Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, October 27, 2026, at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Commission Members
Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
Eugene Foster
Douglas Shumway
Theodore Crawford

Staff, Consultants & Appointed/Elected Officials
Planning Director Tory Carpenter
Senior Planner Sara Varvarigos
City Attorney Aniz Alani
City Secretary Diana Boone
IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

CONSENT AGENDA

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

1. **Consider approval of the September 29, 2026 Planning & Zoning Commission special meeting minutes.**

BUSINESS AGENDA

2. **Discussion and possible action regarding approval of the 2027 Planning & Zoning Commission meeting calendar.**

3. **Public hearing, discussion, and recommendation for VAR2026-008: a variance request to construct an accessory structure within the rear building setback at 280 Barnhill Loop in the Caliterra subdivision development.** ***Applicant:*** *Jeremy Killebrew on behalf of Tonya Davis, property owner.*

    a. Applicant Presentation
    b. Staff Report
    c. Public Hearing
    d. Variance

4. **Public hearing, discussion, and consideration of recommendation of an Ordinance approving a Zoning Map Amendment regarding ZA2026-002: Rezoning the 0.3 acre lot located at 315 Hays St from "Single-family duplex" within the Hays Historic District Overlay (SF4-HO) to "Office" with a Hays Historic District Overlay, and additional Conditional Overlay (O-HO-CO).** *Applicant: Russell Collins on behalf of Mr. and Mrs. Connelly.*

    a. Applicant Presentation
    b. Staff Report
    c. Public Hearing
    d. Ordinance

5. **Public hearing, discussion, and consideration of recommendation regarding PDD2024-001, the Farmstead at Caliterra Planned Development District No. 9 Amendment, a request to amend the existing Planned Development District for approximately 18.532 acres at 26241 Ranch Road 12, east of the Caliterra development.** *Applicant: Quynn Dusek, Carlson, Brigance and Doering, Inc.*

    a. Applicant Presentation
    b. Staff Presentation
    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.

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

CLOSED SESSION

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings
November 16, 2026 at 6:00 p.m. (Monday)
December 17, 2026 at 6:00 p.m. (Thursday)

City Council & Board of Adjustment Meetings
November 3, 2026 at 6:00 p.m.
November 17, 2026 at 6:00 p.m.
December 1, 2026 at 6:00 p.m.
December 15, 2026 at 6 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 October 21, 2026 at 5:00 p.m.

_____

Diana Boone, City Secretary

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

Planning & Zoning Commission Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, September 29, 2026, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members
Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
Eugene Foster
Douglas Shumway
Theodore Crawford

Staff, Consultants & Appointed/Elected Officials
Planning Director Tory Carpenter
Senior Planner Sara Varvarigos
City Attorney Aniz Alani
City Secretary Diana Boone
IT Director Jason Weinstock
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Crosson.

PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.

CONSENT AGENDA

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

1. Consider approval of the August 25, 2026 Planning & Zoning regular meeting minutes.

A motion was made by Commissioner Crawford and seconded by Vice Chair Williamson, to approve the August 25, 2026 minutes.

The motion carried unanimously 7 to 0.

A motion was made by Commissioner Foster and seconded by Commissioner Crosson, to move item 3 on the Business Agenda to be considered next, before item 2.

The motion carried unanimously 7 to 0.

BUSINESS AGENDA

3. Public hearing, discussion, and direction regarding the Farmstead at Caliterra Planned Development District No. 9 Amendment. *Applicant: Quynn Dusek, Carlson, Brigance and Doering, Inc.*

a. Applicant Presentation

Land Entitlement Manager for David Weekley Homes, Melanie Hronek presented, and Civil Engineer Brett Pasquarella was present in the audience to help answer questions.

b. Staff Presentation

Planning Director Tory Carpentar presented the staff report and clarified that the City was seeking direction concerning Farmstead at Caliterra and no action was needed.

c. Public Hearing

No one spoke during the Public Hearing.

d. Discussion

The Commission raised questions that may require clarification before the item returns for consideration; discussion included a Traffic Impact Analysis, which is in progress, as well as LUEs, sidewalks, trails, buffering requirements, and possible secondary access.

No action was taken.

2. Public hearing, discussion, and consideration of recommendation of an Ordinance approving a Zoning Map Amendment regarding ZA2026-001: Rezoning the 0.3 acre lot located at 200 Bluff St from "Single-family attached residential district garden home"

within the Hays Historic District Overlay (SF5-HO), to "Local Retail" within the Hays Historic District Overlay, with Conditional Overlay (LR-HO-CO). *Applicant: Russell Collins on behalf of Mr. & Mrs. Killebrew, owners of Glow Medspa.*

a. Applicant Presentation

Russell Collins with ResolveDesigns presented on behalf of the owners and requested a Zoning Amendment from SF (Single Family) to LR (Local Retail).

b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended approval of the Zoning Amendment with a Conditional Overlay, which would provide a framework for business operating hours as well as permitted, conditional, and incidental land uses.

c. Public Hearing

No one spoke during the Public Hearing.

d. Ordinance

A motion was made by Commissioner Crosson and second by Commissioner Foster, to accept the proposed conforming ordinance with exception to hours of operation to be set at 9am-7pm. The motion did not carry.

Roll Call Vote:

Chair James – Nay
Vice Chair Williamson – Nay
Commissioner Bourguinon – Nay
Commissioner Crosson – Aye
Commissioner Foster – Aye
Commissioner Shumway – Aye
Commissioner Crawford – Nay

The motion failed 4 to 3.

A motion was made by Vice Chair Williamson and seconded by Commissioner Bourguinon, to deny the Zoning Amendment request. The motion to deny carried 4 to 3.

Roll Call Vote:

Chair James – Aye
Vice Chair Williamson – Aye
Commissioner Bourguinon – Aye
Commissioner Crosson – Nay
Commissioner Foster – Nay
Commissioner Shumway – Nay
Commissioner Crawford – Aye

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.

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

This item was informational and no action was taken.

CLOSED SESSION

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

The Commission did not meet in Closed Session.

ADJOURN

A motion was made by Commissioner Foster and seconded by Vice Chair Williamson, to adjourn the meeting. The motion carried unanimously 7 to 0.

The meeting was adjourned at 8:25 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: October 27, 2026

Agenda Item Wording: **Discussion and possible action regarding approval of the 2027 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 2027 meeting calendar with approved city holidays (denoted in blue), and proposed Planning & Zoning Commission meeting dates highlighted in yellow. 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 meeting dates, but the Commission may choose to reschedule these meetings if achieving a quorum may be an issue. Please keep in mind that commission meetings can be rescheduled or canceled throughout the year and special meetings can be called.

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

Attachments: PZC 2027 Proposed Calendar

2027 Planning & Zoning Commission

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	

DRIPPING SPRINGS
Texas

Meeting Dates:

Tuesday, January 26, 2027
Tuesday, February 23, 2027
Tuesday, March 23, 2027
Tuesday, April 27, 2027
Tuesday, May 25, 2027
Tuesday, June 22, 2027
Tuesday, July 27, 2027
Tuesday, August 24, 2027
Tuesday, September 28, 2027
Tuesday, October 26, 2027
Tuesday, November 23, 2027
Tuesday, December 28, 2027

PROPOSED MEETING CALENDAR

2027

Planning & Zoning Commission

Fourth-Tuesday cadence • Calendar review

The calendar sequence remains the fourth Tuesday of each month

4th

TUESDAY

ONE REGULAR MEETING PER MONTH

- **No dates conflict with city holidays**
  Proposed meeting dates
- **Review November & December**
  Meeting dates are same week as Thanksgiving and Christmas.
- **Flexibility**
  Meetings may be canceled and special meetings may be called.

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
26	23	23	27	25	22	27	24	28	26	23	28

FULL-YEAR SCHEDULE

Proposed meeting dates for consideration

YELLOW proposed P&Z meeting dates

JANUARY	TUE	26	
FEBRUARY	TUE	23	
MARCH	TUE	23	
APRIL	TUE	27	
MAY	TUE	25	
JUNE	TUE	22	
JULY	TUE	27	
AUGUST	TUE	24	
SEPTEMBER	TUE	28	
OCTOBER	TUE	26	
NOVEMBER	TUE	23	HOLIDAY WEEK
DECEMBER	TUE	28	HOLIDAY WEEK

NO DATE CONFLICTS WITH A CITY HOLIDAY

RECOMMENDED PATH

Keep the dates unchanged OR Recommend new dates

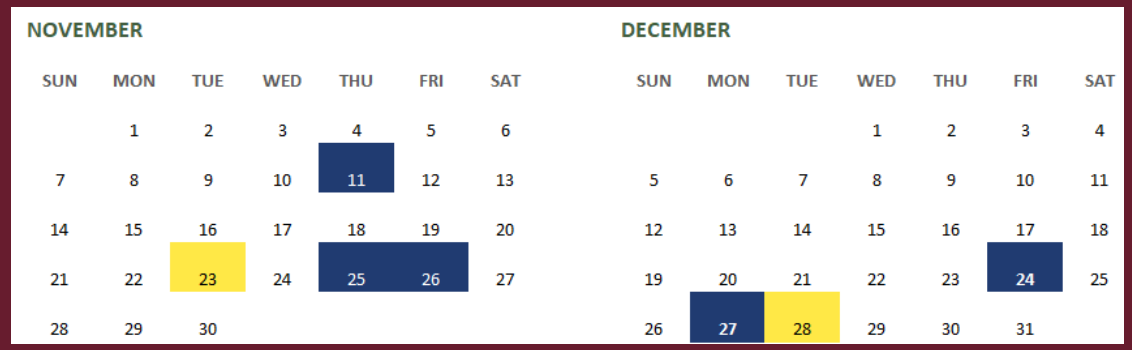
November and December remain on the fourth Tuesday – Recommend new dates if attendance is a concern.

THANKSGIVING & CHRISTMAS WEEK

NOV 23 & DEC 28

Proposed meeting dates remains unchanged

QUORUM CONCERNS



Recommend new meeting dates <u>for both or one</u>

Planning and Zoning Commission
Planning Department Staff Report

Planning and Zoning Commission Meeting:	October 27, 2026
Project No:	VAR2026-008
City Planner:	Sara Varvarigos, AICP, Senior Planner

Item Details

Project Name:	Davis Pool Project
Property Location:	280 Barnhill Loop
Legal Description:	Caliterra Phase 4 Sec 11, Block J, Lot 6, Acres 0.229 (9,975 SF)
Applicant:	Jeremy Killebrew
Property Owner:	Tonya Davis
Request:	Applicant is requesting a variance to allow a pergola to be built within the rear property setback



Planning Department Staff Report

Overview

This variance request is associated with a requested building permit for a pool and pergola structure at 280 Barnhill Loop. This property is located in Phase 4 Section 11 of the Caliterra subdivision. As such, it is subject to the Caliterra Development Agreement and the Phase 4 Section 11 Plat development requirements. These documents establish a minimum rear yard setback of 20' and a side yard setback of 5', for residential lots. The existing yard setbacks of 280 Barnhill Loop are shown in Attachment 1.

The applicant is proposing to add a 1-story pergola measuring 10' wide x 8' deep x 10' height (refer to Attachment 1), which would encroach 8' into the property's required 20' rear yard building setback, as shown in the proposed site plan exhibit provided in Attachment 1.

The current residential development requirements for Phase 4, Section 11 of the Caliterra development, and the requested variances for 280 Barnhill Loop are summarized in the table below:

Development Agreement and Plat Requirement for Residential Lots in Caliterra Phase 4, Section 11	**Applicant Variance Request**	**Difference**
Structures must be set back at least 20' from the rear property line and 5' from the side yard property line (refer to attachment 2, Phase 4 Section 11 Plat notes, and attachment 3 Development Agreement excerpt).	Applicant is proposing a pergola structure that encroaches approximately 8' into the rear building setback line.	**The proposed 8' encroachment into the required 20' rear setback line is significant**

In order to qualify for a variance, an applicant must identify unique conditions or constraints on their property that would result in undue hardship if the City's ordinance is applied to the property as-is. The applicant for 280 Barnhill Loop submitted the following description of the property's hardship and reason for this variance request:

> "The current 20' setback does not allow the homeowner to fully use her space. A variance for the pool has already been given as well."

Analysis of Surrounding Properties

The properties surrounding the site are residential and located within Phase 4 of the Caliterra Development. As such, they are subject to the same building setback requirements as 280 Barnhill Loop. The surrounding properties' lot sizes, building footprints and layouts also appear to be consistent with the property located at 280 Barnhill Loop.

The property at 280 Barnhill Loop does not appear to embody any unique constraints or physical characteristics that would result in a hardship meriting a variance.

Planning Department Staff Report

DRIPPING SPRINGS
Texas

Zoning Map

VAR2026-008
280 Barnhill Loop

Development Agreements
ExtraTerritorialJurisdiction
Parcels
Subject Property

N

0 125 250
Feet



Direction	Zoning District	Existing Land Use
North	ETJ- Caliterra DA	Single Family
East	ETJ- Caliterra DA	Open Space
South	ETJ- Caliterra DA	Single Family
West	ETJ- Caliterra DA	Single Family

In order to meet the threshold for approval of a variance request, a variance application must meet the approval criteria set out in section 2.22.2 of the Zoning Ordinance. The variance approval criteria and staff analysis of the variance application are presented in the table below.

Approval Criteria for Variance (2.22.2-Zoning Ordinance)

Variance Approval Criteria	Staff Analysis of Variance Application
a. 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	There are no special circumstances or conditions affecting the property at 280 Barnhill Loop. The residential properties in Phase 4 Section 11 of the Caliterra Development are subject to the same setbacks and have similar building layouts and lot sizes, and the majority back up onto green spaces.
b. 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	Staff does not consider placing a pergola within the rear yard setback to be necessary for the preservation and enjoyment of a substantial property right of the applicant, nor does it contribute to preserving the natural features

Planning Department Staff Report

	and topography of the land.
c. 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	Granting this variance will be detrimental as it may encourage significantly more variance applications that are inconsistent with the original intent of the ordinance, and will ultimately: 1. erode the overall character of the development (as caused by new structures encroaching into minimum building setbacks)
d. the granting of the variance constitutes a minimal departure from this Chapter; and	The granting of the variance would introduce an encroachment of 8 ' within a 20' rear yard setback, which is significant.
e. 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	There are no apparent circumstances or conditions giving rise to a hardship on this property.
f. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: 1. the public health, safety and welfare may be secured; and 2. that substantial justice may be done.	Granting this variance request would be inconsistent with the intent of the Ordinance variance chapter, as it does not ultimately contribute to securing public health, safety and welfare, and it does not reverse a substantial injustice on the property.

Summary and Recommendation

Staff recommends denial of the variance request.

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. Three public comments of support were received as of the date of posting of this staff report (refer to attachment 4).

Meetings Schedule

October 27, 2026, Planning & Zoning Commission

December 1, 2026, Board of Adjustments

Attachments

Attachment 1 – Variance Application

Attachment 2 – Caliterra Phase 4 Section 11 Plat

Attachment 3 – Caliterra Development Agreement

Attachment 4 – Public Input

Recommended Action	Recommend denial of the requested variance
Alternatives/Options	Recommend approval of the variance with no or alternate conditions.
Budget/Financial impact	N/A

Planning Department Staff Report

Public comments	Three received at the time of posting of the report
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

DRIPPING SPRINGS
Texas

Attachment 1

CITY OF DRIPPING SPRINGS
PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

CONTACT INFORMATION

PROPERTY OWNER NAME Tonya Davis
STREET ADDRESS 280 Barnhill Loop
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE 512 913 3313 EMAIL [redacted]

APPLICANT NAME Jeremy Killebrew
COMPANY Ranch Road Pools
STREET ADDRESS PO Box 930
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE 5129705579 EMAIL [redacted]

APPLICATION TYPE

- ☐ ALTERNATIVE STANDARD
- ■ VARIANCE
- ☐ SPECIAL EXCEPTION
- ☐ WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Davis Pool Project
PROPERTY ADDRESS	280 Barnhilli Loop, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	CALITERRA PHASE FOUR SEC 11, BLOCK J, Lot 6, ACRES 0.229
TAX ID#	O0161643
LOCATED IN	■ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION ☐ HISTORIC DISTRICT OVERLAY

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

for pergola to built in building setback.

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

The current 20' setback does not allow the homeowner to fully use her space. A variance for the pool has already been given as well.

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

The current layout has the pergola extending into the 20' buildline by 8'.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that _____Tonya Davis & Jeremy Killebrew is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

Tonya Davis
Name

Property Owner
Title

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on the 25 day of August, 2026 by Staci Lundin.

Staci Lundin
Notary Public, State of Texas

My Commission Expires: June 20, 2028

STACI LUNDIN
Notary ID #134956653
My Commission Expires
June 20, 2028

Jeremy Killebrew
Name of Applicant

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

8/25/2026
Date

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

HAYS COUNTY 2024 TAX STATEMENT

Make Checks Payable To:
Hays County Tax Office
Jenifer O'Kane, Tax Assessor/Collector
712 S. Stagecoach Trail, Suite 1120 (512)393-5545
San Marcos, TX 78666-6073

PROPERTY DESCRIPTION

11-1088-000J-00600-4
00423232
R181367
CALITERRA PHASE FOUR SEC 11, BLOCK J, Lot 6,
ACRES 0.229

280 BARN HILL LOOP DRIPPING SPRINGS 78620

[redacted]

IF TAXES ARE PAID IN	TOTAL TAX DUE
NOV 2024	4007.15
DEC 2024	4007.15
JAN 2025	4007.15
FEB 2025	4287.64
MAR 2025	4367.78

2024R181367000040071500004007150000400715000042876400004367 78

PLEASE RETURN TOP PORTION WITH PAYMENT - ENCLOSE SELF ADDRESSED STAMPED ENVELOPE WITH PAYMENT FOR RECEIPT
RETAIN THIS PORTION FOR YOUR RECORDS

EXEMPTIONS

Valuation Breakdown

LAND	IMPV	AG-MKT	AG-USE	TIMBER-MKT	TIMBER-USE	CAP ADJ.	ASSESSED
162623	0	0	0	0	0	0	162623

JURISDICTION	TAX RATE	EXEMPTIONS	TAXABLE	FREEZE AMOUNT	YEAR	SALES TAX REDUCED BY	TAX AMOUNT
Special Road Dist	0.0415000	0	162623			0.00	67.49
Hays County	0.3085000	0	162623			8.13	501.69
Hays County ESD #6-FIRE	0.0778000	0	162623			0.00	126.52
North Hays County ESD #1-EMS	0.0310700	0	162623			0.00	50.53
Dripping Springs ISD	1.1052000	0	162623			0.00	1797.31
Hays County Development Dist	0.9000000	0	162623			0.00	1463.61

Late Rendition Penalty Due 0.00

11-1088-000J-00600-4
00423232
R181367
CALITERRA PHASE FOUR SEC 11, BLOCK J, Lot 6,
ACRES 0.229

[redacted]

Over 65 or disability Quarterly Payment Schedule	
1st due by 1/31/2025	
2nd due by 3/31/2025	
3rd due by 5/31/2025	
4th due by 7/31/2025	

IF TAXES ARE PAID IN	LESS (-) DISCOUNT OR PLUS (+) PENALTY/INTEREST		TOTAL TAX DUE
NOV 2024		-	4007.15
DEC 2024		-	4007.15
JAN 2025		-	4007.15
FEB 2025	7%	280.49	4287.64
MAR 2025	9%	360.63	4367.78
APR 2025	11%	440.79	4447.94
MAY 2025	13%	520.94	4528.09
JUN 2025	15%	601.07	4608.22
JUL 2025	18%/15%	1430.54	5437.69
AUG 2025	19%/15%	1476.62	5483.77

ANNUAL RATES	
PENALTY	INTEREST
12%	12%

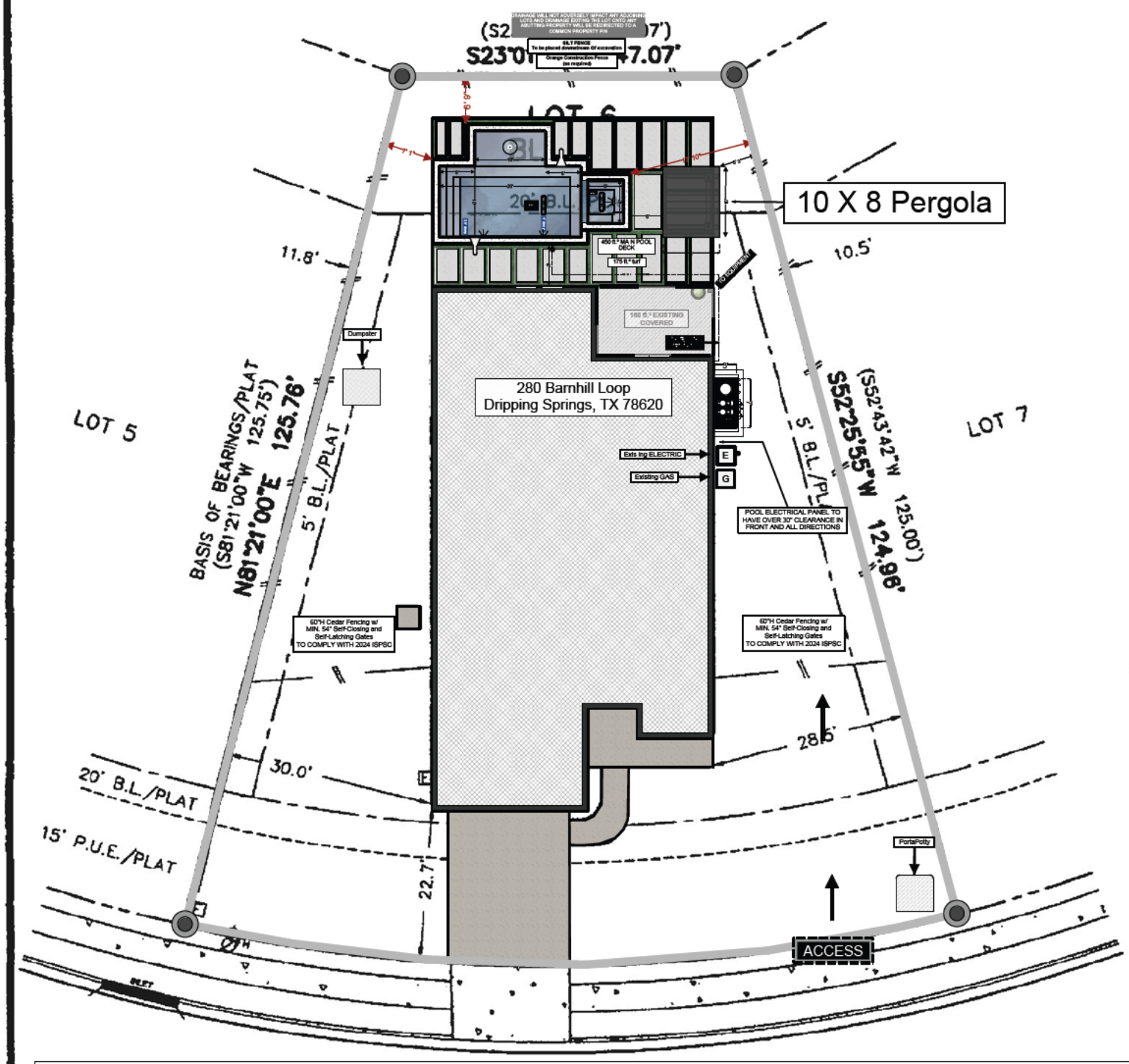
As per Sec 33.07 of the Texas property tax code 15% additional penalty will be added to 2024 taxes that remain unpaid 7/1/25.

AD VALOREM TAXES ARE DUE UPON RECEIPT AND BECOME DELINQUENT FEBRUARY 1ST.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

To pay by Credit Card or E-Check
Visit our online site
https://tax.co.hays.tx.us/
or by phone at 800-300-8007; P[illegible]
for customer service
AMERICAN EXPRESS MasterCard VISA DISCOVER
There will be a fee charged

THIS SURVEY DOCUMENT WAS PREPARED FOR THE EXCLUSIVE ONE TIME USE OF THE PARTIES NAMED HEREIN. ADDITIONAL USE, OR USE BY PARTIES NOT NAMED HEREIN, IS PROHIBITED.



SCALE: 1"=20'

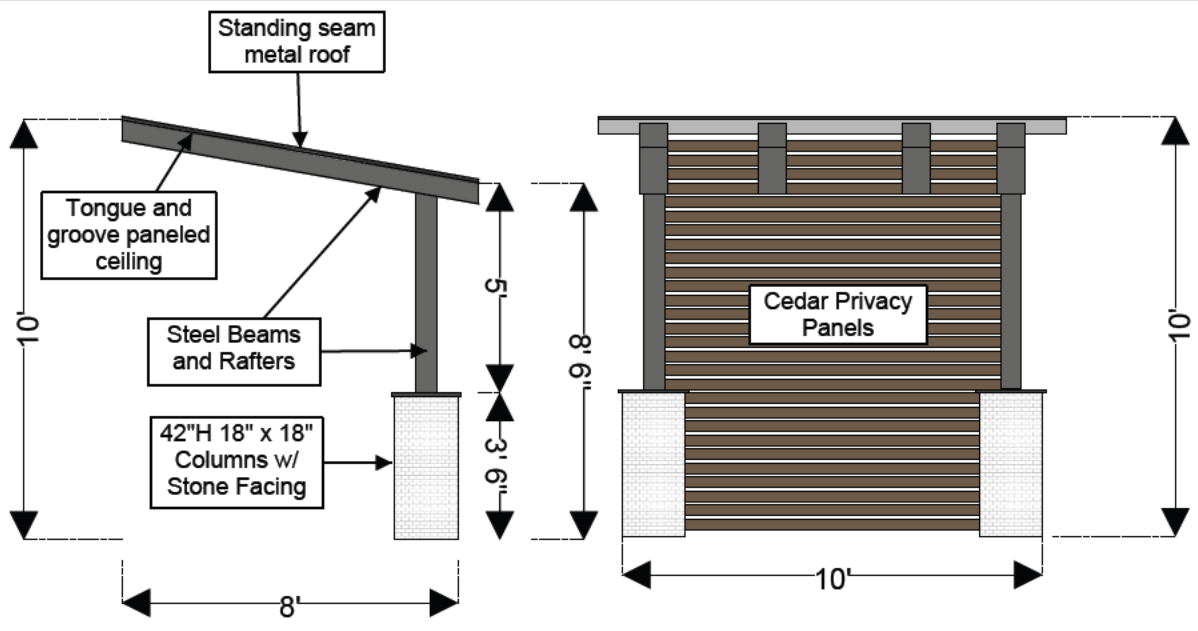
LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED "SLS"
- PIPE FOUND
- CONCRETE MONUMENT FOUND
- NAIL FOUND
- COMPUTED POINT
- MAG NAIL FOUND
- MAG NAIL SET W/WASHER MARKED "SLS"
- "X" FOUND
- "X" SET
- SPINDLE FOUND
- SPINDLE SET
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- METAL FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- POWER POLE
- —OU— OVERHEAD UTILITY LINE
- DOWN GUY
- (BRG.~DIST.) RECORD CALL
- MH MANHOLE (VARIOUS TYPES)
- CLEAN-OUT
- VALVE
- AIR CONDITIONER
- ELEC BOX
- TRANSFORMER ON PAD
- TEL/CABLE RISER/BOX
- FIRE HYDRANT
- STREET LIGHT
- WATER METER

O.P.R.H.C.Tx OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

P.R.H.C.Tx PLAT RECORDS OF HAYS COUNTY, TEXAS

PERGOLA DETAILS



Scale: 7/32" = 1 ft

DATE OF SURVEY: JUNE 19, 2024

STATE OF TEXAS REGISTERED RYAN T. LENZ 7024 PROFESSIONAL LAND SURVEYOR

SINCLAIR LAND SURVEYING, INC.
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174
TBPELS FIRM No. 10089000

JOB NUMBER: 202400553

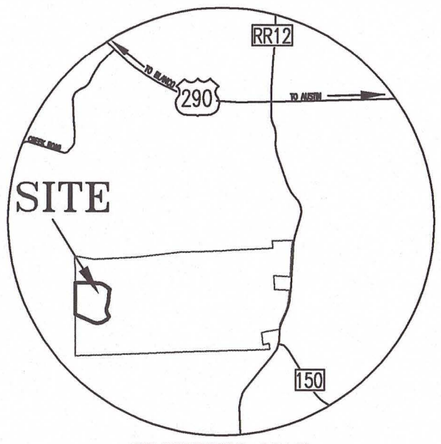
REFERENCE. PULTE HOMES
G.F No.
ADDRESS. 280 BARN HILL LOOP

LEGAL DESC. LOT 6, BLOCK J, OF CALITERRA PHASE FOUR, SECTION ELEVEN, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DOCUMENT No. 21067339, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

S:\CARLSONPROJECTS_BUILDER WORK\PLUTE HOMES\2024\CALITERRA PH 4 SEC 11 - LOT 6 BLK J\DWG\FINAL 202400553.dwg, 6/20/2024 4:08:27 **Scale: 1/20" = 1 ft**

Attachment 2

CALITERRA
PHASE FOUR SECTION ELEVEN



VICINITY MAP
(N.T.S.)

