



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, March 24, 2026, at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

Eugene Foster

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public who wishes to address the Commission regarding items on the posted agenda may do so at Presentation of Citizens. For items posted with a Public Hearing, the Commission requests that members of the public hold their comments until the item is presented for consideration. Members of the public wishing to address matters not listed on the posted agenda may do so at Presentation of Citizens. Speakers are allotted two (2) minutes each and regarding issues not on the agenda and two (2) minutes per item on the agenda 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. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the Commission or City staff.

- 1. Consider approval of the February 24, 2026 Planning & Zoning Regular Meeting Minutes.**

BUSINESS AGENDA

- 2. Public hearing, discussion, and consideration of approval of VAR2026-003: a variance request to reduce the lot size requirement for the property located at 11704 Crumley Ranch Road. Applicant: John Thompson on behalf of Phillip Lee, Lee Brothers Ranch, LLC, property owner.**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Variance

PLANNING REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

- 3. Planning Department Report. Tory Carpenter, Planning Director**

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

April 28, 2026, at 6:00 p.m.

May 26, 2026, at 6:00 p.m.

June 23, 2026, at 6:00 p.m.

City Council & Board of Adjustment Meetings

April 7, 2026, at 6:00 p.m.

April 21, 2026, at 6:00 p.m.

May 5, 2026, at 6:00 p.m.

May 19, 2026, at 6:00 p.m.

June 2, 2026, at 6:00 p.m.

June 16, 2026, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on March 18, 2026, at 3:00 p.m.

Diana Boone, City Secretary

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



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, February 24, 2026, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members Present

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Eugene Foster

Douglas Shumway

Evelyn Strong

Commission Members Absent

Doug Crosson

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

City Attorney Aniz Alani

City Secretary Diana Boone

Mayor Pro Tem Manassian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Shumway.

PRESENTATION OF CITIZENS

A member of the public who wishes to address the Commission regarding items on the posted agenda may do so at Presentation of Citizens. For items posted with a Public Hearing, the Commission requests that members of the public hold their comments until the item is presented for consideration. Members of the public wishing to address matters not listed on the posted agenda may do so at Presentation of Citizens. Speakers are allotted two (2) minutes each and regarding issues not on the agenda and two (2) minutes per item on the agenda 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. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the Commission or City staff.

1. **Consider approval of the January 27, 2026 Planning & Zoning Commission special meeting minutes.**

A motion was made by Commissioner Foster and seconded by Vice Chair Williamson, to approve the January 27, 2026 meeting minutes.

The motion to approve carried 5 to 0, with 1 abstention by Commissioner Bourguignon.

BUSINESS AGENDA

2. **Public hearing, discussion, and recommendation for VAR2026-002: variance request to construct an accessory structure within the rear building setback at 613 Hazy Hills Loop in the Headwaters subdivision development. Applicant: Carlos Castillo on behalf of Corey King, property owner.**

- a. Applicant Presentation

Carlos Castillo, spoke and requested a variance to construct a pergola within the setback. Property owner Corey King was in the audience to answer questions.

- b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended denial of the variance request.

- c. Public Hearing

Sebastian Fedorink with 37th Aluminum spoke in support of the variance and referenced permit processing timelines and setback limitations and noted that changes may be considered if recommended.

- d. Variance

A motion was made by Commissioner Bourguignon and seconded by Commissioner Strong, to recommend denial of variance as submitted.

The motion carried unanimously 6 to 0.

PLANNING REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

3. Planning Department Report. *Tory Carpenter, Planning Director*

Planning Director Tory Carpenter presented the update.

No action was taken.

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

The commission did not meet in Closed Session.

ADJOURN

A motion was made by Commissioner Strong and seconded by Vice Chair Williamson, to adjourn the meeting. The motion carried unanimously 6 to 0.

The meeting was adjourned at 6:54 p.m.



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 24, 2026
Project No: VAR2026-003
Project Planner: Sara Varvarigos, AICP, Senior Planner

Item Details

Project Name: N/A
Property Location: 11704 Crumley Ranch Road
Legal Description: Fitzhugh Corners Reserve A 1.189 AC
Applicant: John Thompson
Property Owner: Phillip Lee, Lee Brothers Ranch, LLC
Request: Applicant is requesting a subdivision variance to allow for a lot size below the minimum required standard lot size in the ETJ



Overview

This subdivision variance request is associated with a minor plat application for a single lot located at 11704 Crumley Ranch Road (refer to Attachments 1 and 2). The property is in the City of Dripping Springs’ ETJ and consists of a 1.189 acre corner “Reserve” parcel that was left unplatted when the Fitzhugh Corners Subdivision was originally subdivided in 1985 (refer to Attachment 3). It has been in its current configuration since 1985, and appears to have been used as a homestead prior to the current owner acquiring the property.

The current property owner is in the process of redeveloping the site for residential use. The property must be platted into a legal lot to comply with Hays County’s development requirements. The minimum lot size for properties in the ETJ that are served by surface/rainwater and septic systems is 1.5 acres, while properties served by wells and septic systems have a minimum lot size of 2.0 acres (per the City of Dripping Springs Ordinance Chapter 28. Exhibit A. Section 14.6).

The property is currently served by an existing well and septic system that has been used for decades. The applicant is proposing to continue using the existing well, or use rainwater harvesting for drinking water, as there is no public water source system available. They are requesting to reduce the minimum lot size requirement from 2 acres or 1.5 acres to 1.189 acres. The current minimum lot size requirements for the ETJ, and the requested variances for 11704 Crumley Ranch Road are summarized in the table below:

Drinking Water and Wastewater System	Minimum Lot Size in ETJ	Applicant Variance Request for Lot Size	Difference
Surface or Rainwater and Private Septic	1.5 AC	1.189 AC	0.311
Private Well for and Private Septic	2.0 AC	1.189 AC	0.811

In order to qualify for a variance, an applicant must identify unique conditions or constraints on their property that would result in undue hardship if the City’s ordinance is applied to the property as-is. The applicant for 11704 Crumley Ranch Rd submitted the following description of the property’s hardship and reason for this variance request:

“This tract was created decades ago with the creation of the Fitzhugh Corners Subdivision as an outparcel that was not a part of the subdivision; but was created as a 1.189 acre tract. The current owner is needing to plat this tract to make it a legal lot. As such, regardless of water source, the City's minimum lot size in the ETJ is 1.5 acres if 11 rainwater or 2.0 acres if on a well. In either scenario, there's nothing that can be done to make this lot larger than it is, which is the size it was created in the 1970's or 1980's. This was not created by the current owner, but is how it has been for nearly 50 years..”

