



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, May 23, 2023 at 6:00 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Commission Members

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

#### Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter  
City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
IT Director Jason Weinstock  
City Planner Warlan Rivera  
Public Works Director Aaron Reed

### PLEDGE OF ALLEGIANCE

### PRESENTATION OF CITIZENS

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

### CONSENT AGENDA

*The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning &*

*Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.*

- 1. Approval of the April 25, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of a Resolution of Support for a Grant Application to the Texas Department of Transportation for the Creation of Pedestrian Connections from Mercer St. to Ranch Road 12 and Surrounding Area.**
- 3. Approval of a Resolution of Support regarding the City Of Dripping Springs Application for Funding under the 2023 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD Elementary School, Dripping Springs Ranch Park, and the Harrison Hills subdivision.**
- 4. Conditional approval of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers**
- 5. Approval of SUB2023-0004: an application for the Driftwood 967, Phase 1, Lot 2 Replat for 25.22 acres located at the intersection of FM967 and FM1928.. Applicant: Chris Earthman, Driftwood 25-ACA LP.**
- 6. Denial of SUB2022-0006: an application for the Wild Ridge Phase 1 Final Plat for a 62.1 acre tract out of the Philip A. Smith Survey. Applicant: Richard Pham, P.E., Doucet & Associates**
- 7. Approval of SUB2023-0010: an application for the Caliterra, Phase 5, Section 13 Preliminary Plat for a 4.898 acre tract located at the intersection of Bridge Water Cove and Kelsey Lane out of the Philip A. Smith Survey. Applicant: Bill E. Couch, Carlson Brigrance and Doering, Inc.**
- 8. Denial of SUB2023-0018: an application for the Cannon Ranch, Phase 2 Final Plat for a 83.00 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Jacob Harris; Doucet & Associates**
- 9. Denial of SUB2023-0020: an application for the Driftwood Golf and Ranch Club Phase 4 final plat for a 45.33 acre tract of land located on Driftwood Ranch Drive out of the Freelove Woody Survey. Applicant: Scott Anderson, Murfee Engineering Company, Inc.**

## BUSINESS

- 10.** **Public hearing and consideration of approval of SUB2023-0016: a replat application for 500 & 520 Matzig Cove for a 27.95 acre tract to adjust the drainage easement of the Ruby Ranch Subdivisions Phases 1 & 2. Applicant: Richie Mendoza, Ever Engineering, LLC**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Replat
  
- 11.** **Public hearing and consideration of approval of SUB2023-0017: an application for the Caliterra Phase Two Block 9 Section F Section 7 replat. Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Replat
  
- 12.** **Public hearing and recommendation regarding VAR2023-0003: an application for a variance to allow a structure within the building setback for a property located at 147 Katie Drive. Applicant: Kevin & Yvonne Heerema**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Recommendation
  
- 13.** **Applicant introductory presentation and possible Commissioner appointment to the Development Agreement Working Group for the Madelynn Estates Planned Development District request located on FM 150 south of Wood Loop.**

## PLANNING & DEVELOPMENT REPORTS

- 14.** **Planning & Zoning Department Report**

## EXECUTIVE SESSION

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

## UPCOMING MEETINGS

### Planning & Zoning Commission Meetings

June 13, 2023, at 6:00 p.m.

June 27, 2023, at 6:00 p.m.

July 11, 2023, at 6:00 p.m.

July 25, 2023, at 6:00 p.m.

### City Council & Board of Adjustment Meetings

June 6, 2023, at 6:00 p.m. (CC & BOA)

June 20, 2023, at 6:00 p.m. (CC)

July 5, 2023, at 6:00 p.m. (CC & BOA)

July 18, 2023, at 6:00 p.m. (CC)

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **May 19, 2023, at 1:00 p.m.***

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City Secretary

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



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, April 25, 2023 at 6:00 PM

## MINUTES

### CALL TO ORDER AND ROLL CALL

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

**Commission Members present were:**

Mim James, Chair  
Tammie Williamson, Vice Chair  
Doug Crosson  
Douglas Shumway  
Evelyn Strong

**Commission Members absent were:**

Christian Bourguignon  
Jon McIntosh

**Staff, Consultants & Appointed/Elected Officials**

Planning Director Tory Carpenter  
Deputy City Secretary Cathy Gieselman  
Mayor Pro Tem Taline Manassian  
City Attorney Laura Mueller  
City Planner Warlan Rivera  
IT Director Jason Weinstock

### PLEDGE OF ALLEGIANCE

Commissioner Shumway led the Pledge of Allegiance to the Flag.

### PRESENTATION OF CITIZENS

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

*for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.*

No one spoke during the Presentation of Citizens.

## **CONSENT AGENDA**

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

- 1. Approval of the March 28, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2023-0010: an application for the Caliterra, Phase 5, Section 13 Preliminary Plat for a 4.898 acre tract located at the intersection of Bridge Water Cove and Kelsey Lane out of the Philip A. Smith Survey. Applicant: Bill E. Couch, Carlson Brigrance and Doering, Inc.**

A motion was made by Vice Chair Williamson to approve Consent Agenda Items 1 – 2. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

## **BUSINESS**

- 3. Public hearing and consideration of SUB2023-0009: an application for the Replat of Lot 3, Beulah Marie Needham Estate. Applicant: Jon Thompson, J Thompson Professional Consulting.**
  - a. Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends denial of the requested replat.
  - b. Public Hearing** – Rex Baker spoke as a representative of Lorena Sanderson, adjacent property owner, who is not in favor of the replat.
  - c. Replat** - A motion was made by Commissioner Strong to deny approval, as recommended by staff, of SUB2023-0009: an application for the Replat of Lot 3, Beulah Marie Needham Estate. Vice Chair Williamson seconded the motion which carried unanimously 5 to 0.

4. **Public hearing and consideration of SUB2023-0012: an application for the Replat of Springlake Lot 57.** *Applicant: Jon Thompson, J Thompson Professional Consulting*
- a. **Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends denial of the requested replat.
  - b. **Public Hearing** – No one spoke during the Public Hearing.
  - c. **Replat** - A motion was made by Commissioner Strong to deny approval, as recommended by staff, of SUB2023-0012: an application for the Replat of Springlake Lot 57. Vice Chair Williamson seconded the motion which carried unanimously 5 to 0.

## PLANNING & DEVELOPMENT REPORTS

### 5. The Planning Department Report.

Tory Carpenter provided a status update on projects which is on file.

## EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

## UPCOMING MEETINGS

### Planning & Zoning Commission Meetings

May 9, 2023, at 6:00 p.m.

May 23, 2023, at 6:00 p.m.

June 13, 2023, at 6:00 p.m.

June 27, 2023, at 6:00 p.m.

### City Council & BOA Meetings

May 2, 2023, at 6:00 p.m. (CC & BOA)

May 16, 2023, at 6:00 p.m. (CC)

June 8, 2023, at 6:00 p.m. (CC & BOA)

June 20, 2023, at 6:00 p.m. (CC)

## ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Vice Chair Williamson seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 6:22 p.m.



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

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**Submitted By:** Aaron Reed, Public Works Director

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**Meeting Date:** May 23, 2023

**Agenda Item Wording:** **Discuss and Consider Approval of a Resolution of Support for a Grant Application to the Texas Department of Transportation for the Creation of Pedestrian Connections from Mercer St. to Ranch Road 12 and Surrounding Area.**

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**Agenda Item Requestor:**

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**Summary/Background:** City staff submitted a preliminary application for the 2023 TxDOT TASA call for projects for construction of an 8' concrete sidewalk, ADA-compliant curb ramps, and curb and gutter on the west side of Old Fitzhugh Road between Mercer Street and RM 12 (~3,200 LF). The project includes five speed tables with raised crosswalks and safety lighting. Bicycle racks are provided at five locations on the corridor. The project addresses pedestrian safety and connectivity issues between Downtown Dripping Springs and the Mercer Street Historic District. If the project is deemed eligible for funding by TxDOT, City staff will prepare the detailed application. City staff would like to request a Resolution of support from the Parks and Recreation Commission as this project would decrease traffic on City streets and provide safe, ADA compliant routes to City parks and facilities for pedestrians.

**Commission Recommendations:**

**Recommended Council Actions:**

**Attachments:**

**Next Steps/Schedule:** Send to City Secretary for execution.

**CITY OF DRIPPING SPRINGS**

**RESOLUTION No. 2023-** [redacted]

A RESOLUTION OF SUPPORT BY PLANNING AND ZONING COMMISSION (“P&Z”) OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”) FOR THE GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE CREATION OF PEDESTRIAN AND CYCLIST TRAIL CONNECTIONS FROM MERCER ST. TO RM-12 ALONG OLD FITZHUGH RD., AND SURROUNDING AREA.

**WHEREAS,** the City of Dripping Springs Planning and Zoning Commission (“P&Z”) is aware of the lack of pedestrian/ cyclist trails or sidewalks along Old Fitzhugh Road from Mercer St. to Ranch Road 12 (Area); and

**WHEREAS,** in order to make the Area safe for pedestrians and cyclists, all residents, visitors, and ADA (Americans with Disabilities) pedestrians; significant work must be done to create ADA pathways; and

**WHEREAS,** funding from the 2023 TxDOT TASA Program would afford the construction of several, needed improvements within the Area slated as: Construction of an 8' concrete sidewalk, ADA-compliant curb ramps, and curb and gutter on the west side of Old Fitzhugh Road between Mercer Street and RM 12 (~3,200 LF). The project includes five speed tables with raised crosswalks and safety lighting. Bicycle racks are provided at five locations on the corridor. The project addresses pedestrian safety and connectivity issues between Downtown Dripping Springs and the Mercer Street Historic District.; and

**WHEREAS,** with the constant flow of commercial vehicles and cars, it is extremely dangerous for students to traverse the Area without a safe route; and

**WHEREAS,** the P&Z believes funding under the 2023 TxDOT TASA Program for the improvement and enhancement of a shared pathway in the Area would provide safety for the City’s residents and patrons alike.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS:**

1. The Dripping Springs Planning and Zoning Commission supports the safe travel of all students and patrons of the City.
2. The Dripping Springs Planning & Zoning Commission supports submission of the application for funding under the 2023 TxDOT TASA Program to create a shared pedestrian/cyclist pathway of various parts on the west side of Old Fitzhugh Road from Mercer St. to Ranch Road 12, and surrounding area.

- 3. The meeting at which this Resolution 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.

**APPROVED, this the 23rd day of May 2023, by a vote of \_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) to \_\_\_\_\_ (abstentions) of the Planning & Zoning Commission of Dripping Springs, Texas.**

**CITY OF DRIPPING SPRINGS:**

\_\_\_\_\_  
Mim James, Chair

**ATTEST:**

\_\_\_\_\_  
Andrea Cunningham, City Secretary



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

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**Submitted By:** Aaron Reed, Public Works Director

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**P&Z Meeting Date:** 05/23/2023

**Agenda Item Wording:** Discuss and consider Approval of a Resolution of Support regarding the City Of Dripping Springs Application for Funding under the 2023 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD elementary school, Dripping Springs Ranch Park, and the Harrison Hills subdivision.

**Agenda Item Requestor:** Aaron Reed

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**Summary/Background:** City staff submitted a preliminary application for the 2023 TxDOT TASA call for projects for sidewalks along Ranch Road 12 and Event Center Dr. between the Founders Ridge subdivision, DSISD elementary school and Dripping Springs Ranch Park. The project was deemed eligible for funding by TxDOT and City staff is working on the detailed application. City staff would like to request a Resolution of support for the Planning & Zoning Commission as this project would improve connectivity between City parks, schools and multiple residential subdivisions.

**Commission  
Recommendations:**

**Recommended  
Actions:** City Staff Recommends Approval.

**Attachments:**

**Next Steps/Schedule:** Send to City Secretary for Execution.



**CITY OF DRIPPING SPRINGS**

**RESOLUTION No. 2023-**           

A RESOLUTION OF SUPPORT BY PLANNING AND ZONING COMMISSION (“P&Z”) OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”) FOR THE GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE CREATION OF PEDESTRIAN AND CYCLIST TRAIL CONNECTIONS FROM THE FOUNDERS RIDGE SUBDIVISION TO THE D.S.I.S.D. ELEMENTARY SCHOOL, DRIPPING SPRINGS RANCH PARK, AND SURROUNDING AREA.

**WHEREAS**, the City of Dripping Springs Planning and Zoning Commission (“P&Z”) is aware of the lack of pedestrian/ cyclist trails or sidewalks on the east side of Ranch Road 12, running from the Founders Ridge Subdivision to the driveway for Dripping Springs Independent School District (“D.S.I.S.D.”) Elementary School and Dripping Springs Ranch Park (“Area”); and

**WHEREAS**, in order to make the Area safe for pedestrians and cyclists, including all DSISD students and ADA (Americans with Disabilities) students; significant work must be done to create ADA pathways walkway; and

**WHEREAS**, funding from the 2023 TxDOT TASA Program to would afford the construction of several, needed improvements within the Area slated as: sidewalks on the east side of Ranch Road 12 running from the Founders Ridge subdivision to the D.S.I.S.D. elementary school driveway; a sidewalk on the North side of Event Center Dr. from Ranch Road 12 to the Harrison Hills subdivision; a DG trail from Event Center Dr. to DS Ranch Park and Existing Trails; Improvements to the signalized crossing on Ranch Road 12; and

**WHEREAS**, with the constant flow of commercial vehicles and cars, it is extremely dangerous for students to traverse the Area without a safe route; and

**WHEREAS**, the P&Z believes funding under the 2023 TxDOT TASA Program for the improvement and enhancement of a shared pathway in the Area would provide safety for the City’s students and patrons alike.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS:**

1. The Dripping Springs Planning and Zoning Commission supports the safe travel of all students and patrons of the City.
2. The Dripping Springs Planning & Zoning Commission supports submission of the application for funding under the 2023 TxDOT TASA Program to create a shared pedestrian/cyclist pathway of various parts on the east side of Ranch Road 12 from the

Founders Ridge subdivision to the D.S.I.S.D. Elementary School, Dripping springs Ranch Park, and surrounding area.

- 3. The meeting at which this Resolution 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.

**APPROVED, this the 23rd day of May 2023, by a vote of \_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) to \_\_\_\_\_ (abstentions) of the Planning & Zoning Commission of Dripping Springs, Texas.**

**CITY OF DRIPPING SPRINGS:**

\_\_\_\_\_  
Mim James, Chair

**ATTEST:**

\_\_\_\_\_  
Andrea Cunningham, City Secretary



# Planning and Zoning Commission

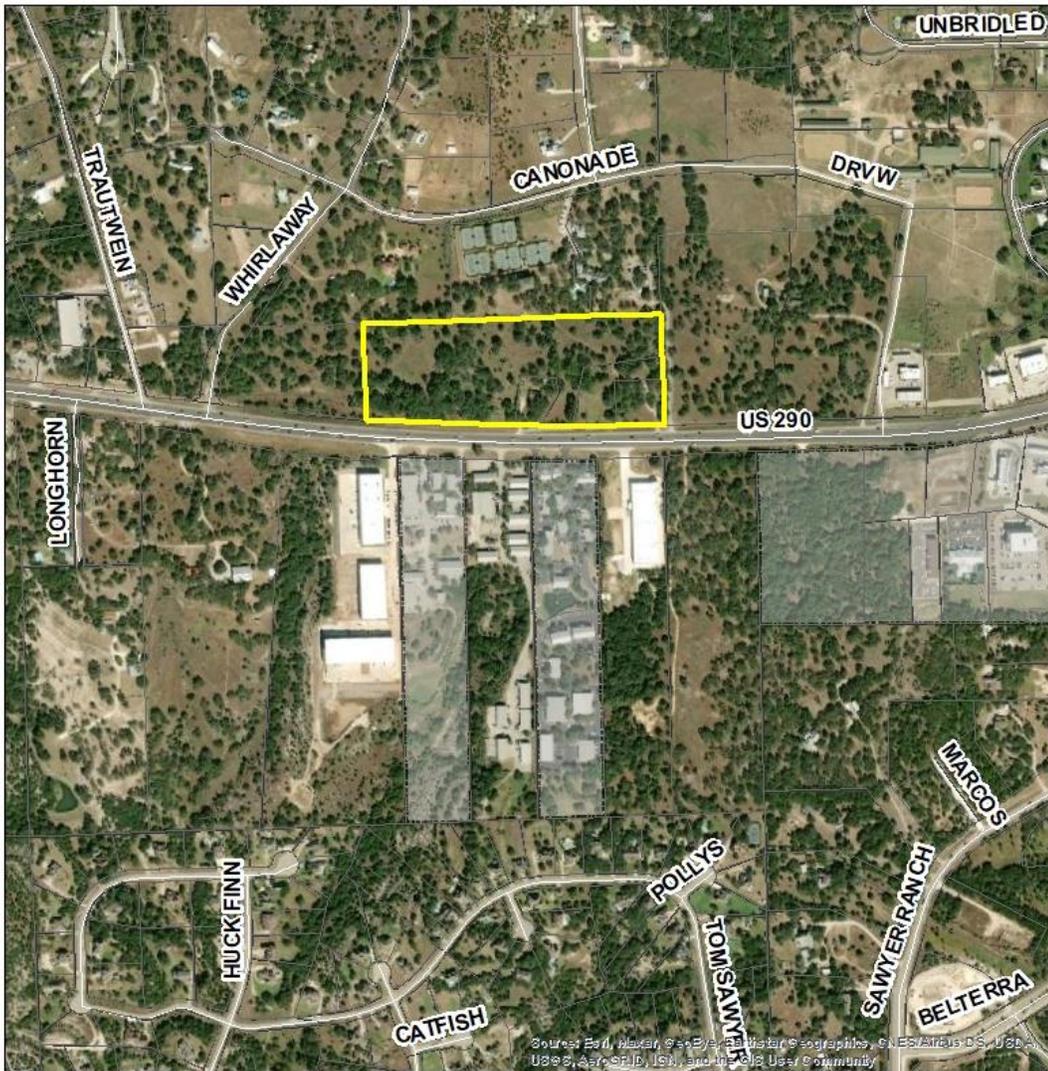
## Planning Department Staff Report

Item 4.

**Planning and Zoning Commission Meeting:** May 23, 2023  
**Project No:** SUB2022-0022  
**Project Planner:** Tory Carpenter, AICP – Planning Director

### Item Details

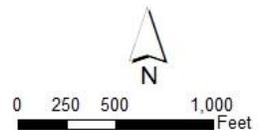
**Project Name:** Ariza Multifamily Final Plat  
**Property Location:** 13900 W US 290  
**Legal Description:** 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys  
**Applicant:** Katie Steward, P.E. Pape Dawson Engineers  
**Property Owner:** Dustin Lindig, Henna Investments, LLC  
**Staff recommendation:** Conditional approval of the Final Plat.



### Location Map

*Ariza Multifamily Preliminary Plat*

- Roads
- Parcel Lines
- City Limits**
- ▭ Full Purpose



## Overview

This final plat consists of one multifamily lot served by a private wastewater treatment plant.

## Site Information

**Location:** 13900 W US 290

**Zoning Designation:** ETJ

## Property History

A moratorium waiver was approved for this project on March 8, 2022 and the preliminary plat was approved may 24, 2022.

## Recommendation

Denial to allow the applicant to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Exhibit 3 – Approval with conditions letter

Recommended Action	Conditional approval of the Plat
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



**DRIPPING SPRINGS**  
Texas

Item 4.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

## SUBDIVISION APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL	PRE-APPLICATION
CONSULTATION	CONFERENCE
DATE:	DATE:
_____	<u>11/2/2021</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

### PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: \_\_\_\_\_

### CONTACT INFORMATION

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**APPLICANT NAME** Katie Stewart, P.E.  
**COMPANY** Pape-Dawson Engineers  
**STREET ADDRESS** 10801 N. MoPac Expressway, Bldg. 3, Suite 200  
**CITY** Austin **STATE** Texas **ZIP CODE** 78759  
**PHONE** 512-454-8711 **EMAIL** kstewart@pape-dawson.com

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**OWNER NAME** Luis Bordes  
**COMPANY** Cypressbrook 290 LP  
**STREET ADDRESS** 1776 Woodstead Ct Ste 218  
**CITY** Spring **STATE** Texas **ZIP CODE** 77380-1480  
**PHONE** 832-602-4779 **EMAIL** Lbordes@cypressbrook.com

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	<b>Cypressbrook 290 LP</b>
PROPERTY ADDRESS	<b>(Approximately) 13900 W. US Highway 290, Dripping Springs, TX</b>
CURRENT LEGAL DESCRIPTION	A0240 E B HARGRAVES SURVEY, ACRES 14.875 A0040 HERMON BENSON SURVEY, ACRES 1.00 A0240 E B HARGRAVES SURVEY, ACRES 1.905 A0240 E B HARGRAVES SURVEY ACRES 1.38
TAX ID #	10-0240-0002-00010-4, 10-0040-000500000-4, 10-0240-0002-00001-4, 10-0240-0003-00000-4
LOCATED IN Dripping Springs ETJ	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	<b>19.16 ACRES</b>
SCHOOL DISTRICT	<b>DRIPPING SPRINGS ISD</b>
ESD DISTRICT(S)	NORTH HAYS COUNTY ESD #1, HAYS COUNTY FIRE ESD #6
ZONING/PDD/OVERLAY	<b>N/A - SITE IS IN ETJ</b>
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>W US HIGHWAY 290</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	ARIZA 290 WEST
TOTAL ACREAGE OF DEVELOPMENT	19.16 ACRES
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	19.16 ACRES
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> <small>(MULTIFAMILY RESIDENTIAL)</small> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>1</u> INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: <u>19.16 ACRES</u> INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>N/A</u> PRIVATE: <u>N/A</u>
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM      Proposed WW Treatment Plant through TLAP with TCEQ <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> Public water from WTCPUA <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

COMMENTS: \_\_\_\_\_

TITLE: PROJECT MANAGER SIGNATURE: *Katie Stewart*

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): PEC

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): AT&T

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): WEST TRAVIS COUNTY PUA

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): (WWTP through TLAP with TCEQ)

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): TEXAS GAS

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

**APPLICANT'S SIGNATURE**

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

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

Katie Stewart, P.E.  
\_\_\_\_\_

Applicant Name

*Katie Stewart*  
\_\_\_\_\_

10/11/2022  
\_\_\_\_\_

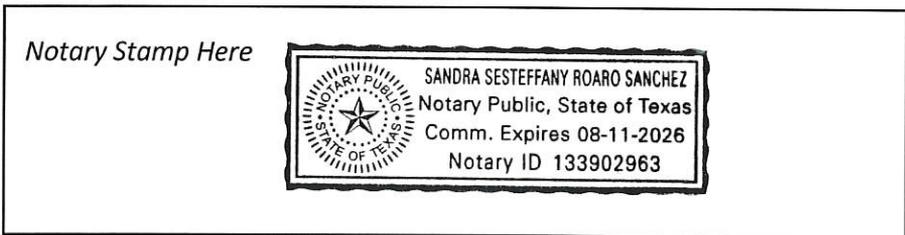
Applicant Signature

*Sandra Roaro*  
\_\_\_\_\_

Date  
10-12-2022

Notary

Date



Luis Bordes, VP of LP  
\_\_\_\_\_

Property Owner Name

*[Handwritten Signature]*  
\_\_\_\_\_

10/12/2022  
\_\_\_\_\_

Property Owner Signature

Date

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

Applicants Signature: Katie Stewart Date: 10/11/2022

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST			
Subdivision Ordinance, Section 5			
STAFF	APPLICANT		
1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
	<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
	<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

	<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (If applicable)
13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable).  *A Final Plat application will not be accepted if staff has not already approved this.
14	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
	<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee
	<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
17	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

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

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

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

**NARRATIVE OF COMPLIANCE**

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

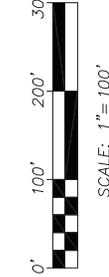
Outdoor Lighting, Article 24.06	The project intends to comply with the outdoor lighting ordinance voluntarily.
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Parkland Dedication, Article 28.03	Fee-in-lieu with SDP
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Landscaping and Tree Preservation, Article 28.06	Provided in SDP phase
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Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).
Zoning, Article 30.02, Exhibit A	





SCALE: 1" = 100'

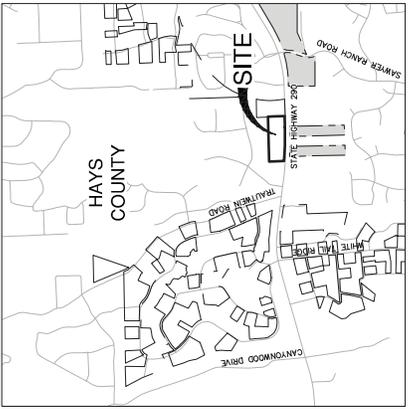
LEGEND

- BL BUILDING SETBACK LINE
- CCC CURVE CENTER
- OPC OFFICIAL PUBLIC RECORDS OF COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF COUNTY, TEXAS
- PR PLAT RECORDS OF (INSERT COUNTY, TEXAS)
- DR DEED RECORDS OF (INSERT COUNTY, TEXAS)
- DR DEED RECORDS OF (INSERT COUNTY, TEXAS)
- FD.15 FORT DAVENPORT ROAD
- FD.16 FORT DAVENPORT ROAD
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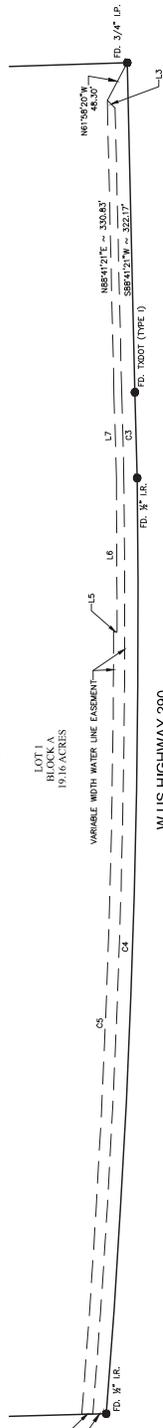
LINE #	BEARING	LENGTH
L3	S43°39'22"W	12.25'
L4	N01°35'40"W	12.57'
L5	S00°03'55"E	3.91'
L6	N89°43'07"E	173.59'
L7	N88°24'26"E	96.84'
L8	N89°23'52"W	96.99'
L9	N88°56'52"W	108.10'
L10	N88°56'52"W	47.53'
L11	N73°24'25"W	21.44'
L12	N01°35'40"W	10.00'
L13	S75°24'25"E	21.15'
L14	S88°58'59"E	46.56'
L15	S89°57'51"E	108.93'
L16	N88°31'52"E	96.68'
L17	S01°52'47"E	10.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	11288.37'	000°29'31"	S88°31'53"W	96.92'
C4	11288.37'	000°29'31"	N88°05'59"W	1059.32'
C5	11241.58'	004°31'03"	S87°40'28"E	886.12'
C6	11327.00'	002°33'41"	N87°33'47"W	501.05'
C7	11342.00'	002°32'04"	S87°33'56"E	501.87'

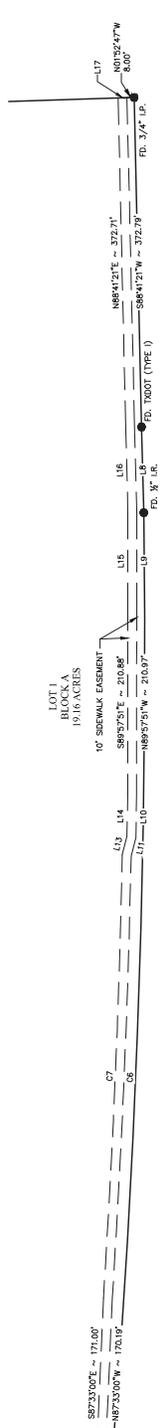
FINAL PLAT OF ARIZA 290 WEST  
19.16 ACRES  
OUT OF THE EB HARRAVES, ABSTRACT NO 240  
HAYS COUNTY, TEXAS.



DETAIL "A"



DETAIL "B"



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
18001 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8771  
TBP# FIRM REGISTRATION #707 | TEP#LS FIRM REGISTRATION #10028001

FINAL PLAT OF  
ARIZA 290 WEST

19.16 ACRES  
OUT OF THE EB HARGRAVES, ABSTRACT NO 240  
HAYS COUNTY, TEXAS.

GENERAL NOTES:

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE WATER SUPPLY IN ANY AREAS WHERE THE WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR AN ON-SITE WASTEWATER SYSTEM THAT HAD BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
- NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGUN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE POND ON-SITE.
- IN THE EVENT THAT PUBLIC UTILITY PROVIDERS DAMAGED OR REMOVE PORTIONS OF THE SIDEWALK WITHIN THE PLAT, THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE SIDEWALK.

UTILITY INFORMATION:

WATER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY  
SEWER: TCEQ APPROVED WASTEWATER TREATMENT FACILITY  
TELEPHONE: FERNANDES ELECTRIC COOPERATIVE, INC.  
NATURAL GAS: TEXAS GAS SERVICE  
SCHOOL DISTRICT: DRIPPING SPRINGS ISD

EMERGENCY SERVICES:

HAYS COUNTY ESO 1 & 6

GROUNDWATER CONSERVATION DISTRICT:

TRINITY GROUNDWATER CONSERVATION DISTRICT #2

DRIVEWAY PERMIT NOTE:

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC HIGHWAYS, THE TEXAS DEPARTMENT OF TRANSPORTATION HAS ISSUED A PERMIT FOR USE OF THE TxDOT ROADWAY RIGHT OF WAY

ALL DRIVEWAY PERMITS ARE PERMITTED BY TxDOT

CULVERT NOTE:

WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 6.03

ROADWAY CLASSIFICATION:

W US HIGHWAY 290 - MINOR ARTERIAL

ROAD MAINTENANCE STATEMENT

NO NEW ROADS ARE PROPOSED WITH THIS SUBDIVISION

EDWARDS-AQUIFER NOTE:

THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. NO PORTION OF THIS PROPERTY LIES WITHIN THE EDWARD AQUIFER RECHARGE ZONE.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 4820902109F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

MICELPILA NOTES:

THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE EITHER DIRECTLY OR VIA WHOLESALE CONTRACT FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE LOWER COLORADO RIVER AUTHORITY WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.  
 • NO LOTS CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.  
 • IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.  
 • DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO DECLARANT TO SELECT 2000 USFWS MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY OR THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS, THAT CYPRESSBROOK 290, LP, BEING THE OWNER OF A 19.16 ACRE TRACT OF LAND OUT OF THE EB HARGRAVES SURVEY, ABSTRACT NO. 240, HAYS COUNTY, TEXAS, CONVAYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 22092866, OF THE COUNTY OF HAYS COUNTY, TEXAS, TO CYPRESSBROOK 290, LP, BEING KNOWN AS "ARIZA 290 WEST", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREOF.

CYPRESSBROOK 290, LP

DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF HAYS §

THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

APPROVED BY THE CITY OF DRIPPING SPRINGS FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.

APPROVED BY: PLANNING & ZONING COMMISSION, CITY OF DRIPPING SPRINGS, TEXAS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2022 A.D.

PLANNING & ZONING COMMISSION CHAIR  
OR VICE CHAIR \_\_\_\_\_

DATE \_\_\_\_\_

CITY OF DRIPPING SPRINGS CERTIFICATION:

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2022 A.D., AND AUTHORIZED BY THE SECRETARY OF DRIPPING SPRINGS TEXAS.

DATE \_\_\_\_\_

ENGINEER'S CERTIFICATION:

I, SHELLY MITCHELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

*Shelly Mitchell*

04/12/2023  
DATE

SHELLY MITCHELL  
STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER  
103662  
P.E. FIRM REGISTRATION NO. 470  
TBPPLS, FIRM REGISTRATION NO. 10028801  
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200  
AUSTIN, TEXAS, 78759

SURVYORS CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

*Valerie Zurcher*

04-11-2023  
DATE

VALERIE ZURCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222  
STATE OF TEXAS  
P.A.P.E.-DAWSON ENGINEERS, INC.  
TBPPE, FIRM REGISTRATION NO. 470  
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200  
AUSTIN, TEXAS, 78759

THE STATE OF TEXAS §  
COUNTY OF HAYS §

I, Elaine H. Córdano, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of Writing, with its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the plat records of Hays County, Texas in OFN: \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

ENVIRONMENTAL HEALTH DEPARTMENT  
I, \_\_\_\_\_, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO THE DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY, RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

HAYS COUNTY

DATE \_\_\_\_\_

DATE OF PLAT PREPARATION: SEPTEMBER 8, 2022  
DATE OF PLAT SUBMITTAL: \_\_\_\_\_



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH  
10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759  
TBPPE FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION

Item 4.

SHEET 3 OF 3



Date: May 19, 2023

Trevor Riek

Permit Number: SUB2022-0047  
Project Name: Ariza West 290  
Project Address: 13900 W US Highway 290,  
Dripping Springs, TX 78620

**City Planner Comments**

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email [tcarpenter@cityofdrippingsprings.com](mailto:tcarpenter@cityofdrippingsprings.com).