SCALE 1" = 100'

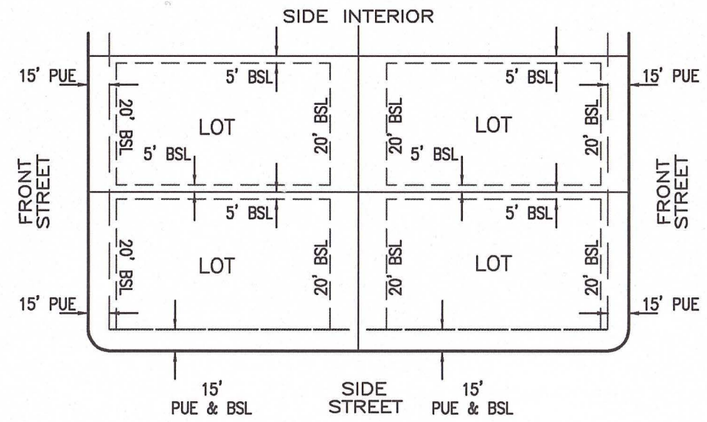
LEGEND

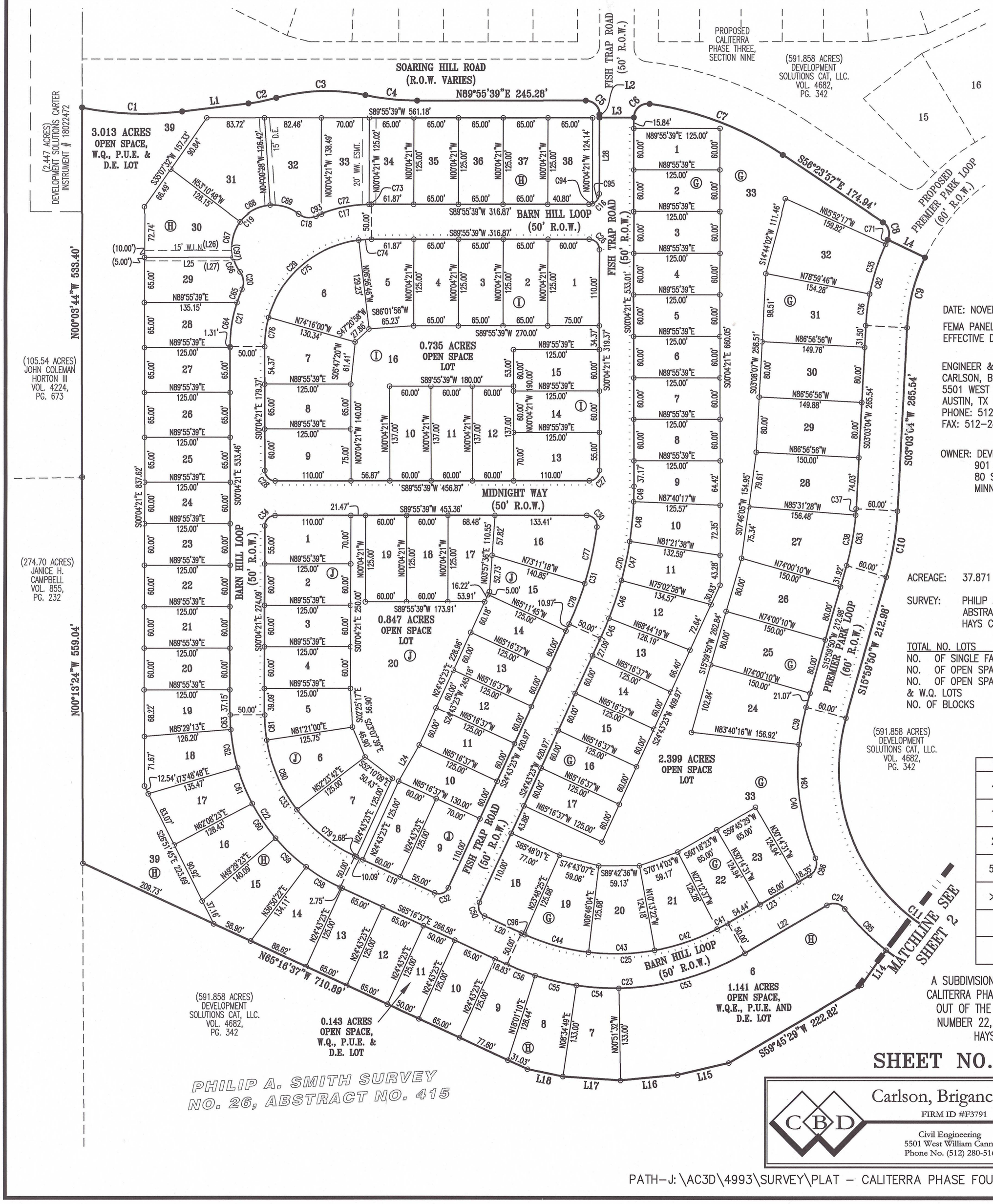
- ● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ◉ 5/8" IRON ROD FOUND
- 17 LOT NUMBER
- Ⓓ BLOCK DESIGNATION
- ..... SIDEWALKS
- (XX.XX') EASEMENT ANNOTATION

LINEAR FOOTAGE OF RIGHT-OF-WAY

PREMIER PARK LOOP	(MINOR ARTERIAL)	60' R.O.W.	1,987'
BARN HILL LOOP	(LOCAL STREET)	50' R.O.W.	2,245'
FISH TRAP ROAD	(LOCAL STREET)	50' R.O.W.	1,210'
MIDNIGHT WAY	(LOCAL STREET)	50' R.O.W.	537'
TOTAL			5,979'

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





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

DATE: NOVEMBER 8, 2021

FEMA PANEL NO. 48209C0115F
EFFECTIVE DATE: SEPTEMBER 2, 2005

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

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC.
901 IDS CENTER
80 SOUTH 8TH STREET
MINNEAPOLIS, MINNESOTA 55402

ACREAGE: 37.871 ACRES

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

TOTAL NO. LOTS	109
NO. OF SINGLE FAMILY LOTS	103
NO. OF OPEN SPACE LOTS	3
NO. OF OPEN SPACE, D.E., P.U.E & W.Q. LOTS	3
NO. OF BLOCKS	5

LOT SIZE	NO.
< 1 ACRE	106
1-2 ACRE	1
2-5 ACRE	2
5-10 ACRE	0
> 10 ACRE	0
MINIMUM LOT SIZE: 0.143 AC (6,250 sq. ft.)	
AVERAGE LOT SIZE: 0.262 AC (11,422 sq. ft.)	

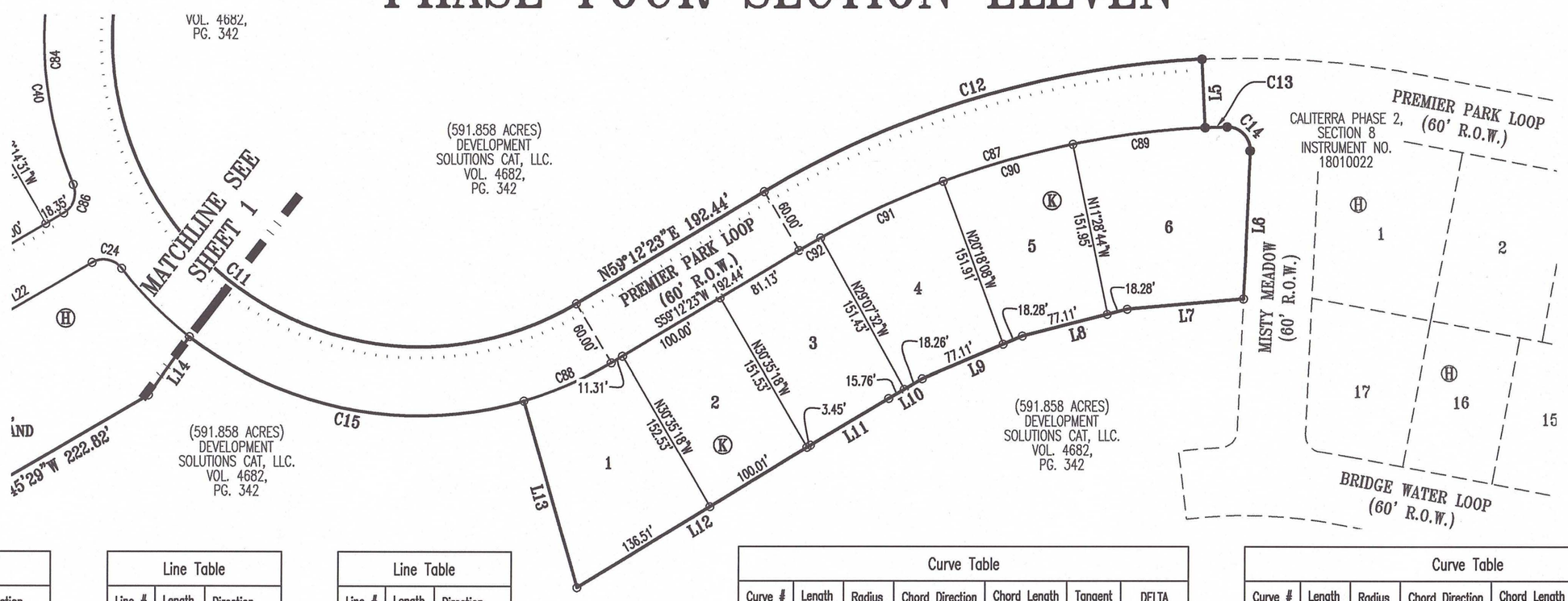
A SUBDIVISION OF 37.871 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\AC3D\4993\SURVEY\PLAT - CALITERRA PHASE FOUR SECTION ELEVEN.dwg

CALITERRA
PHASE FOUR SECTION ELEVEN



Line Table		
Line #	Length	Direction
L1	97.38	N83°00'03"E
L2	4.60	S00°04'21"E
L3	50.00	N89°55'39"E
L4	60.00	S64°36'44"E
L5	60.00	S02°43'05"E
L6	129.82	S02°33'18"W
L7	103.55	S84°57'05"W
L8	95.38	S75°47'48"W
L9	95.38	S66°58'24"W

Line Table		
Line #	Length	Direction
L10	34.03	S59°27'15"W
L11	80.00	S59°17'16"W
L12	239.98	S58°38'00"W
L13	169.97	N16°13'37"W
L14	62.10	S35°18'00"W
L15	76.48	S76°50'25"W
L16	83.59	S84°25'18"W
L17	83.59	N86°08'21"W
L18	52.83	N78°26'21"W

Line Table		
Line #	Length	Direction
L19	127.77	N65°16'37"W
L20	58.81	N65°16'37"W
L22	137.79	S59°45'29"W
L23	137.79	S59°45'29"W
L24	60.21	S29°29'12"W
L25	129.19	N89°55'39"E
L28	110.40	N00°04'21"W

Easement Line Table		
Line #	Length	Direction
(L26)	127.44	S89°55'39"W
(L27)	130.75	N89°55'39"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	146.27	464.00	S87°58'06"E	145.66	73.74	18°03'41"
C2	41.17	270.00	N78°37'58"E	41.13	20.62	8°44'11"
C3	130.75	270.00	N88°08'13"E	129.47	66.68	27°44'43"
C4	76.12	362.01	S84°00'53"E	75.98	38.20	12°02'55"
C5	31.42	20.00	S45°04'21"E	28.28	20.00	90°00'00"
C6	34.28	20.00	N49°01'43"E	30.23	23.09	98°12'08"
C7	208.94	470.00	S69°08'05"E	207.23	106.23	25°28'17"
C8	28.55	20.00	S15°30'20"E	26.19	17.32	81°47'12"
C9	105.26	270.00	S14°13'10"W	104.59	53.31	22°20'12"
C10	97.16	430.00	S09°31'27"W	96.95	48.79	12°56'46"
C11	644.61	270.00	S52°23'53"E	502.06	681.78	136°47'26"
C12	406.71	830.00	N73°14'40"E	402.65	207.52	28°04'31"
C13	19.55	770.00	N88°00'22"E	19.55	9.77	1°27'17"
C14	32.75	20.00	S44°21'04"E	29.21	21.38	93°49'21"
C15	310.21	330.00	N79°17'49"W	298.91	167.64	53°51'36"
C16	23.56	15.00	N44°55'39"E	21.21	15.00	90°00'00"
C17	83.24	205.00	S78°17'41"W	82.67	42.20	23°15'55"
C18	26.59	25.00	S82°52'05"E	25.35	14.71	60°56'23"
C19	172.64	60.00	S45°10'19"W	118.95	451.49	164°51'36"
C20	26.59	25.00	N06°47'18"W	25.35	14.71	60°56'23"
C21	84.99	205.00	S11°48'16"W	84.38	43.11	23°45'15"
C22	312.96	275.00	S32°40'29"E	296.34	175.88	65°12'16"
C23	359.74	375.00	N87°14'26"E	346.11	195.07	54°57'54"
C24	28.84	20.00	N78°56'08"W	26.40	17.57	82°36'47"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C25	311.78	325.00	N87°14'26"E	299.96	169.06	54°57'54"
C26	23.56	15.00	N45°04'21"W	21.21	15.00	90°00'00"
C27	23.56	15.00	N44°55'39"E	21.21	15.00	90°00'00"
C28	23.56	15.00	S45°04'21"E	21.21	15.00	90°00'00"
C29	243.47	155.00	S44°55'39"W	219.20	155.00	90°00'00"
C30	25.42	15.00	N41°31'42"W	22.48	16.98	97°05'19"
C31	146.80	475.00	N15°52'10"E	146.21	73.99	17°42'25"
C32	23.56	15.00	N69°43'23"E	21.21	15.00	90°00'00"
C33	256.06	225.00	S32°40'29"E	242.46	143.91	65°12'16"
C34	23.56	15.00	S44°55'39"W	21.21	15.00	90°00'00"
C35	75.59	330.00	S17°33'59"W	75.43	37.96	13°07'29"
C36	45.81	330.00	S07°01'39"W	45.77	22.94	7°57'10"
C37	9.20	370.00	N03°45'48"E	9.20	4.60	1°25'29"
C38	74.40	370.00	N10°14'11"E	74.28	37.33	11°31'17"
C39	55.68	330.03	S11°09'48"W	55.62	27.91	9°40'02"
C40	168.09	330.00	S08°15'47"E	166.28	85.91	29°11'01"
C41	17.20	325.00	N61°16'26"E	17.19	8.60	3°01'54"
C42	96.36	325.00	N71°17'00"E	96.01	48.54	16°59'15"
C43	96.38	325.00	N88°16'21"E	96.02	48.54	16°59'26"
C44	96.65	325.00	S74°42'46"E	96.30	48.69	17°02'22"
C45	31.72	525.00	N22°59'32"E	31.71	15.86	3°27'41"
C46	57.83	525.00	N18°06'22"E	57.80	28.94	6°18'40"
C47	57.83	525.00	N11°47'42"E	57.80	28.94	6°18'40"
C48	57.83	525.00	N05°29'02"E	57.80	28.94	6°18'40"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C49	22.00	525.00	N01°07'41"E	22.00	11.00	2°24'04"
C50	23.56	15.00	S20°16'37"E	21.21	15.00	90°00'00"
C53	192.31	375.00	N74°26'59"E	190.21	98.32	29°22'59"
C54	61.78	375.00	S86°08'21"E	61.71	30.96	9°26'21"
C55	61.78	375.00	S76°42'00"E	61.71	30.96	9°26'21"
C56	43.87	375.00	S68°37'44"E	43.85	21.96	6°42'13"
C58	58.16	275.00	S59°13'08"E	58.05	29.19	12°07'00"
C59	60.72	275.00	S46°50'07"E	60.59	30.48	12°39'01"
C60	60.72	275.00	S34°11'07"E	60.59	30.48	12°39'01"
C61	56.03	275.00	S22°01'24"E	55.93	28.11	11°40'25"
C62	56.03	275.00	S10°20'59"E	55.93	28.11	11°40'25"
C63	21.31	275.00	S02°17'34"E	21.31	10.66	4°26'26"
C64	64.76	205.00	S08°58'41"W	64.50	32.65	18°06'04"
C65	20.23	205.00	S20°51'18"W	20.22	10.12	5°39'11"
C66	23.44	60.00	S26°03'58"E	23.29	11.87	22°23'03"
C67	54.13	60.00	S10°58'23"W	52.32	29.07	51°41'39"
C68	51.49	60.00	S61°24'22"W	49.93	27.45	49°10'19"
C69	43.57	60.00	N73°12'11"W	42.62	22.80	41°36'35"
C70	227.20	525.00	N12°19'31"E	225.43	115.41	24°47'44"
C71	7.25	330.00	S24°45'30"W	7.25	3.63	1°15'32"
C72	71.65	205.00	S79°02'27"W	71.28	36.19	20°01'29"
C73	3.13	205.00	S89°29'25"W	3.13	1.56	0°52'27"
C74	18.72	155.00	S86°28'01"W	18.71	9.37	6°55'15"
C75	181.99	155.00	S49°22'12"W	171.72	103.12	67°16'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C76	42.76	155.00	S07°49'50"W	42.62	21.52	15°48'22"
C77	83.71	475.00	N12°03'52"E	83.60	41.96	10°05'50"
C78	63.09	475.00	N20°55'05"E	63.04	31.59	7°36'35"
C79	108.67	225.00	S51°26'28"E	107.61	55.42	27°40'19"
C80	110.71	225.00	S23°30'35"E	109.59	56.50	28°11'28"
C81	36.68	225.00	S04°44'36"E	36.64	18.38	9°20'29"
C82	128.65	330.00	S14°13'10"W	127.84	65.15	22°20'12"
C83	83.60	370.00	N09°31'27"E	83.42	41.98	12°56'46"
C84	223.77	330.00	S03°25'44"E	219.51	116.38	38°51'07"
C85	84.88	330.00	S44°59'53"E	84.65	42.68	14°44'17"
C86	28.84	20.00	N18°27'06"E	26.40	17.57	82°36'47"
C87	377.31	770.00	S73°14'40"W	373.54	192.52	28°04'31"
C88	83.90	330.00	N66°29'23"E	83.67	42.18	14°34'00"
C89	117.96	770.00	S82°53'36"W	117.84	59.10	8°46'39"
C90	118.70	770.00	S74°05'18"W	118.58	59.47	8°49'57"
C91	118.69	770.00	S65°15'22"W	118.58	59.46	8°49'55"
C92	21.95	770.00	S60°01'24"W	21.95	10.98	1°38'00"
C93	8.47	205.00	N67°50'43"E	8.47	4.23	2°21'58"
C94	5.10	15.00	N80°11'31"E	5.07	2.57	19°28'16"
C95	18.46	15.00	N35°11'31"E	17.32	10.61	70°31'44"
C96	5.20	325.00	S65°44'06"E	5.20	2.60	0°54'57"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C97)	15.40	60.00	N12°31'19"W	15.36	7.74	14°42'33"

AREA TABLE	
AREA WITHIN SUBDIVISION	37.871 ACRES (1,651,418 sq. ft.)
AREA OF SINGLE FAMILY LOTS	22.715 ACRES (944,636 sq. ft.)
AREA WITHIN PRIVATE STREETS	7.315 ACRES (318,645 sq. ft.)

BLOCK 'G'		
LOT NO.	ACREAGE	SQ. FT.
1	0.172 ACRES	7,500 SQ. FT.
2	0.172 ACRES	7,500 SQ. FT.
3	0.172 ACRES	7,500 SQ. FT.
4	0.172 ACRES	7,500 SQ. FT.
5	0.172 ACRES	7,500 SQ. FT.
6	0.172 ACRES	7,500 SQ. FT.
7	0.172 ACRES	7,500 SQ. FT.
8	0.172 ACRES	7,500 SQ. FT.
9	0.177 ACRES	7,728 SQ. FT.
10	0.191 ACRES	8,334 SQ. FT.
11	0.205 ACRES	8,940 SQ. FT.
12	0.193 ACRES	8,427 SQ. FT.
13	0.180 ACRES	7,838 SQ. FT.
14	0.172 ACRES	7,500 SQ. FT.
15	0.172 ACRES	7,500 SQ. FT.
16	0.172 ACRES	7,500 SQ. FT.
17	0.172 ACRES	7,500 SQ. FT.
18	0.223 ACRES	9,730 SQ. FT.
19	0.227 ACRES	9,886 SQ. FT.
20	0.225 ACRES	9,813 SQ. FT.
21	0.225 ACRES	9,800 SQ. FT.
22	0.196 ACRES	8,556 SQ. FT.
23	0.186 ACRES	8,121 SQ. FT.
24	0.312 ACRES	13,598 SQ. FT.
25	0.275 ACRES	12,000 SQ. FT.
26	0.275 ACRES	12,000 SQ. FT.
27	0.322 ACRES	14,034 SQ. FT.
28	0.286 ACRES	12,465 SQ. FT.
29	0.275 ACRES	11,995 SQ. FT.
30	0.275 ACRES	11,986 SQ. FT.
31	0.304 ACRES	13,230 SQ. FT.
32	0.322 ACRES	14,459 SQ. FT.
33	2.399 ACRES	104,515 SQ. FT.

BLOCK 'J'		
LOT NO.	ACREAGE	SQ. FT.
1	0.200 ACRES	8,701 SQ. FT.
2	0.172 ACRES	7,500 SQ. FT.
3	0.172 ACRES	7,500 SQ. FT.
4	0.172 ACRES	7,500 SQ. FT.
5	0.192 ACRES	8,358 SQ. FT.
6	0.229 ACRES	9,995 SQ. FT.
7	0.235 ACRES	10,253 SQ. FT.
8	0.172 ACRES	7,500 SQ. FT.
9	0.200 ACRES	8,701 SQ. FT.
10	0.176 ACRES	7,650 SQ. FT.
11	0.172 ACRES	7,500 SQ. FT.
12	0.172 ACRES	7,500 SQ. FT.
13	0.172 ACRES	7,500 SQ. FT.
14	0.172 ACRES	7,511 SQ. FT.
15	0.198 ACRES	8,606 SQ. FT.
16	0.264 ACRES	11,483 SQ. FT.
17	0.183 ACRES	7,967 SQ. FT.
18	0.172 ACRES	7,500 SQ. FT.
19	0.172 ACRES	7,500 SQ. FT.
20	0.847 ACRES	36,906 SQ. FT.

BLOCK 'H'		
6	1.141 ACRES	49,721 SQ. FT.
7	0.220 ACRES	9,577 SQ. FT.
8	0.220 ACRES	9,574 SQ. FT.
9	0.202 ACRES	8,819 SQ. FT.
10	0.187 ACRES	8,125 SQ. FT.
11	0.143 ACRES	6,250 SQ. FT.
12	0.187 ACRES	8,125 SQ. FT.
13	0.187 ACRES	8,125 SQ. FT.
14	0.219 ACRES	9,522 SQ. FT.
15	0.251 ACRES	10,926 SQ. FT.
16	0.229 ACRES	9,989 SQ. FT.
17	0.208 ACRES	9,049 SQ. FT.
18	0.210 ACRES	9,159 SQ. FT.
19	0.182 ACRES	7,926 SQ. FT.
20	0.172 ACRES	7,500 SQ. FT.
21	0.172 ACRES	7,500 SQ. FT.
22	0.172 ACRES	7,500 SQ. FT.
23	0.172 ACRES	7,500 SQ. FT.
24	0.172 ACRES	7,500 SQ. FT.
25	0.187 ACRES	8,125 SQ. FT.
26	0.187 ACRES	8,125 SQ. FT.
27	0.187 ACRES	8,125 SQ. FT.
28	0.191 ACRES	8,339 SQ. FT.
29	0.207 ACRES	9,017 SQ. FT.
30	0.284 ACRES	12,361 SQ. FT.
31	0.337 ACRES	14,691 SQ. FT.
32	0.241 ACRES	10,513 SQ. FT.
33	0.208 ACRES	9,074 SQ. FT.
34	0.187 ACRES	8,125 SQ. FT.
35	0.187 ACRES	8,125 SQ. FT.
36	0.187 ACRES	8,125 SQ. FT.
37	0.187 ACRES	8,125 SQ. FT.
38	0.187 ACRES	8,123 SQ. FT.
39	3.013 ACRES	131,227 SQ. FT.