Analysis of Surrounding Properties

The properties surrounding the site are in the ETJ include rural residential and open spaces land uses, with lot sizes above 1 acre. Properties that are directly contiguous to the site are located within the Fitzhugh Corners Subdivision, which was platted in 1985, and consists of 23 lots. Of these 23 lots, 21 lots are smaller than the subject property located at 11704 Crumley Ranch Rd (refer to Attachment 3). These lots are served by private wells and septic systems, per the original plat.



Direction	Zoning District	Existing Land Use
North	ETJ	Single Family
East	ETJ	Open space
South	ETJ	Single Family
West	ETJ	Single Family

Approval Criteria for Subdivision Variance (1.7.2-Subdivision Ordinance)

In order to meet the threshold for approval of a variance request, a variance application must meet the approval criteria set out in section 1.7.2 of the Subdivision Ordinance. The variance approval criteria and staff analysis of the subdivision variance application are presented below.

Subdivision Variance Approval Criteria	Staff Analysis of Subdivision Variance Application
<p>a. Granting the variance will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity</p>	<p>The subject parcel has existed in its current configuration since at least 1985 and appears to have functioned as a residential homesite with an existing well and septic system. The surrounding lots within the Fitzhugh Corners Subdivision are also served by private wells and septic systems. Granting the waiver would allow the platting of an existing parcel but would not introduce additional development intensity beyond historical patterns in the area. Based on available information, the waiver is unlikely to be detrimental to public health, safety, o</p>

	welfare, or injurious to surrounding properties.
b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, and are not applicable generally to other property; and	The property is a 1.189-acre reserve tract that was left unplatted when the Fitzhugh Corners Subdivision was created in 1985. Unlike the surrounding lots that were formally platted at that time, the subject tract remained a reserve parcel and now must be platted to comply with current development requirements. This historical circumstance is unique to the property and is not generally applicable to surrounding properties.
c. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and	The subject parcel is constrained by its existing boundaries and surrounding properties. The tract cannot reasonably be expanded to meet the current ETJ minimum lot size requirements. Without the requested waiver, the property owner would be unable to plat the property and obtain building permits necessary to redevelop the site for residential use.
d. The variance will not in any manner vary the provisions of the Zoning Ordinance, Planned Development District Ordinance, or Comprehensive Plan, or any other adopted plan(s) or ordinance(s) of the City; and	The property is located in the City of Dripping Springs ETJ, where zoning regulations do not apply. The requested waiver relates only to subdivision standards required for platting the property and does not vary the provisions of the zoning ordinance, comprehensive plan, or other adopted plans.
e. An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and	Because the tract is already defined by existing property boundaries and adjacent development, there are no alternative subdivision designs that would allow the property to meet the minimum lot size requirements. The waiver would allow platting of an existing parcel while maintaining the established development pattern of the surrounding subdivision.
f. The waiver variance will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of this Chapter.	The waiver allows redevelopment of an existing homesite rather than requiring reconfiguration of surrounding property boundaries or additional land disturbance. Development of the tract would occur within an already established residential setting.

Summary and Recommendation

Staff recommends approval of the variance request, subject to the following conditions: the lot will be served by an advanced on-site sewage facility, and surface water or rainwater for drinking water purposes.

Public Notification

Notice was placed on the City Website and included on the posted agenda for the March 24 Planning and Zoning Commission meeting.

Meetings Schedule

March 24, 2026 Planning & Zoning Commission

Note that the Planning & Zoning Commission makes the final decision for subdivision variances.

Attachments

Planning Department Staff Report

Attachment 1 – Variance Application

Attachment 2 – Proposed Subdivision Plat

Attachment 3 – Fitzhugh Corners Subdivision Plat with Subject Property Shown Left Unplatted in Reserve

Recommended Action	Recommend approval of the requested subdivision variance
Alternatives/Options	Recommend denial of the subdivision variance with no or alternate conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Phillip Lee, Lee Brothers Ranch, LLC

STREET ADDRESS 11704 Crumley Ranch Road

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (956) 579-5844 EMAIL [REDACTED]

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 568-2184 EMAIL [REDACTED]

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Fitzhugh Reserve
PROPERTY ADDRESS	11704 Crumley Ranch Road
CURRENT LEGAL DESCRIPTION	FITZHUGH CORNERS RESERVE A 1.189 AC
TAX ID#	R27553
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:

In platting this property in the ETJ, the minimum lot size is 2.0 acres. It is physically only 1.189 acres that is the same size and shape it has been since it was created in the 1970s or 1980s with the platting of the Fitzhugh Corners Subdivision. Chapter 28 "Subdivision", Section 14.6 "Minimum Lot Sizes in ETJ", the minimum lot size for this tract would be 1.5 acres if only using rainwater (no public water source is available); but if the lot continues using a well the minimum lot size is 2.0 acres. The well is an existing well that has been used for this property for decades for a residential use, which is the proposed continued use.

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

This tract was created decades ago with the creation of the Fitzhugh Corners Subdivision as an outparcel that was not a part of the subdivision; but was created as a 1.189 acre tract. The current owner is needing to plat this tract to make it a legal lot. As such, regardless of water source, the City's minimum lot size in the ETJ is 1.5 acres if using rainwater or 2.0 acres if on a well. In either scenario, there's nothing that can be done to make this lot larger than it is, which is the size it was created in the 1970's or 1980's. This was not created by the current owner, but is how it has been for nearly 50 years.

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

The offset or mitigation in this case, is that it is proposed to continue being what it has been for the past fifty years, residential. Whether with rainwater collection or with the same existing well that provided water for previous owners, there is not an obvious offset or mitigation other than making the tract what it has been, with the only change being that it is platted versus a raw land tract that was a outparcel (unplatted).

