



**DRIPPING SPRINGS**  
Texas

# **PLANNING & ZONING COMMISSION REGULAR MEETING**

**City of Dripping Springs**

**Council Chambers, 511 Mercer St, Dripping Springs, TX**

**Tuesday, October 25, 2022 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**

Deputy City Administrator Ginger Faught  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
City Planner Warlan Rivera  
City Secretary Andrea Cunningham  
IT Director Jason Weinstock

### **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 SUB2022-0008: an application for the Wild Ridge Preliminary Plat for a 283.4 acre tract located out of the I.V. Davis Jr. and Edward W. Brown surveys. Applicant: Richard Pham, P.E., Doucet & Associates, Inc.**

## **BUSINESS**

- 2. Public hearing and consideration of a recommendation regarding an Ordinance approving CUP2022-0005: an application for a Conditional Use Permit to allow a mobile food vendor for longer than 10 days at 27713 RR 12. Applicant: Adam S Thompson**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Recommendation
- 3. Discuss and consider the Appointment of Planning & Zoning Commission members to the Development Agreement Working Groups for the Hilltop Vista (Cannon East) and the Cannon West Commercial/Multi-Use Project (Oryx).**
- 4. Discuss and consider approval of the 2023 Planning & Zoning Commission meeting calendar.**

## **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.*

## **PLANNING & DEVELOPMENT REPORTS**

- 5. Planning Department Report**

### **UPCOMING MEETINGS**

#### **Planning & Zoning Commission Meetings**

November 8, 2022, at 6:00 p.m.  
November 22, 2022, at 6:00 p.m.  
December 13, 2022, at 6:00 p.m.  
December 27, 2022, at 6:00 p.m.

**City Council & Board of Adjustment Meetings**

November 1, 2022, at 6:00 p.m. (CC & BOA)

November 15, 2022, at 6:00 p.m. (CC)

December 6, 2022, at 6:00 p.m. (CC & BOA)

December 20, 2022, 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 **October 21, 2022, at 10:30 a.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.*



# CITY OF DRIPPING SPRINGS

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

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Item 1.

## PRELIMINARY PLAT APPLICATION

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

### MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: 5/19/2021

DATE: 1/27/2022

NOT SCHEDULED

NOT SCHEDULED

### CONTACT INFORMATION

APPLICANT NAME Richard Pham, P.E.  
COMPANY Doucet & Associates, Inc.  
STREET ADDRESS 10800 Pecan Park Blvd., Suite 140  
CITY Austin STATE TX ZIP CODE 78750  
PHONE 512-806-0307 EMAIL rpham@doucetengineers.com

OWNER NAME Rob Archer  
COMPANY Meritage Homes of Texas, LLC  
STREET ADDRESS 8920 Business Park Drive, Suite 350  
CITY Austin STATE TX ZIP CODE 78759  
PHONE 512-615-6432 EMAIL rob.archer@meritagehomes.com

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Meritage Homes of Texas, LLC
PROPERTY ADDRESS	E US 290, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	Being a portion of 291-1/3 acre tract, described to Cynosure Corporation, recorded in Vol. 258, Page 123 of the deed records.
TAX ID #	R19906, R19907, R12923, R12924
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	283.4 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	#1 and #6
ZONING/PDD/OVERLAY	PDD #13
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private                      Name: <u>N/A</u> <input type="checkbox"/> State                              Name: _____ <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	Wild Ridge
TOTAL ACREAGE OF DEVELOPMENT	283.4 acres
TOTAL NUMBER OF LOTS	895
AVERAGE SIZE OF LOTS	255 - 40' lots, 84 - 45' lots, 321 - 50' lots, 203 - 60' lots
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>863</u> COMMERCIAL: <u>1</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>139.1 ac</u> COMMERCIAL: <u>3.4 ac</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>39,764</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 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   <input checked="" type="checkbox"/> N/A</p>	

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

TITLE: Richard Pham, P.E. SIGNATURE: 

**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

*C.A. Reid*

8/05/2020

Applicant Signature

*Meranda S. Perkins*

Date  
8/05/2020

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

*R. H. [Signature]* FOR MERITAGE

8-10-2020

Property Owner Signature

HOMES OF TEXAS, LLC

Date

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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, P.E.  Date: 2/18/2022

**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.

**PRELIMINARY PLAT CHECKLIST**  
**Subdivision Ordinance, Section 4**

N/A

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 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 checked="" type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County,) <b>See TIA.</b>
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable)

N/A

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
N/A	<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit <i>(if applicable)</i>
N/A	<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"/>	<p>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;</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) 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.</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>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</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</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> </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 checked="" 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 <b>See report.</b></p>

<input type="checkbox"/>	<input checked="" 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. <b>See report.</b></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 checked="" type="checkbox"/>	<p>Existing zoning of the subject property and all adjacent properties if within the city limits.</p>
<input type="checkbox"/>	<input checked="" 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 <b>See exhibits.</b></p>
<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>
<input type="checkbox"/>	<input checked="" 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).
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**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	Per PDD, outdoor lighting will be constructed in accordance to the City's Outdoor Lighting Ordinance.
Parkland Dedication, Article 28.03	Per PDD, the development is required to provide 41.74 acres of parkland. Provided parkland exceeds the minimum requirement. See Preliminary Plat and Master Parks and Trails Plan for Site Data Table and Parkland Summary.
Landscaping and Tree Preservation, Article 28.06	Per PDD, cash-in-lieu fee required for disturbed trees is \$1,410,000. With 860 lots consisting of two 3-inch caliper size trees at \$685 per tree, the total lot credit is \$1,178,200. 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 \$1,415,200 which exceeds the minimum total cost per acre of disturbance.

<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>Public and private improvements are in conformance with the approved PDD. Additionally, a Contributing Zone Plan Application will be submitted to TCEQ for review of water quality treatment for proposed development.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>Proposed use is in conformance with the approved PDD.</p>



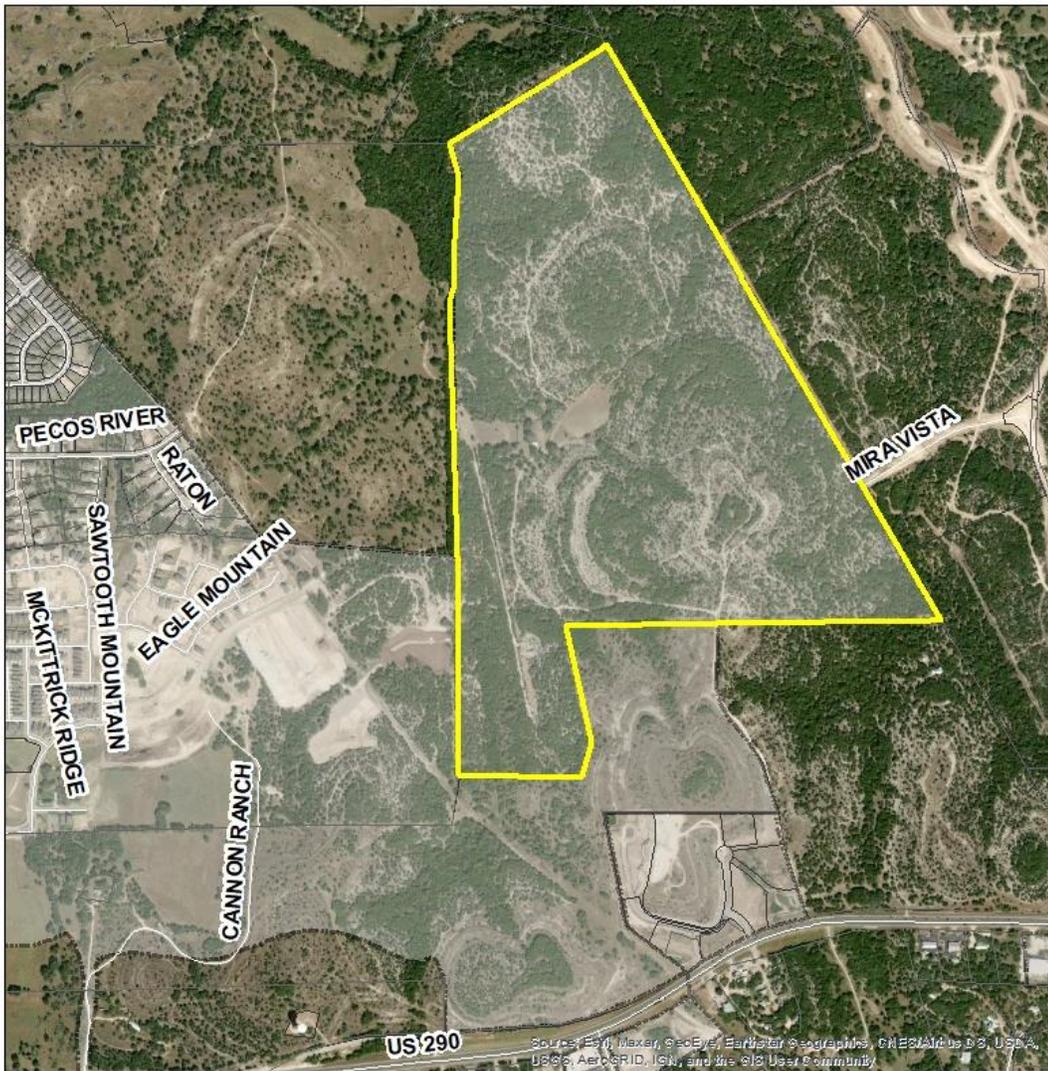
# Planning and Zoning Commission Planning Department Staff Report

Item 1.

**Planning and Zoning Commission Meeting:** October 25, 2022  
**Project No:** SUB2022-0008  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

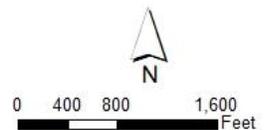
**Project Name:** Wild Ridge Preliminary Plat (PDD #13)  
**Property Location:** E US 290  
**Legal Description:** 283.4 acres, out of the I.V. Davis Jr. and Edward W. Brown surveys  
**Applicant:** Richard Pham, P.E., Doucet & Associate, Inc.  
**Property Owner:** Rob Archer, Meritage Homes of Texas, LLC  
**Staff recommendation:** Approval of the preliminary plat



### Location Map

*Wild Ridge Preliminary Plat*

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



# Planning Department Staff Report

## Overview

This preliminary plat consists of 863 single-family lots and one commercial lot.

## Access and Transportation

This preliminary plat includes the extension of an arterial from 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

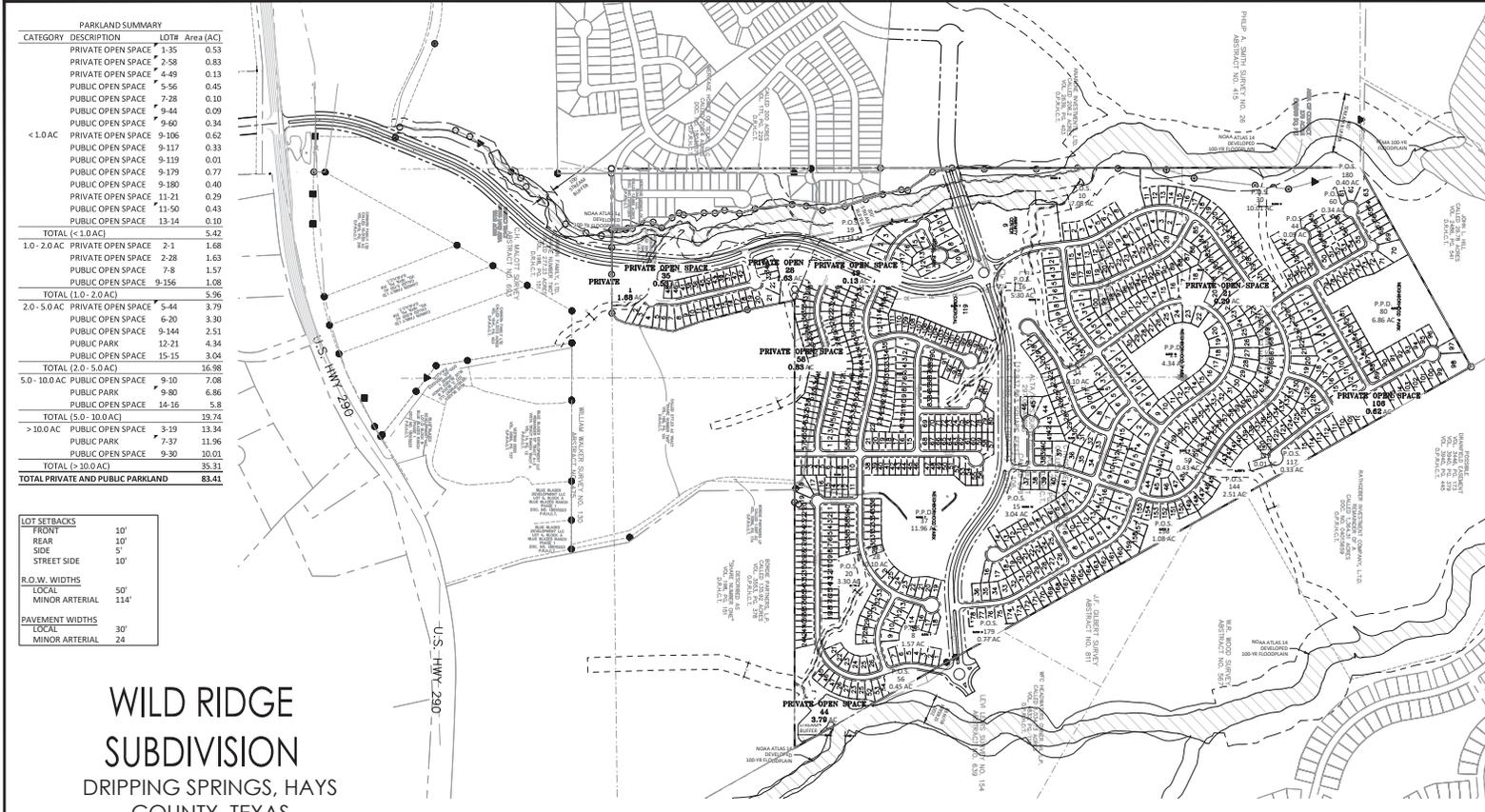
Approval of the preliminary plat

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Recommended Action	Approval of the preliminary 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