BLOCK 'I'		
LOT NO.	ACREAGE	SQ. FT.
1	0.214 ACRES	9,326 SQ. FT.
2	0.187 ACRES	8,125 SQ. FT.
3	0.187 ACRES	8,125 SQ. FT.
4	0.187 ACRES	8,125 SQ. FT.
5	0.213 ACRES	9,282 SQ. FT.
6	0.317 ACRES	13,804 SQ. FT.
7	0.234 ACRES	10,179 SQ. FT.
8	0.187 ACRES	8,125 SQ. FT.
9	0.214 ACRES	9,326 SQ. FT.
10	0.189 ACRES	8,220 SQ. FT.
11	0.189 ACRES	8,220 SQ. FT.
12	0.189 ACRES	8,220 SQ. FT.
13	0.200 ACRES	8,701 SQ. FT.
14	0.172 ACRES	7,500 SQ. FT.
15	0.172 ACRES	7,500 SQ. FT.
16	0.735 ACRES	32,016 SQ. FT.

BLOCK 'K'		
1	0.417 ACRES	18,185 SQ. FT.
2	0.349 ACRES	15,203 SQ. FT.
3	0.352 ACRES	15,328 SQ. FT.
4	0.373 ACRES	16,255 SQ. FT.
5	0.373 ACRES	16,266 SQ. FT.
6	0.487 ACRES	21,235 SQ. FT.

A SUBDIVISION OF 37.871 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 2 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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CALITERRA
PHASE FOUR SECTION ELEVEN

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT DEVELOPMENT SOLUTIONS CAT, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF A CALLED 591.858 ACRES OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 37.871 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"CALITERRA PHASE FOUR SECTION ELEVEN"

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

WITNESS MY HAND, THIS THE 8th DAY OF November, 2021 A.D.

BY: _____
GREGORY L. RICH, MANAGER
DEVELOPMENT SOLUTIONS CAT, LLC

STATE OF TEXAS }
COUNTY OF HAYS }

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

Cynthia Litton
NOTARY PUBLIC, STATE OF TEXAS

CYNTHIA LITTON
Notary Public, State of Texas
Comm. Expires 09-30-2025
Notary ID 10988666

Cynthia Litton
PRINTED NOTARY NAME
MY COMMISSION EXPIRES: 09-30-2025

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERRA PHASE FOUR SECTION ELEVEN, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION OF THE 23 DAY OF November, 2021.

_____ 12/8/21 _____ Sandra Cunningham 12/2/21
PLANNING & ZONING CHAIR DATE CITY SECRETARY DATE

City of Dripping Springs TEXAS Inc. 1981

STATE OF TEXAS }
COUNTY OF HAYS }

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

_____ 11-30-2021
MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

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, PROPSPECTIVE OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVALIABILITY. RAINWATER COLLECTION 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 DEVELOPMENT SERVICES..

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

_____ 11-30-2021
MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

_____ 11-30-2021
ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN MANAGER

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF December, A.D. 2021, AT 4:13 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. 21067339

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF December, 2021 A.D.

Elaine H. Cardenas By:
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

COUNTY COURT OF HAYS COUNTY TEXAS

GENERAL NOTES:

1. THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
11. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
12. MINIMUM FRONT SETBACK SHALL BE 20'.
13. MINIMUM REAR SETBACK SHALL BE 20'.
14. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 15'.
16. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
17. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
21. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
22. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
23. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
24. ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
25. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
26. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
27. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
28. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
29. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC., RECORDED IN VOLUME 4978, PAGE 215 (DOCUMENT NUMBER 14021130 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).
30. DRIVEWAY CULVERTS FOR LOTS 24-32, BLOCK G, SHALL BE 24" AND DRIVEWAY CULVERTS FOR LOTS 1-6, BLOCK K, SHALL BE 18". ALL DRIVEWAY CULVERTS TO BE NO CLOSER THAN 15 FEET FROM THE PAVEMENT EDGE OF PREMIER PARK LOOP.
31. PEC EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PADS AND A/C UNITS SHALL BE ALLOWED TO ENCROACH WITHIN THE PEC EASEMENT PER CONSULTATION WITH PEC.

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C-0115F, BOTH DATED SEPTEMBER 02, 2005.

ENGINEERING BY: _____ 11-8-21
BRETT R. PASQUARELLA, P.E., No. 84769 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

STATE OF TEXAS
BRETT R. PASQUARELLA
84769
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

SURVEYED BY: _____ 08/04/2021
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL LAND SURVEYOR

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

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

A SUBDIVISION OF 37.871 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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Attachment 3

January 14, 2014

EXHIBIT C- LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance	Justification
Chapter 22, Water Quality Protection					
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ to 35%	Maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ will be 50%	Overall project impervious cover to be 25% maximum
Chapter 23, Zoning					
2	3.11.4(b)	Building Setbacks	Minimum front yard= 25' Minimum rear yard= 25' Minimum side yard= 25' Minimum side yard adjacent to public street = 25'	For Residential Use: Minimum front yard= 20' Minimum rear yard= 20' Minimum side yard= 5' Minimum side yard adjacent to public street = 10'	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.
3	3.11.4(a),(2)&(3)	Lot Widths and Depths	Width = 100' Depth = 150'	For Residential Use: Width= 50' Depth= 120'	
4	3.11.4(a)(1)	Minimum Lot Area	20,000 sf	For Residential use: 6,000 sf	
Chapter 24, Building Regulations					
5	24.06.006 (e&f)	Shielding and Total Outdoor Light Output Standards	Government owned street lights in public rights-of-way and outdoor recreation facilities are not included in the total lumens per site.	All street lights, public or private, are excluded from total lumens count per site.	To have the ability to create a master planned community that includes lighting improvements that generally do not occur in typical subdivisions.
Chapter 26, Signs					
6	26.01.005	Sign Area	When referring to area limitations of monument signs, area and signable area refers to an area within a continuous perimeter that includes the sign structure as well as the lettering, illustrations, ornamentations, or other figures.	The definition of Sign Area as applied to the subdivision identification sign (aka, monument sign for subdivisions) will not be include the monument sign's base.	

From: [redacted]
To:
Subject: Variance case #VAR2026-008
Date: Sunday, October 11, 2026 6:57:09 PM

[redacted]

To Whom It May Concern,

We are writing to confirm that we do not have any issue or problem with the resident at 280 Barnhill Loop constructing a pergola. We believe this resident should be granted her requested variance for this project.

For your records, our address is 275 Barnhill Loop, Dripping Springs, TX 78620.

Sincerely,

Frank and Beth Venturella
[redacted]

Sent from Gmail Mobile

From: [redacted]
To: Planning
Subject: 280 Barnhill Loop
Date: Sunday, October 11, 2026 11:33:08 PM

[redacted]

We received a letter stating 280 Barnhill Loop in Dripping Springs is requesting a variance from the city. We live within 200 feet of their house. We have no problem with the city granting the variance or them building a pergola. We are unable to attend the meeting regarding this. Michael and Mary Seery. 335 Fish Trap Rd. DS

Sent from Yahoo Mail for iPhone

From: Robin Madden
To: Planning
Subject: Variance app case #VAR2026-008
Date: Saturday, October 10, 2026 2:28:20 PM

[redacted]

This comment is in response to the letter I received in the mail today dated October 2, 2026.

The proposed pergola structure located at 280 Barnhill Loop, Dripping Springs will have literally zero negative impact to the property value or quality of life at my home on 298 Fish Trap Rd. I am in complete support for this neighbor to be able to complete her improvement to the backyard of her home.
I can be reached through this email and/or my cell # [redacted] if you have any questions.

Thank you for your time,

Robin L. Madden
298 Fish Trap Rd.
Dripping Springs, TX 78620

Planning and Zoning Commission
Planning Department Staff Report

Planning & Zoning Commission Meeting:	October 27, 2026
Project No:	ZA2026-002
Project Planner:	Sara Varvarigos, AICP – Senior Planner

Item Details

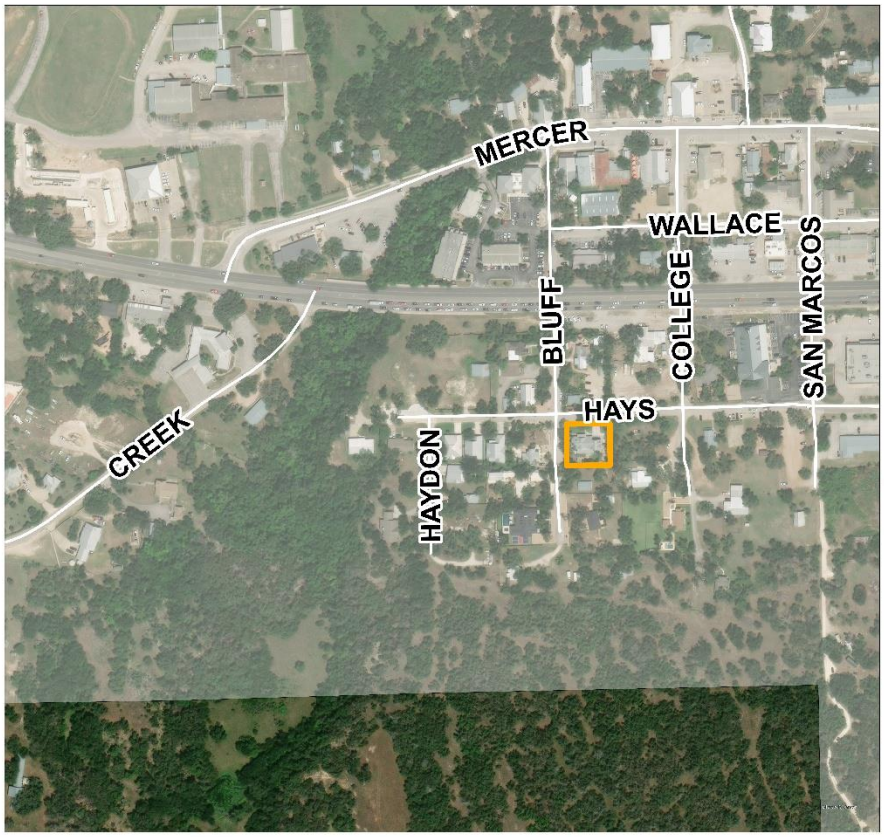
Project Name:	Historic Hays Street Professional Office
Property Location:	315 Hays, Dripping Springs, TX
Legal Description:	R23580 W T CHAPMAN #3 9-2210-18-09 LTS 1-2 & W PT OF 3,10,11,12 BLK 3 0.30 AC. GEO#90403774
Applicant:	Russell Collins on behalf of Mr. & Mrs. Connelly, owners of 315 Hays
Property Owners:	Mr. & Mrs. Connelly
Amendment Request:	Zoning Amendment from "Single-family duplex" within the Hays Historic District Overlay (SF4-HO) to "Office" with a Hays Historic District Overlay, and additional Conditional Overlay (O-HO-CO)
Recommendation:	Staff recommends approval of the zoning amendment with a conditional overlay.

DRIPPING SPRINGS
Texas

Location Map

ZA2026-002
315 Hays St

Subject Property
City Limits



N

0 500 1000
Feet

Planning Department Staff Report

Overview

The applicants requested approval of a zoning map amendment to rezone an approximately 0.3-acre lot located at 315 Hays St, in the Hays Historic District, from an existing "SF-4, Single-family duplex" base zoning district with a Hays Historic District Overlay (SF4-HO), to a "Office" base zoning district with Hays Historic District Overlay and Conditional Overlay (O-HO-CO) (Exhibit 1).

The subject property has an existing non-historic residential structure on site, which was built in 2008, and previously served as a residence to Mr. & Mrs. Connelly and their family at 315 Hays St. The Connelly's are now looking to convert the property from its exiting residential/short-term-rental land use to an office land use. The proposed zoning amendment would rezone the 0.3-acre property from an single family duplex district with a Historic District Overlay (which primarily allows for single family and duplex land uses with "Home Business Occupations" as an accessory land use) to an Office zoning district with Historic District and Conditional Overlay, which would allow for limited number of residential and office land uses to operate under a restricted footprint.

In both the existing and proposed zoning categories, the Historic District Overlay restricts the land uses permitted by right, prioritizing compatibility with existing land uses. For example, the HO overlay restricts the number of land uses permitted under the O zoning district from 34 to 30, so that certain uses that would ordinarily be allowed in Office Zoning District (including Credit Agency, Fire Station, Security Monitoring Company, and Telemarketing Center), are prohibited in the Historic District, meaning that this property would be prohibited from allowing those uses. In addition, if a use requires a CUP within Local Retail zoning district, and not in the Historic District (or vice-versa), the CUP would still be required because the City would implement whichever is the most restrictive requirement; the more restrictive principle would also apply if a use is prohibited in one district but not the other. The Historic District Overlay also supports the preservation of historic character and landscapes with design guidelines that must be applied to properties located within the Hays Historic District. Therefore, any proposed exterior updates on 315 Hays St will benefit from an additional layer of review by the City's Historic Preservation Commission, and will require approval of a Certificate of Appropriateness Permit, with the goal of preserving the existing architectural character and landscape of the Hays Historic District.

During the month of October 2026, the City of Dripping Springs sent out public notices of the requested Zoning Map Amendment to properties located within 300 feet of 315 Hays St. No public input letters were received as of the time of posting of this report .

Staff is recommending that the requested zoning amendment, which will amend the proposed zoning from SF4-HO to O-HO-CO (refer to Attachment 2), be adopted with the following conditions:

1. reducing land uses permitted by right from 30 to 20
2. decreasing the number of land uses requiring a conditional use permit from 18 to 1
3. increasing the number of prohibited land uses from 182 to 209
4. limiting hours of business operation to a schedule between 9 AM to 6 PM.

The proposed O-HO-CO district retains the requested O-HO base classification; Attachment 2 imposes the more-restrictive, site-specific regulations that control the identified uses and development conditions listed above. Except for those specified restrictions, the Property will remain subject to the O-HO district as amended from time to time. Future citywide zoning amendments should be evaluated for consistency with the Property's continuing Exhibit B restrictions.

Approval of the requested zoning amendment from SF4-HO to O-HO-CO is an essential step toward facilitating the proposed land use conversion of the site located at 315 Hays St.

Per Ch. 30 Exhibit A and Hays Historic Guidelines:

- ***The SF-4, two-family residential district*** *is intended to provide for development of detached, two-family residence structures on moderate size lots of at least 10,000 square feet in size..*
- ***The O, office district*** *is established to create a district for low intensity office and professional uses. The district can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting building heights to one or two stories, and by utilizing buffering and landscaping requirements. Buildings in this district should be compatible with and similar in scal*

to residential uses and adjacent property. Bed-and-breakfasts should also be permitted.

- *The **Hays Street Historic District Overlay** is intended to allow land uses that are compatible with the Historic district while also providing design guidance and standards that accomplish the following purposes:*
  - *Recognize the architectural character and landscapes of the historic neighborhood;*
  - *Protect and preserve historic neighborhood character, scale, and streetscape; and*
  - *Support adaptive reuse and context-sensitive infill within the district.*
- *The **Conditional Overlay** regulations established are more restrictive than the regulations otherwise applicable to the Property in the O-HO district; further reduce the uses or development rights otherwise available to the Property; restrict business operating hours and outdoor storage, and are reasonably related to upholding the public welfare, and preservation of the Hays historic neighborhood character.*

Analysis of Existing and Proposed Zoning

	Comparison of Existing and Proposed Zoning Without Conditional Overlay		
	Existing Zoning: SF4-HO	**Proposed Zoning: O-HO**	**Differences between SF4-HO & O-HO**
Max Height	40 feet (Main) 25 Feet (Accessory)	40 feet (Main) 25 Feet (Accessory)	0 feet (Main) 0 feet (Accessory)
Min. Front Yard Setback	10 feet	10 feet	0 feet
Min. Side Yard Setback	5 ft	5 feet	0 feet
Min. Rear Yard Setback	10 feet	10 ft	0 feet
Min. Lot Size	10,000	5,000 square feet	5,000 square feet less
Min. Lot Width	70 feet	50 feet	20 less
Min. Lot Depth	100	100 feet	NA
Impervious Cover	50%	60%	10% more
Number of Uses Permitted by Right "P"	16	30*	14 more (refer to Exhibit 2 for full list of permitted "P" uses)

* The O District without the HO overlay would allow the following additional land uses by right: Credit Agency, Fire Station, Security Monitoring Company, and Telemarketing Center; the O-HO overlay therefore restricts uses permitted by right "P" from 34 to 30.

	Comparison of Existing and Proposed Zoning With Conditional Overlay		
	Existing Zoning: SF4-HO	**O-HO-CO**	**Differences between SF4-HO & O-HO-CO**
Max Height	40 feet (Main) 25 Feet (Accessory)	40 feet (Main) 25 Feet (Accessory)	0 feet (Main)
Min. Front Yard Setback	10 feet	10 feet	0 feet (Accessory)
Min. Side Yard Setback	5 ft	5 feet	0 feet
Min. Rear Yard Setback	10 feet	10 ft	0 feet
Min. Lot Size	10,000	5,000 square feet	5,000 square feet less
Min. Lot Width	70 feet	50 feet	20 less
Min. Lot Depth	100	100 feet	NA
Impervious Cover	50%	60%	10% more
Number of Uses	16	20*	4 more (refer to Exhibit 2 for full

Planning Department Staff Report

	Comparison of Existing and Proposed Zoning With Conditional Overlay		
	Existing Zoning: SF4-HO	**O-HO-CO**	**Differences between SF4-HO & O-HO-CO**
Permitted by Right "P"			list of permitted "P" uses)

*The addition of a Conditional Overlay would further restrict uses permitted by right, so that Armed Services Recruiting Center, Civic Club, Fraternal Lodge or Union, Garden Home/Townhome, Library, Mobile Food Vendor- 10 days or less, Multiple family dwellings, Park or Playground, Philanthropic Organization, Post Office, Private Swimming Pool, would not be permitted by right. In addition, under the Conditional Overlay, the number of uses permitted with a Conditional Use Permit would be reduced from 18 to 1; a Home for the Aged, Residential, would be permitted with a Conditional Use Permit, while the following uses would no longer be permitted with a Conditional Use Permit Cafeteria, Child Day-Care Facility, Contractor's Temporary on-site Office, Farm Animals, Exempt and Non-Exempt, Health Club, Maternity Home, Mobile Food Vendor- Longer than 10 Days, Mobile Food Vendor Court, Orchard/Crop Propagation, Orphanage, Parking Structure, Commercial, Sewage Pumping Station, Small Scale Farm, Telephone Switching Exchange, Temporary Outdoor Sales/Promotion, Water Supply (elevated storage tank).

Analysis of Surrounding Properties

DRIPPING SPRINGS
Texas

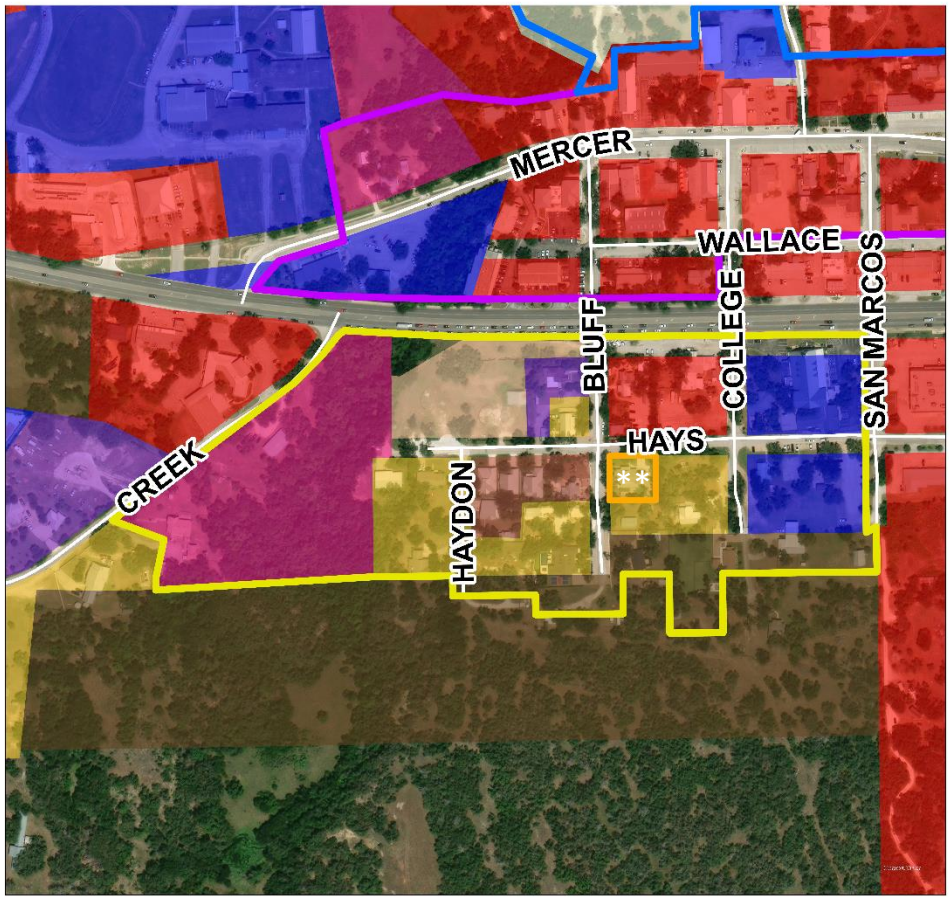
Location Map

ZA2026-002
315 Hays St

- Subject Property
- SF-1
- SF-3
- SF-4
- SF-5
- MF
- GUI
- LR
- GR
- CS
- Historic District
- Hays Street
- Mercer Street
- Old Fitzhugh Road

N

0 500 1000
Feet

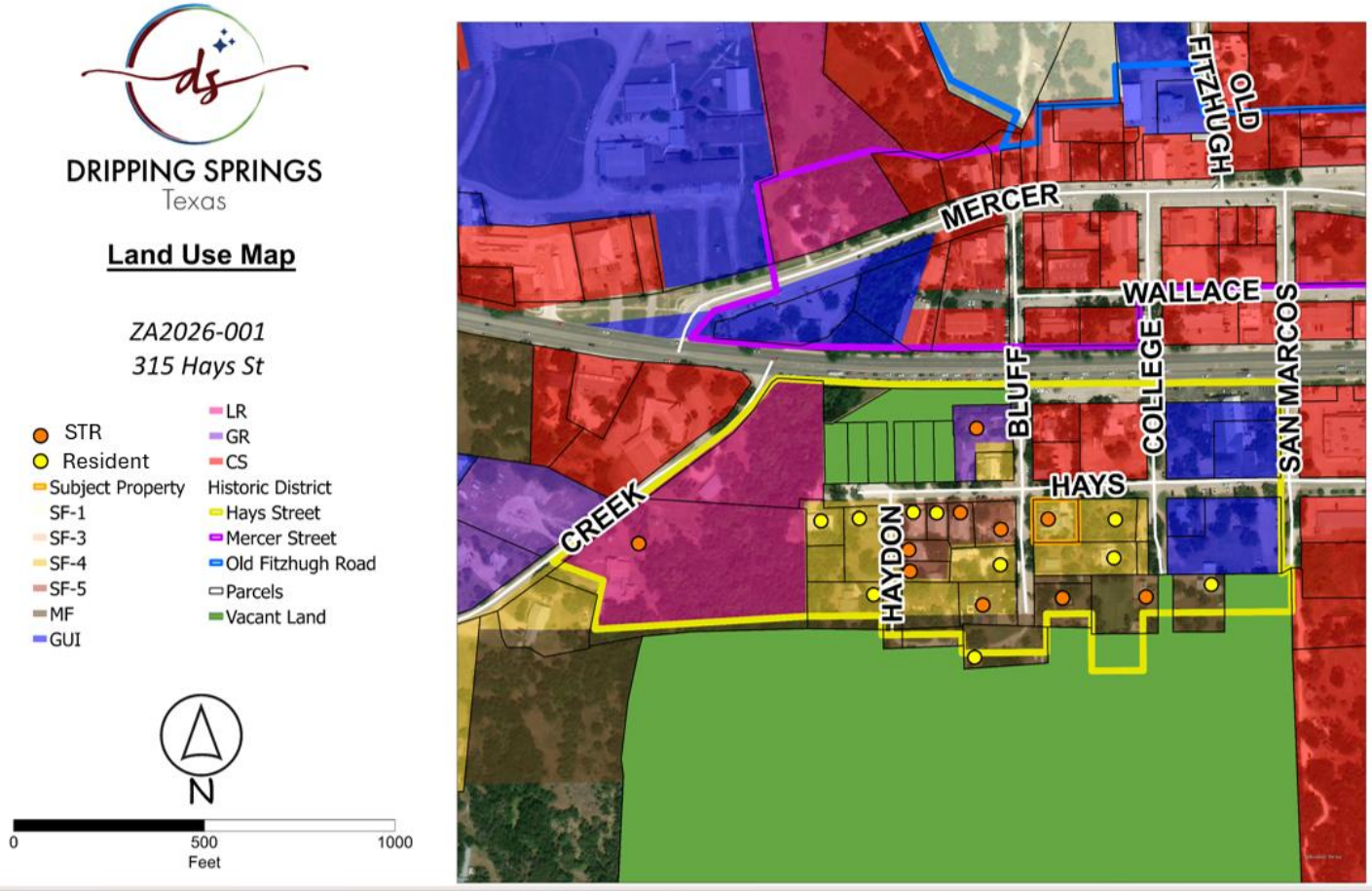


Direction	Zoning District	Existing Use	Future Land Use Map (FLUM)
North	CS-HO	Local Businesses	Combination of Village Center* along US 290 and Village Residential** along Hays and Bluff St
East	SF4-HO	Residential	
South	SF4-HO, MF-HO	Residential	
West	SF5-HO	Short Term Rental, Residential Use	

Planning Department Staff Report

***** Village Center (Draft 2040 Comp Plan FLUM)**:** Allows mixed use by right (retail, restaurant, office, civic, entertainment, and residential uses as transitions). *This FLUM land use is still draft, therefore it is provided for informational purposes only, and is not binding.*

**Village Residential (Draft 2040 Comp Plan FLUM): Historic buildings to maintain their original intent (mostly single family) while allowing garage apartments/granny flats. Allows professional office, live/work, and retail uses (to be interpreted as light office and corner retail uses). *This FLUM land use is still draft, therefore it is provided for informational purposes only, and is not binding.*



The land use map above shows the locations of existing short term rentals (shown in orange circles), residences (shown in yellow circles), and vacant properties. Further analysis of the land uses in the Hays Historic District shows that 30% of properties are vacant, 30% of the properties are occupied by residential use, 20% are occupied by short-term rentals (STRs), 11% are occupied by commercial use, 9% are occupied by institutional use, and 2% are occupied by office use. While approximately 1/3 of the properties are vacant, and 1/3 are residential, the remaining properties are occupied by STR's, commercial, office or institutional use. In addition, the vacant lots are currently zoned for residential use, which means that approximately 1/3 of the historic neighborhood may be further developed for residential use, under existing zoning.