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

Jon Thompson
Applicant Signature

January 27, 2026
Date

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

APPLICANT'S SIGNATURE

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

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

Phillip Lee

Name

Property owner

Title

STATE OF TEXAS §

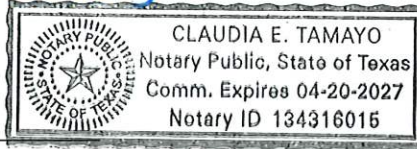
§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 27th day of January,

2026 by Claudia Tamayo

[Signature]



Notary Public, State of Texas

My Commission Expires: 04-20-2027

Jon Thompson

Name of Applicant

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: Fitzhugh Reserve

Project Address: 11704 Crumley Ranch Road, Dripping Springs, Texas 78620

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting

Billing Contact Information

Name: Luis Tardan, Villa Vista Homes

Mailing Address: 14205 N Mopac Expy, Suite number 570 518238, Austin, TX 78728

Email: [REDACTED] Phone Number: (956) 579-5844

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 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 checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

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

Jon Thompson

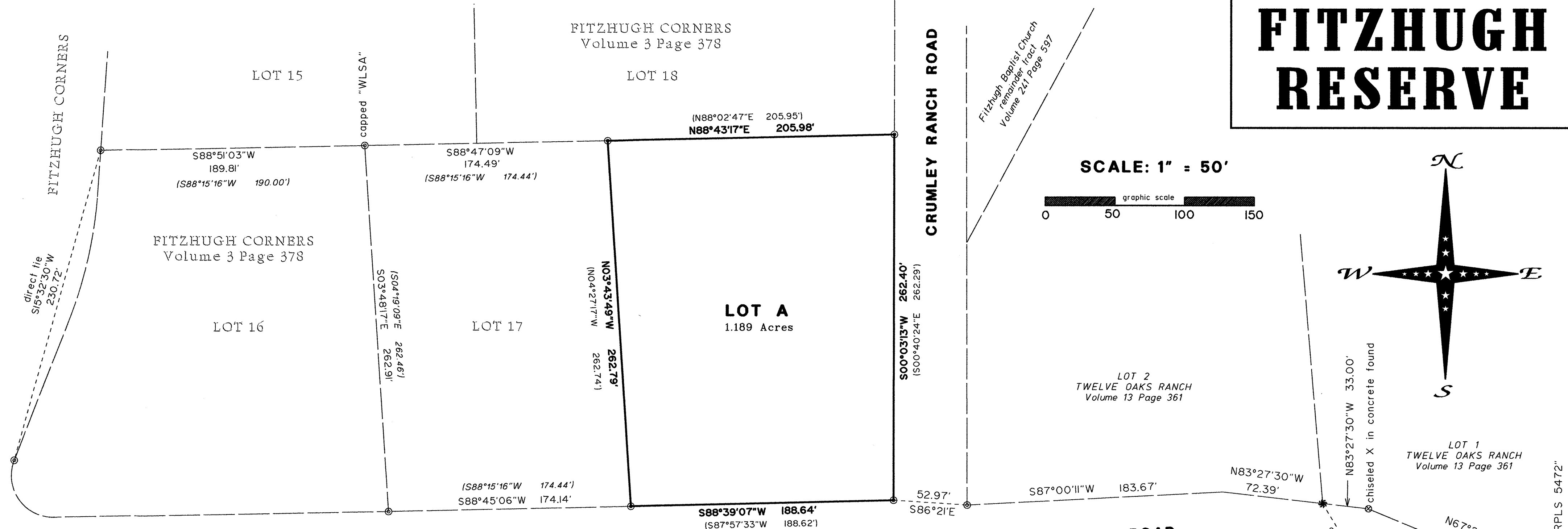
Signature of Applicant

January 26, 2026

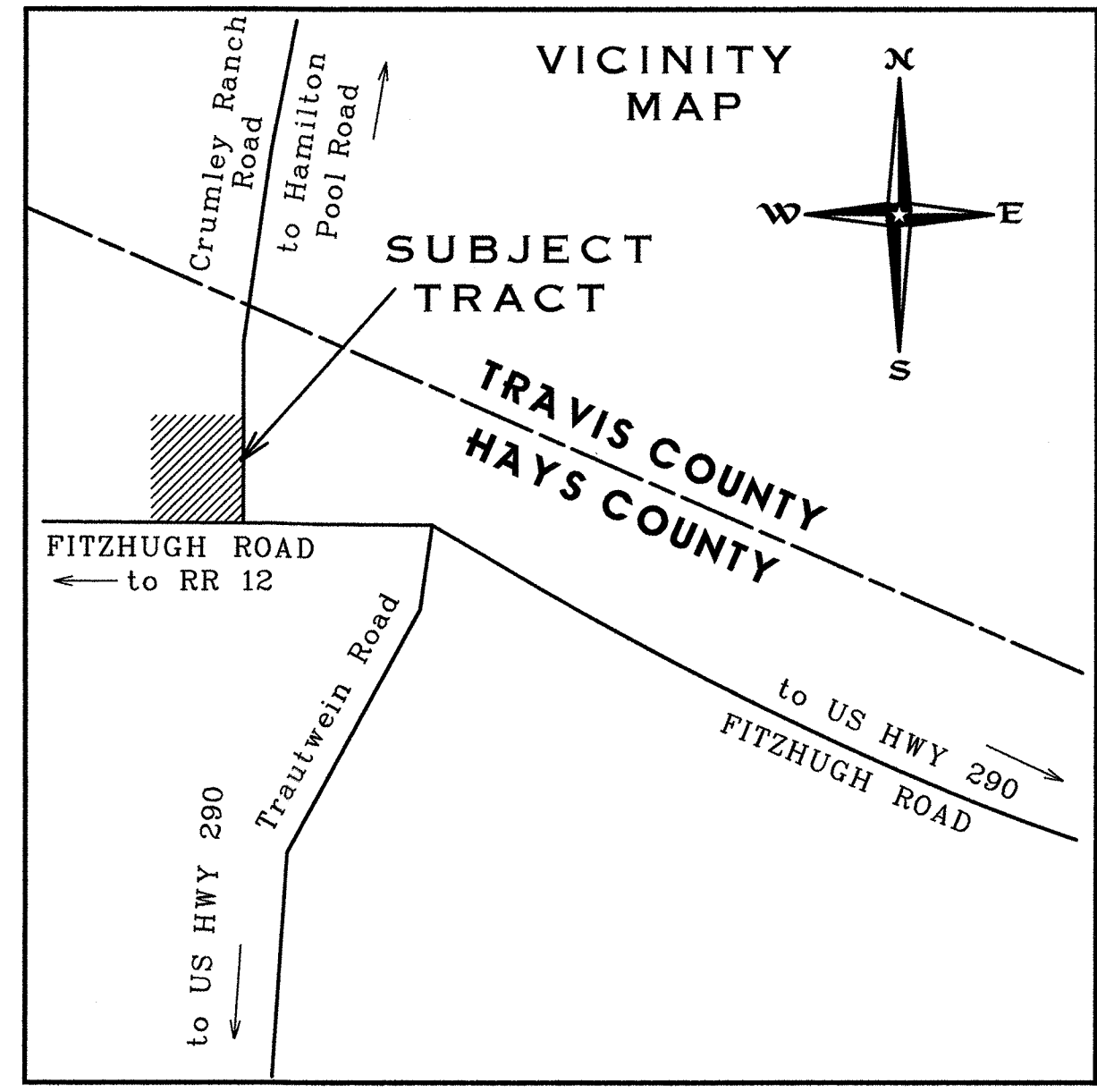
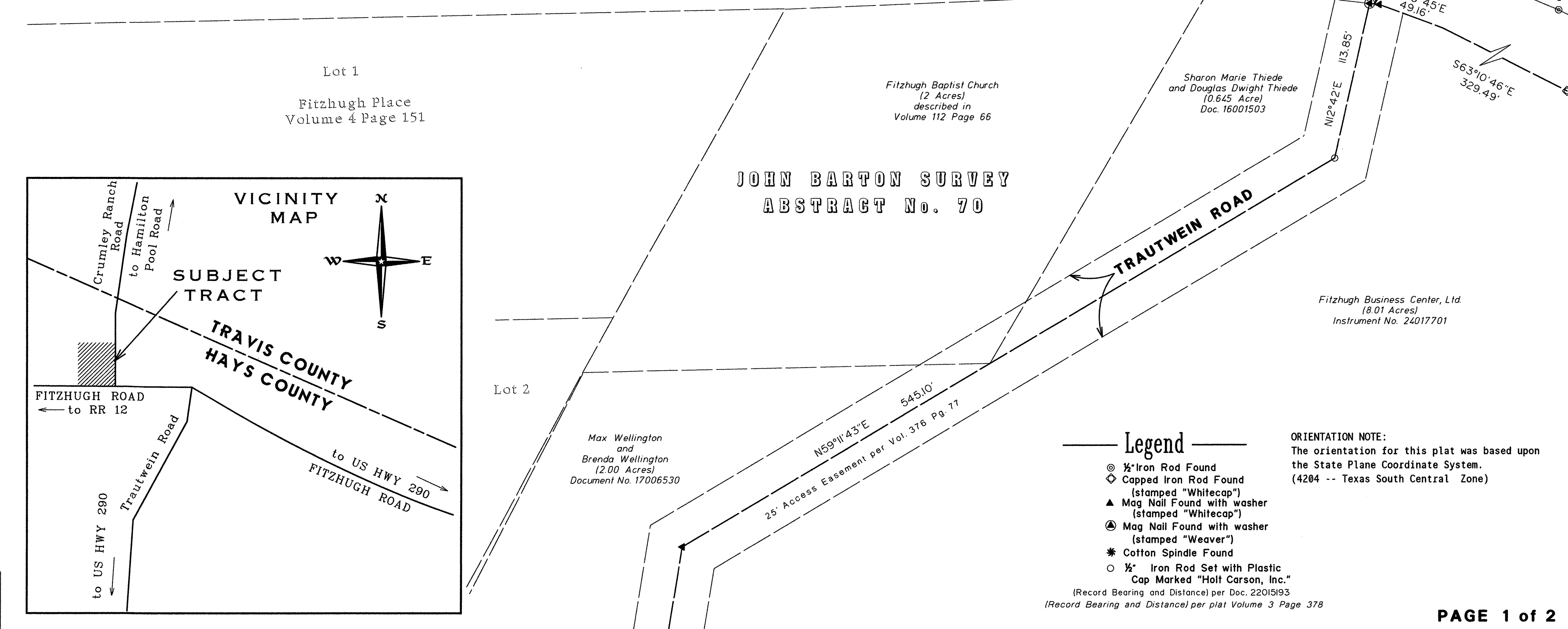
Date