PARKLAND SUMMARY			
CATEGORY	DESCRIPTION	LOTR Area (AC)	
PRIVATE OPEN SPACE	1-35	0.53	
PRIVATE OPEN SPACE	2-58	0.83	
PRIVATE OPEN SPACE	4-49	0.13	
PUBLIC OPEN SPACE	5-56	0.45	
PUBLIC OPEN SPACE	7-28	0.10	
PUBLIC OPEN SPACE	9-44	0.09	
PUBLIC OPEN SPACE	9-60	0.34	
PRIVATE OPEN SPACE	9-106	0.62	
PUBLIC OPEN SPACE	9-117	0.33	
PUBLIC OPEN SPACE	9-119	0.01	
PUBLIC OPEN SPACE	9-179	0.77	
PUBLIC OPEN SPACE	9-180	0.40	
PRIVATE OPEN SPACE	11-21	0.29	
PUBLIC OPEN SPACE	11-50	0.43	
PUBLIC OPEN SPACE	13-14	0.10	
TOTAL (< 1.0 AC)		5.42	
1.0 - 2.0 AC	PRIVATE OPEN SPACE	2-1	1.68
	PUBLIC OPEN SPACE	2-28	1.63
	PUBLIC OPEN SPACE	7-8	1.57
	PUBLIC OPEN SPACE	9-156	1.08
TOTAL (1.0 - 2.0 AC)		5.96	
2.0 - 5.0 AC	PRIVATE OPEN SPACE	5-44	3.79
	PUBLIC OPEN SPACE	6-20	3.30
	PUBLIC OPEN SPACE	9-144	2.51
	PUBLIC PARK	12-21	4.34
	PUBLIC OPEN SPACE	15-15	3.04
TOTAL (2.0 - 5.0 AC)		16.98	
5.0 - 10.0 AC	PUBLIC OPEN SPACE	9-10	7.08
	PUBLIC PARK	9-8	6.85
	PUBLIC OPEN SPACE	14-16	5.8
TOTAL (5.0 - 10.0 AC)		19.74	
> 10.0 AC	PUBLIC OPEN SPACE	3-19	13.34
	PUBLIC PARK	7-37	11.96
	PUBLIC OPEN SPACE	9-30	10.01
TOTAL (> 10.0 AC)		35.31	
TOTAL PRIVATE AND PUBLIC PARKLAND		83.41	

LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

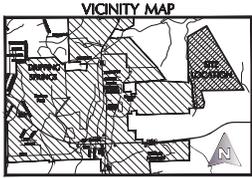
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'

PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- SIGN
- ⊕ POWER POLE
- ⊕ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



SITE DATA TABLE	
TOTAL SITE AREA	283.4 AC
RESIDENTIAL LOTS A (40' x 120')	255
RESIDENTIAL LOTS B (45' x 120')	94
RESIDENTIAL LOTS C (50' x 120')	321
RESIDENTIAL LOTS D (60' x 120')	203
TOTAL RESIDENTIAL LOTS	863
PUBLIC PARK	3
PUBLIC OPEN SPACE	19
PRIVATE OPEN SPACE	8
STREET R.O.W.	39,764 LF
NUMBER OF BLOCKS	18

TOTAL PHASE ONE AREA	
RESIDENTIAL LOTS A (40' x 120')	108
RESIDENTIAL LOTS B (45' x 120')	45
RESIDENTIAL LOTS C (50' x 120')	120
RESIDENTIAL LOTS D (60' x 120')	73
PUBLIC PARK	0
PUBLIC OPEN SPACE	7
PRIVATE OPEN SPACE	5

TOTAL PHASE TWO AREA	
RESIDENTIAL LOTS A (40' x 120')	95
RESIDENTIAL LOTS B (45' x 120')	0
RESIDENTIAL LOTS C (50' x 120')	125
RESIDENTIAL LOTS D (60' x 120')	74
PUBLIC PARK	2
PUBLIC OPEN SPACE	3
PRIVATE OPEN SPACE	1

TOTAL PHASE THREE AREA	
RESIDENTIAL LOTS A (40' x 120')	52
RESIDENTIAL LOTS B (45' x 120')	39
RESIDENTIAL LOTS C (50' x 120')	25
RESIDENTIAL LOTS D (60' x 120')	0
PUBLIC PARK	0
PUBLIC OPEN SPACE	4
PRIVATE OPEN SPACE	1

TOTAL PHASE FOUR AREA	
RESIDENTIAL LOTS A (40' x 120')	0
RESIDENTIAL LOTS B (45' x 120')	0
RESIDENTIAL LOTS C (50' x 120')	51
RESIDENTIAL LOTS D (60' x 120')	56
PUBLIC PARK	1
PUBLIC OPEN SPACE	5
PRIVATE OPEN SPACE	1

**OWNER/DEVELOPER:** MERITAGE HOMES  
6920 BUSINESS PARK DRIVE, SUITE 300  
AUSTIN, TEXAS 78759  
(512) 858-6474

**CONTACT:** ELLIOTT JONES, DIVISION VICE PRESIDENT

**ENGINEER:** DOUCET & ASSOCIATES  
7401 B HWY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78728  
(512) 583-2600

**CONTACT:** RICHARD PHAM, PE

**LAND SURVEY:** DOUCET & ASSOCIATES, INC.  
7401 B HWY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78728  
(512) 583-2600

**CONTACT:** DILLON FUGATE, RPLS.

**UTILITY PROVIDERS:** WATER: WEST TRAVIS COUNTY PUA  
WASTEWATER: CITY OF DRIPPING SPRINGS  
ELECTRIC: FERRARIS ELECTRICAL COOPERATIVE  
TELEPHONE: FRONTIER COMMUNICATIONS  
GAS: TEXAS GAS SERVICE

**JURISDICTION:** CITY OF DRIPPING SPRINGS

**LEGAL DESCRIPTION:** BEING A 283.427 ACRES [12,346,088 SQUARE FEET] TRACT OF LAND OUT OF THE LV. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE EDWARD W. BROWN SURVEY NUMBER 126, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, SAID 283.427 ACRES BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNIGURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [TRACT], AND BEING OUT OF A CALLED 999 ACRE TRACT DESCRIBED IN VOLUME 106, PAGE 31 [TRACT].

**SITE AREA:** 283.4 ACRES

**WATERSHED:** THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

**FLOODPLAIN:** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, COMMUNITY PANEL NUMBERS 4802050106F AND 4802050106E, DATED SEPTEMBER 2, 2003. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.

**SUBMITTED BY:** RICHARD PHAM, PE

**ORIGINAL SUBMITTAL DATE:** FEBRUARY 18, 2022

PUBLIC ROADWAY TABLE						
STREET NAME	R.O.W.	PAVEMENT	C&G	CL LENGTH	SIDEWALK	
SHADOW RIDGE PARKWAY	114'	24' EACH DIRECTION	Y	3,468 LF	5' WIDE SIDEWALK & 10' TRAIL	
WILD RIDGE BOULEVARD	114'	24' EACH DIRECTION	Y	5,159 LF	5' WIDE SIDEWALK & 10' TRAIL	
BIG COW PASS	50'	30'	Y	290 LF	BOTH SIDES 5' WIDE	
BUFFALO BAYOU WAY	50'	30'	Y	991 LF	BOTH SIDES 5' WIDE	
CALAMITY CREEK WAY	50'	30'	Y	2,343 LF	BOTH SIDES 5' WIDE	
CHORE CANYON PASS	50'	30'	Y	290 LF	BOTH SIDES 5' WIDE	
EAGLEHEAD ROAD	50'	30'	Y	3,252 LF	BOTH SIDES 5' WIDE	
FANTHORP COURT	50'	30'	Y	307 LF	BOTH SIDES 5' WIDE	
FORT BOGGY RUN	50'	30'	Y	1,316 LF	BOTH SIDES 5' WIDE	
GOOSE ISLAND DRIVE	50'	30'	Y	5,162 LF	BOTH SIDES 5' WIDE	
HONEY BEAR COVE	50'	30'	Y	439 LF	BOTH SIDES 5' WIDE	
LOST MAPLES DRIVE	50'	30'	Y	1,477 LF	BOTH SIDES 5' WIDE	
MISTY RIDGE BEND	50'	30'	Y	1,116 LF	BOTH SIDES 5' WIDE	
MOUNTAIN VALLEY TRAIL	50'	30'	Y	4,252 LF	BOTH SIDES 5' WIDE	
PINEHURST LANE	50'	30'	Y	1,269 LF	BOTH SIDES 5' WIDE	
POSSUM KINGDOM RUN	50'	30'	Y	1,527 LF	BOTH SIDES 5' WIDE	
RAINFATHER ROAD	50'	30'	Y	825 LF	BOTH SIDES 5' WIDE	
SHOAL CREEK LANE	50'	30'	Y	1,403 LF	BOTH SIDES 5' WIDE	
SIMKINS PASS	50'	30'	Y	1,044 LF	BOTH SIDES 5' WIDE	
TAWAKONI TRAIL	50'	30'	Y	431 LF	BOTH SIDES 5' WIDE	
TWIN ANTLER CIRCLE	50'	30'	Y	1,224 LF	BOTH SIDES 5' WIDE	
VILLAGE CREEK PLAZA	50'	30'	Y	771 LF	BOTH SIDES 5' WIDE	
WINDY LANE	50'	30'	Y	841 LF	BOTH SIDES 5' WIDE	
ZARAGOZA WAY	50'	30'	Y	567 LF	BOTH SIDES 5' WIDE	

- NOTES:**
- ALL PROPOSED MINOR ARTERIAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET, AND A 10' WIDE SHARED USE PATH ON THE OTHER.
  - ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
  - OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:  
WATER: WEST TRAVIS COUNTY PUA  
WASTEWATER: CITY OF DRIPPING SPRINGS  
ELECTRICITY: T.G.S.  
GAS: TEXAS GAS SERVICE
  - FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAN AND CONSTRUCTION PLANS.
  - STORM WATER SHALL BE COLLECTED VIA DRAINAGE EASEMENTS.
  - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND PUD #13 (ORDINANCE NO. 2021-31).
  - A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
  - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
  - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROMISE ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
  - ALL NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
  - ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PUD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
  - A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAN.
  - STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SDA 3.111].
  - CONSTRUCTION ACCESS SHALL BE VIA US HWY 290.

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

THIS PRELIMINARY PLAN, WILD RIDGE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS DAY OF \_\_\_\_\_, 2022.

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

OR Z CHAIR OR VICE CHAIR

ANDREA CUNNINGHAM, CITY SECRETARY

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 Date: 06/22/2022 12:16  
 Plot: 1691021726.dwg  
 Plot Date: 06/22/2022 12:16

City Engineers / Estimators / Geographers  
 7401 B Highway 71 W, Ste. 160  
 Austin, TX 78728, Tel: (512) 583-2600  
 Email: info@doucet.com  
 License Number: 1937  
 EITEL's Firm Number: 1010880

OVERALL PRELIMINARY PLAN

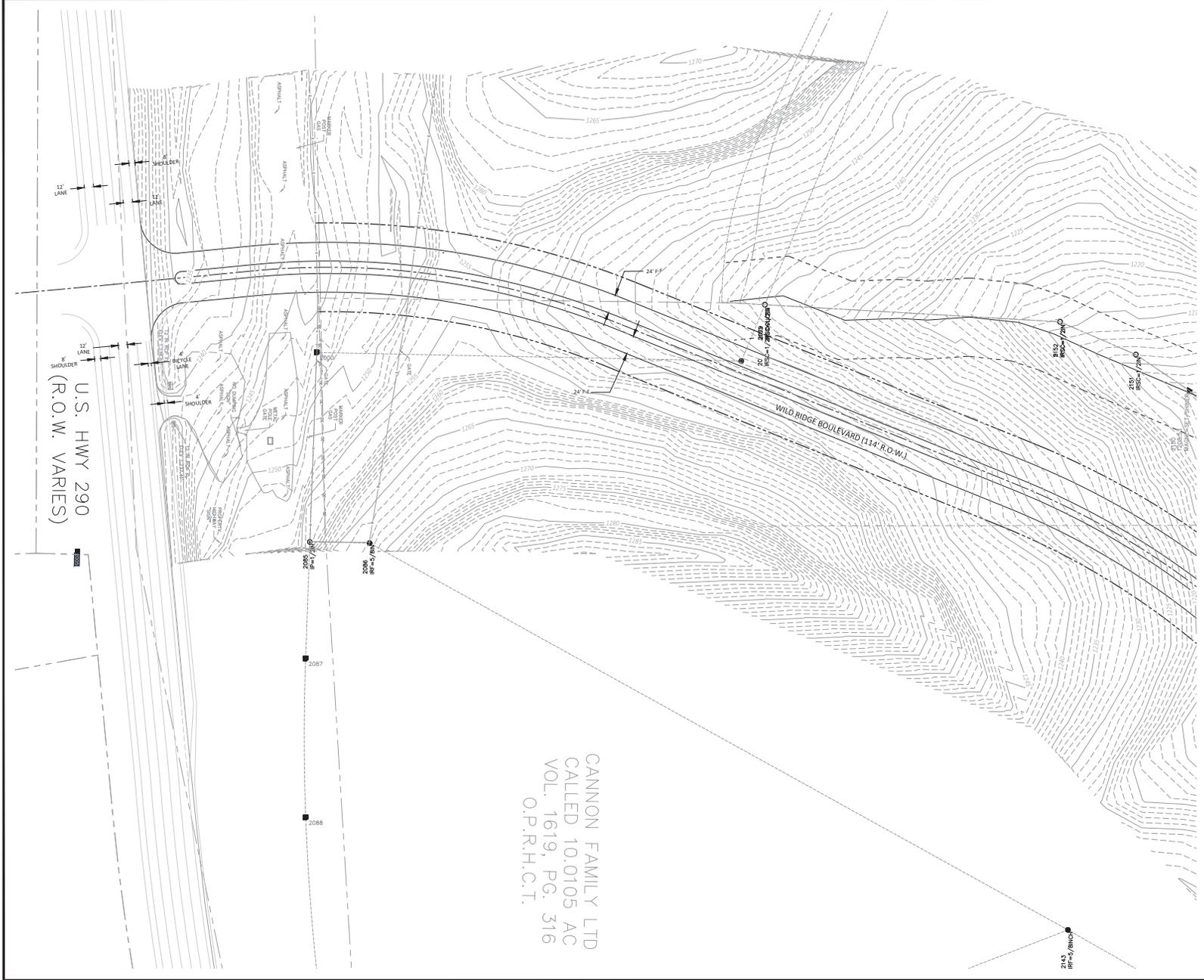
MERITAGE HOMES, LLC.  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAN  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

9/24/2022

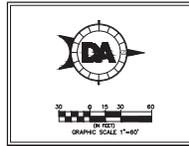
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Reviewed: AD
Date:

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Project No.: 1691-005

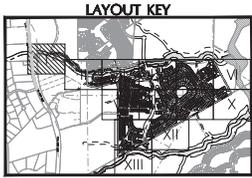


CANNON FAMILY LTD  
 CALLED 10.0105 AC  
 VOL. 1619, PG. 316  
 O.P.R.H.C.T.