Planning approves with the following condition:

1. Parkland dedication or a fee in lieu shall be satisfied prior to final plat recordation.

**Engineer/Public Works Comments**

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

Engineering approves with the following condition:

1. Applicant shall submit completed TIA and approval of TIA by City Transportation Consultant and City Engineer.



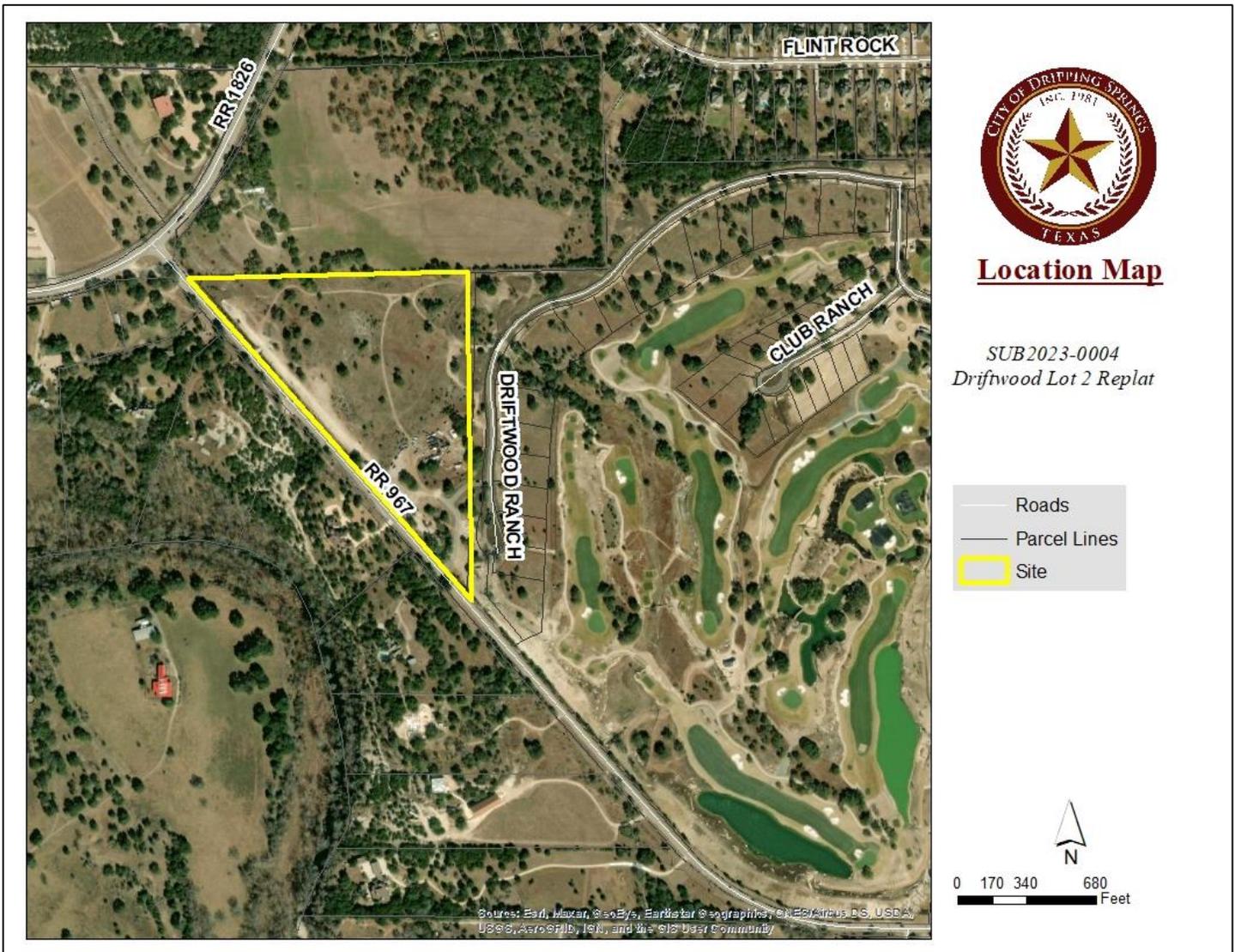
# Planning and Zoning Commission Planning Department Staff Report

Item 5.

**Planning and Zoning Commission Meeting:** May 23, 2023  
**Project No:** SUB2023-0004  
**Project Planner:** Tory Carpenter, AICP – Planning Director

### Item Details

**Project Name:** Driftwood Lot 2 Replat  
**Property Location:** 10450 FM 967  
**Legal Description:** Driftwood Phase 1 Lot 2  
**Applicant:** Chris Eartham, Driftwood 25 ACA LP  
**Property Owner:** Driftwood Driftwood 25 ACA LP  
**Staff recommendation:** Approval of the Replat based on outstanding comments



# Planning Department Staff Report

## Overview

The purpose of this replat is to subdivide one existing platted lot into 5 residential lots and 2 commercial lots.

## Access and Transportation

Primary access to the subdivision will be through Ranch Road 967.

## Site Information

**Location:** Driftwood Golf Club at Ranch road 967

**Zoning Designation:** ETJ / Driftwood Development Agreement

## Property History

The driftwood development agreement was approved in 2015 and the subject plat was recorded in 2019.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Replat

Recommended Action	Approval of the replat
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



**DRIPPING SPRINGS**  
Texas

**City of Dripping Springs**

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**SUBDIVISION APPLICATION**

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

**MEETINGS REQUIRED**  
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: 3/29/2022 _____
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

**PLAT TYPE**

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: \_\_\_\_\_

**CONTACT INFORMATION**

**APPLICANT NAME** Chris Earthman  
**COMPANY** Driftwood 25-ACA LP  
**STREET ADDRESS** 100 Congress Ave., Suite 1600  
**CITY** Austin **STATE** Texas **ZIP CODE** 78701  
**PHONE** 512-485-1923 **EMAIL** chris@nxstep.com

**OWNER NAME** Driftwood 25-ACA LP  
**COMPANY** \_\_\_\_\_  
**STREET ADDRESS** 100 Congress Ave., Suite 1600  
**CITY** Austin **STATE** Texas **ZIP CODE** 78701  
**PHONE** 512-485-1923 **EMAIL** chris@nxstep.com

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Driftwood 25-ACA LP
PROPERTY ADDRESS	FM 967 at FM 1826
CURRENT LEGAL DESCRIPTION	Lot 2, Driftwood 967 Phase One
TAX ID #	R166983
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	25.2238 acres
SCHOOL DISTRICT	Hays CISD
ESD DISTRICT(S)	Hays County ESD No. 6
ZONING/PDD/OVERLAY	N/A
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>FM 967</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood Golf Club</u>

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Re-subdivision of Lot 2, Driftwood 967 Phase One
TOTAL ACREAGE OF DEVELOPMENT	25.2238 acres
TOTAL NUMBER OF LOTS	11
AVERAGE SIZE OF LOTS	2.29 acres
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>Open Space, Private Street</u>
# OF LOTS PER USE	RESIDENTIAL: <u>5</u> COMMERCIAL: <u>2</u> INDUSTRIAL: <u>2 Open Space, 2 Prvt Street</u>
ACREAGE PER USE	RESIDENTIAL: <u>13.09</u> COMMERCIAL: <u>8.35</u> INDUSTRIAL: <u>1.57 Ac. Open Space</u> <u>2.22 Ac. Private Street Lots</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>1,470 LF</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM    City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> City of Dripping Springs <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

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COMMENTS: \_\_\_\_\_

TITLE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PUBLIC UTILITY CHECKLIST	
<b>ELECTRIC PROVIDER NAME</b> (if applicable):	<u>Pedernales Electric Cooperative</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input type="checkbox"/> NOT APPLICABLE
<b>COMMUNICATIONS PROVIDER NAME</b> (if applicable):	<u>Spectrum</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input type="checkbox"/> NOT APPLICABLE
<b>WATER PROVIDER NAME</b> (if applicable):	<u>City of Dripping Springs</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input type="checkbox"/> NOT APPLICABLE
<b>WASTEWATER PROVIDER NAME</b> (if applicable):	<u>City of Dripping Springs</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input type="checkbox"/> NOT APPLICABLE
<b>GAS PROVIDER NAME</b> (if applicable):	_____
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE

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

**COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?\***

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

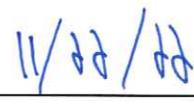
**APPLICANT'S SIGNATURE**

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

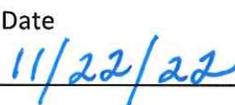
The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached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

Chris Earthman

Applicant Name  

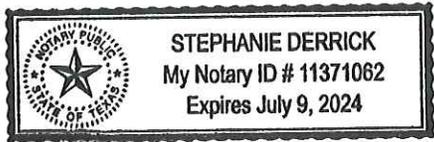
Applicant Signature  


Date  


Notary

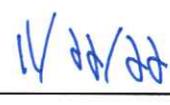
Date

Notary Stamp Here



Driftwood 25-ACA LP

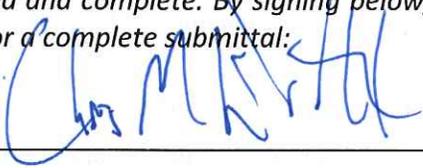
Property Owner Name  

Property Owner Signature

Date

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

Applicants Signature:  Date: 11/22/22

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable) In report appendix
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

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

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

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

**NARRATIVE OF COMPLIANCE**

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

Outdoor Lighting, Article 24.06	No street lights are proposed.
------------------------------------	--------------------------------

Parkland Dedication, Article 28.03	Not required, only 5 lots
---------------------------------------	---------------------------

Landscaping and Tree Preservation, Article 28.06	The commercial lots are located outside the city limits and therefor not within the City's zoning jurisdiction.
--	---

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<p>Subdivision, 28.02, Exhibit A The lots will be served by a private street and City water and wastewater constructed to the City's adopted standards. Water quality will comply with the City's Alternative Standards.</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>N/A, outside the city limits.</p>

**REPLAT OF LOT 2, DRIFTWOOD 967,  
PHASE ONE, MINOR PLAT  
DOCUMENT No. 19002937  
PLAT RECORDS OF HAYS COUNTY, TEXAS**

STATE OF TEXAS )  
COUNTY OF HAYS )

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD 25-ACA, LP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH CHRIS EARTHMAN, VICE PRESIDENT, OWNER OF LOT 2, DRIFTWOOD 967, PHASE ONE, A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT No. 19002937 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LOT 2, TO BE KNOWN AS "REPLAT OF LOT 2, DRIFTWOOD 967, PHASE ONE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

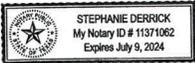
DRIFTWOOD 25-ACA, LP  
A TEXAS LIMITED PARTNERSHIP  
*Chris Earthman*  
BY: CHRIS EARTHMAN, VICE PRESIDENT  
DRIFTWOOD 25-ACA, LP  
DRIFTWOOD 25-967, LLC - ITS GENERAL PARTNER

*4/3/2023*  
DATE

STATE OF TEXAS )  
COUNTY OF HAYS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS EARTHMAN, VICE PRESIDENT, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3<sup>rd</sup> DAY OF April, 2023.  
2023. A.D.



*Stephanie Derrick*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 3<sup>rd</sup> DAY OF April, 2023.

*Kenneth W. Martin*  
KENNETH W. MARTIN, P.E.  
KT CIVIL  
6805 NORTH CAPITAL OF TEXAS HIGHWAY  
SUITE 315  
AUSTIN, TEXAS 78731



**ENGINEER'S NOTES:**

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM PANEL MAPS #4820900120 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

**SUBDIVISION PLAT NOTES:**

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

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO 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 HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO, DIRECTOR DATE \_\_\_\_\_ ERIC VAN GAASBEEK, R.S., C.F.M. DATE \_\_\_\_\_  
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT HAYS COUNTY FLOODPLAIN ADMINISTRATOR

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

WITNESS MY HAND THIS THE 23<sup>rd</sup> DAY OF MAY, 2022.

*Gregory A. Way*  
GREGORY A. WAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4567 - STATE OF TEXAS  
CAPITAL SURVEYING COMPANY, INC.  
925 CAPITAL OF TEXAS HWY.  
AUSTIN, TEXAS 78746



**GENERAL NOTES:**

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 25.2257 TOTAL ACREAGE OF LOTS: 25.2257  
INTENDED USE OF LOTS: RESIDENTIAL, COMMERCIAL AND PRIVATE STREETS  
TOTAL NUMBER OF LOTS: 11 AVERAGE SIZE OF LOTS: 2.2932  
NUMBER OF LOTS: Greater than 10 acres 0  
Larger than 5, less than 10 0  
Between 2 & 5 acres 5 Between 1 & 2 acres 3  
Less than an acre 3
- WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- THIS SUBDIVISION IS LOCATED WITHIN ESD No. 1 AND ESD No. 6.
- AN AREA 25 FEET FROM THE RIGHT-OF-WAY OF FM 967 IS RESERVED FOR FUTURE RIGHT-OF-WAY. THE AREA IDENTIFIED AS "RESERVED FOR FUTURE RIGHT-OF-WAY" IS LOCATED WITHIN A PROPOSED FUTURE RIGHT-OF-WAY PER THE TRANSPORTATION PLAN OF HAYS COUNTY. ADDITIONAL INFORMATION REGARDING THE AREA MAY BE OBTAINED FROM THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.3.1.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT No. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
- ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE 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.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN EXISTING DRAINAGEWAY.
- THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- ALL PARKLAND DEDICATION AND AG FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT. FEE-IN-LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.
- THESE ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY, TEXAS.
- LOTS 9 AND 10, BLOCK A, ARE PRIVATE ROADWAYS.
- LOT 5, BLOCK A, AND LOT 1, BLOCK B ARE OPEN SPACE LOTS.

Item 5.

**UTILITY NOTES:**

- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS.

WATER UTILITY PROVIDER:  
CITY OF DRIPPING SPRINGS

WASTEWATER UTILITY PROVIDER:  
CITY OF DRIPPING SPRINGS

DATE: \_\_\_\_\_  
AARON REED  
PUBLIC WORKS DIRECTOR

DATE: \_\_\_\_\_  
AARON REED  
PUBLIC WORKS DIRECTOR

**CITY OF DRIPPING SPRINGS PLAT APPROVAL:**

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

APPROVED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY:

MIM JAMES  
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

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

MARCUS PACHECO, DIRECTOR DATE \_\_\_\_\_  
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS )  
COUNTY OF HAYS )

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT No. \_\_\_\_\_.

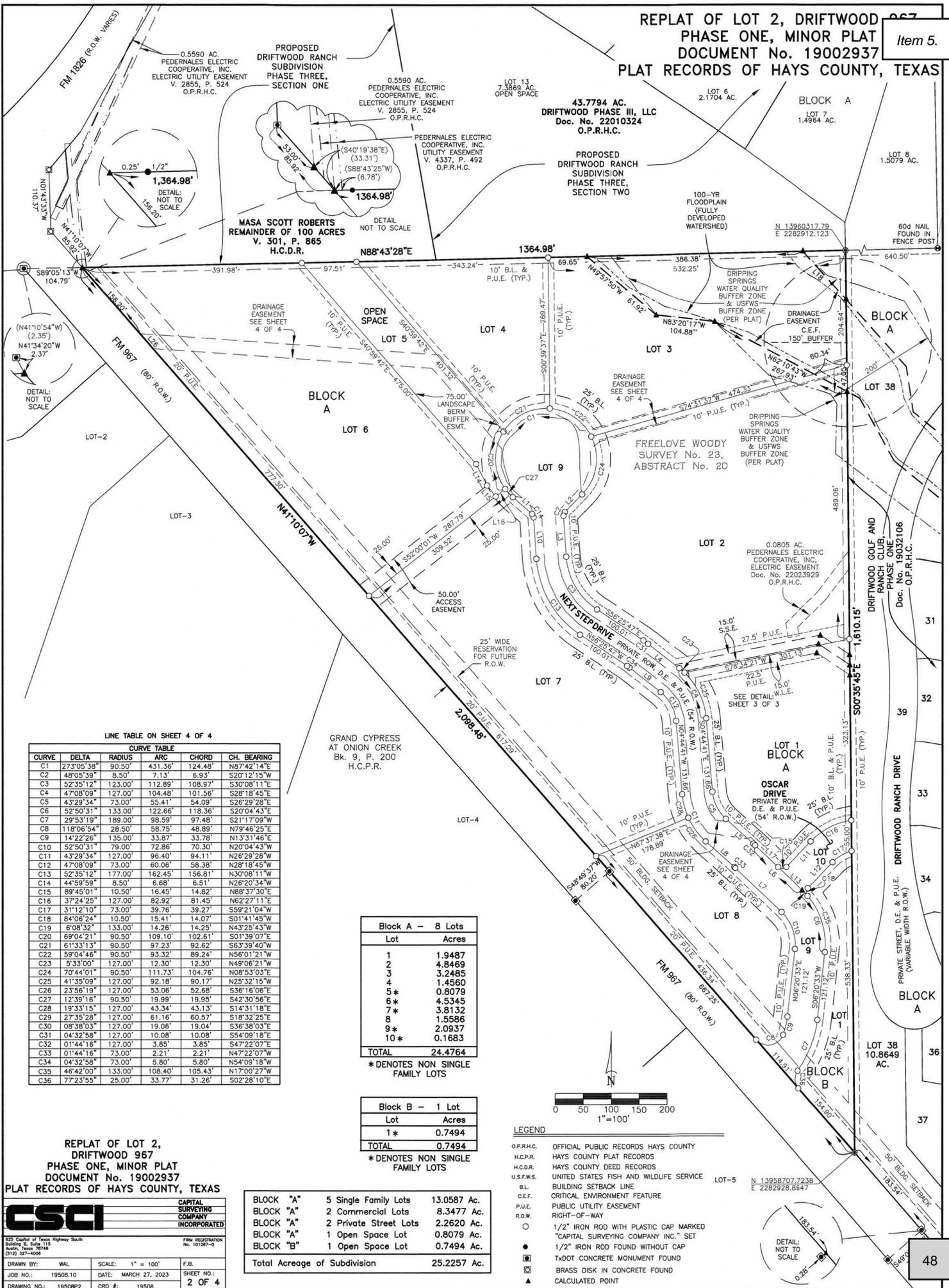
ELAINE HANSON CARDENAS  
COUNTY CLERK, HAYS COUNTY, TEXAS

**REPLAT OF LOT 2,  
DRIFTWOOD 967,  
PHASE ONE, MINOR PLAT  
DOCUMENT No. 19002937  
PLAT RECORDS OF HAYS COUNTY, TEXAS**

<b>CSCI</b>		CAPITAL SURVEYING COMPANY INCORPORATED	
805 Central of Texas Highway South Building B, Suite 115 Austin, Texas 78744 (512) 327-6008		PLAT REGISTRATION NO. 101287-0	
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	19508.10	DATE:	MARCH 27, 2023
DRAWING NO.:	19508P2	CRD #:	19508

REPLAT OF LOT 2, DRIFTWOOD PHASE ONE, MINOR PLAT DOCUMENT No. 19002937 PLAT RECORDS OF HAYS COUNTY, TEXAS

Item 5.



LINE TABLE ON SHEET 4 OF 4

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	27°05'38"	90.50'	431.36'	124.48'	N87°42'14"E
C2	48°05'39"	8.50'	7.13'	6.93'	S20°12'15"W
C3	52°35'12"	123.00'	112.89'	108.97'	S30°08'11"E
C4	47°08'09"	127.00'	104.48'	101.56'	S28°18'45"E
C5	43°29'54"	73.00'	55.41'	54.09'	S26°29'28"E
C6	52°50'31"	133.00'	122.66'	118.36'	S20°04'43"E
C7	29°53'19"	189.00'	98.59'	97.48'	S21°17'09"W
C8	118°06'54"	28.50'	58.75'	48.89'	N79°46'25"E
C9	14°22'26"	135.00'	33.87'	33.78'	N13°31'46"E
C10	52°50'31"	79.00'	72.86'	70.30'	N20°04'43"W
C11	43°29'34"	127.00'	96.40'	94.11'	N26°29'28"W
C12	47°08'09"	73.00'	60.06'	58.38'	N28°18'45"W
C13	52°35'12"	177.00'	162.45'	156.81'	N30°08'11"W
C14	44°59'59"	8.50'	6.68'	6.51'	N26°20'34"W
C15	89°45'01"	10.50'	16.45'	14.82'	N88°37'30"E
C16	37°24'25"	127.00'	82.92'	81.45'	N62°27'11"E
C17	31°12'10"	73.00'	39.76'	39.27'	S59°21'04"W
C18	84°06'24"	10.50'	15.41'	14.07'	S01°41'45"W
C19	6°08'32"	133.00'	14.26'	14.25'	N43°25'43"W
C20	69°04'21"	90.50'	109.10'	102.61'	S01°39'07"E
C21	61°33'13"	90.50'	97.23'	92.62'	S63°39'40"W
C22	59°04'46"	90.50'	93.32'	89.24'	N58°01'21"W
C23	53°30'00"	127.00'	12.30'	12.30'	N49°06'21"W
C24	70°44'01"	90.50'	111.73'	104.76'	N08°53'03"E
C25	41°35'09"	127.00'	92.18'	90.17'	N25°32'15"W
C26	23°56'19"	127.00'	53.06'	52.68'	S36°16'06"E
C27	12°39'16"	90.50'	19.99'	19.95'	S42°30'56"E
C28	19°33'15"	127.00'	43.34'	43.13'	S14°31'18"E
C29	27°35'28"	127.00'	61.16'	60.57'	S16°32'25"E
C30	08°38'03"	127.00'	19.06'	19.04'	S36°38'03"E
C31	04°32'58"	127.00'	10.08'	10.08'	S54°09'18"E
C32	01°44'16"	127.00'	3.85'	3.85'	S47°22'07"E
C33	01°44'16"	73.00'	2.21'	2.21'	N47°22'07"W
C34	04°32'58"	73.00'	5.80'	5.80'	N54°09'18"W
C35	46°42'00"	133.00'	108.40'	105.43'	N17°00'27"W
C36	77°23'55"	25.00'	33.77'	31.26'	S02°28'10"E

Block A - 8 Lots	
Lot	Acres
1	1.9487
2	4.8469
3	3.2485
4	1.4560
5*	0.8079
6*	4.5345
7*	3.8132
8	1.5586
9*	2.0937
10*	0.1683
<b>TOTAL</b>	<b>24.4764</b>

\* DENOTES NON SINGLE FAMILY LOTS

Block B - 1 Lot	
Lot	Acres
1*	0.7494
<b>TOTAL</b>	<b>0.7494</b>

\* DENOTES NON SINGLE FAMILY LOTS

BLOCK "A"	5 Single Family Lots	13.0587 Ac.
BLOCK "A"	2 Commercial Lots	8.3477 Ac.
BLOCK "A"	2 Private Street Lots	2.2620 Ac.
BLOCK "A"	1 Open Space Lot	0.8079 Ac.
BLOCK "B"	1 Open Space Lot	0.7494 Ac.
<b>Total Acreage of Subdivision</b>		<b>25.2257 Ac.</b>

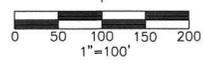
REPLAT OF LOT 2, DRIFTWOOD 967 PHASE ONE, MINOR PLAT DOCUMENT No. 19002937 PLAT RECORDS OF HAYS COUNTY, TEXAS

**CSCI** CAPITAL SURVEYING COMPANY INCORPORATED

225 Capital of Texas Highway South  
Building B, Suite 115  
Austin, Texas 78746  
(512) 327-4006

FORM REGISTRATION No. 101267-0

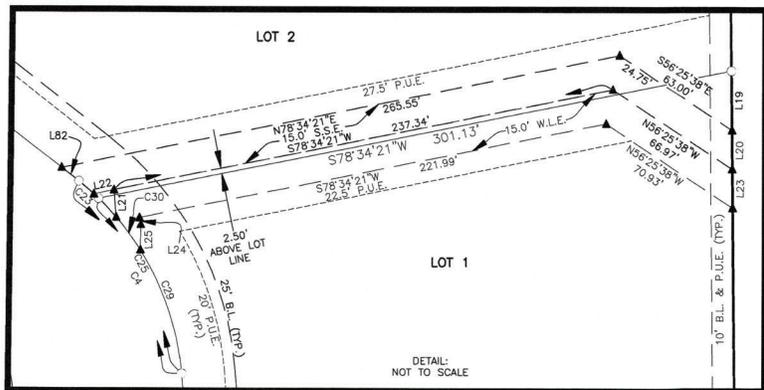
DRAWN BY: WAL SCALE: 1" = 100' F.B. SHEET NO.: 2 OF 4  
JOB NO.: 19508.10 DATE: MARCH 27, 2023  
DRAWING NO.: 19508P2 CRD #: 19508



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
  - H.C.P.R. HAYS COUNTY PLAT RECORDS
  - H.C.D.R. HAYS COUNTY DEED RECORDS
  - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
  - B.L. BUILDING SETBACK LINE
  - C.E.F. CRITICAL ENVIRONMENT FEATURE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
  - 1/2" IRON ROD FOUND WITHOUT CAP
  - TxDOT CONCRETE MONUMENT FOUND
  - ⊠ BRASS DISK IN CONCRETE FOUND
  - ▲ CALCULATED POINT

REPLAT OF LOT 2, DRIFTWOOD 967  
 PHASE ONE, MINOR PLAT  
 DOCUMENT No. 19002937  
 PLAT RECORDS OF HAYS COUNTY, TEXAS

Item 5.



RESUBDIVISION OF LOT 2, DRIFTWOOD 967 PHASE ONE

Impervious Cover Calculations  
8/31/2022

Structure	Unit Impervious	Subdivision Area	IC Assumed	IC Estimated	Subtotal IC
		(ac)	(sf)	(sf)	(sf)
Residential Lots (> 3 acres)	10,000 sf/lot	8.10	20,000		20,000
Residential Lots (1-3 acres)	7,000 sf/lot	5.00	21,000		21,000
Commercial Lots	23%	8.34	83,557		83,557
Roadways		2.21		37,445	34,075
curb				5,863	5,863
Open Space		1.58			
<b>Total IC</b>			<b>124,557</b>	<b>43,308</b>	<b>164,495</b>
Subdivision (ac)		25.23			
Subdivision (sf)		1,099,019			
IC Percentage					15.0%

REPLAT OF LOT 2,  
 DRIFTWOOD 967  
 PHASE ONE, MINOR PLAT  
 DOCUMENT No. 19002937  
 PLAT RECORDS OF HAYS COUNTY, TEXAS

**CSCI** CAPITAL SURVEYING COMPANY INCORPORATED

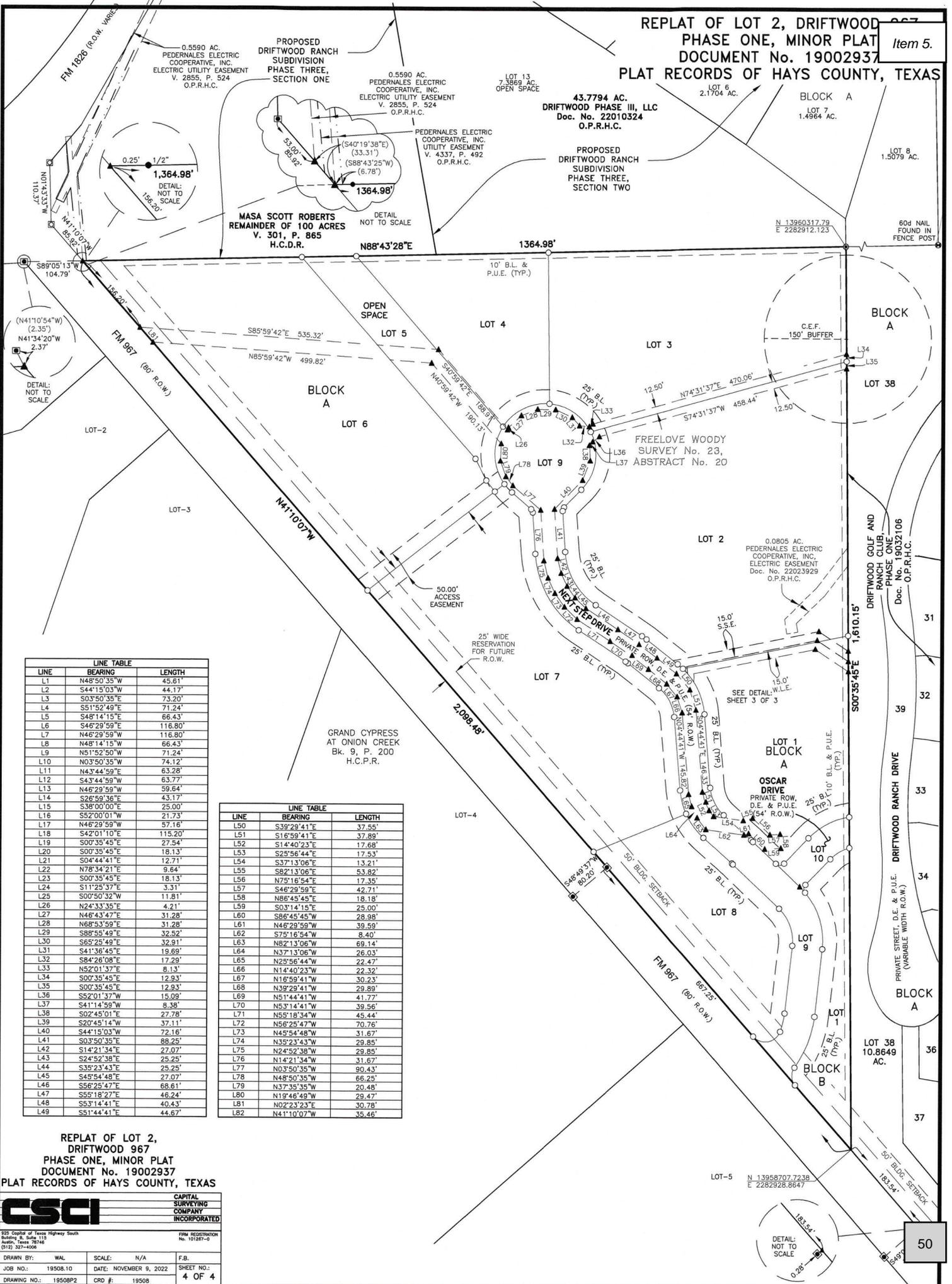
225 Capital of Texas Highway South  
 Building B, Suite 115  
 Austin, Texas 78746  
 0183 327-6099

FIRM REGISTRATION No. 101261-02

DRAWN BY: WAL	SCALE: N/A	F.B.
JOB NO.: 19508.10	DATE: NOVEMBER 9, 2022	SHEET 3
DRAWING NO.: 18508P2	CRD #: 19508	

REPLAT OF LOT 2, DRIFTWOOD  
 PHASE ONE, MINOR PLAT  
 DOCUMENT No. 19002937  
 PLAT RECORDS OF HAYS COUNTY, TEXAS

Item 5.



LINE	BEARING	LENGTH
L1	N48°50'35"W	45.61'
L2	S44°15'03"W	44.17'
L3	S03°50'35"E	73.20'
L4	S51°52'49"E	71.24'
L5	S48°14'15"E	66.43'
L6	S46°29'59"E	116.80'
L7	N46°29'59"W	116.80'
L8	N48°14'15"W	66.43'
L9	N51°52'50"W	71.24'
L10	N03°50'35"W	74.12'
L11	N43°44'59"E	63.28'
L12	S43°44'59"W	63.77'
L13	N46°29'59"W	59.64'
L14	S26°59'36"E	43.17'
L15	S38°00'00"E	25.00'
L16	S52°00'01"W	21.73'
L17	N46°29'59"W	57.16'
L18	S42°01'10"E	115.20'
L19	S00°35'45"E	27.54'
L20	S00°35'45"E	18.13'
L21	S04°44'41"E	12.71'
L22	N78°34'21"E	9.64'
L23	S00°35'45"E	18.13'
L24	S11°25'37"E	3.31'
L25	S00°30'32"W	11.81'
L26	N24°33'35"E	4.21'
L27	N46°43'47"E	31.28'
L28	N68°53'59"E	31.28'
L29	S89°53'49"E	32.52'
L30	S85°25'49"E	32.91'
L31	S41°36'45"E	19.69'
L32	S84°26'08"E	17.29'
L33	N52°01'37"E	8.13'
L34	S00°35'45"E	12.93'
L35	S00°35'45"E	12.93'
L36	S52°01'37"W	15.09'
L37	S41°14'59"W	8.38'
L38	S02°45'01"E	27.78'
L39	S20°43'14"W	37.11'
L40	S44°15'03"W	72.16'
L41	S03°50'35"E	88.25'
L42	S14°21'34"E	27.07'
L43	S24°52'38"E	25.25'
L44	S35°23'43"E	25.25'
L45	S45°54'48"E	27.07'
L46	S56°25'47"E	68.61'
L47	S55°18'27"E	46.24'
L48	S53°14'41"E	40.43'
L49	S51°44'41"E	44.67'

LINE	BEARING	LENGTH
L50	S39°29'41"E	37.55'
L51	S16°59'41"E	37.89'
L52	S14°40'23"E	17.68'
L53	S25°56'44"E	17.53'
L54	S37°13'06"E	13.21'
L55	S62°13'06"E	53.82'
L56	N75°16'54"E	17.35'
L57	S46°29'59"E	42.71'
L58	N86°45'45"E	18.18'
L59	S03°14'15"E	25.00'
L60	S86°45'45"W	28.98'
L61	N46°29'59"W	39.59'
L62	S75°16'54"W	8.40'
L63	N82°13'06"W	69.14'
L64	N37°13'06"W	26.03'
L65	N25°56'44"W	22.47'
L66	N14°40'23"W	22.32'
L67	N16°59'41"W	30.23'
L68	N39°29'41"W	29.89'
L69	N51°44'41"W	41.77'
L70	N53°14'41"W	39.56'
L71	N59°18'34"W	45.44'
L72	N58°25'47"W	70.76'
L73	N45°54'48"W	31.67'
L74	N35°23'43"W	29.85'
L75	N24°52'38"W	29.85'
L76	N14°21'34"W	31.67'
L77	N03°50'35"W	90.43'
L78	N48°50'35"W	66.25'
L79	N37°35'35"W	20.48'
L80	N19°46'49"W	29.47'
L81	N02°23'23"E	30.78'
L82	N41°10'07"W	35.46'

REPLAT OF LOT 2,  
 DRIFTWOOD 967  
 PHASE ONE, MINOR PLAT  
 DOCUMENT No. 19002937  
 PLAT RECORDS OF HAYS COUNTY, TEXAS

**CSCI** CAPITAL SURVEYING COMPANY INCORPORATED

325 Capital of Texas Highway South  
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 (512) 327-4006

FIRM REGISTRATION  
 No. 101267-0

DRAWN BY: WAL SCALE: N/A F.B.  
 JOB NO.: 1950B.10 DATE: NOVEMBER 9, 2022 SHEET NO.:  
 DRAWING NO.: 1950B2 CRD #: 1950B 4 OF 4



<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	E US 290, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	130.2-acre tract of land, 8.787-acre tract of land, 17.88-acre tract of land
TAX ID #	R19907, R184801, R185284
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	62.1 acres
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	ESD 1 & 6
ZONING/PDD/OVERLAY	PDD #13
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>N/A</u> <input checked="" type="checkbox"/> State Name: <u>US 290</u> <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Wild Ridge MUD</u>

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Wild Ridge Phase 1
TOTAL ACREAGE OF DEVELOPMENT	Development is made up of approximately 62.1 acres and includes 136 single-family residential lots, a commercial lot, a network of minor arterial and local roadways, water quality/detention pond, utilities to serve development, public/private parkland, and undisturbed open space.
TOTAL NUMBER OF LOTS	142
AVERAGE SIZE OF LOTS	0.4 acre
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>136</u> COMMERCIAL: <u>1</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>50.8</u> COMMERCIAL: <u>2.9</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>9,930</u> PRIVATE: <u>None</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input type="checkbox"/> YES   <input type="checkbox"/> NO</p>	

COMMENTS: \_\_\_\_\_

TITLE: Richard Pham, P.E. SIGNATURE: Richard Pham

Digitally signed by Richard Pham  
DN: CN=Richard Pham, OU=Users-Austin  
Corp, DC=int, DC=doucetandassociates,  
DC=com  
Date: 2023.02.16 16:20:09-06'00'

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): PEC  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): Frontier Communications  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): WTCPUA  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): City of Dripping Springs  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE  
 (See Wastewater Agreement)

**GAS PROVIDER NAME** (if applicable): Texas Gas Service  
 VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

**COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?\***

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Christopher A. Reid, P.E., Doucet & Associates, Inc.

