



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, July 13, 2021 at 6:30 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Consultant Robyn Miga

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

CONSENT AGENDA

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

Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

- 1. Approval of SUB2021-0030: a Final Plat for Bunker Ranch Phase 4 an approximately 38.94 acre tract located at 2751 US 290, Dripping Springs, TX 78620, Legal Description ABS 222 BENJAMIN F HANNA SURVEY 0.74 AC. Applicant: Brian Estes, Civil & Environmental Consultants, Inc.**
- 2. Approval of the June 22, 2021, Planning & Zoning Commission regular meeting minutes.**

BUSINESS

- 3. Public hearing and consideration of possible action regarding SUB2021-0036: an application to consider a Replat for an approximately 18.58 acre tract located at 501 Springlake Drive, Dripping Springs, TX 78620, Legal Description SPRINGLAKE, LOT PT OF 76A-1, ACRES 2.11. Applicant: Jon Thompson**
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Replat
- 4. Discuss and consider approval of the Appointment of a member of the Planning & Zoning Commission to serve as Vice Chair of the Commission for a term of one year.**

PLANNING & DEVELOPMENT REPORTS

- 5. Monthly Planning & Development 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

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

August 10, 2021, at 6:30 p.m.

August 24, 2021, at 6:30 p.m.

City Council & BOA Meetings

July 20, 2021, at 5:00 p.m. (Special Budget Meeting)

July 20, 2021, at 6:00 p.m.

July 29, 2021, at 6:00 p.m. (Special Budget Meeting)
August 3, 2021, at 6:00 p.m. (BOA)
August 17, 2021, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **July 9, 2021, at 2:30 p.m.***

City Secretary

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



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 1.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

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

PLAT TYPE

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

CONTACT INFORMATION

APPLICANT NAME Brian Estes

COMPANY Civil & Environmental Consultants, Inc.

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

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

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

OWNER NAME Steve Harren

COMPANY Bunker Ranch, LLC

STREET ADDRESS 317 Grace Lane #240

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

PHONE (512) 644-6800 **EMAIL** steveharren@aol.com

| PROPERTY INFORMATION | |
|--|---|
| PROPERTY OWNER NAME | Steve Harren |
| PROPERTY ADDRESS | 2751 US 290, Dripping Springs, Texas 78620 |
| CURRENT LEGAL DESCRIPTION | Subdivision Phase 4 of Bunker Ranch |
| TAX ID # | R15068, R15053 |
| LOCATED IN | <input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 38.94 |
| SCHOOL DISTRICT | Dripping Springs ISD |
| ESD DISTRICT(S) | ESD #6 |
| ZONING/PDD/OVERLAY | SF2 |
| EXISTING ROAD FRONTAGE | <input checked="" type="checkbox"/> Private Name: <u>Bunker Ranch Road</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____ |
| DEVELOPMENT AGREEMENT? (If so, please attach agreement) | <input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____ |

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

| PROJECT INFORMATION | |
|--|--|
| PROPOSED SUBDIVISION NAME | Phase 4 of Bunker Ranch Subdivision |
| TOTAL ACREAGE OF DEVELOPMENT | 38.94 ac. |
| TOTAL NUMBER OF LOTS | 28 |
| AVERAGE SIZE OF LOTS | 1.26 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>28</u> COMMERCIAL: _____ INDUSTRIAL: _____ |
| ACREAGE PER USE | RESIDENTIAL: <u>1.26 ac.</u> COMMERCIAL: _____ INDUSTRIAL: _____ |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: _____ PRIVATE: <u>2408.5 ft</u> |
| ANTICIPATED WASTEWATER SYSTEM | <input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER |
| WATER SOURCES | SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY |
| <p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/>YES <input type="checkbox"/>NO</p> | |

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Private Septic (see suitability letter attached)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas (see executed contract when it is attached)

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

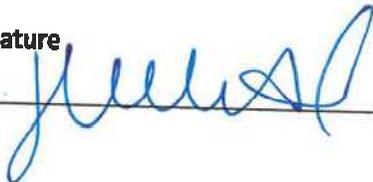
Brian Estes, PE

Applicant Name



4/9/2021

Applicant Signature



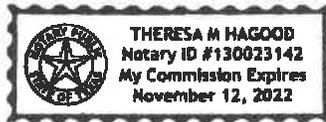
Date

4/9/2021

Notary

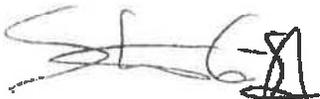
Date

Notary Stamp Here



Steve Harren

Property Owner Name



Property Owner Signature

4/9/21

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:  Date: 4/12/2021

| FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST | | |
|--|-------------------------------------|---|
| Subdivision Ordinance, Section 5 | | |
| STAFF | APPLICANT | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Completed application form – including all required notarized signatures |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application fee (refer to Fee Schedule) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive. |
| <input type="checkbox"/> | <input type="checkbox"/> | County Application Submittal – proof of online submission (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | ESD No. 6 Application (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$240 Fee for ESD No. 6 Application (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contract Form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineer’s Summary Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage Report – if not included in the Engineer’s summary |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | OSSF Facility Planning Report or approved OSSF permit (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Plats (11 x 17 to scale) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copy of Current Configuration of Plat (if applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | Copy of Preliminary Plat (if applicable) Refer to preliminary plat revision |
| <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 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"/> N/A | Documentation showing approval of driveway locations (TxDOT, County) |
| <input type="checkbox"/> | <input type="checkbox"/> | Documentation showing Hays County 911 Addressing approval (If applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland Dedication fee (if applicable) |
| <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"/> | Preliminary Conference Form signed by City Staff |

FINAL PLAT INFORMATION REQUIREMENTS

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

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

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

| <u>NARRATIVE OF COMPLIANCE</u> | |
|---|--|
| A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant. | |
| Outdoor Lighting, Article 24.06 | Outdoor Lighting Agreement was submitted during the preliminary planning stage. See attached. |
| Parkland Dedication, Article 28.03 | Fee in lieu of parkland dedication was paid during the Preliminary Planning stage of Bunker Ranch Subdivision for the overall subdivision. See attached. |
| Landscaping and Tree Preservation, Article 28.06 | The Phase 2-4 Construction plans show the trees preserved. |

| | |
|----------------------------------|---|
| | |
| Subdivision, 28.02, Exhibit A | <p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Phase 2-4 Construction Plans show all requirements in Section 4.8 of the code which is referred to in the Subdivision ordinance shown in Exhibit A.</p> |
| Zoning, Article 30.02, Exhibit A | <p>Bunker Ranch phase 4 is currently zoned as SF-2 and land use consists of single family residential lots.</p> |

Project Number: _____ - _____

Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Bunker Ranch Phase 4Project Address: 2751 US 290, Dripping Springs, Texas 78620Project Applicant Name: Brian Estes

Billing Contact Information

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

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

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

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

Signature of Applicant

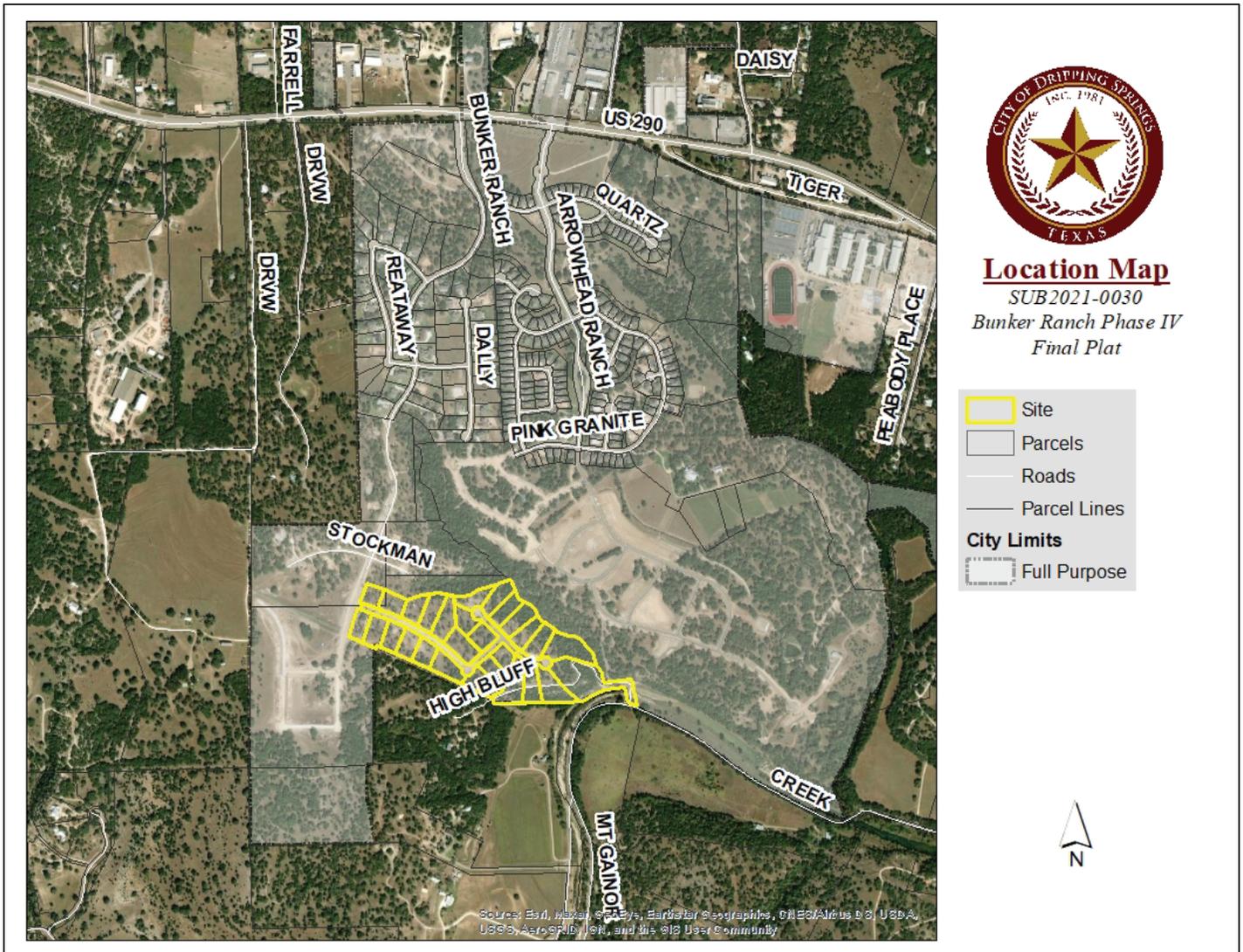
4/12/2021

Date

P & Z Meeting: July 13, 2021
Project Number: SUB2021-0030 – Bunker Ranch Phase 4
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Bunker Ranch Phase 4
Property Location: Generally located south of U.S. 290, between Bunker Ranch Blvd. and Arrowhead Ranch Blvd.
Legal Description: Approximately 38.94 acres out of the Benjamin F. Hanna Survey, No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas
Applicant: Brian Estes
Property Owner: Steve Harren
Request: Final Plat for Bunker Ranch Phase 4



Action Requested

Approval for the reasons set forth in the item’s applications for a Final Plat (SUB2021-0030), consisting of approximately 38.94 acres out of the Benjamin F. Hanna Survey No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas, generally located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd, to be known as Bunker Ranch Ph. 4.

Site Information

Location:

The Subject property is located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd.

Physical and Natural Features:

The property is mostly flat with moderate tree coverage.

Zoning Designation:

The property is zoned SF-2, Single-Family Residential, Moderate Density

Property History

This is the first time this plat application has been considered.

Outstanding Comments

Staff analyzed the proposed plats SUB2021-0030 complies with the city’s code of ordinances, and have no outstanding comments.