FITZHUGH RESERVE

FITZHUGH CORNERS
Volume 3 Page 378



FITZHUGH ROAD (60')



- Legend**
- ⊙ ½" Iron Rod Found
 - ⊕ Capped Iron Rod Found (stamped "Whitecap")
 - ▲ Mag Nail Found with washer (stamped "Whitecap")
 - ⊗ Mag Nail Found with washer (stamped "Weaver")
 - * Cotton Spindle Found
 - ½" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
- (Record Bearing and Distance) per Doc. 22015193
 (Record Bearing and Distance) per plat Volume 3 Page 378

ORIENTATION NOTE:
 The orientation for this plat was based upon the State Plane Coordinate System.
 (4204 -- Texas South Central Zone)

1162008

FITZHUGH RESERVE

THE STATE OF TEXAS
THE COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS:
THAT LEE BROTHERS RANCH, LLC., OWNER OF 1.188 ACRES OF LAND
OUT OF THE JOHN BARTON SURVEY ABSTRACT No. 70 IN HAYS COUNTY, TEXAS,
AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No.
22015193 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,
DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE
ATTACHED MAP OR PLAT TO BE KNOWN AS

FITZHUGH RESERVE

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

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

PHILLIP LEE Agent for
LEE BROTHERS RANCH, LLC
11704 Crumley Ranch Road
Dripping Springs, Texas 78620

THE STATE OF TEXAS
THE COUNTY OF HAYS
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PHILLIP LEE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

THE STATE OF TEXAS
THE 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 _____ A.D. 2026, AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No. _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2026.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS.

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

APPROVED, THIS THE _____ DAY OF _____ 20 ____ A.D. BY THE CITY OF DRIPPING SPRINGS, TEXAS.

TORY CARPENTER, CITY ADMINISTRATOR

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 REQUIREMENT FOR DRIVEWAYS SET FORTH IN TABLE 721.02 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

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

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

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

HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5166
HOLT CARSON, INC.
1904 FORTVIEW ROAD AUSTIN, TEXAS 78704
FIRM 10050700

10-16-2025
DATE



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 Hays County to question the seller concerning groundwater availability. Rainwater 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 sewage facility which has been approved and permitted by Hays County Development Services. No construction or other development within this subdivision may begin until all Hays County Development Authorization requirements have been met.

I, THE UNDERSIGNED, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS AND/OR HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

I, THE UNDERSIGNED, FLOODPLAIN ADMINISTRATOR OF HAYS COUNTY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY FLOODPLAIN REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS.

ERIC VAN GAASBEEK, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR
HAYS COUNTY DEVELOPMENT SERVICES

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

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
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 BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. THIS SUBDIVISION LIES WITHIN ZONE X AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE (FIRM) PANEL 48209C0107G, EFFECTIVE 1/17/2025
6. WATER SERVICE WILL BE PROVIDED TO THIS LOT FROM RAIN WATER COLLECTION.
7. WASTEWATER SERVICE WILL BE PROVIDED TO THIS LOT BY AN ADVANCED ON-SITE SEWAGE FACILITY (OSSF).
8. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
9. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY HAYS COUNTY.
10. UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF FIVE (5) YEARS FOLLOWING THE FILING OF THE PLAT.
11. THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY EMERGENCY SERVICES DISTRICT No. 1 AND 6.
12. ALL MAILBOXES LOCATED IN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED TxDOT OR FHWA APPROVED DESIGN.
13. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.