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Planners / Geographers  
 7403 S. Highway 71 W. Ste. 110  
 Austin, TX 78735, Tel: (512) 283-2400  
 Email: doucet@dooucet.com  
 TRS Firm Number: 7937  
 TP&ES Firm Number: 1010800

PRELIMINARY PLAT I

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

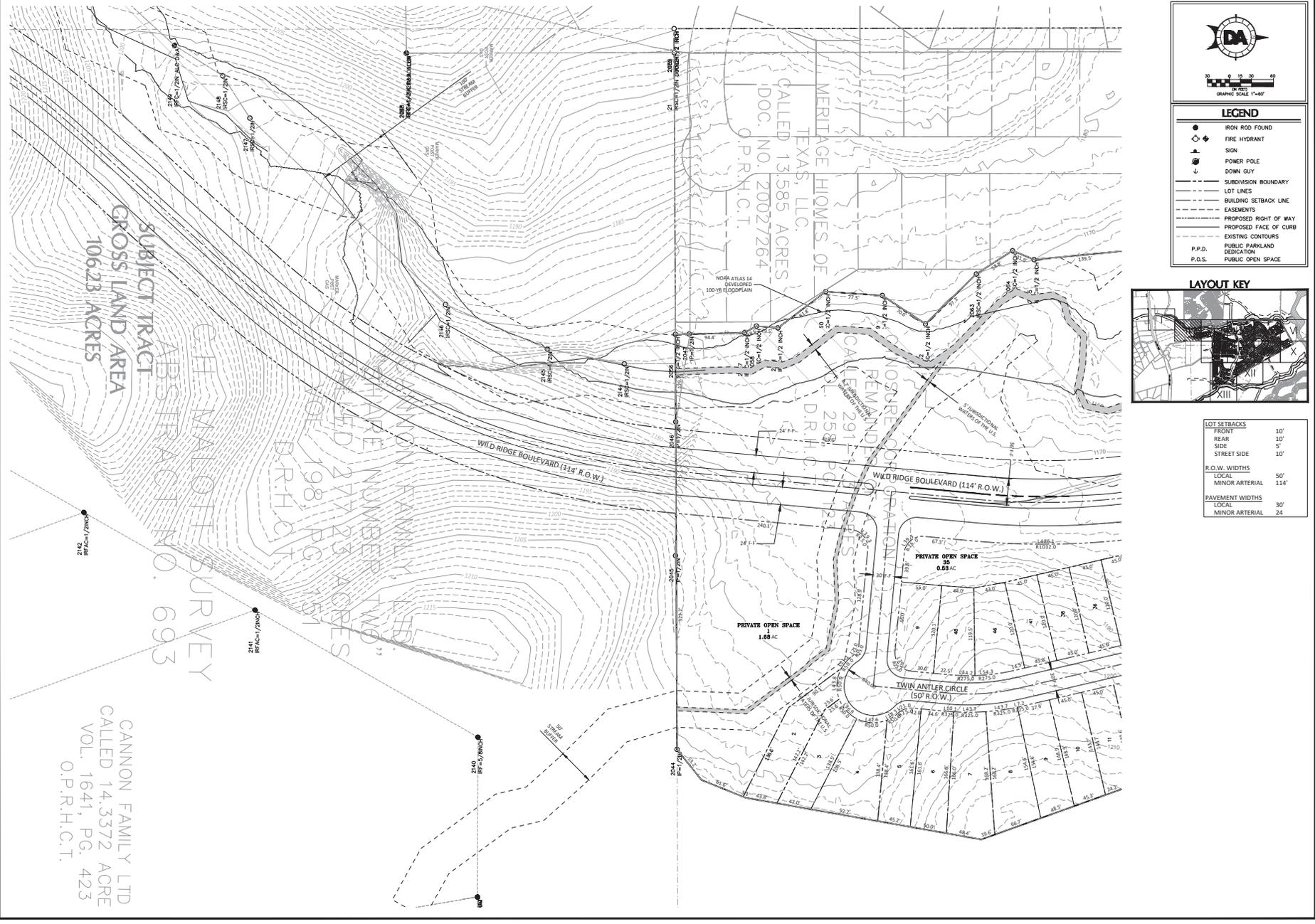


Designed: RP  
 Drawn: EG/JRW/AD  
 Reviewed: CR  
 Date:

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Project No.:  
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 Time: 12:24:58  
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**DOUCET**  
 Civil Engineers / Architects / Geodesists  
 1403 B. Highway 71 W. Ste. 110  
 Austin, TX 78752, Tel: (512) 283-2400  
 www.doucet.com  
 TXPELS Firm Number: 7397  
 EPELS Firm Number: 1010880

**PRELIMINARY PLAT II**

**MERITAGE HOMES, LLC.**  
**WILD RIDGE SUBDIVISION**  
**PRELIMINARY PLAT**  
**DRIPPING SPRINGS, HAYS COUNTY, TX 78620**



Designed: RPH  
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 Reviewed: CPH  
 Date: 6/26/2023

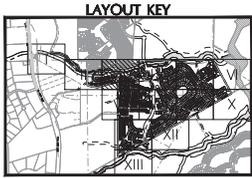
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**3**

Project No.: 1691-005



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⬇ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

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 Date: 9/24/2023  
 Plot Number: 1691-005

**DOUCET**  
 Civil Engineers / Estimators / Geographers  
 7403 S. Highway 71 W. Ste. 140  
 Austin, TX 78735, Tel: (512) 583-2400  
 Email: doucet@doacet.com  
 TX Reg. Firm Number: 1937  
 EITEL's Firm Number: 1010800

**PRELIMINARY PLAT III**

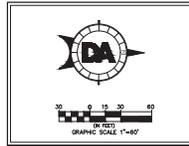
**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



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 Reviewed: CR  
 Date:

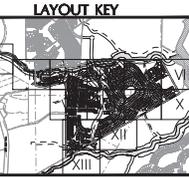
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Project No.: 1691-005



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⚡ SIGN
- ⚡ POWER POLE
- ⬇ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING PARKLAND DEDICATION
- P.P.D. PUBLIC OPEN SPACE
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

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**DOUCET**  
 Civil Engineers / Estimators / Geographers  
 1403 S. Highway 71 W. Ste. 110  
 Austin, TX 78735, Tel: (512) 283-2400  
 Email: doucet@doacet.com  
 TXPELS Firm Number: 9737

**PRELIMINARY PLAT IV**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RPH  
 Drawn: EGU/AD  
 Reviewed: CCR  
 Date:

**SHEET**  
**5**

Project No.: 1691-005



**DA**

30' 15' 0' 15' 30'

GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING PAVEMENT
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**

Civil Engineers / Estimators / Geographers

7403 S. Highway 71 W. Ste. 110  
Austin, TX 78735, Tel: (512) 283-2400  
www.doucet.com  
EPLS Firm Number: 1010800

**PRELIMINARY PLAT V**

**MERITAGE HOMES, LLC.**  
WILD RIDGE SUBDIVISION  
PRELIMINARY PLAT  
DRIPPING SPRINGS, HAYS COUNTY, TX 78620

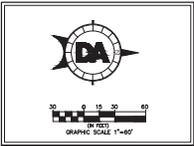


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Reviewed: CR  
Date:

SHEET  
**6**

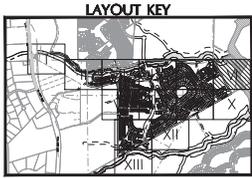
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**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
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- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 740 S. Highway 71 W. Ste. 110  
 Austin, TX 78732, Tel: (512) 283-2400  
 Email: doucet@dooucet.com  
 TXE Firm Number: 3937  
 TP&ES Firm Number: 1010880

PRELIMINARY PLAT VI

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620

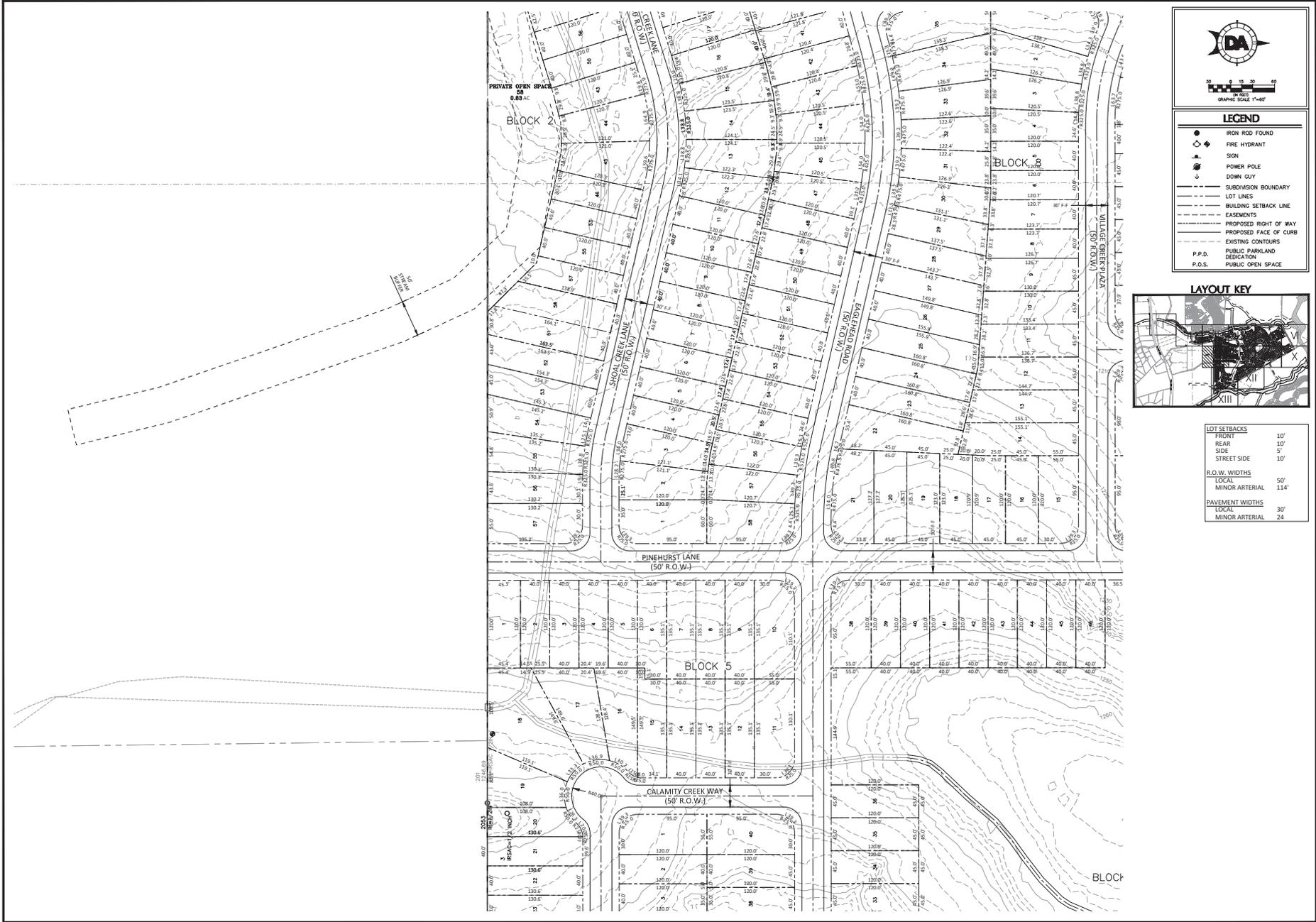


Designed: RP  
 Drawn: EGJW/AD  
 Reviewed: CG  
 Date:

SHEET  
**7**

Project No.:  
 1691-005

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**DA**

GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D.
- PUBLIC PARKLAND DEDICATION
- P.O.S.
- PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Estimators / Geographers  
 7403 S. Highway 71 W. Ste. 140  
 Austin, TX 78725, Tel: (512) 583-2400  
 Fax: (512) 583-2401  
 Email: doucet@dooucet.com  
 TP&ES Firm Number: 1010800

**PRELIMINARY PLAT VII**

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP  
 Drawn: EGJW/AD  
 Reviewed: CG  
 Date:

SHEET  
**8**

Project No.:  
 1691-005

Drawing: C:\pw\_working\merritt\platt\021216\1691005.PDF.dwg  
 User: RPHAM  
 Date: 09/26/2025  
 Plot: 09/26/2025 10:58:34

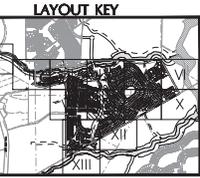




GRAPHIC SCALE 1"=40'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊕ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



LOT SETBACKS	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
R.O.W. WIDTHS	
LOCAL	50'
MINOR ARTERIAL	114'
PAVEMENT WIDTHS	
LOCAL	30'
MINOR ARTERIAL	24'

Block 7  
P.P.D.  
51  
13.93 AC

Drawn: C:\pw\working\new\ppl\021216\160809.PP.dwg  
Date: 02/26/2025  
User: RICHARD PHAM  
Plot Date: 02/26/2025  
Plot Time: 10:30:33 AM

**DOUCET**  
Civil Engineers / Surveyors / Geographers  
1403 S. Highway 71 W. Ste. 140  
Austin, TX 78735, Tel: (512) 283-2400  
www.doucet-engineers.com  
EPELS Firm Number: 7937