Recommendation

The proposed plat meets and complies with the development standards set forth in the City Ordinances. Staff is recommending *Approval of the Final Plat*

Attachments

- Attachment 1 – Proposed Final Plat
- Attachment 2 – Comment Response Letter

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

June 14, 2021

Chad Gilpin
City of Dripping Springs
511 Mercer Street
Dripping Springs, Texas 78620

Dear Mr. Gilpin:

Subject: Bunker Ranch SUB2021-0030
CEC Project 181-500

We have received the City's comments on May 21, 2021 and have address the comments as follows:

Chad Gilpin
City Engineer

1. The easement between Ph 4, Blk 1, Lots 22 & 23. should be a minimum 50ft ROW rather than an easement and an improved surface suitable for emergency access should be completed. The access shown on the previous preliminary plat provided access from the Stevens 50ft access easement on to Gaucho Way. That access has been cut off by revision. Per [Sub Ord 20.1.2] Adequate Public Facilities Policy. Wherever the subject property adjoins undeveloped land, or wherever required by the City to serve the public good, utilities shall be extended to adjacent property lines to allow connection of these utilities by adjacent property owners when such adjacent property is platted and/or developed. Per this section this includes street facilities.

- **Comment Response: A 50' ROW Reserve has been added between Ph 4, Blk 1, Lots 22 and 23**

2. Identify the WQBZ as shown on the Preliminary Plat. [Plat Information Requirement Checklist]

- **Comment Response: The WQBZ has been identified as shown on the Preliminary Plat on Sheets 1 and 2.**

3. Identify the FEMA 100-yr floodplain and floodway within lots 16 and 17 as identified on the Preliminary Plat. [Plat Information Requirement Checklist]

- **Comment Response: The FEMA 100-yr floodplain and floodway within lots 16 and 17 have been identified as they were on the Preliminary Plat.**

4. Delete or modify Plat Note 6 regarding the floodplain as it is not accurate and conflicts with the Floodplain note below the engineer’s certification.
 - **Comment Response: Plat Note 6 and the statement under Engineer’s certification are now matching.**
5. Approval of this plat is pending the approval of the Revised Preliminary Plat for Phases 3 & 4.
 - **The preliminary plat revision update has been submitted concurrently with this resubmittal to the Final Plat of Bunker Ph 4.**

Dillon Polk
North Hays ESD #6

6. Emergency access needs to meet minimum fire code requirements.
 - **Comment Response: Emergency Access meets minimum fire code requirements.**
7. cul-de-sac must have a 48ft radius.
 - **Comment Response: The cul-de-sacs have been provided with a minimum 48 feet radius.**

If you have any questions or comments, please feel free to contact me directly at bestes@cecinc.com or at 512-439-0400.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian Estes, PE
Principal

FINAL PLAT OF BUNKER RANCH PHASE 4 38.94 ACRES

FORESTAR (USA) REAL ESTATE GROUP, INC.
361.83 ACRES
VOL. 3083, PG. 733

THE FINAL PLAT OF BUNKER RANCH, PHASE 2, BLOCK 1
DOC NO. 20017197

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

THE FINAL PLAT OF BUNKER RANCH, PHASE 3, BLOCK 1
DOC NO. 21009701

THE FINAL PLAT OF BUNKER RANCH, PHASE 3, BLOCK 3
DOC NO. 21009701

BOBBY GLENN STEVENS AND DORRAE TUBB STEVENS
CALLED 5.01 ACRES
DOC NO. 15011837
O.P.R.H.C.T.

BARBARA JEAN JOHNSON
BY DECREE OF DIVORCE
12.88 ACRES
VOL. 1055,
PG. 894

LEGEND

- 1/2-INCH IRON ROD WITH "CEC" CAP FOUND
- 1/2-INCH IRON ROD WITH "CEC" CAP SET
- ⊙ COTTON SPINDLE FOUND
- ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- △ CALCULATED POINT
- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- BSL BUILDING SETBACK LINE
- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- 100yr 100 YEAR FLOOD PLANE LINE
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- INTERIOR LOT LINE
- EASEMENT LINE

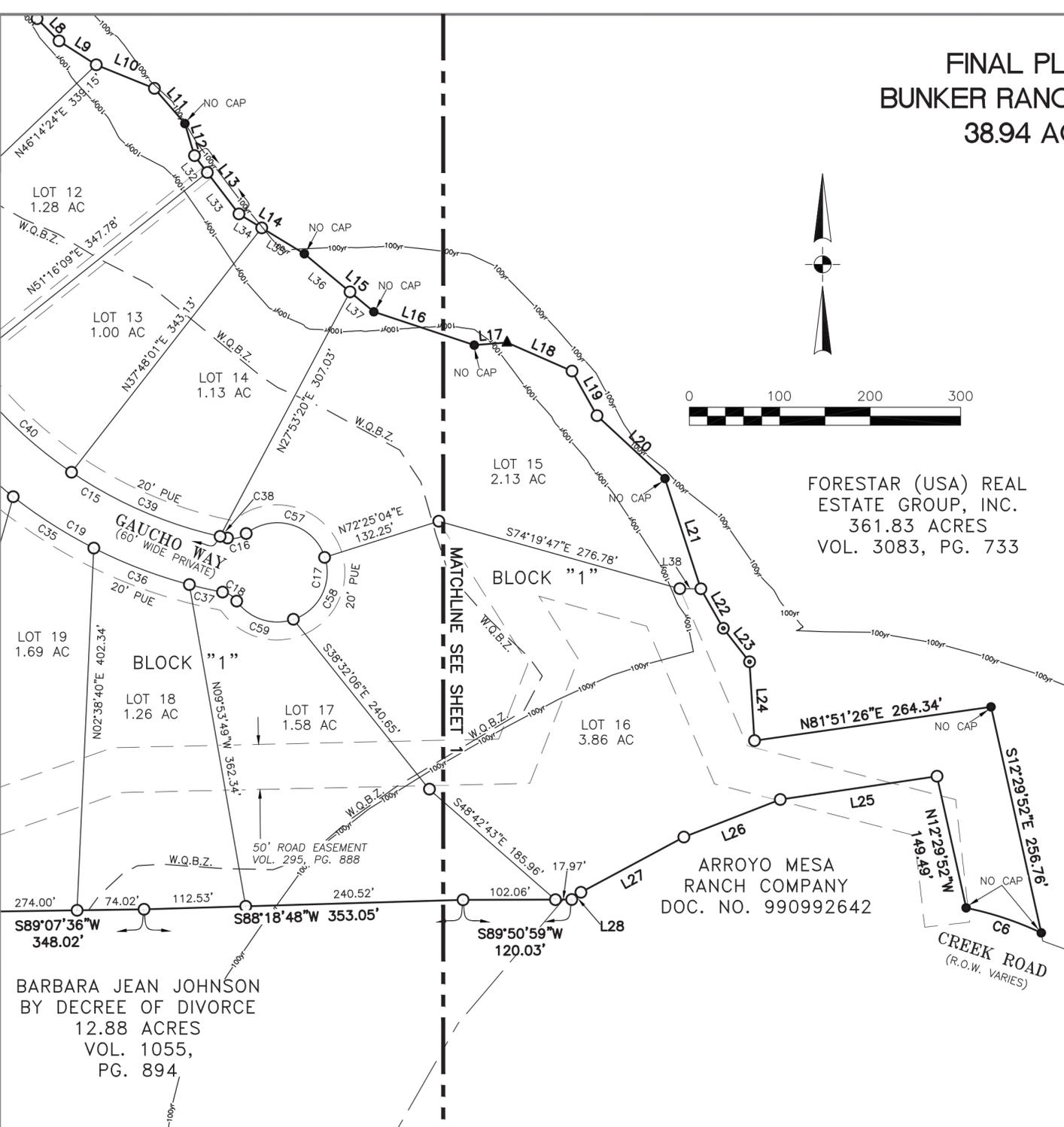


CEC
Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096
Texas Registered Surveying Firm 10194419 www.cecinc.com Texas Registered Engineering Firm F-38

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28 AND R.O.W.
RESERVE WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS

| | |
|-----------------|------------|
| APPROVED BY: | FWF |
| JOB NUMBER: | 181-500 |
| ISSUE DATE: | 06/14/2021 |
| SHEET: | 1 OF 3 |
| SUBMITTAL DATE: | 06/14/2021 |

FINAL PLAT OF BUNKER RANCH PHASE 4 38.94 ACRES

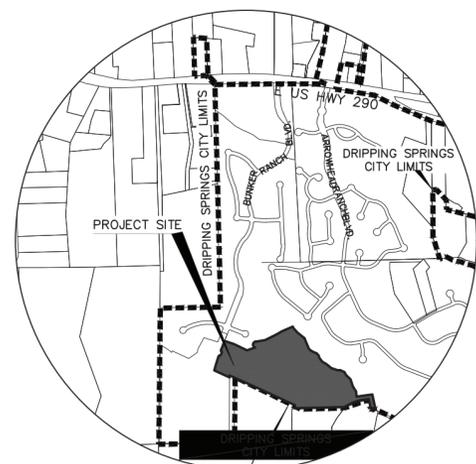


FORESTAR (USA) REAL ESTATE GROUP, INC.
361.83 ACRES
VOL. 3083, PG. 733

ARROYO MESA RANCH COMPANY
DOC. NO. 990992642

BARBARA JEAN JOHNSON
BY DECREE OF DIVORCE
12.88 ACRES
VOL. 1055,
PG. 894

- ### LEGEND
- 1/2-INCH IRON ROD WITH "CEC" CAP FOUND
 - 1/2-INCH IRON ROD WITH "CEC" CAP SET
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 - 100yr 100 YEAR FLOOD PLANE LINE
 - BOUNDARY LINE
 - - - ADJOINER BOUNDARY LINE
 - INTERIOR LOT LINE
 - - - EASEMENT LINE



CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 2509.02' | 244.88' | 244.79' | N16°44'33"E | 05°35'32" |
| C2 | 25.00' | 39.12' | 35.25' | N64°21'42"E | 89°38'45" |
| C3 | 25.00' | 40.53' | 36.24' | N24°22'09"W | 92°53'33" |
| C4 | 2509.02' | 37.09' | 37.09' | N22°30'02"E | 00°50'49" |
| C5 | 50.00' | 132.50' | 96.99' | N03°57'56"E | 151°49'55" |
| C6 | 361.79' | 87.78' | 87.56' | N71°32'45"W | 13°54'03" |
| C7 | 25.00' | 38.29' | 34.66' | S88°08'52"E | 87°45'31" |
| C8 | 25.00' | 40.11' | 35.94' | N02°00'44"E | 91°55'18" |
| C9 | 2078.20' | 186.95' | 186.89' | N46°10'13"W | 05°09'15" |
| C10 | 332.67' | 23.17' | 23.16' | N48°09'56"W | 03°59'25" |
| C11 | 25.00' | 20.18' | 19.63' | N73°16'46"W | 46°14'16" |
| C12 | 55.00' | 262.54' | 75.37' | S40°21'09"W | 273°30'08" |
| C13 | 25.00' | 23.02' | 22.22' | S29°16'49"E | 52°46'05" |
| C14 | 2470.59' | 354.14' | 353.83' | S44°47'14"E | 08°12'46" |
| C15 | 480.00' | 315.59' | 309.94' | S59°30'58"E | 37°40'15" |
| C16 | 25.00' | 21.87' | 21.18' | N76°35'13"E | 50°07'23" |
| C17 | 55.00' | 262.02' | 75.75' | S08°00'16"W | 272°57'28" |
| C18 | 25.00' | 19.00' | 18.55' | N57°17'21"W | 43°32'42" |
| C19 | 540.00' | 361.73' | 355.01' | N59°52'16"W | 38°22'51" |
| C20 | 25.00' | 39.58' | 35.58' | N86°40'00"W | 90°43'14" |
| C21 | 25.00' | 20.32' | 19.76' | S24°41'21"W | 46°34'03" |
| C22 | 55.00' | 174.59' | 109.99' | N87°39'22"W | 181°52'36" |
| C23 | 25.00' | 20.25' | 19.70' | N19°55'22"W | 46°24'37" |
| C24 | 1960.59' | 848.51' | 841.90' | N56°51'06"W | 24°47'47" |
| C25 | 2410.59' | 26.33' | 26.32' | S40°59'37"E | 00°37'33" |
| C26 | 1960.59' | 44.57' | 44.57' | S68°35'55"E | 01°18'09" |
| C27 | 1960.59' | 167.27' | 167.22' | S65°30'12"E | 04°53'17" |
| C28 | 1960.59' | 170.42' | 170.36' | S60°34'09"E | 04°58'49" |
| C29 | 1960.59' | 189.40' | 189.32' | S55°18'42"E | 05°32'06" |
| C30 | 1960.59' | 276.79' | 276.56' | S48°32'29"E | 08°05'20" |
| C31 | 55.00' | 55.62' | 53.28' | N45°09'20"W | 57°56'20" |
| C32 | 55.00' | 18.69' | 18.60' | N06°27'07"W | 19°28'06" |
| C33 | 55.00' | 100.01' | 86.79' | N53°29'54"E | 104°11'09" |
| C34 | 540.00' | 104.82' | 104.66' | S46°14'30"E | 11°07'20" |
| C35 | 540.00' | 105.94' | 105.77' | S57°25'24"E | 11°14'27" |
| C36 | 540.00' | 113.34' | 113.13' | S69°03'24"E | 12°01'33" |
| C37 | 540.00' | 37.62' | 37.62' | S77°03'56"E | 03°59'31" |
| C38 | 480.00' | 8.42' | 8.42' | N77°50'56"W | 01°00'18" |
| C39 | 480.00' | 180.09' | 179.03' | N66°35'54"W | 21°29'46" |
| C40 | 480.00' | 127.08' | 126.71' | N48°15'56"W | 15°10'11" |
| C41 | 2470.59' | 40.63' | 40.63' | N41°09'07"W | 00°56'33" |
| C42 | 2470.59' | 140.82' | 140.80' | N43°15'22"W | 03°15'57" |
| C43 | 2470.59' | 141.08' | 141.06' | N46°31'29"W | 03°16'18" |
| C44 | 2470.59' | 31.60' | 31.60' | N48°31'38"W | 00°43'58" |
| C45 | 55.00' | 52.84' | 50.84' | N30°25'17"W | 55°03'01" |
| C46 | 55.00' | 95.25' | 83.79' | S72°26'17"W | 99°13'51" |
| C47 | 55.00' | 114.44' | 94.89' | S36°47'16"E | 119°13'17" |
| C48 | 2020.59' | 291.27' | 291.02' | N48°23'53"W | 08°15'34" |
| C49 | 2020.59' | 144.39' | 144.35' | N54°34'29"W | 04°05'39" |
| C50 | 2020.59' | 135.03' | 135.00' | N58°32'10"W | 03°49'44" |
| C51 | 2020.59' | 169.29' | 169.24' | N62°51'03"W | 04°48'02" |
| C52 | 2020.59' | 141.11' | 141.08' | N67°15'06"W | 04°00'04" |
| C53 | 50.00' | 24.58' | 24.33' | N86°02'04"W | 28°10'05" |
| C54 | 50.00' | 72.10' | 66.01' | N30°38'23"W | 82°37'17" |
| C55 | 50.00' | 60.40' | 56.79' | N45°16'35"E | 69°12'38" |
| C56 | 2020.59' | 881.08' | 874.12' | S56°45'37"E | 24°59'02" |
| C57 | 55.00' | 106.41' | 90.57' | S73°02'53"E | 110°51'11" |
| C58 | 55.00' | 85.85' | 77.40' | S26°34'55"W | 89°25'58" |
| C59 | 55.00' | 70.46' | 65.74' | N72°13'03"W | 73°24'05" |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N79°52'54"E | 113.45' |
| L2 | N82°24'36"E | 46.67' |
| L3 | N59°28'30"E | 70.61' |
| L4 | N64°33'00"E | 42.97' |
| L5 | N66°07'13"E | 183.56' |
| L6 | S10°51'55"W | 9.74' |
| L7 | S22°55'01"E | 190.07' |
| L8 | S44°17'14"E | 34.57' |
| L9 | S57°23'36"E | 48.91' |
| L10 | S67°46'45"E | 69.57' |
| L11 | S40°55'28"E | 51.52' |
| L12 | S16°30'25"E | 37.19' |
| L13 | S37°13'35"E | 81.28' |
| L14 | S58°38'39"E | 84.74' |
| L15 | S50°00'54"E | 100.21' |
| L16 | S71°36'10"E | 117.12' |
| L17 | N85°19'06"E | 36.32' |
| L18 | S66°08'30"E | 78.54' |
| L19 | S29°17'28"E | 56.66' |
| L20 | S47°05'51"E | 102.55' |
| L21 | S17°58'08"E | 128.61' |
| L22 | S29°28'50"E | 50.30' |
| L23 | S37°55'57"E | 47.13' |
| L24 | S03°36'43"E | 87.66' |
| L25 | S81°30'51"W | 175.14' |
| L26 | S68°40'46"W | 114.49' |
| L27 | S61°42'49"W | 129.24' |
| L28 | S51°47'49"W | 13.15' |
| L29 | N00°17'27"E | 48.41' |
| L30 | S22°55'01"E | 114.44' |
| L31 | S22°55'01"E | 63.23' |
| L32 | S37°13'35"E | 23.39' |
| L33 | S37°13'35"E | 57.89' |
| L34 | S58°38'39"E | 29.51' |
| L35 | S58°38'39"E | 55.23' |
| L36 | S50°00'54"E | 65.74' |
| L37 | S50°00'54"E | 34.47' |
| L38 | S89°43'07"E | 23.35' |
| L39 | S70°37'13"W | 85.96' |
| L40 | S03°23'13"W | 26.73' |
| L41 | N72°22'26"E | 84.78' |
| L42 | N67°04'59"E | 50.00' |
| L43 | N24°38'30"E | 88.63' |
| L44 | N24°38'30"E | 107.01' |

| LOT TABLE | | |
|----------------|-------------|-------|
| BLOCK "1" | | |
| LOT # | SQUARE FEET | ACRES |
| 1 | 32,581 | 0.75 |
| 2 | 43,430 | 1.00 |
| 3 | 43,789 | 1.01 |
| 4 | 52,721 | 1.21 |
| 5 | 59,904 | 1.38 |
| 6 | 61,342 | 1.41 |
| 7 | 43,850 | 1.01 |
| 8 | 43,254 | 0.99 |
| 9 | 191,392 | 4.39 |
| 10 | 49,458 | 1.14 |
| 11 | 47,507 | 1.09 |
| 12 | 55,877 | 1.28 |
| 13 | 43,769 | 1.00 |
| 14 | 49,361 | 1.13 |
| 15 | 92,673 | 2.13 |
| 16 | 167,932 | 3.86 |
| 17 | 68,962 | 1.58 |
| 18 | 54,867 | 1.26 |
| 19 | 73,647 | 1.69 |
| 20 | 37,705 | 0.87 |
| 21 | 41,897 | 0.96 |
| 22 | 55,243 | 1.27 |
| 23 | 50,324 | 1.16 |
| 24 | 43,845 | 1.01 |
| 25 | 43,425 | 1.00 |
| 26 | 43,021 | 0.99 |
| 27 | 47,735 | 1.10 |
| 28 | 40,219 | 0.92 |
| STREET AREA | | |
| SQUARE FEET | ACRES | |
| 159,910 | 3.67 | |
| R.O.W. RESERVE | | |
| SQUARE FEET | ACRES | |
| 4,643 | 0.11 | |
| TOTAL | | |
| SQUARE FEET | ACRES | |
| 1,844,281 | 42.34 | |

Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
Texas Registered Surveying Firm 10194419 www.cecinc.com Texas Registered Engineering Firm F-38

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28 AND R.O.W.
RESERVE WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS

APPROVED BY:
FWF
JOB NUMBER: 181-500 ISSUE DATE: 06/14/2021
SHEET: 2 OF 3
SUBMITTAL DATE: 06/14/2021

FINAL PLAT OF BUNKER RANCH PHASE 4 38.94 ACRES

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION THE PLAT SUBMITTED HEREWITH; ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAT COMPLIES CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES,

BRIAN ESTES DATE
P.E. NO. 89270
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, STE. 550
AUSTIN, TX 78746

THE PROPERTY IS LOCATED WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEDERAL INSURANCE RATE MAP. PANEL NOS. 48209C0085F & 48209C0105F, 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.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAT SUBMITTED HEREWITH; ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.



FRANK WILLIAM FUNK DATE
R.P.L.S. NO. 6803
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, STE. 550
AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. 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 _____, 2021, A.D., AT _____ M, IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____

WITNESS MY SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021, A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

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

THIS PLAT, BUNKER RANCH, PHASE 4, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED THIS THE ____ DAY OF _____ 2021.

BY:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,
ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BUNKER RANCH, LLC, OWNERS OF 43.18 ACRES OF LAND, 58.616 ACRES OF LAND, AND 111.67 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SAID 43.18 ACRES CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 16020929, SAID 58.616 ACRES CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 16020930, AND SAID 111.67 ACRES CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 16020931, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 38.94 ACRES OF LAND TO BE KNOWN AS BUNKER RANCH PHASE 4 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE THE STREETS DESIGNATED HEREON AS PUBLIC ROAD TO THE PUBLIC AND WILL CONVEY THE STREETS DESIGNATED HEREON AS PRIVATE AS WELL AS THE WATER QUALITY LOTS AND PRIVATE PARK LOTS TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF THE SAID BUNKER RANCH, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUCED BY ITS DULY AUTHORIZED OFFICER

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 2021

BUNKER RANCH, LLC
6836 BEE CAVES RD.
BUILDING 3, SUITE 302
AUSTIN, TX 78746

STATE OF TEXAS §
COUNTY OF _____ §

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 ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ A.D. 2021.

NOTARY PUBLIC, IN AND FOR

MY COMMISSION EXPIRES:

PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. THE PROPERTY IS LOCATED WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEDERAL INSURANCE RATE MAP. PANEL NOS. 48209C0085F & 48209C0105F, 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.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. WASTEWATER SERVICE WILL BE PROVIDED BY EACH LOT THROUGH USE OF O.S.S.F. PER CITY OF DRIPPING SPRINGS REGULATIONS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
11. GAS SERVICE TO BE PROVIDED BY TEXAS GAS.
12. ALL SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE.
13. UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5' ALONG EACH SIDE LOT LINE.
14. ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
15. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
16. ANY DEVELOPMENT WITHIN A WQBZ ALLOWED UNDER SEC. 22.05.017(d) OF THE CITY WATER QUALITY ORDINANCE SHALL BE DESIGNED AND/OR CONDUCTED IN A MANNER WHICH LIMITS THE ALTERATION AND POLLUTION OF THE NATURAL RIPARIAN CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE. IN NO CASE SHALL ANY WASTEWATER LINE BE LOCATED LESS THAN 100 FEET FROM THE CENTERLINE OF A STREAM UNLESS THE APPLICANT HAS DEMONSTRATED THAT INSTALLATION OF THE WASTEWATER LINE OUTSIDE OF THIS ZONE IS PHYSICALLY PROHIBITIVE OR ENVIRONMENTALLY UNSOUND. ANY WASTEWATER LINES LOCATED IN A WQBZ SHALL MEET DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS TO ENSURE ZERO LEAKAGE.
17. DRIVEWAYS SHALL BE PERMITTED BY THE CITY AND ALL REQUIRED CULVERTS MUST BE NO LESS THAN 18" CMP.
18. CITY IS AUTHORIZED TO ACCESS THE PRIVATE STREETS, EASEMENTS, ETC., FOR INSPECTION CODE COMPLIANCE, AND WASTEWATER MAINTENANCE AS NEEDED AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 IS AUTHORIZED TO ACCESS THE PRIVATE STREETS FOR EMERGENCY ACCESS. BUNKER RANCH HOA TO PROVIDE CITY AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 WITH GATE ACCESS CODE.
19. THE BUNKER RANCH HOA, WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE ROADS, WATER QUALITY LOTS, PRIVATE PARKS, AND TRAILS.
20. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
21. THE BUNKER RANCH HOA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES AND EASEMENT.

