



Planning & Zoning Commission Regular Meeting

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

Tuesday, December 10, 2024, at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
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 October 22, 2024 Planning and Zoning Meeting Minutes.**
- 2. Discuss and consider approval of the 2025 Planning & Zoning Commission meeting calendar.**

BUSINESS AGENDA

- 3. Public hearing and recommendation of VAR2024-009: a variance request to allow a single-family residence building within the side setback at 406 Sue Peaks. Applicant: Travis Schirpik, Meritage Homes**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Recommendation

- 4. Public hearing and consideration of VAR2024-011: a subdivision variance request to allow a flag lot within the Morganville Subdivision located at 403 KC Memory Lane. Applicant: Jon Thompson**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. 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.

- 5. Planning Department Report**

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
January 28, 2024, at 6:00 PM

City Council & Board of Adjustment Meetings

January 7, 2024, at 6:00 PM

January 21, 2024, at 6:00 PM

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 December 6, 2024 at 6:00 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, October 22, 2024, at 6:00 PM

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

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

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Diana Boone
Deputy City Attorney Aniz Alani
Mayor Pro Tem Taline Manassian

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.

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.

The meeting minutes were approved individually, not in a single motion.

1. Approval of the October 8, 2024 Planning & Zoning Special Meeting Minutes.

A motion was made by Commissioner Foster and seconded by Commissioner Bourguignon, to approve the October 8, 2024 Planning & Zoning Special Meeting minutes.

The motion to approve carried unanimously 5 to 0.

2. Approval of the August 27, 2024 Planning & Zoning Regular Meeting Minutes.

A motion was made by Commissioner Foster and seconded by Commissioner Crosson, to approve the August 27, 2024 Planning & Zoning Meeting minutes with a minor correction to the Variance request on Item 2.

The motion to approve carried 4 to 0. Commissioner Bourguignon recused himself since he was not present during the August meeting.

2. Approval of the July 23, 2024 Planning & Zoning Regular Meeting Minutes.

The motion was made by Commissioner Bourguignon and seconded by Commissioner Foster, to approve the July 23, 2024 Planning & Zoning Meeting minutes.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

4. Public hearing and recommendation regarding ZA2024-004: an application for a zoning map amendment from Single Family Residential - Low Density (SF-1) to Local Retail (LR) for the 0.77 acres located at 109 Bonnie Drive. Applicant: Mary Faith Pryor

a. Applicant Presentation

Applicant Mary Faith Pryor requested a zoning change and spoke about possible uses for the property located on 109 Bonnie Drive.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends denial as presented.

c. Public Hearing

No one spoke during Public Hearing.

d. Recommendation

A motion was made by Commissioner Foster and seconded by Vice Chair Williamson, to recommend denial per staff recommendation.

The motion to deny the request carried unanimously 5 to 0.

5. Public hearing and recommendation regarding ZA2024-005: an application for a zoning map amendment from Single Family Residential - Low Density (SF-1) & Commercial Services (CS) to General Retail (GR) for the 1.79 acres located at 215 Old Fitzhugh Road. Applicant: Carole Crumley

a. Applicant Presentation

Applicant was not present.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends 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 Bourguignon, to approve per staff recommendation.

The motion to approve carried unanimously 5 to 0.

6. Public hearing, discussion, and consideration of approval of VAR2024-007: a variance request to allow two buildings within the front setback at 235 Sports Park Road. Applicant: Guadalupe Barragan

a. Applicant Presentation

Carlos Yescar spoke and requested that the two building remain where currently located.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends denial as presented.

c. Public Hearing

No one spoke during Public Hearing.

d. Recommendation

A motion was made by Commissioner Bourguignon and seconded by Commissioner Crosson, to accept staff recommendation for denial and if Board of Adjustment denies, the Commission recommends a 6 month window to complete requirements and for temporary Certificate of Occupancy to remain in effect so they can continue to operate and be revoked if requirements are not met within this time period.

The motion to recommend denial carried 4 to 1 with Vice Chair Williamson voting nay.

7. Public hearing, discussion, and consideration of approval of VAR2023-008: a variance request to allow a building within the rear setback at 1310 W US 290. Applicant: Dominic Shaw, Hill Country Senior Citizens Activity Center

a. Applicant Presentation

Applicant Dominic Shaw spoke, requesting variance to replace two existing sheds with one larger building.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends denial as presented.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Crosson and seconded by Commissioner Bourguignon, to approve variance request with requirement that fence be repaired consistent with the rendering.

The motion to approve carried unanimously 5 to 0.

8. Discuss and consider approval of a recommendation to City Council regarding CUP2024-006: A Conditional Use Permit to allow a mobile food vendor at 301 W US 290. Applicant: Tye Casas, Thai To-Go LLC

a. Applicant Presentation

Applicant Tye Casas spoke, requesting a CUP to park food truck at Pig Pens BBQ.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends approval with the following conditions:

1. The applicant shall receive approval of a Certificate of Appropriateness by the Historic Preservation Commission.
2. Hours of operation are limited to between 8:00am and 10:00pm.
3. Trash receptacles shall be provided for customer use.
4. The Conditional Use Permit shall be reconsidered by City Council within two years of its effective date.
5. The permit shall become effective with the issuance of the building permit.
6. There shall be no amplified music.
7. Trash must be removed from the food truck site at the end of each business day.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Bourguignon and seconded by Commissioner Foster, to approve with staff recommendations and added requirement for documented agreement from Pig Pen BBQ to allow the use of facilities.

The motion to approve carried unanimously 5 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.

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.

ADJOURN

A motion to adjourn the meeting was made by Commissioner Crosson and seconded by Vice Chair Williamson. The motion to adjourn carried unanimously 5 to 0.

The meeting was adjourned at 8:16 p.m.



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Diana Boone, City Secretary

Commission Meeting Date: December 10, 2024

Agenda Item Wording: **Discuss and consider approval of the 2025 Planning & Zoning Commission meeting calendar.**

Agenda Item Requestor: Mim James, Chair

Summary/Background: Each year the Planning & Zoning Commission annual meeting calendar is drafted according to the commission's meeting frequency and the approved City Holiday Calendar. Currently, the PZC has been meeting once a month, on the 4th Tuesday of each month.

Attached for review is the 2025 meeting calendar with approved city holidays and the PZC meeting dates highlighted in green. No meeting dates conflict with city holidays; however, the November and December meetings fall on the same week as Thanksgiving and Christmas holidays. No changes were made to the November meeting date, but the Commission may choose to reschedule the meeting, if preferred. Meetings can also be rescheduled or canceled throughout the year. The suggested meeting date for December is the second Tuesday of the month:

December 9, 2025

Committee: *Should there be any changes to the attached meeting dates, please provide for those changes in a motion.*

Attachments: 1. PZC 2025 Draft Calendar

Next Steps/Schedule:

1. Update calendar if any changes
2. Add meetings to calendars:
 - a. Council Chamber calendar
 - b. Staff, City Council, and Commissioner calendar invite
 - c. City website main calendar
 - d. Municode Agenda (automatically populates Agendas and Minutes webpage with upcoming meetings)

2025 Planning & Zoning Commission

CITY HOLIDAYS
DSISD HOLIDAYS
PZC MEETINGS

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

MEETING DATES:

- 1/28/25 PZC Regular Meeting
- 2/25/25 PZC Regular Meeting
- 3/25/25 PZC Regular Meeting
- 4/22/25 PZC Regular Meeting
- 5/27/25 PZC Regular Meeting
- 6/24/25 PZC Regular Meeting
- 7/22/25 PZC Regular Meeting
- 8/26/25 PZC Regular Meeting
- 9/23/25 PZC Regular Meeting
- 10/28/25 PZC Regular Meeting
- 11/25/25 PZC Regular Meeting
- 12/9/25 PZC Regular Meeting



Planning and Zoning Commission Planning Department Staff Report

Item 3.

Planning and Zoning Commission Meeting: February 22, 2021
Project No: VAR2024-009
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: 406 Sue Peaks
Property Location: 406 Sue Peaks
Legal Description: Lot 9, Block 37, Big Sky Phase 3
Applicant: Travis Schirpik, Meritage Homes, LP
Property Owner: Meritage Homes, LP
Request: Applicant is requesting a variance to Section 3.4.4(b)(2) requiring a 5-foot side setback for properties zoned SF-3 for an existing home.