Applicant Name

*CR*

8/05/2020

Applicant Signature

*Meranda S. Perkins*

Date  
8/05/2020

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

*R. H. ... FOR MERITAGE*

8-10-2020

Property Owner Signature

*HOUSES OF TEXAS, LLC*

Date

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

512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

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

Applicants Signature: Richard Pham Digitally signed by Richard Pham  
DN: CN=Richard Pham, OU=Users-Austin Corp, DC=int, DC=doucetandassociates, DC=com  
Date: 2023.02.16 16:20:21-06'00' Date: 2/16/2023

<b>FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST</b>		
<b>Subdivision Ordinance, Section 5</b>		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable) <b>See Engineering Report</b>
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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

512.858.4725 • [cityofdrippingsprings.com](http://cityofdrippingsprings.com)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County) Pending approval
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

**FINAL PLAT INFORMATION REQUIREMENTS**

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

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

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

**NARRATIVE OF COMPLIANCE**

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Per PDD, outdoor lighting will be constructed in accordance to the City's Outdoor Lighting Ordinance.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>At full development, Parkland Dedication is required to provide 41.7 acres of parkland per approved PDD. For Phase 1, provided credited parkland is 14.2 acres and the remainder will be provided in future phases.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Per PDD, cash-in-lieu fee required for disturbed trees is \$1,410,000. With 863 lots consisting of two 3-inch caliper size trees at \$685 per tree, the total lot credit is \$1,182,310. With 237 4-inch caliper size trees located along the boulevards and amenity center at \$1,000 per tree for a total credit of \$237,000. The combined total credit is \$1,419,310 which exceeds the minimum total cost per acre of disturbance.</p>

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Public and private improvements are in conformance with the approved PDD. Additionally, a Contributing Zone Plan application is in review with TCEQ for proposed development.</p>
Zoning, Article 30.02, Exhibit A	<p>Proposed use is in conformance with the approved PDD.</p>

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
 Only filled out by staff



**DRIPPING SPRINGS**  
 Texas

### BILLING CONTACT FORM

Project Name: Wild Ridge Phase 1  
 Project Address: E US 290, Dripping Springs, TX 78620  
 Project Applicant Name: Doucet & Associates, Inc.

#### Billing Contact Information

Name: Richard Pham, P.E.  
 Mailing Address: 7401 B Highway 71 West, Suite 160  
Austin, TX 78735  
 Email: rpham@doucetengineers.com Phone Number: 512-806-0307

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

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

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

**Richard Pham**

Digitally signed by Richard Pham  
 DN: CN=Richard Pham, OU=Users-Austin Corp, DC=int,  
 DC=doucetandassociates, DC=com  
 Date: 2023.02.16 16:20:40-06'00'

Signature of Applicant

**2/16/2023**

Date



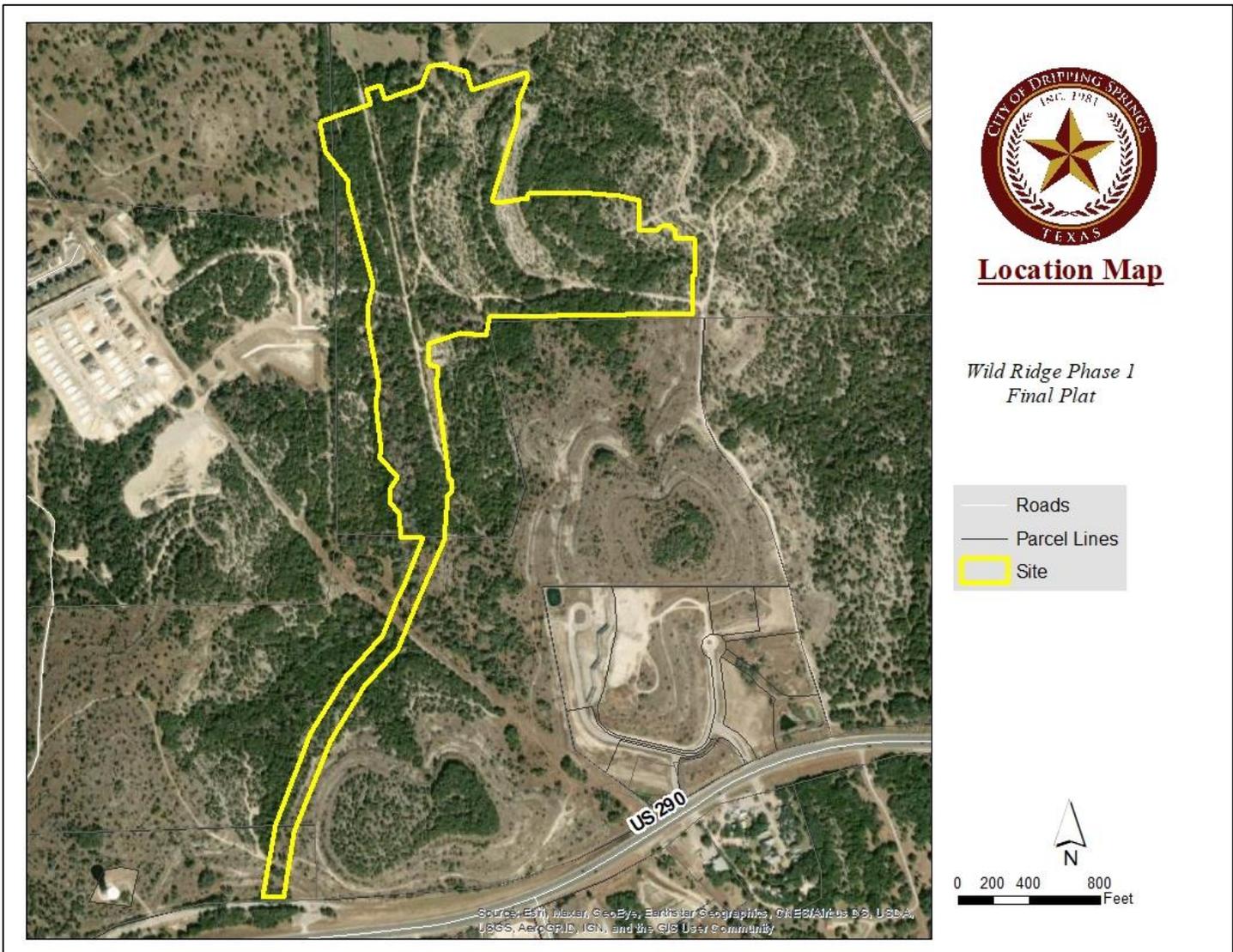
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** May 23, 2023  
**Project No:** SUB2023-0006  
**Project Planner:** Tory Carpenter, AICP – Planning Director

### Item Details

**Project Name:** Wild Ridge Phase 1 Final Plat (PDD #13)  
**Property Location:** E US 290  
**Legal Description:** 62.1 acres, out of the I.V. Davis Jr. and Edward W. Brown surveys  
**Applicant:** Richard Pham, P.E., Doucet & Associate, Inc.  
**Property Owner:** Rob Archer, Meritage Homes of Texas, LLC  
**Staff recommendation:** Denial of the Final Plat based on outstanding comments



# Planning Department Staff Report

## Overview

This final plat consists of 136 single-family lots.

## Access and Transportation

This final plat includes the extension of Wild Ridge Blvd US 290 through the development.

## Site Information

**Location:** US 290 1.25 miles east of Ranch Road 12

**Zoning Designation:** PDD #13

## Property History

The Planned Development District was approved August 2021.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

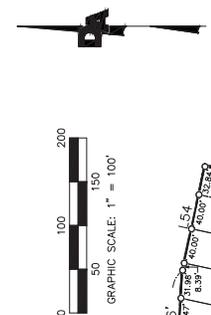
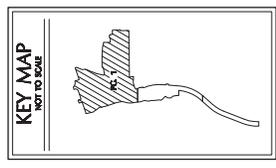
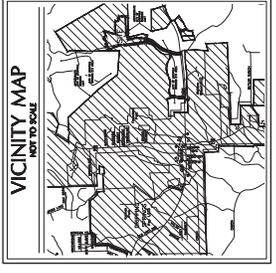
Exhibit 3 – Outstanding Comments Letter

Recommended Action	Denial of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

# WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS

**LEGEND**

—	PHASE BOUNDARY LINE
—	LOT LINE TRACK LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINE
—	APPROXIMATE SURVEY LINE
—	FLOODPLAIN
●	MONUMENT FOUND (UNLESS NOTED)
○	MONUMENT NOT FOUND (UNLESS NOTED)
▲	CALCULATED POINT
○	BENCHMARK POINT
○	"GOLDEN" CAP SET
○	POINT OF BEGINNING
○	WATER
○	BOOK
○	PAGE
○	DRAINAGE EASEMENT
○	RIGHT-OF-WAY
○	WASTEWATER EASEMENT
○	WIRE
○	BUILDING SETBACK LINE
○	PUBLIC UTILITY EASEMENT
○	WATER QUALITY BUFFER ZONE
○	HAYS COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS, DEED RECORD, LANS
○	DEED RECORD, LANS
○	HAYS COUNTY, TEXAS
○	DRAFT.



I.V. DAVIS, JR. PREEMPTION  
SURVEY NO. 191  
ABSTRACT NO. 673  
EDWARD W. BROWN  
SURVEY NO. 136  
ABSTRACT NO. 44

CYNOSURE CORPORATION  
REMANINDER OF A  
CALLED 291-1/3 ACRES  
VOL. D.R.H.C. 1, 123



CANNON FAMILY, LTD.  
"SHARE NUMBER TWO"  
CALLED 262.25 ACRES  
VOL. D.R.H.C. 1, 151

MERRITAGE HOMES OF  
TEXAS, LLC  
CALLED 94.00 ACRES  
DOC. NO. 21070771  
O.P.R.H.C. 1.

I.V. DAVIS, JR. PREEMPTION  
SURVEY NO. 191  
ABSTRACT NO. 673

MERRITAGE HOMES OF TEXAS, LLC  
CALLED 13.585 ACRES  
DOC. NO. 20027264  
O.P.R.H.C. 1.

PHILIP A. SMITH SURVEY NO. 26  
CALLED 200.4 ACRES  
VOL. 171, PG. 279  
O.P.R.H.C. 1.

WILLIAM WALKER SURVEY NO. 130  
ABSTRACT NO. 475  
SURF NORTHING: 13,986.669'  
SURF EASTING: 2,265.218'  
ELEV.: 1246.69'

DATE: 04/25/2023  
SCALE: 1" = 100'  
DRAWN BY: SWP  
REVIEWER:  
PROJECT: 168  
SHEET: 1  
FIELD BOOK:  
WWW.DOUCETENGINEERS.COM  
TBPELS Firm Number: 3937  
SURVEY DATE: 10/19/2021

**DOUCET**  
Civil Engineering // Enfillements // Geospatial  
7401 B. Highway 71 W. Ste. 160  
Austin, TX 78735. Tel: (612)-883-2400  
www.doucetengineers.com  
TBPELS Firm Number: 3937  
SURVEY DATE: 10/19/2021

MATCHLINE SHEET 2

Item 6.



# MATCHLINE SHEET 2

ASHTON AUSTIN RESIDENTIAL LLC  
 A PART OF THE SHARON PROPERTY  
 CALLED 84.00 ACRES (TRACT 1)  
 CALLED 12.476 ACRES (TRACT 2)  
 DOC. NO. 21042533  
 O.P.R.H.C.T.

MERAGE HOMES OF TEXAS, LLC  
 CALLED 8.787 ACRES  
 D.C. NO. 21069284

ORyx CANNON 58 LLC  
 REMAINDER OF ACRE TRACT  
 CALLED 3.749 ACRES  
 DOC. NO. 21042538  
 O.P.R.H.C.T.

CITY OF DRIPPING SPRINGS  
 CALLED 3.749 ACRES  
 DOC. NO. 21042538  
 O.P.R.H.C.T.

WILD RIDGE BOULEVARD (14' R.O.W.)  
 N21°16'01" E 550.66'

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

C.H. MALOTT SURVEY  
 ABSTRACT NO. 693

US HIGHWAY 280  
 (VARIABLE WIDTH R.O.W.)

ASHTON AUSTIN RESIDENTIAL LLC  
 A PART OF THE SHARON PROPERTY  
 CALLED 84.00 ACRES (TRACT 1)  
 CALLED 12.476 ACRES (TRACT 2)  
 DOC. NO. 21042533  
 O.P.R.H.C.T.

ENGINEER:  
 DOUCET AND ASSOCIATES  
 7401 B HIGHWAY 71 WEST, SUITE 160  
 AUSTIN, TX 78735

SURVEYOR:  
 DOUCET AND ASSOCIATES  
 7401 B HIGHWAY 71 WEST, SUITE 160  
 AUSTIN, TX 78735

BEARING BASIS: BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH  
 CENTRAL ZONE (2004) MAPS (2011). ALL DISTANCES ARE ADJUSTED TO  
 SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.000077936.

UTILITY NOTE:  
 THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN  
 ACCURATELY REPRESENT THE EXISTING UTILITIES. THE SURVEYOR  
 HAS VISUALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE  
 VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:  
 THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100  
 YEAR FLOOD PLAIN AS Delineated ON MAP NUMBERS 4820020105F AND  
 4820020108F, BOTH DATED SEPTEMBER 2, 2005, AS PREPARED BY THE  
 FEDERAL EMERGENCY MANAGEMENT AGENCY.

KEY MAP  
 NOT TO SCALE

VICINITY MAP  
 NOT TO SCALE

LEGEND

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.82'	25.00'	88°57'29"	S27°15'33" W	35.03'
C2	468.05'	1,032.00'	26°59'07"	S08°55'58" E	481.57'
C3	39.27'	25.00'	90°00'00"	S40°26'25" E	35.36'
C4	39.27'	25.00'	90°00'00"	S49°33'25" W	35.36'
C5	681.06'	1,057.00'	36°55'03"	S23°10'16" W	668.34'
C6	332.83'	943.00'	20°12'37"	S31°22'20" W	330.91'
C7	376.04'	943.00'	22°50'53"	S09°50'34" W	373.56'
C8	430.02'	1,057.00'	22°46'03"	N09°53'00" E	417.26'
C9	372.84'	1,057.00'	20°12'37"	N37°22'20" E	370.91'
C10	607.61'	943.00'	36°55'03"	N23°01'06" E	597.15'
C11	30.99'	693.00'	233°44"	N72°21'12" E	30.99'
C12	132.38'	75.00'	107°07'58"	N82°30'21" E	115.85'
C13	163.95'	148.15'	63°24'32"	S75°17'52" E	155.72'
C14	79.64'	693.00'	63°08'04"	N74°21'52" E	79.60'
C15	105.20'	476.53'	12°38'55"	S84°57'52" E	104.99'
C16	39.27'	25.00'	90°00'00"	N44°12'49" E	35.36'
C17	39.27'	25.00'	90°00'00"	S49°47'11" E	35.36'
C18	51.95'	807.00'	338°30"	S72°53'55" W	51.28'
C19	39.27'	25.00'	90°00'00"	N82°48'00" W	38.15'
C20	58.94'	78.00'	437°17°44"	N40°37'44" W	57.55'
C21	313.86'	443.00'	403°15'	N07°17'52" E	307.05'
C22	39.27'	25.00'	90°00'00"	N85°32'22" E	35.36'
C23	194.83'	275.00'	40°35'37"	S48°07'42" E	190.79'
C24	39.27'	25.00'	90°00'00"	S71°10'06" W	35.36'
C25	33.243'	25.00'	53°04'18"	S89°02'44" W	22.68'
C26	301.82'	60.00'	288°13'14"	S27°51'24" E	70.35'
C27	23.37'	25.00'	53°33'56"	N35°23'14" E	22.51'
C28	21.03'	25.00'	481°12'	N88°15'47" E	20.41'
C29	162.86'	50.00'	186°23'46"	N17°09'36" E	99.84'
C30	21.01'	25.00'	483°24'	N57°54'36" W	20.40'
C31	230.26'	325.00'	483°24'	N48°07'42" W	225.47'
C32	39.27'	25.00'	90°00'00"	N23°23'31" W	35.36'
C33	494.57'	632.00'	44°50'13"	N00°50'37" W	482.05'
C34	445.76'	918.00'	27°46'18"	N82°17'04" W	441.40'
C35	39.27'	25.00'	90°00'00"	N88°15'43" W	35.36'
C36	405.36'	518.00'	44°50'13"	N00°50'37" W	395.10'
C37	39.27'	25.00'	90°00'00"	N66°34'29" E	35.36'
C38	233.86'	325.00'	397°7'56"	S88°09'29" E	219.46'
C39	144.30'	275.00'	303°33'55"	N87°06'30" E	142.65'
C40	73.52'	325.00'	129°7'39"	S84°18'22" E	71.36'
C41	39.27'	25.00'	90°00'00"	S49°47'11" E	35.36'
C42	39.27'	25.00'	90°00'00"	S44°12'49" W	35.36'
C43	39.27'	25.00'	90°00'00"	N45°47'11" W	35.36'
C44	39.27'	25.00'	90°00'00"	N44°12'49" E	35.36'
C45	62.21'	275.00'	129°7'39"	S84°18'22" E	62.07'
C46	170.54'	325.00'	303°33'55"	N87°06'30" E	168.59'
C47	189.42'	275.00'	397°7'56"	S88°09'29" E	185.70'
C48	39.27'	25.00'	90°00'00"	S23°23'31" E	35.36'
C49	39.27'	25.00'	90°00'00"	S66°34'29" W	35.36'
C50	212.37'	325.00'	37°26'20"	N87°08'41" W	208.61'
C51	207.98'	425.00'	283°2'18"	S88°09'18" W	205.91'
C52	118.78'	525.00'	129°7'39"	N84°18'22" W	118.51'
C53	6.68'	475.00'	0°48'19"	S78°13'42" E	6.68'
C54	232.45'	475.00'	280°2'18"	N88°09'18" E	230.14'
C55	39.27'	25.00'	90°00'00"	N65°51'51" W	35.36'
C56	20.38'	275.00'	414°29"	N13°44'36" W	20.35'
C57	24.08'	325.00'	414°29"	S15°44'36" E	24.05'
C58	39.27'	25.00'	90°00'00"	S29°08'09" W	35.36'
C59	179.69'	275.00'	37°26'20"	N87°08'41" W	176.51'
C60	39.27'	25.00'	90°00'00"	N23°23'31" W	35.36'
C61	394.25'	557.00'	403°31'5"	N07°17'52" E	386.07'
C62	123.78'	78.75'	90°03'05"	N28°02'47" E	111.42'
C63	15.03'	63.75'	13°30'43"	N58°51'40" E	15.00'

PHASE BOUNDARY LINE  
 LOT LINE  
 BUILDING SETBACK LINE  
 ADJACENT PROPERTY LINE  
 APPROXIMATE SURVEY LINE  
 FLOODPLAIN  
 1/2" IRON ROD FOUND  
 IRON PIPE FOUND (AS NOTED)  
 MONUMENT FOUND II  
 MONUMENT FOUND I  
 BENCHMARK FOUND  
 1/2" IRON ROD WITH  
 POINT OF BEGINNING  
 VOLUME  
 BOOK  
 BK.  
 DE  
 DRAINAGE EASEMENT  
 RIGHT-OF-WAY  
 R.O.W.  
 WASTEWATER EASEMENT  
 PRIVATE OPEN SPACE  
 P.O.S.  
 BUILDING SETBACK LINE  
 B.S.L.  
 WATER QUALITY BUFFER ZONE  
 W.Q.B.Z.  
 PLAT RECORDS, DEEDS,  
 RECORDS OF PUBLIC RECORDS,  
 HAYS COUNTY, TEXAS  
 O.P.R.H.C.T.  
 D.R.H.C.T.

KEY MAP  
 NOT TO SCALE

VICINITY MAP  
 NOT TO SCALE

LEGEND

LINE	BEARING	DISTANCE
L1	S11°59'53" W	106.49'
L2	N86°33'25" W	146.69'
L3	S76°06'50" W	126.96'
L4	S61°10'29" W	63.46'
L5	S22°39'05" E	134.68'
L6	S66°48'12" W	161.19'
L7	S23°07'53" E	50.00'
L8	S04°33'55" W	67.30'
L9	S04°33'55" W	50.00'
L10	S04°33'55" W	12.95'
L11	S89°10'03" W	114.01'
L12	N04°33'35" E	1.87'
L13	S89°00'38" W	129.67'
L14	N02°04'33" W	94.44'
L15	N30°08'52" W	18.63'
L16	N04°12'41" E	29.46'
L17	N37°58'31" W	81.75'
L18	N03°03'30" E	77.47'
L19	N32°35'23" E	70.59'
L20	N45°11'02" W	97.26'
L21	N33°39'02" W	56.75'
L22	N31°49'42" E	31.90'
L23	N06°15'51" W	138.51'
L24	N00°23'49" E	75.11'
L25	N17°52'08" W	67.64'
L26	N11°19'38" E	104.20'
L27	N17°34'19" W	110.33'
L28	N05°54'05" E	96.36'
L29	N45°11'02" W	97.26'
L30	N10°23'00" W	154.36'
L31	N19°22'37" W	148.90'
L32	N17°34'19" W	120.76'
L33	N14°17'07" W	131.27'
L34	N03°58'38" E	43.46'
L35	N41°27'27" W	51.28'
L36	N35°39'02" W	159.05'
L37	N11°24'17" W	103.63'
L38	N17°06'33" W	30.00'
L39	N00°50'48" W	45.20'
L40	N17°04'20" E	171.91'
L41	N71°04'20" E	90.04'
L42	N18°55'40" W	110.93'
L43	N71°04'20" E	103.57'
L44	S18°55'40" E	110.93'
L45	N74°11'44" E	62.27'
L46	S18°03'01" W	114.01'
L47	S29°21'23" E	26.90'
L48	S21°42'29" W	160.00'
L49	S03°37'37" E	88.42'
L50	S68°25'31" E	39.37'
L51	N81°08'11" E	119.32'
L52	N75°23'38" E	50.00'
L53	N08°47'09" W	27.22'
L54	S77°49'32" E	121.23'
L55	S01°52'29" W	163.36'
L56	N89°12'49" E	50.00'
L57	S00°47'11" E	50.00'
L58	N89°12'49" E	110.10'
L59	S89°12'49" W	15.10'
L60	N21°34'49" E	91.33'
L61	S88°25'31" E	59.17'
L62	S27°49'54" E	46.43'
L63	N27°49'54" W	42.53'

DATE: 04/25/2023  
 SCALE: 1" = 100'  
 DRAWN BY: SHP  
 REVIEWER:  
 PROJECT: 168  
 SHEET: 3  
 FIELD BOOK:  
 PARTY CHIEF:  
 SURVEY DATE:

DATE: 04/25/2023  
 SCALE: 1" = 100'  
 DRAWN BY: SHP  
 REVIEWER:  
 PROJECT: 168  
 SHEET: 3  
 FIELD BOOK:  
 PARTY CHIEF:  
 SURVEY DATE:

DATE: 04/25/2023  
 SCALE: 1" = 100'  
 DRAWN BY: SHP  
 REVIEWER:  
 PROJECT: 168  
 SHEET: 3  
 FIELD BOOK:  
 PARTY CHIEF:  
 SURVEY DATE:

DATE: 04/25/2023  
 SCALE: 1" = 100'  
 DRAWN BY: SHP  
 REVIEWER:  
 PROJECT: 168  
 SHEET: 3  
 FIELD BOOK:  
 PARTY CHIEF:  
 SURVEY DATE:

DATE: 04/25/2023  
 SCALE: 1" = 100'  
 DRAWN BY: SHP  
 REVIEWER:  
 PROJECT: 168  
 SHEET: 3  
 FIELD BOOK:  
 PARTY CHIEF:  
 SURVEY DATE:

## WILD RIDGE PHASE 1 DRIPPING SPRINGS, HAYS COUNTY, TEXAS



**DOUCET**  
 Civil Engineering / Eminent / Geospatial  
 7401 B. Highway 71 W. Ste. 160  
 Austin, TX 78735. Tel: (512)-883-2400  
 www.doucetengineers.com  
 TBPELS Firm Number: 10194551

Item 6.

REFERENCE TO NGS GPS  
 POINT NO. 002  
 GRID NORTH: 13,982,114'  
 GRID EAST: 2,260,225'  
 GRID ELEV: 1,227.22'

GRAPHIC SCALE: 1" = 100'  
 0 50 100 150 200

8. \Users\pva\Projects\1681\1681.dwg Wild Ridge Phase 1 - Embas Vign - Wild Ridge PH1 Plat - Starting

**OWNER'S ACKNOWLEDGMENT.**

THE STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 57.82 ACRES IN THE PHILIP A. SMITH SURVEY (MERITAGE HOMES OF TEXAS, LLC, BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, AND THE WILLIAM WALKER JR. SURVEY, NUMBER 130, ABSTRACT NUMBER 475, IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 94.00 ACRES, CONVEYED IN A DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN PUBLIC RECORDS IN HAYS COUNTY, TEXAS, ON SEPTEMBER 27, 2021, AND BEING PART OF A CALLED 6.737 ACRES, CONVEYED IN A DEED TO TODD RAMERS, RECORDED IN DOCUMENT NUMBER 2107071 (O.P.R.L.C.13) AND PART OF A CALLED 6.737 ACRES, CONVEYED IN A DEED TO MERITAGE HOMES OF TEXAS, LLC, RECORDED IN DOCUMENT NUMBER 21069284.

DO HEREBY SUBDIVIDE 57.82 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS  
WILD RIDGE PHASE 1  
SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE  
STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023.

\_\_\_\_\_  
GREG TROTTER, DIRECTOR OF LAND DEVELOPMENT  
MERITAGE HOMES

THE STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED, AUTHORITY A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY, PERSONALLY APPEARED ROB  
ARCHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

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**DEVELOPMENT NOTE.**

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2021-31 P.D. #13 WILD RIDGE (AUGUST 17, 2021)

**ENVIRONMENTAL NOTE.**

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED  
WASTEWATER TREATMENT PLANT. THE CITY OF DRIPPING SPRINGS, TEXAS, IS REQUESTING THAT THE CITY ENGINEER, PLANNING AND ZONING COMMISSION AND THE  
CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY; RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY  
OFFER THE BEST AVAILABLE WATER SOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY  
SEWER SYSTEM. THE CITY OF DRIPPING SPRINGS, TEXAS, IS REQUESTING THAT THE CITY ENGINEER, PLANNING AND ZONING COMMISSION AND THE  
ENVIRONMENTAL HEALTH DEPARTMENT. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGUN UNTIL ALL CITY OF  
DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

CHAD GILPIN  
CITY ENGINEER

DATE

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**PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR**

CITY SECRETARY

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**STATE OF TEXAS**

CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

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**STATE OF TEXAS**

CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

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**STATE OF TEXAS**

CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

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Date: May 19, 2023

Richard Pham

Permit Number: SUB2023-0006

Project Name: Wild Ridge Phase 1 Final Plat

Project Address: E US 290, Dripping Springs, TX 78620

### **Engineer/Public Works Comments**

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

1. Coordinate with the Gateway Village to show ROW for a Roundabout at the intersection of the East/West connector through the Oryx property.

**Review 2: Approval of final plat is pending design of the Roundabout on the Wildridge Ph 1 Construction Plans establishing that adequate ROW is dedicated per this plat for the Roundabout.**

2. Construction Plans show cross culverts and storm system throughout that extend outside ROW and platted Ph 1 boundary. These need to be in ROW or drainage easements.

**Review 2: Provide the recorded separate instrument easements.**

3. Construction Plans show Ph 1 WW that extends outside Platted Ph 1 Boundary. These need to be in ROW or easement.

**Review 2: Indicate that lot 1 block 9 is meant for use as a wastewater easement or WW utility lot on the plat. Provide easements for wastewater stubs that extend outside ROW or extend ROW to contain stub.**

4. Construction Plans show Ph 1 WL that extends outside platted Ph 1 Boundary. These need to be in ROW of easement.

**Review 2: Provide the recorded separate instrument easements. Provide easements for water stubs that extend outside ROW or extend ROW to contain stub.**

5. The Final Plat cannot be approved until either;
  - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
  - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

**Review 2: Comment currently unresolved.**

*Open spaces, friendly faces.*



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 7.

## PRELIMINARY PLAT APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

NOT SCHEDULED

NOT SCHEDULED

### CONTACT INFORMATION

APPLICANT NAME Bill E. Couch

COMPANY Carlson, Brigance and Doering, Inc.

STREET ADDRESS 5501 W. William Cannon Drive

CITY Austin STATE TX ZIP CODE 78749

PHONE (512) 585-8874 EMAIL bill@cbdeng.com

OWNER NAME Greg Rich

COMPANY Development Solutions CAT, LLC

STREET ADDRESS 12222 Merit Drive, Suite 1050

CITY Dallas STATE TX ZIP CODE 78251

PHONE (972) 960-2777 Ext. 103 EMAIL Greg Rich (grich@siepiela.com)

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	CF CSLK CALITERRA LLC
PROPERTY ADDRESS	KELSEY LN
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, TRACT 15: SEC 13, ACRES 4.898
TAX ID #	R184970
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	4.898
SCHOOL DISTRICT	Dripping Springs Independent School District
ESD DISTRICT(S)	1 & 6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Greg Rich</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: <u>KELSEY LN</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Caliterra Development Agreement</u>

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Caliterra Phase 5 Section 13
TOTAL ACREAGE OF DEVELOPMENT	4.898 Acres
TOTAL NUMBER OF LOTS	<b>11</b>
AVERAGE SIZE OF LOTS	0.388
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>11</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>4.27</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>323</u> lf PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input checked="" type="checkbox"/> YES   <input type="checkbox"/> NO</p>	

COMMENTS: \_\_\_\_\_

TITLE: Sr. Project Manager SIGNATURE: 

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): Spectrum

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): Dripping Springs Water Supply Cooperation

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): City of Dripping Springs Dev. Agrmt.

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): \_\_\_\_\_

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

**COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?\***

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Bill E. Couch

Applicant Name

*Bill E. Couch*

3-13-23

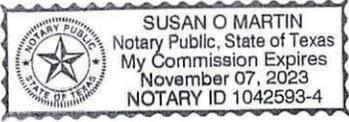
Applicant Signature

Date

Notary

Date *03/13/2023*

Notary Stamp Here



*Susan O. Martin*

Property Owner Name

Property Owner Signature

Date

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

Applicants Signature:  Date: 3-13-23

**For projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.**

<b>PRELIMINARY PLAT CHECKLIST</b>		
<b>Subdivision Ordinance, Section 4</b>		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (1 Copy required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider “Will Serve” Letters
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees) <a href="#">See Development Agrmt &amp; Parks Master Plan</a>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit ( <i>if applicable</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well ( <i>if applicable</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
<b>PRELIMINARY PLAT INFORMATION REQUIREMENTS</b>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Preliminary Plat is approved)

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> <li>- The location and size of all watercourses; and</li> <li>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and</li> </ul>

		<ul style="list-style-type: none"> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes, caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and</li> <li>- Ravines; and</li> <li>- Bridges; and</li> <li>- Culverts; and</li> <li>- Existing structures; and</li> <li>- Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and</li> <li>- Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated</p>

<input type="checkbox"/>	<input type="checkbox"/>	<p>Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Existing zoning of the subject property and all adjacent properties if within the city limits.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument.</li> <li>- The registered professional land surveyor’s certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- A place for plat approval signature of the Chair or Vice Chair, in the Chair’s absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p>If any amount of surface water is to be used by the subject property, the Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the</p>

		project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
--	--	--

**NARRATIVE OF COMPLIANCE**

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

Outdoor Lighting, Article 24.06	Comply per Development Agreement
Parkland Dedication, Article 28.03	Comply per Development Agreement
Landscaping and Tree Preservation, Article 28.06	Comply per Development Agreement

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Comply per Development Agreement consistent with City, County, Utility standards</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>NA Development Agreement</p>

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
 Only filled out by staff

Date, initials



### BILLING CONTACT FORM

Project Name: Caliterra Ph 5 Sec 13  
 Project Address: Kelsey Ln at Bridge Water Lp  
 Project Applicant Name: Bill E. Couch

#### Billing Contact Information

Name: Greg Rich  
 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):

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

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

Signature of Applicant

3-13-23

Date



# Planning and Zoning Commission Planning Department Staff Report

Item 7.