Planning Department Staff Report

Approval Criteria for Zoning Amendment (Chapter 30 Zoning, Exhibit A, Sec 2.28.1 and 2.28.2)

2.28.2 The Planning & Zoning Commission and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	Analysis of the land uses in the Hays Historic District shows that 30% of properties are vacant, 30% of the properties are occupied by residential use, 20% are occupied by short-term rentals (STRs), 11% are occupied by commercial use, 9% are occupied by institutional use, and 2% are occupied by office use. While approximately 1/3 of the properties are vacant, and 1/3 are residential, the remaining properties are occupied by STR's, commercial, office or institutional use. In addition, the vacant lots are currently zoned for residential use, which means that approximately 1/3 of the historic neighborhood may be further developed for residential use under the existing zoning, or may be rezoned to allow for additional land uses. The 315 Hays property is a corner property which abuts several existing local businesses and residences along this corridor. A light office use may be considered an appropriate buffer land use between the commercial land uses along US HWY 290 corridor and the residential land uses in the Hays Historic District. The addition of a Conditional Overlay promotes compatibility with existing land uses by imposing conditions relating to the hours of business operation, and further restricting land uses permitted by right to 20 light residential and office land uses.
2. their relationship to the general area and the City as a whole;	The O-HO-CO zoning may support the revitalization and appeal of the Hays Historic district and the City as a whole, by providing access to low intensity office-oriented land uses and services, which will not impact the historic residential character of the Hays District.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The proposed zoning change will not conflict with existing or proposed plans for public infrastructure in the area.
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	N/A. There are currently no O-HO zoned properties in the Historic Districts, although there are existing Office land uses currently permitted under other zoning categories.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the	N/A. There are currently no O-HO zoned properties in the Historic Districts, although there

Planning Department Staff Report

vicinity of the proposed change;	are existing Office land uses in the Districts, as is currently permitted under other base zoning categories.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Approving this amendment may encourage additional zoning amendment requests within the Hays District, from residential to office land use, which should be evaluated for appropriateness on a case-by-case basis, considering the intensity of the proposed the land uses, hours of operation, and parking, for example.
7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	There have been several zoning amendments from single family zoning to commercial zoning in the Hays historic district, for example 103 Creek Rd, which was rezoned from SF-4 to LR, as well as 102 Bluff St, which was rezoned from SF-5 to GR. However, this would be the first zoning amendment from residential to light commercial /office land uses south of Hays street, and as such must be evaluated carefully.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The Historic and Conditional overlays aim to foster compatibility with surrounding land uses, by permitting land uses most compatible with the Hays Historic District neighborhood character, and imposing conditions on business hours of operation.

Planning Department Staff Report

Additional Staff Analysis

Staff considers that the proposed conversion of the residential property at 315 Hays, which is not a historic property, to an office use, is an appropriate buffering land use between the more intensive commercial uses along US 290, and the residential uses to the rear of the Hays District.

Staff Recommendation

Staff recommends approval of the Zoning Amendment with the Conditional Overlay, which provides a framework for business operating hours as well as permitted, conditional, and incidental land uses.

Planning and Zoning action:

2.34.1 The P&Z shall hold a public hearing on a zoning an amendment to the Zoning Ordinance. After all public input has been received and the public hearing closed, the P&Z shall make its recommendations on the proposed zoning request and concept plan, if submitted, stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the City's Comprehensive Plan. The P&Z may, on its own motion or at the applicant's request, defer its decision recommendations until it has had an opportunity to consider other information or proposed modifications to the request which may have a direct bearing thereon. If the P&Z elects to postpone or defer its hearing on the request, such action shall specifically state the time period of the postponement by citing the meeting date whereon the request will reappear on the P&Z's agenda.

2.34.2 When the P&Z is ready to act upon the zoning request, it may recommend:

(a) approval of the request as it was submitted by the applicant;

(b) approval of the request subject to certain conditions as in the case of a conditional overlay; or

(c) disapproval of the request.

2.34.3 The P&Z's recommendation will be automatically forwarded to the City Council for a second public hearing thereon.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs News Dispatch, 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 zoning map amendment. Please see “Public Comments” section for information on public input results.

Meeting Schedule

November 17, 2026 – City Council

Future HPC meeting(s) will be required for review and decision of the COA permit application

Attachments

Exhibit 1 – Zoning Amendment Application

Exhibit 2 – Proposed Draft Zoning Amendment Ordinance, List of Permitted, Conditional Use, and Prohibited Land Uses

Recommended Action:	Recommend approval of the requested Zoning Amendment
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.

Planning Department Staff Report

Public Comments:	a.
Enforcement Issues:	N/A

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____-____

CONTACT INFORMATION

PROPERTY OWNER NAME___ANN & SHAWN CONNOLLY _____

STREET ADDRESS____315 HAYS STREET_____

CITY___DRIPPING SPRINGS _____STATE___TX_____ ZIP CODE ____78620__

PHONE___WITHELD _____ EMAIL__[redacted]

APPLICANT NAME____RUSSELL R COLLINS , ON BEHALF OF CONNOLLY'S _____

COMPANY _____RESOLVEDESIGNS LLC_____

STREET ADDRESS_____

CITY____DRIPPING SPRINGS_____STATE_____TX_____ ZIP CODE _____78620__

PHONE____512-426-2103_____ EMAIL___[redacted]

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION OR MAP

☒ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☐ TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

☐ TO MAKE CHANGES IN ORDER TO IMPLEMENT POLICIES REFLECTED WITHIN THE COMPREHENSIVE PLAN

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	ANN & SHAWN CONNOLLY
PROPERTY ADDRESS	315 HAYS STREET
CURRENT LEGAL DESCRIPTION	WT CHAPMAN #3 9-2210-18-09 LTS 1-2 & W PT OF 3,10,11,12 BLK 3
TAX ID#	R 23580
LOCATED IN	X CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-4
REQUESTED ZONING/AMENDMENT TO PDD	O-HO-CO
REASON FOR REQUEST *(Attach extra sheet if necessary)*	PROPOSED OCCUPANCY USE AS A PROFESSIONAL OFFICE, OPERATIONAL BUSINESS HOURS FROM 9AM-6PM
INFORMATION ABOUT PROPOSED USES *(Attach extra sheet if necessary)*	MULTIPLE PARCELS NEARBY ARE ZONED FOR GR, LR, AND CS. ALLOWING THIS OFFICE "O" USE OCCUPANCY , WILL BE COHESIVE WITH THE OVERALL MASTER FUTURE LAND USE FOR HISTORIC HAYS STREET DISTRICT.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

X YES (REQUIRED)* ☐ YES (VOLUNTARY)* ☐ NO*

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

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

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Russell R Collins, ResolveDesigns LLC 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. 1976, Pg. 236.)

Ann Connolly and/or Shawn Connolly
Name

Property Owner
Title

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on the 23rd day of September, 2026 by Keely K. Odell.

Keely K. Odell
Notary Public, State of Texas

My Commission Expires: 5-17-2029

KEELY K. ODELL
MY COMMISSION EXPIRES
05-17-2029
NOTARY ID: 5476246

Shawn Connolly
Name of Applicant

ZONING AMENDMENT SUBMITTAL

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

Applicant Signature

9/21/26
Date

CHECKLIST

STAFF	APPLICANT		
☐	☑	Completed Application Form - including all required signatures and notarized	
☐	☑	Application Fee-Zoning Amendment or PDD Amendment (*refer to Fee Schedule*)	N/A
☐	☑	PDF/Digital Copies of all submitted Documents **When submitting digital files, a cover sheet must be included outlining what digital contents are included.**	
☐	☑	Billing Contact Form	
☐	☑	GIS Data	
☐	☐	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings *(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)*	
☐	☑	Legal Description	
☐	☑	Concept Plan	
☐	☑	Plans	
☐	☑	Maps	
☐	☐	Architectural Elevation	N/A
☐	☑	Explanation for request (*attach extra sheets if necessary)*	
☐	☑	Information about proposed uses (*attach extra sheets if necessary)*	
☐	☐	Public Notice Sign (*refer to Fee Schedule*)	
☐	☑	Proof of Ownership-Tax Certificate or Deed	
☐	☐	Copy of Planned Development District (*if applicable*)	
☐	☐	Digital Copy of the Proposed Zoning or Planned Development District Amendment	

Received on/by: _____

Project Number: _____-_____
Only filled out by staff

DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: 315 HAYS STREET PROFESSIONAL OFFICE

Project Address: 315 HAYS ST. DRIPPING SPRINGS, TX, 78620

Project Applicant Name: RUSSELL R COLLINS, ON BEHALF OF ANN & SHAWN CONNOLLY

Billing Contact Information

Name: ANN & SHAWN CONNOLLY

Mailing Address: 305 POCO RANCH RD

DRIPPING SPRINGS, TX 78620

Email: [redacted] Phone number: WITHELD

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

- ☐ Alternative Standard
- ☐ Certificate of Appropriateness
- ☐ Conditional Use Permit
- ☐ Development Agreement
- ☐ Exterior Design
- ☐ Landscape Plan
- ☐ Lighting Plan
- ☐ Site Development Permit
- ☐ Special Exception
- ☐ Street Closure Permit
- ☐ Subdivision
- ☐ Waiver
- ☐ Wastewater Service
- ☐ Variance
- ☒ Zoning
- ☐ 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.*

Russell R. Collins

Signature of Applicant

9/21/26

Date

PLANNING AND ZONING COMMISSION
OCT. 27 , 2026

INTRODUCTIONS TO TEAMS

OWNERSHIP TEAM

ANN & SHAWN CONNOLLY

VISION :

Provide additional professional office opportunities to the Dripping Springs market.

A thoughtfully curated Adaptive Reuse of residential property to a professional environment, combining beautiful architecture located in the Hays Street Historic District

Historic Hays Street District is starting to become a defined destination.

This unique project will bring business tax revenue to City of Dripping Springs.

Residential values and neighboring parcels will achieve higher real estate value with updated zoning uses.

WHO WE ARE :

We own multiple parcels of land, live and work in Dripping Springs.

We are committed to this city and have had 3 children graduate from Dripping Springs ISD

We also are proud grandparents to 4 children in DSISD.

We are dedicated to this community and fostering the right growth in our city.

Ann's father, James Polkinghorn, designed and rebuilt the current house, after the original 1940's house burnt down in 2007.

This house was the first house to be connected to Hays Street sewer connection in the late 2000's

DEVELOPMENT TEAM

RESOLVECOMPANIES LLC | RUSSELL & DANIELLE COLLINS

BUSINESS BIO

A trusted authority in Commercial Development Advisory, Investor + Owner Representation and Design + Project Management

Over 50 years of combined expertise in creating innovative, community-aligned real estate developments; generating long-term value for all stakeholders.

DSTX PROJECT PORTFOLIO

Belterra Commercial, multiple commercial tenant spaces.

Old Fitzhugh Road. Revitalization parcels

Multiple DSTX Commercial Tenant Spaces

Land & CRE Development Advisory , Multiple Private Owners & Brokerages

WHO WE ARE :

ResolveCompanies LLC, parent company of ResolveDesigns LLC, has been based in Dripping Springs since 2009.

Russell is the Vice Chair of DS Economic Development Council,
Vice President of DSISD Bond Advisory Committee,
A member of Chamber of Commerce's Leadership; Class 8 OCHO,
a past member of TIRZ

We are very committed to this city and have 2 middle school children.

We are dedicated to this community and fostering the right growth in our city.

We offer internships to high school students wanting to learn CRE development, architecture and interiors.



PRESENTED BY: RESOLVEDESIGNS LLC

OFFERED BY: ANN & SHAWN CONNOLLY

RESOLVEDESIGNS
DEVELOPMENT + PLANNING

www.ResolveDesigns.com
info@ResolveDesigns.com
512-426-2103

OWNER / CLIENT

CONNOLLYS
LAND OWNER

--
DRIPPING SPRINGS, TX 78620

M : (---) ---------
------.com

MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS
LEED-AP, AIA-A, PME
MANAGING PRINCIPAL
512-426-2103 C
RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

HISTORIC HAYS STREET PROFESSIONAL OFFICE

315 HAYS ST, DRIPPING SPRINGS , TX 78620

PROJECT NUMBER:
2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESCR. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GEF | AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	09.18.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
PROJECT INTRODUCTION

SHEET NUMBER
A.1

315 HAYS STREET | DRIPPING SPRINGS' HISTORIC HAYS STREET DISTRICT

HISTORIC CONTEXT : ORIGINAL BUILING ON SITE WAS THE MT. GAINOR CHURCH, circa 1940s
Original on site building was a little church office building from the Mt. Gainor Rd. congregation, where a plaque currently states it was relocated to 315 Hays Street in the late 1940's. The church house was owned by Wayne and Marlene Smith.
The Connollys purchased the house from the Smith's and raised their 3 children.

In 2007, unfortunately, the house burned and the Connollys' father, James Polkinghorn re-designed the current house and fits the exact same footprint of the original church house.

HAYS COUNTY APPRAISAL DISTRICT MAP





ASSET REFERENCE:
ADDRESS: 315 HAYS STREET, DRIPPING SPRINGS, TX. 78620
LEGAL DESCRIPTION: WT CHAPMAN #3, 9-2210-18-09, LTS 1-2, & W PT OF 3,10,11,12 BLK3
ACREAGE : 0.3 ACRES
ZONING : CURRENT : SF-4
REQUESTED AMENDED ZONING TO : L.R. [LOCAL RETAIL]
MUNICIPALITY : DRIPPING SPRINGS, TX | CITY LIMITS FULL PURPOSE
PARCEL ID#'S : R23580
ELEVATION : FLAT GRADE @ APPROX 1140 FT
LAT: | LONG. : 30.190491392677046, -98.09061426475444

RESOURCE # H10

HISTORIC RESOURCE INVENTORY FORM

Hays Street Historic District
Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 315 Hays St	
CITY Dripping Springs	
COUNTY Hays	**STATE** TX
HISTORIC NAME N/A	
CURRENT NAME N/A	
LAT 30.190470	**LONG** -98.090596
PARCEL # 23580	
LEGAL DESCRIPTION W T Chapman #3 9-2210-18-09 Lts 1-2 & W Pt Of 3,10,11,12 Blk 3 0.30 Ac. Geo#790403774	
OWNER NAME Connolly Shawn L & Ann A	
OWNER ADDRESS 305 Poco Ranch RD Dripping Springs, TX 78620	
HISTORIC USE N/A – Not historic-age	
CURRENT USE Domestic/Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY [X] Building [ ] Site [ ] Structure [ ] Object	**ACREAGE** 0.3
ARCHITECTURAL STYLE(S) New Traditional – Craftsman	
NO. OF STORIES 2	**PLAN** rectangular
ROOF TYPE cross gable	**ROOF MATERIAL** corrugated metal
WALL CLADDING hardie plank, stone	**WINDOWS** [ ] Historic [X] Replacement
WINDOW MATERIAL/CONFIGURATION 3/1 hung vinyl, porthole, 3/1 sliding	
FRONT PORCH TYPE/PLACEMENT Shed roof porch centered on the primary elevation	
CHARACTER-DEFINING FEATURES N/A – Not historic-age	
LANDSCAPE FEATURES wood and wire fence	
NOTES	
ANCILLARY STRUCTURES [ ] Yes [X] No	

HAYS STREET HISTORIC DISTRICT | RESOURCE # H10

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 2008	**DISTRICT PERIOD OF SIGNIFICANCE** 1855-1975
MOVED [X] No [ ] Yes, Date:	
HISTORIC CONTEXT N/A – Not historic-age	

PRIORITY ASSESSMENT

PRIORITY [ ] High [ ] Medium [X] Low

INTEGRITY [ ] Location [ ] Setting [ ] Design [ ] Materials [ ] Workmanship [ ] Feeling [ ] Association [X] Not Historic Age

ALTERATIONS
Not historic-age; no alterations noted.

NOTES

ENDANGERED [X] No [ ] Yes

Item 4

RESOLVEDESIGNS
DEVELOPMENT + PLANNING
www.ResolveDesigns.com
info@ResolveDesigns.com
512-426-2103

OWNER / CLIENT
CONNOLLYS
LAND OWNER
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-----.com

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ENGINEER OF RECORD
T.B.D

CONTRACTOR + CONSULTANTS
T.B.D

HISTORIC HAYS STREET
PROFESSIONAL OFFICE
315 HAYS ST, DRIPPING SPRINGS , TX 78620

PROJECT NUMBER:
2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESCR. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GEF | AS NOTED

ISSUED | REVISIONS
NUMBER: DATE:
ISSUE DATE 09.18.26
REVISION 01 <>
REVISION 02 <>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
HISTORICAL CONTEXT

SHEET NUMBER
A.2

315 HAYS STREET | DRIPPING SPRINGS' HISTORIC HAYS STREET DISTRICT

ZONING CONTEXT :

MULTIPLE NEIGHBORING SMALL BUSINESSES OPERATE AS A GENERAL RETAIL [GR], COMMERCIAL SERVICES [CS] AND LOCAL RETAIL [LR].

REQUESTED AMENDED ZONING TO : **O+HO [OFFICE] + [HISTORIC OVERLAY]**

ArcGIS Web Map



6/5/2026, 3:30:41 PM

Roads
Parcels
Conditional Overlay

Zoning
SF-3
SF-4
SF-5
MF
LR
GR
CS

1:1,281

0 50 100 200 ft
0 15 30 60 m

See web site for license constraints. | U.S. Geological Survey (USGS)

Staff Note: The Mansion Day Spa Application was withdrawn on 10/13/2026.

Dripping Springs AC has been relocated.

1 A.3 ZONING CONTEXT
NOT TO SCALE

RESOLVEDESIGNS
DEVELOPMENT + PLANNING
www.ResolveDesigns.com
info@ResolveDesigns.com
512-426-2103

OWNER / CLIENT
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ENGINEER OF RECORD
T.B.D

CONTRACTOR + CONSULTANTS
T.B.D

HISTORIC HAYS STREET PROFESSIONAL OFFICE

315 HAYS ST, DRIPPING SPRINGS , TX 78620

PROJECT NUMBER:
2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESCR. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GEF | AS NOTED

ISSUED | REVISIONS NUMBER:	DATE:
ISSUE DATE	09.18.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
DEVELOPMENT PROGRAM
ZONING CONTEXT

SHEET NUMBER
A.3

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA (.30 ACRES) =	13,068 SF
ALLOWED IMPERVIOUS COVERAGE [I.C.]	60 %
ALLOWABLE I.C. LOT GSF =	7,841 SF
CURRENT I.C. % =	12 %

NEW ZONING = O+HO+CO

CURRENT PROFESSIONAL OFFICE RSF @1,423 SF
PARKING RATIO = 1:300 GSF | REQ'D SPACES = 5

**** CURRENT CONCEPT PROVIDES 8 SPACES WITHOUT**

FUTURE ADDTN'L PROFESSIONAL OFFICE RSF @ 768 SF
PARKING RATIO = 1:300 GSF | REQ'D SPACES = 3

FUTURE CONCEPT PROVIDES UP TO (11) SPACES TOTAL

LEGENDS

ARCEL BOUNDARY

1 A.4 REFERENCE AERIAL
NOT TO SCALE

2 A.4 CONCEPT SITE PLAN
NOT TO SCALE

RESOLVEDESIGNS
DEVELOPMENT + PLANNING
www.ResolveDesigns.com
info@ResolveDesigns.com
512-426-2103

OWNER / CLIENT
CONNOLLYS
LAND OWNER
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DRIPPING SPRINGS, TX 78620
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MASTER DEVELOPER + DESIGN
RUSSELL R COLLINS
LEED-AP, AIA-A, PME
MANAGING PRINCIPAL
512-426-2103 C
RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD
T.B.D

CONTRACTOR + CONSULTANTS
T.B.D

HISTORIC HAYS ST
PROFESSIONAL OFFICE
315 HAYS ST, DRIPPING SPRINGS , TX 78620

PROJECT NUMBER:
2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESCR. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GEF. | AS NOTED

ISSUED	REVISIONS	
NUMBER:		DATE:
ISSUE DATE		09.18.26
REVISION 01		09/21/26
REVISION 02		<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
CONCEPT MASTER SITE PLAN
KEY LEGEND

SHEET NUMBER
A.4



Our development is about adaptive reuse and celebrating the COMMUNITY, HISTORY AND LANDSCAPE, while creating a positive and inviting professional office environment.

The overall architecture embodies a curated history and it's unique personal story.

THE HISTORIC HAYS STREET PROFESSIONAL OFFICE

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ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

HISTORIC HAYS STREET
PROFESSIONAL OFFICE
315 HAYS ST, DRIPPING SPRINGS , TX 78620

PROJECT NUMBER:
2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESCR. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GEF | AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	09.18.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
DEVELOPMENT PROGRAM
–

SHEET NUMBER
A.5

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA (.30 ACRES) =	13,068 SF
ALLOWED IMPERVIOUS COVERAGE [I.C.]	60 %
ALLOWABLE I.C. LOT GSF =	7,841 SF
CURRENT I.C. % =	12 %

NEW ZONING = O+HO+CO

CURRENT PROFESSIONAL OFFICE RSF @1,423 SF
PARKING RATIO = 1:300 GSF | REQ'D SPACES = 5

** **CURRENT CONCEPT PROVIDES 8 SPACES WITHOUT USE OF INTERIOR GARAGE**

FUTURE ADDTN'L PROFESSIONAL OFFICE RSF @ 768 SF
PARKING RATIO = 1:300 GSF | REQ'D SPACES = 3

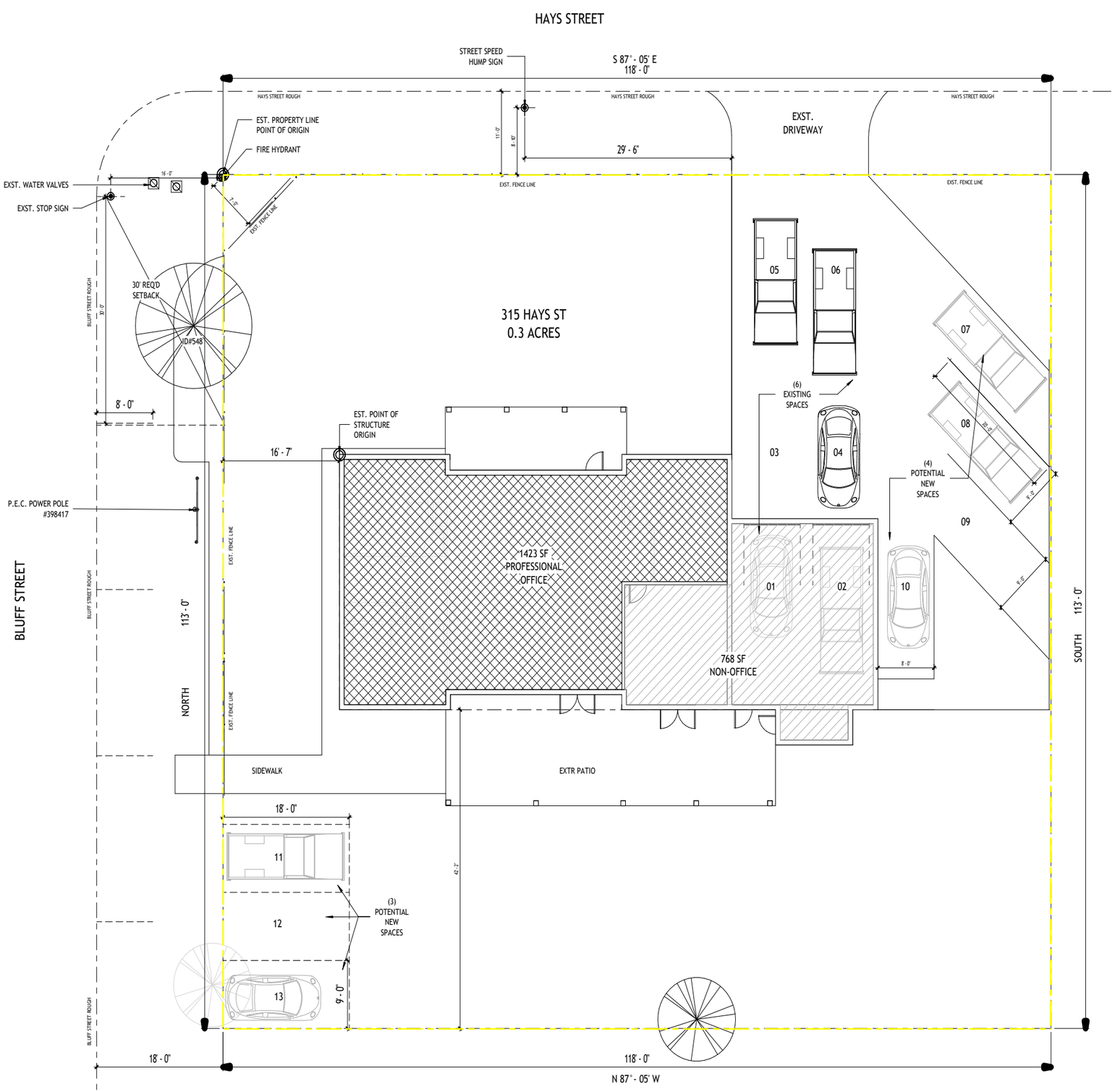
FUTURE CONCEPT PROVIDES UP TO (11) SPACES TOTAL

LEGENDS

PARCEL BOUNDARY



1 A.4 REFERENCE AERIAL
NOT TO SCALE



2 A.4 CONCEPT SITE PLAN
NOT TO SCALE

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ENGINEER OF RECORD
T.B.D

CONTRACTOR + CONSULTANTS
T.B.D

HISTORIC HAYS ST
PROFESSIONAL OFFICE
315 HAYS ST, DRIPPING SPRINGS , TX 78620

PROJECT NUMBER:
2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESCR. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	09.18.26
REVISION 01	09/21/26
REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
CONCEPT MASTER SITE PLAN
KEY LEGEND

SHEET NUMBER
A.4

City of Dripping Springs

315 Hays Street Rezoning Ordinance

ORDINANCE No. 2026-##

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED AT 315 HAYS STREET, IDENTIFIED AS HAYS CENTRAL APPRAISAL DISTRICT PROPERTY R23580, FROM SF-4 WITH HISTORIC OVERLAY (HO) TO OFFICE (O) WITH HISTORIC OVERLAY (HO) AND CONDITIONAL OVERLAY (CO); ESTABLISHING PROPERTY-SPECIFIC USE RESTRICTIONS AND BUSINESS OPERATING HOURS; PRESERVING OTHER APPLICABLE REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dripping Springs, Texas (the "City"), is a Type A general-law municipality authorized to exercise municipal zoning authority under Chapter 211 of the Texas Local Government Code;

WHEREAS, Ann and Shawn Connolly, through their authorized representative, requested rezoning of the property located at 315 Hays Street, identified as Hays Central Appraisal District property R23580 and more particularly described and depicted in Exhibit A to this Ordinance (the "Property"), to Office with Historic Overlay and Conditional Overlay (O-HO-CO) for professional office use with business operating hours from 9:00 a.m. to 6:00 p.m.;

WHEREAS, City planning staff recommended that the applicants seek Office zoning with Historic Overlay and Conditional Overlay for reasonable business operating hours, and the final application requested O-HO-CO zoning for professional office use with business operating hours from 9:00 a.m. to 6:00 p.m.;

WHEREAS, City planning staff subsequently requested preparation of an O-HO-CO zoning amendment ordinance with business operating hours from 9:00 a.m. to 6:00 p.m. and provided a draft land-use comparison table for consideration in preparing the ordinance;

WHEREAS, the applicant's stated professional-office occupancy describes the intended project, while the staff-provided draft land-use table proposes eligibility for additional use categories and restrictions on other uses; neither the applicant's stated intended occupancy nor the staff-provided table constitutes a final legislative determination of the uses authorized on the Property;

WHEREAS, Section 3.9 of the Zoning Ordinance, Exhibit A to Chapter 30 of the City's Code of Ordinances (the "Zoning Ordinance"), establishes the Office district, and Section 4.1 authorizes conditional overlays imposing restrictions supplemental to the otherwise applicable zoning regulations;

WHEREAS, the Property is within the Hays Street Historic District, and the City intends to retain the Property's Historic Overlay designation;

WHEREAS, following the notices required by applicable law, the Planning and Zoning Commission held a public hearing on October 27, 2026 and submitted its recommendation of _____ to the City Council;

WHEREAS, following the notices required by applicable law, the City Council held a public hearing on _____, at which parties in interest and citizens had an opportunity to be heard;

WHEREAS, after considering the application, the Commission's recommendation, the public-hearing record, and the criteria in Section 2.28 of the Zoning Ordinance, the City Council finds that *[insert record-supported basis under section 2.28.1 and findings addressing the material section 2.28.2 factors, including area compatibility, comprehensive-plan relationship, infrastructure, and similarly situated parcels]*; and

WHEREAS, the City Council has considered the applicant's request, staff's documented recommendations and proposed land-use table, the Planning and Zoning Commission's recommendation, and the restrictions expressly stated in this Ordinance, and adopts those express restrictions as its legislative determination rather than incorporating the applicant's materials or staff's proposed table as controlling regulations;

WHEREAS, the restrictions expressly stated in this Ordinance include modifications to the proposed land-use table, including exclusion of Security Monitoring Company from the eligible categories, preservation of underlying Office and Historic Overlay use limitations, and clarification of principal and accessory use requirements; these modifications are not represented as having been requested or accepted by the applicant or recommended by staff unless separately established in the hearing record;

WHEREAS, the City Council intends to apply consistent criteria to similarly situated properties subject to Historic and Conditional Overlays, while evaluating each property's permitted uses, operating hours, and site-specific restrictions based on the evidence and applicable zoning criteria;

WHEREAS, this Ordinance distinguishes occasional incidental gatherings, permitted temporary special events, and independently operated principal uses, preserves otherwise applicable requirements, and expressly states the limited exceptions to regular business operating hours; these provisions are adopted by the City Council and are not represented as terms requested by the applicant or previously endorsed by staff unless established in the record;

WHEREAS, the City Council finds that the use restrictions and business operating-hour framework established by this Ordinance promote compatibility between the authorized uses of the Property and surrounding properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

1. Property and zoning-map amendment

(a) The Official Zoning Map is amended to change the zoning classification of the Property described and depicted in Exhibit A from SF-4-HO to O-HO-CO**.** Exhibit A is incorporated into this Ordinance for identification of the Property subject to the amendment. If the verified legal description in Exhibit A conflicts with the street address, appraisal district property identifier, summary description, or illustrative map, the verified legal description controls.