CITY OF DRIPPING SPRINGS
INC. 1981
TEXAS

Location Map

VAR2024-009
406 Sue Peaks

ROADS
Parcel Lines
City Limits
Full Purpose

0 50 100 200 Feet

Overview

The applicant is requesting a side setback variance from the Planned Development District (PDD) No. 10 Big Sky standards to allow an as-built home to remain 3 feet from the adjacent property line, where a 5-foot side setback is required under Section 2.4.5(b) of the PDD Development Standards.

The variance is sought to address a construction error that occurred due to an oversight when an amending plat was filed. The updated property pins were not referenced when determining the foundation forms, resulting in the home being poured in its current location. The home has been completed but has not yet received a Certificate of Occupancy and the home is unoccupied.

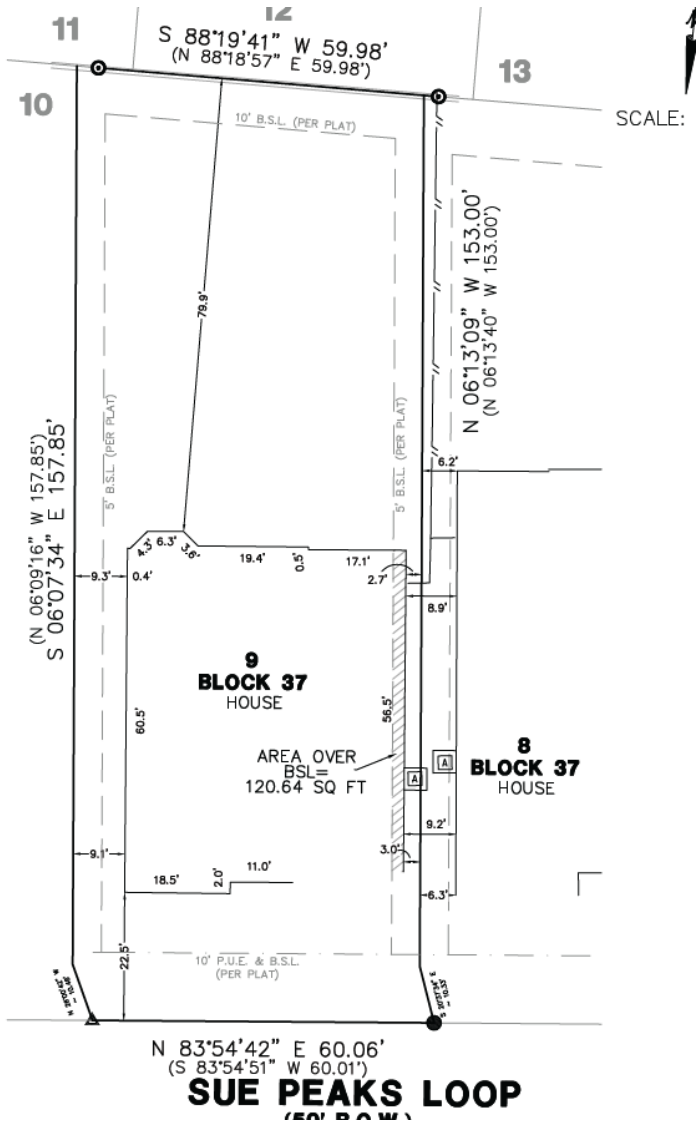
The property owner provided the following description of the hardship and reason for this request:

1. *Home was placed on the lot, surveyed and placed (poured) prior to lot lines being adjusted to the plat. Meritage Homes found the discrepancy once the home was completed, by receiving the final survey. We are asking for the variance in terms of allowing the home to remain in place, with alterations being made by Meritage Homes, to the standard of R302.1 (1) of the International Residential Code.*

Code Requirement	Applicant Request	Required Yard Deficit
5-foot side yard.	Allow the home 3-feet from the property line	2 feet (40% deviation)

Surrounding Properties

Direction	Zoning District	Existing Use	Comprehensive Plan
North	SF-3	Single Family	The area is not shown on the city's comprehensive future land use plan.
East	SF-3	Single Family	
South	SF-3	Single Family	
West	SF-3	Single Family	



Approval Criteria for Variance (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	The discrepancy arose due to an amending plat that adjusted lot lines after the foundation was poured. The only option to come into compliance would be to tear down and replace the home, which creates a significant burden not typically faced by other property owners in similar situations.
2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and By preserving the natural features and topography of the land; and	Granting the variance allows the applicant to retain the use of the completed home for its intended residential purpose. Without the variance, the applicant would be required to demolish and reconstruct the home, significantly impacting their ability to enjoy a substantial property right. The overall size of the home is consistent with what the Code allows.
3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	The applicant has proposed fire safety modifications, including a 1-hour fire-resistance-rated wall assembly and roof projection adjustments per International Residential Code standards. These measures mitigate fire safety risks.

	and ensure the reduced setback will not harm neighboring properties.
4. the granting of the variance constitutes a minimal departure from this Chapter; and	The request represents a 2-foot reduction in the side setback from 5 feet to 3 feet. While this is a significant deviation, the size of the home complies with development standards, and fire safety measures are being implemented to mitigate potential impacts.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	While the developer initiated the amending plat, which partly caused this issue, the misplacement of the home resulted from an error during construction. The applicant did not knowingly cause the setback encroachment, and the hardship is not based solely on economic considerations.
6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ul style="list-style-type: none"> a. the public health, safety and welfare may be secured; and b. that substantial justice may be done. 	Allowing the home to remain while addressing fire safety ensures public health, safety, and welfare are protected. Granting the variance avoids unnecessary demolition and supports the intent of the development standards to balance reasonable property use with community safety.

Summary and Recommendation

Staff recommends approval of this request with the following condition:

1. All necessary improvements as determined by the Building Official must be made prior to issuance of a Certificate of Occupancy.

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 Variance request.

Meetings Schedule

December 10, 2024 Planning & Zoning Commission

January 7, 2024 Board of Adjustments

Attachments

Attachment 1 – Variance Application

Attachment 2 – Application Materials

Recommended Action	Approval with the condition referenced above.
Alternatives/Options	Recommend disapproval of the 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



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 3.

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Meritage Homes LP

STREET ADDRESS 406 Sue Peaks

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE 512-563-0024 EMAIL Travis.Schirpik@meritagehomes.com

APPLICANT NAME Travis Schirpik

COMPANY Meritage Homes

STREET ADDRESS 12301 Research Blvd, Bldg 4, Suite 400

CITY Ausitn STATE Tx ZIP CODE 78759

PHONE 5125630024 EMAIL travis.schirpik@meritagehomes.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION

Item 3.

PROJECT NAME	Big Sky Ranch
PROPERTY ADDRESS	406 Sue Peaks
CURRENT LEGAL DESCRIPTION	Lot 9, Block 37, Phase 3
TAX ID#	65-1308131
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

o Description of request & reference to section of the Code of Ordinances applicable to request: We are asking for a variance to the Planned Development District No. 10 Big Sky, Article II. Development Standards; 2.4.5, b which is the minimum side yard: Building setbacks shall be five (5) feet. See attached

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

Home was placed on the lot, surveyed and placed (poured) prior to lot lines being adjusted to the plat. Meritage Homes found the discrepancy once the home was completed, by receiving the final survey. We are asking for the variance in terms of allowing the home to remain in place, with alterations being made by Meritage Homes, to the standard of R302.1(1) of the International Residential Code~

o 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:

Meritage Homes will make changes to the affected area in terms of adjusting the home, on the affected side, to a 1 hour fire-resistance application. This will result in a 1-hour tested in accordance with ASTM E119, UL 263 of the International Building Code allowing for a 0 feet separation limit on the wall and >2 feet of the roof projection into side building setback line.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Travis Schirpik 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. 171, Pg. 229.)

[Signature]
Name **Travis Schirpik**
VP of Operations

Title

STATE OF TEXAS §

§

COUNTY OF ~~HAYS~~ Travis §

This instrument was acknowledged before me on the 9 day of October,

2024 by Travis Schirpik
VP of Operations

[Signature]
Notary Public, State of Texas

My Commission Expires: 6/10/2026

Travis Schirpik
VP of Operations

Name of Applicant



R302.1 Exterior walls.