ENGINEERING AND PUBLIC WORKS DEPARTMENT
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENGINEERING AND PUBLIC WORKS DEPARTMENT.

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

CITY ENGINEER DATE

SURVEY CONTROL:

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.



Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

Texas Registered Surveying Firm 10194419 Texas Registered Engineering Firm F-38

APPROVED BY:
FWF
JOB NUMBER: 181-500 ISSUE DATE: 06/14/2021
SHEET: 3 OF 3
SUBMITTAL DATE: 06/14/2021

"FINAL PLAT" OF BUNKER RANCH PHASE 4,
BLOCK "1", LOTS 1-28 AND R.O.W.
RESERVE WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, June 22, 2021 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 6:32 p.m.

Commission Members present were:

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

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
Law Clerk Jordan Sims
City Secretary Andrea Cunningham
Senior Planner Amanda Padilla
City Planner Abraham Martinez
City Engineer Chad Gilpin
Transportation Engineer Leslie Pollack

PLEDGE OF ALLEGIANCE

Tammie Williamson led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

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

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

Jason Methfessel and Katie Hamilton spoke in opposition to VAR2020-0026: Special Exception, for Big Sky Ranch.

BUSINESS

1. Approval of the May 25, 2021 Planning & Zoning Commission regular meeting minutes.

A motion was made by Vice Chair Martin to approve the May 25, 2021 Planning & Zoning Commission regular meeting minutes. Commissioner McIntosh seconded the motion which carried 6 to 1, with Commissioner Strong abstaining.

2. Public hearing and consideration of recommendation regarding CUP2021-0005: an application for Conditional Use Permit for an Accessory Dwelling Unit for property located at 221 Ramirez Lane, Dripping Springs, Texas. Legal Description: A0415 PHILIP A SMITH SURVEY, SERIAL CSS020640TXA, TITLE # 00746769, LABEL # NTA1849450, ACRES 2. Applicant: David Edwards; Dripping Springs Community Mission Partnership, Inc.

a. Presentation

Dave Edwards presented the item.

b. Staff Report

Abraham Martinez presented the staff report which is on file. Staff recommends approval of the conditional use permit.

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

d. Conditional Use Permit

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2021-0005: an application for Conditional Use Permit for an Accessory Dwelling Unit for property located at 221 Ramirez Lane, Dripping Springs, Texas. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

3. Public hearing and consideration of recommendation regarding ZA2021-0002: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to Single-Family Residential District - Moderate Density (SF-2) for an approximately 78.021-acre tract of land situated in Benjamin F. Hanna Survey, No. 28, Abstract No. 222. This property is located at 2901 W US Highway 290, Dripping Springs, TX (R15103). Applicant: Brian Estes, Civil and Environmental Consultants Inc.

a. Presentation – No presentation given.

b. Staff Report

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

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

d. Zoning Amendment

A motion was made by Vice Chair Martin to recommend City Council approval of ZA2021-0002: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to Single-Family Residential District - Moderate Density (SF-2) for an approximately 78.021-acre tract of land situated in Benjamin F. Hanna Survey, No. 28, Abstract No. 222, and located at 2901 W US Highway 290, Dripping Springs, TX (R15103). Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

- 4. Public hearing and consideration of recommendation regarding VAR2020-0026: Special Exception Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1). Applicant: Christopher A. Reid, PE**

a. Presentation

John Doucet gave a presentation which is on file.

b. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends denial of the special exception.

c. Public Hearing

Derek Martin spoke in opposition to the item citing concerns with neighborhood aesthetics, parking issues, narrowness of lanes and safety.

Deondre Hamilton spoke in opposition to the item citing concerns with safety, sound issues due to proximity and location of ac/heating units, reduction of grassy area, and proximity of the proposed homes to the alley.

Kevin Wheatley spoke in opposition to the item citing potential encroachment onto others property when backing which could cause damage. He also stated that the reason for the request was a mistake on part of the applicant.

Mark Griffin spoke in opposition to the item citing concerns with damage to stop signs and the proximity of homes to stop signs.

Matthew Scrivner spoke in favor of the item.

Amber Griffin spoke in opposition to the item citing concerns with safety, particularly the safety of children that play in the subject area, and with construction activities and the lack of storage space for those activities.

Kerry Martin spoke in opposition to the item citing safety concerns and that the smaller lot and/or home, if the builder chooses to build a smaller home, would not fit in with the neighborhood aesthetic.

d. Special Exception

A motion was made by Commissioner McIntosh to recommend City Council denial of VAR2020-0026: Special Exception Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1). Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

- 5. Public hearing and consideration of recommendation regarding PDD2020-003 Cannon Ranch-Ashton Woods: an application for a Planned Development District to consider an ordinance approving the zoning change from Agriculture (AG) to Planned Development District Number 12 (PDD #12) with a base zoning of SF-3 for up to 375 units to be located on approximately 97 acres on the northern portion of Cannon Ranch just east of Rob Shelton and just south of Founders Park Road. Applicant: Steven Pierce, Ashton Austin Residential, L.L.C.**

a. Presentation

Steven Pierce gave a presentation which is on file.

b. Staff Report

Laura Mueller presented the staff report which is on file. Staff recommends approval of the planned development district.

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

d. Planned Development District Ordinance

A motion was made by Vice Chair Martin to recommend City Council approval of PDD2020-003 Cannon Ranch-Ashton Woods: an application for a Planned Development District to consider an ordinance approving the zoning change from Agriculture (AG) to

Planned Development District Number 12 (PDD #12) with a base zoning of SF-3 for up to 375 units to be located on approximately 97 acres on the northern portion of Cannon Ranch just east of Rob Shelton and just south of Founders Park Road. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available for review upon request.

6. June Planning Project Report

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission

July 13, 2021 at 6:30 p.m.

July 27, 2021 at 6:30 p.m. August 10, 2021 at 6:30 p.m.

August 24, 2021 at 6:30 p.m.

City Council & Board of Adjustment Meetings

July 6, 2021 at 6:00 p.m. (CC & BOA)

July 14, 2021 at 6:00 p.m.

August 3, 2021 at 6:00 p.m. (CC & BOA)

August 17, 2021 at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at 9:10 p.m.



CITY OF DRIPPING SPRINGS

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replat fee - \$500 + \$250 = \$750
#1000
+ \$25 per notice fee
Item 3.

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 Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

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

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

OWNER NAME Kenneth M. & Bonnie M. Rose

COMPANY _____

STREET ADDRESS 501 Springlake Drive (PO Box 325)

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

PHONE (512) 626-7673 **EMAIL** brose10@austin.rr.com

| PROPERTY INFORMATION | |
|--|--|
| PROPERTY OWNER NAME | Kenneth M. & Bonnie M. Rose |
| PROPERTY ADDRESS | 501 Springlake Drive, Dripping Springs, Texas 78620 |
| CURRENT LEGAL DESCRIPTION | Springlake Subdivision, Lot 76A-1 |
| TAX ID # | R93761 & R112001 |
| LOCATED IN | <input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 18.58 acre (per HaysCAD) |
| SCHOOL DISTRICT | DSISD |
| ESD DISTRICT(S) | # 1 & # 6 |
| ZONING/PDD/OVERLAY | N/A - ETJ |
| EXISTING ROAD FRONTAGE | <input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Springlake Drive</u> |
| DEVELOPMENT AGREEMENT? (If so, please attach agreement) | <input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____ |

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

| PROJECT INFORMATION | |
|---|--|
| PROPOSED SUBDIVISION NAME | Replat of Springlake Subdivision, Lot 76A-1 |
| TOTAL ACREAGE OF DEVELOPMENT | 18.58 |
| TOTAL NUMBER OF LOTS | 2 |
| AVERAGE SIZE OF LOTS | 9.29 |
| INTENDED USE OF LOTS | <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____ |
| # OF LOTS PER USE | RESIDENTIAL: <u>2</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u> |
| ACREAGE PER USE | RESIDENTIAL: <u>18.58</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u> |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: <u>0</u> PRIVATE: <u>0</u> |
| ANTICIPATED WASTEWATER SYSTEM | <input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER |
| WATER SOURCES | SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY |
| <p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/>YES <input checked="" type="checkbox"/>NO</p> | |

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COMMENTS: _____

TITLE: _____ 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): N/A

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): N/A

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Jon Thompson

Applicant Name

Jon Thompson

04/29/21

Applicant Signature

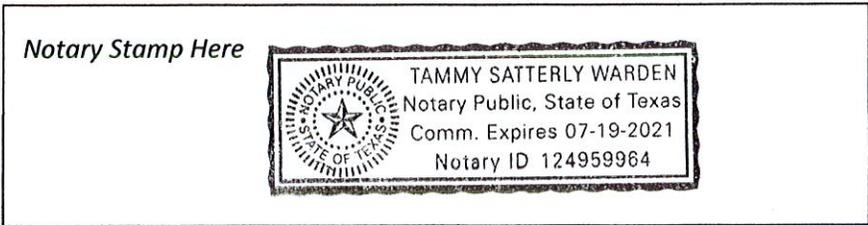
Jon Thompson

Date

04/29/21

Notary

Date



Bonnie Rose

Property Owner Name

Bonnie Rose

April 29, 2021

Property Owner Signature

Date

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

Applicants Signature: Jon Thompson Date: April 29, 2021

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST

Subdivision Ordinance, Section 5

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

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

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

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

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

NARRATIVE OF COMPLIANCE

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

| | |
|---|---|
| <p>Outdoor Lighting, Article 24.06</p> | <p>This property is outside the city limits and not subject to the City's Lighting Ordinance.</p> |
| <p>Parkland Dedication, Article 28.03</p> | <p>The property's proposed replat is resulting in less than the threshold number of lots that requires a parkland dedication.</p> |
| <p>Landscaping and Tree Preservation, Article 28.06</p> | <p>This property is outside the city limits and is not subject to the Landscape & Tree Preservation Ordinance.</p> |

| | |
|----------------------------------|--|
| | |
| Subdivision, 28.02, Exhibit A | <p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>This project will comply with the applicable portions of the City's Water Quality Protection Ordinance and Subdivision Ordinance as they apply to properties in the ETJ.</p> |
| Zoning, Article 30.02, Exhibit A | <p>This property is not in the city limits and is not subject to the Zoning Ordinance.</p> |



