



Planning & Zoning Commission Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership
Board Room, 300 Sportsplex Drive – Dripping Springs, Texas*

Wednesday, March 26, 2025, at 6:00 PM

AMENDED AGENDA

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

Eugene Foster

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

City Attorney Laura Mueller

City Secretary Diana Boone

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 25, 2025 Planning & Zoning Commission regular meeting minutes.**

BUSINESS AGENDA

- 2. Public hearing and consideration of a recommendation regarding an Ordinance approving CUP2025-001: an application for a Conditional Use Permit to allow a permanent makeup facility at 251 Old Fitzhugh Road. Applicant: Courtney Deavers**
 - Applicant Presentation
 - Staff Report
 - Public Hearing
 - Recommendation

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), 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 22, 2025, at 6:00 p.m.

May 27, 2025, at 6:00 p.m.

City Council & Board of Adjustment Meetings

April 1, 2025, at 6:00 p.m.

April 15, 2025, 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 20, 2025 at 7:30 PM.***

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 ISD Center for Learning and Leadership
Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

Tuesday, February 25, 2025, 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 PM.

Commission Members Present:

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

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Diana Boone
City Administrator Michelle Fischer
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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No one spoke during the 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 28, 2025 Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner Foster and seconded by Commissioner Crosson, to approve the January 28, 2025 meeting minutes. The motion to approve carried 6 to 0, with Commissioner Bourguignon abstaining.

BUSINESS AGENDA

2. Public hearing and consideration of a recommendation regarding an Ordinance approving CUP2024-007: an application for a Conditional Use Permit renewal to allow a mobile food vendor for longer than 10 days at 501 Old Fitzhugh Road. Applicant: Nathan Pruitt

a. Applicant Presentation

Gerald Gray was in the audience to answer questions.

b. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval of the Conditional Use Permit with the following conditions:

- 1) The property shall adhere to all City Codes.
- 2) Hours of operation are limited to the hours of the primary business on the property.
- 3) The property adheres to all Fire and Life Safety Codes found in the International Fire Code.
- 4) Should the City find the mobile food truck to create health and safety issues due to any reason, the City Administrator may request that the Applicant remove any vehicle from the site. The Applicant shall comply with the City Administrator's request.
- 5) The City Administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.
- 6) The mobile food vendor must follow the City's dark sky ordinance.
- 7) Conditional Use Permit is effective on March 18, 2025.
- 8) Conditional Use Permit expires March 18, 2027, and the renewal must be considered by the Planning & Zoning Commission and City Council.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Strong and seconded by Commissioner Bourguignon, to approve the Conditional Use Permit with staff recommendations.

The motion to recommend approval carried unanimously 7 to 0.

3. Public hearing and consideration of recommendation for VAR2024-010: a variance request to allow a commercial building larger than 50,000 square feet in a Commercial Services zoning district for a property located at 598 E US 290. Applicant: Zachary Morgan, Quiddity

a. Applicant Presentation

Kathy Strimple presented and remained in the audience to answer questions.

b. Staff Report

Planning Director Tory Carpenter presented and recommended approval of the variance with the condition that the applicant shall submit an alternative exterior design prior to submitting a site development application.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Chair James and seconded by Commissioner Strong, to recommend approval as recommended by staff including further review by Planning & Zoning and Council as needed.

The motion to recommend approval carried unanimously 7 to 0.

4. Public hearing and recommendation of an ordinance regarding DA2025-001: an application to expand the existing Driftwood Development Agreement by to lots 5 & 6 out of the Down Stream Subdivision. Applicant: Zachary Morgan, P.E.

a. Applicant Presentation

Stephen Delgado presented and remained in the audience to answer questions.

b. Staff Report

Planning Director presented the staff report and recommended approval as presented.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Foster and seconded by Commissioner Strong, to recommend approval in accordance with staff recommendation.

The motion to recommend approval carried 6 to 0, with Commissioner Crosson abstaining.

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.

5. Planning Department Report. Tory Carpenter, Planning Director

The report was informational. 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), 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 to adjourn the meeting was made by Commissioner Strong and seconded by Commissioner Shumway. The motion to adjourn carried unanimously 7 to 0.

The meeting was adjourned at 7:45 p.m.



Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission Meeting: March 26, 2025
Project No: CUP2025-001
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Face Alchemy
Property Location: 251 Old Fitzhugh Road
Legal Description: 0.37 acres of the Philip A Smith Survey
Applicant: Courtney Deavers – Face Alchemy PLLC
Property Owner: Courtney Deavers - Face Alchemy PLLC
Request: Conditional Use Permit (CUP) renewal for a Permanent Makeup Facility (Tattoo Studio)



Overview

The applicant is requesting a Conditional Use Permit (CUP) to allow the operation of a permanent makeup facility. While the land use chart does not explicitly identify permanent makeup as a specific use, this type of business requires a tattoo permit from the State of Texas. Based on staff's review, the permanent makeup facility is considered a Tattoo Studio, which is a Conditional Use in the General Retail (GR) zoning district.

The following business description was provided by the applicant:

“Face Alchemy will provide medspa services for all genders (majority being female) aged 18 and over in addition to medical acne clinic services to all genders 13 and older. Services will include acne clinic, weight loss management, skin rejuvenation, injectable procedures, collagen and elastin stimulation via injectables, chemical peels and microneedling. They will also offer facial services with the esthetician.

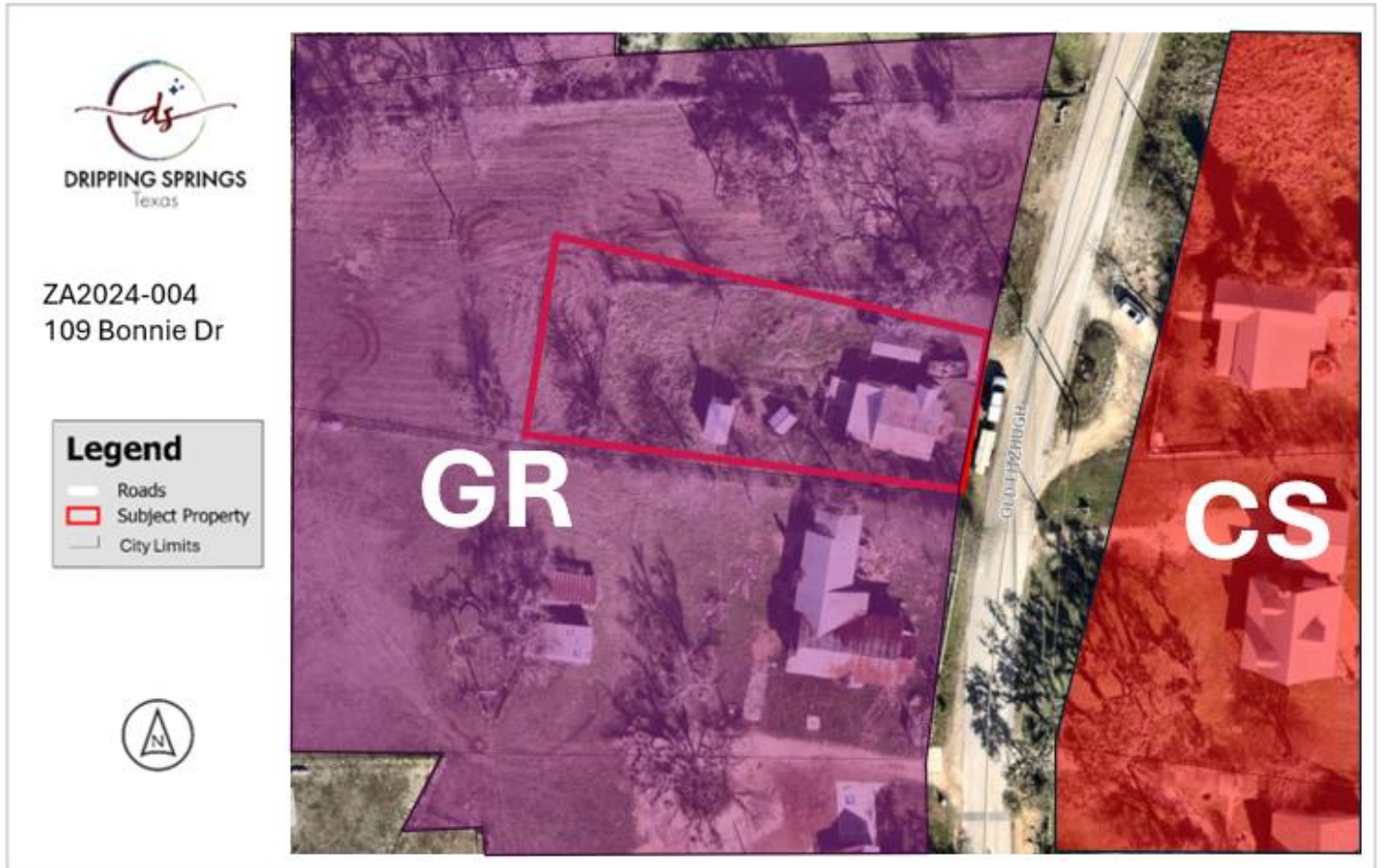
Capri Microblades is an expert in her field of permanent makeup, specializing in brow artistry. As a permanent makeup specialist, she is considered a “tattoo artist” and thus we will need to be zoned appropriately.