Construction, projections, openings and penetrations of *exterior walls of dwellings* and accessory buildings shall comply with [Table R302.1\(1\)](#); or *dwellings* equipped throughout with an *automatic sprinkler system* installed in accordance with [Section P2904](#) shall comply with [Table R302.1\(2\)](#).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. *Walls of individual dwelling units and their accessory structures* located on the same *lot*.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the *lot*. Projections beyond the *exterior wall* shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

**TABLE R302.1(1)
EXTERIOR WALLS**

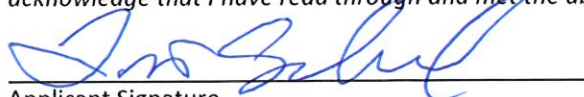
EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
Openings in walls	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	NA	< 3 feet
Penetrations	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

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:


 Applicant Signature

10/16/2024
 Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input 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)

Project Number: _____ - _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Big Sky Ranch

Project Address: 406 Sue Peaks

Project Applicant Name: TRAVIS Schirpik

Billing Contact Information

Name: ~~Travis~~ Kim Kidd


Mailing Address: 12301 Research Blvd, Building 4, suite 400
Austin TX 78759

Email: Kim.Kidd@meritagehomes.com Phone Number: 512-610-4868

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.

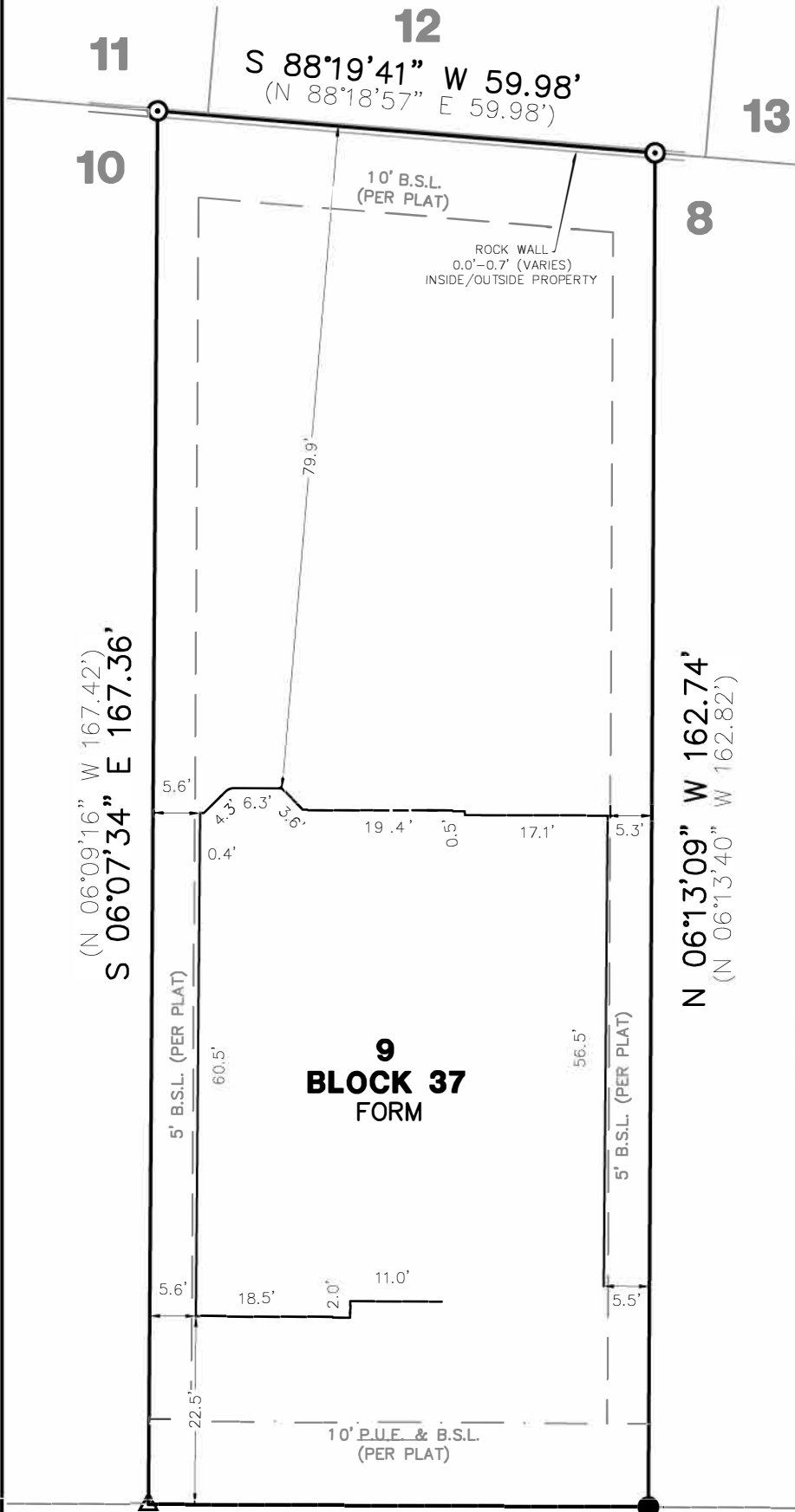

Signature of Applicant

10/16/2024
Date

FORM SURVEY

ATS Job # 22122008s

Reference: Meritage Homes Address: 406 Sue Peaks Loop, Dripping Springs, Texas
Lot 9, Block 37, FINAL PLAT OF BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS, a subdivision in Hays County, Texas, according to the map or plat as recorded in Doc. No. 22038606, Plat Records, Hays County, Texas.



SCALE: 1"=20'

NOTE:
THIS SURVEY IS SIMPLY FOR THE PURPOSE OF LOCATING THE FORM ON THIS PARTICULAR LOT AND SHOULD NOT BE USED FOR ANY ADDITIONAL PURPOSES.

LEGEND	
●	½" (IRF) IRON ROD FOUND CAPPED: "DOUCET"
△	CALCULATED POINT (UNABLE TO SET, DEEP TRENCH PRESENT)
⊙	MAG NAIL FOUND IN ROCK WALL
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.P.D.	PUBLIC PARK DISTRICT
R.O.W.	RIGHT-OF-WAY
()	RECORD INFORMATION

Surveyor's Note:
The bearings shown hereon are based on the final plat of FINAL PLAT OF BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS according to the map or plat as recorded in Doc. No. 22038606, Plat Records, Hays County, Texas.

- Notes:**
- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
 - 2) All building setback lines and easements shown hereon are per subject plat unless otherwise noted.

I, Randolph Alfred Finch, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

SUE PEAKS LOOP (50' R.O.W.)

02-09-2023



Randolph Alfred Finch, RPLS No. 4972
Client: Meritage Homes
Date of Field Work: 2/7/2023
Field: Ksison
Tech: ISantos
Date Drawn: 2/9/2023
Path: Projects\MeritageHomes\BigSkyRanch3\Forms\F009-037-BSR-3.dwg