PRELIMINARY PLAT VIII

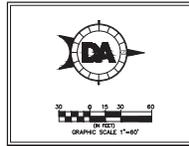
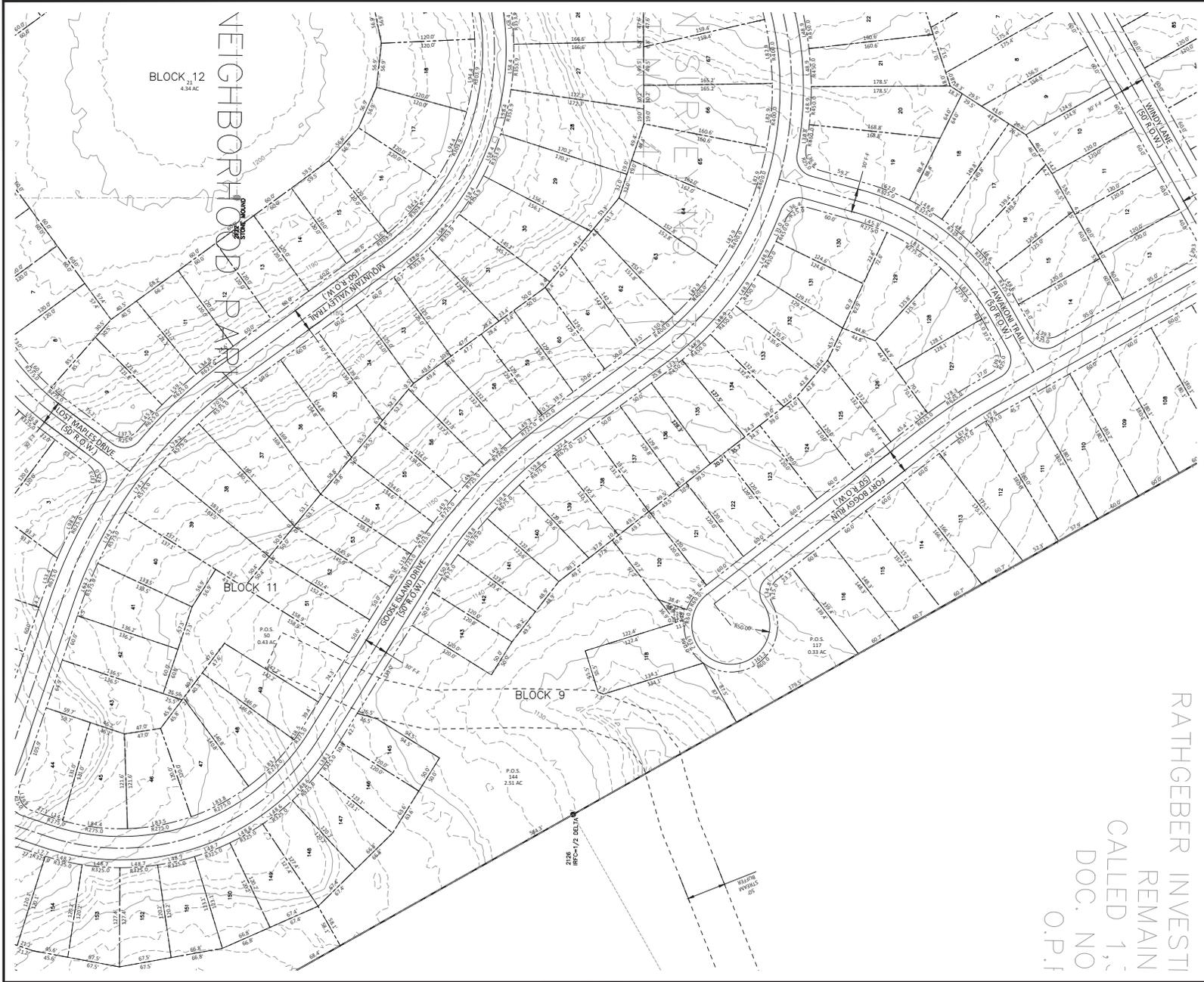
**MERITAGE HOMES, LLC.**  
WILD RIDGE SUBDIVISION  
PRELIMINARY PLAT  
DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP  
Drawn: EQJW/AD  
Reviewed: CR  
Date:

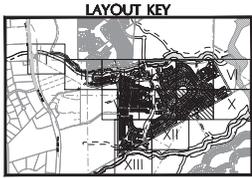
SHEET  
9

Project No.:  
1691-005



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
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- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING LOT LINES
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL	50'
MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Estimators / Geographers  
 1403 S. Highway 71 W. Ste. 110  
 Austin, TX 78735, Tel: (512) 283-2400  
 Email: doucet@earthlink.net  
 1845 Form Number: 7/97  
 TP&ES Form Number: 1010800

PRELIMINARY PLAT IX

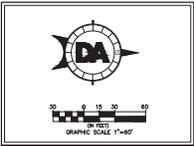
**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP  
 Drawn: EG/JW/AD  
 Reviewed: CG  
 Date:

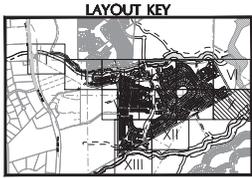
SHEET  
**10**

Project No.:  
 1691-005



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
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- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



**LOT SETBACKS**

FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'

**R.O.W. WIDTHS**

LOCAL MINOR ARTERIAL	50'
LOCAL MINOR ARTERIAL	114'

**PAVEMENT WIDTHS**

LOCAL	30'
LOCAL MINOR ARTERIAL	24'

POSSIBLE  
DRAINFIELD EASEMENT  
VOL. 3446, PG. 173  
VOL. 3940, PG. 379  
VOL. 3940, PG. 445  
O.P.R.H.C.T.

**DOUCET**  
Civil Engineers / Planners / Geographers  
1403 S. Highway 71 W. Ste. 110  
Austin, TX 78735, Tel: (512) 283-2400  
www.doucet-engineers.com  
Texas Firm Number: 7937  
EITEL's Firm Number: 0108800

PRELIMINARY PLAT X

**MERITAGE HOMES, LLC.**  
WILD RIDGE SUBDIVISION  
PRELIMINARY PLAT  
DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RP  
Drawn: EGJW/AD  
Reviewed: CG  
Date:

SHEET  
**11**

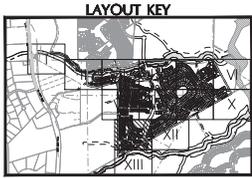
Project No.:  
1691-005

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 Date: 09/26/2023 12:25  
 Plot: 1691-005.dwg, 11 of 11



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⬇ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



<b>LOT SETBACKS</b>	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
<b>R.O.W. WIDTHS</b>	
LOCAL	50'
MINOR ARTERIAL	114'
<b>PAVEMENT WIDTHS</b>	
LOCAL	30'
MINOR ARTERIAL	24'

Drawing: C:\pwworking\merritt\p14012216\1691009.PDF  
 User: RPHAM, Sep 26, 2012 12:16  
 Plot: 1691009.PDF, 1691009.PDF, 1691009.PDF

**DOUCET**  
 Civil Engineers / Estimators / Geographers  
 1403 S. Highway 71 W. Ste. 140  
 Austin, TX 78725, Tel: (512) 283-2400  
 Fax: (512) 283-2401  
 Email: doucet@doCKET.com  
 1845 Firm Number: 7393  
 TP&ES Firm Number: 1010800

**PRELIMINARY PLAT XI**

**MERRITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



Designed: RPH  
 Drawn: EQJ/RAD  
 Reviewed: CCR  
 Date:

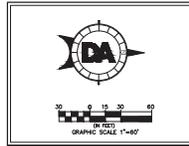
**SHEET 12**

Project No.: 1691-005



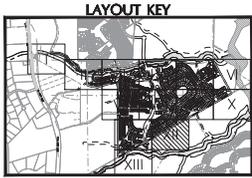
J.F. GILBERT SURVEY  
ABSTRACT NO. 811

WFC HEADW  
CALLET  
VOL.



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
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- EASEMENTS
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- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- P.P.D. PUBLIC PARKLAND DEDICATION
- P.O.S. PUBLIC OPEN SPACE



<b>LOT SETBACKS</b>	
FRONT	10'
REAR	10'
SIDE	5'
STREET SIDE	10'
<b>R.O.W. WIDTHS</b>	
LOCAL	50'
MINOR ARTERIAL	114'
<b>PAVEMENT WIDTHS</b>	
LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
Civil Engineers / Architects / Geospatial  
1403 S. Highway 71 W. Ste. 110  
Austin, TX 78735, Tel: (512) 283-2400  
www.doucet-engineers.com  
TXEPL Firm Number: 7937  
EPELS Firm Number: 1010800

PRELIMINARY PLAT XII

**MERITAGE HOMES, LLC.**  
WILD RIDGE SUBDIVISION  
PRELIMINARY PLAT  
DRIPPING SPRINGS, HAYS COUNTY, TX 78620

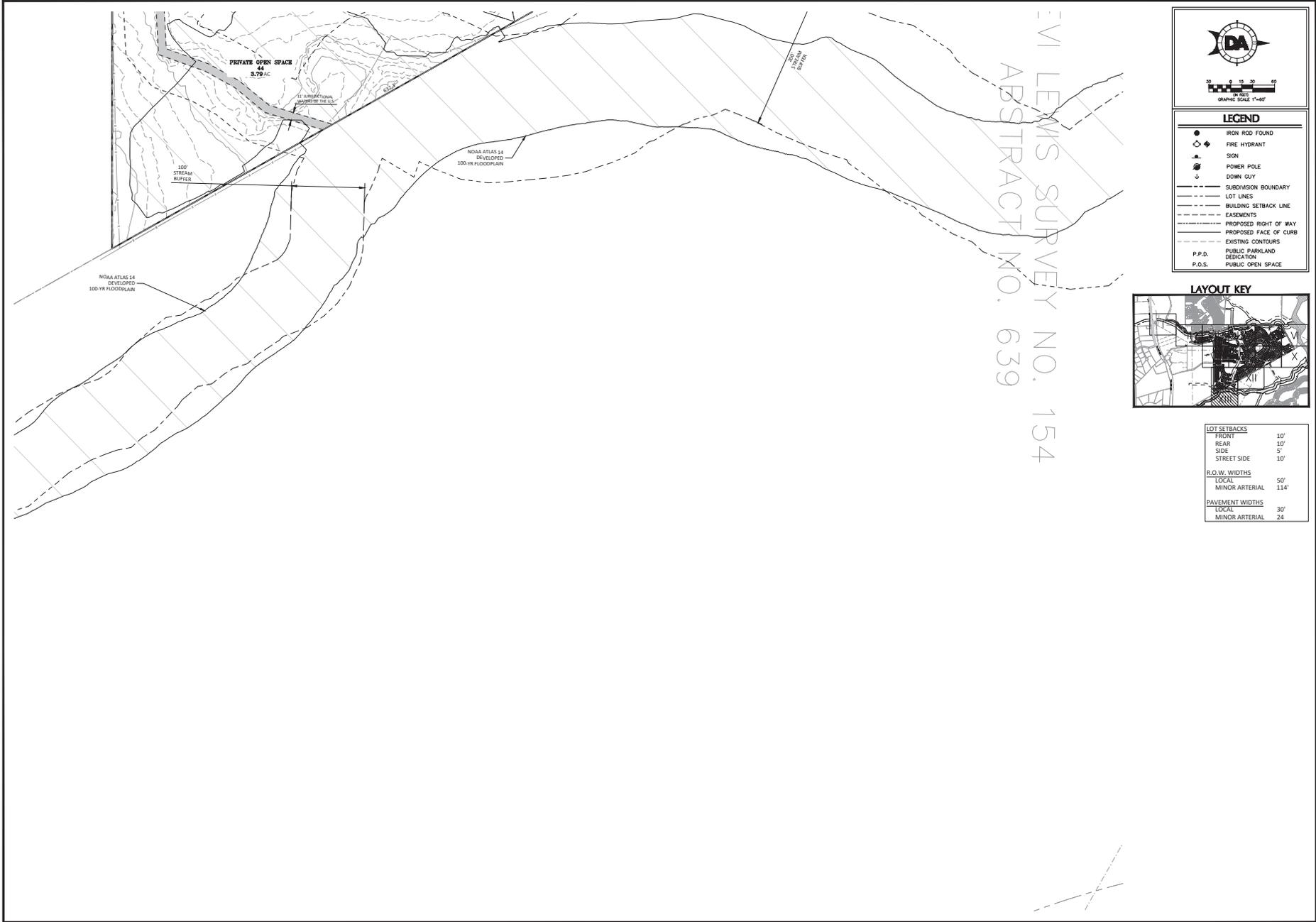


Designed	RP
Drawn	EGJ/W/AD
Reviewed	CG
Date	

SHEET  
**13**

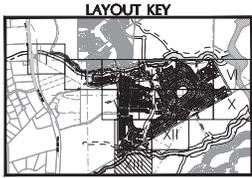
Project No.:  
1691-005

Drawing: C:\pwworking\dwg\1691-005\1691-005.PLT  
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 Date: 2/27/2018 12:24  
 Plot: 1691-005.PLT, 1691-005.PLT



**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊖ POWER POLE
- ⊥ DOWN GUY
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<b>LOT SETBACKS</b>	
FRONT	10'
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<b>R.O.W. WIDTHS</b>	
LOCAL	50'
MINOR ARTERIAL	114'
<b>PAVEMENT WIDTHS</b>	
LOCAL	30'
MINOR ARTERIAL	24'

**DOUCET**  
 Civil Engineers / Architects / Geospatial  
 240 S. Highway 71 W. Ste. 110  
 Austin, TX 78724, Tel: (512) 283-2400  
 Email: doucet@doCKET.com  
 TRS Firm Number: 7932  
 TP&ES Firm Number: 1010880

PRELIMINARY PLAT XIII

**MERITAGE HOMES, LLC.**  
 WILD RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 DRIPPING SPRINGS, HAYS COUNTY, TX 78620



9/26/2022  
 Designed: RP  
 Drawn: EGJ/RAD  
 Reviewed: CR  
 Date:

SHEET  
**14**

Project No.:  
 1691-005

Drawing: C:\pwworking\cmerrad\p1610021216\161005.P14.dwg  
 User: cmerrad Sep 26, 2022 12:16  
 Plot Device: HP DesignJet 500  
 Plot Date: 9/26/2022 12:16



# Planning & Zoning Commission Planning Department Staff Report

**Planning & Zoning Commission Meeting:** October 25, 2022  
**Project No:** CUP2022-0005  
**Project Planner:** Tory Carpenter, AICP – Senior Planner

### Item Details

**Project Name:** Oro Bianco Mobile Food Vendor  
**Property Location:** 27713 Ranch Road 12  
**Legal Description:** Cannon Estates West lot 5  
**Applicant:** Adam Thompson  
**Property Owner:** James Kelsey  
**Request:** Conditional Use Permit (CUP) for a Mobile Food Vendor

Approval with the following conditions:

1. The applicant shall submit a site development permit prior to any additional site improvements; and
2. Hours of operation are limited to between 7:00am and 9:00pm; and
3. There shall be no amplified sound on the site; and
4. The Conditional Use Permit shall be reconsidered by City Council within two years of its effective date; and
5. The permit shall become effective with the issuance of the building permit.

### Staff Recommendation:



## Overview

The applicant requests a conditional use permit (CUP) to allow one mobile food vendor on the property. The food truck will sell coffee and gelato products from a single trailer located on the center of the site. The applicant will be required to provide a minimum of three parking spaces on the site.

Aside from an existing carport on the property, the site is vacant. Surrounding properties include several single-family residences; however, each of these residences are within a commercial zoning district. The properties to the south and west of the subject property are owned by the same owner as the subject property.