(b) The Office district regulations in Section 3.9 of the Zoning Ordinance apply to the Property, subject to the Historic Overlay regulations and the additional restrictions in this Ordinance. The Historic Overlay designation is retained. This Ordinance does not remove the Property from the Hays Street Historic District or amend that district's boundaries.

2. Conditional Overlay use restrictions

(a) **Exclusive list of eligible use categories.** Subject to subsections (b) through (h) below, only the following use categories may be established on the Property. Their inclusion does not change their principal-use or accessory-use classification under the Zoning Ordinance.

(1) **Office, studio, and service categories:**

(A) Artist Studio.

(B) Insurance Agency Offices.

(C) Medical Clinic or Office.

(D) Office, Brokerage Services.

(E) Offices, General/Professional.

(F) Offices, Health Services.

(G) Offices, Legal Services.

(H) Offices, Professional.

(I) Offices, Real Estate Office.

(J) Travel Agency.

(2) **Residential and residential-related categories:**

(A) Duplex/Two-Family.

(B) Home for the Aged, Residential.

(C) Live-in Security Quarters.

(D) Living Quarters on Site with a Business.

(E) Residential Loft.

(F) Single-Family Dwelling, Detached.

(3) **Accessory and other supporting categories:**

(A) Accessory Bldg./Structure (Nonresidential).

(B) Accessory Bldg./Structure (Residential).

(C) Garden (Non-Retail).

(D) Home Occupation.

The group headings organize the eligible categories for reference only; they do not independently authorize a principal or accessory use.

(b) **Underlying authorization required.** Inclusion in subsection (a) does not independently authorize a use prohibited by the otherwise applicable Office district or Historic Overlay regulations. Each listed use is eligible only to the extent it is authorized by the Zoning Ordinance, including Section 3.9.2, Appendix E, and the applicable Historic Overlay provisions. A use requiring a conditional use permit under those regulations remains subject to that requirement. Home for the Aged, Residential remains subject to a conditional use permit. Accessory uses remain subject to the requirements governing accessory uses and may not be established as independent principal uses by virtue of this Ordinance.

(c) **Other uses prohibited.** Except as required by superior law or protected by a legally established right, all use categories not listed in subsection (a) are prohibited on the Property, including uses otherwise eligible for a conditional use permit. This Ordinance does not itself grant a conditional use permit.

(d) (d) **Use classifications and accessory activities.** The listed use categories have the meanings assigned by the Zoning Ordinance. Similarity to an authorized use does not independently authorize a separately classified use prohibited by this Ordinance. An accessory structure, home occupation, living or security quarters, or other accessory activity is eligible only where accessory to a lawfully established principal use and otherwise authorized by the Zoning Ordinance. Inclusion in subsection (a) does not authorize independent operation of an accessory use as a principal use.

(e) **Continuing restrictions.** A later amendment to generally applicable Office or Historic Overlay use permissions does not itself authorize an additional use category on the Property. An additional category requires a subsequent zoning amendment approved by the City Council through the applicable zoning-amendment process. A conditional use permit, special-event permit, site-plan approval, or other administrative approval does not independently authorize a prohibited principal use or waive this Ordinance. A temporary special event may occur only as expressly provided in subsection (g) and Section 3(b); that express allowance does not authorize a continuing or independently operated event-facility use.

(f) **Controlling text and reference charts.** The textual restrictions in this Ordinance control. Any comparison chart included in the application, staff materials, or hearing packet is a reference aid only and is not incorporated as an independent grant of use permission. A P or C entry in such a chart does not override an express restriction in this Ordinance or an underlying prohibition under the applicable Office or Historic Overlay regulations.

(g) **Incidental activities, temporary gatherings, and special events.**

(1) An incidental or accessory activity is allowed only when customarily incidental and subordinate to a principal use lawfully established on the Property, conducted in connection with that use, and compliant with this Ordinance and all otherwise applicable requirements. It may not independently change the Property's primary character or function.

(2) Classification shall turn on the actual activity and its relationship to the principal use, not merely its frequency or label. Repeated, separately marketed, separately charged, rented, or independently operated gatherings may not be treated as incidental or accessory solely because an authorized principal use also occurs on the Property. Conversely, an occasional gathering does not become a separately classified principal use solely because it occurs.

(3) This Ordinance does not prohibit an occasional temporary gathering genuinely incidental to a lawful principal use that does not meet the applicable Chapter 6 definition of a special event. Such a gathering remains subject to applicable parking, access, hours, historic-preservation, fire, health, noise, lighting, and other requirements. No special-event permit is required by this Ordinance solely because a gathering occurs.

(4) A temporary gathering or activity meeting the applicable Chapter 6 definition of a special event may occur only upon issuance of a valid special-event permit and compliance with the permit, this Ordinance, and other applicable law, except to the extent an applicable legal exemption provides otherwise.

(5) A special-event permit authorizes only the temporary event described in the permit. It does not authorize a continuing or principal Special Event Facility, restaurant, bar, commercial recreation, commercial entertainment, or other prohibited principal use. Nothing in this Ordinance authorizes Special Event Facility as a principal use.

(6) A special-event permit does not waive or modify this Ordinance, required parking, historic-preservation requirements, fire and health requirements, alcohol-related requirements, or other required permits, licenses, or approvals. Event-specific hours expressly allowed under Section 3(b) are an exception established by this Ordinance, not an administrative waiver of it.

(h) **Outdoor amenities and supporting activities.** A patio, gathering area, food or beverage area, or other outdoor amenity may be used only to the extent accessory to a principal use lawfully established on the Property and otherwise allowed by this Ordinance and the City Code. An amenity may not be operated, marketed, rented, or held out as an independent prohibited principal use. No provision independently authorizes a pool, restaurant, bar, outdoor sale, or other separately regulated activity. Any food or beverage service remains subject to all otherwise applicable permits, licenses, and legal requirements. Required parking, fire lanes, sidewalks, pedestrian routes, drive aisles, and access shall not be obstructed or reduced contrary to applicable law.

3. Business operating hours

(a) **Regular business operations.** Except as expressly provided in subsections (b) and (c), regular business operations on the Property shall occur only between 9:00 a.m. and 6:00 p.m., local time, each day. This restriction applies to each business, including an authorized home occupation. Regular business operations include the recurring or ordinary conduct of a lawful principal or accessory use, including customer service, appointments, classes, outdoor patron activity, and commercial use of an authorized outdoor amenity. Regular business operations do not include a temporary special event authorized under subsection (b). Residential occupancy itself is not restricted by these hours.

(b) **Permitted temporary special events.** A temporary activity meeting the applicable Chapter 6 definition of a special event may occur outside the regular business hours in subsection (a) only if expressly authorized by a valid special-event permit issued under Chapter 6. Subject to applicable law, the permit controls the event's date, time, duration, attendance, vendors, parking, noise, alcohol service, temporary structures, and other event conditions. The permit does not authorize a prohibited principal use, a continuing or independently operated event-facility use, or noncompliance with Section 2(g) or other applicable requirements. This subsection does not itself approve any event or expand the authority of the official or body administering Chapter 6.

(c) **Noncustomer activities.** This section does not prohibit emergency work, ordinary security activity, or noncustomer maintenance activity that does not create unreasonable noise, lighting, traffic, or other impacts on adjacent property. This exception does not authorize after-hours customer service, appointments, classes, outdoor patron activity, or other regular business operations, and does not waive otherwise applicable City requirements.

4. Other regulations and approvals preserved

(a) Except for the zoning-map amendment and additional restrictions expressly established by this Ordinance, all otherwise applicable City regulations remain in effect, to the extent authorized by superior law.

(b) This Ordinance does not approve a site development plan, parking layout, driveway, building addition, alteration, demolition, certificate of appropriateness, building permit, certificate of occupancy, conditional use permit, special-event permit, plat, subdivision, sign permit, lighting plan, wastewater connection, off-site or shared-parking agreement, parking easement, right-of-way license, or other separately required approval. The applicant's concept plan and presentation materials are not incorporated as an approved development plan. Nothing in this Ordinance authorizes private improvements or parking within a public right-of-way or City easement without the separately required authorization.

(c) This Ordinance does not waive otherwise applicable requirements concerning parking, access, setbacks, height, impervious cover, landscaping, drainage, lighting, signage, building safety, or historic preservation. Any separate approval required by applicable law must be obtained from the legally authorized decision-maker.

(d) This Ordinance does not terminate a lawful existing use or extinguish a legally established nonconforming-use, vested, or other protected right. The existence and extent of any claimed right shall be determined under applicable law; this provision does not establish or enlarge such a right.

5. Administration and scope

(a) The City official responsible for maintaining the Official Zoning Map shall reflect the O-HO-CO designation for the Property. This Ordinance shall be maintained with the City's property-specific zoning records.

(b) The Conditional Overlay restrictions apply to the Property regardless of ownership, tenancy, or business operator. Modification or removal of these legislative zoning restrictions requires an amendment adopted through the applicable zoning-amendment process.

6. Limited conflict provision

This Ordinance controls only to the extent that it imposes additional restrictions on the Property expressly authorized by the Zoning Ordinance. It does not relax the Office district or Historic Overlay regulations, repeal generally applicable City regulations, or supersede mandatory federal or Texas law.

7. Severability

If a court of competent jurisdiction holds a provision or application of this Ordinance invalid, the remaining provisions and applications shall remain effective to the extent they can operate lawfully and consistently with the City Council's intent. Severability shall not be construed to grant a use prohibited by otherwise applicable law.

8. Effective date

This Ordinance takes effect after passage and completion of any publication or other prerequisite required by applicable law.

9. Proper Notice and Meeting

It is officially found and determined that the meeting at which this Ordinance was considered and adopted was open to the public, that public notice of the time, place, and purpose of the meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, and that all other notices required by law in connection with adoption of this Ordinance were provided.

PASSED & APPROVED this, the ___ day of XXX, _____, by a vote of ___ (ayes) to _____ (nays) to ____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

_____
Diana Boone, City Secretary

Exhibit "A"

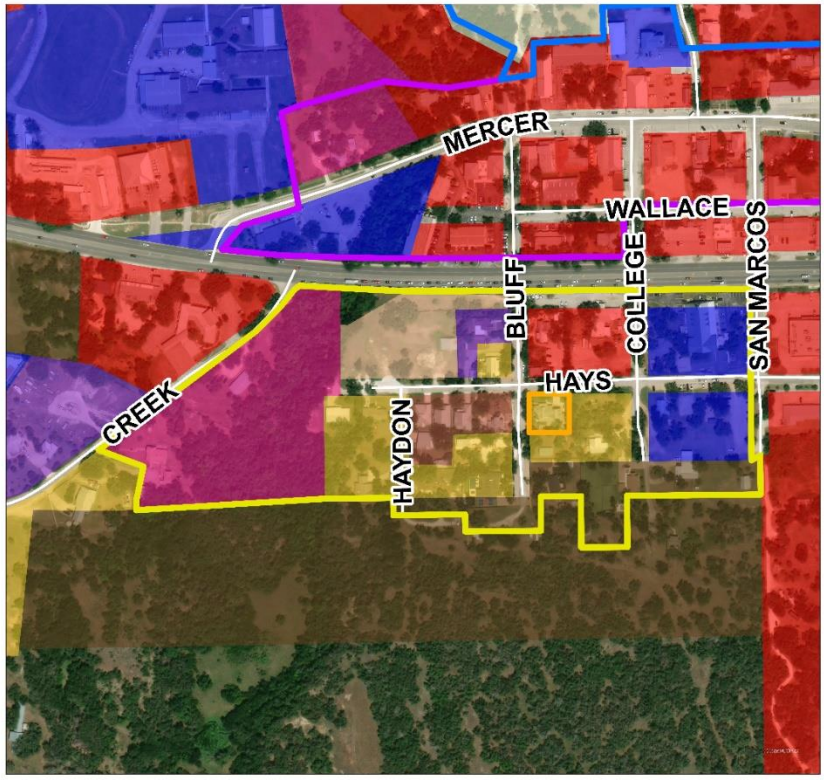
PROPERTY DESCRIPTION AND ZONING MAP

Property address: 315 Hays Street, Dripping Springs, Texas 78620.

Appraisal district property identifier: R23580.

Legal Description: "W T CHAPMAN #3 9-2210-18-09 LTS 1-2 & W PT OF 3,10,11,12 BLK 3 0.30 AC. GEO#90403774"





Planning & Zoning Commission
Planning Department Staff Report

Planning & Zoning Commission Meeting:	October 27, 2026
Project No:	PDD2024-001 – Farmstead at Caliterra PDD Amendment
Project Planner:	Tory Carpenter, AICP – Planning Director

Item Details

Project Name:	Farmstead at Caliterra
Property Location:	26241 RR 12
Legal Description:	18.38 acres out of the Philip A Smith Survey
Applicant:	Quynn Dusek, Carlson, Brigance, and Doering, Inc.
Property Owners:	Development solutions CAT LLC
Request:	PDD amendment to allow for a single-family residential subdivision



Planning Department Staff Report

Summary/Background:

The Farmstead at Caliterra Planned Development District (PDD No. 9) was originally approved in 2018 and encompasses approximately 18.532 acres located east of the existing Caliterra residential development, approximately 1,000 feet north of the intersection of Caliterra Parkway and Ranch Road 12. The property has direct access to Ranch Road 12. The original PDD contemplated a mix of multifamily residential and general retail development.

The applicant is requesting a First Amendment to PDD No. 9 to replace the previously approved development program with a predominantly detached single-family residential development. The amendment also replaces the existing PD Master Plan and modifies certain development standards applicable to the property. The current site exhibit depicts 69 single-family residential units, while the draft PDD amendment establishes a maximum of 80 units. The concept includes internal residential streets, a neighborhood park and stormwater facility, parking, and emergency-access connections.

The Planning & Zoning Commission previously discussed an earlier version of the amendment in April 2025. At that time, the proposal consisted of 121 detached residences on narrow lots and included 26-foot-wide private streets within 50-foot rights-of-way. Staff identified concerns related to lot configuration, street width, parking, pedestrian safety, and general consistency with City development standards. Since that discussion, the applicant has substantially revised the proposed development plan.

Location:

The subject property consists of approximately 18.532 acres located along Ranch Road 12, east of the existing Caliterra residential development and approximately 1,000 feet north of the intersection of Caliterra Parkway and Ranch Road 12. The proposed amendment does not change the boundaries of PDD No. 9.

Surrounding Properties and Recorded Restrictions:

The property is adjacent to existing residential development associated with Caliterra. A civil dispute between the property owner and adjacent homeowners was resolved in 2023. Although the settlement itself is confidential, certain development restrictions resulting from the settlement were recorded and run with the land. Those restrictions include:

- Installation of an eight-foot cedar privacy fence along the western property line.
- A 50-foot setback/buffer adjacent to residential lots, with limits on development within the buffer.
- Tree planting and preservation requirements within the setback area.
- A prohibition on drainage infrastructure west of the fence.
- An emergency-only gate at the end of Capstone Court.

These private restrictions remain independently enforceable by the parties entitled to enforce them and are not modified by the proposed PDD amendment.

Planning Department Staff Report

Proposed PDD Amendment and Development Regulations:

The proposed amendment retains PDD No. 9 but replaces the previously approved PD Master Plan and modifies the development standards to accommodate detached single-family residential development. The amendment establishes a maximum of 80 residential units with a residential density of 4.32 dwelling units per acre.

The revised proposal represents a substantial reduction from both the original PDD, which allowed up to 170 units, and the 121-unit concept discussed by the Planning & Zoning Commission in April 2025. The current plan also replaces the earlier narrow-lot/private-street concept with a more conventional residential street section. Internal streets are shown with 30 feet of pavement within 65-foot public rights-of-way.

The draft amendment retains the General Retail (GR) base zoning framework for standards not otherwise addressed by the PDD, while specifically allowing residential uses and establishing project-specific development standards. Impervious cover remains limited to 60 percent.

The amendment also proposes a substantive change along Ranch Road 12. The prior PDD standard identified a 50-foot setback with a 25-foot landscape buffer. The current amendment draft provides a 40-foot Ranch Road 12 frontage setback inclusive of a 15-foot landscape buffer. This change should be clearly reflected in the final ordinance and PD Master Plan.

Amendment Summary

Feature	Original PDD (2018)	April 2025 Concept	Current Amendment / Exhibit
Development Type	Multifamily and general retail	Detached single-family condominium concept	Detached single-family residential
Maximum / Shown Units	Up to 170 units	121 single family units	Up to 80 single family units
Street Section	Per original approvals	26-ft private street / 50-ft ROW	30-ft public street / 65-ft ROW

Transportation and Access:

Primary vehicular access to the development will be from Ranch Road 12. The applicant has clarified that the internal streets will be public streets. No regular vehicular connection to the adjacent residential neighborhood is proposed; emergency-access connections are shown as part of the revised layout.

This project was included in the 2013 Traffic Impact Analysis for Caliterra, which requires a right-turn deceleration lane into the Farmstead property. The applicant has coordinated with TxDOT regarding access to Ranch Road 12.

The current concept addresses the street-width concern identified during the prior P&Z review by providing 30-foot streets within 65-foot rights-of-way. The updates have also addressed fire-lane configuration, parking locations, and secondary emergency access. Final details will be confirmed through platting and construction-plan review.

Planning Department Staff Report

Utilities:

This property is included in the Caliterra Wastewater Utility Agreement and will be served after operation of expansion of the City's wastewater treatment facility, which is permitted and funded. The applicant has stated that this development will not have an interim wastewater solution.

Water Service will be provided by the Dripping Springs Water Supply Corporation who has entered into a Nonstandard Retail Water Service Agreement for this site.

Revisions Since Previous P&Z Review:

The current proposal differs materially from the concept discussed by the Planning & Zoning Commission in April 2025. Key revisions include:

- The site concept has been reduced from 121 units to 80 units.
- The earlier narrow-lot residential concept has been replaced with a larger-lot/product configuration.
- The previously proposed 26-foot private streets within 50-foot rights-of-way have been replaced with 30-foot public streets within 65-foot rights-of-way.
- The revised layout includes additional parking, a central park/open-space area, and emergency-access provisions.
- Regular vehicular connectivity into the adjacent residential neighborhood is not proposed; connections other than the Ranch Road 12 access are intended for emergency access.

Standards for Review

The PDD shall be evaluated with respect to the following standards found in Sec 30.03.007(c)(3).

Standard	Staff Analysis
(A) The plan's compliance with all provisions of the zoning ordinance and other ordinances of the city.	The amendment would allow residential uses under the PDD while retaining the General Retail base-zoning framework for standards not specifically modified. The draft limits impervious cover to 60% and provides for 30-foot public streets within 65-foot rights-of-way. The PDD ordinance will identify the project-specific standards and any provisions that differ from otherwise applicable City requirements.
(B) The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.	The submitted materials do not include an inventory of trees, habitat, slopes, or other natural resources on the site. Recorded restrictions require an eight-foot fence, a 50-foot buffer, and tree planting or preservation along the western property line, and prohibit drainage infrastructure west of the fence. The concept includes a stormwater facility and a 60% impervious-cover limit. The final PD Master Plan and related development documents will carry forward the recorded protections.

Planning Department Staff Report

Standard	Staff Analysis
(C) The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.	The site is adjacent to Caliterra residential development, and detached single-family housing is residential in character. Recorded fence, buffer, tree, and drainage restrictions provide separation along the western edge.
(D) The provision of a safe and efficient vehicular and pedestrian circulation system.	Access is proposed from Ranch Road 12. Internal streets are proposed to be public, with no regular vehicle connection to the adjacent neighborhood; secondary connections are intended for emergency access. The 2013 Caliterra Traffic Impact Analysis identifies a right-turn deceleration lane at the Farmstead access.
(E) The general design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.	The revised layout identifies parking areas. The final plans will demonstrate compliance with applicable parking requirements and provide for spaces that are usable and safely and conveniently arranged, including parking associated with the neighborhood park if required.
(F) The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.	The proposal replaces the earlier 26-foot private streets within 50-foot rights-of-way with 30-foot public streets within 65-foot rights-of-way. The revised layout includes fire-lane configuration and secondary emergency access. Street grades and fire access will be reviewed through the applicable platting and construction-plan processes.
(G) The coordination of streets so as to arrange a convenient system consistent with the transportation plan of the city.	The project was included in the 2013 Caliterra Traffic Impact Analysis, which identifies a right-turn deceleration lane into the property. The applicant reports coordination with TxDOT regarding Ranch Road 12 access.
(H) The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.	The draft provides a 40-foot Ranch Road 12 frontage setback that includes a 15-foot landscape buffer. Recorded restrictions require an eight-foot cedar fence, a 50-foot buffer, and tree planting or preservation along the western property line.

Planning Department Staff Report

Standard	Staff Analysis
(I) Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.	Exterior lighting will comply with the City lighting ordinance.
(J) The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.	The PDD concept includes a neighborhood park and a central open-space area associated with the stormwater facility.
(K) Protection and conservation of soils from erosion by wind or water or from excavation or grading.	Grading, erosion controls, and construction stormwater requirements will be reviewed under applicable City and state requirements. Based on the available site information, no notable slopes or other features have been identified that would require erosion-control measures beyond those associated with a typical construction project.
(L) Protection and conservation of watercourses and areas subject to flooding.	The concept includes a stormwater facility. Drainage and water-quality plans will be reviewed for compliance with City and TCEQ requirements and for consistency with the recorded prohibition on drainage infrastructure west of the fence.
(M) The adequacy of water, drainage, sewerage facilities, solid waste disposal, and other utilities necessary for essential services to residents and occupants.	The property is included in the Caliterra Wastewater Utility Agreement and will connect to City wastewater service after the City treatment-facility expansion is operational. The applicant states there will be no interim wastewater solution. Water service is through Dripping Springs Water Supply Corporation under a Nonstandard Retail Water Service Agreement. Utility timing and capacity, drainage, solid waste, and other essential services are subject to applicable agreements and development review.
(N) Consistency with the comprehensive plan.	The adopted 2016 Future Land Use Map does not designate the property. The unapproved draft 2040 plan designates it Neighborhood Commercial. That draft includes an assumption of four single-family units per acre

Staff Recommendation

Staff recommends **Approval** of the zoning amendment as presented.

Planning and Zoning Commission action:

The P&Z shall review the PD application and shall recommend approval, approval subject to certain conditions, or disapproval of the PD. If the P&Z recommends approval, with or without conditions, of the plan, then it will be forwarded to the city council for consideration.

Planning Department Staff Report

Meeting Schedule

October 27, 2026 – Planning & Zoning Commission public hearing and recommendation
November 17, 2026 – City Council public hearing and possible final action

Public Notification

A legal notice advertising the public hearing was placed in the Hays News Dispatch, 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 zoning map amendment. To date, no letters for or against the request have been received.