ATS Engineers Inspectors & Surveyors

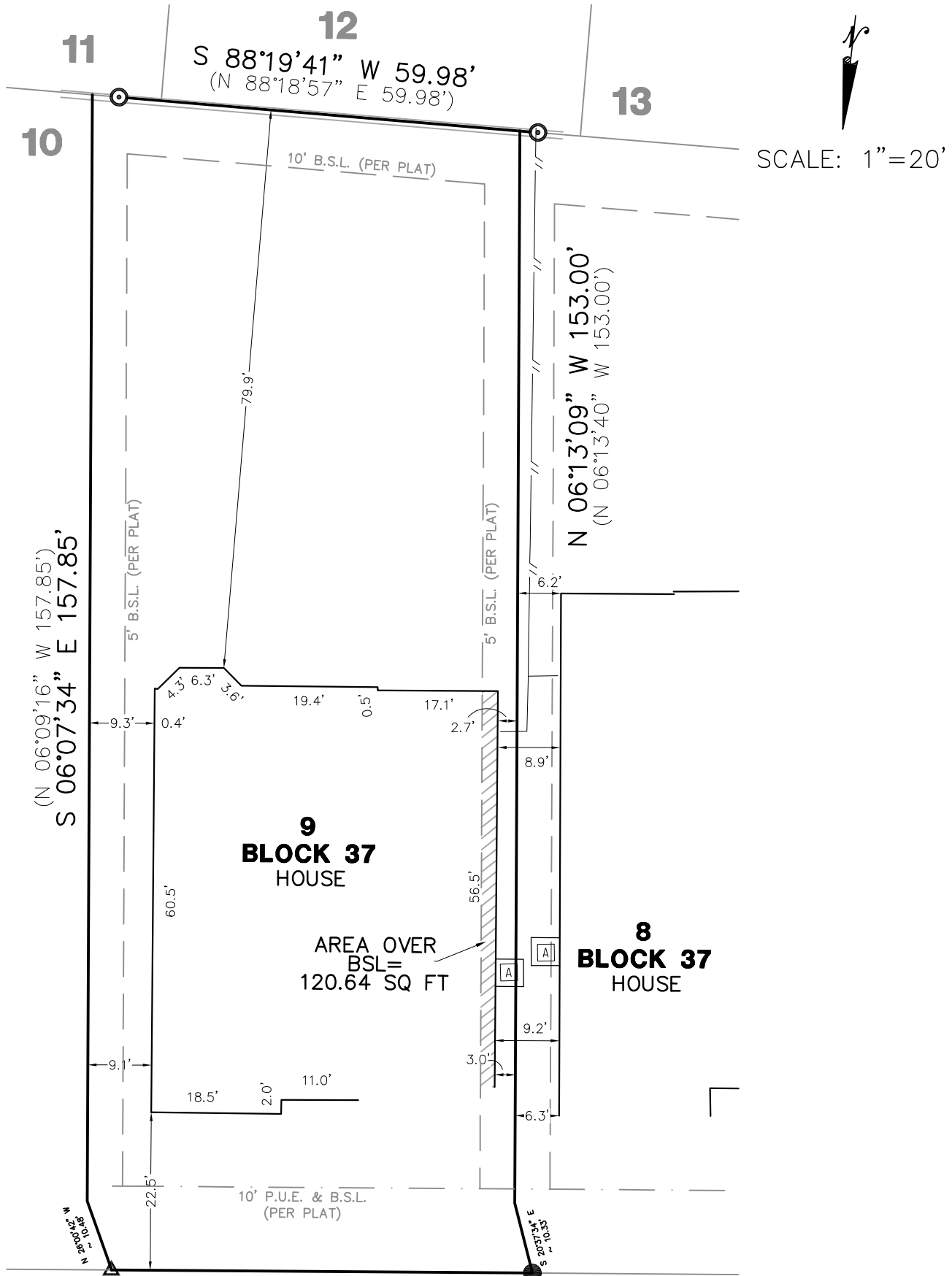
www.ats-engineers.com
TBPLS FIRM REG. #10128000
4910 West Hwy 290
AUSTIN, TEXAS 78735

(512) 328-6995
FAX: (512) 328-6996

Address: 394 & 406 Sue Peaks Loop, Dripping Springs, Texas

Lots 8 & 9, Block 37, BIG SKY RANCH PHASE THREE AT DRIPPING SPRINGS, a subdivision in Hays County, Texas, according to the map or plat as recorded in Doc. No. 220386 and as amended in Doc. No. 23024086 of the Plat Records, Hays County, Texas.

Item 3.



N 83°54'42" E 60.06'
(S 83°54'51" W 60.01')

SUE PEAKS LOOP

(50' R.O.W.)

**PLANNED DEVELOPMENT DISTRICT No. 10:
Big Sky**

Planned Development District

Ordinance No. 2018-24

Approved by the Planning & Zoning Commission on:
September 25, 2018.

Approved by the City Council on:
October 9, 2018

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (“Ordinance”) is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.3.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 200 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Big Sky” and as more particularly identified and described in *Exhibit “A”* (the “Property”) to *Attachment “A”*; and

WHEREAS, the Property will be subdivided and developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, the Owner, its affiliates or their successors and assigns intends to develop a master-planned community that will include a mix of land uses, together with parkland and roadway connections described herein;

WHEREAS, the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD – 10”; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on September 25, 2018; and

WHEREAS, pursuant to the City’s Planned Development Districts Ordinance, Article 30.03 of the City’s Code of Ordinances (the “PD Ordinance”), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this Ordinance as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, this Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has reviewed this proposed Ordinance, the PD Master Plan, and the Annexation and Development Agreement for Scott Ranch and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code §30.03.004: provides for a superior design of lots or buildings; provides for increased recreation and/or open space opportunities for public use; provides amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewsapes, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places;

provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and approved by the City's Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

- A. Zoning District Created.** PDD – 10 is hereby established consistent with *Attachment "A,"* which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to add the zoning district identified as PDD – 10.
- B. Zoning Map Amended.** The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – 10 consistently with the boundaries of the Property delineated in the Property Legal Description, *Exhibit "A"* to *Attachment "A"*.
- C. PD Master Plan Approved.** The PD Master Plan attached *as Exhibit "B"* to *Attachment "A"* is hereby approved. The PD Master Plan, together with *Attachment "A"*, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, *Attachment "A"* and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval.
- D. Administrative Approval of Minor Modifications.** In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include the location of use classifications; slight adjustments to the internal street and drive alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. The City Administrator may

approve minor modifications in writing following consultation with the City Engineer. Any appeal of the City Administrator’s determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.

- E. Code of Ordinances.** The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment “A”*, or the PD Master Plan.
- F. Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.
- G. PDD Fees.** Owner shall receive credit towards the Planned Development District Request Fee equal to \$20,030.00 previously paid by Owner to the City for the Development Agreement Fee.
- H. Attachments and Exhibits Listed.** The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment “A” – Planned Development District No. 10 and Zoning Map

Exhibit A	Property Legal Description
Exhibit B	PD Master Plan
Exhibit C	Parks, Trails and Open Space Plan
Exhibit D	PD Code Modifications Chart
Exhibit E	Founders Memorial Park and Pound House Improvements
Exhibit F	PD Street Standards
Exhibit G	Water Quality Buffer Zones
Exhibit H	PD Phasing Plan
Exhibit I	PD Uses Chart

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING

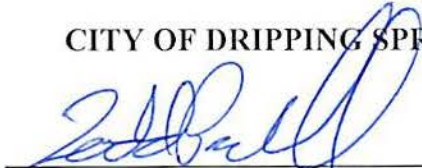
It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED & APPROVED this, the 18th day of October 2018, by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:



Todd Purcell, Mayor

ATTEST:



Andrea Cunningham, City Secretary



Attachment “A”

City of Dripping Springs CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. 10:

ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD – 10 Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property.
- 1.3. **PD Master Plan.** The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.
- 1.4. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

City: The City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term also includes the Deputy City Administrator and City Administrator’s designee.

City Council: The governing body of the City of Dripping Springs, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

Code, City’s Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City’s ordinances, regulations and official policies in effect as of July 10, 2018 except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. This term does not include Zoning or Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations

mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Development Agreement: The Annexation and Development Agreement for Scott Ranch between Owner and the City with the effective date of July 10, 2018.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Homeowners Association: A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Home Owners Association or Property Owners Association.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems, the structure covering specifically the rainwater collection tanks, decomposed granite surfaces, permeable concrete, or any other permeable surface.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Engineer based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as pervious for all purposes: open space, greenbelt, mitigation land, park, irrigation field, flood plain, water quality and/or drainage facility and/or area not lined with impermeable material, detention facility, swale, irrigation area, playground, athletic fields, granite and/or pea gravel trails, “green roof” areas and roof areas utilizing rainwater harvesting, and such other areas as determined by City Engineer.

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

Outdoor Lighting Ordinance: Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

Owner: Meritage Homes of Texas, LLC., an Arizona limited liability company. and their successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on the PD Master Plan on *Exhibit B*”.

Project Approvals: The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on *Exhibit D*".

Property: The land as more particularly described in *Exhibit "A"*.

TCEQ: The Texas Commission on Environmental Quality, or its successor agency.

TCSS Manual: The City of Dripping Springs Technical Construction Standards and Specifications Manual.

TIA: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

TxDOT: The Texas Department of Transportation or its successor agency.

Water Quality Protection Ordinance: Article 22.05 of Chapter 22, General Regulations of the Code.