On February 6, 2025, the Historic Preservation Commission approved a Certificate of Appropriateness for several exterior improvements to the building at 251 Old Fitzhugh Road.”



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

Surrounding Properties



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	General (GR)	Vacant	Not Applicable
East	Commercial Services (CS)	Single Family Residences	
South	General (GR)	Proposed Commercial	
West	General (GR)	Vacant	

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

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	<p>The following comprehensive goals support this request:</p> <p>1. Support expansion of business and professional services and</p>
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	<p>General Retail (GR) zoning allows commercial and retail uses, and a tattoo studio is a conditional use.</p>
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	<p>The applicant must comply with all development and health regulations.</p>
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:	<p>The business is located within an existing commercial building.</p>
<p>a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;</p>	<p>The site has sufficient pedestrian and vehicular access.</p>
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	<p>An expansion of the parking area would likely be required to meet the minimum parking requirements.</p>
<p>c. Refuse and service areas;</p>	<p>The applicant will be responsible for waste disposal.</p>
<p>d. Utilities with reference to location, availability, and compatibility;</p>	<p>The site has access to all necessary utilities.</p>
<p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p>	<p>No Screening is proposed.</p>
<p>f. Control of signs, if any;</p>	<p>The applicant has submitted a sign permit to ensure compliance with the sign ordinance.</p>
<p>g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;</p>	<p>Must comply with the City's dark sky ordinance.</p>
<p>h. Required yards and open space;</p>	<p>Not applicable.</p>

i. Height and bulk of structures;	The existing structure meets all applicable requirements.
j. Hours of operation;	Staff does not have concerns regarding hours of operation of the business.
k. Exterior construction material, building design, and building facade treatment;	The existing structure meets all applicable requirements.
l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	Not applicable.
m. Provision for pedestrian access/amenities/areas;	This site will have pedestrian improvements from the proposed Old Fitzhugh reconstruction plans.
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	Staff finds that the proposed use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned.
6. Noise;	No concerns noted.
7. Odors; and	No concerns noted.
8. Dust.	No concerns noted.

Recommendation

Staff recommends **approval** of the Conditional Use Permit with the following condition:

1. The Conditional Use Permit is limited to the provision of permanent makeup and related cosmetic procedures as permitted under state regulations.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Conditional Use Permit request. At the time of this report, staff received one email in support of the request.

Meetings Schedule

March 26, 2025– Planning and Zoning Commission
 April 15, 2025 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application
 Attachment 2 – Application Materials

Planning Department Staff Report

Recommended Action:	Recommend approval of the request with staff conditions.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no or alternate conditions.
Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	Staff has not received any public comments at this time.
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the expansion of business and professional services Support Tourism related businesses



BILLING CONTACT FORM

Project Name: 251 Old Fitzhugh

Project Address: 251 Old Fitzhugh, Dripping Springs, TX 78620

Project Applicant Name: Courtney Deavers

Billing Contact Information

Name: Courtney Deavers

Mailing Address: 513 S. Lariat Circle

Dripping Springs, TX 78620

Email: Courtney.deavers@facealchemy.org Phone Number: (512) 962-9246

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

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

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

Courtney Deavers
Signature of Applicant

2/4/2025

Date

Business Overview

251 Old Fitzhugh is a 1940's historic home that will be converted into a bespoke medical spa, providing a variety of non-surgical medical beauty care to clients in and around Dripping Springs, TX.