Attachment 3

STATE OF TEXAS
COUNTY OF HAYS

214112

FITZHUGH CORNERS

KNOW ALL MEN BY THESE PRESENTS: That FITZHUGH JOINT VENTURE, acting by and through its managing partner, ROBERT E. PEERMAN, INC., with its home office at 12020 Hwy 290 W., Austin, Texas 78737, owners of 114.899 acres of land out of the John Barton Survey No 80 and the Charles Wilcox Survey No 36 in Hays County, Texas as conveyed to it by deed recorded in Volume 526, Page 627 of the Deed Records of Hays County, Texas:

A SUBDIVISION OF THE
JOHN BARTON SURVEY NO. 80,
CHARLES WILCOX SURVEY NO. 36, in
HAYS COUNTY, TEXAS

DOES HEREBY SUBDIVIDE 22.315 acres of land out of the John Barton Survey No. 80 and 4.63 acres of land out of the Charles Wilcox Survey No. 36 to be known as FITZHUGH CORNERS, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said ROBERT E. PEERMAN, INC. has caused these presents to be executed by its PRESIDENT, ROBERT E. PEERMAN, thereunto duly authorized, this the _____ day of _____, A.D., 1985.

ROBERT E. PEERMAN, INC.

ATTEST:

Robert E. Peerman
ROBERT E. PEERMAN, PRESIDENT

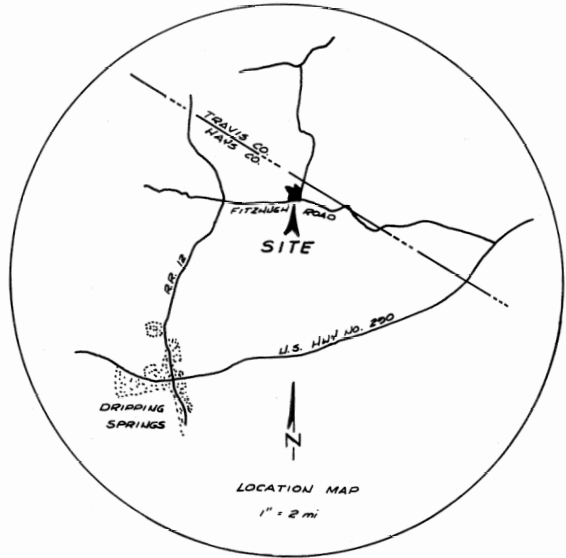
May Peerman

STATE OF TEXAS
COUNTY OF HAYS

Before me, the undersigned authority, on this day personally appeared ROBERT E. PEERMAN known to me to be the person whose name is subscribed to the foregoing instrument as PRESIDENT of ROBERT E. PEERMAN, INC. and acknowledged to me that he executed the same in such capacity as the act and deed of said corporation for the purposes and considerations therein stated.

Given under my hand and seal of office this the 26th day of June, A.D. 1985.

Robert E. Peerman
NOTARY PUBLIC in and for
Hays County, Texas



CERTIFICATE FOR ROAD MAINTENANCE, TO WIT:

" In approving this plat by the Commissioners' Court of Hays County, Texas it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners' Court of Hays County, Texas, and the Commissioners' Court of Hays County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges, or culverts in connection therewith."

STATE OF TEXAS
COUNTY OF HAYS

I, LYDELL B. CLAYTON, COUNTY CLERK OF HAYS COUNTY, TEXAS, do hereby certify that on the 24th day of June, A.D. 1985, the Commissioners' Court of Hays County, Texas passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said Court in Book 14, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the 24th day of June, A.D., 1985.

Walter Burnett
WALTER BURNETT
COUNTY JUDGE
HAYS COUNTY, TEXAS

Lydell B. Clayton
LYDELL B. CLAYTON
COUNTY CLERK
HAYS COUNTY, TEXAS

SEWAGE DISPOSAL CERTIFICATION, TO WIT:

No structure in this subdivision shall be occupied until connected to a Public Sewer System or to an Individual Sewage Disposal System which has been approved and permitted by the San Marcos-Hays County Health Department.

Terry Ewald
Terry Ewald, Sanitarian
San Marcos-Hays County Health Dept.

8-8-85
Date

STATE OF TEXAS
COUNTY OF HAYS

I, LYDELL B. CLAYTON, 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 19th day of August, A.D. 1985 at 11:30 o'clock A.M., and duly recorded on the 19th day of August, A.D., 1985 at 11:30 o'clock A.M., in the Plat Records of Hays County, Texas, in Book 3, Page 378-379.

WITNESS MY HAND AND SEAL OF OFFICE this the 19th day of August, A.D., 1985.

Lydell B. Clayton
LYDELL B. CLAYTON, COUNTY CLERK,
HAYS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR, TO WIT:

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, DAVID JAMES, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.



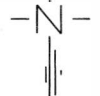
David James
David James
Registered Public Surveyor No. 3893

DAVID JAMES
LAND SURVEYORS, INC.