ARTICLE II. DEVELOPMENT STANDARDS

- 2.1. General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on *Exhibit "H"*. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Site plans shall be submitted to the City for approval with each phase.
- 2.3. Permitted Uses.**
- 2.3.1. Base Zoning:** The base zoning district for the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.
- 2.3.2. Allowed Uses:** Those uses listed in the PD Uses Chart attached as *Exhibit "I"* are hereby permitted by right within the Project.
- 2.4. Design Specifications:**
- 2.4.1 Impervious Cover.** The Property may be developed with an Impervious Cover Percentage that does not exceed fifty percent (50%) over the entire Project. Owner shall have the right to apportion impervious cover limits on a lot by lot or use by use basis. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

- 2.4.2 Minimum Lot Area:** Three thousand four hundred (3,400) square feet.
- 2.4.3 Building Height.** Buildings shall not exceed 2 ½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.
- 2.4.4 Minimum Lot Width:** Thirty-four (34) feet measured from the set back line.
- 2.4.5 Setbacks.** Building setbacks shall be as follows:
- a. **Minimum Front Yard:** Building setbacks shall be ten (10) feet from the street right of way.
 - b. **Minimum Side Yard:** Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right of way.
 - c. **Minimum Rear Yard:** Building setbacks shall be ten (10) ten feet.
 - d. **Minimum setback for Garage Door from Alley:** Ten (10) feet.
 - e. **Minimum Setback for Accessory Building:** Five (5) feet; no accessory buildings or structures are permitted in any front yard.
 - f. **Maximum Height of Fence within front Street Yard:** Three (3) feet and shall provide a finished face to abutting streets.
 - g. **Maximum Height of Fence Outside Street Yard:** Six (6) feet; provided, however, lots that are contiguous to the boundaries of the Property may have an eight (8) foot maximum height of fence outside street yard. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.
 - h. **Buffer areas and Setbacks:** A thirty (30) foot Land Use Transition buffer will extend along the shared property line where residential lots are contiguous to the Poundhouse Hill development to aid in screening the change in density. The lots adjacent to the Poundhouse Hill development shall be at least a fifth of an acre in size. The buffer along such shared boundary shall meet the requirements in City Ordinance Section 28.06.051 – Landscape Buffers. Additionally, residential lots that are contiguous to the lots in Poundhouse Hills development shall be a minimum of sixty (60) feet wide and shall have in addition to the thirty (30) foot buffer, a twenty (20) foot or fifteen (15) foot building set back line from the boundary of the buffer, depending on the

R302.1 Exterior walls.

Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of individual dwelling units and their accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

**TABLE R302.1(1)
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the International Building Code with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.



TO: City of Dripping Springs

FROM: Meritage Homes

DATE: May 29, 2024

SUB: 406 Sue Peaks, Big Sky Ranch
Dripping Springs, TX 78620

Please see information below to outline the steps Meritage Homes will take to address and correct the issues identified at 406 Sue Peaks.

Correction Process for 406 Sue Peaks

Exterior Wall Corrections

1. Remove Exterior Facade

- Remove brick on the first floor and siding on the second floor from the right side of the house.

2. Soffit Overhang Adjustments

- Cut back soffit overhangs to ensure they are a minimum of 2 feet from the property line.
- Any remaining soffit overhang will have a 1-hour fire rating on the underside per Table 302.1 (1).

3. Window Removal

- Remove windows at the second-floor game room that are less than 3 feet from the property line.

4. Water Heater Vent Adjustment

5. Remove the water heater vent on the right side. It will be vented through a chase added in the game room (see Interior Wall section).

6. Vent Removal

- Remove vents for bath fans and the dryer from the right side. These will be vented through a chase added in the game room (see Interior Wall section).

7. HVAC Adjustments

- Remove the HVAC condenser and all connections from the right side of the house. It will be moved to the left side of the house.
- Remove the 110V HVAC service plug from the right side of the house.

8. Water Heater Drain Adjustment

- Remove water heater secondary drains from the right side of the house. They will be relocated to the interior stud bay of said wall to exit the exterior of the front of the home.

9. Pest Control Connection Removal

- Remove the pest control connection on the right side of the house.

10. Add Fire-Rated Sheathing

- Install fire-rated sheathing as per the attached detail.

11. Replace Soffit and Fascia Trim Boards

- Ensure a minimum 2-foot clearance from the property line.
- Any remaining soffit overhang will have a 1-hour fire rating on the underside per Table 302.1 (1).

12. Replace Exterior Facade

- Replace the brick on the first floor and siding on the second floor.
- Replace the brick on the first floor with siding in an area 8 feet wide (4 feet O.C) of the master bath window to create an area 8x9 feet or 72 sq. ft. that is greater than 3 feet from the property line.

- Ensure the master bath window, which is 4x4 feet or 16 sq. ft., is under the 25% maximum allowable openings in the wall per Table R302.1 (1).

13. **Replace Rain Gutters**

14. **Move Front Hose Bib and Irrigation Control Wires to front facade of home and out of side lot line of home.**

- These will move to the front corner of home to be located outside of the side Building set-back line.

Interior Wall Corrections

1. **Flooring Removal**

- Remove carpet and pad from the primary bedroom, game room, and media room.

2. **Bathroom Fixture Removal**

- Remove the primary shower and tub, including shower glass and tile surrounds.

3. **Trim and Baseboard Removal**

- Remove all mechanical trims, shelving, and baseboards from the right exterior wall on the first and second floors.

4. **Drywall Removal**

- Remove all vertical drywall on the right exterior wall on the first and second floors.

5. **Window Removal and Reframing**

- Remove the windows at the second-floor game room, reframe, and insulate the opening.

6. **Chase Installation in Game Room**

- Install chases in the game room to carry the water heater vent, vent fans, and dryer vent.

7. **Vent Rerouting**

- Reroute the water heater, dryer, and vent fans through the game room chases, including termination through the roof.

8. **Water Heater Drain Rerouting**

- Reroute the water heater drain to the garage floor.

9. **Electrical Adjustments**

- Replace electrical junction boxes with fire-resistant rated boxes per R302.4.

10. **Drywall Replacement**

- Replace drywall on the right exterior wall with 5/8" type "X" gypsum as per the attached detail.
- Repair interior drywall as needed, including chases in the game room and damage from relocating HVAC.

11. **Bathroom Fixture Reinstallation**

- Reinstall the primary tub and shower, including shower glass and tile surrounds.

12. **Trim and Baseboard Replacement**

- Replace all interior trims as needed, including mechanical trims, shelving, and baseboards.

13. **Repainting**

- Repaint the interior as required.

14. **Flooring Reinstallation**

- Reinstall flooring as required.

15. **Final Cleaning and Inspection**

- Clean the area thoroughly.
- Pass any applicable inspections.