The PLLC that will occupy the building is Dripping Springs Beauty and Co, Face Alchemy and Capri Microblades.

Products and Services

Face Alchemy will provide medspa services for all genders (majority being female) aged 18 and over in addition to medical acne clinic services to all genders 13 and older. Services will include acne clinic, weight loss management, skin rejuvenation, injectable procedures, collagen and elastin stimulation via injectables, chemical peels and microneedling. They will also offer facial services with the esthetician.

Capri Microblades is an expert in her field of permanent makeup, specializing in brow artistry. As a permanent makeup specialist, she is considered a "tattoo artist" and thus we will need to be zoned appropriately. We are currently zoned general retail commercial.

We appreciate your consideration, and look forward to moving into our new space on Old Fitzhugh. We are so excited to be a part of the historic district.

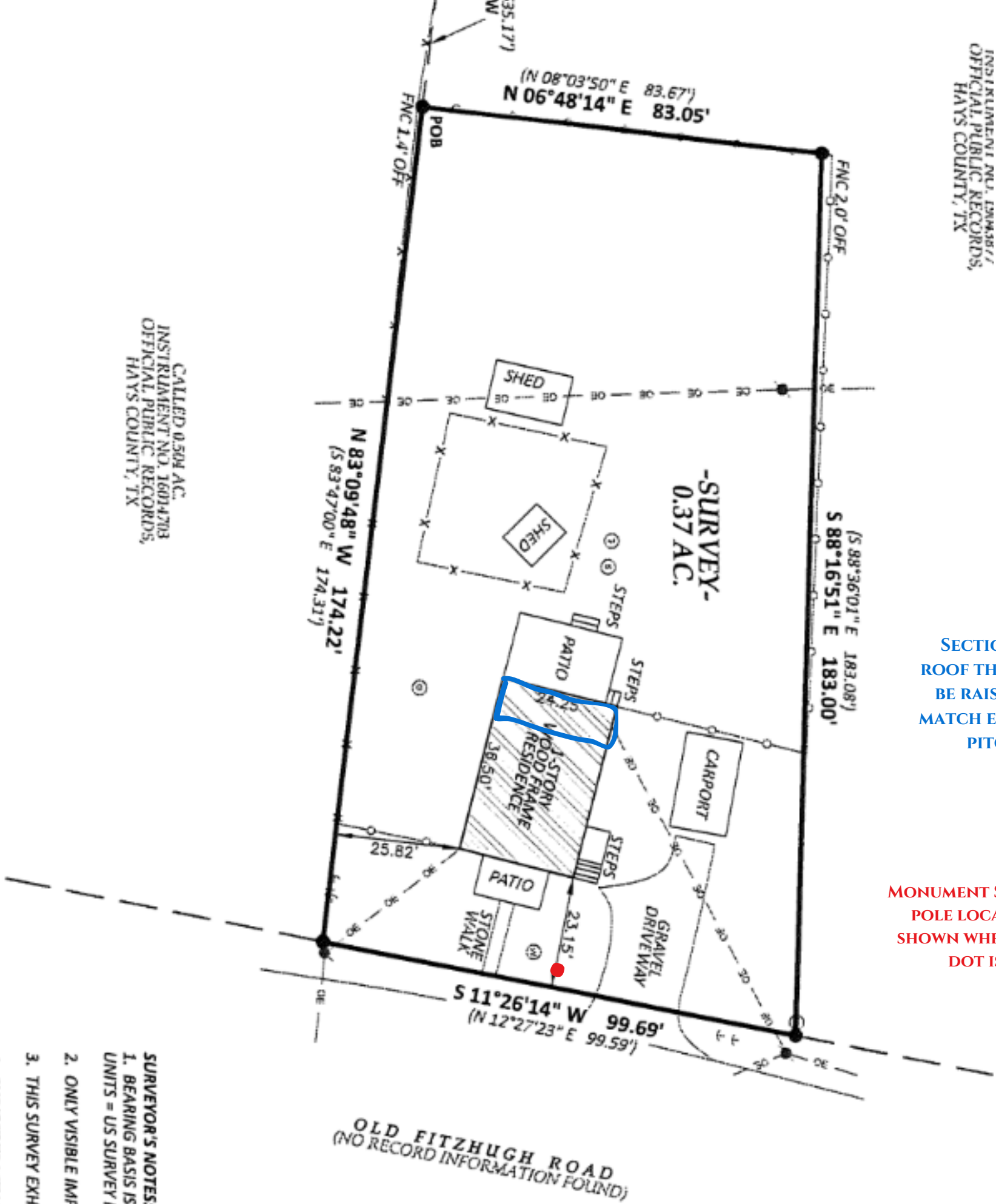


1 FT Dripping Springs Beauty & Co.

8 FT

36" ARM BY 6' TALL POLE

INSTRUMENT NO. 15963877
 OFFICIAL PUBLIC RECORDS,
 HAYS COUNTY, TX



SECTION OF
 ROOF THAT WILL
 BE RAISED TO
 MATCH EXISTING
 PITCH

MONUMENT SIGNAGE