Attachments

Exhibit 1 – Application

Exhibit 2 – PDD Ordinance

Exhibit 3 – Applicant Presentation

DRIPPING SPRINGS
Texas

City of Dripping Springs

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

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____-____

CONTACT INFORMATION

PROPERTY OWNER NAME Development Solutions CAT, LLC

STREET ADDRESS 12222 Merit Drive, Suite 1020

CITY Dallas STATE Texas ZIP CODE 75251

PHONE 972-960-2777 EMAIL GRich@Siepiela.com

APPLICANT NAME Quynn Dusek

COMPANY Carlson, Brigance and Doering, Inc.

STREET ADDRESS 5501 West William Cannon Drive

CITY Austin STATE Texas ZIP CODE 78749

PHONE 512-348-9135 EMAIL Quynn@CBDEng.com

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION OR MAP

☒ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☐ TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

☐ TO MAKE CHANGES IN ORDER TO IMPLEMENT POLICIES REFLECTED WITHIN THE COMPREHENSIVE PLAN

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Development Solutions CAT, LLC
PROPERTY ADDRESS	RR12 and Blue Ridge Drive, north of Caliterra Parkway
CURRENT LEGAL DESCRIPTION	A0415 Philip A Smith Survey number 26, Acres 18.529, Hays County, Texas
TAX ID#	R164971
LOCATED IN	☒ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	GR
REQUESTED ZONING/AMENDMENT TO PDD	Update Section 2.2, Section 2.4.3, the Variance Chart, and the Concept Plan.
REASON FOR REQUEST *(Attach extra sheet if necessary)*	To allow buildings to have 6' separation with the use of fire walls or sprinkler systems in each unit. To reduce the necessary footprint of the lots (width, depth, area). To reduce setbacks in association to reducing the necessary footprint of the lots. To update the concept plan. To provide a unique housing option for residential diversity in Dripping Springs. Please see Farmstead Company Product Presentation PDF for further details
INFORMATION ABOUT PROPOSED USES *(Attach extra sheet if necessary)*	See explanation on the next page.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

☒ YES (REQUIRED)* ☐ YES (VOLUNTARY)* ☐ NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.
Voluntary compliance is strongly encouraged by those not required by above criteria (*see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

Information About Proposed Uses:

David Weekley Homes would like to build our highly desirable detached condo product in the Farmstead at Caliterra parcel. This unique product was designed to fill a gap in current product offerings around the Austin MSA. Our homes offer the luxury of a single-family residence at a price point that is more inclusive and ideal for those who wish for simpler home ownership. Yards are typically maintained by the HOA and allow for uniformity between homeowners giving them a streetscape that is clean and crisp. Residents also enjoy added security, and exclusivity with a gated entry. Walking your dog at dusk or going for a jog are no longer daunting tasks with these added safety measures. Private amenities will be constructed exclusively for the residents' use, individually or as a community. The Caliterra Master Planned Community will benefit from having this boutique development added to their portfolio of offerings and allow for new, happy residents in Dripping Springs.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Quynn Dusek is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

Name

Attorney-in-Fact
Title Development Solutions GRT, LLC

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on the 6 day of September 2024 by Gregory L. Rich.

Notary Public, State of Texas

My Commission Expires: 6/17/2026

MEGAN E TERRY
MY COMMISSION EXPIRES
06/17/2026
NOTARY ID: 13382020-3

Gregory L. Rich
Name of Applicant

ZONING AMENDMENT SUBMITTAL

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

Applicant Signature: Jennifer Jusek — Date: 9/18/2024

CHECKLIST

STAFF	APPLICANT	
☐	☒	Completed Application Form - including all required signatures and notarized
☐	☐	Application Fee-Zoning Amendment or PDD Amendment (*refer to Fee Schedule*)
☐	☒	PDF/Digital Copies of all submitted Documents **When submitting digital files, a cover sheet must be included outlining what digital contents are included.**
☐	☒	Billing Contact Form
☐	☒	GIS Data
☐	☒	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings *(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)*
☐	☒	Legal Description
☐	☒	Concept Plan
☐	☒	Plans
☐	☒	Maps
☐	☒	Architectural Elevation
☐	☒	Explanation for request (*attach extra sheets if necessary)*
☐	☒	Information about proposed uses (*attach extra sheets if necessary)*
☐	☐	Public Notice Sign (*refer to Fee Schedule*)
☐	☒	Proof of Ownership-Tax Certificate or Deed
☐	☒	Copy of Planned Development District (*if applicable*)
☐	☒	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Received on/by:

Project Number: _____-_____
Only filled out by staff

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Texas

BILLING CONTACT FORM

Project Name: The Farmstead at Caliterra

Project Address: RR12 and Blue Ridge Drive, north of Caliterra Parkway

Project Applicant Name: Greg Rich

Billing Contact Information

Name: Development Solutions CAT, LLC

Mailing Address: 12222 Merit Drive, Suite 1020

Dallas, Texas 75251

Email: GRich@Siepiela.com Phone Number: 972-960-2777

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

- ☐ Alternative Standard
- ☐ Certificate of Appropriateness
- ☐ Conditional Use Permit
- ☒ Development Agreement
- ☐ Exterior Design
- ☐ Landscape Plan
- ☐ Lighting Plan
- ☐ Site Development Permit
- ☐ Special Exception
- ☐ Street Closure Permit
- ☐ Subdivision
- ☐ Waiver
- ☐ Wastewater Service
- ☒ Variance
- ☐ Zoning
- ☒ Other Condo Regime

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

Attorney-in-Fact

9-13-2024
Date

DRIPPING SPRINGS
Texas

Received on/by:

Date, initials

LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: RR12 and Blue Ridge Drive, north of Caliterra Parkway

☐ Commercial ■ Residential

Applicant's Name (and Business Name, if Applicable):
Greg Rich of Development Solutions CAT, LLC.

Applicant's Address: 12222 Merit Drive, Suite 1020

Applicant's Email: GRich@Siepiela.com

☐ **VOLUNTARY COMPLIANCE** with mitigation conditions:

■ **MANDATORY COMPLIANCE:**

IF APPLYING FOR:

- ☐ Conditional Use Permit
- ☐ Zoning Amendment Application
- ■ Subdivision Approval
- ☐ Building Permit
- ☐ Site Development Permit
- ☐ Sign Permit
- ☐ Alcoholic Beverage Permit
- ☐ Food Establishment Permit
- ☐ On-Site Sewage Facility Permit

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility** Permit shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

-*If existing lighting is nonconforming*, plans for bringing the lighting into conformance are **required** to be attached to this agreement.
-*If existing lighting is already in conformity* with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

Signature — Attorney in Fact

9-13-2024
Date

FIRST AMENDMENT TO PLANNED DEVELOPMENT DISTRICT No. 9: Farmstead at Caliterra

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
February 27, 2018
Approved by the City Council on:
April 10, 2018

First Amendment to Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2026
Approved by the City Council on:
_____, 2026

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THIS FIRST AMENDMENT TO PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 9: FARMSTEAD AT CALITERRA ("First Amendment Ordinance") is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.03.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 18.532 acres located within the City Limits of the City of Dripping Springs ("City"), in Hays County, Texas, commonly known as "Farmstead at Caliterra" and as more particularly identified and described in Exhibit A (the "Property") to Attachment "A "of the Original PDD Ordinance (hereinafter defined); and

WHEREAS, the Owner and the City are parties to that certain Caliterra Development Agreement executed on January 14, 2014; and

WHEREAS, in accordance with the Development Agreement, the Property was zoned to Planned Development District ("PDD"), designating it "PDD-9", on April 10, 2018 ("Original PDD Ordinance"); and

WHEREAS, the Owner now wishes to amend the Original PDD Ordinance as provided herein; and

WHEREAS, this First Amendment Ordinance, Original PDD 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, after public notice, as of the dates first written above, the Planning and Zoning Commission held a public hearing and reviewed this proposed First Amendment Ordinance on _____, 2026 and 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 where the Property is located; and

WHEREAS, as of the dates first written above, the City Council has reviewed this proposed First Amendment Ordinance on _____, 2026 and 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 where the Property is located; and

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

WHEREAS, pursuant to the City's Planned Development Districts Ordinance, Article 30.03 of the City's Code of Ordinances, the development in accordance with this First Amendment Ordinance ensures the compatibility of land uses, and meets the current needs of the community by committing to the following: 1. To provide for a superior design of lots and buildings; 2. To provide for increased recreation and/or open space opportunities for public use; 3. To provide amenities or features that would be of special benefit to the property users; and 4. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and

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services.

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-9 is hereby amended 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 amend the zoning district identified as PDD-9.

B. PD Master Plan Approved. The PD Master Plan attached *as* ***Exhibit "D"*** to ***Attachment "A"*** is hereby approved. The PD Master Plan, together with ***Attachment "A"***, constitutes the amended development plan for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the amended PD Master Plan, this Ordinance, ***Attachment "A"*** and the exhibits. The amended PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The amended 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.

C. Administrative Approval of Minor and Major Changes. 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 in writing following consultation with the Development Review Committee. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include, but are not limited to, slight adjustments to the internal street and drive alignments in accordance in Section 2.9.3 Roadway Alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover over the allowed number of lots. Changes that affect the lotting plan shall not be minor unless the change does not affect the maximum number of lots or the maximum number of lots of certain widths. Adjustments of lot locations shall not be minor unless the relocated lots are adjacent to previous locations. . 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 City Council.

D. 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.

E. Resolution of Conflicts. The documents governing the PDD should be read in harmony to the

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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.

F. 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. 9 and Zoning Map

Exhibit A	**Property Legal Description**
Exhibit B	**Location Map**
Exhibit C	**Aerial Map**
Exhibit D	**PD Master Plan**
Exhibit E	**PD Code Modifications Chart**

3. REPEALER

All ordinances, development agreements 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.

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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 _____day of _____, 2026 by a vote of ___ (*ayes*) to (*nays*) to ___(*abstentions*) of the City Council of Dripping Springs.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

_____
Diana Boone, City Secretary

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Attachment "A"

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. 9:

ARTICLE I. GENERAL PROVISIONS

1.1. Popular Name. This Chapter shall be commonly cited as the "PDD--9 Ordinance", also referred to as "this Ordinance" herein.

1.2. Scope. This Ordinance applies to the Property, as more particularly described in ***Exhibit "A"*** to ***Attachment "A"***.

1.3. PD Master Plan. The PD Master Plan as shown in ***Exhibit "D"*** has been approved by the City and shall serve as a guide to the development and use of the Property. The PD Master Plan is conceptual in nature and subject to reasonable modifications to meet market demands as the Project develops over time.

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):

Amended and Restated Development Agreement: That certain Amended and Restated Development Agreement executed on or about January 14, 2014 by and between the City and Owner.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term shall also include a 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 the Effective Date of the Original Agreement as modified by the Project Approvals and variances granted under the Amended and Restated Development Agreement and this Ordinance. This term does

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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.

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 as determined by City Engineer. 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, detention facility, swale, irrigation area, playground, athletic fields, granite or pea gravel trail 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.

Original Development Agreement: Caliterra Subdivision Development Agreement dated effective January 14, 2014 between the City and Development Solutions CAT, LLC.

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

Owner: Development Solutions CAT, LLC, 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 ***"Exhibit D"***.

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 E"***.

Property: As described in the Recitals.

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. Governing Regulations. Except as otherwise provided in this Ordinance and the amended PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Amended and Restated Development Agreement as amended and/or restated and the City's Code of Ordinances. For purposes of rights that accrue pursuant to Chapter 245 of the Texas Local Government code, as may be amended, the Parties agree that the Effective Date shall be construed as the date of the Original Agreement.

2.2. Phasing. The Property may be developed in phases. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently.

2.3. Permitted Uses.

2.3.1. Base Zoning: The base zoning district for the Property shall be General Retail GR, which shall be the basis for all zoning specifications not addressed in this Ordinance or the amended PD Master Plan.

2.3.2. Allowed Uses: Those uses listed for the GR, General Retail District or any less intense commercial district and Single-Family Four (SF-4), Single-Family Five (SF-5), and Multifamily Residential (MF) uses in Appendix E (Use Charts) of the City Code as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

2.4. Design Specifications:

2.4.1 Impervious Cover. Impervious cover shall not exceed sixty percent (60%), per GR base zoning limits, as that does not cause an overage of the designated total impervious square footage as agreed to in the Caliterra Subdivision Development Agreement. Impervious cover for the entire development, as defined in the Caliterra

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Subdivision Development Agreement, shall be described and proven in a table format. Updated tables shall be provided with any plat and/or engineering site development document. Areas covered in pervious pavers and elevated decks shall be calculated as 50% impervious of their area as approved by City Engineer.

2.4.2 Building Height. No building shall exceed three (3) stories and forty feet (40').

2.4.3 Setbacks and Yard.

(a.) Minimum Ranch Road 12 Frontage Setback (Landscape Buffer): forty feet (40') inclusive of a fifteen-foot (15') landscape buffer located from edge of building line in compliance with the City Code of Ordinances Section 28.06.052-Landscape Buffers. Should a portion of right-of-way be obtained by a governmental entity for RR12 widening; the Property Owner shall only be required to maintain the setbacks and buffers based on the original building lines prior to any right-of-way change that occurs after the adoption of this Ordinance.

(b.) Minimum Front Yard: twenty feet (20').

(c.) Minimum Side Yard:

1. five feet (5') from lot line; and
2. seven and one-half feet (7.5') from R.O.W.

(d.) Minimum Rear Yard: fifteen feet (15').

2.4.4 Minimum Building Separation for Nonresidential Structures. There shall be a minimum separation between nonresidential structures as required by International Building Code (IBC) 2012 or as required by the City's Fire Code (if any), whichever is greater.

2.5 Density of Development: Notwithstanding anything to the contrary set forth herein or in the City's rules, with respect to the density of the Project, Owner will have the right to develop the Property with no more than 80 units as agreed in the Caliterra Subdivision Development Agreement.

2.6 Utilities. All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.

2.7 The Code Modification Chart is shown in ***"Exhibit E"***. Owner shall comply with the City's Landscaping, Lighting, Sign, and Exterior Design standards (for both non-residential and residential properties) as those Codes are modified in this Ordinance and the Code Modifications shown in ***"Exhibit E"***.

2.8 Water Quality. Owner shall implement and comply with Section 2.8 of the Development Agreement.

2.8.1 Water Quality Buffer Zones. Owner will provide buffering as required by the City's Code of Ordinances, including Sec. 22.05.017, Water Quality Buffer Zones, of the Water Quality Protection Ordinance and Section 28.06.052, Landscape Buffers of the

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Landscaping Ordinance.

2.8.2 Initial Brush Removal. Any initial brush removal shall follow Sec. 28.04.017 (c) of the Dripping Springs Code of Ordinances which states the following:

(a) Applicants may mechanically remove brush without material soil surface disruption prior to receiving approval of plats in order to determine the location of roads, lots, utilities and drainage areas with regard to preservation of environmental features. Applicants may exercise this option only by utilizing rubber-tired equipment for brush removal.

(b) Prior to site plan approval, owners may neither remove any tree (other than cedar trees) with a trunk having a diameter greater than six (6) inches measured four and a half feet (4.5') above the base (ground elevation) of the tree, nor materially alter the existing drainage patterns, prior to receiving city approval for site plans. Owners shall ensure that as much area as possible is left undisturbed for as long as reasonably possible.

(c) Agricultural and farming operations on land subject to the Ag exemption for tax purposes are exempt from the restrictions of this section.

2.9 Access.

2.9.1 Roadway Access: The location of roadway access shown on ***"Exhibit D"*** has previously been approved by the City. Owner and City agree that traffic safety is crucial. The location of all roadway and driveway access onto Ranch Road 12 not shown on ***"Exhibit D"*** shall be subject to the approval of the City. Owner agrees to construct and fund acceleration lanes, deceleration lanes, and traffic control devices required by the Texas Department of Transportation (TxDOT) and the City.

2.9.2 Traffic Impact Analysis. Owner provided to the City a Traffic Impact Analysis ("TIA") in 2013 at the time of adoption of the Original Development Agreement. If additional information is needed by the City to satisfactorily complete the TIA, then the Owner, at its cost, will perform the necessary work to assure satisfactory completion. The approved TIA will set forth transportation improvements and estimated costs to be satisfied by the Owner which develops each phase at the time set forth in the TIA. If the TIA recommends revisions to roadway alignments, intersections or other revisions that would require changes to the Concept Plan, such changes shall be considered Minor Changes so long as the Impervious Cover Percentage set forth in Section 1.4 is not increased and the maximum density of the Property is not increased above 80 units.

2.9.3 Roadway Alignments: The roadway alignments shown on the PD Master Plan attached as ***"Exhibit D"*** are approved by the City in concept. Final alignments will be approved by the City Engineer during the preliminary plat and construction plan review process. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City and TxDOT.

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2.10 Architectural Standards:

2.10.1 Non-Residential Architectural Standards. All non-residential architecture shall comply with the City's Exterior Design and Architectural Standards Ordinance Article 24.03.

2.10.2 Residential Architectural Standards. All residential architecture shall comply with the City's Exterior Design and Architectural Standards Ordinance or an alternate design standard.

Exceptions:

(a) Flat Roofs are allowed in the center of residential buildings with ten (10) units or more and any nonresidential buildings for the placement of HVAC/Condensers, provided that these areas are screened or in a way to reflect the intent of the design standards. No HVAC/Condenser or flat roof will be visible from a perspective from the ground.

(b) All uncovered decks or patios (not enclosed spaces) are allowed to encroach no more than 10 feet into the rear and side yard setbacks, except within the 15-foot landscape buffer on RR 12.

2.11 Parks, Trails and Open Space. Master Parks and Open Space: Parkland and open space requirements shall be governed by the Caliterra Subdivision Development Agreement.

2.12 Outdoor Lighting. Owner, or an electric utility designated by Owner, will construct all illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project. The aforementioned shall be in compliance with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as in effect at the time of any submittal of site development application, any and all building permit applications, and any and all sign permit applications. To the extent that any portion of this Ordinance and its exhibits is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. The Owner or an association designated by Owner will be required to operate and maintain the lighting within the Project according to City Rules.

2.13 Signage. During the site plan approval process, Owner shall be required to prepare and comply with a Master Sign Plan for the Property. The Master Sign Plan will be submitted for approval by the Planning and Zoning Commission and the City Council and will address types, size, design, and placement for all signs for the Project. Any types of signs not addressed in the Master Sign Plan shall comply with the City's Sign Ordinance.

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EXHIBIT "A"
Property Legal Description

Legal Description:

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
Texas Licensed Surveying Firm Registration No. 10050700
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
email: hci@austin.rr.com

September 11, 2017

FIELD NOTE DESCRIPTION OF 18.532 ACRES OF LAND OUT OF THE P.A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (595.818 ACRE) TRACT OF LAND AS CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC, BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with a plastic cap imprinted "RDS" found in the curving West right-of-way line of Ranch Road No. 12 at the Northeast corner of that certain (595.818 acre) tract of land, as conveyed to Development Solutions Cat, LLC by deed recorded in Volume 4682, Page 342 of the Official Public Records of Hays County, Texas, same being the Southeast corner of Lot 3, Country Homes Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Page 68 of the Plat Records of Hays County, Texas and the Northeast corner and **PLACE OF BEGINNING** of the herein described tract, from which a concrete highway monument found 40 feet right of record station 66+63.6 bears, N 14 deg. 02'13" E 304.91 ft. (chord bearing and distance);

THENCE with the West right-of-way line of Ranch Road No. 12 and the East line of said (595.818 acre) Development Solutions Cat, LLC tract, the following two (2) courses:

> **1.)** Along a curve to the left with radius of 2904.65 ft. for an arc length of 410.51 ft. and which chord bears, **S 06 deg. 57'10" W 410.17 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of tangency 40 feet right of record station 73+69.4;
> **2.) S 02 deg. 55'04" W 880.43 ft.** to a ½" iron pipe found for an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Northeast corner of that certain (4.00 acre) tract of land as conveyed to F. Gayle Needham by deed recorded in Volume 1633, Page 259 of the Official Public Records of Hays County, Texas and the Southeast corner of the herein described tract;

THENCE leaving the West right-of-way line of Ranch Road No. 12 with the common line of said (595.818 acre) Development Solutions Cat, LLC tract and said (4.00 acre) Needham tract, **N 85 deg. 59'35" W 592.04 ft.** to a 5/8" iron rod found for an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Northwest corner of said (4.00 acre) Needham tract, also being the Northeast corner of Lot 19, Block D, Amended Plat of Caliterra Phase One Section Two, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 18, Page 323 of the Plat Records of Hays County, Texas, and also being the Southeast corner of Lot 23, Block D, Caliterra Phase One Section Three, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 18, Page 347 of the Plat Records of Hays County, Texas and being the Southwest corner of the herein described tract;

THENCE crossing through the interior of said (595.818 acre) Development Solutions Cat, LLC tract with the East line of Caliterra Phase One Section Three, **N 01 deg. 17'58" W 978.42 ft.** to a 5/8" iron rod found at the Northeast corner of Lot 14, Block E, Caliterra Phase One Section Three, same being the Southeast corner of Lot 4, The Beulah Marie Needham Estate, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 2, Page 102 of the Plat Records of Hays County, Texas, also being an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract and being a point in the West line of the herein described tract;

18.532 Acres
End of Page 1 of 2

THENCE with the East line of said Lot 4, The Beulah Marie Needham Estate and a Westerly line of said (595.818 acre) Development Solutions Cat, LLC tract, **N 00 deg. 48'18" W 256.68 ft.** to a ½" iron rod with a plastic cap imprinted "RDS" found at an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Southwest corner of Lot 2, Country Homes Subdivision and the Northwest corner of the herein described tract;

THENCE with a North line of said (595.818 acre) Development Solutions Cat, LLC tract and the South line of Country Homes Subdivision, **N 89 deg. 10'26" E** at a distance of 247.70 ft. passing a ½" iron rod with a plastic cap imprinted "RDS" found at the common South corner of Lot 2 and Lot 3, Country Homes Subdivision, continuing along said bearing for a total distance of **710.93 ft.** to the **PLACE OF BEGINNING** and containing **18.532 acres** of land.

SURVEYED: September 5th, 2017

Holt Carson
Registered Professional Land Surveyor No. 5166

reference map no. B 877136



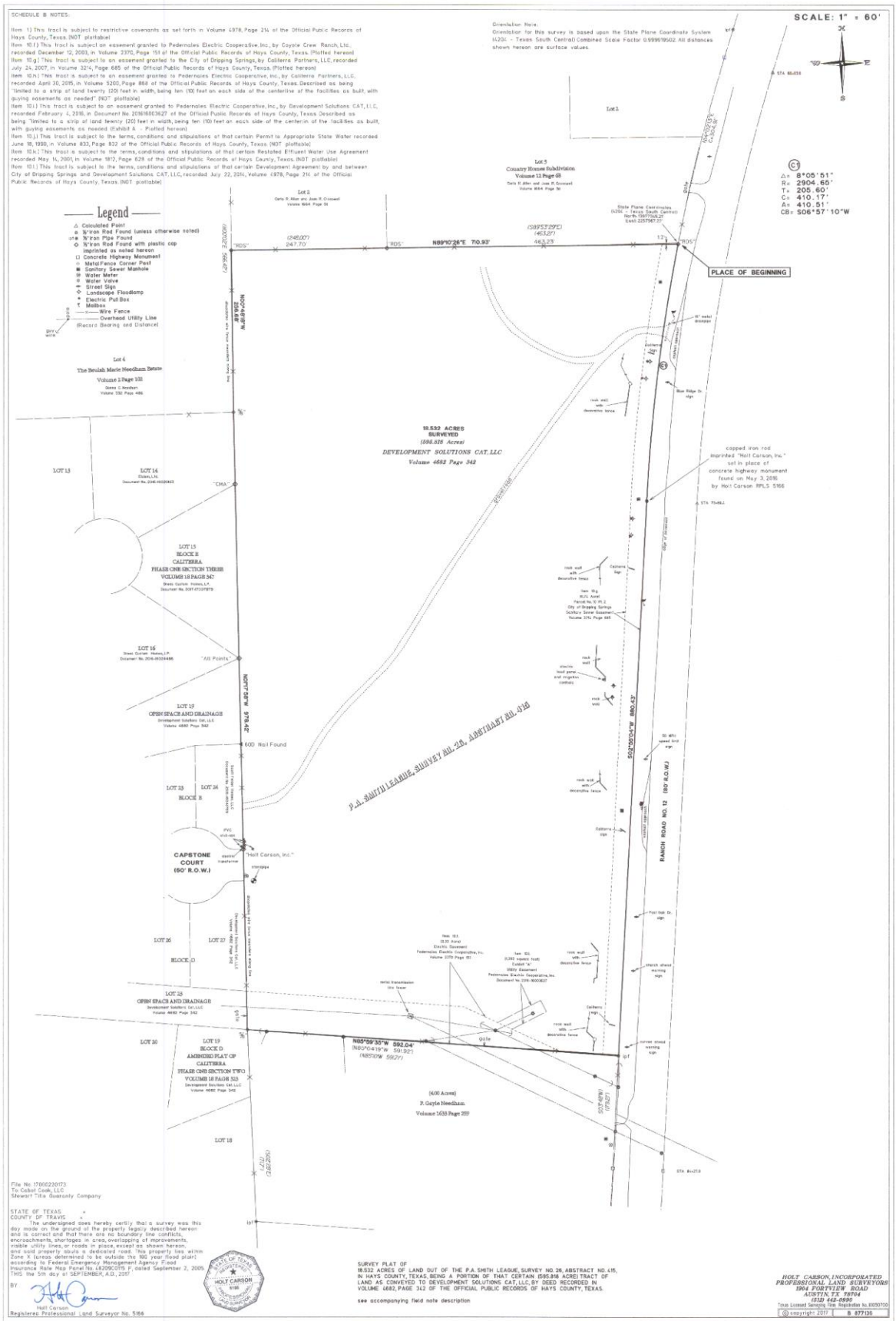
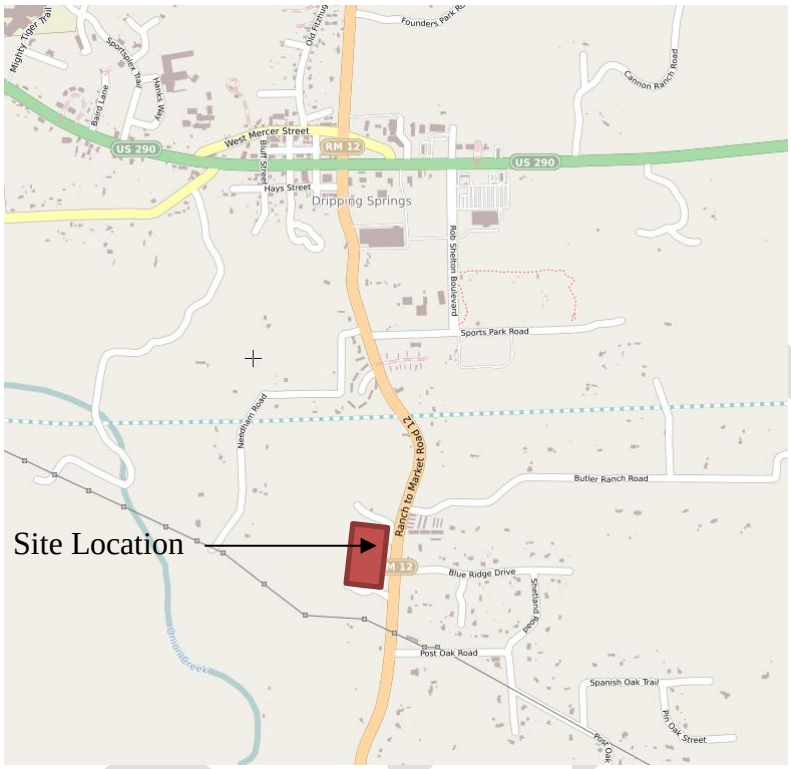