Travis Schirpik

Vice President of Operations, Central Region

12301 Research Blvd, Building 4, Suite 400 | Austin TX 78759

O: 512.615.6430 | C: 512.563.0024

Travis.Schirpik@meritagehomes.com



Planning and Zoning Commission

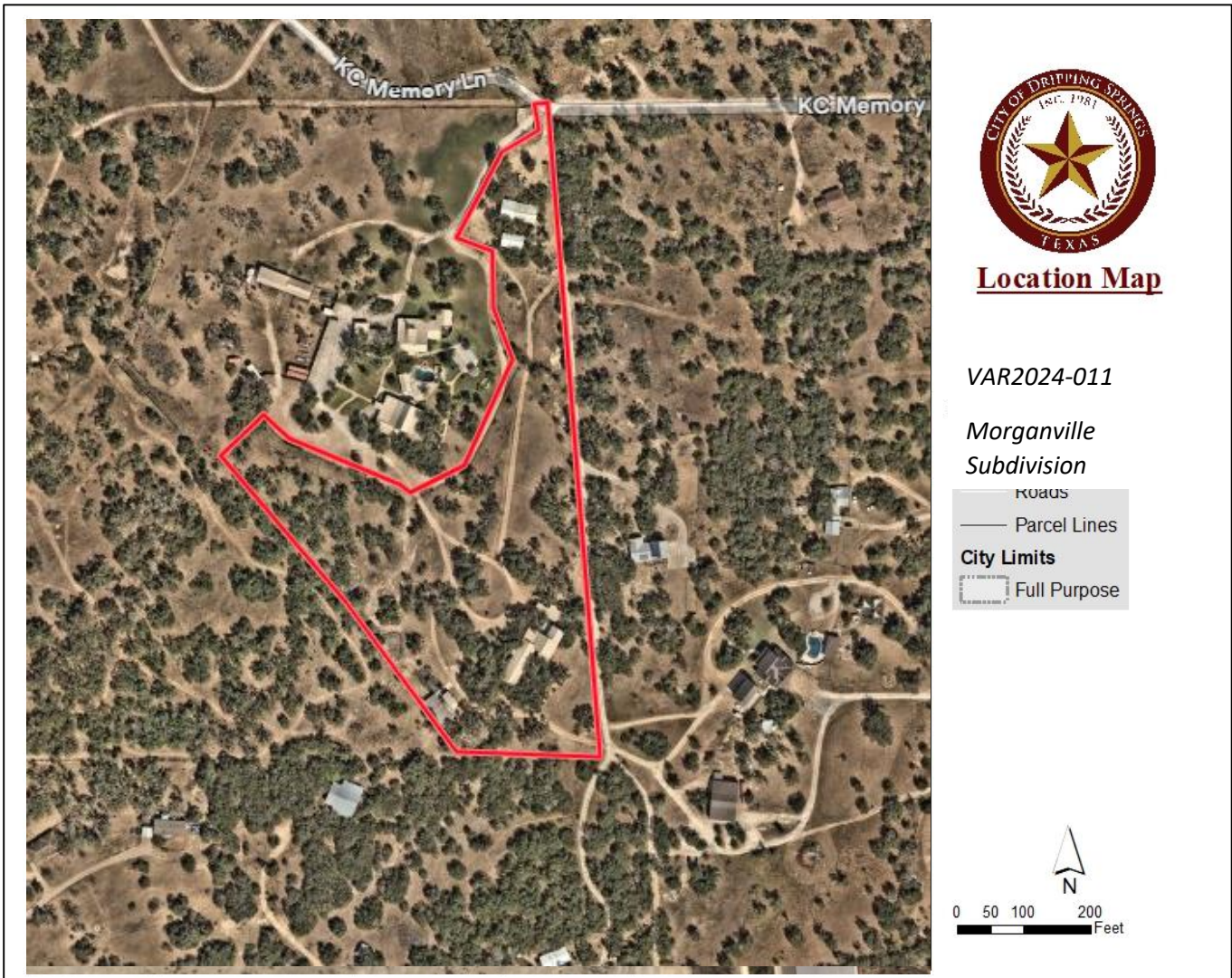
Planning Department Staff Report

Item 4.

Planning and Zoning Commission Meeting: December 10, 2024
Project No: VAR2024-011
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Morganville Subdivision
Property Location: 403 KC Memory Lane
Legal Description: 5.67 Acres out of the JM Mading Survey
Applicant: Jon Tompson, J Thompson Professional Consulting
Property Owner: Mike Morgan
Request: Applicant is requesting a variance to Ordinance 30, Section 14.3 to allow a flag lot



Overview

The applicant is requesting a variance to allow a flag lot with approximately 19 feet of frontage along the dead-end portion of KC Memory Lane. Per Chapter 28, Exhibit A, Section 14, Subsection 14.2 of the Code of Ordinances, a minimum of 30 feet of frontage is required. Given the lot configuration and the fact that the minimum frontage is not being met, the lot is considered a flag lot.

The property currently has 19 feet of frontage on a segment of KC Memory Lane dedicated solely for access. While the property also abuts approximately 1,200 feet of a privately owned road easement known as KC Memory Lane, this segment does not constitute road frontage under the City's Code of Ordinances.

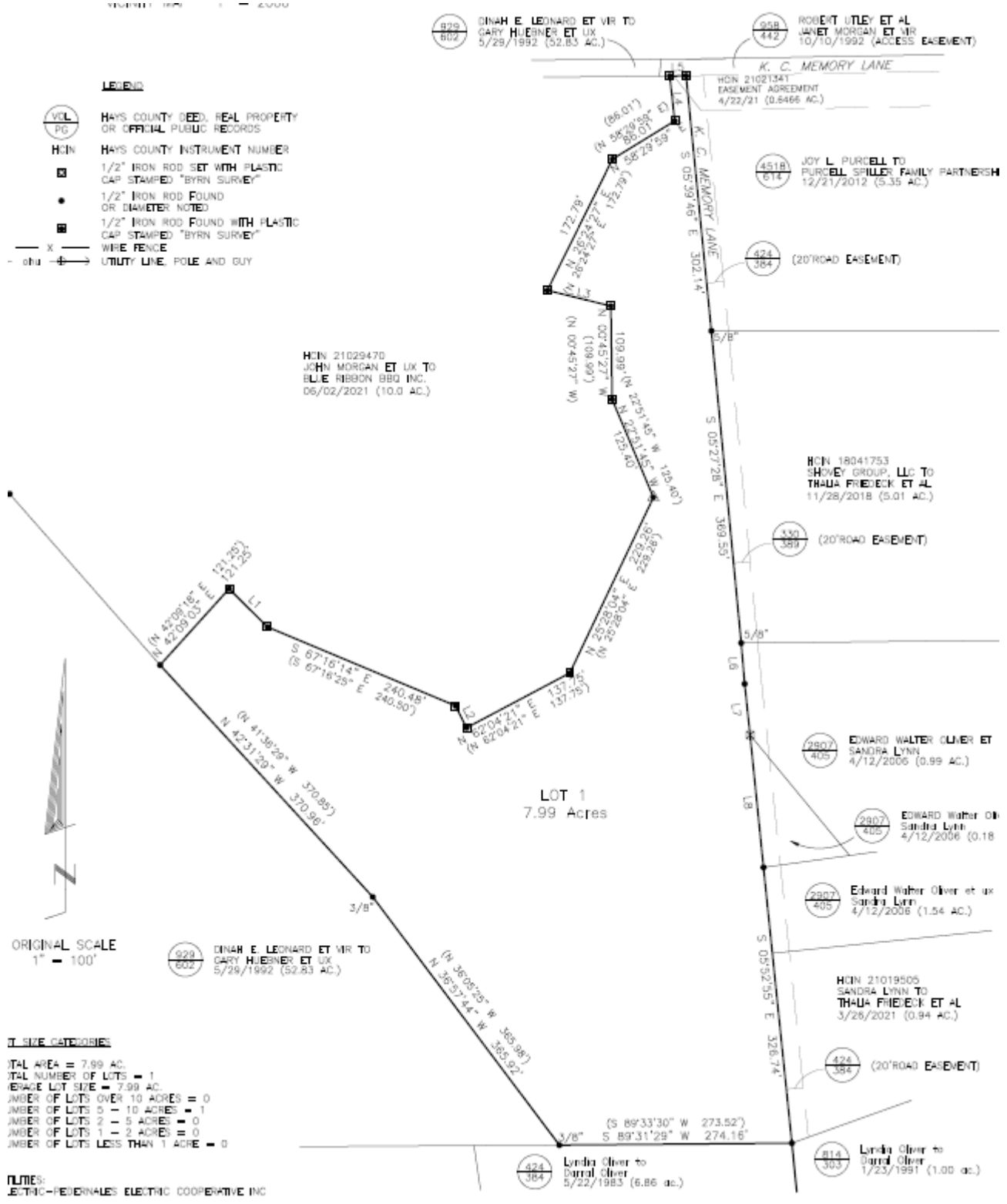
The applicant is requesting a variance to the following section:

14.3 Irregular-shaped lots

Irregular-shaped lots or units shall have sufficient width at the building line to meet lot width and frontage requirements of the appropriate zoning district (if within the city's limits), and shall provide a reasonable building pad without encroachment into front, side or rear yard setbacks or into any type of easement. Also, the rear width shall be sufficient to provide access for all necessary utilities, including access for driveways and solid waste collection when alleys are present (minimum 20-foot alley frontage). **Flag lots are prohibited.** In general, triangular, severely elongated or tapered lots or units shall be avoided, and the city reserves the right to disapprove any lot which, in its sole opinion, will not be suitable or desirable for the purpose intended, which is an obvious attempt to circumvent the purpose and intent of lot or unit configuration or lot or unit width minimums, or which is so oddly shaped as to create a hindrance to the logical lot or unit layout of surrounding properties.