 POLE LOCATION
 SHOWN WHERE RED
 DOT IS

CALLLED 0.504 AC.
 INSTRUMENT NO. 16014703
 OFFICIAL PUBLIC RECORDS,
 HAYS COUNTY, TX

OLD FITZHUGH ROAD
 (NO RECORD INFORMATION FOUND)

- SURVEYOR'S NOTES:**
1. BEARING BASIS IS G
 UNITS = US SURVEY FT
 2. ONLY VISIBLE IMPR
 3. THIS SURVEY EXHIBIT
 4. SUBJECT TRACT LIE
 MAP NO. 48209C0105



CURRENT STATE OF 251 OLD FITZHUGH

CURRENT ROOF LINE



PROPOSED CHANGE























CHARCOAL GREY ROOF PANELS



ALABASTER WHITE EXTERIOR

Channel letters will be 1ft tall,
spanning 8ft across, unlit , metal

1 FT Dripping Springs Beauty & Co. 8 FT

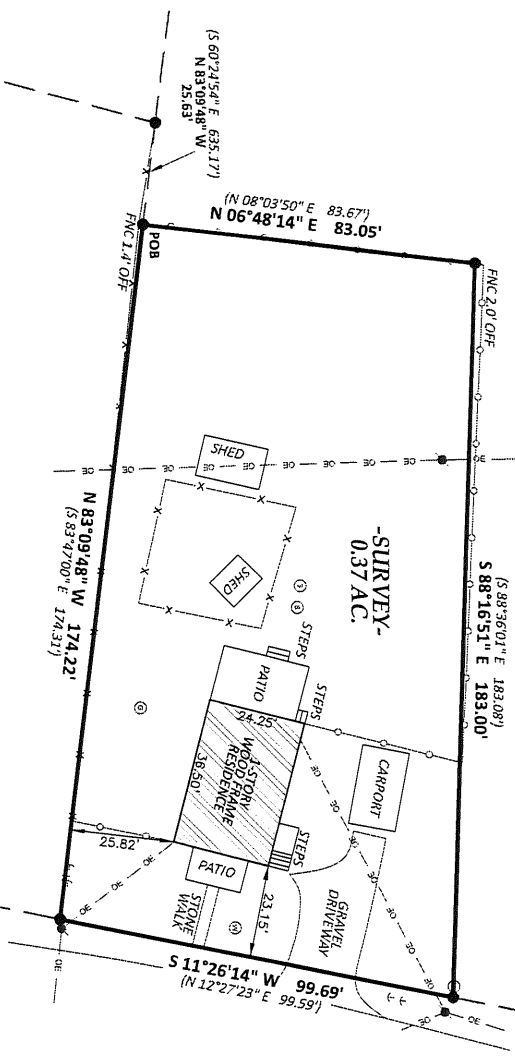
Wooden monument sign
posts are 4x4 , 6' at the highest point
metal base 8' long x 3'wide x 1' tall
address in metal letters 6" tall

Orientation of sign will be
rotated 90 degrees so that
signage will be visible to traffic
moving both directions



CALLED 1.158 AC
INSTRUMENT NO. 19048272
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

The undersigned has
received, reviewed and accepted
this survey
this day of Dec. 2024
Signed: *Carly Dower*



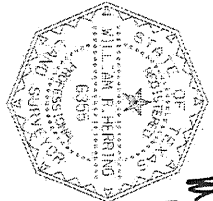
CALLED 0.094 AC
INSTRUMENT NO. 16142128
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