Direction	Setback Code requirement
Front	Ten Feet (25')
Rear	Ten Feet (25')
Side	Five feet (15')

## Surrounding Properties



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

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Commercial Services (CS)	Single-Family	Not Shown
East	Commercial Services (CS)	Open Space	
South	Commercial Services (CS)	Single-Family	
West	Commercial Services (CS)	Vacant	

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

Approval Criteria	Staff Comments
<p>1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;</p>	<p>The following comprehensive goals support this request:</p> <p>1. Support expansion of business and professional services and</p> <p>2. Support Tourism.</p>
<p>2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;</p>	<p>The zoning district is Commercial Services (CS), which permits commercial and retail uses. Mobile food vendors are permitted in the CS zoning district with the approval of a Conditional Use Permit (CUP).</p>
<p>3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;</p>	<p>The applicant will need to meet all development standards.</p>
<p>4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:</p>	<p>A mobile food vendor at this location will provide additional food and beverage options for the area. While there are single-family residences in the immediate vicinity, staff is recommending conditions to limit adverse impacts.</p>
<p>a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;</p>	<p>The applicant will be required to submit a site development permit, which will ensure adequate vehicular access and pedestrian improvements.</p>
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	<p>The applicant is required to provide three parking spaces.</p>
<p>c. Refuse and service areas;</p>	<p>The applicant will be required to provide trash can receptacles for the patrons.</p>
<p>d. Utilities with reference to location, availability, and compatibility;</p>	<p>The applicant has stated that they may utilize a generator or connect to the adjacent site’s electrical system. Both options may be allowed by the City.</p>
<p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p>	<p>No Screening is proposed.</p>
<p>f. Control of signs, if any;</p>	<p>Signage will be done with a separate permit and will need to comply with the current sign ordinance in effect. Any variances will require approval.</p>
<p>g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;</p>	<p>The owner shall comply with the lighting ordinance per the mobile food vendor ordinance.</p>

h. Required yards and open space;	Not applicable.
i. Height and bulk of structures;	The mobile food vendor meets height requirements.
j. Hours of operation;	Staff recommends restricting hours of operation to between 7:00am and 9:00pm.
k. Exterior construction material, building design, and building facade treatment;	Mobile food vendors do not have to comply with city's exterior design ordinance, but they do have to comply with the city's sign ordinance and applicable Sign Codes.
l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	Not applicable.
m. Provision for pedestrian access/amenities/areas;	While there are no sidewalks leading to this property, the applicant will be required to construct sidewalks at the time of site development.
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	Staff finds that the proposed mobile food vendor use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned.
6. Noise;	Staff recommends conditions to limit hours of operation and to prohibit amplified speakers to limit adverse impacts with neighboring residences.
7. Odors; and	No concerns noted.
8. Dust.	No concerns noted.

**Conditional Use Permit Requirements**

The following standards are applicable for all mobile food vendors within the City Limits. Note that the Conditional Use Permit can be approved with conditions that further restrict operations.

1. Decibel Level shall not exceed 65 decibels. Decibel level shall be measured at the property line.
2. Hours of operation are limited to the closing time of 11:00 p.m.
3. The property adheres to all Fire and Life Safety Codes found in the International Fire Code
4. Should the City find the mobile food truck to create health and safety issues due to any reasons, the City Administrator may request that the Applicant remove any vehicle from the site. The Applicant shall comply with the City Administrator's request.
5. Conditional Use Permit expires two years from the date of the issuance of the building permit and the renewal must be considered by City Council.
6. The City administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.

The below excerpt of the Code are the procedures that P&Z should take for CUPS.  
Chapter 30 Exhibit A Zoning Ordinance Sec 3.17.5 Procedures for CUPS:

- (a) P&Z Recommendation: Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the City Council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.

**Public Notification**

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

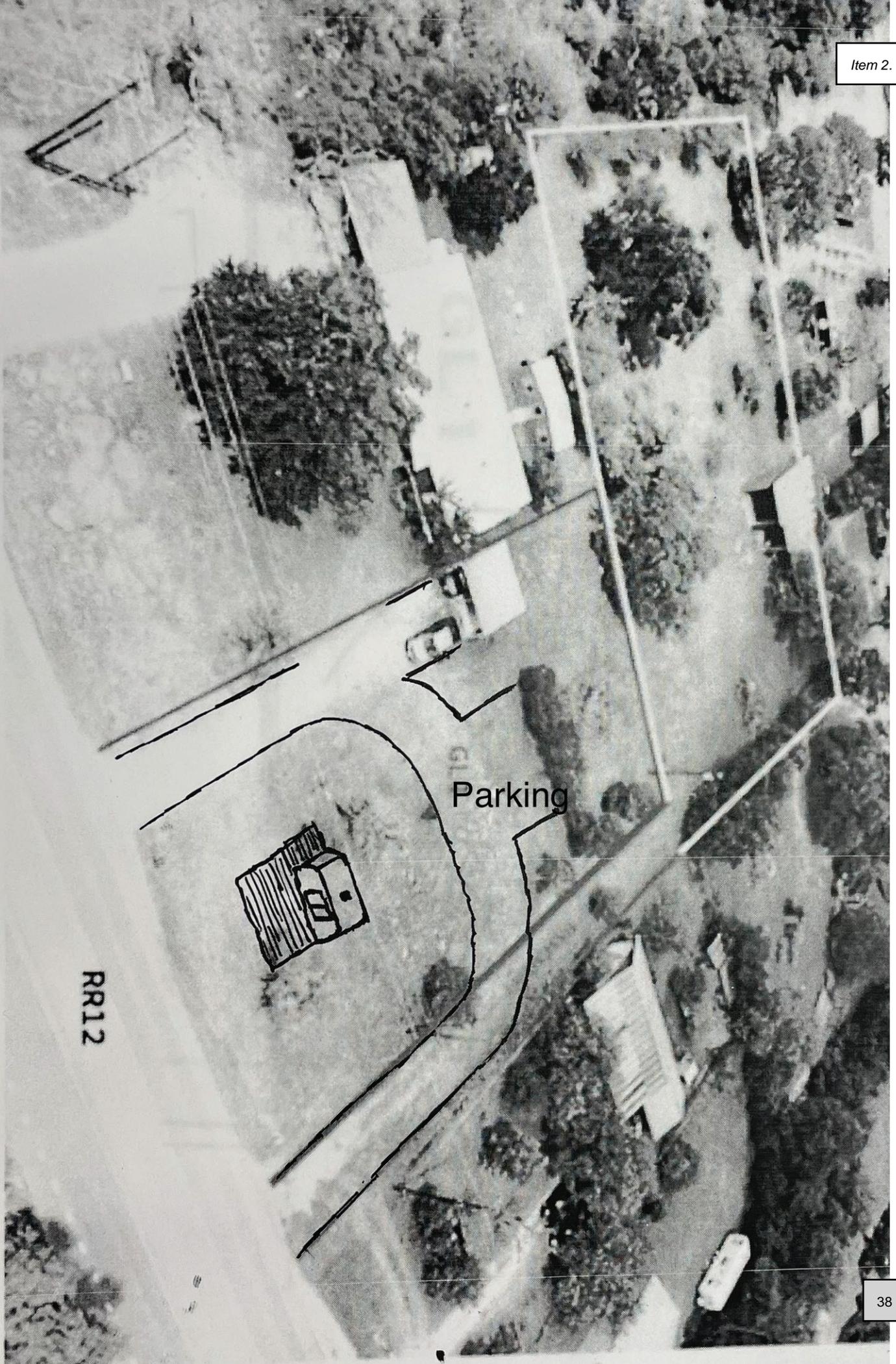
**Meetings Schedule**

October 25, 2022 – Planning and Zoning Commission  
 November 1, 2022 - City Council Meeting

**Attachments**

Attachment 1 - Conditional Use Permit Application  
 Attachment 2 – Site Plan  
 Attachment 3 – Food Vendor Photos

Recommended Action:	Recommend approval of the request with the following conditions: 1. The applicant shall submit a site development permit prior to any additional site improvements; and 2. Hours of operation are limited to between 7:00 A.M. and 9:00 P.M.; and 3. There shall be no amplified sound on the site; and 4. The Conditional Use Permit shall be reconsidered by City Council within two years of its effective date; and 5. The permit shall become effective with the issuance of the building permit.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no or alternate conditions.
Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	Staff has not received any public comments at this time.
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the expansion of business and professional services Support Tourism related businesses



Parking

RR12



Item 2.



**DRIPPING SPRINGS**  
Texas

City of Dripping Springs

Item 2.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

**CONDITIONAL USE PERMIT APPLICATION**

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

NEW APPLICATION     EXTENSION OF A PREVIOUSLY APPROVED CUP

**CONTACT INFORMATION**

PROPERTY OWNER NAME JAMES KELSEY  
STREET ADDRESS 1450 W HWY 290 #1123  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 512-461-2890 EMAIL jaykelseyjr@gmail.com

APPLICANT NAME Adam S Thompson  
COMPANY OroBianco Italian Creamery  
STREET ADDRESS 503 Main Street  
CITY Blanco STATE TX ZIP CODE 78606  
PHONE 956-639-8705 EMAIL adam@orobiancomilk.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	JAMES KELSEY
PROPERTY ADDRESS	27713 RR 12 DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	CANNON Estate West Lot 5
TAX ID#	
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	CS
PROPOSED USE	Mobile Food Unit
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	For setting up a mobile food unit to sell gelato and espresso. Unit will be licensed through Dripping Springs Health Dept. Standalone unit. Not a food truck park.

**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).*

**APPLICANT'S SIGNATURE**

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

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

James Kelsey  
Name

OWNER  
Title

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS       §

This instrument was acknowledged before me on the 31 day of Aug,  
2022 by Christie Polanco.

Christie Polanco  
Notary Public, State of Texas

My Commission Expires: 2/24/26

James Edward Jr Kelsey  
Name of Applicant



**CONDITIONAL USE PERMIT 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

8/30/22  
Date

**CHECKLIST**

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized 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"/>	Application Fee ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings ( <i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation ( <i>if applicable</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign ( <i>refer to Fee Schedule</i> )
		Proof of Ownership-Tax Certificate or Deed

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



**DRIPPING SPRINGS**  
 Texas

### BILLING CONTACT FORM

Project Name: OroBianco Retail Dripping Springs

Project Address: 27713 RR 12, Dripping Springs, TX 78620

Project Applicant Name: Adam S Thompson

#### Billing Contact Information

Name: Vicki Devendorf

Mailing Address: PO Box 1565  
Blanco, TX 78606

Email: vicki@orobiancomilk.com Phone Number: 830-998-4221

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

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

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

*Ad SP*

Signature of Applicant

9/1/2022

Date

**CITY OF DRIPPING SPRINGS**

**ORDINANCE No. [REDACTED]**

**Conditional Use Permit**

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE USE OF MOBILE FOOD VENDOR – LONGER THAN TEN (10) DAYS WITHIN THE LOCAL RETAIL ZONING DISTRICT FOR A PERIOD NOT TO EXCEED TWO YEARS FOR A PROPERTY LOCATED AT 27713 RR 12, UNDER EXHIBIT A, ZONING ORDINANCE, SECTION 3.17, CONDITIONAL USE PERMIT AS ATTACHED IN EXHIBIT “A”; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; PUBLICATION; EFFECTIVE DATE; PROPER NOTICE & MEETING.

**WHEREAS,** the City Council of the City of Dripping Springs (“City Council”) seeks to promote reasonable, sound, and efficient land use and development within the City of Dripping Springs (“City”); and

**WHEREAS,** pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to regulate zoning within the City; and

**WHEREAS,** the City of Dripping Springs desires to approve a conditional use permit because of the unique nature of this property, and the land use is compatible with the permitted land uses in a given zoning district only under current conditions; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

**WHEREAS,** the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

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

**1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

**2. ENACTMENT**

The Conditional Use Permit is approved as presented in Exhibit “A” to this ordinance.

**3. REPEALER**

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

**4. SEVERABILITY**

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

**5. EFFECTIVE DATE**

This Ordinance and Conditional Use Permit shall be effective immediately upon passage and publication.

**6. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED & APPROVED** this, the \_\_\_ day of \_\_\_\_\_ 2022, by a vote of \_\_\_ (*ayes*) to \_\_\_ (*nays*) to \_\_\_ (*abstentions*) of the City Council of Dripping Springs, Texas.

**CITY OF DRIPPING SPRINGS:**

by: \_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

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

*Attachment "A"*

### City of Dripping Springs | Conditional Use Permit

Granted to allow the land use of "mobile food vendor" on a property that is currently zoned Local Retail (LR) District located at:

27713 RR 12, Dripping Springs, Texas, 78620

Approved by the City of Dripping Springs City Council on November 1, 2022

Operation of a mobile food vendor at the above-mentioned location is allowed pursuant to the following regulations:

1. The property shall adhere to all City codes.
2. The vendor shall submit a site development permit prior to any additional site improvements.
3. Hours of operation are limited to 7:00 a.m. to 9:00 p.m.
4. No amplified sound on site. Decibel Level shall not exceed 65 decibels. Decibel level shall be measured at the property line.
5. The vendor shall provide a minimum of three parking spaces on the site.
6. The vendor shall provide sufficient trash receptacles for the customers.
7. The property adheres to all Fire and Life Safety Codes found in the International Fire Code.
8. Should the City find the mobile food truck to create health and safety issues due to any reason, the City Administrator may request that the Applicant remove any vehicle from the site. The Applicant shall comply with the City Administrator's request.
9. The City Administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.
10. Conditional Use Permit is effective on the date of the issuance of the building permit.
11. The mobile food vendor must follow the City's dark sky ordinance.
12. Conditional Use Permit expires two years from the date of the issuance of the building permit and the renewal must be considered by City Council.