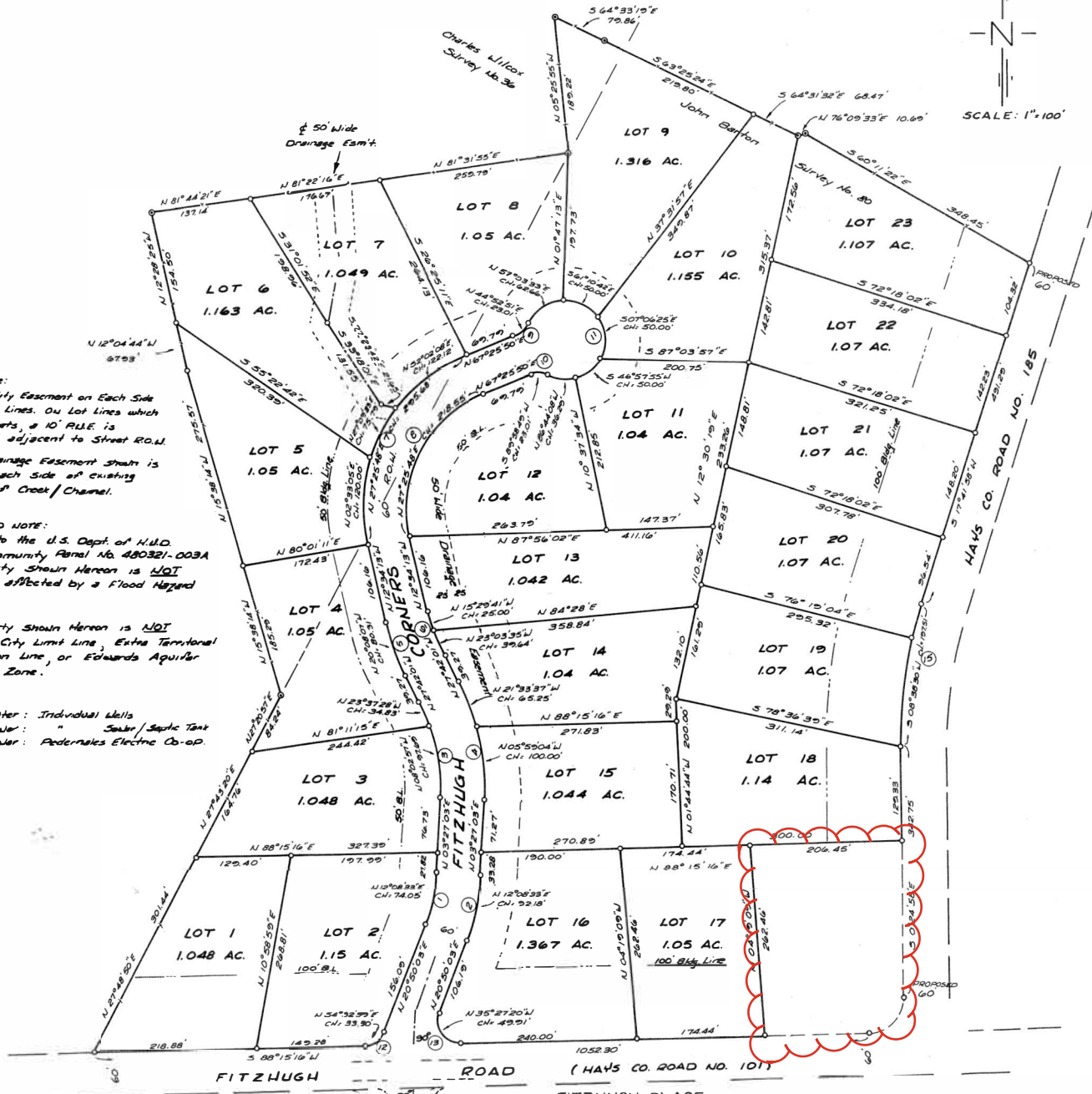
101.3 00378

FITZHUGH CORNERS

Vol. 3 pg 379



SCALE: 1"=100'



Easement Note:
 10' Public Utility Easement on Each Side of all lot lines. On Lot Lines which abut Streets, a 10' P.U.E. is dedicated adjacent to Street R.O.W.
 50' Wide Drainage Easement shown is 25' on each side of existing center of Creek/Channel.

100' WIDE FLOOD NOTE:
 According to the U.S. Dept. of H.H.O. Maps: Community Panel No. 480321-003A the Property shown hereon is NQI within or affected by a Flood Hazard Area.

The Property shown hereon is NQI within a City Limit Line, Extra Territorial Jurisdiction Line, or Edwards Aquifer Recharge Zone.

- Utilities:**
- (1) Water: Individual Wells
 - (2) Sewer: " Sewer/Sepic Tank
 - (3) Power: Pedernales Electric Co.-op.

CURVE DATA

	①	②	③	④	⑤	⑥	⑦	⑧
Δ	17°23'		31°09'04"		15°07'48"		80°00'03"	
R	245.00'	305.00'	245.00'	305.00'	305.00'	245.00'	230.00'	170.00'
T	37.45'	46.63'	68.20'	85.02'	40.51'	32.54'	193.00'	142.65'
A	74.33'	92.54'	133.20'	145.83'	80.56'	64.70'	321.14'	237.37'
C	74.05'	92.18'	131.57'	163.70'	80.31'	64.51'	295.68'	218.55'

	⑨	⑩	⑪	⑫	⑬	⑭	⑮
Δ	45°05'37"		270°11'53"	67°25'13"	112°34'47"	88°40'14"	18°06'56"
R	30.00'	30.00'	55.00'	30.00'	30.00'	50.00'	627.28'
T	12.46'	12.46'	-	20.02'	44.97'	48.85'	100.00'
A	23.61'	23.61'	258.90'	35.30'	58.95'	77.38'	198.33'
C	23.01'	23.01'	72.92'	33.30'	49.91'	69.89'	197.51'



SURVEYED BY: *David James*
 DAVID JAMES
 1 July, 1985
 DATE

DJ DAVID JAMES
LAND SURVEYORS
 AUSTIN, TEXAS

<i>Site Development Projects</i>				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant.	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed.	Approved w/ Conditions
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality.	Approved w/ Conditions
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities.	Waiting on Resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements.	Waiting on Resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond.	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on Resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures.	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ.	Approved w/ Conditions
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code.	Approved w/ Conditions
SD2022-0032 Driftwood Ranch Clubhouse	ETJ	857 Driftwood Golf Club Drive	Revising previously approved site plan.	Waiting on Resubmittal
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on Resubmittal
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of two additional duplexes w/ accompanying site improvements.	Waiting on Resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on Resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on Resubmittal
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Waiting on Resubmittal
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	Waiting on Resubmittal
SD2023-0019 3980 US 290 Warehouse	ETJ	3980 US 290	Construction of 4 - 5k sq ft warehouse/office buildings.	Approved w/ Conditions
SD2023-0020 Graveyard Cellars	ETJ	24101 RR 12	2800 sq ft building and parking.	Approved w/ Conditions
SD2024-001 Roxie's at Dripping Springs	CL	299 W. Mercer Street	Renovating and expanding site.	Approved w/ Conditions
SD2024-002 QuickTrip #4133	CL	HWY 290 and Sawyer Ranch Rd	Convenience store with fuel sales.	Waiting on Resubmittal
SD2024-004 Glass Business Park, Phase 2	ETJ	2560 W Hwy 290	Construction of 6 additional warehouse buildings with associated site improvements	Waiting on Resubmittal
SD2024-007 New Growth at Roger Hanks	CL	US 290 at Roger Hanks Pkwy	Mix land use and 240 residential units with parkland and roadway connections.	Waiting on Resubmittal
SD2024-008 AutoZone 5807 Dripping	CL	US Hwy 290	Retail auto parts store.	Waiting on Resubmittal

Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Approved w/ Conditions
SD2024-012 5285 Bell Springs Rd	ETJ	5285 Bell Springs Rd	Private religious educational facility and associated improvements.	Approved
SD2024-014 Pear Tree Commercial	ETJ	27322 RR 12	Existing commercial space. Pave the parking area and provide water quality treatment of that area.	Approved w/ Conditions
SD2024-016 UG Boat and RV Storage	ETJ	31301 RR 12	Revision to previously approved plans.	Approved w/ Conditions
SD2024-020 Lost Lizard	ETJ	10730 FM 967	Four residential accessory structures and gravel parking.	Waiting on Resubmittal
SD2025-002 Ewald Kubota	ETJ	3981 E US 290	Kubota sales and service center with customer and display parking.	Waiting on Resubmittal
SD2025-003 The Ranch at Caliterra Amenity Center	ETJ	Whiskey Barrel Dr.	Office, bathrooms, remodel pavillion out of an existing barn, pool, pickleball courts, and parking.	Waiting on Resubmittal
SD2025-006 AAA Storserv Dripping Springs LLC Phase 2	CL	1300 E US 290	Expansion of developed area including buildings, drives and parking.	Waiting on Resubmittal
SD2025-007 Caster Studios Phase 2	CL	271 Sports Park Road	Adding two buildings to existing site, with parking, detention, rain water harvesting, and sidewalk.	Approved
SD2025-008 Driftwood Utility Access Corridor	ETJ	FM 967 and RM 1826	Joint use access easement that will tunnel under existing TxDOT ROW.	Waiting on Resubmittal
SD2025-010 Dripping Springs High School No. 2	ETJ	11091 Darden Hill Rd	482,844 s.f. two-story building, associated parking, sidewalks, utilities, grading, drainage, storm water detention and water quality improvements	Waiting on Resubmittal
SD2025-011 Hemphill 1862 Dripping Springs	ETJ	1511 W Hwy 290	Wireless communication tower on existing commercial lot.	Waiting on Resubmittal
SD2025-012 West Travis County PUA 1340 Elevated Storage Tank	ETJ	149 Shelton Ranch Rd	12" waterline, fire hydrant, access drive, and a one-million-gallon elevated storage tank.	Waiting on Resubmittal
SD2025-013 Hays County ESD 6 Fire Station 72	CL	404 Headwaters Blvd	A new fire station. Building, parking, and utilities.	Approved
SD2025-014 FM 1826 Retail Center	ETJ	16514 RR 1826	Gas Station development with a 10,000sf convenience store, parking lot and driving aisles.	Waiting on Resubmittal
SD2025-015 Uriegas Dental	CL	28495 RR 12	New dental office and a second professional office building with associated parking and drives.	Waiting on Resubmittal
SD2025-016 St. Martin de Porres	CL	230 Post Oak	Construction of new Church area approx. 17,656 sqft gross floor area, with parking, detention, and utilities.	Waiting on Resubmittal
SD2026-001 MVMT C-Store Dripping Springs	CL	26207 Ranch Road 12	5,585 sqft convenience store with 10 fueling positions.	Waiting on Resubmittal
SD2026-002 Howard Ranch Commercial	CL	26002 RR 12	Phase 1 - 8,500 sq ft general store w/ gas station. Phase 2 - four retail stores.	Waiting on Resubmittal
SD2026-003 Appamada School	CL	201 Blue Ridge Drive	Parking and driveway expansion/	Under Review
Blue rows indicate new applications				