**Planning and Zoning Commission Meeting:** May 23, 2023  
**Project No:** SUB2023-0010  
**Project Planner:** Tory Carpenter, AICP – Planning Director

### Item Details

**Project Name:** Caliterra Phase 5 Section 13 Preliminary Plat  
**Property Location:** Bridge Water Cove at Kelsey Lane  
**Legal Description:** 4.898 acres, out of the Philip A Smith Survey  
**Applicant:** Bill E. Couch, Carlson Brigrance and Doering, Inc.  
**Property Owner:** Development Solutions CAT, LLC

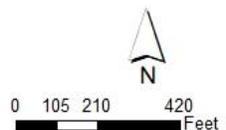
**Staff recommendation:** Approval of the Preliminary Plat



### Location Map

SUB2023-0010  
 Caliterra Phase 5 Section 13  
 Preliminary Plat

- Roads
- Parcel Lines
- Site



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Planning Department Staff Report

## Overview

This final plat consists of 11 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

## Site Information

**Location:** Caliterra Parkway and Crosswater Lane

**Zoning Designation:** ETJ / Caliterra Development Agreement

## Property History

The restated Caliterra development agreement was approved in 2018.

## Recommendation

Bridge Water Cove at Kelsey Lane

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 5 Section 13 Preliminary Plat

Recommended Action	Approval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A









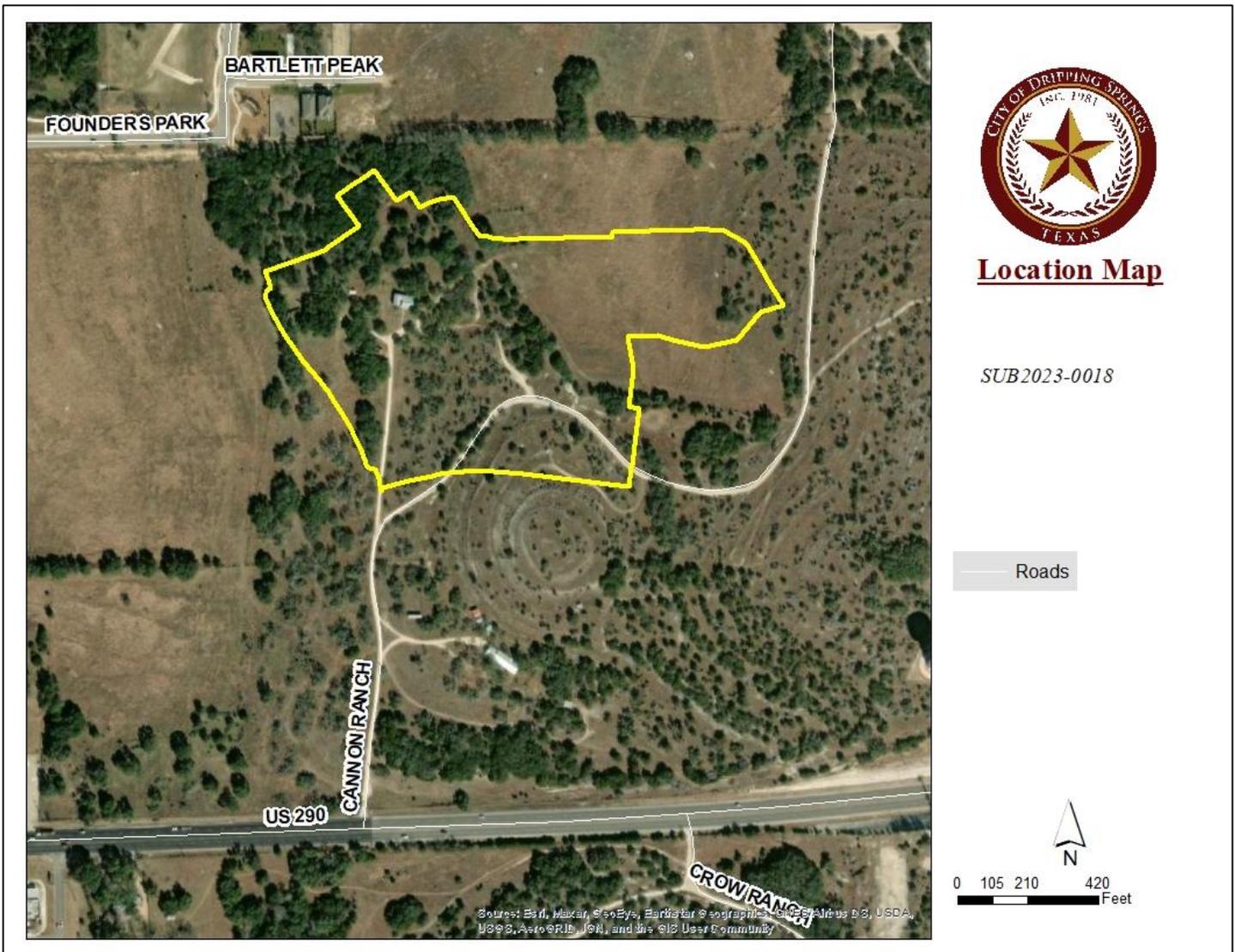
# Planning and Zoning Commission Planning Department Staff Report

Item 8.

**Planning and Zoning Commission Meeting:** May 23, 2023  
**Project No:** SUB2023-0018  
**Project Planner:** Tory Carpenter, AICP – Planning Director

### Item Details

**Project Name:** Cannon Ranch Phase 2 Final Plat  
**Property Location:** Founders Park Road at Rob Shelton  
**Legal Description:** 19.57 acres, out of the Philip A. Smith and C.H. Malott Surveys  
**Applicant:** Jake Helmburg, Doucet & Associates  
**Property Owner:** Ashton Woods  
**Staff recommendation:** Denial of the Final Plat based on outstanding comments



# Planning Department Staff Report

## Overview

This final plat consists of 97 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Lone Peak Way.

## Site Information

**Location:** Founders Park Road at Rob Shelton

**Zoning Designation:** Cannon Ranch PDD

## Property History

Preliminary plat was approved November 24, 2021.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Cannon Ranch, Phase 1 Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Arroyo Cap III-2, LLC
PROPERTY ADDRESS	Rushmore Drive at Lone Peak Way
CURRENT LEGAL DESCRIPTION	83.00 acres out of the A0415 PHILIP A SMITH & A0693 C H MALOTT SURVEYS
TAX ID #	R179691
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	19.57 acres
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	PDD #12
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Lone Peak Way</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>PDD #12</u>

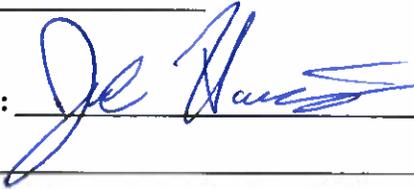
<b>ENVIRONMENTAL INFORMATION</b>	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Cannon Ranch - Phase Two
TOTAL ACREAGE OF DEVELOPMENT	19.57 acres
TOTAL NUMBER OF LOTS	100
AVERAGE SIZE OF LOTS	0.15 ac.
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>97</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>19.57</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>3,828</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input type="checkbox"/> YES   <input checked="" type="checkbox"/> NO</p>	

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COMMENTS: \_\_\_\_\_

TITLE: Project Engineer II SIGNATURE: 

**PUBLIC UTILITY CHECKLIST**

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Spectrum

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

**COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?\***

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Jacob Harris, P.E.  
\_\_\_\_\_

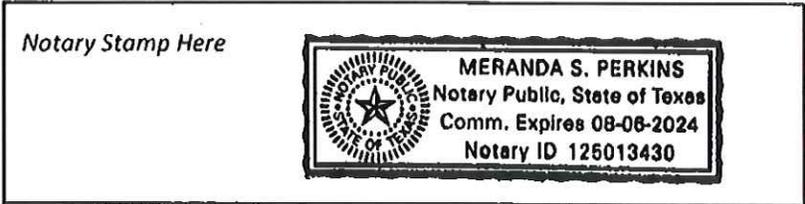
Applicant Name  
Jacob Harris

4/12/23

Applicant Signature  
Meranda S Perkins

Date  
4/12/23

Notary \_\_\_\_\_ Date \_\_\_\_\_



Jeffrey Brouelette - Arroyo Cap III-2, LLC  
\_\_\_\_\_

Property Owner Name

Jeff B Brouelette

4/13/23

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Applicants Signature:  Date: 4/10/2023

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input type="checkbox"/> N/A	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/> included	Drainage Report – If not included in the Engineer's summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620  
 512.858.4725 • [cityofdrippingsprings.com](http://cityofdrippingsprings.com)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/> N/A	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> N/A	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/> N/A	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/> duplicate	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

**FINAL PLAT INFORMATION REQUIREMENTS**

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

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

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

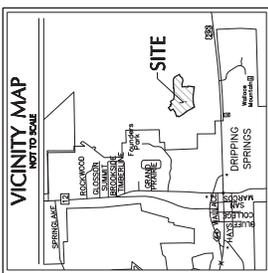
**NARRATIVE OF COMPLIANCE**

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Per PDD #12, the subdivision will comply with the Outdoor Lighting Ordinance</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Per Exhibit C of PDD#12, the subdivision will have 18.82 acres of dedicated parkland.</p> <p>No further dedication or fee in lieu is required.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Per Exhibit C of PDD#12, the subdivision will have 18.82 acres of dedicated parkland.</p> <p>No further dedication or fee in lieu is required.</p>

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Cannon Ranch Phase Two will connect to the existing water, wastewater and storm drainage facilities installed with Phase One and is consistent with the approved Cannon Ranch Preliminary Plat, SUB2021-0052, and PDD #12.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>The design of this subdivision is in accordance with the approved PDD #12</p>

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
BLOCK 29													BLOCK 28													
BIG SKY SUBDIVISION PHASE 1 VOL. 171, PG. 279 O.P.R.H.C.T.													ARROYO CAP III-2, LLC CALLED 96.83 ACRES DOC. NO. 22046818 O.P.R.H.C.T.													

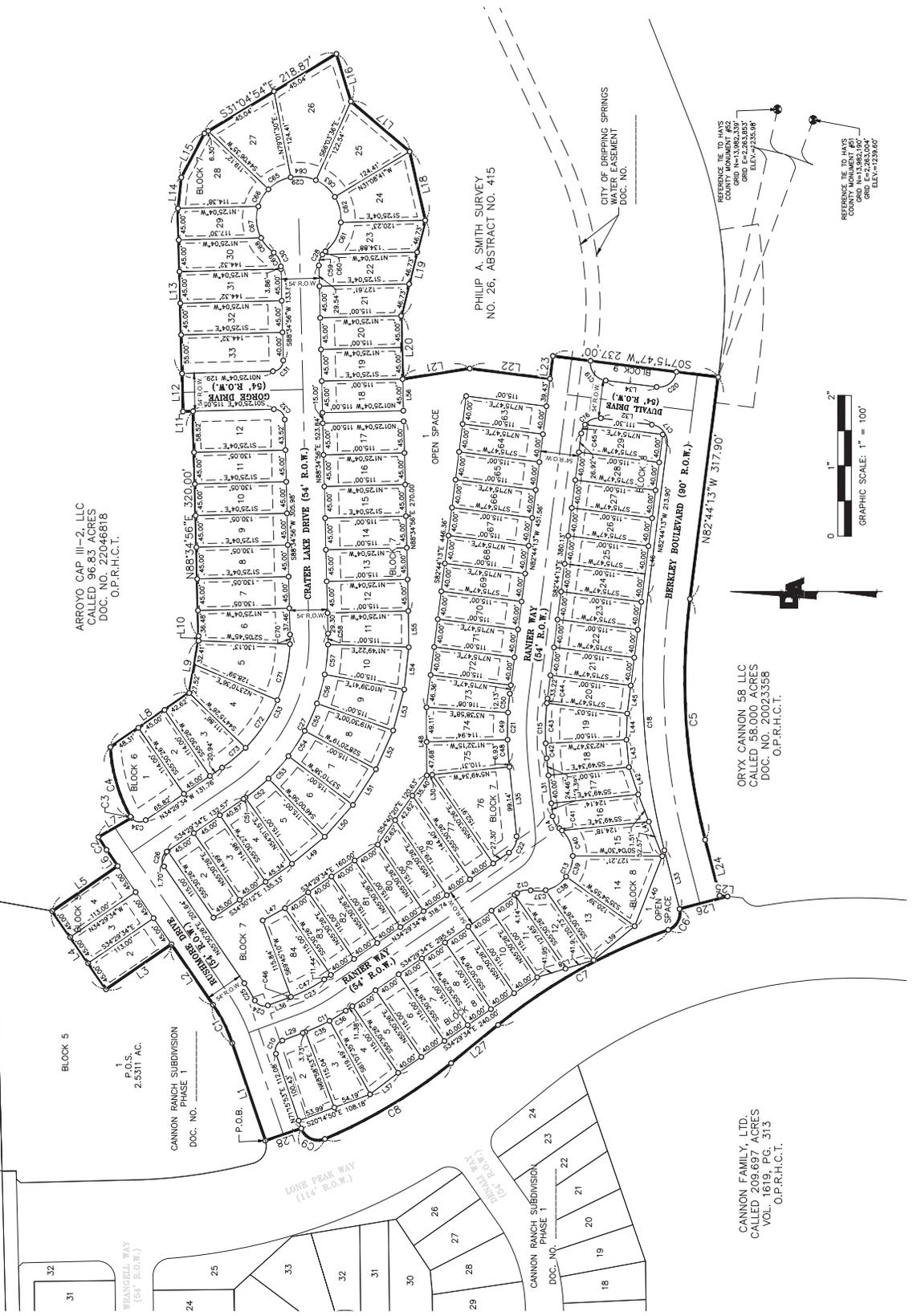


**LEGEND**

—	PHASE BOUNDARY LINE
—	LOT LINE
—	SEBACK LINE
—	1/2" IRON ROD WITH 'TONGUE' CAP SET
—	ROCK
—	PAVE
—	DRAINAGE EASEMENT
—	RIGHT-OF-WAY
—	PUBLIC PARK DISTRICT
—	P.F.D.
—	BUILDING SETBACK LINE
—	P.U.E.
—	WATER UTILITY EASEMENT
—	W.Q.U.B.Z.
—	PLANS COUNTY, TEXAS
—	OFFICIAL PUBLIC RECORDS, DEED RECORDS, TEXAS
—	HAYS COUNTY, TEXAS
—	DETRACT.
—	O.S.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE REPRODUCED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.



**CANNON RANCH  
SUBDIVISION PHASE 2  
CITY OF DRIPPING  
SPRINGS  
HAYS COUNTY, TEXAS**

LOT	SEBACKS	AREA	DISTANCE (FT.)
FRONT	20		
REAR	10		
SIDE	5		
CORNER	15		



**DOUCET**  
Civil Engineering // Enfillements // Geospatial  
7401 B. Highway 71 W. Ste. 160  
Austin, TX 78735. Tel: (612)-883-2400  
www.doucetengineers.com  
TPEL Firm Number: 10105900

Date: 04/13/2023  
Scale: 1" = 100'  
Drawn by: SWP  
Reviewed by: JPS  
Project: 128  
Sheet: 1  
Field Book:  
Party Chief:  
Survey Date:

BLOCK 8 AREA TABLE	
LOT NO.	SO. FT. ACRES
1	27.098 0.6221
2	5.900 0.1354
3	5.362 0.1231
4	5.170 0.1187
5	4.600 0.1056
6	4.600 0.1056
7	4.600 0.1056
8	4.600 0.1056
9	4.600 0.1056
10	4.600 0.1056
11	4.853 0.1114
12	5.057 0.1161
13	6.444 0.1479
14	8.058 0.1850
15	5.340 0.1226
16	5.111 0.1173
17	4.783 0.1098
18	4.885 0.1121
19	5.459 0.1253
20	4.602 0.1056
21	4.600 0.1056
22	4.600 0.1056
23	4.600 0.1056
24	4.600 0.1056
25	4.600 0.1056
26	4.600 0.1056
27	4.600 0.1056
28	4.600 0.1056
29	4.584 0.1052

BLOCK 7 AREA TABLE	
LOT NO.	SO. FT. ACRES
1	66.634 1.5297
2	5.175 0.1188
3	5.174 0.1188
4	5.170 0.1187
5	5.887 0.1352
6	5.887 0.1352
7	5.887 0.1352
8	5.887 0.1352
9	5.887 0.1352
10	5.887 0.1352
11	5.534 0.1270
12	5.175 0.1188
13	5.175 0.1188
14	5.175 0.1188
15	5.175 0.1188
16	5.175 0.1188
17	5.175 0.1188
18	5.175 0.1188
19	5.175 0.1188
20	5.175 0.1188
21	5.459 0.1253
22	6.000 0.1377
23	5.563 0.1275
24	8.638 0.1945
25	8.537 0.1960
26	12.080 0.2773
27	8.357 0.1918
28	8.632 0.1982
29	5.079 0.1188
30	6.015 0.1361
31	6.484 0.1491
32	6.484 0.1491

BLOCK 6 AREA TABLE	
LOT NO.	SO. FT. ACRES
1	7.989 0.1824
2	5.130 0.1178
3	6.088 0.1398
4	7.261 0.1667
5	7.571 0.1738
6	6.132 0.1408
7	5.862 0.1343
8	5.852 0.1343
9	5.852 0.1343
10	5.852 0.1343
11	5.852 0.1343
12	7.562 0.1736

BLOCK 5 AREA TABLE	
LOT NO.	SO. FT. ACRES
1	2.730 0.6827

BLOCK 9 AREA TABLE	
LOT NO.	SO. FT. ACRES
1	2.730 0.6827

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	61.33	223.00	154528*
C2	21.45	277.00	42813*
C3	2.33	277.00	83259*
C4	103.87	223.00	264114*
C5	345.54	910.00	214521*
C6	371.5	25.00	850828*
C7	278.63	807.00	194656*
C8	210.23	743.00	161243*
C9	41.08	25.00	940911*
C10	231.7	15.00	862916*
C11	68.87	277.00	141444*
C12	20.12	25.00	460620*
C13	133.99	503.00	153340*
C14	203.27	25.00	460620*
C15	85.21	373.00	130521*
C16	39.27	25.00	900000*
C17	39.27	25.00	900000*
C18	368.37	910.00	214521*
C19	39.27	25.00	900000*
C20	39.27	25.00	900000*
C21	97.55	427.00	130521*
C22	26.76	25.00	612001*
C23	55.44	223.00	141444*
C24	21.40	15.00	814349*
C25	28.89	277.00	53833*
C26	23.56	15.00	900000*
C27	175.31	277.00	563531*
C28	22.81	25.00	571658*
C29	298.00	60.00	284395*
C30	22.81	25.00	571658*
C31	23.56	15.00	900000*
C32	23.56	15.00	900000*
C33	221.56	223.00	565531*
C34	22.55	15.00	860898*
C35	37.97	277.00	75118*
C36	271.7	277.00	53709*
C37	21.62	50.00	244630*
C38	35.71	50.00	409520*
C39	31.28	50.00	355026*
C40	40.45	50.00	462101*
C41	4.93	50.00	53913*
C42	21.24	373.00	315497*
C43	57.19	373.00	84703*
C44	6.78	373.00	10231*
C45	13.77	25.00	313333*
C46	1.90	223.00	02920*
C47	53.54	223.00	134524*
C48	31.98	427.00	41720*
C49	38.66	427.00	51113*
C50	26.83	427.00	33649*

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C51	3.16	277.00	03911*
C52	42.33	277.00	85019*
C53	42.33	277.00	85019*
C54	42.33	277.00	85019*
C55	42.33	277.00	85019*
C56	42.33	277.00	85019*
C57	42.33	277.00	85019*
C58	15.67	277.00	37148*
C59	16.66	25.00	36116*
C60	6.15	25.00	140542*
C61	47.95	60.00	454733*
C62	37.83	60.00	361302*
C63	36.56	60.00	345455*
C64	36.56	60.00	345455*
C65	36.56	60.00	345455*
C66	28.45	60.00	271002*
C67	46.23	60.00	440846*
C68	27.35	60.00	262949*
C69	22.81	25.00	521658*
C70	221.56	223.00	565531*
C71	82.05	223.00	210450*
C72	82.05	223.00	210450*
C73	43.79	223.00	115101*

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°15'33"E	146.39'
L2	N55°50'26"E	104.94'
L3	N32°28'34"W	113.00'
L4	N55°50'26"E	135.00'
L5	S34°28'34"E	113.00'
L6	N55°50'26"E	284.6'
L7	S30°32'12"E	54.17'
L8	S34°28'34"E	135.94'
L9	S79°54'03"E	75.33'
L10	S89°12'43"E	6.68'
L11	N01°25'04"W	14.27'
L12	N85°34'56"E	54.00'
L13	N85°34'55"E	235.00'
L14	S83°54'38"E	44.26'
L15	S62°44'24"E	70.92'
L16	S73°01'03"W	70.66'
L17	S40°28'09"W	110.10'
L18	S77°44'30"W	100.18'
L19	N75°45'29"W	140.20'
L20	S85°34'56"W	90.00'
L21	S08°55'49"E	96.62'
L22	S07°15'47"W	115.00'
L23	S82°44'13"E	32.57'
L24	S74°30'26"W	81.96'
L25	S06°06'37"W	11.40'
L26	N14°29'34"W	70.67'
L27	N39°06'01"W	85.98'
L28	N84°44'07"W	54.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S20°14'50"E	31.07'
L30	N05°48'14"W	7.72'
L31	N84°10'26"E	82.85'
L32	S07°15'47"W	73.00'
L33	S74°30'26"W	86.97'
L34	N07°15'47"E	73.00'
L35	S84°10'26"W	108.06'
L36	N20°14'50"W	33.10'
L37	S37°26'05"E	50.27'
L38	S16°56'24"E	83.91'
L39	S36°38'14"E	75.63'
L40	S68°31'56"E	107.15'
L41	N68°40'55"E	94.98'
L42	N71°17'26"E	41.03'
L43	N84°47'10"E	39.15'
L44	S82°24'12"E	37.43'
L45	S25°51'53"E	40.00'
L46	S82°44'13"E	360.00'
L47	S26°39'47"E	36.15'
L48	N84°43'26"E	86.79'
L49	S33°33'54"E	60.41'
L50	S48°24'13"E	60.41'
L51	S57°44'32"E	60.41'
L52	S64°04'51"E	60.41'
L53	S74°55'10"E	60.41'
L54	S83°45'29"E	60.41'
L55	N89°16'48"E	51.46'
L56	S85°34'56"W	45.00'

**CANNON RANCH**  
**SUBDIVISION PHASE 2**  
**CITY OF DRIPPING**  
**SPRINGS**  
**HAYS COUNTY, TEXAS**

Date: 04/13/2023  
 Scale: 1" = 100'  
 Drawn By: SJP  
 Reviewer: [Blank]  
 Project: 128  
 Sheet: 2  
 Field Book: [Blank]  
 Party Chgt: [Blank]  
 Survey Date: [Blank]

Item 8.

Civil Engineering // Enfillements // Geospatial  
 7401 B. Highway 71 W. Ste. 160  
 Austin, TX 78735. Tel: (612)-583-2400  
 www.doucetengineers.com  
 TPPE Firm Number: 3937  
 Survey Date: 10/05/2020





Date: May 19, 2023

Jacob Harris

Permit Number: SUB2023-0018  
 Project Name: Cannon Ranch Phase 2 Final Plat  
 Project Address: Rushmore Dr at Lone Peak Way,  
 Dripping Springs, TX 78620

### **City Planner Comments**

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email [tcarpenter@cityofdrippingsprings.com](mailto:tcarpenter@cityofdrippingsprings.com).

- 1) Fill in all blank easement information [4.7e].
- 2) On the vicinity map, clearly label city limits and update boundary to reflect the current city limits. [4.7a]

### **Engineer/Public Works Comments**

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

- 3) Complete review of the Final Plat is pending completion of review for the Phase 2 Construction Plans that is currently in process.
- 4) Update Sidewalk Note 27 per the PDD. Arterials (Lone Peak Way) shall have a 10 ft shared use path on one side and 5 ft sidewalk on the other. Collectors (Berkley) shall have a 10 ft shared use path on the north side and the developer to the south will build a 10-foot shared use path on the south side.
- 5) Submit a summary chart showing Water and Wastewater LUE allocations. Show LUEs required for the entire Land, the LUEs associated with prior platted areas and the LUEs associated with the area subject to such plat. Summarize the capacity triggers from the water and wastewater agreements in or below the chart.
- 6) Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)] Provide a solid light gray shade to indicate the City Limits.
- 7) Update the City Engineers signature block to a City of Dripping Springs block not Hays County.
- 8) Fill in all of the Document Numbers for the separate instrument easements.

- 9) In the street summary table add roadway classification per City TMP and include sidewalk width required summary.
- 10) Construction Plans show storm, water and WW stubbed into future un-platted phases. Provide temporary easements for these stubs or extend ROW to contain the stub.
- 11) The Final Plat cannot be approved until either;
  - a) Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
  - b) Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.



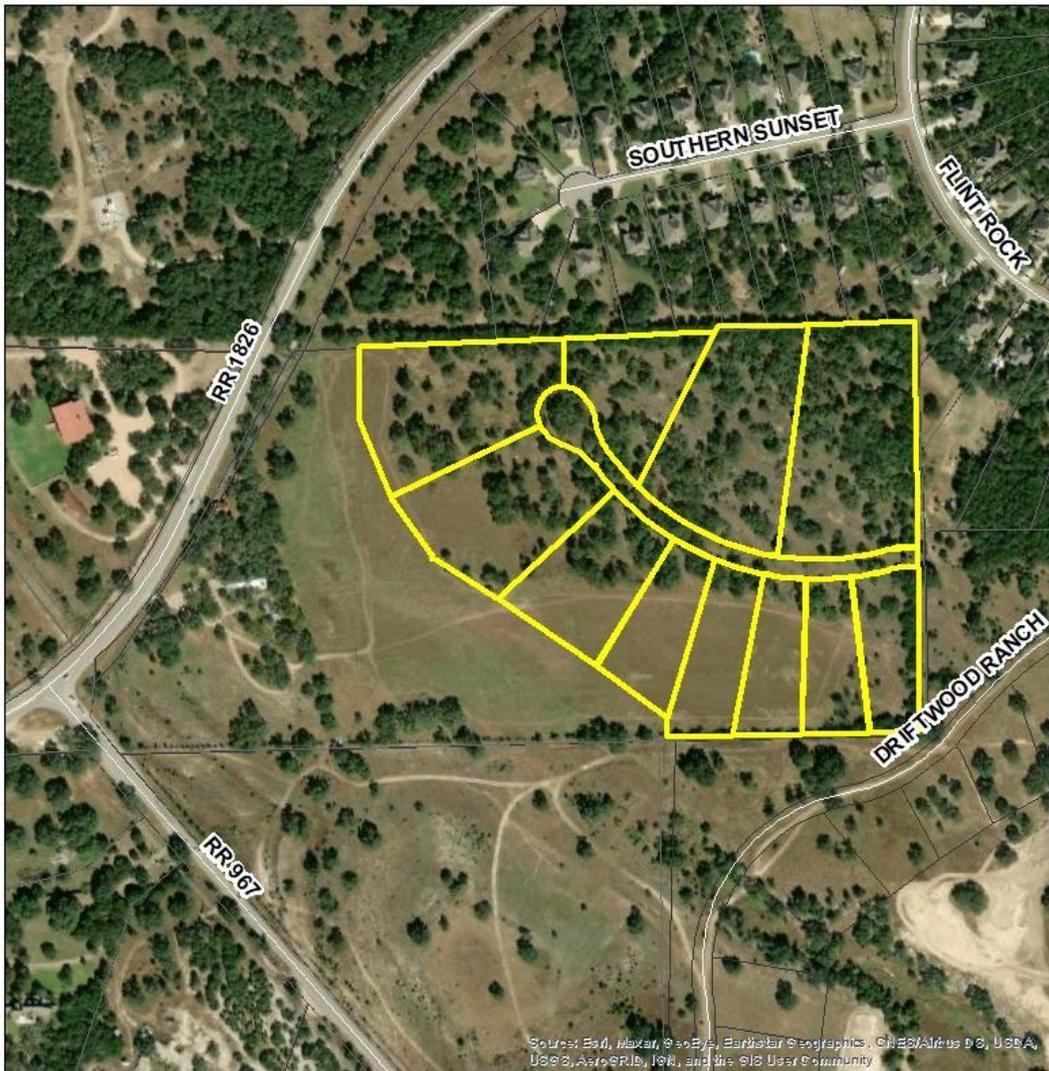
# Planning and Zoning Commission Planning Department Staff Report

Item 9.

**Planning and Zoning Commission Meeting:** May 23, 2023  
**Project No:** SUB2023-0013  
**Project Planner:** Tory Carpenter, AICP – Planning Director

### Item Details

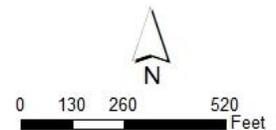
**Project Name:** Driftwood Subdivision, Phase 4  
**Property Location:** 17901 FM 1826, Driftwood, TX 78619  
**Legal Description:** A0020 FREELOVE WOODY SURVEY, ACRES 45.33  
**Applicant:** Scott Anderson, Murfee Engineering Company  
**Property Owner:** Driftwood DLC Investor I LP  
**Staff recommendation:** Denial of the plat to address comments.



### Location Map

*SUB2022-0013  
 Driftwood Phase 3  
 Section 2 Final Plat*

- Roads
- Parcel Lines



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Planning Department Staff Report

### Overview

This subdivision includes 17 single family lots and one drainage/open space lot.

### Access and Transportation

This subdivision includes the extension of Driftwood Ranch Drive and construction of Sand Wedge Court.

### Site Information

**Location:** 17901 FM 1826, Driftwood, TX 78619

**Zoning Designation:** ETJ / Driftwood Development Agreement

### Property History

The driftwood development agreement was approved in 2015.

### Recommendation

Denial to address outstanding comments.

### Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Subdivision Phase 3 Section 2 Final Plat

Exhibit 3 – Plat Comments

Recommended Action	Denial based on outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



PROPERTY INFORMATION	
PROPERTY OWNER NAME	DRIFTWOOD DLC INVESTOR II LP
PROPERTY ADDRESS	DRIFTWOOD RANCH DR, BUDA, TX 78610
CURRENT LEGAL DESCRIPTION	A0020 FREELOVE WOODY SURVEY, TRACT A1, ACRES 45.2905, ENTIRE UPPER/OUTER EDGE OF B1 GOLF COURSE
TAX ID #	R168184
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	45.3265
SCHOOL DISTRICT	Hays CISD
ESD DISTRICT(S)	ESD #1 & ESD #6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Driftwood Ranch Drive</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? <b>Yes</b> (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>City of Dripping Springs and Driftwood 522, LLC and DW Golf Club Dev., Inc.</u>

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Driftwood Golf and Ranch Club Phase 4
TOTAL ACREAGE OF DEVELOPMENT	45.3265
TOTAL NUMBER OF LOTS	20
AVERAGE SIZE OF LOTS	2.2663
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ 17 SF, 2 Pvt Streets, 1 Drainage and Open Space lot COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>33.4781</u> Drainage/Open space - 6.8034 COMMERCIAL: _____ Pvt Streets - 5.0450 INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>4165</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM    City of Dripping Springs <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> City of Dripping Springs <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p><b>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</b></p> <p>HAYS-TRINITY GCD NOTIFIED?    <input checked="" type="checkbox"/> YES    <input type="checkbox"/> NO</p>	

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COMMENTS: \_\_\_\_\_

TITLE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): Charter Spectrum

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

No letters were returned. Only signed checklist returned.

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

**COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?\***

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Scott Anderson, P.E.  
\_\_\_\_\_

Applicant Name

*[Handwritten Signature]*  
\_\_\_\_\_

4/11/2023  
\_\_\_\_\_

Applicant Signature

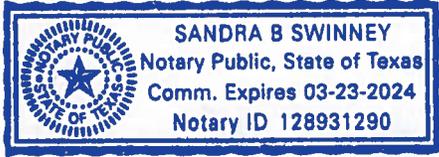
Date  
\_\_\_\_\_

Notary

*[Handwritten Signature: Sandra B. Swinney]*

Date | 4-11-2023

Notary Stamp Here



J. David Rhoades, Authorized Agent  
\_\_\_\_\_

Property Owner Name

*[Handwritten Signature]*  
\_\_\_\_\_

4-11-2023  
\_\_\_\_\_

Property Owner Signature

Date

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

Applicants Signature:  Date: 4/11/2023

<b>FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST</b> <b>Subdivision Ordinance, Section 5</b>		
STAFF	APPLICANT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application fee (refer to Fee Schedule) <input checked="" type="checkbox"/> To be paid upon completeness
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable) <input checked="" type="checkbox"/> To be paid upon completeness.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	NA <input type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)] (if applicable)
<input type="checkbox"/>	NA <input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale) <input checked="" type="checkbox"/> To be delivered.
<input type="checkbox"/>	NA <input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	NA <input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	Digital Data (GIS) of Subdivision
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable).  *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable) ● To be paid when verified.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee ● To be paid upon completeness
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable) ● To be paid when verified.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	NA <input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

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

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

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

**NARRATIVE OF COMPLIANCE**

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

Outdoor Lighting,  
Article 24.06

In accordance with the Development Agreement and City of Dripping Springs regulations.

Parkland Dedication,  
Article 28.03

Fee in lieu.

Landscaping and Tree  
Preservation, Article  
28.06

In accordance with the Development Agreement and City of Dripping Springs regulations.