SCHEDULE B NOTES:
Item 1) This tract is subject to restrictive covenants as set forth in Volume 4978, Page 214 of the Official Public Records of Hays County, Texas. (NOT plottable)
Item 10.i) This tract is subject an easement granted to Pedernales Electric Cooperative, Inc., by Coyote Crew Ranch, Ltd., recorded December 12, 2003, in Volume 2370, Page 151 of the Official Public Records of Hays County, Texas. (Plotted hereon)
Item 10.g.) This tract is subject to an easement granted to the City of Dripping Springs, by Caliterra Partners, LLC, recorded July 24, 2007, in Volume 3274, Page 685 of the Official Public Records of Hays County, Texas. (Plotted hereon)
Item 10.h.) This tract is subject to an easement granted to Pedernales Electric Cooperative, Inc., by Caliterra Partners, LLC, recorded April 30, 2015, in Volume 5200, Page 868 of the Official Public Records of Hays County, Texas. Described as being "limited to a strip of land twenty (20) feet in width, being ten (10) feet on each side of the centerline of the facilities as built, with guying easements as needed" (NOT plottable)
Item 10.i.) This tract is subject to an easement granted to Pedernales Electric Cooperative, Inc., by Development Solutions CAT, LLC, recorded February 4, 2016, in Document No. 2016018013627 of the Official Public Records of Hays County, Texas. Described as being "limited to a strip of land twenty (20) feet in width, being ten (10) feet on each side of the centerlin of the facilities as built, with guying easements as needed (Exhibit A - Plotted hereon)
Item 10.j.) This tract is subject to the terms, conditions and stipulations of that certain Permit to Appropriate State Water recorded June 18, 1990, in Volume 833, Page 832 of the Official Public Records of Hays County, Texas. (NOT plottable)
Item 10.k.) This tract is subject to the terms, conditions and stipulations of that certain Restated Effluent Water Use Agreement recorded May 14, 2001, in Volume 1812, Page 628 of the Official Public Records of Hays County, Texas. (NOT plottable)
Item 10.l.) This tract is subject to the terms, conditions and stipulations of that certain Development Agreement by and between City of Dripping Springs and Development Solutions CAT, LLC, recorded July 22, 2014, Volume 4978, Page 214, of the Official Public Records of Hays County, Texas. (NOT plottable)
Orientation Note:
Orientation for this survey is based upon the State Plane Coordinate System (4204 - Texas South Central) Combined Scale Factor 0.9999795502. All distances shown hereon are surface values.
SCALE: 1" = 60'
Legend
Calculated Point
½"Iron Rod Found (unless otherwise noted)
½"Iron Pipe Found
½"Iron Rod Found with plastic cap imprinted as noted hereon
Concrete Highway Monument
Metal Fence Corner Post
Sanitary Sewer Manhole
Water Meter
Water Valve
Street Sign
Landscape Floodlamp
Electric Pull Box
Mailbox
Wire Fence
Overhead Utility Line
(Record Bearing and Distance)
Lot 2
Carla R. Allen and Joan R. Criswell
Volume 4664 Page 56
Lot 3
Country Homes Subdivision
Volume 12 Page 68
Carla R. Allen and Joan R. Criswell
Volume 4664 Page 56
Lot 4
The Beulah Marie Needham Estate
Volume 2 Page 102
Jones C. Needham
Volume 330 Page 486
Lot 13
LOT 14
Clisby, Ltd.
Document No. 2016-16020163
LOT 15
BLOCK E
CALITERRA
PHASE ONE SECTION THREE
VOLUME 18 PAGE 347
Brass Cactus Homes, L.P.
Document No. 2017-17039879
LOT 16
Brass Cactus Homes, L.P.
Document No. 2016-16024486
LOT 19
OPEN SPACE AND DRAINAGE
Development Solutions Cat, LLC
Volume 4682 Page 342
LOT 33
LOT 34
BLOCK E
CAPSTONE COURT (50' R.O.W.)
LOT 26
LOT 27
BLOCK D
LOT 25
OPEN SPACE AND DRAINAGE
Development Solutions Cat, LLC
Volume 4682 Page 342
LOT 20
LOT 19
BLOCK D
AMENDED PLAT OF CALITERRA
PHASE ONE SECTION TWO
VOLUME 18 PAGE 323
Development Solutions Cat, LLC
Volume 4682 Page 342
LOT 18
18.532 ACRES SURVEYED
(806.526 Acres)
DEVELOPMENT SOLUTIONS CAT, LLC
Volume 4682 Page 342
P.A. SMITH LEAGUE, SURVEY NO. 26, ABSTRACT NO. 415
(400 Acres)
P. Gayle Needham
Volume 1638 Page 359
PLACE OF BEGINNING
N89°10'26"E 710.93'
(S89°53'29"E)
(463.27')
463.23'
N00°48'58"W 258.68'
N00°58'58"W 976.42'
S02°05'04"W 880.43'
N85°09'35"W 592.04'
(N85°01'19"W 591.92')
(N85°01'W 592')
RANCH ROAD NO. 12 (80' R.O.W.)
Δ= 8°05'51"
R= 2904.65'
T= 205.60'
C= 410.17'
A= 410.51'
CB= S06°57'10"W
capped iron rod imprinted "Holt Carson, Inc." set in place of concrete highway monument found on May 3, 2016 by Holt Carson RPLS 5166
"All Points"
"Holt Carson, Inc."
"CMA"
600 Nail Found
File No. 1700220173
To: Cobat Cook, LLC
Stewart Title Guaranty Company
STATE OF TEXAS
COUNTY OF TRAVIS
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48209C0175 F, dated September 2, 2005.
THIS the 5th day of SEPTEMBER, A.D., 2017
BY:
Holt Carson,
Registered Professional Land Surveyor No. 5166
STATE OF TEXAS
HOLT CARSON
5166
SURVEYOR
SURVEY PLAT OF
18.532 ACRES OF LAND OUT OF THE P.A. SMITH LEAGUE, SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (595.818 ACRE) TRACT OF LAND AS CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC, BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
see accompanying field note description
HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
Texas Licensed Surveying Firm Registration No. 10070700
copyright 2017
S 877135

EXHIBIT "B"
Location Map

Overall Map



Detailed Map

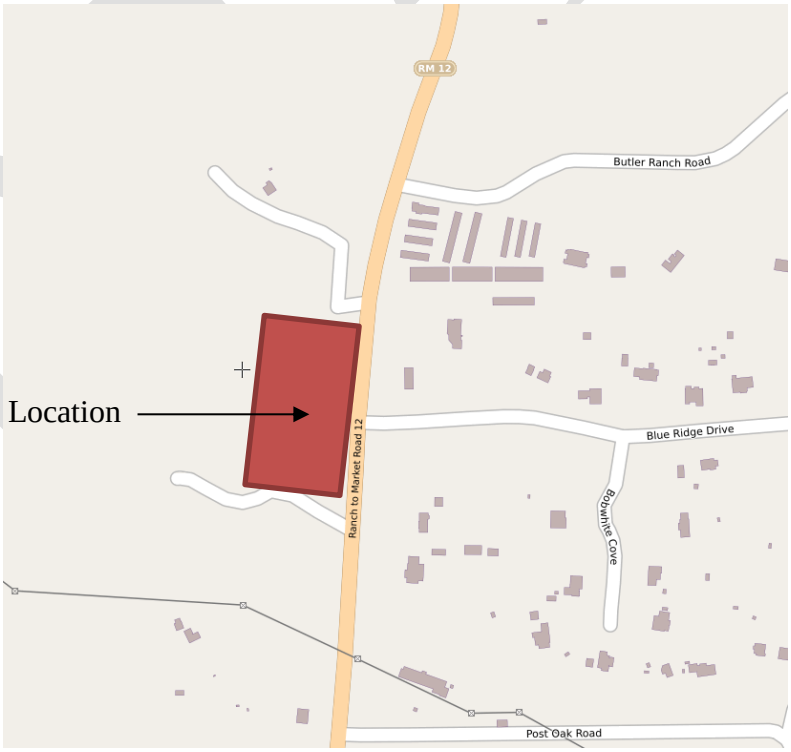


EXHIBIT “C”
Aerial Map Plan



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EXHIBIT "D"
PD Master Plan



EXHIBIT "E"
PD Code Modifications Chart

#	Description	Requirement	PD Code Modification	Justification
1	Building Setbacks	**Sec. 3.11.4**		With the transition from commercial to SFR, the reduction of setbacks allow for flexibility in design and financially feasible products that are in demand.
	(Base: General Retail)	Front: 25'	20'	
		Rear: 25'	15'	
		Side: 25'	5' from lot lines & 7.5' corner R.O.W.	
		Adjacent to SF: 25'	10' min.	
		Minimum Ranch Road 12 Frontage Setback: (Landscape Buffer): fifty feet (50'), inclusive of a twenty-five feet (25') landscape buffer located from edge of building line	40' along RR 12; 15' landscape buffer located from edge of building line	The landscape buffer along RR 12 is set by the rear setback. By allowing the SFR rear setback to be 15', this allows for the full 80' of product width and reduces the overall RR 12 setback to 40', proportionally.
2	Roof Slope	**Sec. 24.03.052** Primarily gable roof construction with shed roofs and cut-out dormers.	Flat roofs are allowed for residential buildings with ten (10) units or more and nonresidential buildings. Flat roofs shall not be visible from the street; all roofs surrounding outer footprint will be sloped.	By allowing the center portion of building roofs to be flat for condensers units it alleviates the need for ground units and avoids a less appealing view from the sidewalk and street. This modification will still use sloped roofs surrounding the footprint of the building to shield all condensing units and give the illusion of a fully sloped roof.
3	Building Height	**Sec. 3.11.3** Main Building(s): Maximum two (2) stories, or forty feet (40'), whichever is less.	Main Building(s): Maximum three (3) stories and forty feet (40')	The January 14, 2014 approved Development Agreement: Caliterra Subdivision provides for a 40' height limit without restriction on stories. The three story maximum allow for flexibility in design and financially feasible products that are in demand.
4	Minimum Building Separation for Nonresidential Structures	**Sec. 3.11.4(e)** Minimum eighty feet (80') separation between structures, or a minimum separation as required by City's Fire Code (if any), whichever is greater.	Minimum separation as required by International Building Code 2012 or by City's Fire Code (if any), whichever is greater.	Allows more flexibility in the site layout.

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5	Building Area Regulations: Size of Lot	**Sec. 3.11.4(a)**		
		Min. Lot Area: 20,000 sf	4,600 sf	A smaller lot size will allow for single family residences, instead of apartments and commercial originally planned.
		Min. Lot Width: 100 feet	40 feet	
		Min. Lot Depth: 150 feet	115 feet	
6	Maximum Impervious Cover	**Sec. 22.05.016(a)(2)**		
		35%	60%	Overall project impervious cover to be 25% maximum.
7	Mimimum Lot Sizes	**Exhibit A 14.6**		
		For lots using surface water and public wastewater systems is 0.75 acres	For lots using surface water and public wastewater system is 4,600 square feet	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.

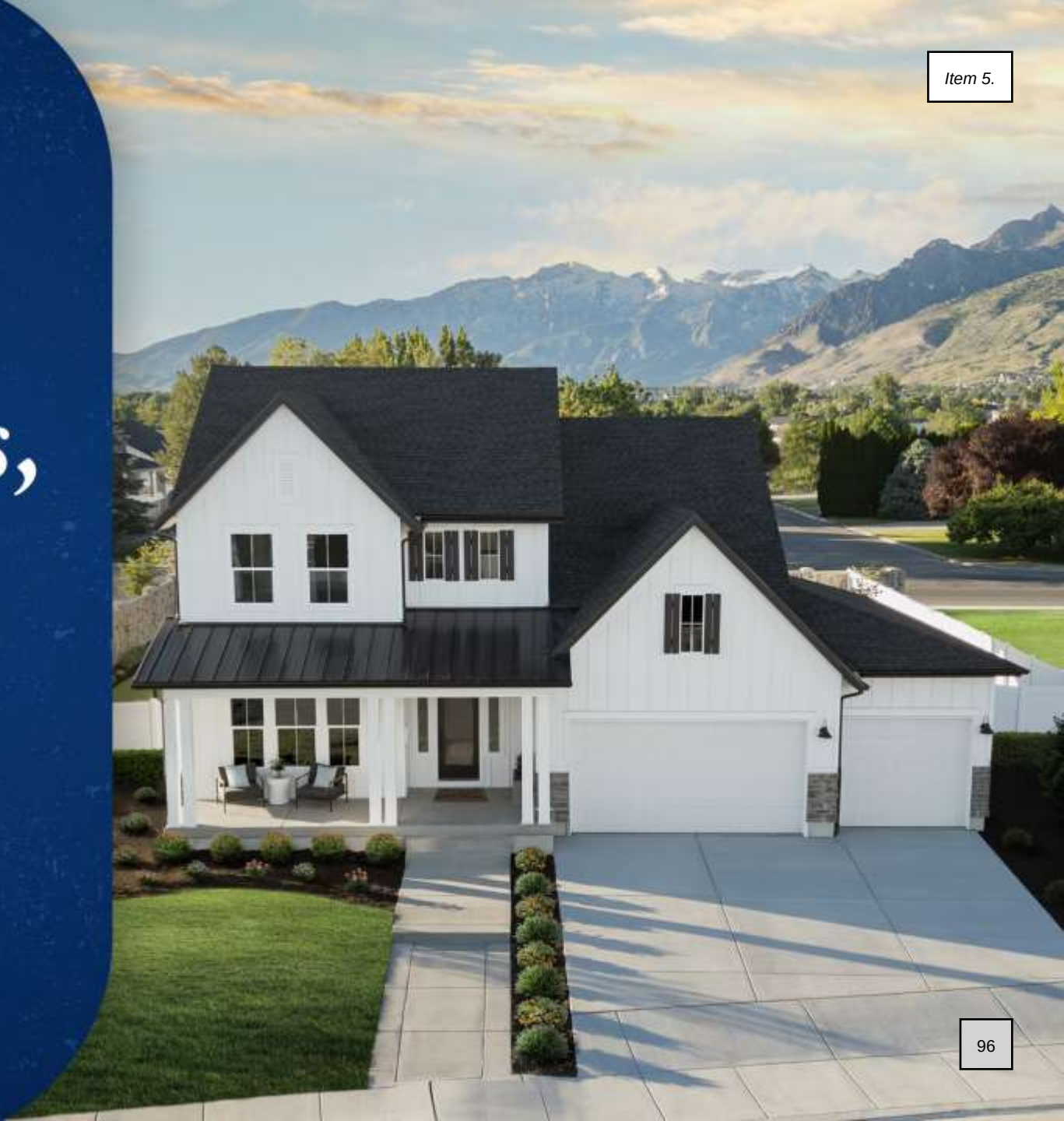
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Building Dreams, Enhancing Lives

David Weekley Homes

Presents

Farmstead at Caliterra

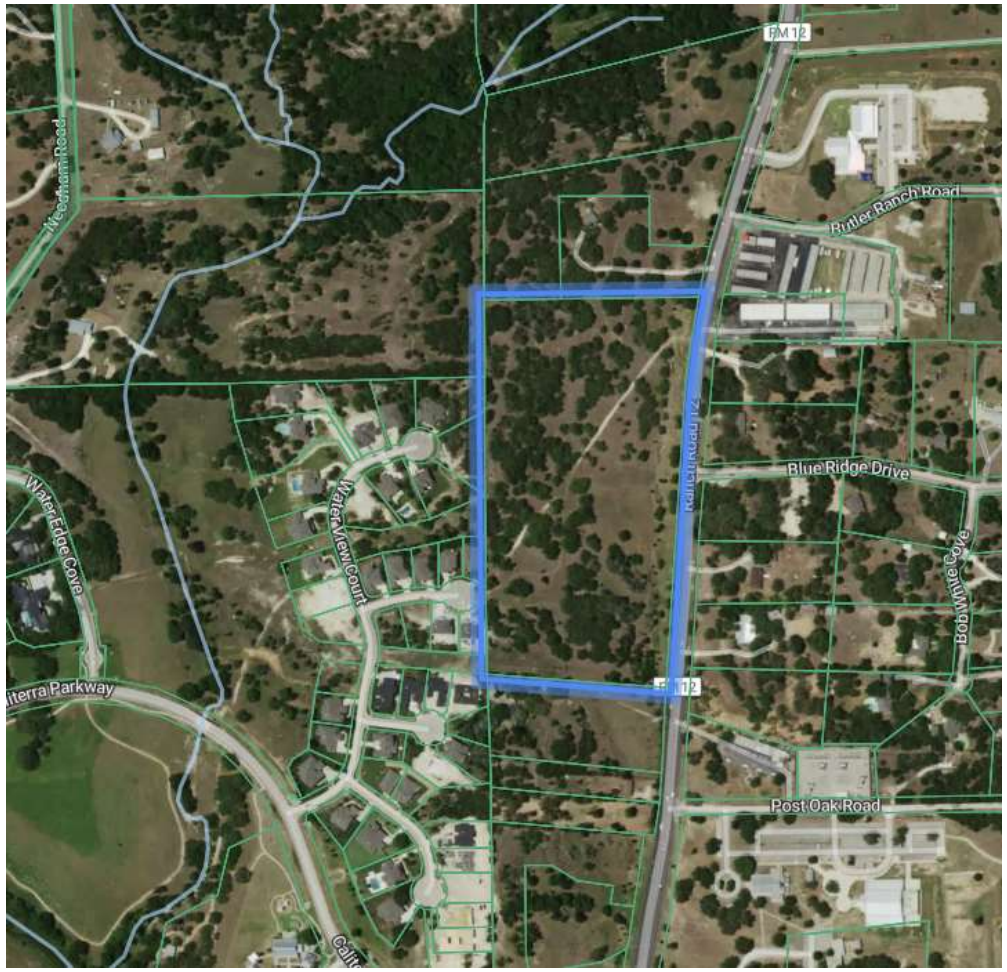


Farmstead at Caliterra – Site Location & History

This site is located at the front of the Caliterra Master Plan Community, off RR12

DWH previously presented this project on April 22, 2025, and September 29, 2026 to the ZAP Committee

At the advice of the Committee, we have revised the land plan from 121 detached TH's with a 50' ROW to be 69 – 45' lots with a 65' ROW



Farmstead at Caliterra – Staff Review

DWH has worked with Staff and satisfied all their comments, while also satisfying the requirements of the settlement agreement.

We are requesting a maximum of 80 LUEs, which are provided by the 2nd Amended and Restated Wastewater Agreement for Caliterra.

We will not utilize and LUEs until completion of the City improvements and expansion of the WWTP



Farmstead at Caliterra – LUE Exhibit

CALITERRA LUE COUNT	
Ph 1-1	61
Ph 1-2	23
Ph 1-3	23
Ph 1-4	18
Ph 2-7	117
Ph 2-7 Rev	3
Ph 2-8	89
Ph 3-9	82
Ph 3-10	22
Ph 4-11	103
Ph 4-12	42
Ph 5-13	11
Ph 5-14	25
Amenity Centers	2
Total	**621**

CARTER LUE COUNT	
Subdivision	234
Amenity Center	1
Total	**235**

FARMSTEAD LUE COUNT	
Subdivision	80
Total	**80**

FUTURE COMMERCIAL LUE COUNT	
Estimated Commercial	3
Total	**3**

GRAND TOTAL	939

Caliterra Subdivision
118,000 GPD allocated for the subdivision

Carter Tract
50,000 GPD allocated for the tract

Total for Subdivision
Total Proposed : 939 LUEs x 175 GPD/LUEs = 164,325 GPD
Total Allocated: 118,000 + 50,000 = 168,000 GPD

- Per the Second Amended and Restated Wastewater Service Agreement there are 168,000 GPD allocated for the Caliterra subdivision.
- Including the requested 80 LUEs for Farmstead, the total GPD is 164,325, which is under the total allocation for the community.
- The wastewater allocation letter was certified by Quynn Dusek, CBD Project Manager

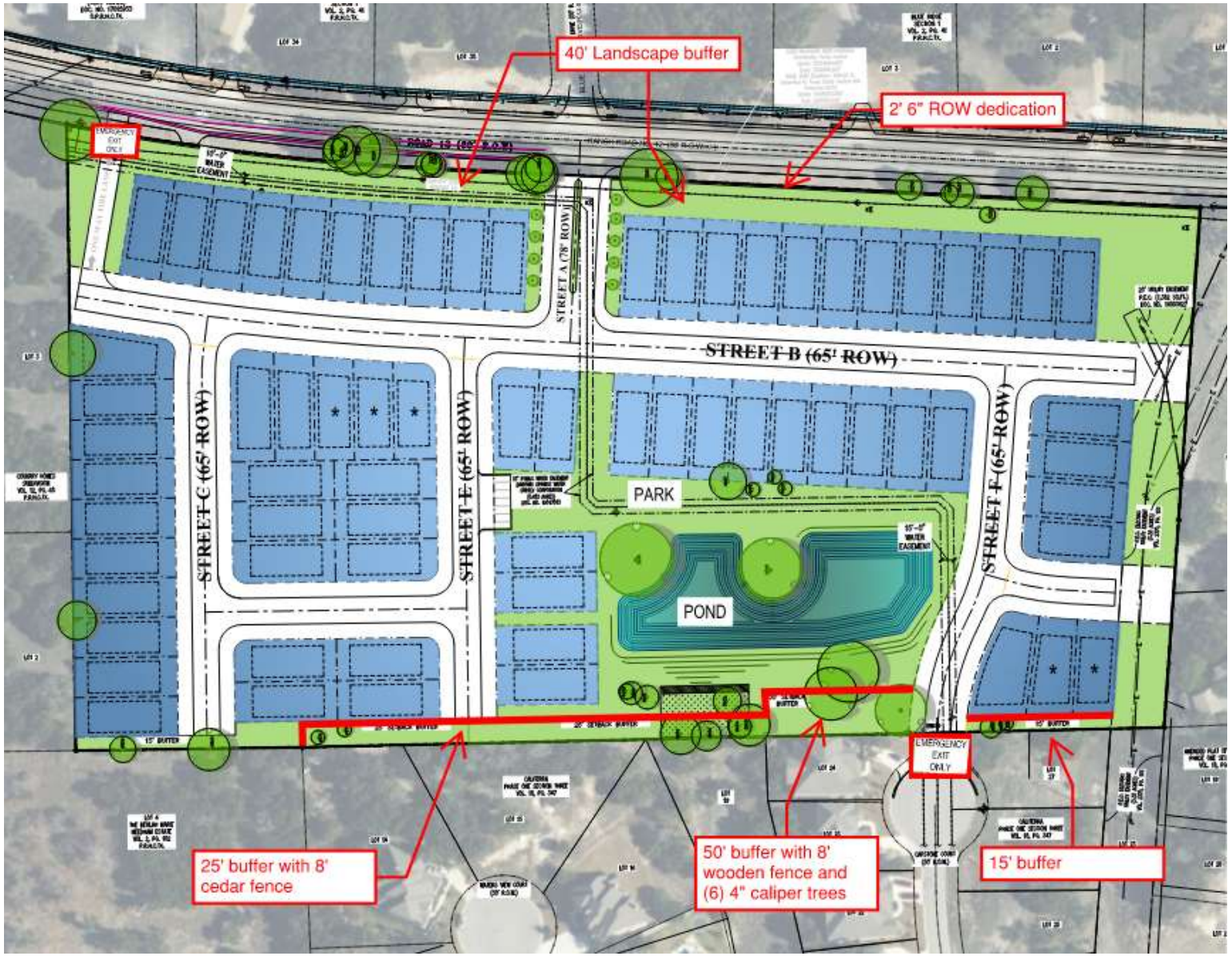
Farmstead at Caliterra – Proposed PDD Variances

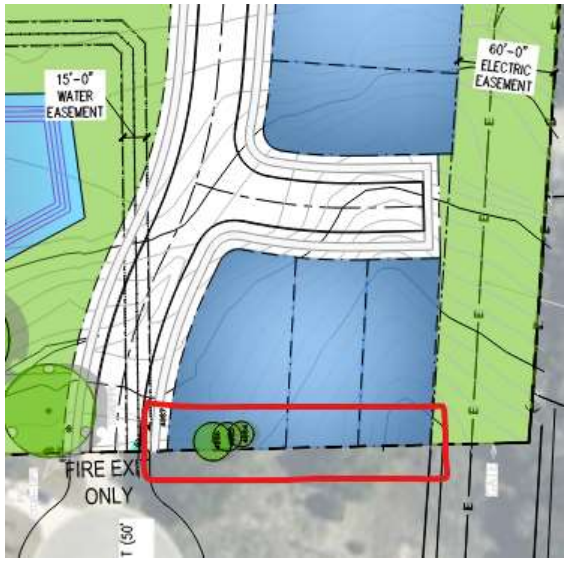
The Requested Variances to the PDD are Summarized Below:

- Standard Lot Setbacks:
  - Front yard: 20’
  - Side yard: 5’ from lot line and 7.5’ from ROW
  - Rear yard: 15’
  - RR12 frontage: 40’ (inclusive of 15’ landscape buffer located at the edge of the building line

- Maximum density is revised from 170 units, to 80 units

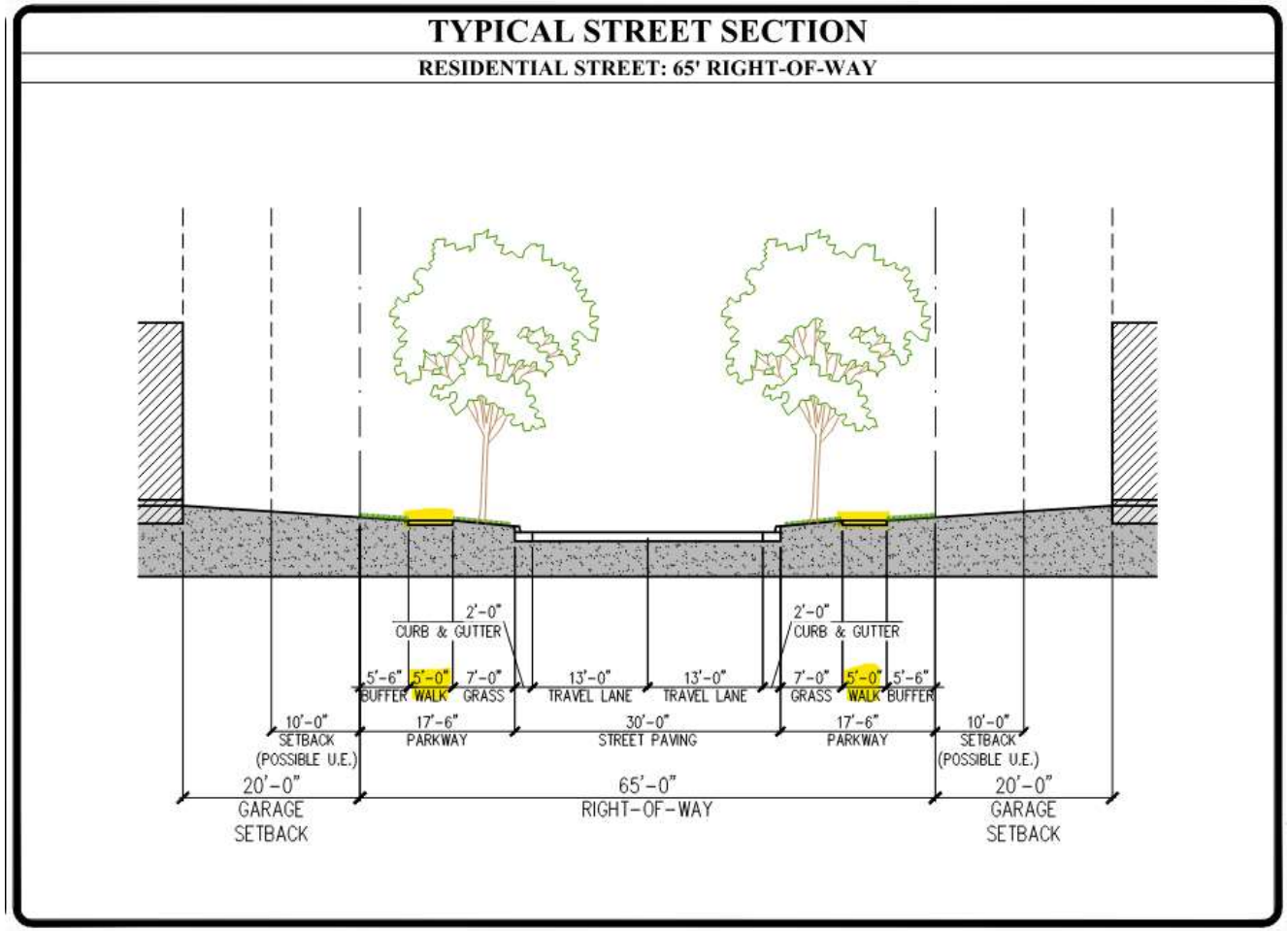
Farmstead at Caliterra – Setback & Buffer Details





- DWH has added a 15' buffer based on comments from the 9/29/26 ZAP Meeting

Farmstead at Caliterra – Sidewalk Plan



- In accordance with the City's 65' ROW standard detail, DWH will include a 5' sidewalk along both sides of the street.