Applicant Justification:

- *The owner of the property a couple of years sold a significant amount of his property that contained his wedding venue to a new owner. The property sold (10+ acres) had the majority of the frontage on the cul-de-sac on KC Memory Lane that runs directly off of RR12. Mr. Morgan retained a little bit of frontage on this same cul-de-sac but also has nearly a thousand feet of frontage on what is also known as KC Memory Lane that runs to the south off of the portion of KC Memory Lane that comes off of RR12. The need for platting is so that Mr. Morgan can obtain a new septic permit from Hays County.*
- *The acreage of this tract of land is over the minimum lot size required by the City of Dripping Springs and Hays County. The use of the land is residential and for Mr. Morgan's recording studio. Otherwise, the impervious cover and usage of this 9+ acres is minimal.*



Approval Criteria for Subdivision Variances

Approval Criteria	Staff Comments
1. Special circumstances or conditions affecting the land involved	The existing access configuration makes it infeasible to comply with the standard subdivision regulations without creating unusable or inaccessible portions of the land.
2. Necessary for preservation and enjoyment of a substantial property right	The flag lot design allows the applicant to develop and access all portions of the property.
3. Not detrimental to public health, safety, welfare, or injurious to other property	The flag lot design includes adequate access for emergency services and complies with all safety regulations.
4. Will not prevent the orderly development of other land in the area	The proposed variance aligns with surrounding development patterns and maintains connectivity and accessibility for future subdivision planning, supporting orderly and sustainable growth in the area.

Summary and Recommendation

Staff find that this request meets the criteria of approval and recommends **approval** of the variance request as submitted.

Public Notification

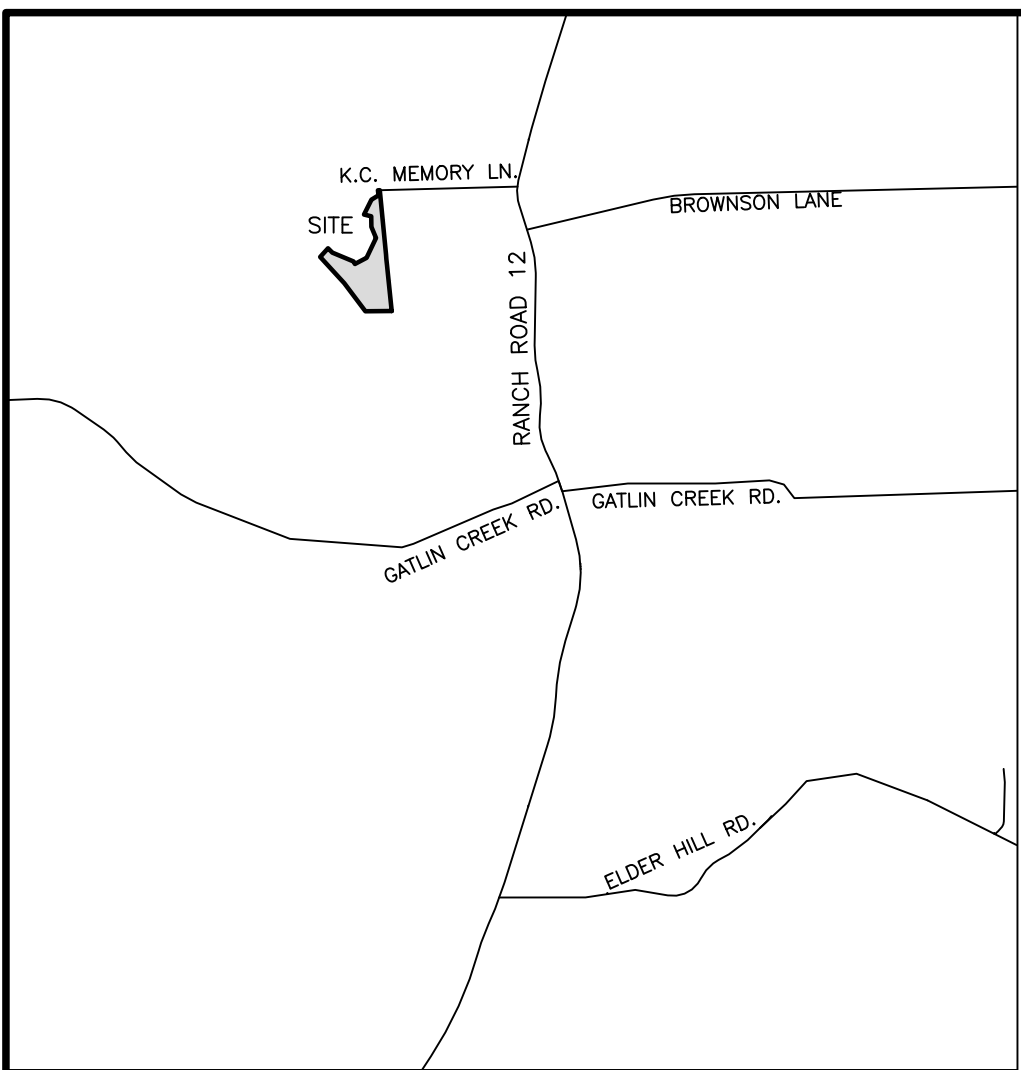
A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, and notice was placed on the City Website.

Attachments

Exhibit 1 – Variance Application

Exhibit 2 – Proposed Subdivision

Recommended Action	Approve the requested variance.
Alternatives/Options	Deny the Variance; Approve the Variance with conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



- SURVEYORS NOTES**
- FENCES MEANDER.
 - BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
 - ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0115F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
 - ACCORDING TO SCALING FROM TCEO MAPS NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
 - THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS OR AREA OF EXTRA TERRITORIAL JURISDICTION.
 - THIS SUBDIVISION LIES WITHIN ESD NUMBERS 1 AND 6.
 - THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
 - MAILBOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN.

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT I, MIKE MORGAN, OWNER OF 7.99 ACRES IN THE J.M. MADING SURVEY, ABSTRACT 745, HAYS COUNTY, TEXAS BEING A PORTION OF THAT TRACT CONVEYED TO ME BY DEED DATED 10/10/1992, AND RECORDED IN VOLUME 958, PAGE 442 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE THIS LOT TO BE KNOWN AS MORGANVILLE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

JOHN M. MORGAN, OWNER
PO BOX 803
DRIPPING SPRINGS TX. 78620

JANET S. MORGAN, OWNER
P.O. BOX 803
DRIPPING SPRINGS, TX. 78620

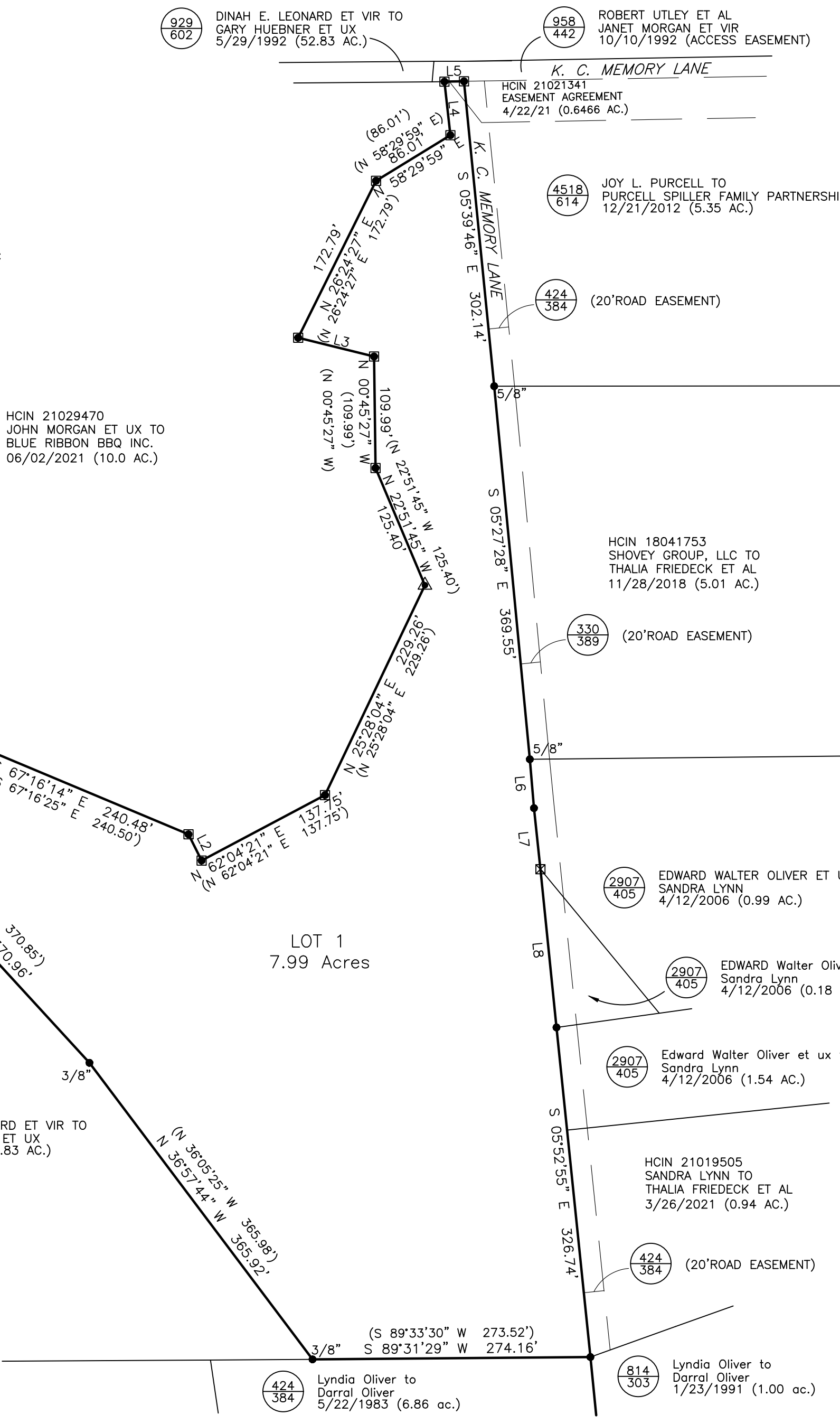
STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN M. MORGAN AND JANET S. MORGAN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- LEGEND**
- VOL PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - HCIN HAYS COUNTY INSTRUMENT NUMBER
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - X WIRE FENCE
 - ohu UTILITY LINE, POLE AND GUY



STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT ON THE ____ DAY OF _____, A.D., 20____, 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 SAID COURT IN INSTRUMENT NUMBER _____.

RUBEN BECERRA
COUNTY JUDGE
HAYS COUNTY, TEXAS

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS *
COUNTY OF HAYS *

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

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 45°08'26" E	63.84
L2	S 26°33'47" E	28.90
L3	N 76°06'58" W	77.12
L4	N 06°21'13" W	53.16
L5	N 89°02'29" E	19.27
L6	S 04°51'45" E	48.34
L7	S 06°01'57" E	60.55
L8	S 05°47'46" E	156.84

ORIGINAL SCALE
1" = 100'

LOT SIZE CATEGORIES

TOTAL AREA = 7.99 AC.
TOTAL NUMBER OF LOTS = 1
AVERAGE LOT SIZE = 7.99 AC.
NUMBER OF LOTS OVER 10 ACRES = 0
NUMBER OF LOTS 5 - 10 ACRES = 1
NUMBER OF LOTS 2 - 5 ACRES = 0
NUMBER OF LOTS 1 - 2 ACRES = 0
NUMBER OF LOTS LESS THAN 1 ACRE = 0

UTILITIES:
ELECTRIC-PEDERNALES ELECTRIC COOPERATIVE INC
WATER-INDIVIDUAL WELL
SEWER-INDIVIDUAL ON SITE SEWAGE FACILITIES

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 GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

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

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

DRIVEWAY PERMIT STATEMENT:

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

CLIENT: MORGAN, MIKE
DATE: DATE OF SURVEY
OFFICE: BANKS
CREW: C. SMITH, HAYDEN
FB/PG: 768/71
PLAT NO. 27712-23-c

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

DATE

DATE

BYRN & ASSOCIATES, INC.

SURVEYING

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

PLAT OF
MORGANVILLE
BEING 7.99 ACRES IN THE J.M. MADING SURVEY, ABSTRACT NUMBER 745, HAYS COUNTY, TEXAS

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on Resubmittal
SD2021-0033 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.	Waiting on Resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting on Resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	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
SD2023-0012 Ariza 290 West	ETJ	13900 W US Highway 290	Multifamily residential.	Waiting on Resubmittal
SD2023-0013 10 Federal	ETJ	3975 US 290	Enclosed storage facility	Approved w/ Conditions
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.	Waiting on Resubmittal
SD2024-017 CFA 4181 Belterra Village Site Modification	ETJ	165 Hargraves Drive	Drive-thru lane expansion and parking lot reconfiguration.	Approved
SD2024-018 Short Mama's	CL	101 College Street	Existing project addition to include dining area, parking, lawn area, stage, and streetscaping.	Waiting on Resubmittal
SD2024-019 VB Dripping Springs	CL	27320 RR 12	100' wireless telecommunication tower.	Waiting on Resubmittal

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

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
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP	Approved 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
SUB2022-0049 Serenity Hills	ETJ	1111 Hays Country Acres Rd	50 Lot subdivision in Dripping Springs ETJ	Approved w/ Conditions
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.	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	Waiting on Resubmittal
SUB2023-0035 Parten Ranch Phase 6 & 7 Final Plat	ETJ	600 Two Creeks Lane	122 single family lots and 4 drainage/open space lots	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
SUB2023-0049 Amended Plat of the Breed Hill Replat Subdivision	ETJ	3100 W US 290	Combining three lots into one.	Approved w/ Conditions
SUB2023-0051 Gateway Village Phase 1 CP	CL	HWY 290	144 Single family lots.	Approved
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.	Waiting on Resubmittal
SUB2024-009 Blue Creek Subdivision, Lots 16 & 17 Am	ETJ	500 Blue Creek Drive	Adjusting lot lines to transfer 3.65 acres	Approved
SUB2024-011 Driftwood Golf and Ranch Club, Phase One, Block A, Lots 14, 15, and 16 Amending Plat	ETJ	Club Ranch Court	Combine three lots into two.	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.	Waiting on Resubmittal
SUB2024-013 Richford Subdivison, Lot 2 Replat	ETJ	14331 Canonade	Divide existing lot into two.	Waiting on Resubmittal
SUB2024-015 Gateway Village Phase 1	CL	US 290	Final plat for 144 single family subdivision.	Waiting on Resubmittal
SUB2024-016 Replat of Dripping Springs Retail Center Subdivision	CL	598 E Hwy 290	Combine one platted lot and one unplatted lot to create 35.7 acres.	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
SUB2024-020 JWLP Parking Addition Amending Plat	CL	249 Sportplex Drive	Combing two lots to allow additional parking lot for existing site plan.	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
SUB2024-022 Driftwood Falls Estates, Lots 5A & 6A Amending Plat	ETJ	700 South Creekwood Dr	Adjusting lot line between two properties.	Waiting on Resubmittal
SUB2024-023 WT Chapman, Lots 1A and 2 Amending Plat	CL	216 South Bluff St	Combine two lots into one.	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
SUB2024-027 Caliterra Phase 3 Section 10	ETJ	Point du Hoc Loop	22 Single family lots, 32.591 acre tract	Approved w/ Conditions
SUB2024-028 Off Site Waterline Plans for Luna Royas Subdivision	ETJ	Silver Creek Rd	Waterline infrastructure construction plans.	Waiting on Resubmittal
SUB2024-029 Minor Plat of Stephenson Civic District	CL	101 Old Fitzhugh Rd	Establishing 1.4289-acre plat	Under Review
SUB2024-030 Heritage Phase 3 Final Plat	CL	Sportsplex Drive	164 lot subdivision plat	Under Review
SUB2024-031 Morganville Subdivision	ETJ	403 KC Memory Lane	Plat 1 residential lot	Under Review
SUB2024-032 Settlers Point, Phase 1, Lots 7 & 8 Amending Plat	ETJ	7000 Settlers Trail	Combining two lots into one 10.02-acre lot.	Under Review
SUB2024-033 Village Grove Phase 1 Final Plat	CL	Village Grove Parkway	Plat of 1 roadway, 2 water quality ponds, and 1 drainage easement.	Under Review
SUB2024-034 Village Grove Phase 2A Final Plat	CL	Village Grove Parkway	Final plat for 165 single family lots.	Under Review
SUB2024-035 Lunaroya Amended Preliminary Plat	ETJ	Silver Creek Rd	28 single family residential lots.	Under Review

In Administrative Completeness	Filing Date
SD2024-011 Patriot Erectors CZP	11-Dec
ADMIN2024-075 Mitchell Property Preliminary Plat	11-Dec