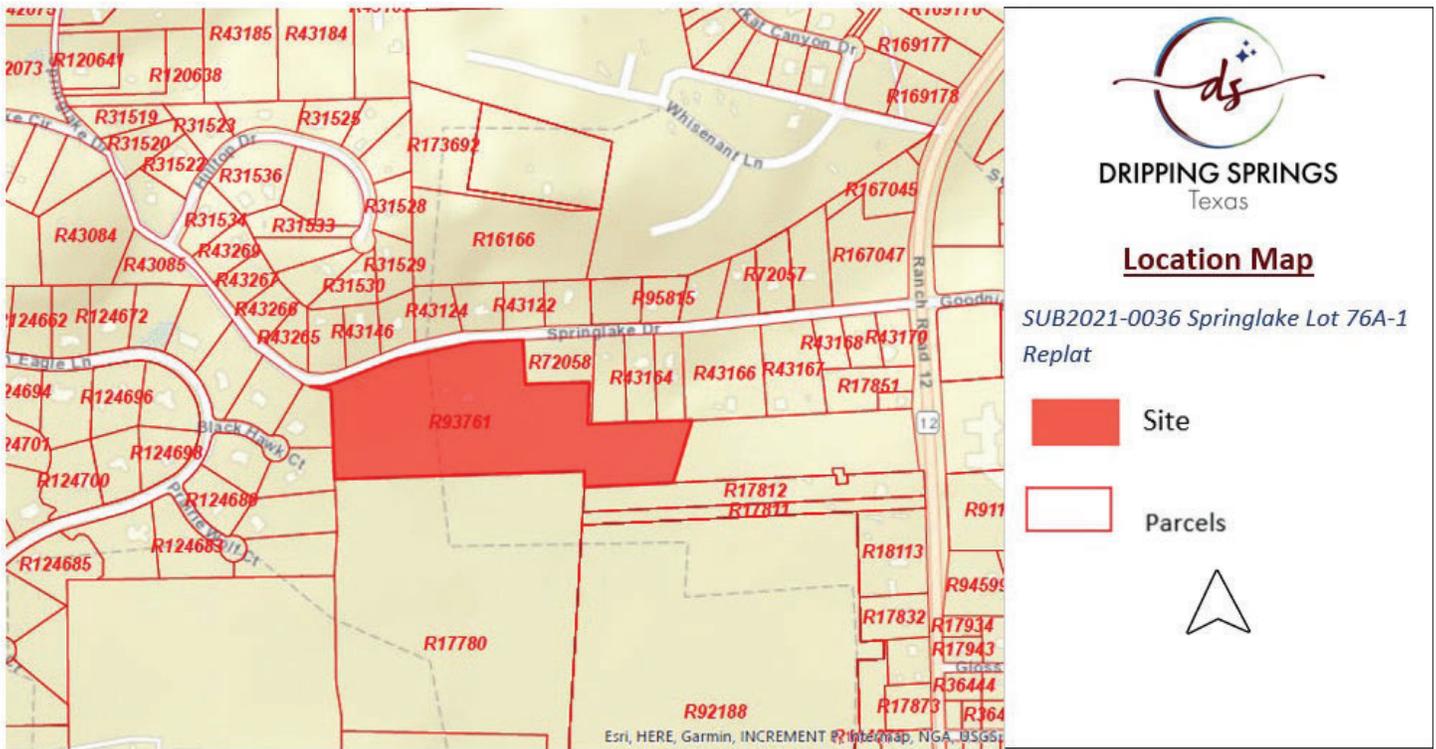
Planning and Zoning Commission

DRIPPING SPRINGS Texas Planning Department Staff Report

Planning and Zoning Commission Meeting: July 13, 2021
Project No: SUB2021-0036
Project Planner: Robyn Miga, Planning Consultant

Item Details

Project Name: Springlake Lot 76A-1 Replat
Property Location: 501 Springlake Drive, Dripping Springs
Legal Description: Springlake Subdivision, Lot 76A-1
Applicant: Jon Thompson
Property Owner: Kenneth M. and Bonnie M. Rose
Request: Replat Springlake lot 76A-1 into 2 lots.
Staff recommendation: Approval of the Replat based on outstanding comments



Overview

The applicant is requesting to Replat Springlake Lot 76A-1. The Springlake Tract 76A Subdivision is a 2 lot subdivision, located at 501 Springlake Drive, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). The 18.58-acre Replat consists of a total of 2 lots. The lots include 2 single family lots. The replat would take lot 76A-1 and subdivide it into 2 lots, 76A-1B at 12.35 acres and 76A-1A at 4.19 acres.

The property currently has frontage on Springlake Drive and both lots will continue to front onto Springlake Drive.

Springlake Lot 76A-1A Replat utility providers are listed below:

Planning Department Staff Report

Water: DSWSC
Wastewater: City of Dripping Springs Sewer
Electric: PEC

Recommendation:

Staff is recommending *Approval of the plat with the condition to clear all outstanding city staff comments* attached (see below Section).

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

Outstanding Comments:

Please see Exhibit 3- Outstanding Comments Letter

Public Notification

Property Owner Notification were sent out to property owners within 300ft; signs were posted on the site; notice was placed on the City Website.

Attachments

- Exhibit 1 – Subdivision Application
- Exhibit 2 – Springlake Lot 76A Current Plat
- Exhibit 3 – Springlake Lot 76A-1 Subdivision Replat
- Exhibit 4 – Outstanding Comments Letter

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



CITY OF DRIPPING SPRINGS

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replat fee - \$500 + \$250 = \$750
\$1000
+ \$25 per notice fee
Item 3.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

PLAT TYPE

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

CONTACT INFORMATION

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

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

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

OWNER NAME Kenneth M. & Bonnie M. Rose

COMPANY _____

STREET ADDRESS 501 Springlake Drive (PO Box 325)

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

PHONE (512) 626-7673 **EMAIL** brose10@austin.rr.com

| PROPERTY INFORMATION | |
|--|--|
| PROPERTY OWNER NAME | Kenneth M. & Bonnie M. Rose |
| PROPERTY ADDRESS | 501 Springlake Drive, Dripping Springs, Texas 78620 |
| CURRENT LEGAL DESCRIPTION | Springlake Subdivision, Lot 76A-1 |
| TAX ID # | R93761 & R112001 |
| LOCATED IN | <input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 18.58 acre (per HaysCAD) |
| SCHOOL DISTRICT | DSISD |
| ESD DISTRICT(S) | # 1 & # 6 |
| ZONING/PDD/OVERLAY | N/A - ETJ |
| EXISTING ROAD FRONTAGE | <input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Springlake Drive</u> |
| DEVELOPMENT AGREEMENT? (If so, please attach agreement) | <input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____ |

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

| PROJECT INFORMATION | |
|--|--|
| PROPOSED SUBDIVISION NAME | Replat of Springlake Subdivision, Lot 76A-1 |
| TOTAL ACREAGE OF DEVELOPMENT | 18.58 |
| TOTAL NUMBER OF LOTS | 2 |
| AVERAGE SIZE OF LOTS | 9.29 |
| INTENDED USE OF LOTS | <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____ |
| # OF LOTS PER USE | RESIDENTIAL: <u>2</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u> |
| ACREAGE PER USE | RESIDENTIAL: <u>18.58</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u> |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: <u>0</u> PRIVATE: <u>0</u> |
| ANTICIPATED WASTEWATER SYSTEM | <input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input checked="" type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER |
| WATER SOURCES | SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY |
| <p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/>YES <input checked="" type="checkbox"/>NO</p> | |

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COMMENTS: _____

TITLE: _____ 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): N/A

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): N/A

VERIFICATION LETTER ATTACHED NOT APPLICABLE

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

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

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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

Jon Thompson

Applicant Name

Jon Thompson

04/29/21

Applicant Signature

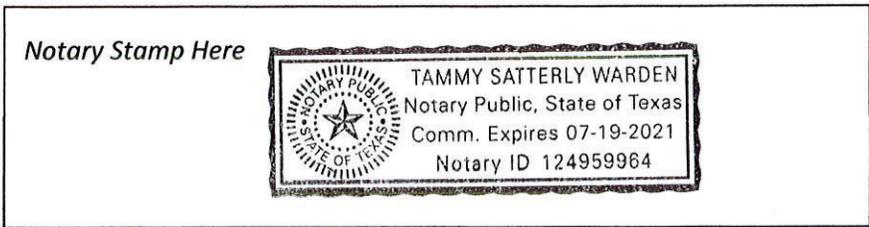
Jon Thompson

Date

04/29/21

Notary

Date



Bonnie Rose

Property Owner Name

Bonnie Rose

April 29, 2021

Property Owner Signature

Date

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

Applicants Signature: Jon Thompson Date: April 29, 2021

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

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

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

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

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

NARRATIVE OF COMPLIANCE

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

| | |
|---|---|
| <p>Outdoor Lighting, Article 24.06</p> | <p>This property is outside the city limits and not subject to the City's Lighting Ordinance.</p> |
| <p>Parkland Dedication, Article 28.03</p> | <p>The property's proposed replat is resulting in less than the threshold number of lots that requires a parkland dedication.</p> |
| <p>Landscaping and Tree Preservation, Article 28.06</p> | <p>This property is outside the city limits and is not subject to the Landscape & Tree Preservation Ordinance.</p> |

| | |
|-------------------------------------|--|
| | |
| Subdivision, 28.02, Exhibit A | <p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>This project will comply with the applicable portions of the City's Water Quality Protection Ordinance and Subdivision Ordinance as they apply to properties in the ETJ.</p> |
| Zoning, Article 30.02, Exhibit A | <p>This property is not in the city limits and is not subject to the Zoning Ordinance.</p> |

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REPLAT OF THE REMAINDER OF TRACT 76 A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE

A SUBDIVISION IN HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT A. REED, JR. AND WIFE, CHERYLL GINDY BAYTLER, OWNERS OF 81.73 ACRES OF LAND OUT OF THE PHILLIP A. SMITH SURVEY NO. 415 AS CONVEYED TO US BY DEED DATED JUNE 16, 1965, AND RECORDED IN VOLUME 854, PAGE 858, DEED RECORDS OF HAYS COUNTY, TEXAS AND CONNECTED IN VOLUME 850, PAGE 848, DEED RECORDS OF HAYS COUNTY, TEXAS DATED AUGUST 6, 1979, AND BEING THE OWNERS OF THE REMAINDER OF A 31 ACRE TRACT OF LAND SHOWN AS THE REMAINDER OF TRACT 76A, DEED RECORDS OF HAYS COUNTY, TEXAS, IN VOLUME 850, PAGE 876, DEED RECORDS OF HAYS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE SAID 81.73 ACRES OF LAND TO BE KNOWN AS "REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE" IN ACCORDANCE WITH THE DEED RECORDS OF HAYS COUNTY TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY REDELEGATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREOF.

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, WARRANT THAT ANY RIGHT, INTEREST, OBLIGATION, OR REMEDY GRANTED TO US BY THE SUBDIVISION DOCUMENT AND OTHER INSTRUMENTS, INCLUDING THIS INSTRUMENT, SHALL BE VALID AND ENFORCEABLE IN ALL RESPECTS IN ALL COURTS OF HAYS COUNTY, TEXAS, AND IN ALL COURTS OF ANY OTHER JURISDICTION ACTING PURSUANT TO THE DIRECTIONS OF ANY OF THE FOREGOING, OR UNDER COLOR OF THE SAME.

IN WITNESS WHEREOF, ROBERT A. REED, JR. AND WIFE CHERYLL GINDY BAYTLER, CAUSED THESE PRESENTS TO BE EXECUTED AND THESE UNTO SULLY AUTHORIZED, THIS _____ DAY OF _____, A.D. 1999.

Robert A. Reed, Jr.
ROBERT A. REED, JR.
OWNER

Cheryll Gindy Baytler
CHERYLL GINDY BAYTLER
OWNER

STATE OF TEXAS
COUNTY OF HAYS

STATE OF TEXAS
COUNTY OF HAYS

Patricia Messer
PATRICIA MESSER
Notary Public, State of Texas
My Comm. Expires December 16, 2001

Patricia Messer
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS
CORRECTION EXEMPTED *12/16/2001*
PRINT NAME *Patricia Messer*

THIS PLAT, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COUNTY COUNCIL OF SHELBY COUNTY, TEXAS, AND IS HEREBY APPROVED THIS THE _____ DAY OF _____, A.D. 1999.