Farmstead at Caliterra – Amenity Plan







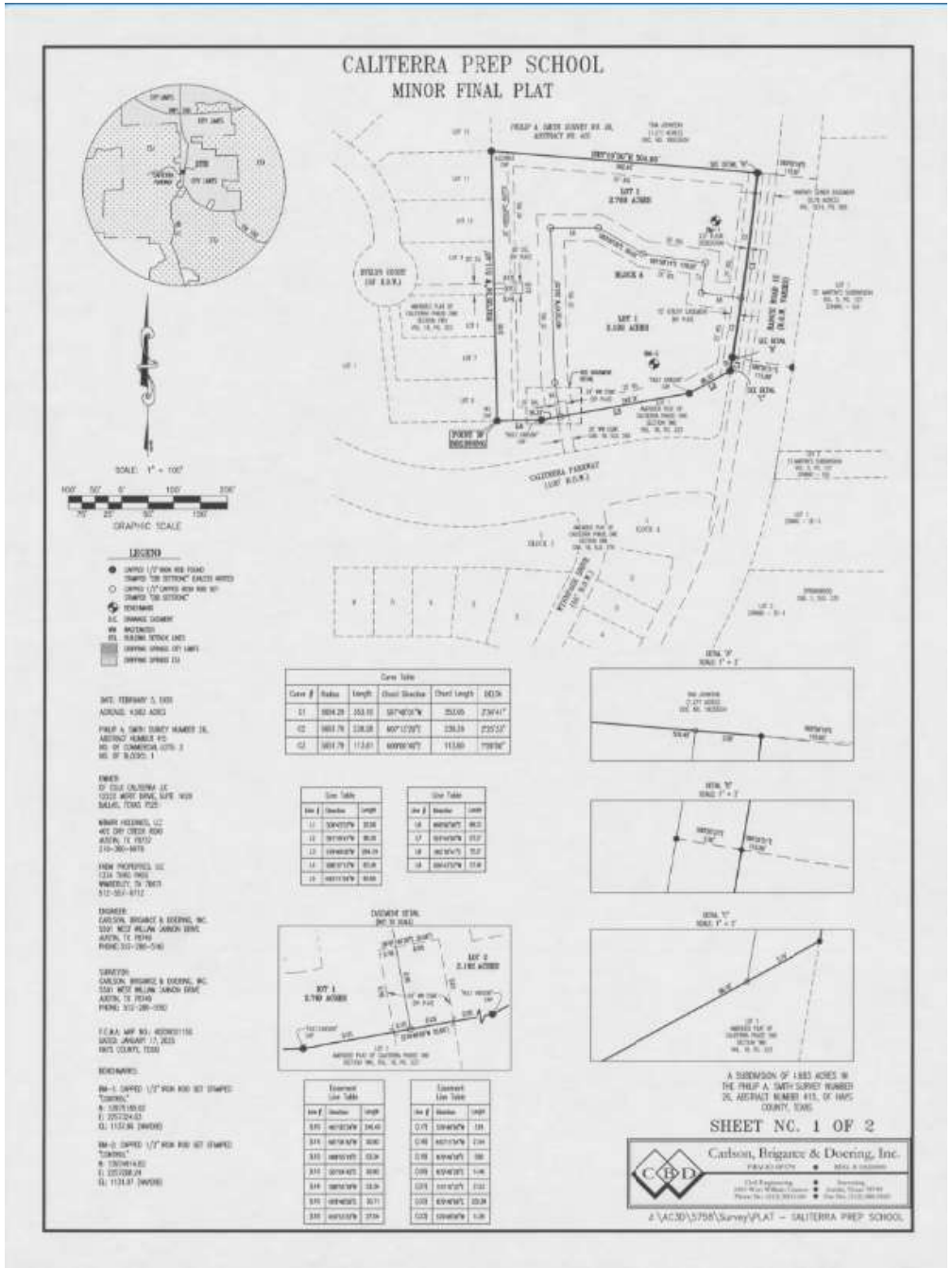


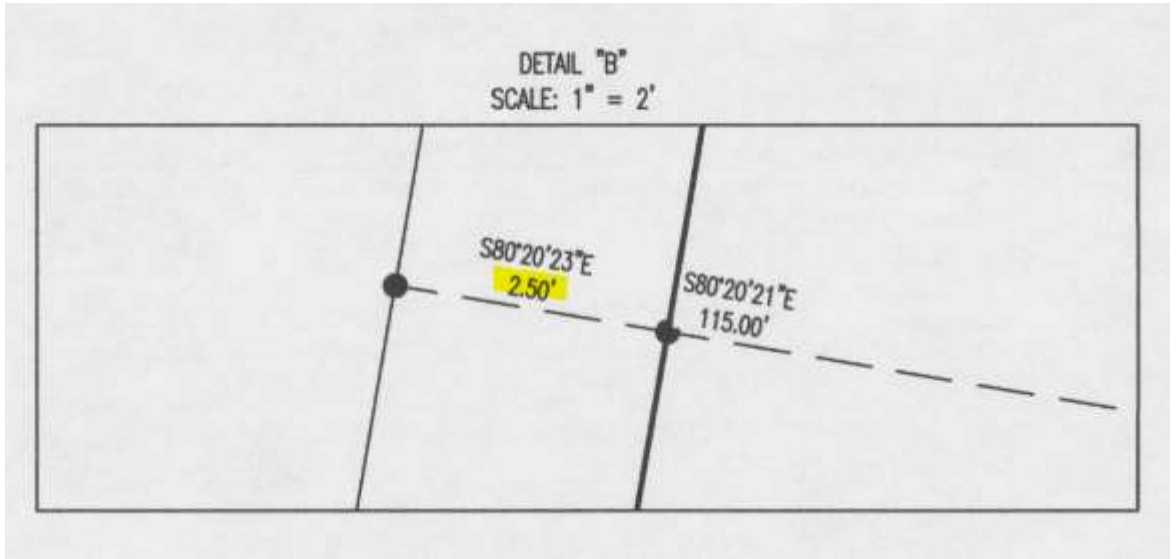
- DWH will build a playground and pavilion area, along with a DG trail around the pond for residents to enjoy.

Farmstead at Caliterra



David Weekley Homes


CALITERRA PREP SCHOOL
MINOR FINAL PLAT
SCALE: 1" = 100'
GRAPHIC SCALE
LEGEND
LOT 1
2.799 ACRES
LOT 2
2.182 ACRES
CALITERRA PARKWAY
(100' R.O.W.)
A SUBDIVISION OF 1.883 ACRES IN
THE PHILIP A. SMITH SURVEY NUMBER
26, ABSTRACT NUMBER 415, OF HAYS
COUNTY, TEXAS
SHEET NO. 1 OF 2
Carlson, Brigance & Doering, Inc.
J:\AC3D\5758\Survey\PLAT - CALITERRA PREP SCHOOL


DETAIL "B"
SCALE: 1" = 2'
S80°20'23"E
2.50'
S80°20'21"E
115.00'

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	Approved w/ Conditions
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements.	Under Review
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel of exisiting historic structures, add new construction to 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	Eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on Resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures.	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ.	Approved w/ Conditions
SD2022-0032 Driftwood Ranch Clubhouse	ETJ	857 Driftwood Golf Club Drive	Revising previously approved site plan.	Waiting on Resubmittal
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of two additional duplexes w/ accompanying site improvments.	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	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
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	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.	Approved w/ Conditions
SD2024-002 QuickTrip #4133	CL	HWY 290 and Sawyer Ranch Rd	Convenience store with fuel sales.	Waiting on Resubmittal
SD2024-004 Glass Business Park, Phase 2	ETJ	2560 W Hwy 290	Construction of 6 additional warehouse buildings with associated site improvements	Waiting on Resubmittal
SD2024-007 New Growth at Roger Hanks	CL	US 290 at Roger Hanks Pkwy	Mix land use and 240 residential units with parkland and roadway connections.	Waiting on Resubmittal
SD2024-008 AutoZone 5807 Dripping Springs	CL	US Hwy 290	Retail auto parts store.	Waiting on Resubmittal
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Approved w/ Conditions
SD2024-020 Lost Lizard	ETJ	10730 FM 967	Four residential accessory structures and gravel parking.	Waiting on Resubmittal
SD2025-002 Ewald Kubota	ETJ	3981 E US 290	Kubota sales and service center with customer and display parking.	Waiting on Resubmittal
SD2025-003 The Ranch at Caliterra Amenity Center	ETJ	Whiskey Barrel Dr.	Office, bathrooms, remodel pavillion out of an existing barn, pool, pickleball courts, and parking.	Waiting on Resubmittal
SD2025-006 AAA Storserv Dripping Springs LLC Phase	CL	1300 E US 290	Expansion of developed area including buildings, drives and parking.	Waiting on Resubmittal

Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2025-008 Driftwood Utility Access Corridor	ETJ	FM 967 and RM 1826	Joint use access easement that will tunnel under existing TxDOT ROW.	Waiting on Resubmittal
SD2025-010 Dripping Springs High School No. 2	ETJ	11091 Darden Hill Rd	482,844 s.f. two-story building, parking, sidewalks, utilities, grading, drainage, detention and water quality improvements	Waiting on Resubmittal
SD2025-012 WTCPUA 1340 Elevated Storage Tank	ETJ	149 Shelton Ranch Rd	12" waterline, fire hydrant, access drive, and a one-million-gallon elevated storage tank.	Waiting on Resubmittal
SD2025-014 FM 1826 Retail Center	ETJ	16514 RR 1826	Gas Station development with a 10,000sf convenience store, parking lot and driving aisles.	Waiting on Resubmittal
SD2025-015 Uriegas Dental	CL	28495 RR 12	New dental office and a second professional office building with associated parking and drives.	Waiting on Resubmittal
SD2025-016 St. Martin de Porres	CL	230 Post Oak	Construction of new Church with approx. 17,656 sqft gross floor area, with parking, detention, and utilities.	Under Review
SD2026-001 MVMT C-Store Dripping Springs	CL	26207 Ranch Road 12	5,585 sqft convenience store with 10 fueling positions.	Waiting on Resubmittal
SD2026-002 Howard Ranch Commercial	CL	26002 RR 12	Phase 1 - 8,500 sq ft general store w/ gas station. Phase 2 - four retail stores.	Approved w/ Conditions
SD2026-005 U-Haul Dripping Springs	ETJ	14001 W US 290	1 story warehouse, 4 story self storage, covered RV parking, water quality and	Waiting on Resubmittal
SD2026-007 Property Commerce Commercial Lot B-1-B	ETJ	13861 Canonade Drive	Grading and stablization off south side of lot. Part of a larger project out of the ETJ.	Approved
SD2026-009 Dripping Springs Community Library	CL	225 Benney Lane	39,000 sq ft buildling with utilities and parking.	Waiting on Resubmittal
SD2026-011 Headwaters East - Site A	CL	HWY 290	6,250 and 4,000 sq ft building sites with grading, paving, drainage, and utility improvements.	Waiting on Resubmittal
SD2026-012 Headwaters East - Site B	CL	HWY 290	1,700, 1,900, 8,125, 8,200, 7,800, and 11,300 sqft building sites with grading, paving, drainage, and utility improvements.	Waiting on Resubmittal
SD2026-013 Headwaters East - Site C	CL	HWY 290	23,300, 8,750, and 3,300 sqft building sites with grading, paving, drainage, and utility improvements.	Waiting on Resubmittal
SD2026-014 Headwaters East - Site D	CL	HWY 290	16,550, 25,000, and 51,000 sqft building sites with grading, paving, drainage, and utility improvements.	Waiting on Resubmittal
SD2026-015 Double L Phase 1 - Amenity Center	ETJ	29500 RR 12	5 buildings on 5.664 acres with water, wastewater, drainage, and paving improvements.	Waiting on Resubmittal
SD2026-016 Dripping Springs Sports Club	CL	HWY 290	55,800 sqft building footprint with sport courts, parking, grading, and utility	Waiting on Resubmittal
SD2026-017 Valvoline Dripping Springs TX (VAC)	CL	403 E US 290	Oil change facilty with 1,870 sqft buildling footprint and paving, grading, and utilities.	Under Review
SD2026-018 Arrowhead Ranch Retail Development	CL	140 Arrowhead Ranch Blvd	Two 12,000 sq ft commercial buildings.	Waiting on Resubmittal
SD2026-019 Bannockburn Church	ETJ	264 American Way	Driveway to connect parking lot to South Canyonwood Drive.	Waiting on Resubmittal
SD2026-020 Prep School at Caliterra	CL	26025 RR 12	13,806 sq ft daycare and 4,876 sq ft office building.	Under Review

Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2026-021 Heritage Phase 3 Pocket Park	CL	Bishop Wood Drive	Parkland improvements.	Waiting on Resubmittal
SD2026-022 Driftwood Maintenance Path	ETJ	Driftwood Ranch Dr & Driftwood Golf Club Dr	12 ft path for maintenance access with bridge over Onion Creek.	Under Review
Blue rows indicate new applications				

Ongoing Projects	
Comprehensive Plan	Comp Plan Submittee meeting 11/10
Cannon Mixed-Use	DAWG meeting held 10/15. Pending Resubmittal.
PDD2023-0001 Madelynn Estates	Dormant
PDD2023-0002 Southern Land	Pending TIA Resubmittal
PDD2025-001 ATX RR 12 and Kopponen PDD Amendment	Pending resubmittal

Subdivision Projects				
Subdivision Project Name	**City Limits / ETJ**	**Location**	**Description**	**Status**
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
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Waiting on Resubmittal
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	240 residential units with parkland and roadway connections.	Waiting on Resubmittal
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
SUB2024-005 Roger Hanks Construction Plans	CL	US 290 at Roger Hanks Pkwy	Public improvements from southern boundary to intersection	Waiting on Resubmittal
SUB2024-015 Gateway Village Phase 1	CL	US 290	Final plat for 144 single family subdivision.	Waiting on Resubmittal
SUB2024-017 Wild Ridge Phase 2 Final Plat	CL	Shadow Ridge Parkway	152 single family residential lots.	Approved w/ Conditions
SUB2024-019 Driftwood Subdivision, Phase 5, Preliminary Plat	ETJ	Thurman Roberts Way	13 lots. 10 residential, 2 open space, and 1 private.	Approved w/ Conditions
SUB2024-024 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	Under Review
SUB2024-030 Heritage Phase 3 Final Plat	CL	Sportsplex Drive	164 lot subdivision plat	Waiting on Resubmittal
SUB2024-034 Village Grove Phase 2A Final Plat	CL	Village Grove Parkway	Final plat for 165 single family lots.	Approved w/ Conditions
SUB2025-002 Lunaroya PH 3 Preliminary Plat	ETJ	13755 Silver Creek Dr	9 single family residential lots.	Waiting on Resubmittal
SUB2025-005 Ewald Kubota Minor Plat	ETJ	3981 E US 290	3.9 acre plat	Waiting on Resubmittal
SUB2025-006 Cannon Ranch Phase 3 and 4 Construction Plans	CL	Rushmore Drive at Lone Peak Way	Public roadways, utilities, and storm drainage infrastructure for 156 residential and 3 open space	Waiting on Resubmittal
SUB2025-007 Double L Ranch Reclaimed Water Production Facility and Pump and Haul	ETJ	NW of RR 12 and Event Center Dr	Reclaimed water facilty	Waiting on Resubmittal
SUB2025-008 Cannon Ranch Phases 3 & 4 Subdivision Final	CL	Rushmore Drive	3 open space lots and 156 40', 45', or 60' residential lots.	Approved w/ Conditions

SUB2025-009 Wild Ridge Subdivision Wastewater Treatment Plant Final Plat	CL	Goose Island Dr and Lost Maples Dr	0.8873 acre lot	Approved w/ Conditions
SUB2025-011 Double L Pod A1, A2, A3 Arterial Preliminary Plat	ETJ	Pecos River Xing	Public infrastructure.	Waiting on Resubmittal
SUB2025-012 Double L Pod A3 Preliminary Plat	ETJ	Pecos River Xing	46 residential units.	Waiting on Resubmittal
SUB2025-013 Double L Pod A1 and A2 Preliminary Plat	ETJ	Pecos River Xing	99 residential units.	Approved w/ Conditions
SUB2025-014 Village Grove Wastewater Treatment Plant	CL	S Rob Shelton Blvd	WWTP for the Village Grove Development.	Waiting on Resubmittal
SUB2025-015 Wild Ridge Wastewater Treatment Plant	CL	Goose Island Drive	Phase one of the temporary WWTP.	Waiting on Resubmittal
SUB2025-017 Lunaroya Phase 2 Construction Plans	ETJ	Silver Creek Road	28 single family residential lots (minimum 1.5 acre) with on site sewage, paving, utilites, and open space.	Waiting on Resubmittal
SUB2025-018 Double L Pod B4 Preliminary Plat	ETJ	153 El Capitan Lp	Plat for 62 residential lots	Approved w/ Conditions
SUB2025-019 Double L Pod B4 Arterial Preliminary Plat	ETJ	153 El Capitan Lp	Single lot plat for arterial road adjacent to pod B4	Approved w/ Conditions
SUB2025-020 Double L Pod A4 and B1 Preliminary Plat	ETJ	843 Pecos River Xing	Plat for 102 residential lots	Approved w/ Conditions
SUB2025-021 Double L Pod A4 and B1 Arterial Preliminary Plat	ETJ	843 Pecos River Xing	Single lot plat for arterial road adjacent to pods A4 and B1	Approved w/ Conditions

SUB2025-023 Double L Ranch Pod A3 Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-024 Double L Ranch Pod A1 & A2 Construction Plans	ETJ	29300 RR 12	99 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-025 Double L Ranch Pod A1, A2, A3 Arterial Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-031 Lunaroya Phase 2 Subdivision	ETJ	Silver Creek Road	39 lot final plat with 34 residential lots, open space lots, and drainage lots.	Waiting on Resubmittal
SUB2025-032 Headwaters Station Phase 1 Preliminary Plat	CL	Hwy 290 and Canyonwood Dr	7 commercial lots and 1 drainage lot on 55.13 acres.	Approved w/ Conditions
SUB2025-033 Haydon Place Preliminary Plat	CL	265 College Street	34 residential lot subdivision. 8 lots within City Limits and remaining in Hays County. 2	Under Review
SUB2025-034 WTCPUA 20 Inch Cross Country Transmission Main Seg. 3	ETJ	Silver Creek Road	4,020 linear feet of potable water transmission main.	Waiting on Resubmittal
SUB2025-035 Wild Ridge 16 Inch Water Line	CL	E US Hwy 290	7,800 linear feet of 16" ductile iron water transmission mains.	Waiting on Resubmittal
SUB2026-002 New Life Lutheran Church of Dripping Springs Plat	CL	1121 Buffalo Canyon Drive	Minor plat of 12 acre undeveloped lot into two lots.	Waiting on Resubmittal
SUB2026-004 Village Grove Phase 3-1 Final Plat	CL	Village Grove Parkway	18 residential lots with 2 open space lots and 1 detention pond	Waiting on Resubmittal
SUB2026-005 Village Grove Phase 3-2 Final Plat	CL	Village Grove Parkway	31 residential lots with 1 open space lot.	Waiting on Resubmittal
SUB2026-006 Village Grove Phase 3-3 Final Plat	CL	Village Grove Parkway	66 Residential lots with 1 open space lot.	Waiting on Resubmittal
SUB2026-007 Feller's Dripping Springs Preliminary Plat	CL	1300 Creek Road	18 residential lots and 1 drainage lot.	Waiting on Resubmittal
SUB2026-010 Double L Ranch Phase 1 Final Plat	ETJ	RR 12	244 residential lots and amenity center.	Waiting on Resubmittal
SUB2026-011 Headwaters Station East Construction Plans	CL	Hwy 290 and Canyonwood Dr	Grading, drainage, and infrastructure plans for 14 commercial lots, and 1 MUD Utility/Drainage/Water Quality Lot.	Waiting on Resubmittal
SUB2026-012 Driftwood Ranch Lift Station	ETJ	11100 W FM 967	Construction of a wastewater lift station.	Waiting on Resubmittal
SUB2026-013 Driftwood Creek Lift Station	ETJ	16156 W FM 150	Construction of a wastewater lift station.	Waiting on Resubmittal
SUB2026-014 Amending Plat of Radiance, Phase 1, Lots 29 and 20C	ETJ	108 Concord Circle	Adjusting lot line between 2 platted lots.	Waiting on Resubmittal
SUB2026-015 Ruby Ranch Phase 6 Lot 1A-11A, Block F	ETJ	E Bartlett Drive	Remove an existing onsite drainage easement.	Waiting on Resubmittal
SUB2026-016 Deangelis Estates	ETJ	Darden Hill Road	Divide a 10 acre lot into two 5 acre lots.	Waiting on Resubmittal
SUB2026-018 Replat Establishing Austin Ridge Bible Church and Kaden Subdivision	ETJ	3150 W US 290	Combine 6 existing tracts into 2 platted lots.	Waiting on Resubmittal

SUB2026-019 WTCPUA 20 Inch Transmission Main	ETJ	Ranch Road 12	15,045 linear feet of 20-inch ductile iron pipe and related appurtenances for a transmission main.	Waiting on Resubmittal
SUB2026-020 Driftwood Creek Phase 1 Section 3	ETJ	Thurman Roberts Way	Combining 3 single family lots and 1 open space/drainage lot.	Waiting on Resubmittal
SUB2026-021 Final Plat - WTCPUA 1340 ESTII	ETJ	149 Shelton Ranch Rd	One lot subdivision for water utility elevated storage tank.	Waiting on Resubmittal
SUB2026-022 Resubdivision of Springwood Lot 27 and 28-A	CL	119 Oaksprings Dr.	Combining 2 lots and removing an easement.	Waiting on Resubmittal
SUB2026-023 Fellers Construction Plans	CL	1300 Creek Road	Road and utilities for 18 lot single family subdivision with drainage	Under Review
SUB2026-024 Headwaters Station East Final Plat	CL	US 290 and Canyonwood Drive	14 commercial lots and 1 MUD utility/drainage lot	Waiting on Resubmittal
SUB2026-025 Lunaroya Phase 3 Preliminary Plat	ETJ	Silver Creek Road	22 lots - 19 single family, 1 private open space, 1 amenity, and 1 open space	Under Review
SUB2026-026 Double L Pod A4 and B1 Construction Plans	ETJ	29300 RR 12	102 single family lots with water, wastewater, storm sewer, and roadway improvements.	Under Review
SUB2026-027 Double L Pod A4 & B1 Arterial Construction Plans	ETJ	29301 RR 12	102 single family lots with water, wastewater, storm sewer, and roadway improvements.	Under Review
SUB2026-028 Double L Pod B4 Construction Plans	ETJ	29302 RR 12	62 residential units with paving, utilities, drainage, and water quality improvements.	Under Review
SUB2026-029 Double L Pod B4 Arterial Construction Plans	ETJ	29303 RR 12	62 residential units with paving, utilities, drainage, and water quality improvements.	Under Review
Blue rows indicate new applications				

In Administrative Completeness	Filing Date
SUB2026-019 WTCPUA 20 Inch Transmission Main	21-Oct
SD2026-016 St. Martin de Porres	21-Oct
SD2026-017 Valvoline Dripping Springs TX (VAC)	21-Oct
SUB2026-022 Resubdivision of Springwood Lot 27 and 28-A	28-Oct