<p>Subdivision, 28.02, Exhibit A In accordance with the Development Agreement and City of Dripping Springs regulations.</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>NA</p>

Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
Only filled out by staff



**DRIPPING SPRINGS**  
Texas

**BILLING CONTACT FORM**

Project Name: Driftwood Golf and Ranch Club Phase 4

Project Address: Driftwood Ranch Drive

Project Applicant Name: Scott Anderson, P.E.

**Billing Contact Information**

Name: Don Bosse

Mailing Address: 582 Thurman Roberts Way

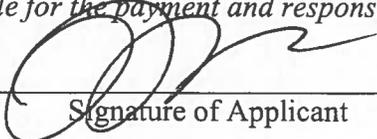
Driftwood, TX 78619

Email: dbosse@driftwoodgolfclub.com Phone Number: 737-241-3517

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

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

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

  
Signature of Applicant

4-11-2023  
Date

# DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

Item 9.

STATE OF TEXAS )  
COUNTY OF HAYS )

GENERAL NOTES CONT.:

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR II LP, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THAT 96.2596 ACRE TRACT, DESCRIBED AS EXHIBIT A-1, RECORDED IN DOCUMENT No. 19031292 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE FREELove WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 45.3265 ACRES TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

DRIFTWOOD DLC INVESTOR II LP

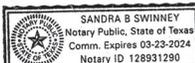
  
J. DAVID RHOADES, AUTHORIZED AGENT  
582 THURMAN ROBERTS WAY,  
DRIFTWOOD, TEXAS 78619

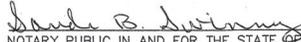
4/12/2023  
DATE

STATE OF TEXAS )  
COUNTY OF HAYS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

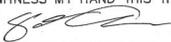
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 DAY OF April 2023, A.D.



  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

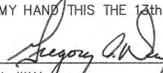
WITNESS MY HAND THIS THE 23rd DAY OF January 2023.

  
SCOTT J. ANDERSON, P.E.  
MURFEE ENGINEERING CO., INC.  
1101 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING D, SUITE 110  
AUSTIN, TEXAS 78746



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

WITNESS MY HAND THIS THE 13th DAY OF SEPTEMBER, 2022.

  
GREGORY A. WAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4567 - STATE OF TEXAS  
CAPITAL SURVEYING COMPANY, INC.  
925 CAPITAL OF TEXAS HWY.  
AUSTIN, TEXAS 78746



**ENGINEER'S NOTES:**

1. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
2. THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM PANEL MAPS #48209C0140 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

**GENERAL NOTES:**

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
4. TOTAL ACREAGE OF DEVELOPMENT: 45.3265 TOTAL ACREAGE OF LOTS: 45.3265  
INTENDED USE OF LOTS: RESIDENTIAL, PRIVATE STREETS AND OPEN SPACE  
TOTAL NUMBER OF LOTS: 20 AVERAGE SIZE OF LOTS: 2.2663  
NUMBER OF LOTS: Greater than 10 acres 0  
Larger than 5, less than 10 1  
Between 2 & 5 acres 9 Between 1 & 2 acres 10  
Less than an acre 0
5. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
6. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
7. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
8. A TWENTY FOOT (20') P.U.E. IS HEREBY DEDICATED ALONG ALL STREET RIGHT-OF-WAY AND A TEN FOOT (10') P.U.E. ALONG ALL OTHER LOT LINES.
9. THIS SUBDIVISION IS LOCATED WITHIN ESD No. 1 AND ESD No. 6.
10. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 11.
11. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT No. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
12. THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
13. ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
14. NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.

15. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE 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.
16. THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
17. ALL PARKLAND DEDICATION AND AG FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT. FEE-IN-LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
18. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
19. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.
22. WATER QUALITY EASEMENTS AND FACILITIES LOCATED WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE DRIFTWOOD CONSERVATION DISTRICT OR ITS ASSIGNS.
21. THESE ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY TEXAS.
22. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR AN STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

**SUBDIVISION PLAT NOTES:**

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

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY, RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES
3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO, DIRECTOR DATE  
HAYS COUNTY DEVELOPMENT SERVICES

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

**UTILITY NOTES:**

1. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
2. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
3. GAS SERVICES PROVIDED BY TEXAS GAS SERVICE.

**WATER UTILITY PROVIDER:**  
CITY OF DRIPPING SPRINGS

**WASTEWATER UTILITY PROVIDER:**  
CITY OF DRIPPING SPRINGS

AARON REED DATE:  
PUBLIC WORKS DIRECTOR

AARON REED DATE:  
PUBLIC WORKS DIRECTOR

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

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY:  
MIM JAMES  
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTENT:  
ANDREA CUNNINGHAM, CITY SECRETARY

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

MARCUS PACHECO, DIRECTOR DATE  
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS )  
COUNTY OF HAYS )

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No. \_\_\_\_\_

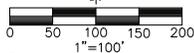
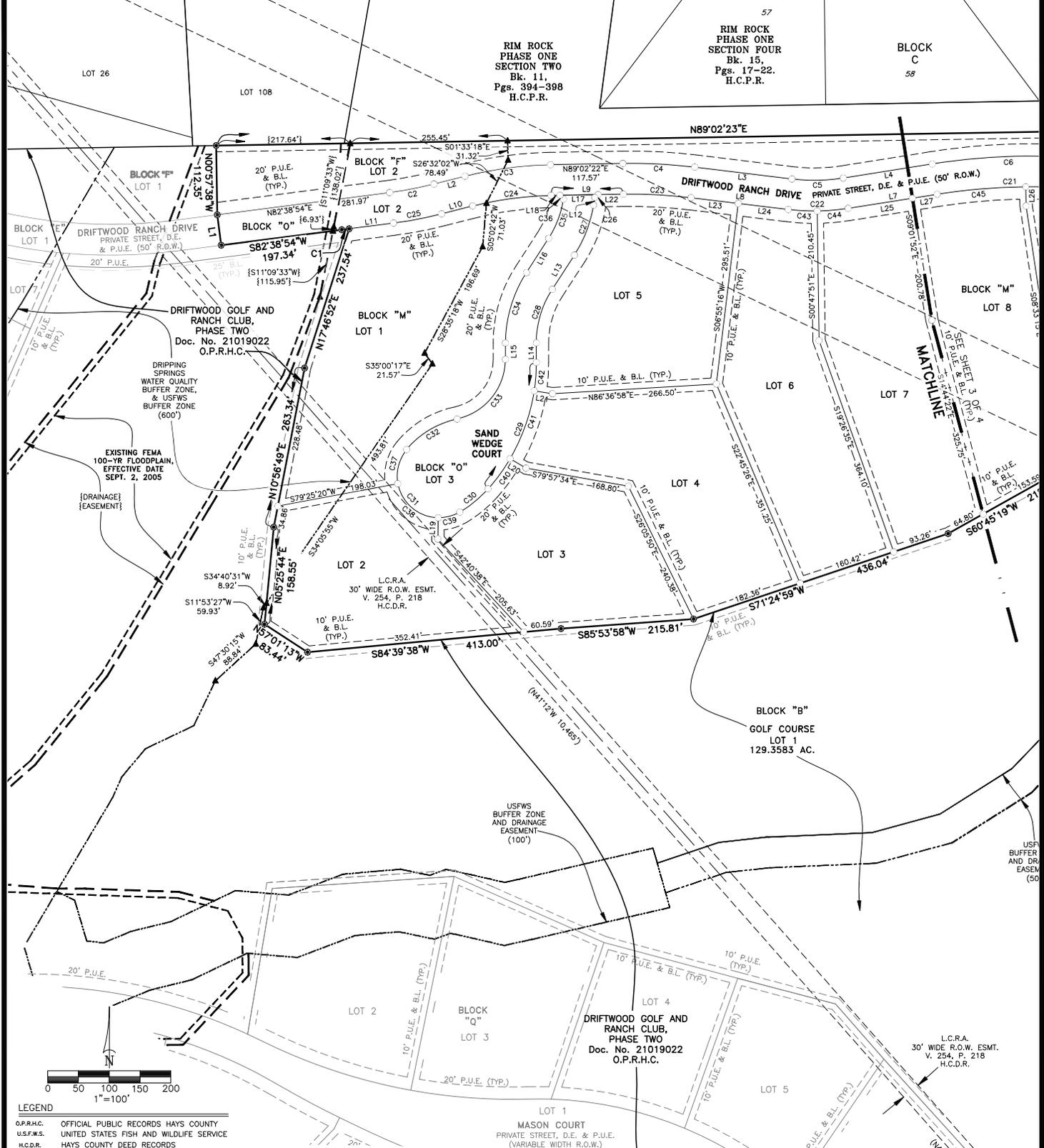
ELAINE HANSON CARDENAS  
COUNTY CLERK, HAYS COUNTY, TEXAS

**DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE FOUR FINAL PLAT**

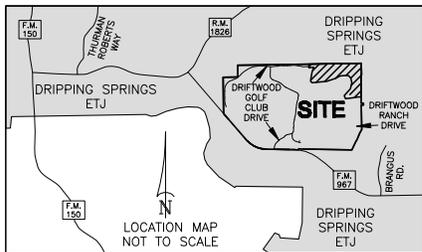
<b>CSCI</b>		CAPITAL SURVEYING COMPANY INCORPORATED
833 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 337-6006		FIRM REGISTRATION No. 101267-0
DRAWN BY: WAL	SCALE: N/A	
JOB NO.: 22514.10	DATE: JANUARY 17, 2023	
DRAWING NO.: 22514P2	CRD #: 21516	

# DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

Item 9.



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
  - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
  - H.C.D.R. HAYS COUNTY DEED RECORDS
  - H.C.P.R. HAYS COUNTY PLAT RECORDS
  - L.C.R.A. LOWER COLORADO RIVER AUTHORITY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - W.Q.E. WATER QUALITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - B.L. BUILDING SETBACK LINE
  - ( ) RECORD INFORMATION
  - - - DRAINAGE EASEMENT INFORMATION
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
  - ⊙ 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
  - ⊙ FENCE CORNER POST FOUND
  - ▲ CALCULATED POINT



**DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE FOUR FINAL PLAT**

**CSCI** CAPITAL SURVEYING COMPANY INCORPORATED

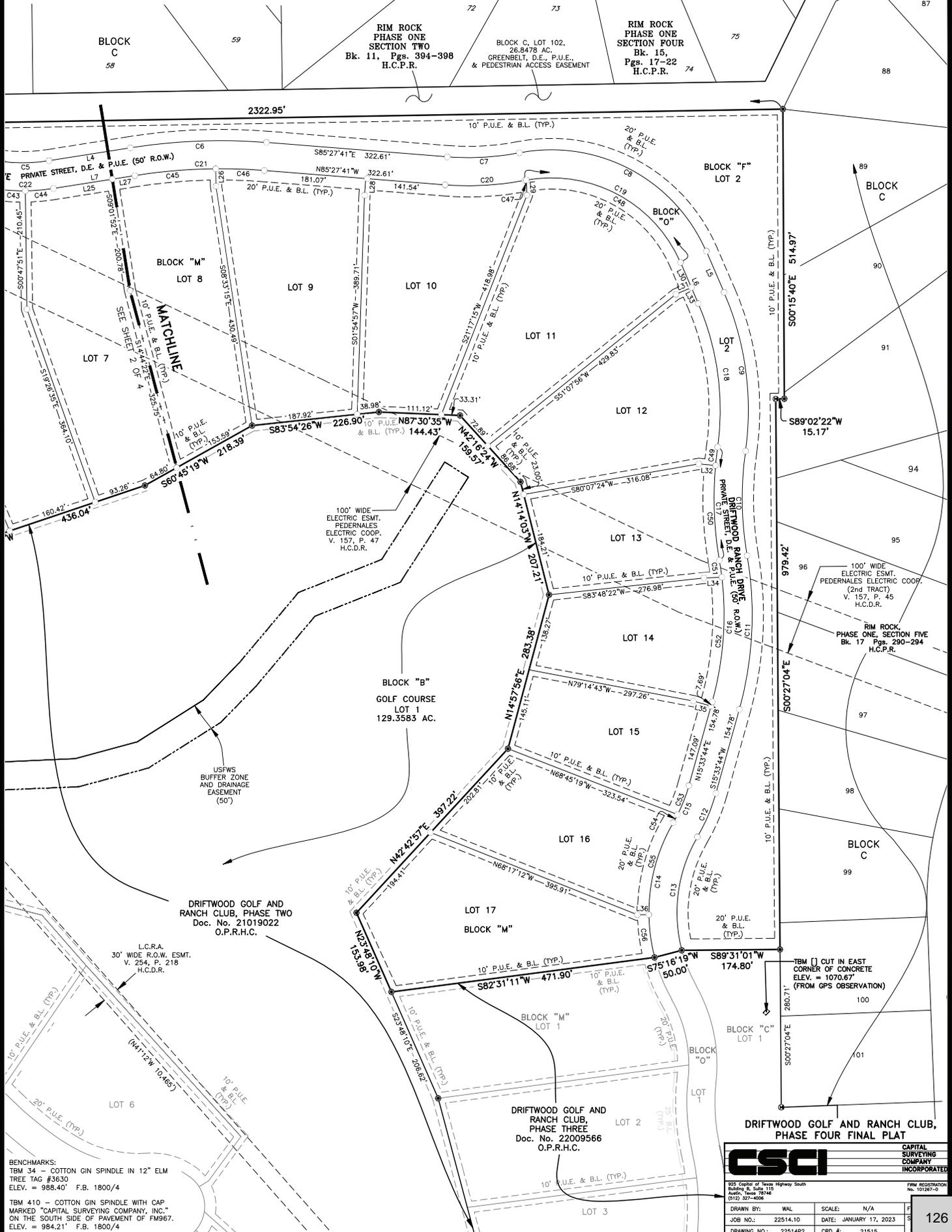
825 Capital of Texas Highway South  
Building R, Suite 115  
Austin, Texas 78748  
(512) 377-0008

FIRM REGISTRATION NO. 101267-D

DRAWN BY: WAL	SCALE: N/A
JOB NO.: 22514.10	DATE: JANUARY 17, 2023
DRAWING NO.: 22514P2	CRD #: 21515

# DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

Item 9.



BLOCK C  
58

RIM ROCK  
PHASE ONE  
SECTION TWO  
Bk. 11, Pgs. 394-398  
H.C.P.R.

BLOCK C, LOT 102,  
26.8478 AC.  
GREENBELT, D.E., P.U.E.,  
& PEDESTRIAN ACCESS EASEMENT

RIM ROCK  
PHASE ONE  
SECTION FOUR  
Bk. 15,  
Pgs. 17-22  
H.C.P.R.

BLOCK "M"  
LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

BLOCK "M"  
LOT 1

BLOCK "F"  
LOT 2

BLOCK C

100' WIDE  
ELECTRIC ESMT.  
PEDERNALES  
ELECTRIC COOP.  
V. 157, P. 45  
H.C.D.R.

RIM ROCK  
PHASE ONE, SECTION FIVE  
Bk. 17 Pgs. 290-294  
H.C.P.R.

DRIFTWOOD GOLF AND  
RANCH CLUB, PHASE TWO  
Doc. No. 21019022  
O.P.R.H.C.

DRIFTWOOD GOLF AND  
RANCH CLUB,  
PHASE THREE  
Doc. No. 22009566  
O.P.R.H.C.

DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE FOUR FINAL PLAT

BENCHMARKS:  
TBM 34 - COTTON GIN SPINDLE IN 12" ELM  
TREE TAG #3630  
ELEV. = 986.40' F.B. 1800/4  
  
TBM 410 - COTTON GIN SPINDLE WITH CAP,  
MARKED "CAPITAL SURVEYING COMPANY, INC."  
ON THE SOUTH SIDE OF PAVEMENT OF FM967.  
ELEV. = 984.21' F.B. 1800/4

**CSCI** CAPITAL SURVEYING COMPANY INCORPORATED

925 Capital of Texas Highway South Building 6, Suite 111 Austin, Texas 78746 (512) 307-6006	FIRM REGISTRATION No. 101267-D
DRAWN BY: WAL	SCALE: N/A
JOB NO.: 22514.10	DATE: JANUARY 17, 2023
DRAWING NO.: 22514P2	CRD #: 21515

# DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

Item 9.

Block M - 17 Lots	
Lot	Acres
1	3.0103
2	1.7454
3	1.7105
4	2.0885
5	1.9743
6	2.2386
7	2.1617
8	1.9310
9	2.3051
10	2.1004
11	2.4942
12	1.9574
13	1.4325
14	1.3612
15	1.3171
16	1.5763
17	2.0736
<b>TOTAL</b>	<b>33.4781</b>

Block O - 2 Lots	
Lot	Acres
2*	4.0340
3*	1.0110
<b>TOTAL</b>	<b>5.0450</b>

\* DENOTES  
PRIVATE STREET,  
DRAINAGE AND  
PUBLIC UTILITY

Block F - 1 Lot	
Lot	Acres
1**	6.8034
<b>TOTAL</b>	<b>6.8034</b>

\*\* DENOTES  
DRAINAGE AND  
OPEN SPACE

Block O - 2 Lots Private Street, Drainage and Public Utility	Classification	Width	Linear Ft.	Acres
DRIFTWOOD RANCH DRIVE (Lot 2)	Local Street	50.00'	3515	4.0340 Ac.
SAND WEDGE COURT (Lot 3)	Local Street	50.00'	650	1.0110 Ac.
<b>Total Right of Way</b>			<b>4165</b>	<b>5.0450 Ac.</b>

BLOCK "F"	1 Drainage and Open Space Lot	6.8034 Ac.
BLOCK "M"	17 Single Family Lots	33.4781 Ac.
BLOCK "O"	2 Private Street, Drainage and Public Utility Lots	5.0450 Ac.
<b>Total Acreage of Subdivision</b>		<b>45.3265 Ac.</b>

CURVE	CURVE TABLE				
	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	0°42'41"	975.00'	12.10'	12.10'	S83°00'14"W
C2	7°00'00"	600.00'	73.30'	73.26'	N79°08'54"E
C3	13°23'28"	600.00'	140.23'	139.91'	N82°20'38"E
C4	7°52'54"	850.00'	116.93'	116.83'	S87°01'11"E
C5	15°57'09"	300.00'	83.53'	83.26'	N88°56'42"E
C6	13°34'11"	1025.00'	242.76'	242.19'	N87°45'13"E
C7	15°30'47"	475.00'	128.61'	128.22'	N86°46'55"E
C8	77°32'38"	300.00'	406.02'	375.73'	S62°12'10"E
C9	31°29'35"	525.00'	288.57'	284.95'	S07°41'07"E
C10	17°49'19"	600.00'	186.63'	185.88'	S00°50'59"E
C11	25°19'22"	625.00'	276.23'	273.99'	S02°54'02"W
C12	14°54'45"	325.00'	84.59'	84.35'	S23°01'04"W
C13	45°12'10"	265.00'	209.07'	203.69'	S07°52'24"W
C14	45°12'10"	315.00'	248.51'	242.12'	N07°52'24"E
C15	14°54'45"	275.00'	71.57'	71.37'	N23°01'04"E
C16	25°19'22"	575.00'	254.13'	252.07'	N02°54'02"E
C17	17°49'19"	650.00'	202.18'	201.37'	N00°50'59"W
C18	31°29'42"	475.00'	261.09'	257.81'	N07°41'08"W
C19	77°32'38"	250.00'	338.34'	313.11'	N62°12'10"W
C20	15°30'47"	525.00'	142.15'	141.71'	S86°46'56"W
C21	13°34'11"	975.00'	230.92'	230.38'	S87°45'13"W
C22	15°57'09"	350.00'	97.45'	97.13'	S88°56'42"W
C23	7°52'54"	800.00'	110.05'	109.96'	N87°01'11"W
C24	13°23'28"	550.00'	128.55'	128.25'	S82°20'38"W
C25	7°00'00"	650.00'	79.41'	79.36'	S79°08'54"W
C26	79°59'58"	5.50'	7.68'	7.07'	S49°02'23"W
C27	23°56'26"	210.00'	87.75'	87.11'	S21°00'40"W
C28	32°58'50"	160.00'	92.10'	90.83'	S16°29'20"W
C29	41°41'58"	308.95'	224.85'	219.92'	S20°50'59"W
C30	17°53'22"	190.26'	59.40'	59.16'	S50°38'39"W
C31	159°58'39"	67.76'	189.20'	133.46'	N40°25'21"W
C32	38°32'48"	145.04'	97.58'	95.75'	S58°50'44"W
C33	78°07'09"	99.00'	134.98'	124.77'	N39°03'34"E
C34	32°58'50"	210.00'	120.88'	119.22'	N16°29'21"E
C35	24°35'09"	160.00'	68.66'	68.13'	N20°41'19"E
C36	99°59'59"	5.50'	9.60'	8.43'	S40°57'39"E
C37	50°08'37"	67.76'	59.30'	57.43'	S14°29'39"W
C38	78°38'03"	67.76'	93.00'	85.87'	S49°53'41"E
C39	31°11'58"	67.76'	36.90'	36.44'	N75°11'18"E
C40	11°15'46"	308.95'	60.73'	60.63'	N36°04'05"E
C41	21°49'54"	308.95'	117.72'	117.01'	N19°31'15"E
C42	8°36'18"	308.95'	46.40'	46.36'	N04°18'09"E
C43	7°43'07"	350.00'	47.15'	47.11'	S86°56'17"E
C44	8°14'02"	350.00'	50.30'	50.25'	N85°05'08"E
C45	8°29'35"	975.00'	144.53'	144.39'	N85°12'55"E
C46	5°04'36"	975.00'	86.39'	86.36'	S87°59'59"E
C47	0°37'15"	250.00'	2.71'	2.71'	N79°20'07"E
C48	76°55'24"	250.00'	335.64'	310.99'	S61°53'34"E
C49	2°53'33"	650.00'	32.81'	32.81'	S06°36'55"W
C50	14°55'46"	650.00'	169.37'	168.89'	S02°17'45"E
C51	3°01'46"	574.00'	30.40'	30.40'	S08°14'45"E
C52	22°17'36"	575.00'	223.73'	222.32'	S04°24'56"W
C53	11°32'49"	275.00'	55.34'	55.25'	S21°19'38"W
C54	3°22'56"	275.00'	16.23'	16.23'	S28°47'01"W
C55	31°12'14"	315.00'	171.55'	169.44'	S14°52'22"W
C56	13°59'55"	315.00'	76.96'	76.77'	S07°43'43"E

DRIFTWOOD GOLF AND RANCH CLUB IMPERVIOUS COVER (IC)							
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS**	IC (AC) OTHER	NUMBER OF LOTS	AVG. LOT SIZE (AC)	% IC
DGRC PHASE ONE	59.1	5.75	4.52	--	42	1.41	17%
DGRC PHASE TWO	45.8	6.81	2.12	--	53	0.86	19%
DGRC PHASE THREE	56.3	3.61	4.89	--	34	1.66	15%
DGRC PHASE FOUR	45.3	2.47	2.73	--	17	2.66	11%
• GOLF COURSE LOTS	272.5	--	--	6.45	2	136.25	2%
• CLUBHOUSE	6.7	--	--	2.64	1	6.70	39%
• MAINTENANCE FACILITY	4.9	--	--	1.58	1	4.86	32%
PLATTED TOTAL	490.6	16.17	11.53	10.67	150	3.27	8%
SITE TOTAL	490.6	16.17	11.53	10.67	150	3.27	8%

\*\*ImperVIOUS Cover per single-family lot assumptions based on City of Austin Criteria

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°21'06"W	50.00'
L2	N75°38'54"E	52.11'
L3	S83°04'44"E	158.97'
L4	N80°58'08"E	146.38'
L5	S23°25'54"E	79.60'
L6	N23°25'54"W	79.60'
L7	S80°58'08"W	146.38'
L8	N83°04'44"W	158.97'
L9	S89°02'22"W	117.58'
L10	S75°38'54"W	52.11'
L11	S82°35'20"W	72.53'
L12	S09°02'22"W	12.56'
L13	S32°58'50"W	66.15'
L14	S00°00'00"W	31.77'
L15	N00°00'00"E	26.79'
L16	N32°58'49"E	66.15'
L17	N89°02'22"E	61.94'
L18	N89°02'22"E	14.61'
L19	S00°47'17"W	34.55'
L20	S59°33'48"E	30.00'
L21	S81°23'42"E	30.00'
L22	N89°02'22"E	41.02'
L23	S83°04'44"E	77.23'
L24	S83°04'44"E	81.74'
L25	N80°58'07"E	105.90'
L26	S00°57'37"E	30.99'
L27	N80°58'08"E	40.47'
L28	S04°32'19"W	30.00'
L29	S02°36'58"E	26.98'
L30	S23°25'54"E	48.55'
L31	S66°34'06"W	30.00'
L32	N84°49'51"W	30.00'
L33	S23°25'54"E	31.05'
L34	S87°35'15"W	31.77'
L35	N74°26'16"W	32.80'
L36	S89°16'15"W	20.00'

DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE FOUR FINAL PLAT

<b>CSC</b>			
CAPITAL SURVEYING COMPANY INCORPORATED			
225 Capital of Texas Highway South Houston, Texas 77046 (713) 327-4026			
FIRM REGISTRATION NO. 101267-0			
DRAWN BY:	WAL	SCALE: 1"=100'	F.B.
JOB NO.:	21514.10	DATE: JANUARY 17, 2023	SHEET NO.:
DRAWING NO.:	21514P1	CRD #:	21515
			4 OF 4



Date: May 19, 2023

Ronee Gilbert

Permit Number: SUB2023-0020

Project Name: Driftwood Golf and Ranch Club, Phase Four Final Plat

Project Address: Driftwood Ranch Drive, Buda, TX, TX 78610

#### **City Planner Comments**

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email [tcarpenter@cityofdrippingsprings.com](mailto:tcarpenter@cityofdrippingsprings.com).

1. Fees have not been paid.
2. Provide 1445 approval letter.
3. Pay required subdivision application fees.
4. This plat cannot be approved until the revised preliminary plat is approved [5.4.2].

#### **Engineer/Public Works Comments**

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

5. Final Plat cannot be approved until the Construction Plans are reviewed and approved. Construction plans have not been submitted.
6. The Final Plat cannot be approved until either;
  - a) Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
  - b) Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

**Fire Marshal Comments**

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

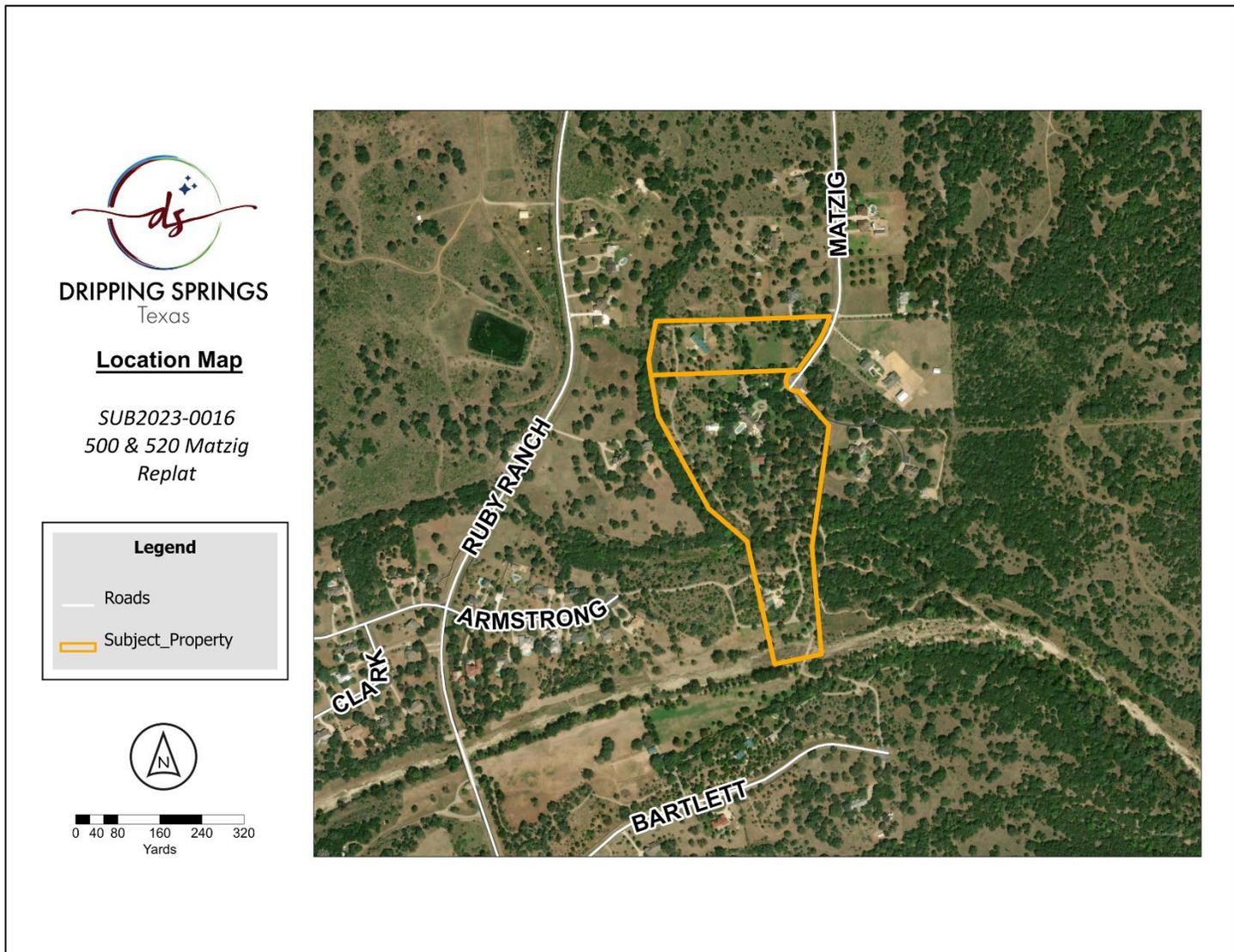
Note: 503.2.1 Dimensions is amended to provide as follows: Fire apparatus access roads shall have an unobstructed width of not less than 24 feet exclusive of shoulders, except for approved security gates in accordance with IFC Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

*Open spaces, friendly faces.*

**Planning and Zoning Commission Meeting:** May 23, 2023  
**Project No:** SUB2023-0016  
**Project Planner:** Warlan Rivera – Planner

**Item Details**

**Project Name:** 520 Matzig Replat  
**Property Location:** 500 & 520 Matzig Cove  
**Legal Description:** Ruby Ranch Phase 1 Lot 8 Blk C 6.50 Ac and Ruby Ranch Phase 2, Block A, Lot 3, Acres 21.45  
**Applicant:** Richie Mendoza  
**Property Owner:** Scott & Sally Follett  
**Staff recommendation:** Denial of the replat.



# Planning Department Staff Report

## Overview

The purpose of this replat is to modify the existing onsite drainage easement. The modification was assessed and made via the study in their drainage report.

## Access and Transportation

Both properties already have frontage on Matzig Cove.

## Site Information

**Location:** 500 & 520 Matzig Cove

**Zoning Designation:** ETJ

## Property History

Both properties are a part of the Ruby Ranch Subdivision. Lot 8 is part of Phase 1 and was recorded back in September 1995. Lot 3 is part of Phase 2 and was recorded back in November 1995.

## Recommendation

Denial of the replat so the applicant may address comments.

## Attachments

Exhibit 1 – Staff Report

Exhibit 2 – Application

Exhibit 3 – Replat

Exhibit 4 – Comments

Recommended Action	Denial
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None. Only inquiries.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



**DRIPPING SPRINGS**  
Texas

**City of Dripping Springs**

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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**SUBDIVISION APPLICATION**

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

**MEETINGS REQUIRED**  
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: <u>9/30/2022</u>
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

**PLAT TYPE**

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: \_\_\_\_\_

**CONTACT INFORMATION**

**APPLICANT NAME** Ritchie Mendoza, E.I.T.

**COMPANY** Ever Engineering, LLC.

**STREET ADDRESS** 3201 Cherry Ridge Dr. Ste. A-106

**CITY** San Antonio      **STATE** Texas      **ZIP CODE** 78230

**PHONE** 210-572-9340      **EMAIL** rmendoza@everenc.com

**OWNER NAME** Scott Follett

**COMPANY** \_\_\_\_\_

**STREET ADDRESS** 520 Matzig Cove

**CITY** Buda      **STATE** Texas      **ZIP CODE** 78610

**PHONE** 512-269-6687      **EMAIL** scott@thefolletts.com

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Scott Follett
PROPERTY ADDRESS	500 & 520 Matzig Cove
CURRENT LEGAL DESCRIPTION	RUBY RANCH PHASE 2, BLOCK A, Lot 3, ACRES 21.45 & RUBY RANCH PHASE 1 LOT 8 BLK C 6.50 AC
TAX ID #	R63269 & R63273
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	21.45 & 6.50
SCHOOL DISTRICT	HAYS CISD
ESD DISTRICT(S)	NORTHEAST HAYS CO ESD #2, HAYS CO FIRE ESD #8
ZONING/PDD/OVERLAY	N/A
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>MATZIG COVE</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	RUBY RANCH
TOTAL ACREAGE OF DEVELOPMENT	27.95
TOTAL NUMBER OF LOTS	2
AVERAGE SIZE OF LOTS	13.972
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>2</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>27.95</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?    <input type="checkbox"/> YES    <input checked="" type="checkbox"/> NO</p>	

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COMMENTS: \_\_\_\_\_

TITLE: PROJECT MANAGER SIGNATURE: EVERGARZA

PUBLIC UTILITY CHECKLIST	
<b>ELECTRIC PROVIDER NAME</b> (if applicable):	<u>PERDENALES ELECTRIC COOPERATIVE, INC.</u>
<input checked="" type="checkbox"/> VERIFICATION LETTER ATTACHED	<input type="checkbox"/> NOT APPLICABLE
<b>COMMUNICATIONS PROVIDER NAME</b> (if applicable):	<u>Crockett Communications Inc.</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input type="checkbox"/> NOT APPLICABLE
<b>WATER PROVIDER NAME</b> (if applicable):	<u>RUBY RANCH WATER SUPPLY CORPORATION</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input type="checkbox"/> NOT APPLICABLE
<b>WASTEWATER PROVIDER NAME</b> (if applicable):	_____
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE
<b>GAS PROVIDER NAME</b> (if applicable):	<u>Texas Gas Service</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input type="checkbox"/> NOT APPLICABLE

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

**COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?\***

*(See attached agreement)*

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

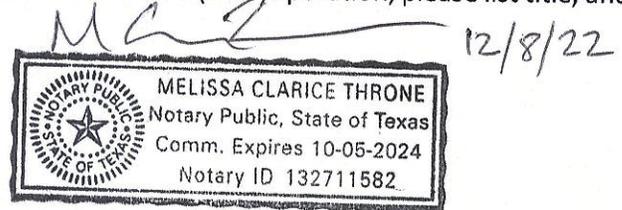
Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com) and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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



\_\_\_\_\_  
 Applicant Name  
 Ever Garza, P.E.  
 \_\_\_\_\_

Before me, the undersigned authority on this day personally appeared, Ever Garza, known to me to be the person whose name is signed to the foregoing application and sworn by me, State under oath that all of the facts therein set forth are true and correct.