OLD FITZHUGH ROAD
(NO RECORD INFORMATION FOUND)

- LEGEND
- 1/2" IRON ROD FOUND
 - ⊙ SEPTIC LID
 - ⊙ POWER POLE
 - ⊙ GUY ANCHOR
 - ⊙ WATER METER
 - ⊙ PROpane TANK
 - POB POINT OF BEGINNING
 - OVERHEAD UTILITY LINE
 - CHAINLINK FENCE
 - WIRE FENCE
 - ADJOINER TRACT BOUNDARY
 - SUBJECT TRACT BOUNDARY



RECORD TITLE TO LAND
CALLED 0.37 AC,
VOL. 1095, PG. 881
OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TX



MSM
11/21/24

TO: FACE ATCHERY, PLLC (BORROWER), MAUREEN N. CASEDY (RECORD TITLE TO LAND) AND TITLE RESOURCES GUARANTY COMPANY (TITLE COMPANY):

I, WILLIAM R. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A YON-ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

SURVEYOR'S NOTES:
1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET.

2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.
3. THIS SURVEY EXHIBIT WAS PREPARED IN CONDUCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
4. SUBJECT TRACT LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C1055, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
5. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE 'B' OF THE TITLE COMMITMENT NO. 24-3281-D, EFFECTIVE DATE: OCTOBER 28, 2024, BY TITLE RESOURCES GUARANTY COMPANY, AND RELISTED BELOW WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.
- 10) EASEMENT EXECUTED BY WATSON CLAYTON AND GERTRUDE CLAYTON, TO THE SOUTHWESTERN STATES TELEPHONE CO., DATED NOVEMBER 4, 1959, RECORDED IN VOLUME 187, PAGE 483, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- DOES AFFECT. PLANNET EASEMENT NOT PLOTTABLE
- 10) EASEMENT EXECUTED BY WATSON CLAYTON AND WIFE, GERTRUDE CLAYTON, TO DRIPPING SPRINGS WATER SUPPLY CORPORATION, DATED FEBRUARY 13, 1964, RECORDED IN VOLUME 139, PAGE 556, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- MAY AFFECT. UNABLE TO ACQUIRE PLAT EASEMENT BY DESCRIPTION PROVIDED IN DEED RECORDS. EASEMENT LOCATION IS BASED ON AS-BUILT LOCATION OF UNDERGROUND WATERLINE WHICH WAS NOT VISIBLE AT THE TIME OF SURVEY.

WHITECAP SURVEY COMPANY, LLC
SURVEY COMPANY

WHITECAP SURVEY COMPANY, LLC
TRIPLE SIMMONS, PO 194424
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

LAND TITLE SURVEY
251 OLD FITZHUGH ROAD
DRIPPING SPRINGS, TX

PAGE 1
OF 1

PROJECT NAME:	251 OLD FITZHUGH ROAD
CLIENT:	MAUREEN CASEDY
JOB NUMBER:	2400198
SURVEY DATE:	NOVEMBER 21, 2024
SURVEYOR:	WH
TECHNICIAN:	WHLES