Site Plan

### CANNON RANCH WEST LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS
TH/MF/SFR	6.8 ac.	24.0 du/ac	163 units
RES. SUB-TOTAL: 6.8 ac.			
COMMERCIAL	12.0 ac.		
OPEN SPACE*	4.4 ac.		
TOTAL 23.2 ac. 7.0 du/ac 163 units			

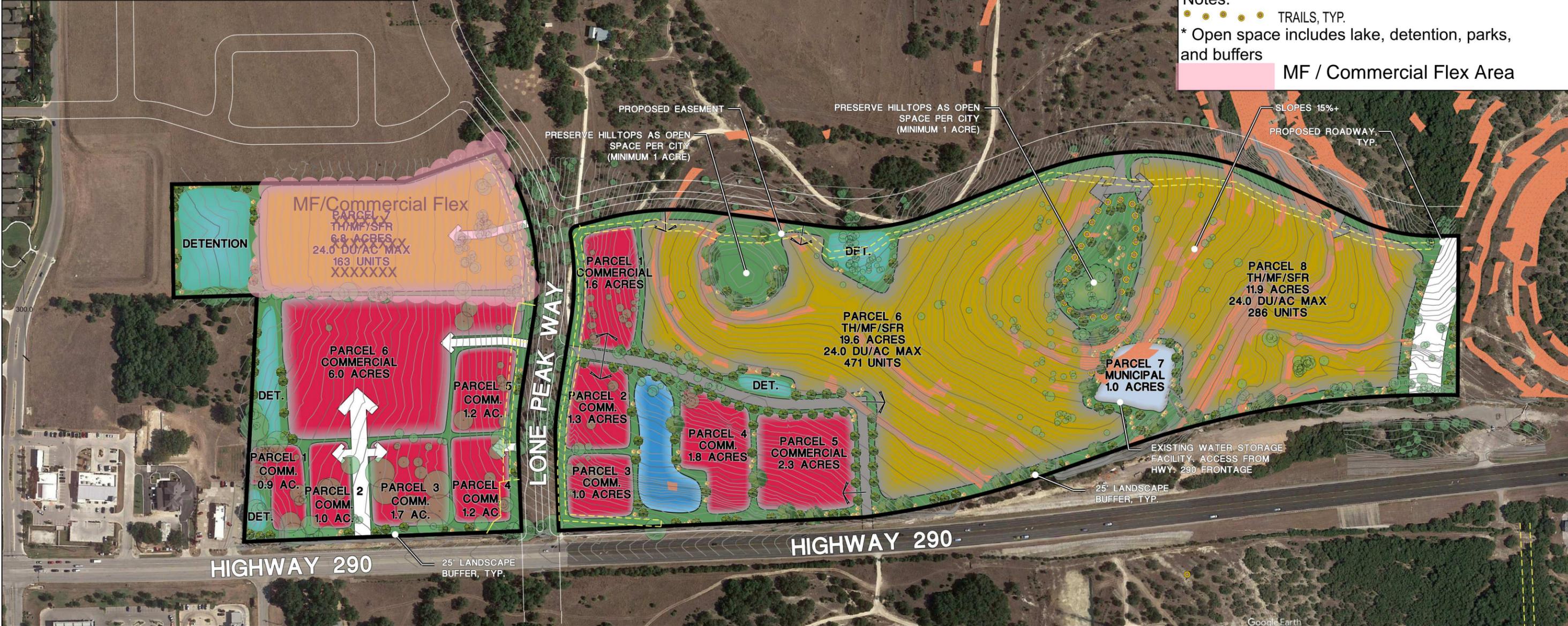
Notes:  
\* Open space includes lake, detention, parks, and buffers

### CANNON RANCH EAST LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS
TH/MF/SFR	31.5 ac.	24.0 du/ac	757 units
RES. SUB-TOTAL: 31.5 ac.			
COMMERCIAL	8.0 ac.		
MUNICIPAL	1.0 ac.		
PROPOSED R.O.W.	1.0 ac.		
OPEN SPACE*	10.7 ac.		
TOTAL 52.2 ac. 757 units			
GROSS DENSITY 14.5 du/ac			

Notes:  
● ● ● ● ● TRAILS, TYP.  
\* Open space includes lake, detention, parks, and buffers

MF / Commercial Flex Area



May 23, 2022

Draft "B"

**PLANNED DEVELOPMENT DISTRICT No. \_\_:**  
**Hilltop Vista**

Planned Development District Ordinance

Approved by the Planning & Zoning Commission on:

\_\_\_\_\_, 2022.

Approved by the City Council on:

\_\_\_\_\_, 2022

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

**WHEREAS**, the Owner is purchasing that certain real property consisting of approximately 97.44 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Hilltop Vista” and as more particularly identified and described in Exhibit A (the “Property”) to *Attachment “A”*; and

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

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

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

**WHEREAS**, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on \_\_\_\_\_, 2022; and

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

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

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

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

as trees, creeks, ponds, floodplains, slopes, hills, viewsapes, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

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

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

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

### 1. FINDINGS OF FACT

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

### 2. ENACTMENT

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

the location of use classifications; slight adjustments to the internal street and drive alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. The City Administrator may approve minor modifications in writing following consultation with the City Engineer. Any appeal of the City Administrator’s determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.

- E. Code of Ordinances.** The Code of Ordinances as of the effective date of this Ordinance shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment “A”*, or the PD Master Plan.
- F. Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.
- G. Attachments and Exhibits Listed.** The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

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

<b>Exhibit A</b>	<b>Property Legal Description</b>
<b>Exhibit B</b>	<b>PD Master Plan</b>
<b>Exhibit C</b>	<b>Parks, Trails and Open Space Plan</b>
<b>Exhibit D</b>	<b>PD Code Modifications Chart</b>
<b>Exhibit E</b>	<b>PD Phasing Plan</b>
<b>Exhibit F</b>	<b>PD Uses Chart</b>
<b>Exhibit G</b>	<b>Street Standards</b>
<b>Exhibit H</b>	<b>Water Quality Buffer Zones</b>
<b>Exhibit I</b>	<b>Highway 290 Landscape Buffer</b>

**3. REPEALER**

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

**4. SEVERABILITY**

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

**5. PENALTY**

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

**6. CODIFICATION**

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

**7. PROPER NOTICE & MEETING**

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

**8. EFFECTIVE DATE**

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

**PASSED & APPROVED** this, the \_\_\_\_\_day of \_\_\_\_\_, 2022 by a vote of \_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) to \_\_\_\_\_(abstentions) of the City Council of Dripping Springs.

**CITY OF DRIPPING SPRINGS:**

by: \_\_\_\_\_  
Bill Foulds, Mayor

**ATTEST:**

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

*Attachment “A”*

**City of Dripping Springs**

**CODE OF ORDINANCES**

**ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS**

**PLANNED DEVELOPMENT DISTRICT NO. \_\_:**

**ARTICLE I. GENERAL PROVISIONS**

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

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

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

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

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

**Code, City’s Code of Ordinances or City of Dripping Springs Code of Ordinances:** The entirety of the City’s ordinances, regulations and official policies in effect as of \_\_\_\_\_, 2022 except as modified by the Project Approvals and variances granted

under the Development Agreement and this Ordinance. This term does not include Zoning or Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

**Dripping Springs Technical Criteria:** The criteria adopted in Article 28.07 of the City of Dripping Springs Code of Ordinances that includes technical criteria standard specifications and adopted in Ordinance 2021-35 and as modified.

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

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

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

**Impervious Cover Percentage:** The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property.

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

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

**Owner:** **Pulte Homes of Texas, LP**, a Texas limited partnership company, and their successors and assigns as subsequent owners of any portion of the Property.

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

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

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

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

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

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

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

## **ARTICLE II. DEVELOPMENT STANDARDS**

- 2.1. General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on **Exhibit E**. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Construction Plans or site plans shall be submitted to the City for approval with each phase. Each plat filed with the City shall contain parkland required for that phase and parkland for the entire Land shall be submitted by separate exhibit with each plat application including the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas. In addition, an impervious cover and LUE tracking chart shall be submitted as an exhibit with each plat filed indicating the amount of impervious cover proposed for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject to such plat.
- 2.3. Permitted Uses.**
- 2.3.1. Base Zoning:** The base zoning district for the residential portion of the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan. The Commercial portion of the Property shall be GR.
- 2.3.2. Allowed Uses:** Those uses listed in the PD Uses Chart attached as **Exhibit F** are hereby permitted by right within the Project.
- 2.4. Commercial Design Specifications.**
- 2.4.1 Design Standards.** The Commercial portion of the Property may be developed consistent with the design standards established in the Code.

## 2.5. Residential Design Specifications.

**2.5.1 Impervious Cover.** The Property may be developed with an Impervious Cover Percentage as allowed in Exhibit D, Modification Chart, of this agreement.

**2.5.2 Minimum Lot Area.** Six thousand (6,000) square feet.

**2.5.3 Building Height.** Buildings shall not exceed 2 ½ stories or forty (40) feet, whichever is less, measured from the average elevation of the finished grade adjacent to the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

**2.5.4 Minimum Lot Width.** Fifty (50) feet measured from the front setback line.

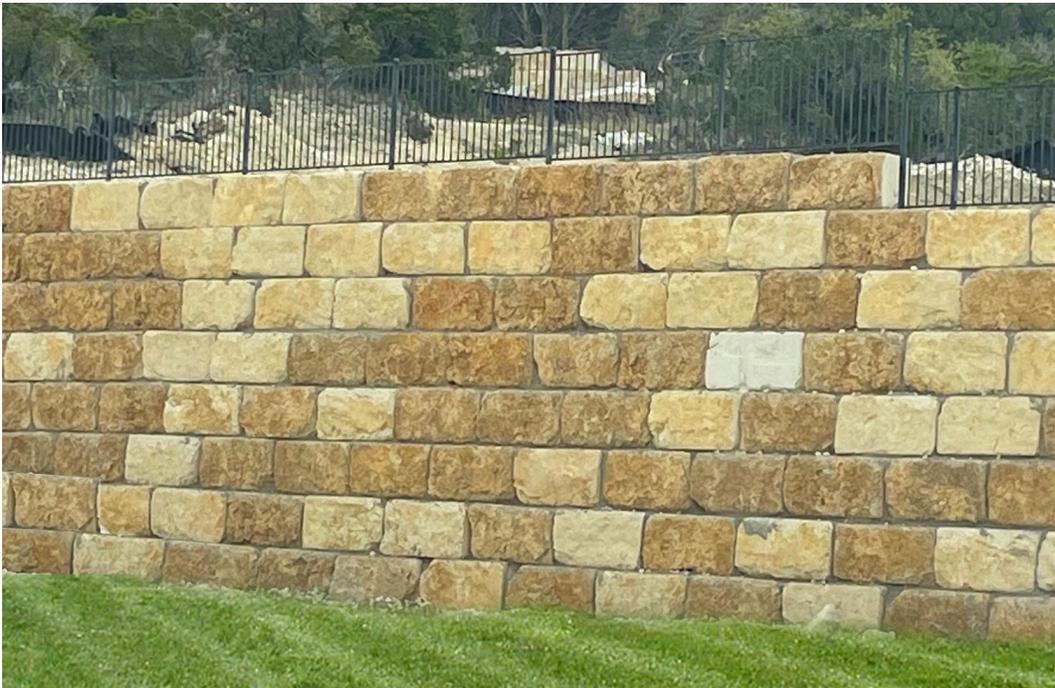
**2.5.5 Setbacks.** Building setbacks in residential areas shall be as follows:

- a. **Minimum Front Yard:** Building setbacks shall be twenty (20) feet from the street right of way.
- b. **Minimum Side Yard:** Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of ten (10) feet from the street right of way.
- c. **Minimum Rear Yard:** Building setbacks shall be ten (10) feet.
- d. **Minimum Garage Setback:** Garage doors shall be set back a minimum of twenty (20) feet from the front street right of way or ten (10) feet from the side street right-of-way.
- e. **Minimum Setback for Accessory Building:** Five (5) feet; no accessory buildings or structures are permitted in any front yard.
- f. **Maximum Height of Fence Outside Street Yard:** Six (6) feet measured from finish grade. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways. Any fence extending into a front yard shall not exceed a height of four (4) feet

**2.5.6 Cut & Fill.** Improvements requiring a site development permit will be subject to cut and fill limits as stated in Exhibit E, Modification Chart.

**2.5.7 Retaining Walls.** Retaining walls shall be required within the Property as a typical part of development of the Property. All retaining walls within the Property shall be finished with natural limestone material consistent with the following photo

images.



### 2.5.8 Parking.

- a. **Residential Parking:** Development of the Property shall include parking at a minimum of two off-street spaces per residence. On street parking shall be allowed along one (1) side of each internal local street.
- b. **Commercial Parking:** Parking shall be provided for the commercial areas; the number of parking spaces within the Commercial Area shall be determined in accordance with City ordinances and the proposed use of the commercial spaces. The total number of parking stalls for the commercial areas may be determined by a shared use parking study provided by Owner and accepted by City.
- c. **Amenity Center Parking:** Parking shall be provided for recreational sites that provide a community pool and other recreational facilities. The Amenity Center site shall include, but not be limited to, the following: A private access resort-style pool, pool restroom building, pavilion(s) and shade structure(s), a multi-age and ADA compliant playground facility, and an open lawn for passive recreation. The quantity of parking required will be one (1) parking space per 300 square feet of pool surface area.
- d. **Undeveloped Parkland Parking:** If it is determined by City staff that the dedication of the public parks requires parking to be provided for future recreational uses built by the City, the quantity of spaces shall be determined under Section 5.6.2 (12) Commercial amusement (outdoor) of the City's Zoning Ordinances. The required parking spaces shall be met by on-street parallel parking or an off-road parking lot constructed at the City's expense on the public parkland site.

### 2.5.9 Design of Residences.

- a. **Materials:** The exterior surface area of all residential elevations, which are visible from a public street or park, shall consist of 100% brick, native stone, stucco, or cementitious fiber planking with a preference and emphasis on native stone. All walls shall include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited.
- b. **Elevations:** Each single-family residential plan is to have a minimum of three (3) significantly different elevations. In the interest of enhancing variety and the overall quality of the development, a minimum of five (5) plans are required for each product type proposed. Articulation on the front face should be used to ensure a non-repetitive street scene and to provide interest in an individual home. Plan can be repeated every third unit, and the same plan can be placed across the street or diagonal from a unit.

- c. **Roofs and Overhead Structures:** On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.

**2.5.10 Density of Development.** With respect to the density of the Project, Owner will have the right to develop the Residential Land at a density not to exceed 3.14 dwelling units per acre.

**2.5.11 Parkland.** The Project is required to have 13.35 acres of Parkland. The Project will include approximately 13.73 net acres that will be dedicated for Parkland, the area being shown more fully shown on **Exhibit C** attached hereto and incorporated herein for all purposes (the “Parkland”). This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of the Parkland Dedication Ordinance under the City’s Code of Ordinances and any applicable requirements within the Subdivision Ordinance. Owner has prepared a Master Parks and Open Space Plan which has been approved by City. The Owner will pay the Parkland Development Fee per City’s Code of Ordinances. The Parkland Development Fee will be paid based on the number of dwelling units as required by City Code.