Applicant Signature  
 EVER GARZA  
 \_\_\_\_\_

Date  
 12/8/22  
 \_\_\_\_\_

Notary  
 \_\_\_\_\_  
 Notary Stamp Here  
 \_\_\_\_\_  
 Scott Follett  
 \_\_\_\_\_

Date  
 \_\_\_\_\_

Property Owner Name  
 \_\_\_\_\_  
 Property Owner Signature  
 \_\_\_\_\_

\_\_\_\_\_  
 Date

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

Applicants Signature: EVERGARZA Date: 12/8/22

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)] (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

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

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

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

<b>NARRATIVE OF COMPLIANCE</b>	
<p>A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.</p>	
<p>Outdoor Lighting, Article 24.06</p>	<p>All lighting on this plat is existing and complies with the Outdoor Lighting Article 24.06 &amp; we do not foresee required changes.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>There is no Parkland Dedication required. The purpose of this application is to re-plat the existing Ruby Ranch Phase 1 &amp; Ruby Ranch Phase 2 Subdivisions.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>The existing landscape will not change. The purpose of this application is to update the drainage easement to the current 100-Yr FEMA Floodplain area to the re-plat of Ruby Ranch Phase 1 &amp; 2 Subdivisions.</p>

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>The purpose of this application is to update the drainage easement to the current 100-Yr FEMA Floodplain area to the re-plat of Ruby Ranch Phase 1 &amp; 2 Subdivisions.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>All existing conditions in Zoning will remain. The purpose of this application is re-plat properties that currently in the Ruby Ranch Phase 1 &amp; Phase 2 Subdivisions, and to update the drainage easement to the current 100-Yr FEMA floodplain.</p>

Received on/by \_\_\_\_\_

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
Only filled out by staff



DRIPPING SPRINGS  
Texas

### BILLING CONTACT FORM

Project Name: Ruby Ranch Subdivision

Project Address: 500 & 520 Matzig Cove, Buda TX 78108

Project Applicant Name: Ever Engineering, LLC.

#### Billing Contact Information

Name: Ever Engineering, LLC.

Mailing Address: 3201 Cherry Ridge Drive, Suite A-106

San Antonio, TX 78230

Email: rmendoza@everenc.com Phone Number: 210-572-9340

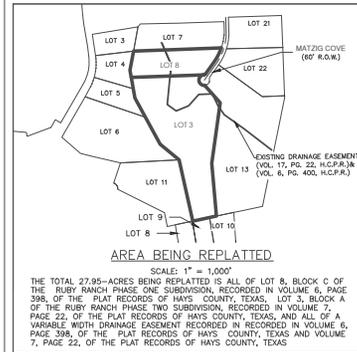
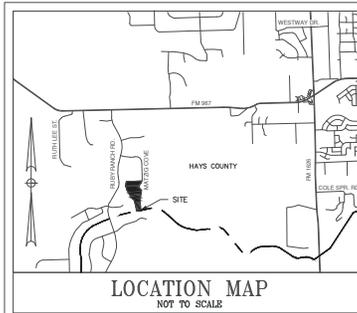
Type of Project/Application (check all that apply):

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

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

EVER ARZA  
Signature of Applicant

12/8/22  
Date



SCALE: 1" = 1,000'

THE TOTAL 27.95-ACRES BEING REPLATTED IS ALL OF LOT 8, BLOCK C OF THE RUBY RANCH PHASE ONE SUBDIVISION, RECORDED IN VOLUME 6, PAGE 398 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; LOT 3, BLOCK A OF THE RUBY RANCH PHASE TWO SUBDIVISION, RECORDED IN VOLUME 7, PAGE 22 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; AND ALL OF A VARIABLE WIDTH DRAINAGE EASEMENT RECORDED IN VOLUME 6, PAGE 398 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 7, PAGE 22 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

LEGEND	
—+130	EXISTING CONTOUR
—119	PROPOSED CONTOUR
—C	CENTERLINE
●	IRON ROD FOUND
○	IRON ROD SET
○ P.R.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
B.L.K.	BLOCK
B.L.	BUILDING LINE
N.C.B.	NEW CITY BLOCK
T.E.L.E.	TELEPHONE
C.A.T.V.	CABLE TV
P.R.	PLAT RECORDS OF HAYS COUNTY, TEXAS
ESMT	CENTERLINE
CL	CENTERLINE
P.U.E.	PUBLIC UTILITY EASEMENT

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THE PRESENTS, That, Cypress Creek Animal Hospital P.C., by and through Dr. Todd Henry, owner of Lot 12B-1 & Lot 52, Cypress Creek Acres, Replat of Lot 12B-1 & Lot 52, as recorded in Volume 13, Page 179, Hays County Texas Plat Records, conveyed by Instrument Number: 18026350 of the Official Deed Records of Hays County, Texas, do hereby subdivide said property as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the public the use of the streets and easements shown hereon. This subdivision is to be known as Replat of Lot 52 & 12B, Cypress Creek Acres AH Addition, Establishing Lots 52A, & 12B-1-2, City of Woodcreek ETU, Hays County, Texas.

TO CERTIFY WHICH, WITNESS BY THE HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: SCOTT FOLLETT, OWNER  
500 Matzig Cove  
Buda, TX 78610

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR. TODD HENRY, KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN under my hand and seal of office this \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY PUBLIC  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF DRIPPING SPRINGS AND/OR HAYS COUNTY.

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF HAYS

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: BIG SKY SURVEYING, LLC.

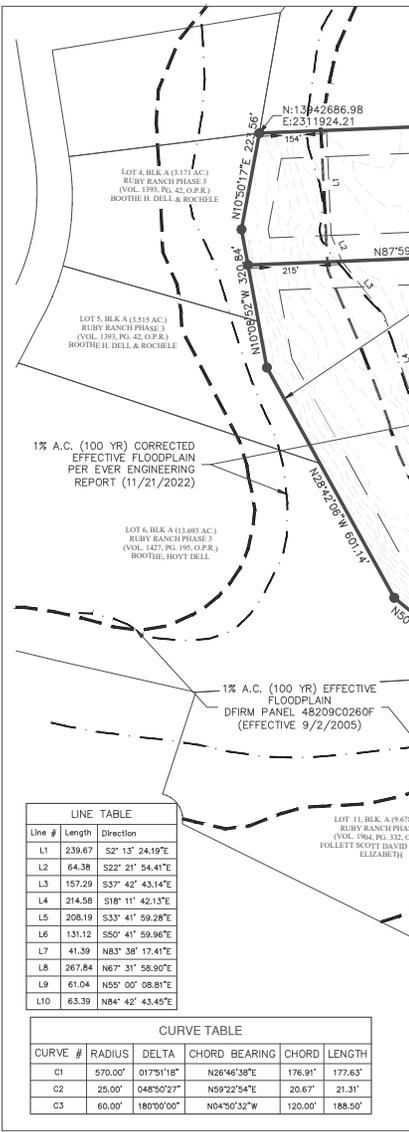
\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR

**HAYS COUNTY NOTES:**

- NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED UNLESS: (1) A Permit for use of the County Roadway Right-of-Way has been issued under Chapter 751, and, (2) the driveway satisfies the minimum spacing requirement for driveways set forth in Chapter 721.
- The filer of this plat has submitted to the Department a Water and Wastewater Service Plan describing how (water)(and)(wastewater) service will be provided to this subdivision.
- No Structure in this subdivision shall be occupied until connected to an individual water supply or state approved community water system. Due to desludging water supply, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.
- No structure in this subdivision shall be occupied until connected to a permitted sewer system or to an on-site wastewater system that has been approved and permitted by Hays County.
- No construction or development within the subdivision may begin until all Hays County Development Authorization requirements have been satisfied.

**LOT DATA NOTE:**

TOTAL LOTS = 2  
LOT AVG. SIZE = 13.972-ACRES  
≥ 10 ACRES = 1  
5 AC - 10 AC = 1  
2 AC - 5 AC = 0  
1 AC - 2 AC = 0  
≤ 1 AC = 0



**UTILITY NOTE:**  
WATER: RUBY RANCH WATER SUPPLY CORPORATION OR PRIVATE WATER WELL  
WASTEWATER: INDIVIDUAL ON-SITE SEWAGE FACILITIES  
EAS: VERBENA ELECTRIC COOPERATIVE, INC.  
TELEPHONE: CROCKETT COMMUNICATIONS INC.

**PLAT NOTES:**  
BUILDING SETBACKS LINES PER CITY OF DRIPPING SPRINGS ORDINANCE.  
DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 802.115  
THIS SUBDIVISION LIES WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.  
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE.  
THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY GSD.  
THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD #2, WIMMERLEY FIRE HAYS Co ESD #8  
THIS SUBDIVISION LIES WITHIN THE LOWER TRINITY GROUNDWATER CONSERVATION DISTRICT THIS TRACT IS WITHIN THE ETJ OF THE CITY OF DRIPPING SPRINGS.  
A 10' UTILITY EASEMENTS SHALL BE LOCATED ON ALL SIDE AND REAR PROPERTY LINES.

**REFERENCE: FLOODING 02-02-2005 NOTES:**

- ALL EXISTING OVERHEAD AND UNDERGROUND FACILITIES SHALL POSSESS A TWENTY (20) FOOT WIDE UTILITY EASEMENT CENTERED TO EACH SIDE OF LINE.
- ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
- NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED, UTILITY EASEMENT PER SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.

**FLOODPLAIN NOTE:**  
A PORTION OF THE FEMA IX ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48209C0260F (EFFECTIVE 9/2/2005). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

PLAT NO. PLN-2 **Item 10.**

REPLAT ESTABLISHING  
**RUBY RANCH**  
LOT 3, BLOCK A AND LOT 8, BLOCK C  
BEING A TOTAL OF 6.50 ACRES OF LAND IN HAYS COUNTY, TEXAS, DESCRIBED AS LOT 8, BLOCK C OF THE RUBY RANCH PHASE ONE SUBDIVISION, RECORDED IN VOLUME 6, PAGE 398 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND A TOTAL OF 21.45 ACRES OF LAND IN HAYS COUNTY, TEXAS DESCRIBED AS LOT 3, BLOCK A OF THE RUBY RANCH PHASE TWO SUBDIVISION, RECORDED IN VOLUME 17, PAGE 22, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

**ENGINEER:**

**EVER ENGINEERING, LLC**  
ADVANCED ENGINEERING SERVICES  
3201 CHERRY RIDGE DRIVE, SUITE A-106,  
SAN ANTONIO, TX 78230  
OFFICE (210) 572-9340 FAX (210) 572-9344  
WWW.EVERENG.COM, WWW.AES-TX.COM  
REG. NO. 11-0927

**SURVEYOR:**

**BIG SKY SURVEYING, L.L.C.**  
4025 CHRIS DRIVE  
ARLINGTON, TEXAS 79006  
(325) 428-8959  
bigsky@bigskyllc.com  
www.bigsky.com

STATE OF TEXAS  
COUNTY OF HAYS

This plat of \_\_\_\_\_ has been submitted to and considered by the Planning and Zoning Commission of the City of Dripping Springs, Texas, and is hereby approved by such Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_

BY: \_\_\_\_\_ CHAIR

BY: \_\_\_\_\_ SECRETARY

I, the undersigned, Director of the Hays County Development Services Department, hereby certify that this subdivision plat conforms to all Hays County Requirements as stated in the Interlocal Cooperation Agreement between Hays County and the City of Dripping Springs for subdivision regulation within the extraterritorial jurisdiction of the City of Dripping Springs.

Marcus Pacheco  
Director  
Hays County Development Services

Date \_\_\_\_\_

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 desludging water supply and desludging water quality, prospective property owners are cautioned by Hays County to question the seller concerning groundwater availability. Rainwater collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site 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.

Marcus Pacheco  
Director  
Hays County Development Services

Date \_\_\_\_\_

Eric Van Goosbeck, R.S., C.F.M.,  
Hays County Floodplain Administrator

STATE OF TEXAS  
COUNTY OF HAYS

I, Elaine H. Cordova, 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 \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in the plat records of Hays County, Texas, in Instrument Number \_\_\_\_\_.

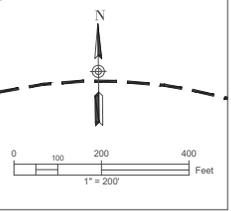
Witness my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

\_\_\_\_\_  
Elaine H. Cordova  
County Clerk  
Hays County, Texas

LINE TABLE				
Line #	Length	Direction		
L1	239.67	S2° 13' 21" 24.19"E		
L2	64.38	S22° 21' 54.41"E		
L3	157.28	S37° 42' 43.14"E		
L4	214.58	S16° 11' 42.13"E		
L5	208.18	S33° 41' 59.28"E		
L6	131.12	S50° 41' 59.96"E		
L7	41.39	N83° 38' 17.41"E		
L8	267.84	N67° 31' 58.90"E		
L9	61.04	N55° 00' 08.81"E		
L10	63.39	N84° 42' 43.45"E		

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	570.00'	017°51'18"	N26°46'38"E	176.91'
C2	25.00'	048°50'27"	N59°22'54"E	20.67'
C3	60.00'	180°00'00"	N04°50'32"W	120.00'





Date: May 19, 2023

Richie Mendoza

Permit Number: SUB2023-0016  
 Project Name: 520 Matzig Replat  
 Project Address: 520 Matzig Cove, Buda, TX 78610

### **Engineer/Public Works Comments**

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

1. Provide a Purpose of Replat Statement [Sub Ord 7.6]
2. Provide a copy of the currently recorded Plat [Plat Application Checklist]
3. Provide inset showing "Current Parcel configuration". [Sec 7.3 Sub Ord]
4. Update the water service provider note. The Letter from RRWSC says it does not serve these lots. [Sub Ord 4.7(t)]
5. Provide a 20 ft PUE along the frontage Matzig Cove [Sub Ord 12.2.4]
6. Show and label widths of all Water Quality Buffer Zones [WQO 22.05.017].
7. Provide an existing condition exhibit showing existing improvements to show that proposed lot lines and building setbacks are not in conflict with existing facilities.. Include an aerial photo background.
8. Show the existing water well on the plat. Per [TAC Title 16, Part 4, Chapter 76, Rule 76.1(a)(1)], a water well must be 50 ft from property line. Annotate 50 ft offset.

### **City Planner Comments**

The following comments have been provided by Warlan Rivera. Should you have any questions or require additional information, please contact Warlan Rivera by email [Wrivera@cityofdrippingsprings.com](mailto:Wrivera@cityofdrippingsprings.com).

9. In the location map, show the boundaries of the City of Dripping Springs' ETJ. [4.7.a]
10. Please add the recording information to the property directly northwest of Lot 8, Block C. [4.7.c]

11. Recording information for Phase 1, Block B, lots 21 and 22 seems incorrect, please adjust. [4.7.c]
12. Hays County 1445 Approval Letter [5.3.2]
13. Both lots being platted are owned by Scott D Follett and Sally E Follett. This replat must be signed and acknowledged by both property owners. Please create a signature block for Sally E Follett. [7.2.1]
14. Under the title block, the recording information of Lot 3, Block A of Ruby Ranch Phase two has a typo. Instead of volume 7, "Volume 17" was written. Please adjust. [7.3]
15. In the plat notes please transfer the building setback requirements from the final plats of Ruby Ranch Phases 1 and 2, which are 60 feet on the front, side, and rear. [7.2.3]

*Open spaces, friendly faces.*



# Planning and Zoning Commission Planning Department Staff Report

Item 11.

**Planning and Zoning Commission Meeting:** May 23, 2023  
**Project No:** SUB2023-0017  
**Project Planner:** Tory Carpenter, AICP – Planning Director

### Item Details

**Project Name:** Caliterra Phase 2 Section 7 Replat  
**Property Location:** Caliterra Parkway at Peakside Circle  
**Legal Description:** Caliterra Phase 2, Section 7, Block D, Lot 9  
**Applicant:** Bill E. Couch, Carlson Brigrance and Doering, Inc.  
**Property Owner:** Development Solutions CAT, LLC

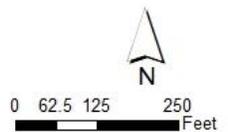
**Staff recommendation:** Denial of the Replat based on outstanding comments



### Location Map

SUB2023-0017

— Roads



Source: Esri, Maxar, © GeoEye, Earthstar © Imagery, © CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Planning Department Staff Report

## Overview

The proposed replat subdivide lot 9 into four separate lots, three of which would be used as single-family residences. Lot 9 was originally designated as an amenity center/open space lot. This replat is consistent with the 2018 development agreement and parks plan for the development.

## Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway and Peakside.

## Site Information

**Location:** Caliterra Parkway and Peakside

**Zoning Designation:** ETJ / Caliterra Development Agreement

## Property History

The restated Caliterra development agreement was approved in 2018.

## Recommendation

Denial based on outstanding comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 5 Section 13 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Denial of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



# CITY OF DRIPPING SPRINGS

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Dripping Springs, TX 78620

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## SUBDIVISION APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

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

### PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: \_\_\_\_\_

### CONTACT INFORMATION

**APPLICANT NAME** Bill E. Couch, P.G., AICP CEP

**COMPANY** Carlson Brigance and Doering, Inc.

**STREET ADDRESS** 5501 W. Wm. Cannon Dr.

**CITY** Austin **STATE** TX **ZIP CODE** 78749

**PHONE** 512 280-5160 **EMAIL** bill@cbdeng.com

**OWNER NAME** Greg Rich

**COMPANY** CF CSKJ Caliterra, LLC

**STREET ADDRESS** 12222 Merit Drive, Suite 1020

**CITY** Dallas **STATE** TX **ZIP CODE** 75251

**PHONE** (972) 960-2777 **EMAIL** grich@siepiela.com

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	CF CSKJ Caliterra, LLC
PROPERTY ADDRESS	RR 12, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	Replat of Caliterra Section 2 Phase 7 Block B Lot 9
TAX ID #	
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	12.032 acres
SCHOOL DISTRICT	Drippings Springs ISD
ESD DISTRICT(S)	#1 and #6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Peaksid Circle</u> <input type="checkbox"/> State Name: <u>Premier Park Loop</u> <input checked="" type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Caliterra Subdivision</u>

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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Replat Caliterra Phase 2 Section 7 Block D Lot 9 Block D
TOTAL ACREAGE OF DEVELOPMENT	12.032
TOTAL NUMBER OF LOTS	4
AVERAGE SIZE OF LOTS	5.332
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>3</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>3.097</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED?   <input checked="" type="checkbox"/>YES   <input type="checkbox"/>NO</p>	

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COMMENTS: \_\_\_\_\_

TITLE: Senior Project Manager SIGNATURE: *Bill E. Paul*

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): PEC

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): \_\_\_\_\_

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): DSWSC

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): \_\_\_\_\_

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

**COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?\***

*(See attached agreement)*

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

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

YES (REQUIRED)    YES (VOLUNTARY\*)    NO

**APPLICANT'S SIGNATURE**

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

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

Bill E. Couch \_\_\_\_\_

Applicant Name

*Bill E. Couch* \_\_\_\_\_

4-7-23 \_\_\_\_\_

Applicant Signature

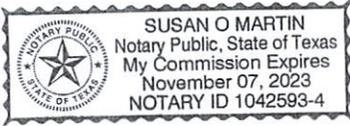
*Susan O. Martin* \_\_\_\_\_

Date  
*04/07/2023* \_\_\_\_\_

Notary

Date

Notary Stamp Here



\_\_\_\_\_

Property Owner Name

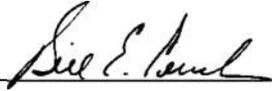
\_\_\_\_\_

Property Owner Signature

\_\_\_\_\_

Date

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

Applicants Signature:  Date: 04-7-23

## FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST

### Subdivision Ordinance, Section 5

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

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

**FINAL PLAT INFORMATION REQUIREMENTS**

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

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

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

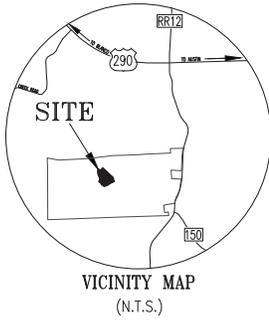
**NARRATIVE OF COMPLIANCE**

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

<p>Outdoor Lighting, Article 24.06</p>	<p>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</p>

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable). Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>Planned development complies with city code consistent with the approved Development Agreement provided with this application and consistent with previous sections of the development.</p>

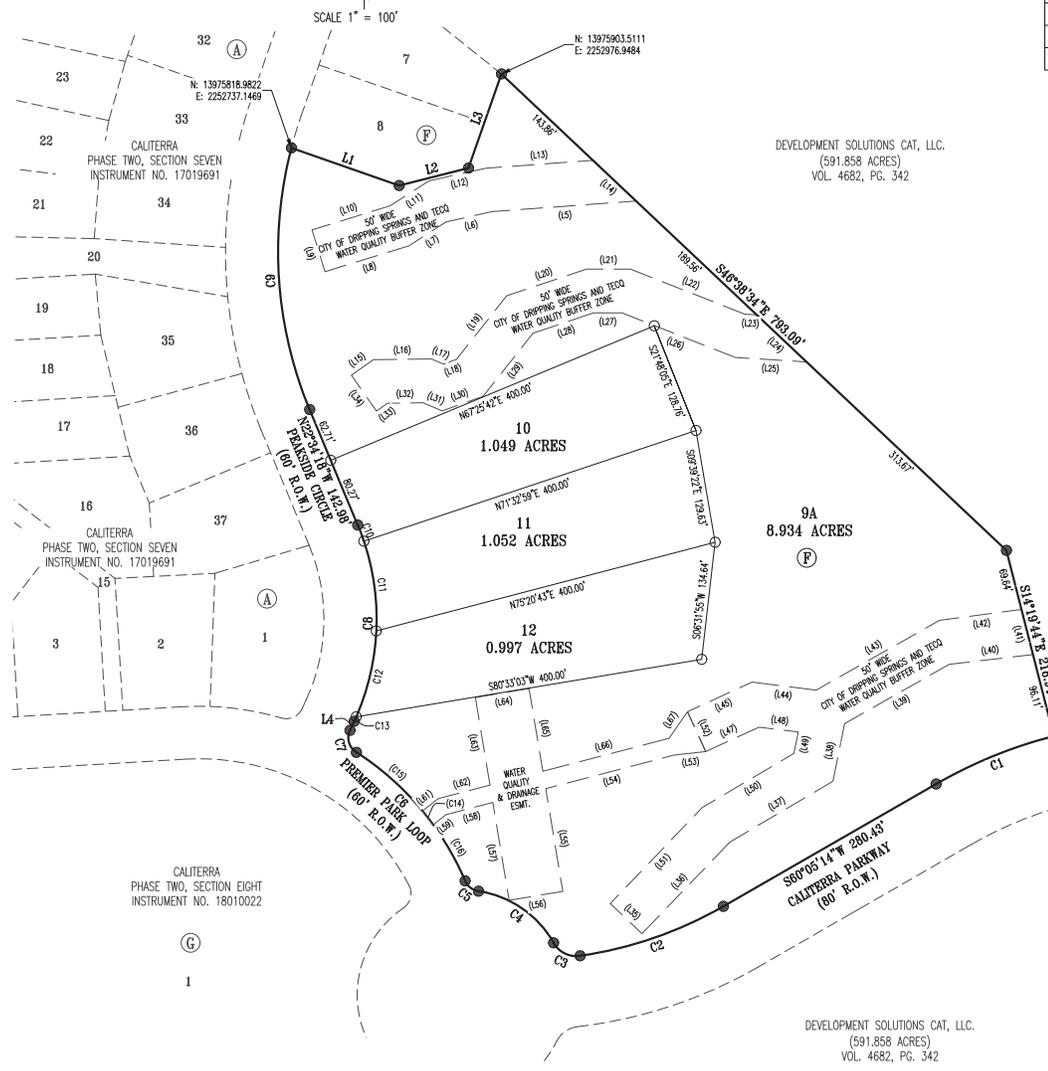
# REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN



**LEGEND**  
 ● 1/2" IRON ROD FOUND  
 17 LOT NUMBER  
 (D) BLOCK DESIGNATION

Line Table		
Line #	Length	Direction
L1	130.29	S70°43'22"E
L2	81.69	N75°49'40"E
L3	113.93	N19°16'38"E
L4	11.41	N24°38'34"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	145.63	540.00	S67°48'47"W	145.19	73.26	152°7'07"
C2	173.98	460.00	S70°55'19"W	172.94	88.04	21°40'11"
C3	35.86	30.00	N63°59'53"W	33.76	20.42	68°28'51"
C4	107.68	120.00	N52°27'28"W	104.10	57.77	51°24'42"
C5	20.21	20.00	N52°13'14"W	19.36	11.06	57°53'38"
C6	195.05	330.00	N40°12'41"W	192.22	100.47	33°51'55"
C7	28.55	20.00	N16°15'02"W	26.19	17.32	81°48'05"
C8	230.73	280.00	N01°02'08"E	224.26	122.37	47°12'52"
C9	305.09	470.00	N03°58'33"W	299.77	158.14	37°11'34"
C10	19.75	280.00	S20°33'04"E	19.74	9.88	4°02'28"
C11	103.97	280.00	S07°53'34"E	103.37	52.59	21°16'31"
C12	101.43	280.00	S13°07'20"W	100.87	51.28	20°45'18"
C13	5.59	280.00	S24°04'17"W	5.59	2.79	1°08'35"



DEVELOPMENT SOLUTIONS CAT, LLC.  
 (591.858 ACRES)  
 VOL. 4682, PG. 342

OWNER:  
 CF CSLK CALITERRA LLC.  
 12222 MERIT DRIVE, SUITE 1020  
 DALLAS, TEXAS 75251

DATE: APRIL 10, 2023  
 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

ACREAGE: 12.032 ACRES  
 SURVEY: PHILIP A. SMITH SURVEY NO. 26  
 ABSTRACT NO. 415  
 HAYS COUNTY, TEXAS

TOTAL NO. LOTS	4
NO. RESIDENTIAL LOTS	3
NO. NON-RESIDENTIAL LOTS	1
NO. OF BLOCKS	1

N: 13975146.8895  
 E: 2253607.7782

AREA TABLE	
AREA WITHIN SUBDIVISION	12.032 ACRES (524,109 SQ. FT.)
AREA OF SINGLE FAMILY LOTS	3.097 ACRES (134,926 sq. ft.)
AREA WITHIN PUBLIC STREETS	0 ACRES (0 sq. ft.)
BLOCK "F"	
LOT NO.	ACREAGE
9A	8.934 ACRES
10	1.049 ACRES
11	1.052 ACRES
12	0.997 ACRES

DEVELOPMENT SOLUTIONS CAT, LLC.  
 (591.858 ACRES)  
 VOL. 4682, PG. 342

Easement Line Table		
Line #	Length	Direction
(L5)	164.42	S85°49'24"W
(L6)	54.37	S77°29'03"W
(L7)	50.74	S57°14'23"W
(L8)	100.14	S72°52'51"W
(L9)	50.00	N17°07'09"W
(L10)	93.27	N72°52'51"E
(L11)	52.80	N57°14'23"E
(L12)	66.94	N77°29'03"E
(L13)	122.30	N85°49'24"E
(L14)	67.78	S46°38'34"E
(L15)	30.78	N55°01'59"E
(L16)	66.02	N89°09'13"E
(L17)	15.19	S67°10'46"E
(L18)	15.75	N70°34'40"E
(L19)	92.62	N38°15'41"E
(L20)	95.97	N71°28'16"E

Easement Line Table		
Line #	Length	Direction
(L21)	50.25	S89°59'48"E
(L22)	140.53	S68°30'13"E
(L23)	13.68	S86°22'34"E
(L24)	78.22	S46°38'34"E
(L25)	81.70	N86°22'34"W
(L26)	136.90	N68°30'13"W
(L27)	32.60	N89°59'48"W
(L28)	72.90	S71°28'16"W
(L29)	92.20	S38°15'41"W
(L30)	49.55	S70°34'40"W
(L31)	24.03	N67°10'46"W
(L32)	40.20	S89°09'13"W
(L33)	15.44	S50°15'59"W
(L34)	50.00	N34°58'01"W
(L35)	50.00	S46°13'13"E
(L36)	145.10	N43°46'47"E

Easement Line Table		
Line #	Length	Direction
(L37)	136.60	N59°26'25"E
(L38)	67.00	N11°18'55"E
(L39)	137.50	N60°25'54"E
(L40)	96.30	N83°18'43"E
(L41)	53.19	N14°19'44"W
(L42)	94.40	S82°25'38"W
(L43)	161.80	S60°28'02"W
(L44)	73.90	N82°57'15"W
(L45)	81.10	S65°22'41"W
(L46)	50.00	S24°37'19"E
(L47)	66.92	N65°22'41"E
(L48)	45.15	S82°57'15"E
(L49)	25.05	S11°18'55"W
(L50)	121.35	S59°26'25"W
(L51)	151.88	S43°46'47"W
(L52)	50.00	S24°37'19"E

Easement Line Table		
Line #	Length	Direction
(L53)	37.05	S83°24'33"W
(L54)	150.78	S75°20'18"W
(L55)	119.04	S09°26'57"E
(L56)	62.16	S80°33'03"W
(L57)	113.37	N09°26'57"W
(L58)	55.11	S75°20'18"W
(L59)	18.91	S52°05'52"W
(L61)	23.00	N52°05'52"E
(L62)	61.05	N75°20'18"E
(L63)	101.55	N09°26'57"W
(L64)	62.16	N80°33'03"E
(L65)	95.88	S09°26'57"E
(L66)	148.96	N75°20'18"E
(L67)	36.93	N34°43'07"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C14)	20.01	330.00	N37°50'08"W	20.00	10.01	3°28'25"
(C15)	101.20	330.00	S48°21'30"E	100.81	51.00	17°34'17"
(C16)	73.84	330.00	S29°41'19"E	73.69	37.07	12°49'13"

A REPLAT OF 12.032 ACRES, BEING A REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

LOT SIZE	NO.
< 1 ACRE	1
1-2 ACRE	3
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	0
MINIMUM LOT SIZE: 0.997 AC (43,429 sq. ft.)	
AVERAGE LOT SIZE: 5.332 AC (232,240 sq. ft.)	

## SHEET NO. 1 OF 2

**Carlson, Brigance & Doering, Inc.**  
 FIRM ID #13791 RLG. # 10024900  
 Civil Engineering 5501 West William Cannon Austin, Texas 78749  
 Surveying 5501 West William Cannon Austin, Texas 78749  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

# REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN

STATE OF TEXAS }  
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:  
THAT OF CSLK CALITERRA LLC., ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN, RECORDED IN INSTRUMENT NUMBER 17019691, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING SITUATED IN THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 12.032 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

### "REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN"

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY:  
GREGORY L. RICH, MANAGER AND ATTORNEY-IN-FACT  
OF CSLK CALITERRA, LLC  
C/O SR CAPITAL MANAGEMENT-CALITERRA  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY L. 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.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECHO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

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

CHAD GILPIN, P.E., CITY ENGINEER

A.J. GRAY  
OPERATIONS GENERAL MANAGER  
DRIPPING SPRINGS WATER SUPPLY CORP.  
WATER UTILITY PROVIDER

AARON REED  
PUBLIC WORKS DIRECTOR  
CITY OF DRIPPING SPRINGS  
WASTEWATER UTILITY PROVIDER

THIS PLAT, CALITERRA PHASE FIVE SECTION FOURTEEN, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS

HEREBY APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MM JAMES, PLANNING & ZONING COMMISSION CHAIR DATE

CATHY GIESELMAN, DEPUTY CITY SECRETARY DATE

STATE OF TEXAS }  
COUNTY OF HAYS }

I, THE UNDERSIGNED, DIRECTOR OF 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.

MARCUS PACHECHO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

DATE: \_\_\_\_\_

I, ELAINE HANSON 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 \_\_\_\_\_ DAY OF \_\_\_\_\_,

20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

ELAINE HANSON CARDENAS BY: \_\_\_\_\_  
COUNTY CLERK  
HAYS COUNTY, TEXAS

#### GENERAL NOTES:

1. THIS REPLAT 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 4820900115F, 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 10'.
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. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT #1.
27. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PREDEVELOPED 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.
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 CALITERRA DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC., RECORDED IN VOLUME 4978, PAGE 215, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
30. PEC ELECTRIC 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 ELECTRIC 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 DRIPPING 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. 4820900115F, DATED SEPTEMBER 02, 2005.

ENGINEERING BY: \_\_\_\_\_  
BRETT R. PASQUARELLA, P.E., No. 84769 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749



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.