Subdivision Projects				
Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approved w/ Conditions
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved w/ Conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting on Resubmittal
SUB2022-0052 Village Grove Phase 1 Construction Plans	CL	Sports Park Rd	Approved- back in review for landscape revisions.	Approved w/ Conditions
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting on Resubmittal
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Approved w/ Conditions
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Approved w/ Conditions
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Approved w/ Conditions
SUB2023-0028 Arrowhead Commercial Final Plat	CL	US Hwy 290 W	Subdividing 6.6 acres as 1 lot.	Waiting on Resubmittal
SUB2023-0034 Lunaroya Subdivision Final Plat	ETJ	Silver Creek Rd	28 single family large residential lots with on site sewage for each lot	Approved w/ Conditions
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north bound turn lane on Roger Hanks Pkwy. Improvements to Hamilton Crossing and Lake Lucy Loop	Waiting on Resubmittal
SUB2023-0038 The Ranch at Caliterra Final Plat	ETJ	HC Carter Way	234 single family lots on 200.024 acres	Approved w/ Conditions
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	CL	Shadow Ridge Parkway	142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space	Waiting on Resubmittal
SUB2023-0042 Hardy Construction Plans	CL	2901 West US 290	78.021 acres subdivided into 73 single family lots	Approved w/ Conditions
SUB2023-0048 Driftwood Falls Estates Subdivision	ETJ	609 S Creekwood Dr	Replat two lots in one.	Approved w/ Conditions
SUB2023-0050 Sanctuary Dripping Springs CP	ETJ	1111 Hays Country Acres	Revising approved construction plans.	Waiting on Resubmittal
SUB2024-005 Roger Hanks Construction Plans	CL	US 290 at Roger Hanks Pkwy	Public improvements from southern boundary to intersection with 290.	Waiting on Resubmittal
SUB2024-012 St. Martin's Subdivision, Lots 1 & 2 Amending Plat	CL/ETJ	230 Post Oak Drive	Combine two existing lots into one.	Approved w/ Conditions
SUB2024-015 Gateway Village Phase 1	CL	US 290	Final plat for 144 single family subdivision.	Waiting on Resubmittal
SUB2024-017 Wild Ridge Phase 2 Final Plat	CL	Shadow Ridge Parkway	152 single family residential lots.	Approved w/ Conditions
SUB2024-019 Driftwood Subdivision, Phase 5, Preliminary Plat	ETJ	Thurman Roberts Way	13 lots. 10 residential, 2 open space, and 1 private.	Approved w/ Conditions
SUB2024-021 Village Grove Phase 2A Subdivision	CL	Village Grove Parkway	Infrastructure for 64 single family residential lots on 18.206 acres	Waiting on Resubmittal
SUB2024-024 Heritage Phase 4 Subdivision	CL	Sportsplex Drive	115 single family lots on 31.80 acres	Waiting on Resubmittal
SUB2024-025 Village Grove Phase 3 Subdivision	CL	Village Grove Parkway	115 single family lots on 30.04 acres	Waiting on Resubmittal
SUB2024-030 Heritage Phase 3 Final Plat	CL	Sportsplex Drive	164 lot subdivision plat	Waiting on Resubmittal
SUB2024-034 Village Grove Phase 2A Final Plat	CL	Village Grove Parkway	Final plat for 165 single family lots.	Approved w/ Conditions
SUB2024-036 Mitchel Property Preliminary Plat	ETJ	Silver Creek Rd	33 residential lots.	Waiting on Resubmittal
SUB2025-002 Lunaroya PH 3 Preliminary Plat	ETJ	13755 Silver Creek Dr	9 single family residential lots.	Waiting on Resubmittal
SUB2025-005 Ewald Kubota Minor Plat	ETJ	3981 E US 290	3.9 acre plat	Waiting on Resubmittal
SUB2025-006 Cannon Ranch Phase 3 and 4 Construction Plans	CL	Rushmore Drive at Lone Peak Way	Public roadways, utilities, and storm drainage infrastructure for 156 residential and 3 open space lots.	Waiting on Resubmittal
SUB2025-007 Double L Ranch Reclaimed Water Production Facility and Pump and Haul	ETJ	Northwest of RR 12 and Event Center Dr	Reclaimed water facility	Waiting on Resubmittal
SUB2025-008 Cannon Ranch Phases 3 & 4 Subdivision Final Plat	CL	Rushmore Drive	3 open space lots and 156 40', 45', or 60' residential lots.	Approved w/ Conditions
SUB2025-009 Wild Ridge Subdivision Wastewater Treatment Plant Final Plat	CL	Goose Island Dr and Lost Maples Dr	0.8873 acre lot	Approved w/ Conditions
SUB2025-011 Double L Pod A1, A2, A3 Arterial Preliminary Plat	ETJ	Pecos River Xing	Public infrastructure.	Waiting on Resubmittal
SUB2025-012 Double L Pod A3 Preliminary Plat	ETJ	Pecos River Xing	46 residential units.	Waiting on Resubmittal
SUB2025-013 Double L Pod A1 and A2 Preliminary Plat	ETJ	Pecos River Xing	99 residential units.	Waiting on Resubmittal
SUB2025-014 Village Grove Wastewater Treatment Plant	CL	S Rob Shelton Blvd	WWTP for the Village Grove Development.	Waiting on Resubmittal
SUB2025-015 Wild Ridge Wastewater Treatment Plant	CL	Goose Island Drive	Phase one of the temporary WWTP.	Waiting on Resubmittal
SUB2025-017 Lunaroya Phase 2 Construction Plans	ETJ	Silver Creek Road	28 single family residential lots (minimum 1.5 acre) with on site sewage, paving, utilities, and open space.	Waiting on Resubmittal
SUB2025-018 Double L Pod B4 Preliminary Plat	ETJ	153 El Capitan Lp	Plat for 62 residential lots	Waiting on Resubmittal
SUB2025-019 Double L Pod B4 Arterial Preliminary Plat	ETJ	153 El Capitan Lp	Single lot plat for arterial road adjacent to p	Waiting on Resubmittal
SUB2025-020 Double L Pod A4 and B1 Preliminary Plat	ETJ	843 Pecos River Xing	Plat for 102 residential lots	Waiting on Resubmittal
SUB2025-021 Double L Pod A4 and B1 Arterial Preliminary Plat	ETJ	843 Pecos River Xing	Single lot plat for arterial road adjacent to pods A4 and B1	Waiting on Resubmittal
SUB2025-023 Double L Ranch Pod A3 Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-024 Double L Ranch Pod A1 & A2 Construction Plans	ETJ	29300 RR 12	99 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-025 Double L Ranch Pod A1, A2, A3 Arterial Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-026 Parten Ranch Phase 8 Final Plat	ETJ	600 Two Creeks Lane	84 residential and 3 open space/drainage lots.	Waiting on Resubmittal
SUB2025-027 Driftwood Subdivision, Phase 1, Section 2, Block A, Lots 30 and 31 - Amending Plat	ETJ	1574 Thurman Roberts Way	Combine lots 30 and 31.	Approved w/ Conditions
SUB2025-031 Lunaroya Phase 2 Subdivision	ETJ	Silver Creek Road	39 lot final plat with 34 residential lots, open space lots, and drainage lots.	Waiting on Resubmittal
SUB2025-032 Headwaters Station Phase 1 Preliminary Plat	CL	Hwy 290 and Canyonwood Dr	7 commercial lots and 1 drainage lot on 55.13 acres.	Approved w/ Conditions
SUB2025-033 Haydon Place Preliminary Plat	CL	265 College Street	34 residential lot subdivision. 8 lots within City Limits and remaining in Hays County. 2 drainage lots.	Waiting on Resubmittal
SUB2025-034 WTCPUA 20 Inch Cross Country Transmission Main Seg. 3	ETJ	Silver Creek Road	4,020 linear feet of potable water transmission main.	Waiting on Resubmittal
SUB2025-035 Wild Ridge 16 Inch Water Line	CL	E US Hwy 290	7,800 linear feet of 16" ductile iron water transmission mains.	Waiting on Resubmittal
SUB2025-036 Fitzhugh Reserve Minor Plat	ETJ	11704 Crumley Ranch Rd	1.189 acre single lot plat.	Waiting on Resubmittal
SUB2026-001 Headwaters MUD Phase 4B Drip System Improvements	ETJ	Sage Thrasher Circle	Drip field expansion.	Waiting on Resubmittal
SUB2026-002 New Life Lutheran Church of Dripping Springs Plat	CL	1121 Buffalo Canyon Drive	Minor plat of 12 acre undeveloped lot into two lots.	Waiting on Resubmittal
SUB2026-003 Trautwein Park Plat	ETJ	Trautwein Road	2 lot minor plat	Under Review
SUB2026-004 Village Grove Phase 3-1 Final Plat	CL	Village Grove Parkway	18 residential lots with 2 open space lots and 1 detention pond lot.	Waiting on Resubmittal
SUB2026-005 Village Grove Phase 3-2 Final Plat	CL	Village Grove Parkway	31 residential lots with 1 open space lot.	Waiting on Resubmittal
SUB2026-006 Village Grove Phase 3-3 Final Plat	CL	Village Grove Parkway	66 Residential lots with 1 open space lot.	Waiting on Resubmittal
SUB2026-007 Feller's Dripping Springs	CL	1300 Creek Road	18 residential lots 1 drainage lot.	Under Review
SUB2026-008 HCMUID4 Phase 3 Drip Field Expansion	ETJ	147 Terrace Court	4.5 additional acres of drip field.	Under Review
SUB2026-009 Amending Plat Establishing Lot 6A and 7A of The Woods	CL	1500 1600 1700 Woods Loop	Combining 3 lots into 2.	Under Review

Blue rows indicate new applications

In Administrative Completeness	Filing Date
ADMIN2026-010 Carbajal Pool	27-Mar