Wayne E. Smith
WAYNE E. SMITH
MAYOR

Wayne E. Smith
WAYNE E. SMITH
MAYOR

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

STATE OF TEXAS
COUNTY OF HAYS

STATE OF TEXAS
COUNTY OF HAYS

Lee Carlisle
LEE CARLISLE
County Clerk
HAYS COUNTY, TEXAS

Lee Carlisle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

Jim Messer
JIM MESSER
COUNTY JUDGE
HAYS COUNTY, TEXAS

Jim Messer
JIM MESSER
COUNTY JUDGE
HAYS COUNTY, TEXAS

HEALTH DEPARTMENT NOTES:
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND THE RISK OF CONTAMINATION OF GROUND WATER SUPPLIES, RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER OR STATE APPROVED COMMUNITY SEWER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.
NO CONSTRUCTION OR OTHER REQUIREMENTS UNDER THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Allen G. Walther
ALLEN G. WALTHER, DIRECTOR
HAYS COUNTY PLEASANTH ADMINISTRATION

STATE OF TEXAS
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WITNESS WHEREOF, MY OFFICE OF NOTARIAL RECORDS IN MY OFFICE ON THE _____ DAY OF _____, A.D. 1999, AT _____ O'CLOCK _____ P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____ PAGE _____ OF _____ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, A.D. 1999.

Lee Carlisle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS



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

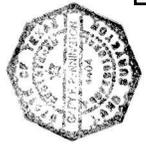
SHELBY COUNTY SPRINGS WATER SUPPLY COMP. HAS THE CAPACITY TO SERVE THIS SUBDIVISION.
Lee Carlisle
SHELBY COUNTY SPRINGS WATER SUPPLY COMP.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SUBDIVISION AND RECORDS OF THE HAYS COUNTY SURVEYOR'S OFFICE AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Gary F. Pennington
GARY F. PENNINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 - STATE OF TEXAS
SOUTHWEST LAND SURVEYORS
800-A HWY 8900
SHELBY COUNTY SPRINGS, TEXAS, 76680

10.18.99
DATE



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REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREE A SUBDIVISION IN HAYS COUNTY, TEXAS

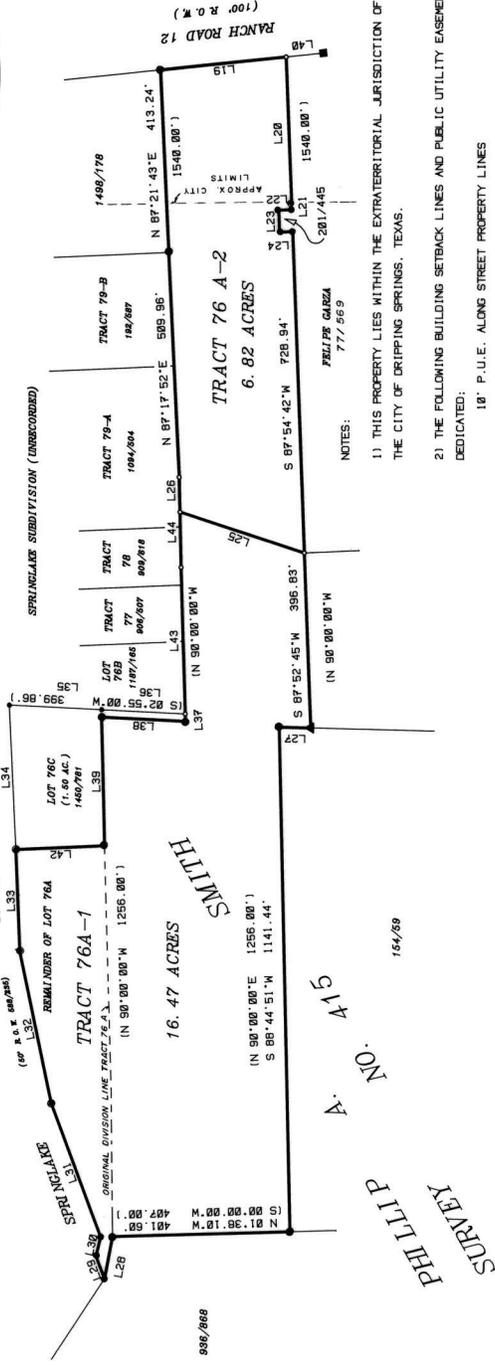
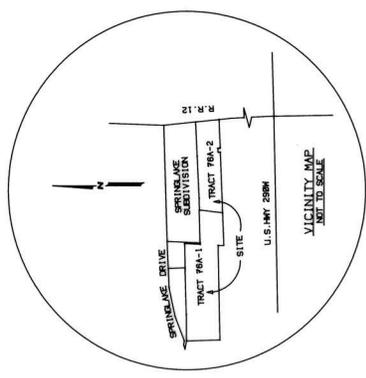
| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L 19 | S 86° 05' 32" E | 285.59' |
| L 20 | S 87° 47' 28" W | 331.22' |
| L 21 | N 89° 15' 49" W | 25.95' |
| L 22 | S 87° 55' 34" W | 49.97' |
| L 23 | S 82° 33' 14" E | 39.89' |
| L 24 | N 88° 14' 00" E | 286.08' |
| L 25 | N 88° 14' 00" E | 79.28' |
| L 26 | N 81° 25' 05" E | 56.58' |
| L 27 | N 82° 25' 00" W | 97.72' |
| L 28 | N 79° 18' 18" W | 98.41' |
| L 29 | N 69° 39' 59" E | 54.82' |
| L 30 | S 77° 00' 53" E | 45.93' |
| L 31 | N 69° 32' 49" E | 328.23' |
| L 32 | N 69° 31' 24" E | 328.53' |
| L 33 | N 78° 13' 04" E | 351.28' |
| L 34 | N 87° 41' 17" E | 231.81' |
| L 35 | N 87° 32' 27" E | 327.35' |
| L 36 | N 87° 25' 48" E | 327.13' |
| L 37 | S 82° 48' 34" W | 288.72' |
| L 38 | N 86° 57' 29" E | 17.85' |
| L 39 | S 88° 22' 00" W | 16.81' |
| L 40 | N 82° 59' 18" W | 198.48' |
| L 41 | N 82° 53' 09" E | 198.95' |
| L 42 | S 88° 42' 32" E | 291.33' |
| L 43 | S 88° 05' 32" E | 21.06' |
| L 44 | N 88° 21' 22" E | 332.89' |
| L 45 | N 88° 59' 17" E | 125.87' |

- LEGEND**
- 1/2 IRON ROD FOUND
 - 1/2 IRON ROD W/CAP SET
 - ▼ FENCE POST FOUND
 - CONCRETE MONUMENT FOUND

OWNER AND DEVELOPER
 ROBERT REED JR.
 CHERYL CINDY SATTLER
 581 SPRINGLAKE DRIVE
 DRIPPING SPRINGS, TEXAS 76620

SURVEYOR
 GARY F. PENNINGTON
 2059-A HWY 289M
 DRIPPING SPRINGS, TEXAS 76620

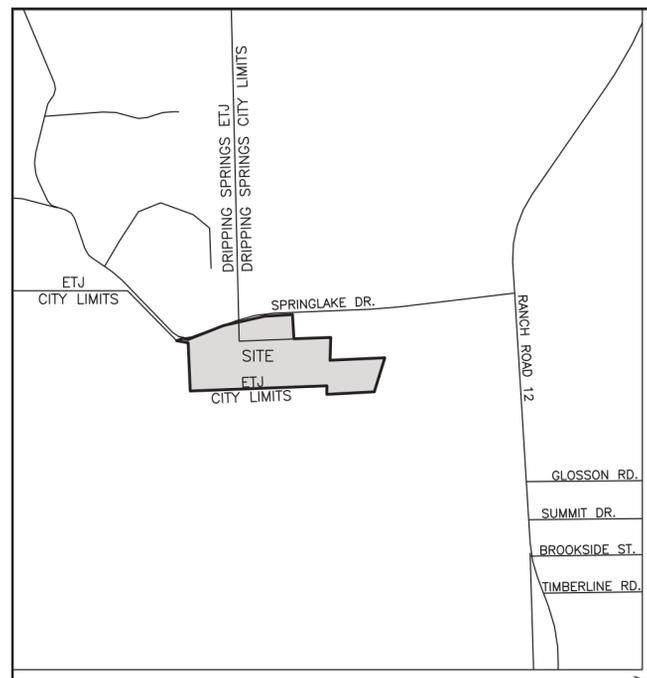
| | |
|--|---|
| TOTAL NO. LOTS | 2 |
| TOTAL ACRES | 23.29 ACRES |
| PROPOSED LAND USAGE | SINGLE FAMILY RESIDENTIAL AND / OR COMMERCIAL |
| AVERAGE LOT AREA | 11.645 ACRES |
| NO. OF LOTS OVER 5 AC. | 2 |
| NO. OF LOTS OVER 5 AC. AND SMALLER THAN 10 AC. | 1 |
| NO. OF LOTS OVER 10 AC. | 1 |
| ELECTRIC SERVICE | P.E.C. |
| TELEPHONE SERVICE | O.T.E. |
| WATER | DRIPPING SPRINGS WATER SUPPLY CORP. |



PHILIP REEDS SURVEY NO. 415 A 164/69

NOTES:

- THIS PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.
- THE FOLLOWING BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED:
 - 10' P.U.E. ALONG STREET PROPERTY LINES
 - 15' P.U.E. ALONG REAR PROPERTY LINES
 - 10' P.U.E. ALONG EACH SIDE OF ALL SIDE PROPERTY LINES
 - 10' SIDE BUILDING SETBACK
 - 30' FRONT BUILDING SETBACK
 - 30' REAR BUILDING SETBACK
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48280C004E DATED FEB. 18, 1998, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
- THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF NDR WITHIN ONE-HALF MILE OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND MATTERS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAT.
- THIS SUBDIVISION IS WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT BOUNDARIES.
- THIS PLAT COMPLIES WITH ORDINANCE NO. 30-E, AS AMENDED, OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE.



SURVEYORS NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0105F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- ACCORDING TO SCALING FROM TCEQ MAPS NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION LIES WITHIN THE DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF HAYS COUNTY ESD NUMBERS 1 AND 6.
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
- BUILDING SETBACKS:
PER PLAT RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS:
• FRONT - 30'
• REAR - 30'
• SIDE - 10'
- PER SPRINGLAKE RESTRICTIONS (ONLY APPLY TO THE PORTION SHOWN SUBJECT TO SPRINGLAKE RESTRICTIONS):
• FRONT - 50'
• SIDE - 25'
- THE AREA SHOWN AS SUBJECT TO SPRINGLAKE RESTRICTIONS IS SUBJECT TO THAT EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, RECORDED IN VOLUME 294, PAGE 385 OF THE HAYS COUNTY DEED RECORDS. NO PLOTTABLE ITEMS IN DEED.

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT WE, KENNETH M. ROSE AND BONNIE M ROSE, OWNERS OF TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, AS CONVEYED TO US BY DEED DATED JUNE 15, 2006, AND RECORDED IN VOLUME 2944, PAGE 757 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, AND THAT TRACT DESCRIBED AS 0.07 OF AN ACRE CONVEYED TO US BY DEED DATED JUNE 15, 2006 AND RECORDED IN VOLUME 2944, PAGE 754 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS REPLAT OF TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, ESTABLISHING LOTS 76A-1A AND 76A-1B, SPINGLAKE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

KENNETH M. ROSE, OWNER

BONNIE M. ROSE, OWNER

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 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____, PAGE _____.

