replat	ETJ	100 Oakview Dr	Subdivide the existing tract of land into two newly platted tracts of land.	Approval with conditions
SUB2023-0011 Big Sky Ranch Phase 3 AP	CL	171 Sue Peak Loop	Amending plat to accommodate builders larger home designs.	Approval with Conditions
SUB2023-0013 WT Chapman, 5th Addition, Lots 1-4 Amending Plat	CL	216 South Bluff St	Dividing 1 lot into 4.	Approved
SUB2023-0016 520 Matzig Replat	ETJ	520 Matzig Cove	Modify drainage easement.	Approval with conditions
SUB2023-0017 Caliterra Phase Two Lot 9 Block F Section Seven Replat	ETJ	Peaks Circle	Subdivide single lot into 4 lots.	Approved
SUB2023-0018 Cannon Ranch Phase 2 Final Plat	CL	Rushmore Drive at Lone Peak Way	Subdivide into 100 lots.	Approval with conditions
SUB2023-0020 Driftwood Golf and Ranch Club, Phase 4 Final Plat	ETJ	Driftwood Ranch Drive	Subdivide into 20 lots.	Waiting for Resubmittal
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water, wastewater subdivision constructions plans.	Approval with conditions
SUB2023-0022 Cannon Ranch Phase 2 CP	CL	Rushmore Drive at Lone Peak Way	97 single family residential lots and 3 open space lots including construction of public roadways, utilities and storm drain infrastructure.	Waiting for Resubmittal
SUB2023-0023 Re-Subdivision Lot 2, Driftwood 967 Phase One CP	ETJ	FM 967 at FM 1826	Subdivide one large lot into 5 residential lots, 2 commercial lots, 2 open space lots and 2 private streets.	Approval with conditions
SUB2023-0024 Caliterra Phase 5 Section 13 Construction Plans	ETJ	Kelsey Lane	11 single family lots.	Under Review
SUB2023-0025 Caliterra Phase 3 Section 10 Preliminary Plat	ETJ	Pointe Du Hoc Loop	22 single family lots and 2 open space lots.	Under Review
SUB2023-0027 Bush Ranch, Phase 1, Lots 1 & 2 Amending Plat	ETJ	235 & 295 LedgeStone Drive	Adjust a common property line.	Approval with Conditions
SUB2023-0028 Arrowhead Commercial Final Plat	CL	US Hwy 290 W	Subdividing 6.6 acres as 1 lot.	Waiting for Resubmittal
SUB2023-0029 Cortaro Replat with Vacation	CL	548, 524, 498 Cortaro Drive	Remove existing public trail easement.	Approved with conditions
SUB2023-0030 Trailhead Market Parking, Fire Lane & Water Improvements	CL	249 Sportsplex Drive	Construct 16,250 sq. ft. pervious concrete parking lot, two fire hydrants, grading and fire lane striping.	Waiting for Resubmittal
SUB2023-0033 Heritage Phase 2 Construction Plans	CL	Sportsplex Drive	165 lots, streets, water, wastewater, grading and water quality improvements.	Waiting for Resubmittal
SUB2023-0031 Gateway Village Preliminary Plat	CL	1201 US 290 West	307 lots on 97.44 acres	Waiting for Resubmittal
SUB2023-0034 Lunaroya Subdivision Final Plat	ETJ	Silver Creek Rd	28 single family large residential lots with on site sewage for each lot	Under Review
SUB2023-0035 Parten Ranch Phase 6 & 7 Final Plat	ETJ	600 Two Creeks Lane	122 single family lots and 4 drainage/open space lots	Under Review
SUB2023-0036 Caliterra Phase 5 Section 13 Final Plat	ETJ	Carentan Cove at Kelsey Lane	11 single family lots	Under Review
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north bound turn lane on Roger Hanks Pkwy, Improvements to Hamilton Crossing and Lake Lucy Loop	Under Review

In Administrative Completeness	Filing Date
SUB2023-0022 Cannon Ranch Phase 2 Construction Plans	21-Aug
SD2023-0002 Fitzhugh Corners	21-Aug
SD2022-0027 Sawyer Ranch Lot 3A	21-Aug
ADMIN2023-51 The Ranch at Caliterra Final Plat	28-Aug
SUB2023-0031 Gateway Village Preliminary Plat	11-Sep
SD2022-0042 Suds Bros	28-Sep
ADMIN2023-55 Wild Ridge Phase 2 Construction Plans	28-Sep
SUB2023-0033 Heritage Phase 2 Construction Plans Revision	28-Sep
SUB2023-0023 Re-Subdivision Lot 2, Driftwood 967 Phase One Construction Plans	28-Sep