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: \_\_\_\_\_  
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



A REPLAT OF 12.032 ACRES, BEING A REPLAT OF LOT 9, BLOCK F, CALITERRA PHASE TWO, SECTION SEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

## SHEET NO. 2 OF 2

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #13791 ◆ REG. # 10024900

Civil Engineering ◆ Surveying  
5501 West William Cannon ◆ Austin, Texas 78749  
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5160



Date: May 19, 2023

Bill Couch

Permit Number: SUB2023-0017

Project Name: Caliterra Phase Two Lot 9 Block F Section Seven Replat

Project Address: Peakside Circle, Dripping Springs, TX 78620

#### City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email [tcarpenter@cityofdrippingsprings.com](mailto:tcarpenter@cityofdrippingsprings.com).

1. Show updated City Limits boundary on the vicinity map [4.7(a)].
2. Provide Hays County 1445 approval.
3. Show the existing configuration. [7.3]
4. Update Cathy Gieselman signature to, "Andrea Cunningham, City Secretary."

#### Engineer/Public Works Comments

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

5. The recorded plat shows a "W.Q./D.E." in the northwest corner of Block F, Lot 9 that is missing from the Replat. Please clarify its previous purpose and why it was deleted or add back to the Replat.
6. ROW in this development is County ROW not City. Update note 22 accordingly to refer to County ROW permits.
7. Provide a Purpose of Replat Statement [Sub Ord 7.6]
8. Provide a Graphic Scale. [Plat Application Checklist]
9. Provide inset showing "Current Parcel configuration". [Sec 7.3 Sub Ord]



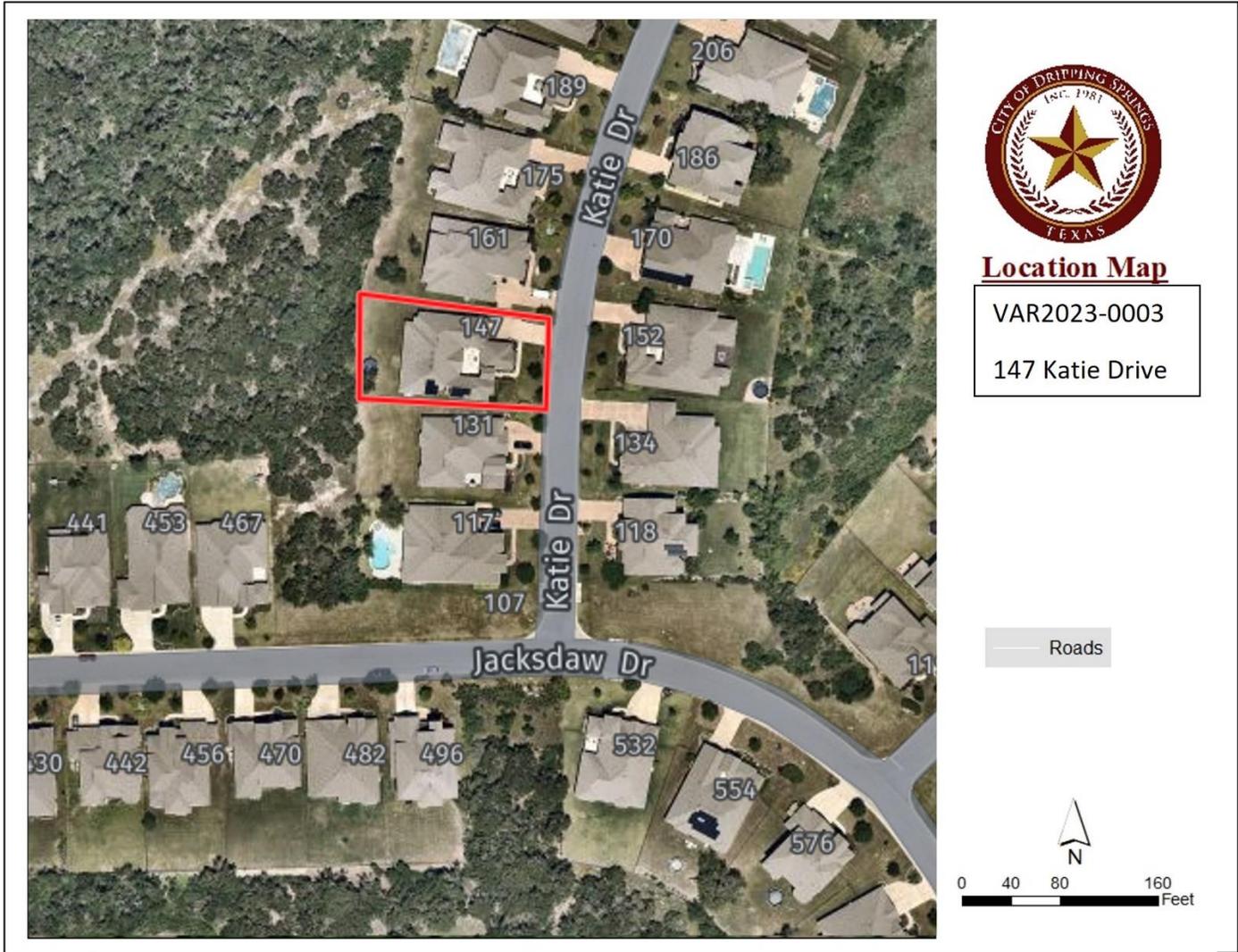
# Planning and Zoning Commission Planning Department Staff Report

Item 12.

**Planning and Zoning Commission Meeting:** May 23, 2023  
**Project No:** VAR2023-0003  
**Project Planner:** Tory Carpenter, AICP, Planning Director

### Item Details

**Project Name:** N/A  
**Property Location:** 147 Katie Drive  
**Legal Description:** Reunion Ranch Phase 2, Section 2, Block E, Lot 21  
**Applicant:** Kevin & Yvonne Heerema  
**Property Owner:** Kevin & Yvonne Heerema  
**Request:** Applicant is requesting a variance to allow a pool house/cabana within the rear property setback



**Overview**

This variance request is associated with a requested building permit for a pool house/cabana. This property is subject to the Reunion Ranch development agreement which established a rear setback of 30’.

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

1. *Without this requested variance we would be unable to move forward with this project.*
2. *The rear property faces and joins a dedicated Green Belt there will be no additional structures built behind this project.*
3. *There are several pools/cabanas built along Katie Drive. Please see attached Google Maps photos.*
4. *We can't afford to sell our house and move to Belterra to build this project because of property taxes and commutes, and we would not want to move our daughter to another school.*

Note that additional information is included in the application package which is attached.

Code Requirement	Applicant Request	Difference
Structures must be at least 30’ from the rear property line.	Approximately 22’ from the rear and side property lines	<b>8’ from the rear property line</b>





**Surrounding Properties**

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

**Approval Criteria for Variance (2.22.2-Zoning Ordinance)**

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	There are no special circumstances or conditions affecting the property.
2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and by preserving the natural features and topography of the land; and	Staff does not consider a cabana within the setback to be necessary for the enjoyment of the property.

## Planning Department Staff Report

3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	Granting of the variance would not be detrimental to the public health, safety, welfare, or injurious to other property within the area.
4. the granting of the variance constitutes a minimal departure from this Chapter; and	The granting of the variance is 8 feet within a 30 foot setback. The structure would be 22 feet from the rear property line.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	There is no apparent hardship on this property. The alternative option is to construct the pool without the proposed cabana.
6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ol style="list-style-type: none"> <li>the public health, safety and welfare may be secured; and</li> <li>that substantial justice may be done.</li> </ol>	This request is not consistent with the building setback line requirements.

### 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.

### Meetings Schedule

May 23, 2023 Planning & Zoning Commission

June 6, 2023 Board of Adjustments

### Attachments

Attachment 1 – Variance Application

Attachment 2 – Application Materials

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
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

Please accept this as additional evidence to our original application for a variance. We request a variance that will extend over the 30' rear B.S.L. as per plat. In reference to Code Section 28.02 and 16.1. As well as exhibit C of the Reunion Ranch Development Agreement.

Please find attached a few additional items we discussed in our predevelopment meeting on 4/13.

Attached is a picture of our backyard. This picture shows that there are no homes behind us on the ridge. The 2<sup>nd</sup> is aerial from google maps. This shows the ridge behind our home. Since we are on the ridge, there will never be able to be any development behind us.

I've also included a survey from a home in Belterra. The setback in this neighborhood is only 10', compared to our 30' setback. We are not sure why ours would be so large, when we we don't even have any homes behind us. If we had Belterra's setback we wouldn't need this variance. With the variance approved, we'd still have a 22' setback which is twice what Belterra requires.

The hardship is we can't afford to sell our house and move to Belterra to build this project, because of property taxes and commutes, and we would not want to move our daughter to another school.

Lastly, we have included a picture of what we plan to have. As you can see it's a small shaded structure, only 8' into our setback.

Thank you,

Kevin and Yvonne Heerema

147 Katie Drive

Austin, TX 78737



City of Dripping Springs

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

512.858.4725 • cityofdrippingsprings.com

**ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION**

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

**CONTACT INFORMATION**

PROPERTY OWNER NAME Kevin and Yvonne Heerema

STREET ADDRESS 147 Katie Drive

CITY Austin STATE Tx ZIP CODE 78737

PHONE 201-527-5888 EMAIL ymheerema@gmail.com

APPLICANT NAME Tommy Eaton

COMPANY Eaton Construction Services

STREET ADDRESS 17621 Hwy. 29 West

CITY Buchanan Dam STATE Texas ZIP CODE 78609

PHONE 830-220-2292 EMAIL txhome0319@gmail.com

APPLICATION TYPE

ALTERNATIVE STANDARD                       VARIANCE

SPECIAL EXCEPTION                               WAIVER

PROPERTY INFORMATION	
PROJECT NAME	The Heerema Cabana/Pool House Project
PROPERTY ADDRESS	147 Katie Drive
CURRENT LEGAL DESCRIPTION	Lot 21 Block E Reunion Ranch Phase # 2
TAX ID#	
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- o Description of request & reference to section of the Code of Ordinances applicable to request:  
 We request a variance that will extend over the 30' rear B.S.L. as per plat. In reference to Code Section 28.02 and 16.1. As well as exhibit C of the Reunion Ranch Development Agreement.

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

We propose to build a new swimming pool with an attached 18' x 15' pool house/cabana. A variance will need to be granted since both the pool and structure will encroach on the rear set back.

Without this requested variance we would be unable to move forward with this Project.

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

Since the Project will exceed the Rear Set Back line this variance is requested. The rear of the Property faces and joins a dedicated Green Belt there will be no additional structures built behind this Project. Also there are several pools/cabanas built along Katie Drive. Please see attached Google Map photos.

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Tommy Eaton 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. \_\_\_\_\_.)

Yvonne Heerema  
Name

Owner  
Title

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS       §

This instrument was acknowledged before me on the 19<sup>th</sup> day of January,

~~201~~ 2023 by Raul Suarez Jr

[Signature]  
Notary Public, State of Texas

My Commission Expires: 08/20/25

Yvonne Monique Heerema  
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

12-19-22  
 Date

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

Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_  
Only filled out by staff



**DRIPPING SPRINGS**  
Texas

**BILLING CONTACT FORM**

Project Name: The Heerema Pool House Project

Project Address: 147 Katie Drive, Austin, Texas 78737

Project Applicant Name: Tommy Eaton dba Eaton Construction Services

**Billing Contact Information**

Name: Tommy Eaton

Mailing Address: P. O. Box 728

Buchanan Dam, Texas 78609

Email: txhome0319@gmail.com Phone Number: 830-220-2292

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

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

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

Signature of Applicant

12-19-22  
Date

---

***The Hereema Project  
147 Katie Drive  
Austin, Texas***

---

***Scope of Work***

**Pool House and Cabana  
Outdoor Kitchen**

**Scope of Work Includes the Following:**

- Furnish plans and specifications to Owner and HOA
- Concrete foundation to have 12' wide by 16" deep grade beams. Grade beams to have 4-#4 rebar. Interior cap to be 4" thick and have # 3 rebar on 16" centers. Concrete to be 5,000 psi.
- Pool house/cabana to be approximately 18' x 15'.
- Pool house/cabana to have a small bathroom (see plans), storage area and front seating area.
- Exterior finish to match existing home.
- Roof to match existing home.
- Cabana seating area ceiling to be 1" x 6" stained rough sawn cedar.
- All plumbing to be installed by a licensed plumber and drain to cleanout located at driveway.
- All electrical to be installed by a licensed electrician and meet all local plans and specifications.
- Floor finish to be brushed and stained concrete to match new pool surround or other product as requested by Owner..
- Fireplace to be gas/wood firebox. Chimney to be constructed as specified by firebox manufacturer.
- Firebox face to be stone. Color and style chosen by Owner.
- Outdoor kitchen to be framed with Womanized wood, covered in Hardi Backer. Exterior finish to be stucco.
- Pickup, deliver and install all outdoor kitchen appliances.
- Repair any damage to existing landscaping.

# TITLE SURVEY

ATS Job #17120724s

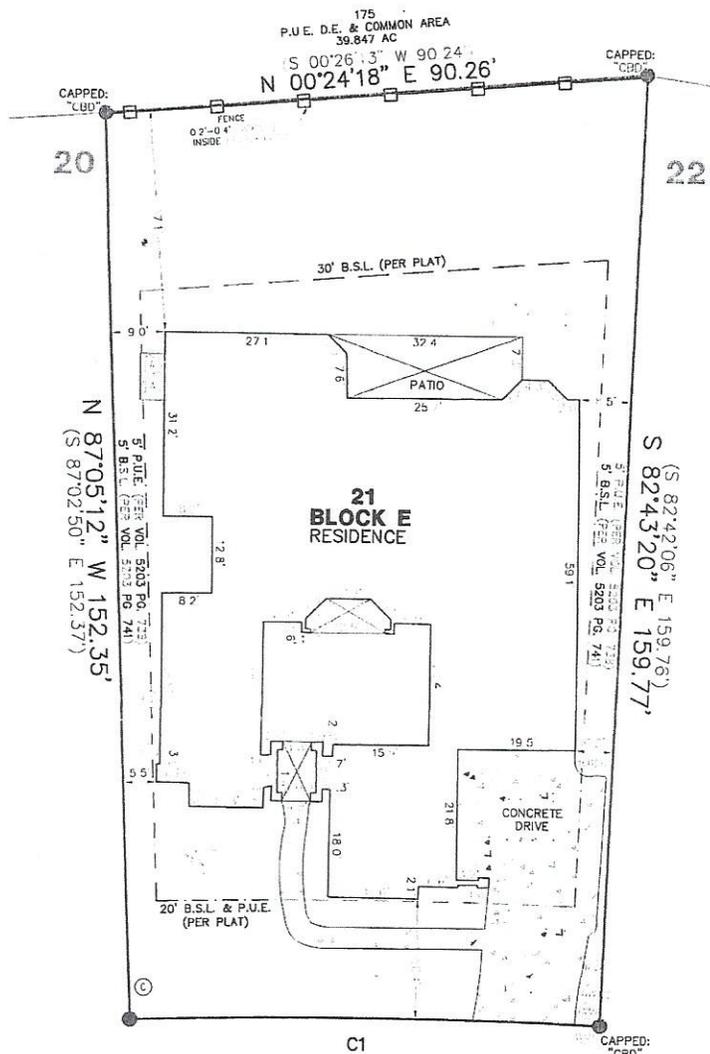
Item 12.

Reference: Heerema Address: 147 Katie Drive, Austin, Texas  
 Lot 21, Block E, REUNION RANCH, PHASE TWO, SECTION TWO, a subdivision in Hays County, Texas, according to the map or plat as recorded in Vol. 18, Pgs. 195-203, Plat Records, Hays County, Texas, and being corrected by Affidavits as recorded in Doc. Nos.: 2015-15013127 and 2015-15013128, Official Public Records, Hays County, Texas.

SCALE: 1"=20'

L I N D	
●	1/2" (HR) IRON ROD FOUND
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT OF WAY
AC	ACRES
( )	RECORD INFORMATION
—	COVERED AREA
—	METAL FENCE
—	CONCRETE
[A]	AIR CONDITIONER
(G)	GAS METER
(E)	ELECTRIC METER
(CV)	IRRIGATION CONTROL VALVE
(CO)	WASTEWATER CLEANOUT
(W)	WATER METER
(V)	WATER VALVE
(C)	CABLE RISER

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	1030.00'	S 05°07'09" W	78.07'	78.09'
(C1)	(1030.00')	(S 05°07'32" W)	78.10'	78.12'



Surveyor's Note:  
 The bearings shown hereon are based on the final plat of REUNION RANCH, PHASE TWO, SECTION TWO, according to the map or plat as recorded in Vol. 18, Pgs. 195-203, Plat Records, Hays County, Texas.

- Notes:
- 1) All easements of which I have knowledge and furnished by Stewart Title Guaranty Company and Stewart Title of Austin, LLC, in Title Commitment GF No. AUS-TX-17123980, that DO AFFECT the subject property are shown hereon.
  - 2) Restrictive covenants and easement rights as recorded in Vol. 18, Pgs. 195-203, Plat Records, Vol. 4507, Pg. 443, Vol. 4508, Pg. 290, Vol. 5180, Pg. 415, Vol. 5321, Pgs. 442 & 448, and Doc. Nos. 2015-15013127, 2015-15013128, 2016-16005801, 2016-16005838, 2016-16011013, 2016-16012052, and 2017-17004999, Official Public Records, Hays County, Texas.
  - 3) Subject to building setback lines, restrictions, and easements as recorded in Vol. 18, Pg. 195-203, Plat Records, and as corrected by Affidavits as recorded in Doc. Nos. 2015-15013127 and 2015-15013128, Official Public Records, Hays County, Texas.
  - 4) Subject to easements as recorded in Vol. 1004, Pg. 204, Vol. 2248, Pg. 134, as affected by Vol. 4332, Pg. 402, Vol. 4507, Pg. 443, Vol. 5180, Pg. 415, and Vol. 5321, Pg. 442, Official Public Records, Hays County, Texas.

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

*Hugh M. Coston Jr.*  
 Hugh M. Coston Jr., RPLS No. 4346  
 Client: Stewart Title-Lakeway  
 Date of Field Work: 12/19/17  
 Field: MAlfaro  
 Tech: ISantos & CBeaudoin  
 Date Drawn: 12/28/17  
 Path: Projects\TaylorMorrison\ReunionRanch2-2\Titles\T021-00E-RR2--2.dwg



eileen merritt's  
**ATS** Engineers  
 Inspectors  
 & Surveyors  
 www.ats-engineers.com  
 TBPLS FIRM REG. #10128000  
 4910 West Hwy 290  
 AUSTIN, TEXAS 78736  
 (512) 328-8996  
 FAX: (512) 328-6998

Native Pools and Spas



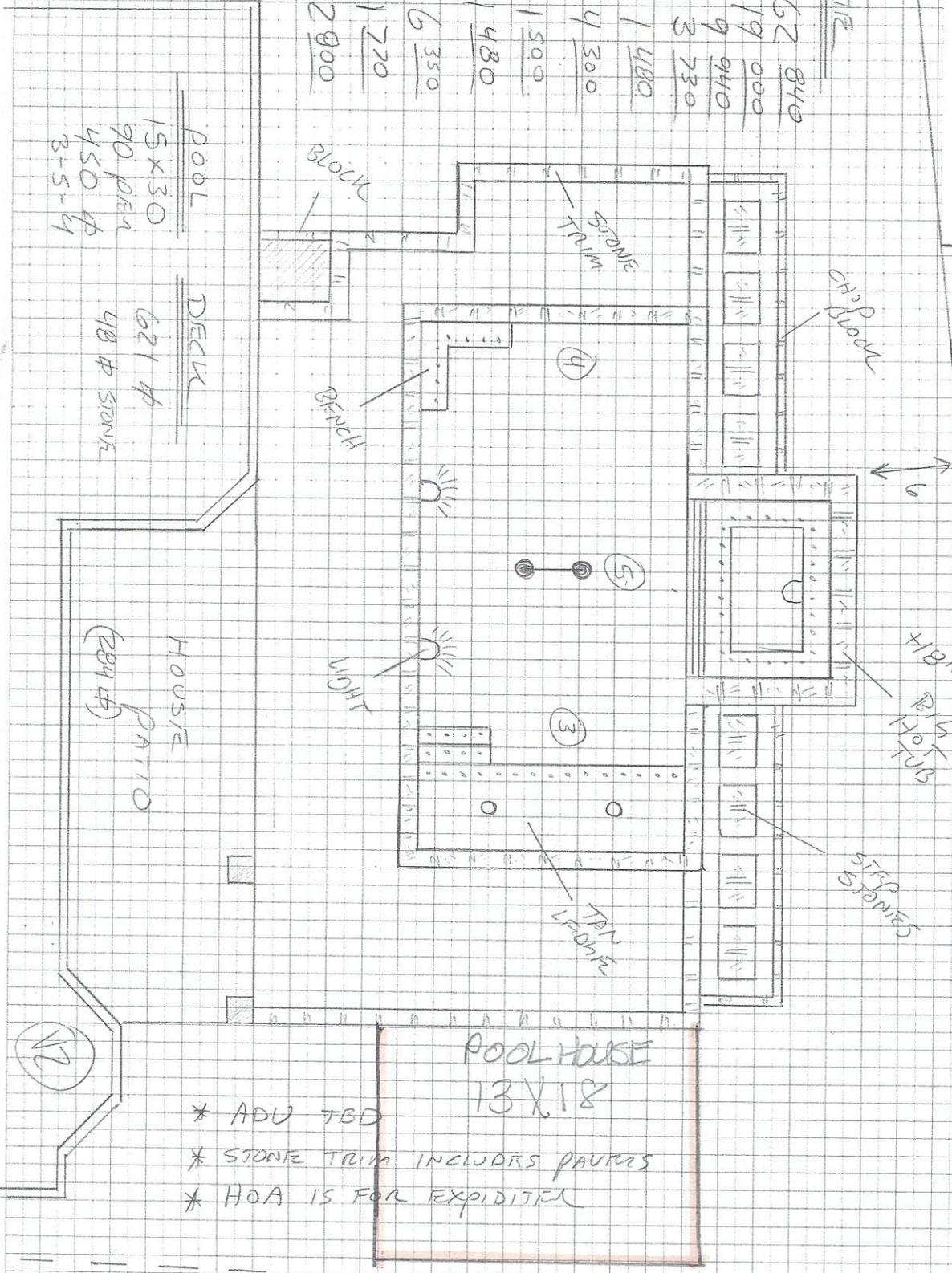
The Personal Pool Company

New Pool Construction  
Pool Renovations and Remodels  
Repair and Service  
Free Estimates

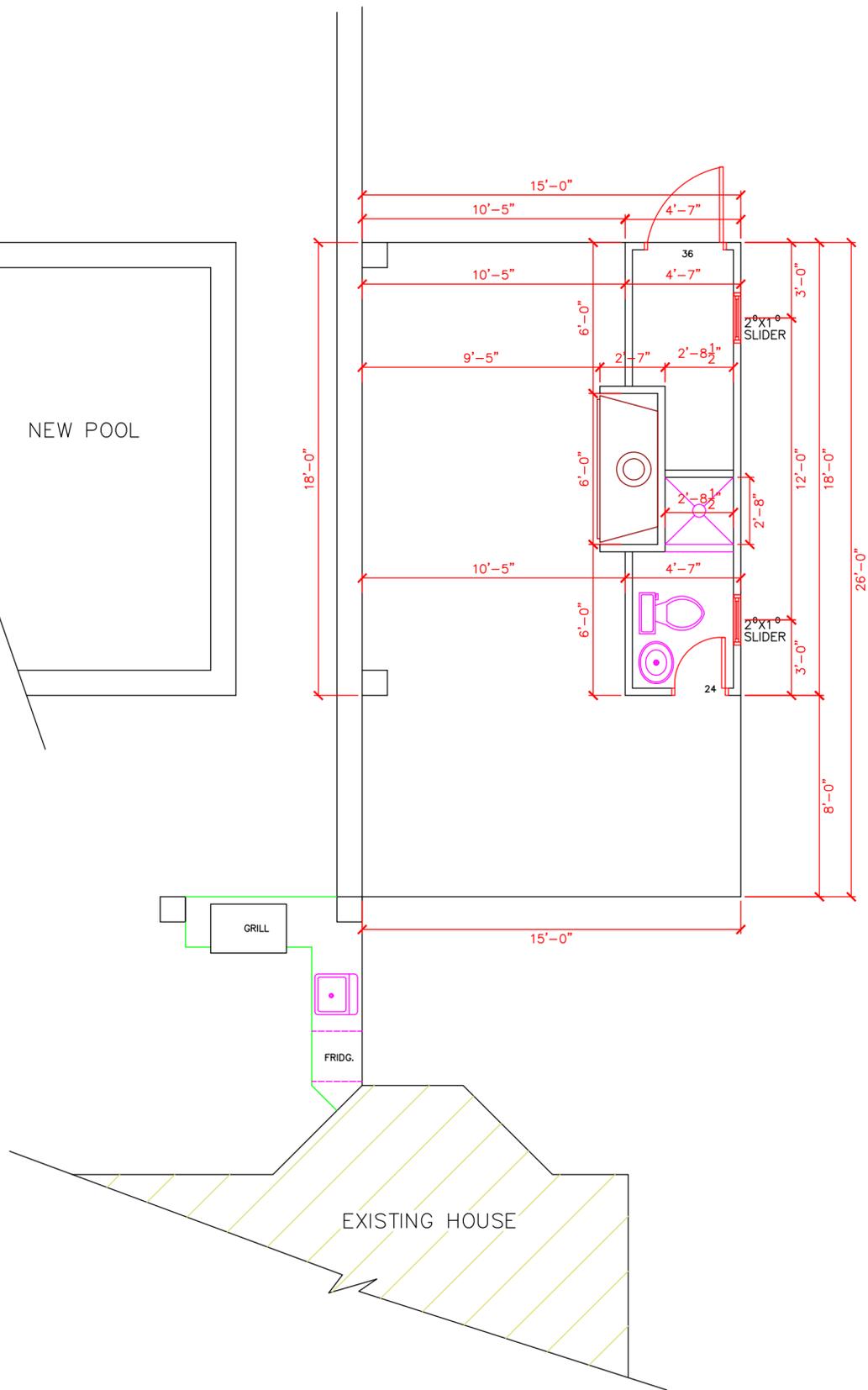
DAN EDISON  
Phone: (512) 689-5958  
BRIAN JONRÖWE  
Phone: (512) 563-5958

ESTIMATE

POOL	→	62	840
H.T.	→	19	000
DECK	→	9	940
SUNDER	→	3	230
LED LIGHTS	→	1	480
SPRUE TRIM	→	4	300
ORJUNE	→	1	500
575	→		
Block	→	1	480
Quartz	→		
PLASTER	→	6	350
SUNDER	→		
HOUSE PATIO	→	1	270
175A	→		
			2000



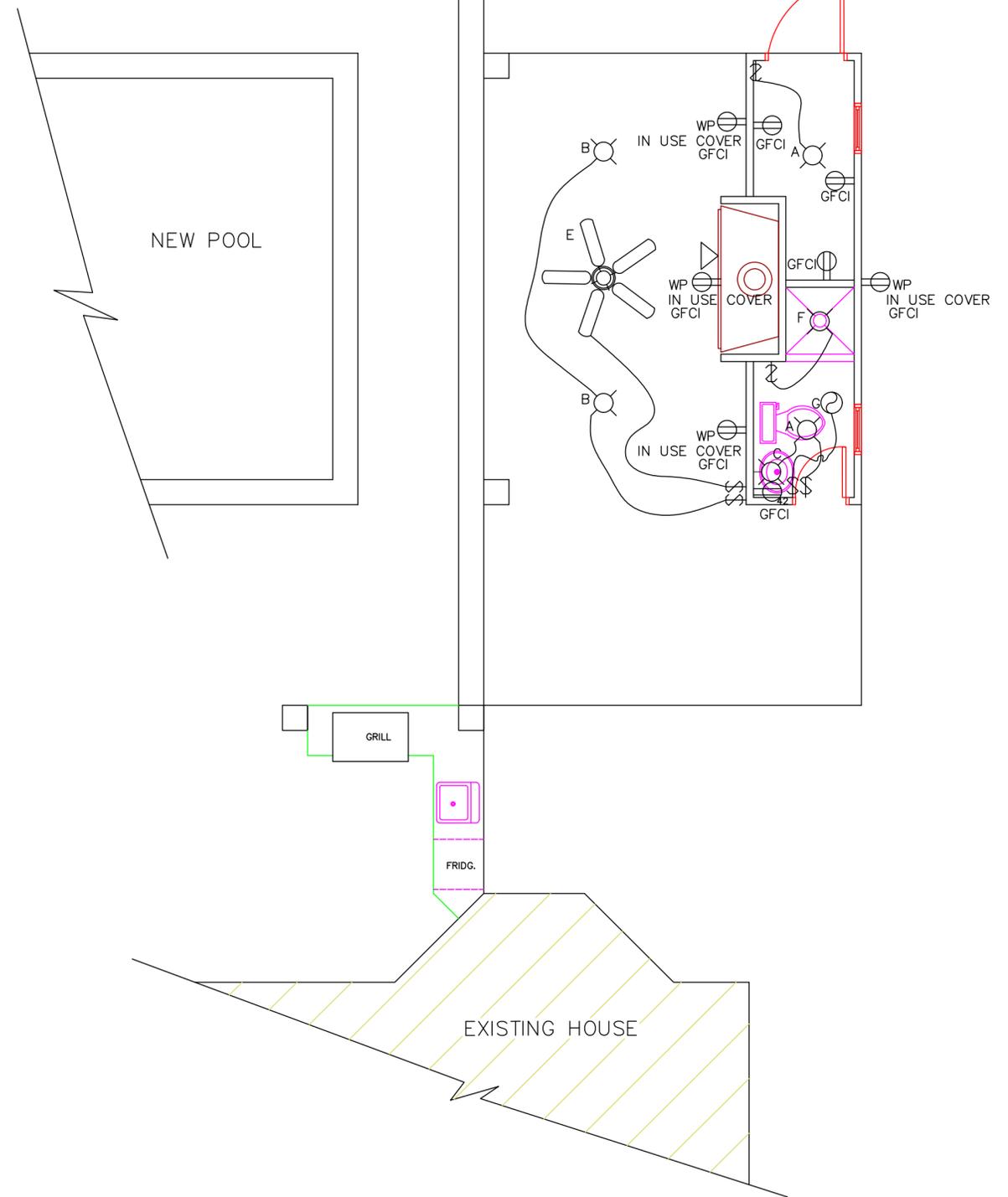
- \* ADU TBD
- \* STONE TRIM INCLUDES PAVERS
- \* HOA IS FOR EXPIDITEL



① POOL LIVING PLAN SCALE 1/4"=1'-0"

- ELEC. MECH. NOTES
1. PROVIDE ELEC. AS REQ'D FOR MECH. EQUIP. & W.H
  2. PROVIDE ELEC. AS REQ'D FOR ALL APPLIANCES
  3. PROVIDE SEPARATE LIGHTING AND POWER CIRCUITS IN ALL BATHROOMS AND KITCHEN AREAS
  4. <TVTELEVISION/INTERNET

MARK	TYPE	DESCRIPTION
A	LED	INTERIOR RECESSED 6" ROUND
B	LED	EXTERIOR RECESSED 6" ROUND
C	LED	WALL MOUNT VANITY LIGHT
D	LED	EXTERIOR LANTERNS
E	LED	3 SPEED FAN
F	LED	RECESSED WATERPROOF
G	LED	VENT/FAN/HEATER



② ELECTRICAL PLAN SCALE 1/4"=1'-0"

POOL LIVING AREA FOR THE HEREEMA FAMILY

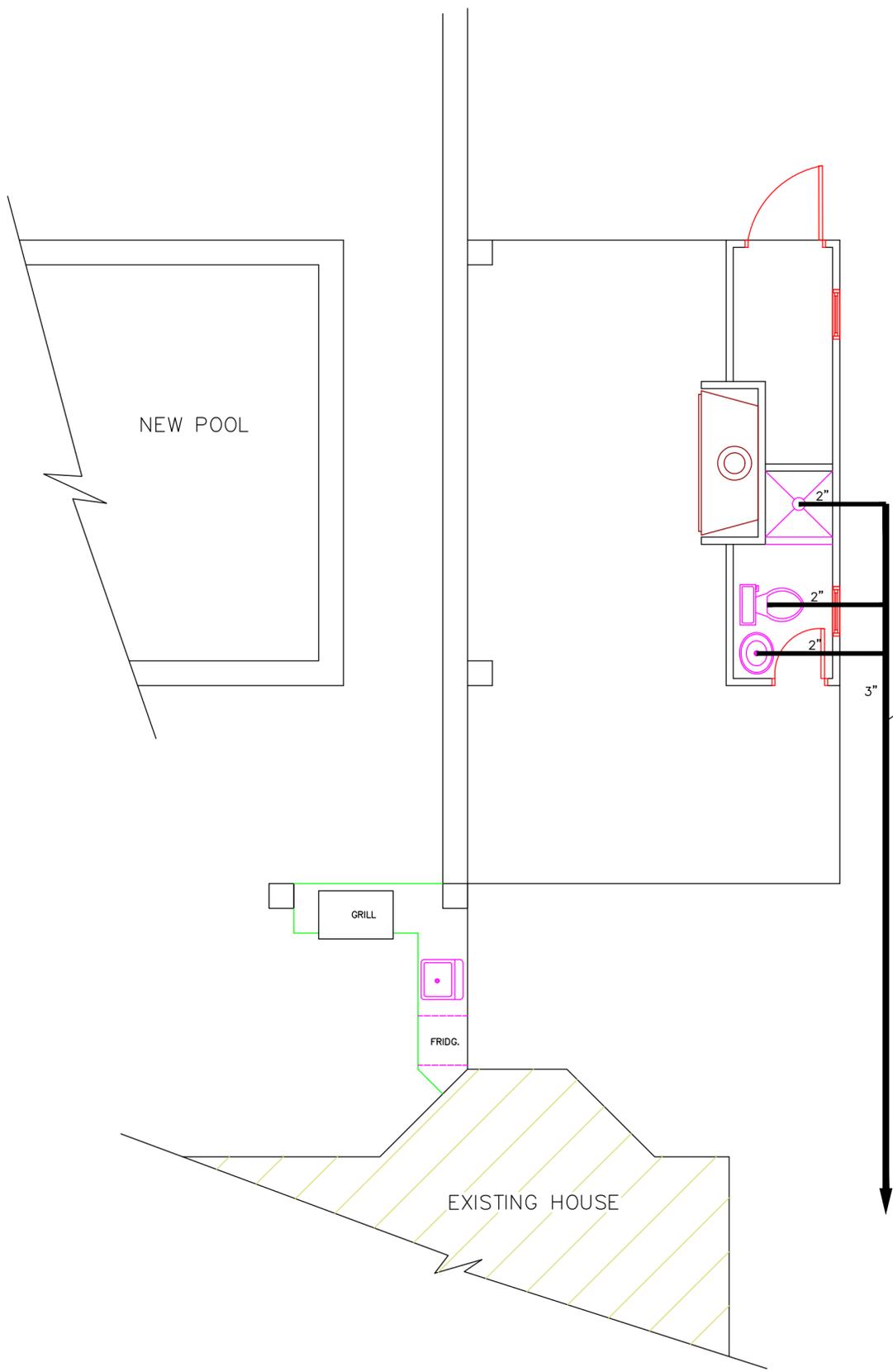
KINGSLAND, TEXAS  
WWW.CHADSCAD.VPWEB.COM