ELAINE CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.

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

CHAD GILPIN, P.E.
CITY ENGINEER

DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS REPLAT OF TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS AND 0.07 OF AN ACRE RECORDED IN VOLUME 2944, PAGE 754 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, ESTABLISHING LOTS 76A-1A AND 76A-1B, SPRINGLAKE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY DRIPPING SPRINGS, TEXAS AND IS HEREBY ADMINISTRATIVELY APPROVED PURSUANT TO ORDINANCE 1230.09.

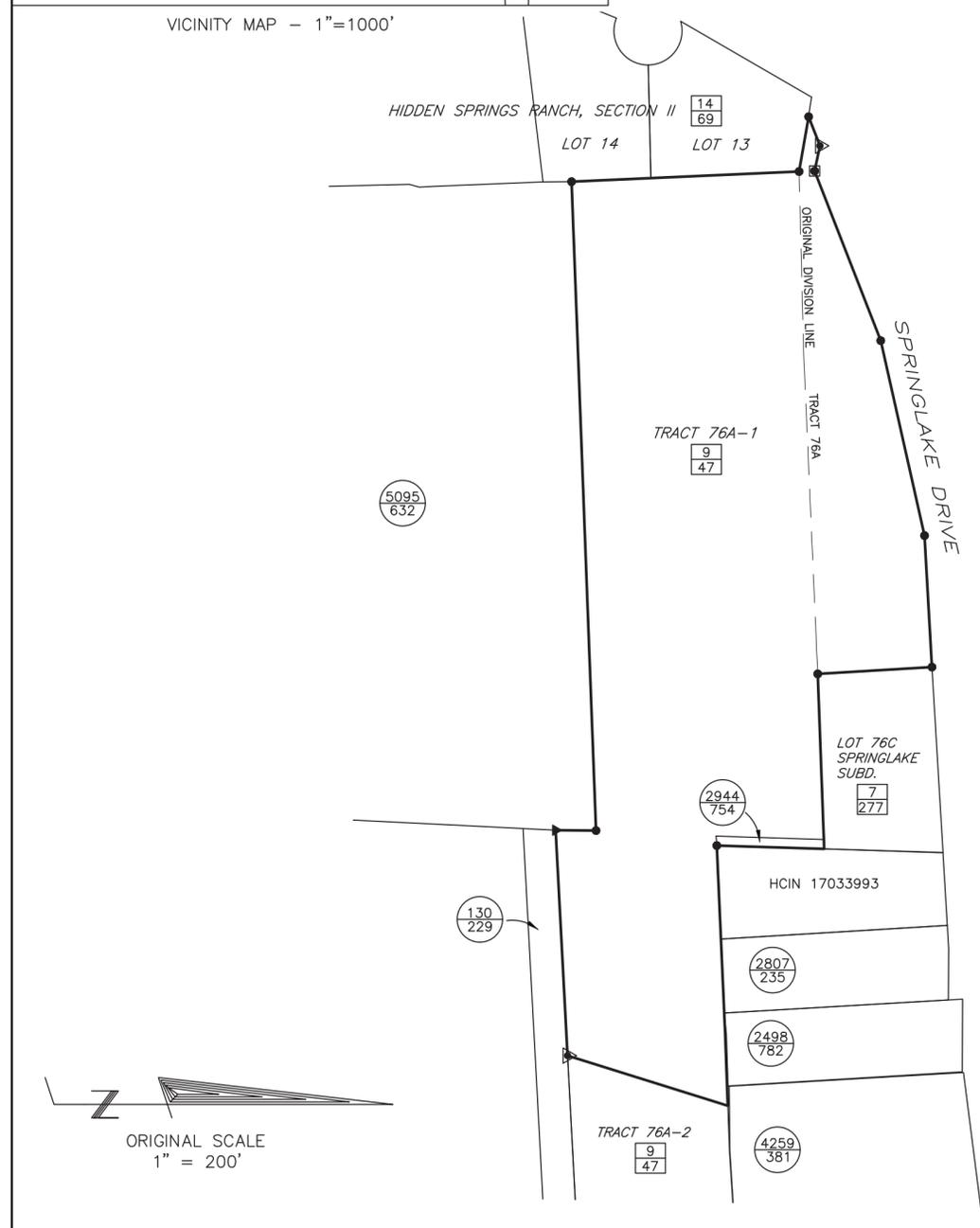
APPROVED, THIS THE ____ DAY OF _____, 20____.

BY:

MICHELLE FISCHER, CITY ADMINISTRATOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307



ORIGINAL LOT CONFIGURATION
TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS AND 0.07 OF AN ACRE RECORDED IN VOLUME 2944, PAGE 754 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS

UTILITIES:
ELECTRIC-PEDERNALES ELECTRIC COOP.
WATER-CITY OF DRIPPING SPRINGS
SEWER-CITY OF DRIPPING SPRINGS

LOT SIZE CATEGORIES

TOTAL NUMBER OF LOTS = 2
AVERAGE LOT SIZE = 8.27 ACRES
1 LOT LARGER THAN 10.0 ACRES
0 LOTS LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES
1 LOT 2.00 ACRES OR LARGER UP TO 5.00 ACRES
0 LOTS LARGER THAN 1.00 ACRE AND SMALLER THAN 2.00 ACRES
0 LOTS SMALLER THAN 1.00 ACRE

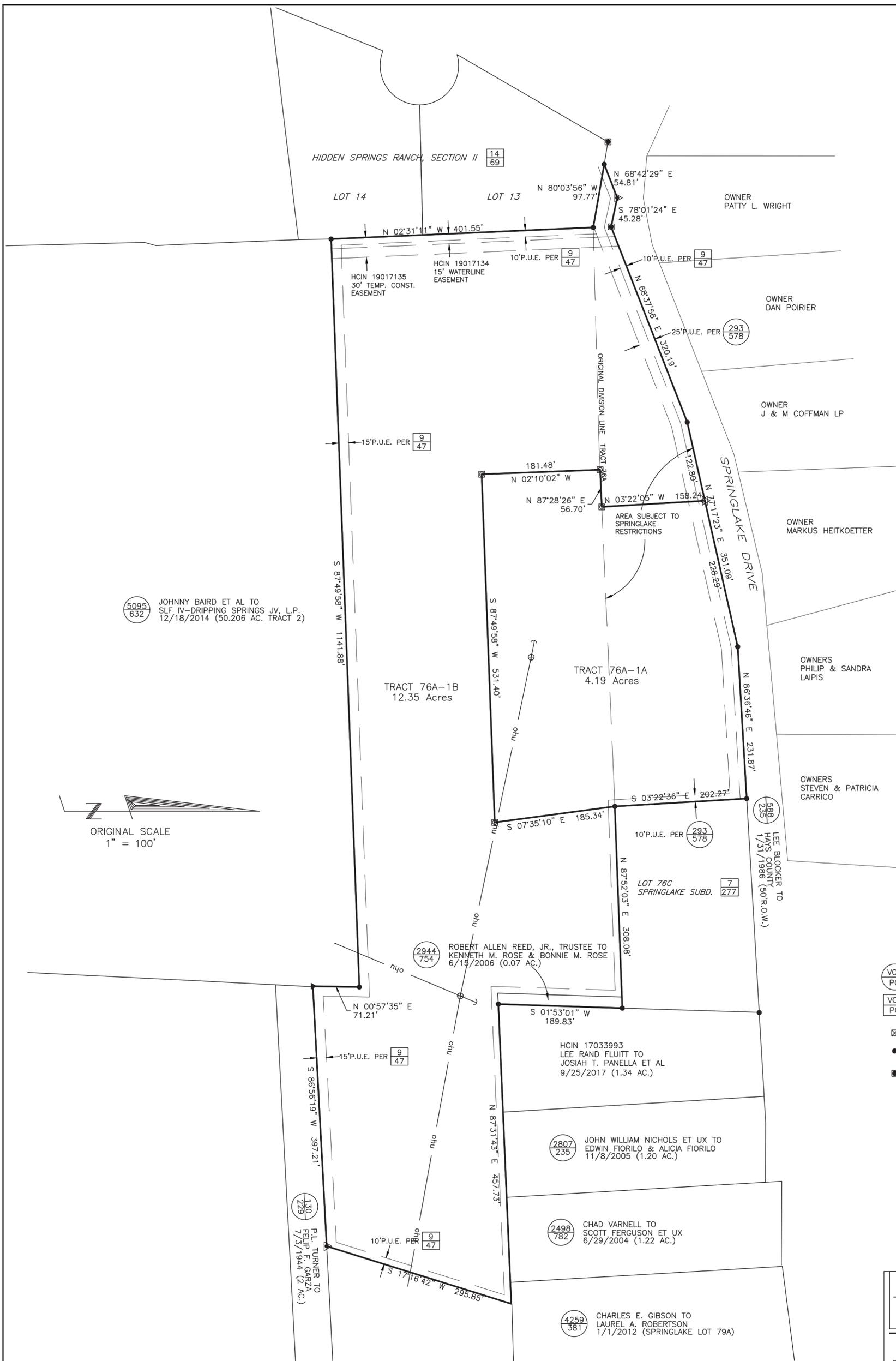
DRIVEWAY PERMIT STATEMENT:

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.

- LEGEND**
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - HAYS COUNTY PLAT RECORDS
 - IRON ROD SET WITH PLASTIC CAP
 - 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - IRON ROD FOUND WITH PLASTIC CAP STAMPED "STAUDT"

CLIENT: ROSE, BONNIE
DATE: 4/5/2021
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 782/45
PLAT NO. 27903-21-c



5095
632
JOHNNY BAIRD ET AL TO
SLF IV—DRIPPING SPRINGS JV, L.P.
12/18/2014 (50.206 AC. TRACT 2)

ORIGINAL SCALE
1" = 100'

- LEGEND**
- VOL
PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - VOL
PG HAYS COUNTY PLAT RECORDS
 - IRON ROD FOUND WITH PLASTIC CAP STAMPED RPLS 4404
 - 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - IRON ROD FOUND WITH PLASTIC CAP STAMPED "STAUDT"

BYRN & ASSOCIATES, INC.

SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

REPLAT OF TRACT 76A-1, REPLAT OF THE REMAINDER OF TRACT 76A, SPRINGLAKE AND SUBDIVISION OF REED ACREAGE, RECORDED IN VOLUME 9, PAGE 46 OF THE HAYS COUNTY PLAT RECORDS AND 0.07 OF AN ACRE RECORDED IN VOLUME 2944, PAGE 754 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, ESTABLISHING TRACTS 76A-1A AND 76A-1B, SPRINGLAKE, CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

CLIENT: ROSE, BONNIE
DATE: 4/5/2021
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 782/45
PLAT NO. 27903-21-c



City of Dripping Springs

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

Open spaces, friendly faces.

Date: July 8, 2021

Jon Thompson
J Thompson Professional Consulting, LLC
PO Box 172
Dripping Springs TX 78620
jthompsonconsulting@outlook.com

Permit Number: SUB2021-0036
Project Name: Springlake Lot 76A-1 Replat
Project Address: 501 Springlake Drive, Dripping Springs, TX 78620

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

Engineer/Public Works Comments

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

1. Because this property is in the ETJ the Water and Wastewater connection requirement statements should be signed by the County. Not the City Engineer. Please revise.

City Planner Comments

The following comments have been provided by Robyn Miga. Should you have any questions or require additional information, please contact Robyn Miga by email robyn@texasmunicipallawyers.com.