**2.5.12 Highway 290 Landscape Buffer.** The Project boundary along Highway 290 consists of steep topographic conditions that limit accessibility and visibility to the Project from the roadway. A minimum fifty (50) feet landscape buffer shall be provided along the residential frontage of Highway 290. The Owner will install landscaping within the landscape buffer to screen houses from the highway road surface as shown in **Exhibit I**.

**2.6. Parks, Trails and Open Space.** Parkland and open space and associated improvements shall be in accordance the standards shown on **Exhibit C** attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. No public trails shall be surfaced with decomposed granite. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, maintenance, and compliance with the City-wide trails plan. The Owner shall maintain parks and open space within the Project.

**2.7. Access.**

**2.7.1 Traffic Impact Analysis.** Owner has provided to the City, and the City has approved a Traffic Impact Analysis.

**2.7.2 Roadway Alignments:** The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master

Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.

- 2.7.3 Offsite Roads:** Construction of the offsite roads and improvements to existing roads are addressed in the Offsite Road Agreement, as the same may be amended from time to time.
- 2.8. Streets.** All streets designed and constructed on the Property shall be fifty (50) feet right-of-way local streets designed consist with Exhibit G.
- 2.9. Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities). Existing overhead power lines located within the Property are located on Exhibit A.
- 2.10. Lighting and Signage.** All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City’s Code of Ordinances (“Outdoor Lighting Ordinance”), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR’s for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City’s Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as Exhibit D.
- 2.11. Water Quality Buffer Zones.** The Water Quality Buffer Zones are depicted on *Exhibit “H”*.
- 2.12. Water Quality:** Owner agrees to implement and comply with the City's Water Quality Protection Ordinance in place on the Effective Date except as modified by this Ordinance or by specific variance.
- 2.13. Tree Preservation:** Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project except as modified by this Agreement. Full tree survey to be submitted with each preliminary plat. An aerial tree survey may be used in lieu of a full tree survey if approved by the City Administrator.
- 2.11.1 Tree Replacement Plan.**
- a. Replacement Plan:** Subject to 2.12.1.2, the Tree Replacement Plan shall be in accordance with the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

**b. Cash-in-Lieu Requirements:** The cash-in-lieu fee requirements are determined to be \$513,000. There will be 85.5 acres of Disturbed Trees (85.5 acres times \$6,000 equals \$513,000). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- 306 lots with two 2.5-inch caliper size trees at \$830.00 per tree for a total lot credit of \$507,960 , plus
- 20 2.5-inch caliper size trees to be located in the amenity center at \$830.00 per tree for a total of \$16,600.

The combined total credit will be \$524,560. The total cost of tree replacements in the Tree Replacement Plan exceeds the minimum the total cost per acre of disturbance in the Tree Removal Plan.

**2.14. Water Quality:** Owner agrees to implement and comply with the City's Water Quality Protection Ordinance in place on the Effective Date except as modified by this Agreement in **Exhibit D** and elsewhere.

**EXHIBIT A**  
**Property Legal Description**



Exhibit " \_ "

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[Doucetengineers.com](http://Doucetengineers.com)

97.44-Acre Tract  
Hays County, Texas

D&A Job No. 1455-003  
June 21, 2022

**DESCRIPTION**  
**97.44-Acre Tract**

BEING A 97.44-ACRE TRACT OUT OF THE PHILIP A SMITH SURVEY, ABSTRACT NUMBER 415, THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, THE IV DAVIS JR SURVEY NUMBER 130, ABSTRACT NUMBER 475, EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, AND THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, BEING A PORTION OF A THE REMAINDER OF A CALLED 69.91-ACRE TRACT DESCRIBED TO DENNIS P. CANNON AND KATHERINE CANNON RECORDED IN VOLUME 211, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], ALSO BEING A PORTION OF A CALLED 277.23-ACRE TRACT, CONVEYED TO CANNON FAMILY, LTD. (KNOWN AS SHARE NUMBER TWO) RECORDED IN VOLUME 198, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]; SAID 97.44-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Concrete Highway monument found in the existing north right-of-way line of East Highway 290, a 100-foot wide right-of-way, according to TxDot right-of-way map AUS011307AD, for the southwest corner of said 277.23-acre tract, and for the southeast corner of a called 58.000-acre tract, conveyed to Oryx Cannon 58 LLC, recorded in Document Number 20023358 [O.P.R.H.C.T.], and for the southwest corner of the tract described herein;

**THENCE**, N00°23'49"E, departing the existing north right-of-way line of said East Highway 290, with the common line of said 277.23-acre tract and said 58.000-acre tract, for a distance of 344.11 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the right, for the south corner of a 8.787-acre proposed roadway parcel, and for an angle corner of the tract described herein;

**THENCE**, with the southeast line of said 8.787-acre proposed roadway parcel and over and across said 277.23-acre tract, the following six (6) courses:

- 1) With said curve to the right, having an arc length of 26.27 feet, a radius of 943.00 feet, a delta angle of 01°35'47", and a chord which bears N20°28'08"E, for a distance of 26.27 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 2) N21°16'01"E, for a distance of 550.66 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the right and for an angle corner of the tract described herein,
- 3) With said curve to the right, having an arc length of 332.63 feet, a radius of 943.00 feet, a delta angle of 20°12'37", and a chord which bears N31°22'20"E, for a distance of 330.91 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 4) N41°28'38"E, for a distance of 315.03 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the left and for an angle corner of the tract described herein,

**CONTINUED ON NEXT PAGE**

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



- 5) With said curve to the right, having an arc length of 681.06 feet, a radius of 1,057.00 feet, a delta angle of  $36^{\circ}55'03''$ , and a chord which bears  $N23^{\circ}01'06''E$ , for a distance of 669.34 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and
- 6)  $N04^{\circ}33'35''E$ , for a distance of 12.95 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the common line of said 277.23-acre tract and a remainder of a called 291-1/3-acre tract, conveyed to Cynosure Corporation, recorded in Volume 258, Page 123 of the Deed Records of Hays County, Texas [D.R.H.C.T.], and for an angle corner of the tract described herein, from which a 1/2-inch iron rod with cap stamped "DOUCET" found bears  $S89^{\circ}00'33''W$ , for a distance of 244.21 feet;

**THENCE**, with the common line of said 277.23-acre tract and said 291-1/3-acre tract, the following eight (8) courses:

- 1)  $N89^{\circ}00'33''E$ , for a distance of 322.22 feet to a 1/2-inch iron pipe found for an angle corner of the tract described herein,
- 2)  $N50^{\circ}38'14''E$ , for a distance of 53.17 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 3)  $N21^{\circ}13'11''E$ , for a distance of 64.75 feet to a MAG nail found for an angle corner of the tract described herein,
- 4)  $N09^{\circ}17'53''E$ , for a distance of 327.10 feet to a MAG nail found for an angle corner of the tract described herein,
- 5)  $N20^{\circ}28'59''W$ , for a distance of 204.36 feet to a calculated point for an angle corner of the tract described herein, from which a MAG nail found bears  $S13^{\circ}52'35''E$ , for a distance of 2.61 feet,
- 6)  $N14^{\circ}46'26''W$ , for a distance of 324.06 feet to a 1/2-inch iron pipe found for an angle corner of the tract described herein,
- 7)  $N11^{\circ}59'53''W$ , for a distance of 327.25 feet to a 1/2-inch iron pipe with 60D nail found for the northwest corner of the tract described herein, and
- 8)  $N89^{\circ}15'51''E$ , for a distance of 1,222.57 feet to an 8-inch Cedar Fence Post for the northeast corner of a called 1.097-acre tract, conveyed to Bordie Partners LP, recorded in Volume 5086, Page 174 [O.P.R.H.C.T.], and for the northeast corner of the tract described herein;

**THENCE**, with the common line of said 277.23-acre tract and said 1.097-acre tract, the following ten (10) courses:

- 1)  $S02^{\circ}19'16''W$ , for a distance of 418.07 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 2)  $S05^{\circ}15'07''E$ , for a distance of 88.61 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 3)  $S16^{\circ}28'50''E$ , for a distance of 73.40 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 4)  $S03^{\circ}28'59''E$ , for a distance of 14.21 feet to a 10-inch Cedar Fence Post for an angle corner of the tract described herein,
- 5)  $S11^{\circ}47'06''E$ , for a distance of 7.00 feet to a 10-inch Cedar Fence Post for an angle corner of the tract described herein,

CONTINUED ON NEXT PAGE



- 6) S22°31'47"E, for a distance of 32.14 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 7) S27°26'26"E, for a distance of 141.35 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 8) S39°07'52"E, for a distance of 222.18 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 9) S32°56'45"E, for a distance of 229.21 feet to a calculated point for an angle corner of the tract described herein, from which a 5/8-inch iron rod bears, N88°54'02"E, for a distance of 47.22 feet, and
- 10) S14°21'53"E, for a distance of 407.89 feet to a to a calculated point in the north line of Lot 4, Block A, Blue Blazes Ranch Phase 1 Subdivision, recorded in Document Number 18010223 of the Plat Records of Hays County, Texas [P.R.H.C.T.], for the southeast corner of said 277.23-acre tract and for the southwest corner of said 1.097-acre tract and for the southeast corner of the tract described herein, from which a 5/8-inch iron rod bears, N89°22'55"E, for a distance of 30.48 feet,

**THENCE**, S89°22'55"W, with the common line of said 277.23-acre tract and said Lot 4, for a distance of 165.73 feet to a 1/2-inch iron rod with cap stamped "G&R" found for the northwest corner of said Lot 4, Block A, same being for the northeast corner of Lot 5, Block A of said Blue Blazes Ranch Phase 1 Subdivision, a distance of 264.31 feet passing a 1/2-inch iron rod with cap stamped "G&R" found for the northwest corner of said Lot 5, Block A, and the northeast corner of the remainder of Tract A-3 of Vista Tract Ranch Tract A, a subdivision recorded in Volume 14, Page 12 [P.R.H.C.T.], a distance of 547.78 feet passing a 1/2-inch iron rod found for the northeast corner of said Tract A-3, and for the northeast corner of Lot 4, Block B of said Blue Blazes Ranch Phase 1 Subdivision and continuing for a total distance of 1,370.57 feet to a 5/8-inch iron rod with cap stamped "Charles Swart" found for the northwest corner of said Lot 4, Block B, for the northeast corner of a called 14.3372-acre tract, conveyed to Cannon Family LTD, recorded in Volume 1641, Page 423 [O.P.R.T.C.T.], same being for an angle corner of the tract described herein,

**THENCE**, with the common line of said 14.3372-acre tract and said Block B of said Blue Blazes Ranch Phase 1 Subdivision, the following two (2) courses:

- 1) S10°17'27"E, for a distance of 721.25 feet passing a 1/2-inch iron rod with cap stamped "G&R" found for the southwest corner of said Lot 4, Block B and for the northwest corner of Lot 3, Block B, of said Blue Blazes Ranch Phase 1 Subdivision, and continuing for a total distance of 937.32 feet to a 1/2-inch iron rod found for the west corner of Lot 3, Block B, same being for an angle corner of the tract described herein, and
- 2) S52°44'27"E, for a distance of 221.16 feet passing a 1/2-inch iron rod with cap stamped "Charles Swart" found for the south corner of said Lot 3, Block B, same being the southwest corner of Lot 2, Block B of said Blue Blazes Ranch Phase 1 Subdivision, and continuing for a total distance of 610.29 feet to a 1/2-inch iron rod found for the south corner of said Lot 2, Block B and the southeast corner of said 14.3372-acre tract, same being in the existing north right-of-way line of said East Highway 290, and for the southeast corner of the tract described herein;

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THENCE with the existing north right-of-way line of said East Highway 290, the following three (3) courses:

- 1) S57°28'55"W, for a distance of 79.36 feet to 1/2-inch iron rod with cap stamped "Charles Swart" found for the beginning of a curve to the right and for an angle corner of the tract described herein,
- 2) With said curve to the right, having an arc length of 551.63 feet passing a 5/8-inch iron rod with aluminum punched hole found for the southwest corner of said 14.3372-acre tract, same being the southeast corner of a called 6.000-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316 [O.P.R.H.C.T.], an arc length of 756.83 feet passing a 1/2-inch iron rod found for the southwest corner of said 6.000-acre tract, same being the southeast corner of a called 5.100-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316, [O.P.R.H.C.T.], an arc distance of 1,455.56 feet passing a Concrete Highway Monument Found, and continuing a total arc length of 1,659.68 feet, a radius of 2,814.79 feet, a delta angle of 33°46'59", and a chord which bears S74°24'06"W, for a distance of 1635.74 feet to a concrete highway monument found for an angle corner of the tract described herein;
- 3) N88°41'58" W, for a distance of 149.71 feet passing a 1/2-inch iron pipe found for the southwest corner of a called 10.0105-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316 [O.P.R.H.C.T.], and continuing for a total distance of 393.02 feet to the **POINT OF BEGINNING** and containing 97.44 acres.