CHAD'S CAD DESIGNS

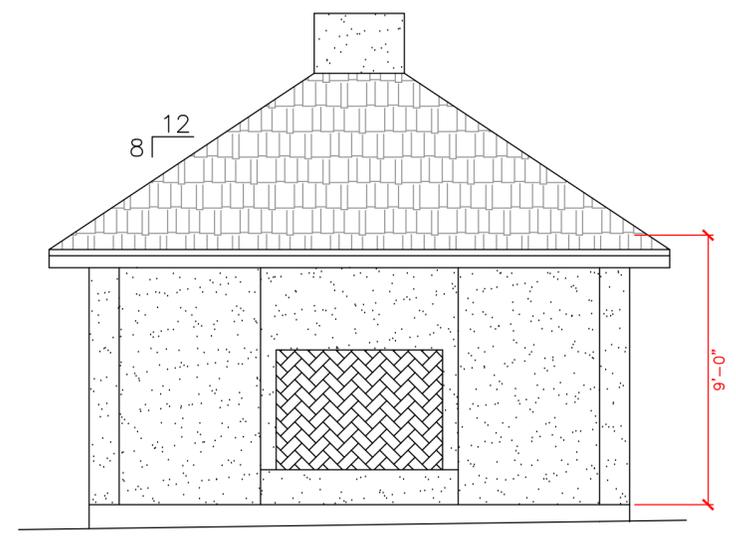
DRAWN BY: CHAD DARILEK  
(830)613-5772

12/8/22

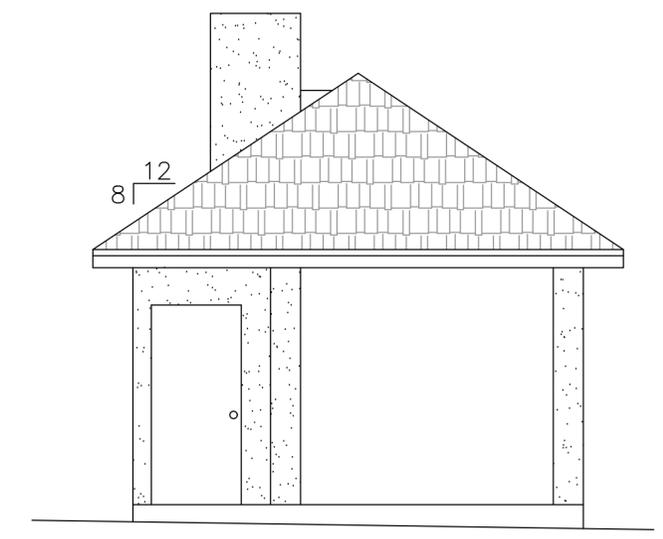
A1



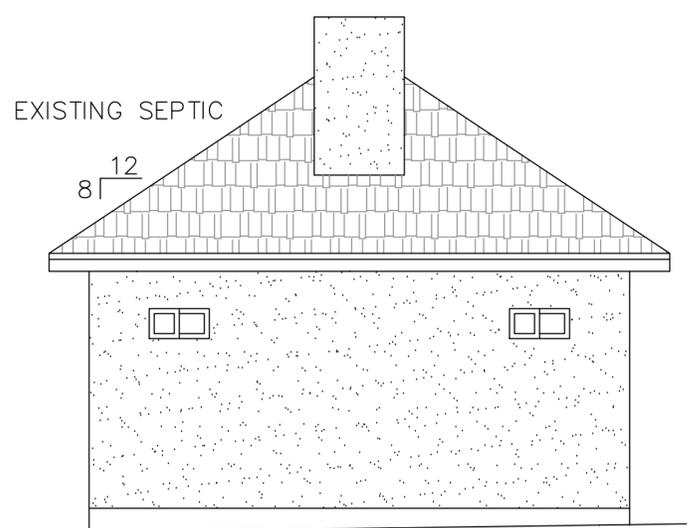
① PLUMBING PLAN SCALE 1/4"=1'-0"



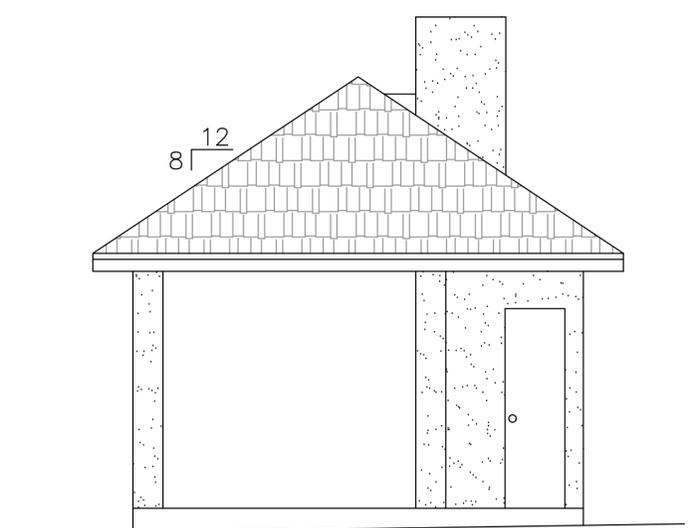
② FRONT ELEVATION SCALE 1/4"=1'-0"



④ LEFT ELEVATION SCALE 1/4"=1'-0"



③ FRONT ELEVATION SCALE 1/4"=1'-0"



⑤ RIGHT ELEVATION SCALE 1/4"=1'-0"

POOL LIVING AREA FOR THE HEREEMA FAMILY

KINGSLAND, TEXAS  
WWW.CHADSCAD.VPWEB.COM

CHAD'S CAD DESIGNS

DRAWN BY: CHAD DARILEK  
(830)613-5772

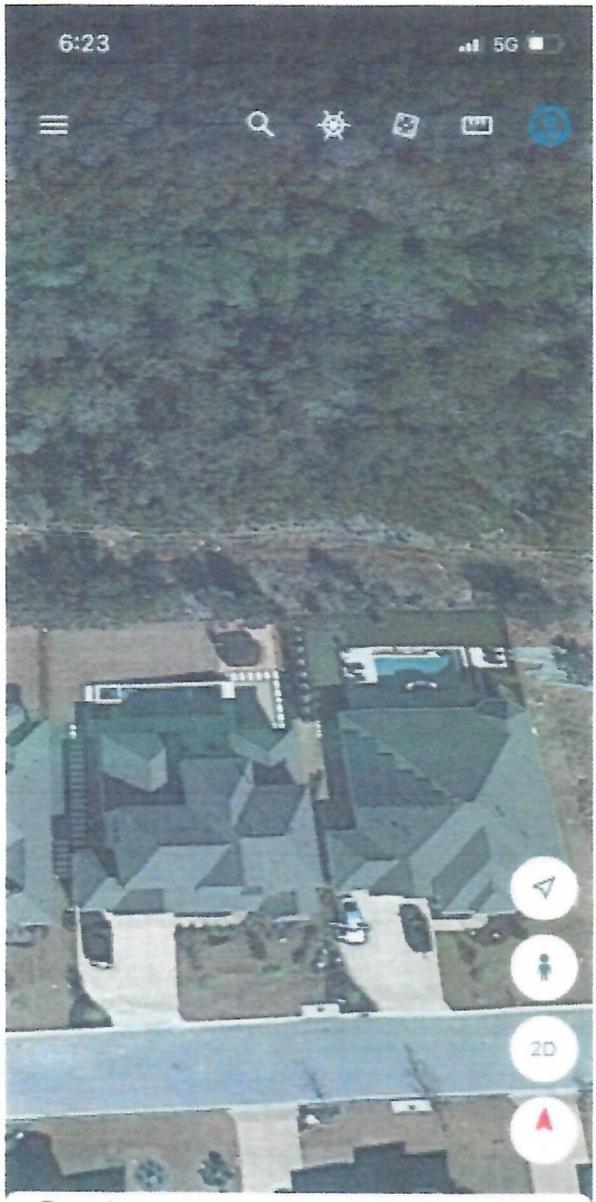
12/8/22  
A1.1



X 147 Katie Dr Building



547 Katie →



← 561 Katie

Google Maps

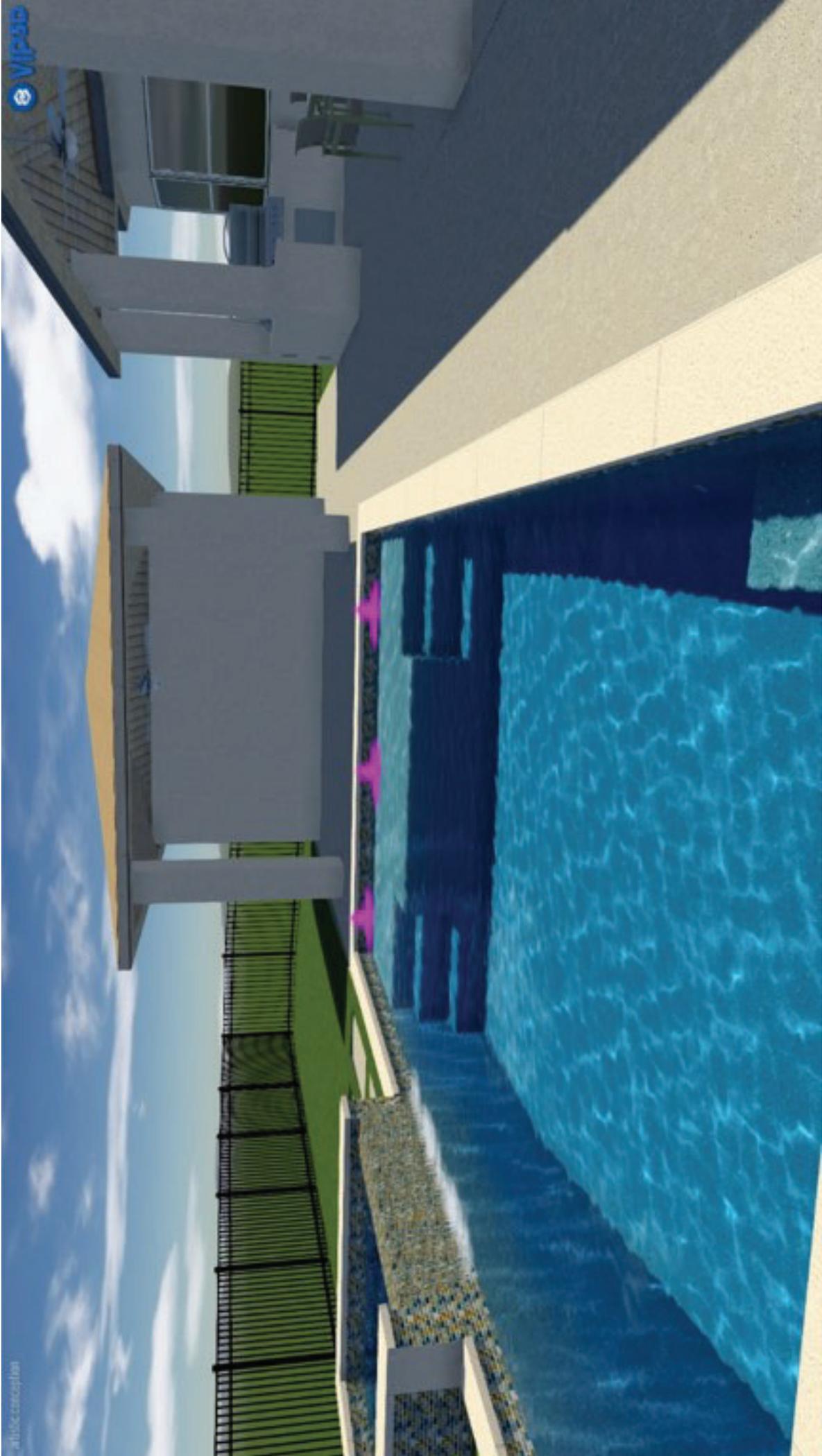
409 Katie  
↓



Imagery ©2023 CAPCOG, Map data ©2023 Google 20 ft







www.vip3d.com

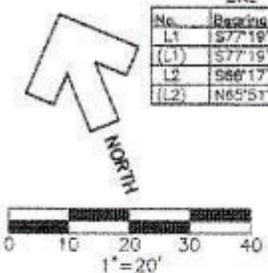
VIP3D

Item 12.

185

LINE TABLE		
No.	Bearing	Distance
L1	S77°19'46"E	20.23'
(L1)	S77°19'46"E	20.32'
L2	S88°17'33"E	2.66'
(L2)	N65°51'58"W	2.78'

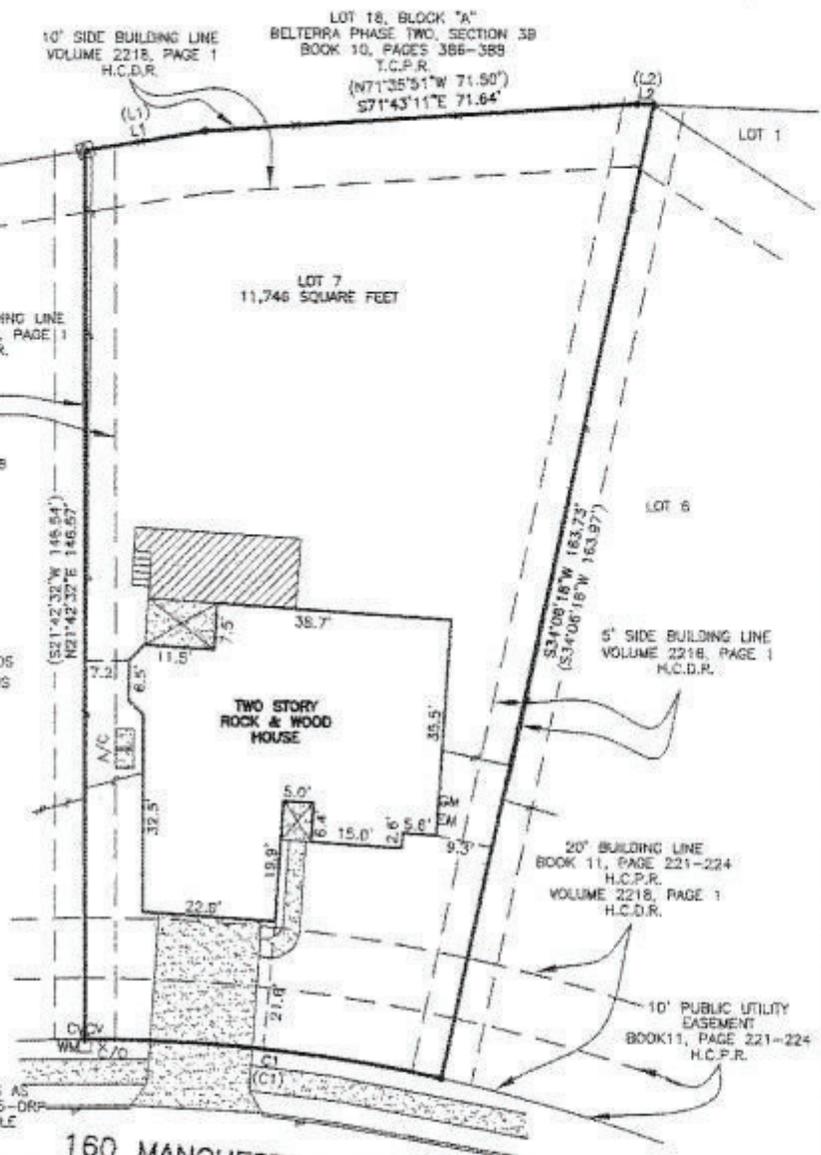
CURVE TABLE					
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	12°22'53"	275.00	59.43	59.31	N62°30'31"W
(C1)	12°22'53"	275.00	59.43	59.31	N62°30'31"W



X  
 [Handwritten signature/initials]

**LEGEND**

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- ☒ COVERED AREA
- ▨ WOOD DECK
- CONCRETE
- WM WATER METER
- CV CONTROL VALVE
- C/O CLEANDOUT
- EM ELECTRIC METER
- GM GAS METER
- WOOD FENCE
- ASPHALT
- WROUGHT IRON FENCE
- H.C.D.R. HAYS COUNTY DEED RECORDS
- H.C.P.R. HAYS COUNTY PLAT RECORDS



**NOTES:**  
 1. ANY EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT GF# 1302685-DRP AS SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 23, 2013. NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.

**160 MANCHESTER LANE**  
 (50' RIGHT-OF-WAY)  
 BOOK 11, PAGE 221-223  
 H.C.P.R.

TO: KURT F. GRUBER, GEOFFREY LAWSON  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 INDEPENDENCE TITLE COMPANY

**TITLE COMMITMENT NOTE**  
 THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE REPORT GF# 1302685-DRP, DATED JANUARY 23, 2013 WITH THE FOLLOWING CLARIFICATIONS

- SEE RESTRICTION AND CONDITION OF RECORD IN BOOK 11, PAGE 220, H.C.P.R. VOLUME 2218, PAGE 1. VOLUME 2553, PAGE 812. VOLUME 3553, PAGE 294, VOLUME 3577, PAGE 574 H.C.D.R.
- 10b. 10' PUBLIC UTILITY EASEMENT ALONG RIGHT-OF-WAY AS PER PLAT BOOK 11, PAGE 221-224 H.C.P.R. AS SHOWN.
  - 10i. SOUTHWESTERN BELL TELEPHONE MAINTENANCE EASEMENT VOLUME 115, PAGE 76 H.C.D.R. DOES NOT AFFECT.
  - 10j. INGRESS/EGRESS EASEMENT VOLUME 173, PAGE 484, AND VOLUME 171, PAGE 486 H.C.D.R. DOES NOT AFFECT.
  - 10k. SOUTHWESTERN BELL TELEPHONE EQUIPMENT STATION VOLUME 701, PAGE 497 H.C.D.R. DOES NOT AFFECT.
  - 10l. SOUTHWESTERN BELL TELEPHONE LINE EASEMENT VOLUME 1113, PAGE 804 H.C.D.R. DOES NOT AFFECT.
  - 10m. LCRA WATER LINE EASEMENT, VOLUME 1674, PAGE 82 H.C.D.R. DOES NOT AFFECT.
  - 10n. EASEMENTS, BUILDING SETBACKS PER RESTRICTIVE COVENANT 20' FRONT YARD SETBACK, 5' SIDE YARD SETBACK, 10' REAR YARD SETBACK VOLUME 2218, PAGE 2218 H.C.D.R. AS SHOWN.
  - 10p. SUBJECT TO THE TERMS, CONDITIONS & STIPULATIONS OF THE CONTRIBUTING ZONE PLAN, VOLUME 2009, PAGE 477 H.C.D.R. DOES NOT AFFECT.
- © COPYRIGHT DEAN WOODLEY, 2013  
 ALL RIGHTS RESERVED

GF# 1302685-DRP  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREBON AND SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREBON

DEAN A. WOODLEY  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5086  
 DATE: 2-4-2013



CLIENT: GEOFFREY LAWSON  
 FIELD BOOK: 127, PAGE: 28  
 DRAWN BY: P.M.W.  
 PROJECT NO.: 986-01-13  
 DATE: FEBRUARY 4, 2013  
 FILE: 8960113.DWG

**SURVEY**  
 OF LOT 7, BLOCK "E"  
 BELTERRA, PHASE 2, SECTION 2  
 AS RECORDED IN BOOK 11, PAGE 220-223  
 HAYS COUNTY, TEXAS

**LIVE OAK SURVEYING**  
 12421 WYCLIFF LANE  
 AUSTIN, TX 78727-8220  
 (512) 837-1918  
 (512) 837-9102 FAX



**To: Planning & Zoning Commission Members**  
**From: Tory Carpenter, AICP – Planning Director**  
**Date: May 18, 2022**  
**RE: Special Event Facility**

---

### **I. Overview**

Staff received an application for the Madelynn Estates Planned Development District. This item is on the agenda for a project introduction from the applicant. We are asking the Commission to appoint one or two Commission members to the Development Agreement Working Group.

### **II. Project Summary**

- 51.8 Acres
- 113 Single Family Lots
- 2.18 units/acre
- All lots are minimum 75' width x 120' depth.

### **III. Utilities**

This development would be served by Dripping Springs Water Supply Corporation. Wastewater would be provided by the City of Dripping Springs once capacity has been expanded.

### **IV. Transportation**

There are no thoroughfare roads through this project and all streets are internal to the development.



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 Reed C Burns  
STREET ADDRESS 3716 Meredith  
CITY Austin STATE TX ZIP CODE 78703  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

APPLICANT NAME John McKenzie / Caylea Pogue  
COMPANY Allied Development / Manhard Consulting  
STREET ADDRESS 5005 LBJ Freeway, Suite 323 / 1120 S Capital of Texas HWY Building 1 Suite 210  
CITY Dallas / Austin STATE TX ZIP CODE 75244 / 78746  
PHONE 214-326-3562 / 737-377-1001 EMAIL john@allieddev.com / cpogue@manhard.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	Reed C Burns														
PROPERTY ADDRESS	3716 Meredith Austin, Texas 78703														
CURRENT LEGAL DESCRIPTION	A0009 THOMAS R JACKSON SURVEY, AKA TRACT 6, ACRES 24.00; ABS 9 THOMAS R JACKSON SURVEY 15.00 AC GEO#80400119; A0009 THOMAS R JACKSON SURVEY, TRACT PT 2, ACRES 12.5, (AKA PT OF TR 6														
TAX ID#	R124483; R106012; R11136														
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION														
CURRENT ZONING	Unzoned														
REQUESTED ZONING/AMENDMENT TO PDD	PDD														
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	<p>The development is being annexed into City of Dripping Springs as a PUD development. The proposed lot product will not meet the existing SF-2 or SF-3 product mix. The proposed PDD will propose lot products with the following development mix.</p> <table border="1"> <thead> <tr> <th>Zoning</th> <th>Minimum Lot Area (SF)</th> <th>Front Building Setback (Ft)</th> <th>Side Building Setback (Ft)</th> <th>Corner Side Building Setbacks (Ft)</th> <th>Rear Building Setback (Ft)</th> <th>Impervious cover allowance (%)</th> </tr> </thead> <tbody> <tr> <td>PDD</td> <td>9,000</td> <td>20</td> <td>15</td> <td>20</td> <td>20</td> <td>40%</td> </tr> </tbody> </table>	Zoning	Minimum Lot Area (SF)	Front Building Setback (Ft)	Side Building Setback (Ft)	Corner Side Building Setbacks (Ft)	Rear Building Setback (Ft)	Impervious cover allowance (%)	PDD	9,000	20	15	20	20	40%
Zoning	Minimum Lot Area (SF)	Front Building Setback (Ft)	Side Building Setback (Ft)	Corner Side Building Setbacks (Ft)	Rear Building Setback (Ft)	Impervious cover allowance (%)									
PDD	9,000	20	15	20	20	40%									
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	<p>The development proposes single-family residential development. The proposed public roadways will be 65' roadways connecting to FM 150. The development will provide a minimum parkland dedication in the amount of 1 acre of parkland per 23 single family residential units including 50% of the existing creek area on-site. The proposed site will comply with the Outdoor Lighting Ordinance.</p>														

**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.

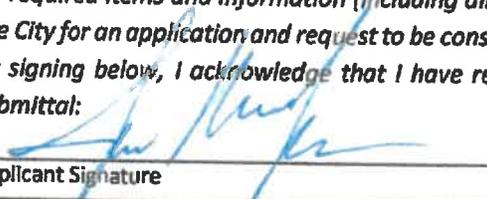
Voluntary compliance is **strongly** encouraged by those not required by above criteria *(see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information).*

### 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

Date



4/13/2023

#### CHECKLIST

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

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that John McKenzie (Allied Development) 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. 1895, Pg. 764.) Doc No. 20000375  
Doc No. 20000378

Dan Druck *[Signature]*  
Name

by Power of Attorney  
Title

STATE OF TEXAS §  
  §  
COUNTY OF HAYS §

This instrument was acknowledged before me on the 17 day of February,  
2023 by Angela Marie Hampton.

*[Signature]*  
Notary Public, State of Texas

My Commission Expires: 11-1-23



John McKenzie (Allied Development)  
Name of Applicant





# Location Map

*Madelynn Estates*



0 155 310 620 Feet



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality	Waiting on resubmittal
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0008 Patriot's Hall Phase 1B	ETJ	231 Patriots Hall Blvd	New Patriot's Hall event building with parking, infrastructure and water quality	Approved w/ Conditions
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0016 JWLP Lot 6 Revision 1	CL	249 Sportsplex Drive	Revision to the original site plan	Waiting on resubmittal
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Waiting on resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Approved w/ Conditions
SD2022-0023 Christian Automotive	ETJ	100 N. Canyonwood Drive	Construction of an approximately 6,000 square feet of light automotive facility	Approved
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting on resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Waiting on resubmittal
SD2022-0027 Sawyer Ranch Lot 3A	CL	13341 W US 290	Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities.	Approved w/ Conditions
SD2022-0029 Headwaters Commercial East Phase 1 SP	CL	Headwaters Blvd.	Development of a preschool with associated utility infrastructure, storm infrastructure, parking lot improvements, and a water quality/detention pond that accounts for future developments	Waiting on resubmittal
SD2022-0031 WHIM Corporate Site Plan	CL	27950 RR12	The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan.	Waiting on resubmittal
SD2022-0038 CAK Capital Office Building	CL	28496 Ranch Road 12	Site improvements for future detached office building	Approved w/ Conditions
SD2022-0039 Big Sky Ranch WWTP	CL	Sue Peaks Loop	Temporary Wastewater Treatment Plan and subsurface area drip disposal system to serve Big Sky Development	Waiting on resubmittal
SD2022-0041 Dripping Springs Urgent Care	CL	164 Belterra Village Way	Ground up development of an urgent care facility within the Belterra Commercial District	Waiting on resubmittal
SD2022-0042 Suds Brothers Car Wash	CL	610 W Hwy 290	Rapid car wash facility	Waiting on resubmittal
SD2022-0043 Tiger Lane Office Complex	CL	Tiger Lane	Office complex with potential for food trucks	Under Review
SD2023-0001 Arrowhead Ranch Offsite Wastewater Extension	CL	Arrowhead Ranch	To connect the existing wastewater improvements from Arrowhead to the City wastewater system.	Approved w/ Conditions
SD2023-0002 Fitzhugh Corners	ETJ	15310 Fitzhugh Road	A 13,908 sq ft building with site improvements	Waiting on resubmittal
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on resubmittal
SD2023-0005 DGRC Creek Phase 1 WQ Pond Revision	ETJ	Thurman Roberts Way Driftwood	Water Quality pond revision	Approved
SD2023-0006 DS Vet Clinic	CL	Cortaro Dr & RR 12	2 Phase Site Development Plan with 3,957sf veterinarian clinic with paving, drainage and utility infrastructure	Waiting on resubmittal
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of two additional duplexes w/ accompanying site improvements	Waiting on resubmittal
SD2023-0009 Paloma	CL	235 Sports Park Rd	Adding improvements to the site	Waiting on resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on resubmittal
SD2023-0012 Ariza 290 West	ETJ	13900 W Hwy 290	Multi-family residential.	Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan	Meetings with DTJ
Cannon Mixed-Use	Pending resubmittal
PDD2023-0001 Madelynn Estates	New PDD

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Waiting on Resubmittal
SUB2021-0073 Hardy Preliminary Plat	CL	2901 W US 290	41 Residential lots on 39.341	Approved
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Approved with conditions
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Waiting for Resubmittal
SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP	ETJ	17901 FM 1826	FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres	Waiting for Resubmittal
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0023 Overlook at Bunker Ranch CP	CL	2004 Creek Road	Construction Plans for 12 single family lots with 1 drainage lot	Approved
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved with conditions
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP	Approved with conditions
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of wick are residential and 1 will be landscaping	Waiting for Resubmittal
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of wick are residential and 1 will be landscaping	Approved with conditions
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	Approved with 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 for Resubmittal
SUB2022-0045 Ellington Estates MP	ETJ	206 Darden Hill Rd	Legalizing the lot	Approved
SUB2022-0046 Kali Kate	ETJ	4550 FM 967	City of Dripping Springs and City of Buda Interlocal Agreement	Waiting for Resubmittal
SUB2022-0047 Ariza West 290	ETJ	13900 W US Highway 290	The Final Plat for an apartment complex	Under Review
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Under Review
SUB2022-0049 Serenity Hills	ETJ	1111 HAYS COUNTRY ACRES ROAD	50 Lot subdivision in Dripping Springs ETJ	Approved with conditions
SUB2022-0050 North 40, Section 2, Block B, Lots 1, 2, 29, and 30	CL	28501 RR 12	Amending Plat to combine 4 lots into 1	Waiting for Resubmittal
SUB2022-0052 Village Grove Phase 1 CP	CL	Sports Park Rd	The construction plans for phase 1 of the Village Grove development	Under Review
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Under Review
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Waiting for Resubmittal
SUB2023-0004 Driftwood 967, Ph 1, Lot 2 Replat	ETJ	FM 967 at FM 1826	Subdividing 1 lot to 11 lots to be part of the Driftwood Development	Under Review
SUB2023-0005 Skylight Hills Preliminary Plat	ETJ	13001 & 13111 High Sierra	Creating 11 residential lots in the ETJ	Waiting for 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	Under Review
SUB2023-0007 Skylight Hills Construction Plans	ETJ	13001 & 13111 High Sierra	Creating the infrastructure of 11 residential lots	Waiting for Resubmittal
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Waiting for Resubmittal
SUB2023-0009 Needham Estate, Lot 3 Replat	ETJ	701 Needham Rd	Dividing lot 3 into two lots, 3A and 3B.	Waiting for Resubmittal
SUB2023-0010 Caliterra Phase 5 Section 13 Prelim	ETJ	Bridge Water Loop at Kelsey Lane	Prelim plat for 11 new lots in phase 5 section 13	Under Review
SUB2023-0012 Springlake Lot 57 Replat	ETJ	100 Oakview Dr	Subdivide the existing tract of land into two newly platted tracts of land.	Waiting for Resubmittal
SUB2023-0011 Big Sky Ranch Phase 3 AP	CL	171 Sue Peak Loop	Amending plat to accommodate builders larger home designs.	Approval with Conditions
SUB2023-0013 WT Chapman, 5th Addition, Lots 1-4 Amending Plat	CL	216 South Bluff St	Dividing 1 lot into 4.	Waiting for Resubmittal
SUB2023-0014 Parten Ranch Phase 8 CP	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	81.03 acres with 87 single family lots and 3 drainage / open space lots and right of way.	Waiting for Resubmittal
SUB2023-0015 CAK Capital Office Building AP	CL	28496 Ranch Road 12	Removal of lot line between LOTS 1-2 BLK A, to create LOT 1 BLK A	Approved
SUB2023-0016 520 Matzig Replat	ETJ	500 and 520 Matzig Cove	Modify drainage easement.	Under Review
SUB2023-0017 Caliterra Phase Two Lot 9 Block F Section Seven Replat	ETJ	RR 12	Replat 1 lot into 3 residential and 1 non-residential lots.	Under Review
SUB2023-0018 Cannon Ranch Phase 2 Final Plat	CL	Rushmore Dr at Lonepeak Way	Subdivide into 100 lots.	Under Review
SUB2023-0019 Driftwood Golf and Ranch Club, Phase 4, Revised Preliminary Plan	ETJ	Driftwood Ranch Drive	Revision to phase 4, 17 single family lots, 2 private steets, 1 drainage and open space lot.	Under Review
SUB2023-0020 Driftwood Golf and Ranch Club, Phase 4 Final Plat	ETJ	Driftwood Ranch Drive	Subdivide into 17 single family lots, 2 private streets, 1 drainage and open space lot.	Under Review
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water and wastewater subdivision construction plans.	Under Review
SUB2023-0022 Cannon Ranch Phase 2 CP	CL	Rushmore Dr at Lonepeak Way	97 single family lots, 3 open space lots, public roadways, utilities and storm drainage infrastructure.	Under Review
SUB2023-0023 Re-Subdivision Lot 2, Driftwood 967 Phase One CP	ETJ	FM 967 at FM 1826	Subdivide 1 lot into 5 residential lots, 2 commercial lots, 2 open space lots and 2 private streets.	Under Review
SUB2023-0024 Caliterra Phase 5 Section 13 Construction Plans	ETJ	Kelsey Lane	11 single family lots.	Under Review