2. Change "surveyor notes" to state "Plat Notes"
3. Change note 10 to state that the plat is subject to the restrictions of the plat recorded in Volume 9, Page 46 of Hays County Plat Records. - Section 7.2
4. An extra page with the original subdivision is not needed. It makes the plat filing confusing. Just show those lines on the new plat in lighter line.
5. Plats are not approved administratively. Per 212 LGC, P & Z is the approval authority for plats. - 7.2.2 of the City's Code
6. Add Mim James as the Planning & Zoning Chair.
7. Change the title block to state "Final Plat, being a replat of..."
8. The plat calls out as being in the "city of dripping springs", there is only a portion in the city limits, is that all of any of

the lots? Or only a portion?

Fire Marshal Comments

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

9. Approved

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org

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

| Subdivision Project Name | City Limits / ETJ | Location | Description | Status |
|--|-------------------|---|--|--|
| Driftwood Phase 3 | ETJ | 17901 RM 1826 | 1 lot subdivision | Waiting on the County |
| SUB2018-0038 Caliterra Ph 4 Sec 11_FP | ETJ | RR12 & FM 150 | Subdivision of 108 Residential lots | Turned in Plat amendment adding additional ROW, Comments have been issued. |
| SUB2018-0061 Headwaters at Barton Creek_AP | ETJ | 2401 E Hwy 290 | Edits to metes and bounds error | Waiting on resubmittal/ everyone approved as of 6/25/2019 |
| SUB2019-0017 Parten Ranch Amenity Center MP | ETJ | NW Corner of Two Creeks Lane and Parten Ranch Pkwy | 1 Lot for amenity center | Waiting on the County |
| SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP | ETJ | Intersection of Headwaters Blvd and Hazy Hills Loop | 4 Lot subdivision | Waiting on the County |
| SUB2019-0044 Caliterra Ph/2 Sec 7 Block F Lot 9 AP | ETJ | Peaksider Circle | amended plat | waiting on resubmittal |
| SUB2018-0055 Quik Trip #4133 Addition Minor Plat | CL | 16460 Sawyer Ranch Rd | remaining portion of tract A of the Sawyer Springs Subdivision P.R. | waiting on resubmittal |
| SUB2020-0020 Polo Business Park East MP | etj | 13550 US 290 | 1 lot subdivision to create a legal lot | Approved with conditions |
| SUB2020-0048 611 Butler Ranch Road MP | ETJ | 611 Butler Ranch Road | Subdividing 13.03 acres into 2 lots. | Approved with conditions |
| SUB2021-0002 Roger Hanks Parkway Extension | CL | Roger Hanks Parkway | 3120 LF of Collector Roadway. The infrastructure includes all associated streets, grading, and water quality improvements. | Waiting on Resubmittal |
| SUB2021-0004 Driftwood phase 3 Minor revision | ETJ | Thurman Roberts Way | Adjusting Road and removing lots | Approval with conditions |
| SUB2021-0007 Headwaters phase 3-5 PP Minor revision | ETJ | | Adjusting lots | Approved with conditions |
| SUB2021-0009 Glass Business Park CP | CL | 2650 W Hwy 290 | Construction Plans for Glass Business Park | Waiting on Resubmittal |
| SUB2021-0016 Driftwood Club Core Phase 3 SP and CP | ETJ | Thurman Roberts Way | Project will be developed in a condominium regime with 9 detached residential unites and a parking lot. The site will be accessed via driveway that ties to a driveway that is a part of Driftwood Club Core Phase 2 that ties to Thurman Roberts Way. | Waiting on Resubmittal |
| SUB2021-0023 Bunker Ranch 3-4 Preliminary Plat Minor Revision | CL | 2751 US 290 | A revision to the approved Bunker Ranch Phase 3 and 4 Preliminary Plat to create a ROW reserve for the future connection of the Florio Tract and adjust affect | Under Review |
| SUB2021-0024 Crooked Oaks Amending Plat | ETJ | 823 Post Oak Drive | Adjusting lot lines | Under Review |
| SUB2021-0025 102 Rose Drive Minor Plat | CL | 102 Rose Drive | 1 lot subdivision to create a legal lot | Waiting on Resubmittal |
| SUB2021-0026 Bunker Ranch Phase 2-4 Construction Plans Minor Revision | CL | 2751 US 290 | A revision to the approved Bunker Ranch Phase 3 and 4 Construction Plans to follow the corresponding Preliminary Plat Minor Revision | Under Review |
| SUB2021-0027 Parten Ranch Phase 4 Construction Plans | ETJ | 600 Two Creek Lane | Phase 4 consists of 73.84 acres with 87 single family lots, 1 utility lot, 4 drainage/open space lots and right of way. | Waiting on Resubmittal |
| SUB2021-0029 Driftwood Creek Ph 2 Prelim Plat | ETJ | Thurman Roberts Way | 23 lots on 19.30 acres for the Driftwood Ph 2 Prelim Plat | Under Review |
| SUB2021-0030 Bunker Ranch Ph 4 Final Plat | CL | 2751 US 290 | Subdivision of phase 4 of Bunker Ranch, 28 lots on 38.94 acres | Under Review |
| SUB2021-0032 Daisy Acres Minor Plat | ETJ | 100 Daisy Lane | Establish a lot | Waiting on Resubmittal |
| SUB2021-0033 Arrowhead Ranch C-Store Minor Plat | CL | | establish 2 commerical lots | Under Review |
| SUB2020-0028 CRTX Prelim Plat | CL | 27110 RR 12 | Establish a lot | Waiting on Resubmittal |
| SUB2020-0029 CRTX Final Plat | CL | 27110 RR 12 | Establish a lot | Waiting on Resubmittal |
| SUB2021-0034 Caliterra Ph 4 Sec 12 Construction Plans | ETJ | Premier Park Loop amd Misty Meadows | 42 singlfamily lots on 65.17 acres with associated infrastructure | Waiting on Resubmittal |
| SUB2021-0035 Heritage Phase 2 Construction Plans | CL | Sportsplex Drive (Heritage Development) | 165 lot (162 residential lots, 2 drainage lots, and 1 parkland lot), 33.96 acre Phase of the Heritage Subdivision | Waiting on Resubmittal |
| SUB2021-0036 Springlake Lot 76A-1 Replat | CL | 501 Springlake Dr | replating to 2 lots | Under Review |
| SUB2021-0037 Headwaters at Barton Creek Ph 5 Sec 1&2 Construction Plans Minor Revision | ETJ | Headwaters Blvd | Construction plan revision to Phase 5 Section 1 and 2 | Under Review |
| SUB2021-0038 Big Sky Ranch Phase 3 Construction Plans | CL | Lone Peak Way | Construction Plans for Phase 3 of Big Sky Ranch | Under Review |
| SUB2021-0039 Big Sky Ranch Phase 4 Construction Plans | CL | Lone Peak Way | Construction Plans for Phase 4 of Big Sky Ranch | Under Review |

| ADMINISTRATIVE APPROVAL PROJECTS | | | | |
|---|--------------------------|---|--|--------------------------|
| Site Development Project Name | City Limits / ETJ | Location | Description | Status |
| SD2019-0006_Dog N Bone | CL | 310 Old Fitzhugh Rd | Food Tractor and Site improvements | Waiting on resubmittal |
| SD2019-0017 Storserv | ETJ | E Hwy 290 | Self Storage facility | Approved w conditions |
| SD2019-0024 Jasons Deli | CL | 165 Hargraves Dr | Restaurant | Waiting on resubmittal |
| SD2019-0025 Merrit Hill Country Amendment | CL | 28725 RR 12 | minor amendment | Waiting on resubmittal |
| SD2019-0036 Hart Lane Homes | ETJ | 120 Hart Lane | 3 SF homes | Waiting on resubmittal |
| SD2020-0006 Ghost Hill Ranch Phase 2 | ETJ | 31430 Ranch Road 12, Dripping Springs, Texas | Two Commercial Buildings | Approved with Conditions |
| SD2020-0016 100 N Canyonwood Dr | etj | 100 N Canyonwood Dr | 2 office buildings | Under Review |
| SD2020-0024 421 Sportsplex Correction | cl | 421 Sportsplex | adding retaining wall | Waiting on resubmittal |
| SD2020-0027 Velocity Credit Union | limited purpose district | Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision | Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond. | Waiting on resubmittal |
| SD2020-0029 Headwaters Phase II | CL | Kibo Ridge and Hwy 290 | this project includes the construction of four 3-story apartment buildings, associated parking and drives, and utilities | Approved w/ Conditions |
| SD2020-0030 Howard Ranch Commercial | Cl | FM 150 and RR12 | one 5,110-sf general store/fueling station, two 10,400-sf retail stores, two 6,800-sf retail stores. One 17,600-sf retail store, and a 10,350-sf live/work building to be located on 7.391 acres | Under Review |
| SD2020-0031 ATX Drainage and Landscaping | ETJ | 13400 Nutty Brown Road | construction of a landscape yard, associated 6,055 sqft office/warehouse and parking | Waiting on resubmittal |
| SD2020-0032 Big Sky Ranch Amenity Center | CL | Lone Peak Way | amenity center for Big Sky Ranch within Phase 2 | Waiting on resubmittal |
| SD2020-0036 Arrowhead Ranch Amenity Center Revision | Cl | Arrowhead Ranch Blvd | Proposed Site Development for future arrowhead ranch amenity Center | Approved w/ conditions |
| SD2020-0040 Forbes Tract Revision | ETJ | 14300 FM 1826 | proposed revision would include switching from a bar ditch conveyance system to an underground drainage system | Approved w conditions |
| SD2020-0042 31300 RR 12 Vet Clinic | ETJ | 31300 RR 12 | permitting an existing gravel parking lot | Waiting on resubmittal |
| SD2020-0045 12 South | CL | 4500 RR 12 | 8,000 Sq ft warehouse w associated parking and drainage | Under Review |
| SD2020-0047 Dripping Springs RV Resort | ETJ | 3001 W US 290, Dripping Springs, TX 78600 | 550 RV lots with associated roadway and drainage. All utilities and water are installed. | Waiting on resubmittal |
| SD2020-0048 Patriots Hall of Dripping Springs | ETJ | 3400 E US 290 | New VFW Building with parking infrastructure and water quality | Approved w/ Conditions |
| SD2021-0001 Belterra Active Adult | ETJ | TBD | Multifamily development with associated parkig and utility improvements | Approved w/ Conditions |
| SD2021-0002 Driftwood Greeter House | ETJ | 214 Thurman Roberts Way | 2,100 sq-ft guard house adjacent to entrance gate into Driftwood Subdivision, small driveway connecting the northbound and southbound sides of Thurman Roberts Way, and 3 parking spaces. | Approved w/ Conditions |
| SD2021-0004 AAA Self-Storage Expansion | CL | 2300 Hwy 290 | Addition of 2 self-storage buildings, 50,000sqft and 20,400 sqft and connecting pavement | Waiting on resubmittal |
| SD2021-0005 Dripping Springs WWTP Expansion | CL | 23127 FM 150 W | Expansion of the Wastewater treatment plant | Under Review |
| SD2021-0008 AHC Development (aka PDD 11) | CL | 27110 RR 12 | Construction of a new Multi-Family complex and its necessary infrastructure and a public extension of S Rob Shelton Blvd | Waiting on resubmittal |
| SD2021-0011 Blue Ridge Business Park | CL | 26228 RR 12 | 6 small office buildings with associated parking and utilities | Under Review |
| SD2021-0012 Pet Paradise | ETJ | 13526 W Hwy 290 | This project is a pet retreat facility with building, parking, and utilities. The site will drain via a storm sewer network to an existing shared water quality pond. | Under Review |
| SD2021-0013 Dreamland | ETJ | | | Under Review |
| SD2021-0014 Cottages East at Bunker Ranch | CL | | | Under Review |
| SD2021-0007 Driftwood Club Core Tranche 1 | ETJ | Driftwood Club Core | 7 commercial cabin buildings along an existing culdesac within the Driftwood Club Core subdivision | Under Review |