Site Development Projects				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0033 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
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on Resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on Resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on Resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Approved w/ Conditions
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
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 tow additional duplexes w/ accompanying site improvements	Waiting on Resubmittal
SD2023-0009 Paloma	CL	235 Sports Park Rd	Adding improvements to the site	Waiting on Resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on Resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on Resubmittal
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Waiting on Resubmittal
SD2023-0017 OroBianco Mobile Food Unit - Driveways	CL	27713 RR 12	Driveway for gelato food truck.	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	Waiting on Resubmittal
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	Waiting on Resubmittal
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 Springs	CL	US Hwy 290	Retail parts store.	Waiting on Resubmittal
SD2024-010 Austin Ridge Bible Church	ETJ	3100 E Hwy 290	Church campus, with worship center, driveways, parking, detention, and park area.	Waiting on Resubmittal
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Waiting on Resubmittal
SD2024-012 5285 Bell Springs Rd	ETJ	5285 Bell Springs Rd	Private religious educational facility and associated improvements.	Waiting on Resubmittal
SD2024-013 Cowboy Church of the Hill Country	ETJ	207 Darden Hill Road	Construction of a church building and accompanying site improvements.	Waiting on Resubmittal
SD2024-014 Pear Tree Commercial	ETJ	27322 RR 12	Existing commercial space. Pave the parking area and provide water quality treatment of that area.	Waiting on Resubmittal
SD2024-016 UG Boat and RV Storage	ETJ	31301 RR 12	Open air rv and boat storage.	Approved
SD2024-018 Short Mama's	CL	101 College Street	Existing project addition to include dining area, parking, lawn area, stage, and streetscaping.	Under Review
SD2024-019 VB Dripping Springs	CL	27320 RR 12	100' wireless telecommunication tower.	Approved w/ Conditions
SD2024-020 Lost Lizard	ETJ	10730 FM 967	Four residential accessory structures and gravel parking.	Waiting on Resubmittal
SD2024-021 Genesis City - Glamping Hotel	ETJ	113 Concorde Circle	One main building with 9 cabins, and parking.	Under Review
SD2024-022 Stephenson Building Addition and Parking Improvements	CL	311 Old Fitzhugh Rd	Phase 1:Stephenson building addition. Phase 2: parking lot improvements.	Waiting on Resubmittal
SD2025-001 Lazare Properties	CL	28485 RR 12	Post office, deli express bar/waiting area, and retail space	Under Review

Subdivision Projects				
Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved w/ Conditions
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	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
SUB2022-0048 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.	Waiting on Resubmittal
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Approved w/ Conditions
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Approved w/ Conditions
SUB2023-0018 Cannon Ranch Phase 2 Final Plat	CL	Rushmore Drive at Lone Peak Way	Subdivide into 100 lots.	Approved w/ Conditions
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water, wastewater subdivision constructions plans.	Under Review
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	Waiting on Resubmittal
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
SUB2023-0049 Amended Plat of the Breed Hill Replat Subdivision	ETJ	3100 W US 290	Combining three lots into one.	Approved w/ Conditions
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
SUB2024-008 Skylight Hills Final Plat	ETJ	13001 and 13111 High Sierra	Subdivide into 5 lots.	Approved w/ Conditions
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.	Waiting on Resubmittal
SUB2024-021 Village Grove Phase 2A Subdivision	CL	Village Grove Parkway	Infrastructure for 64 single family residential lots on 18.206 acres	Under Review
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
SUB2024-028 Off Site Waterline Plans for Luna Roya Subdivision	ETJ	Silver Creek Rd	Waterline infrastructure construction plans.	Waiting on Resubmittal
SUB2024-030 Heritage Phase 3 Final Plat	CL	Sportsplex Drive	164 lot subdivision plat	Waiting on Resubmittal
SUB2024-033 Village Grove Phase 1 Final Plat	CL	Village Grove Parkway	Plat of 1 roadway, 2 water quality ponds, and 1 drainage easement.	Waiting on Resubmittal
SUB2024-034 Village Grove Phase 2A Final Plat	CL	Village Grove Parkway	Final plat for 165 single family lots.	Waiting on Resubmittal
SUB2024-035 Lunaroya Amended Preliminary Plat	ETJ	Silver Creek Rd	28 single family residential lots.	Approved
SUB2024-036 Mitchel Property Preliminary Plat	ETJ	Silver Creek Rd	33 residential lots.	Waiting on Resubmittal
SUB2024-037 Driftwood Golf Club Development Effluent and WW Forcemains	ETJ	Thielepape Cove	12,185 linear feet of 12", 6", or 2" forcemain	Waiting on Resubmittal
SUB2025-001 Village Grove Phase 2B Final Plat	CL	Village Grove Parkway	262 single family residential lots.	Waiting on Resubmittal
SUB2025-002 Lunaroya PH 3 Preliminary Plat	ETJ	13755 Silver Creek Dr	9 single family residential lots.	Under Review

In Administrative Completeness	Filing Date
SD2024-004 Glass Business Park, Phase 2	19-Mar

<i>Ongoing Projects</i>	
Comprehensive Plan	Comprehensive plan subcommittee April
Cannon Mixed-Use	Awaiting Resubmittal
PDD2023-0001 Madelynn Estates	Dormant
PDD2023-0002 Southern Land	April DAWG Meeting
PDD2023-0003 ATX RR12 Apartments	Under Review