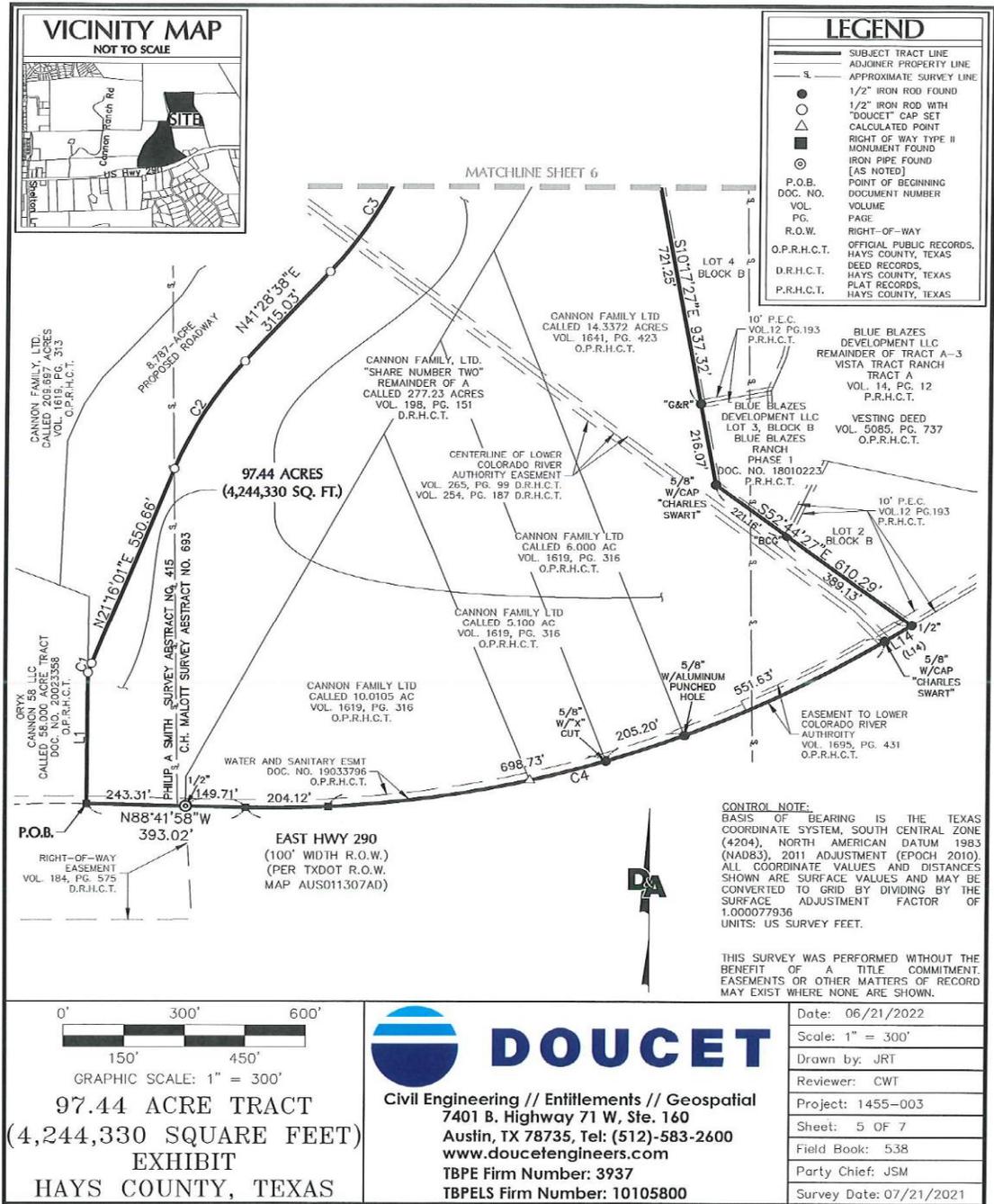
Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000077936.

Units: U.S. Survey Feet.

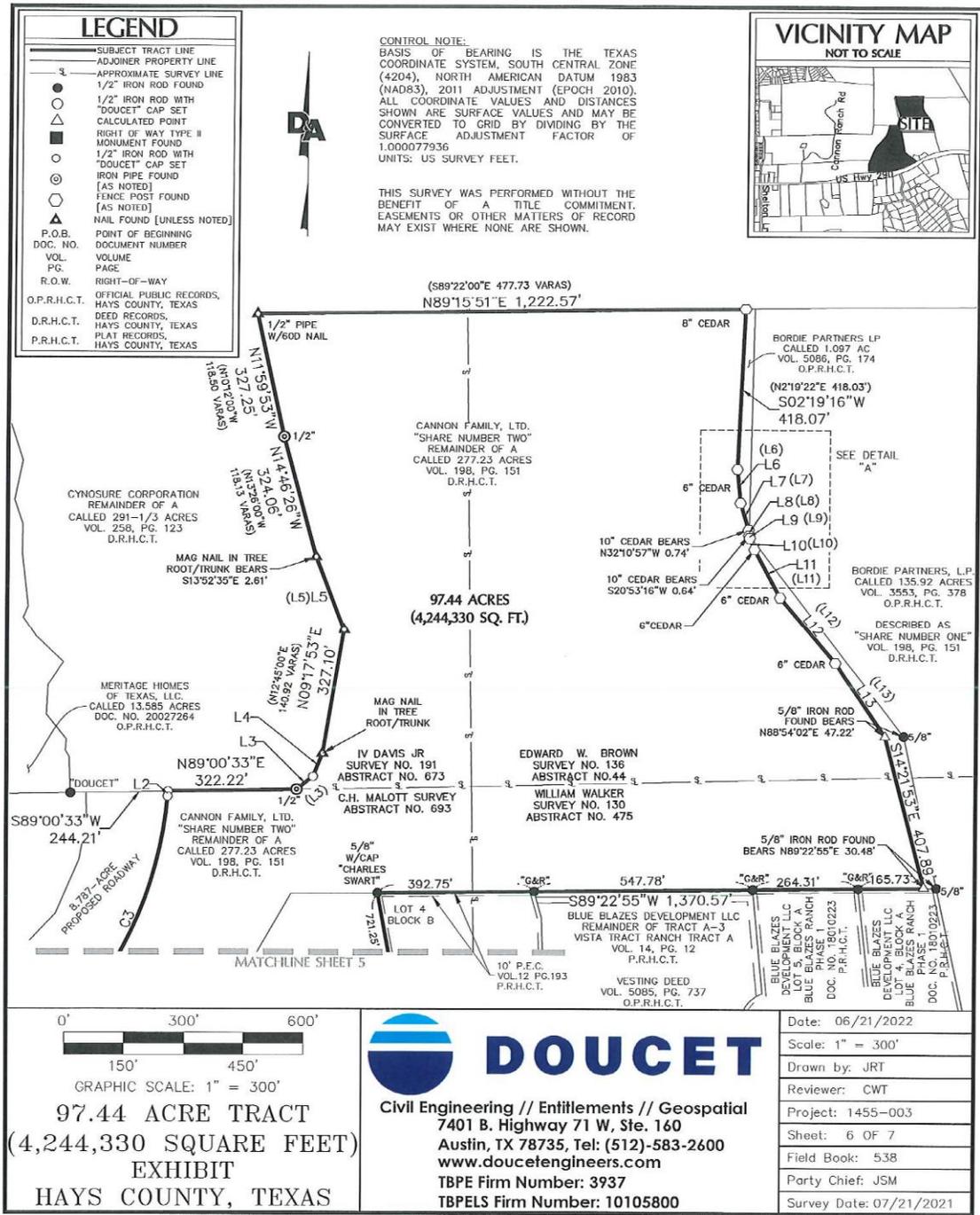
I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.

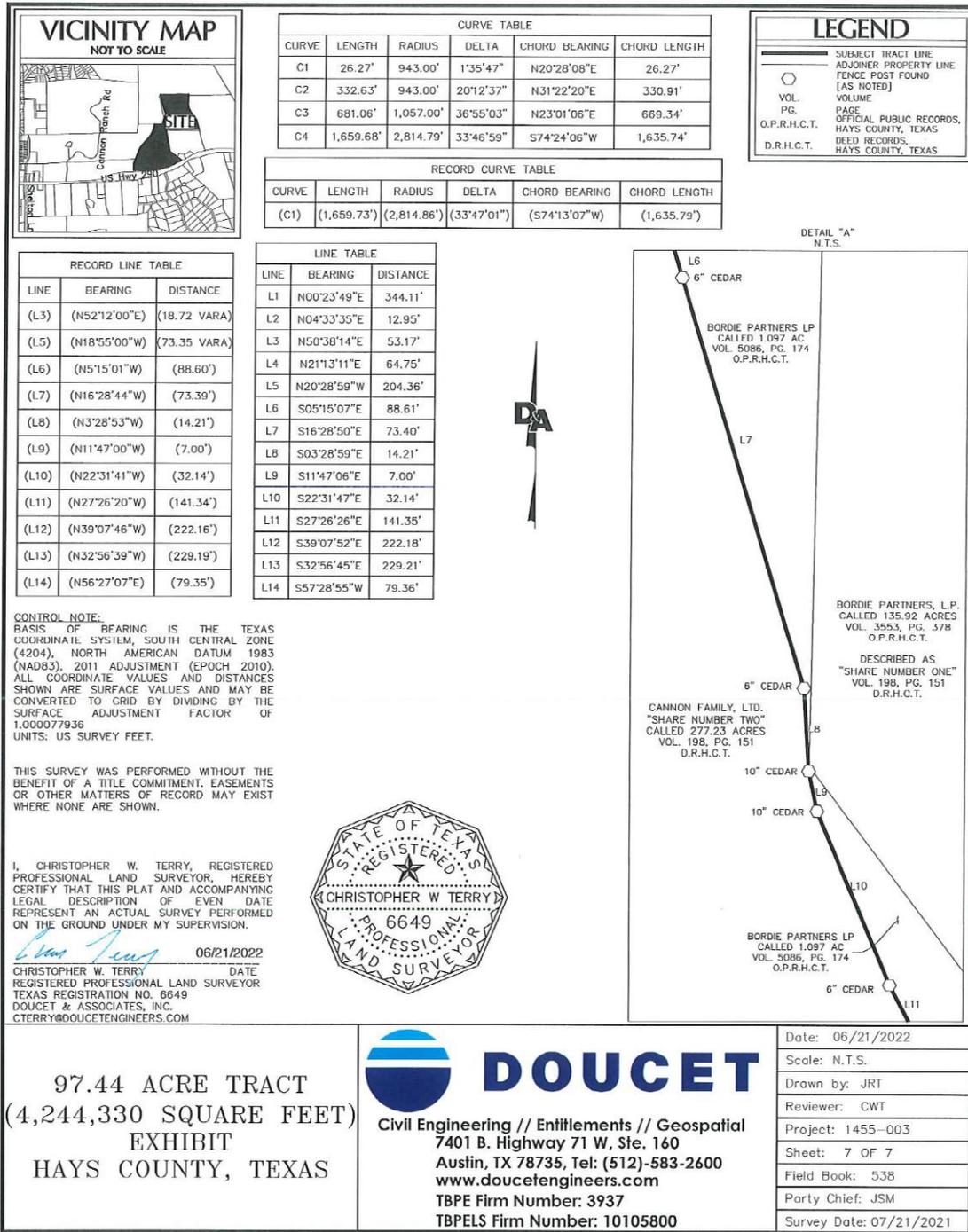
  
 \_\_\_\_\_ 06/21/2022  
 Christopher W. Terry Date  
 Registered Professional Land Surveyor  
 Texas Registration No. 6649  
 Doucet & Associates  
 Cterry@DoucetEngineers.com  
 TBPELS Firm Registration No. 10105800





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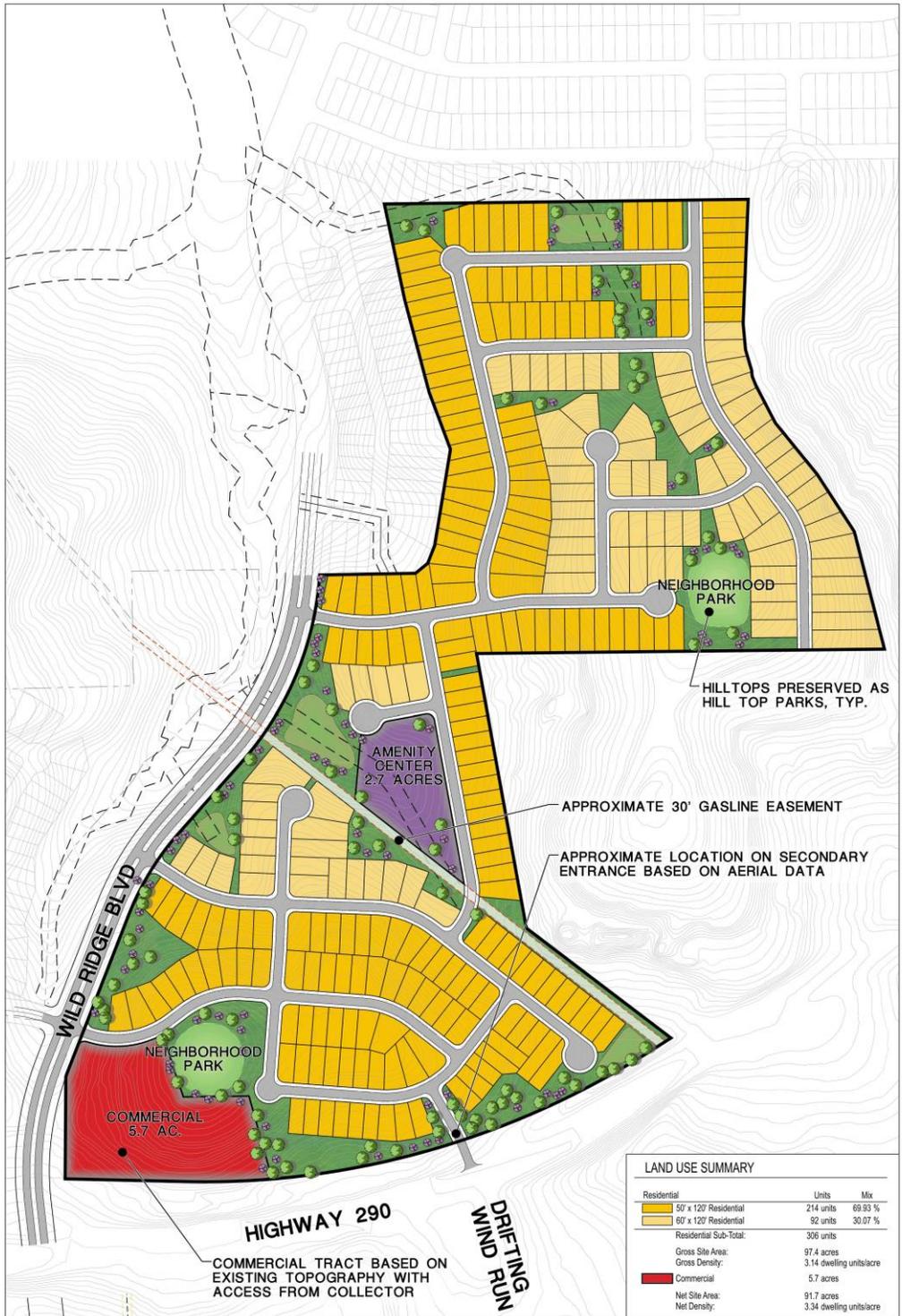
97.44 ACRE TRACT  
(4,244,330 SQUARE FEET)  
EXHIBIT  
HAYS COUNTY, TEXAS

**DOUCET**  
Civil Engineering // Entitlements // Geospatial  
7401 B. Highway 71 W, Ste. 160  
Austin, TX 78735, Tel: (512)-583-2600  
www.doucetengineers.com  
TBPE Firm Number: 3937  
TBPELS Firm Number: 10105800

Date:	06/21/2022
Scale:	N.T.S.
Drawn by:	JRT
Reviewer:	CWT
Project:	1455-003
Sheet:	7 OF 7
Field Book:	538
Party Chief:	JSM
Survey Date:	07/21/2021

X:\Departments\Geospatial\Projects\1455-003 Cannon Ranch East - Pulte\CAD\dwg\Active - Exhibits\1455-003 Wild Ridge 97.44 ac tract \_srf.dwg

**EXHIBIT B**  
**PD Master Plan**

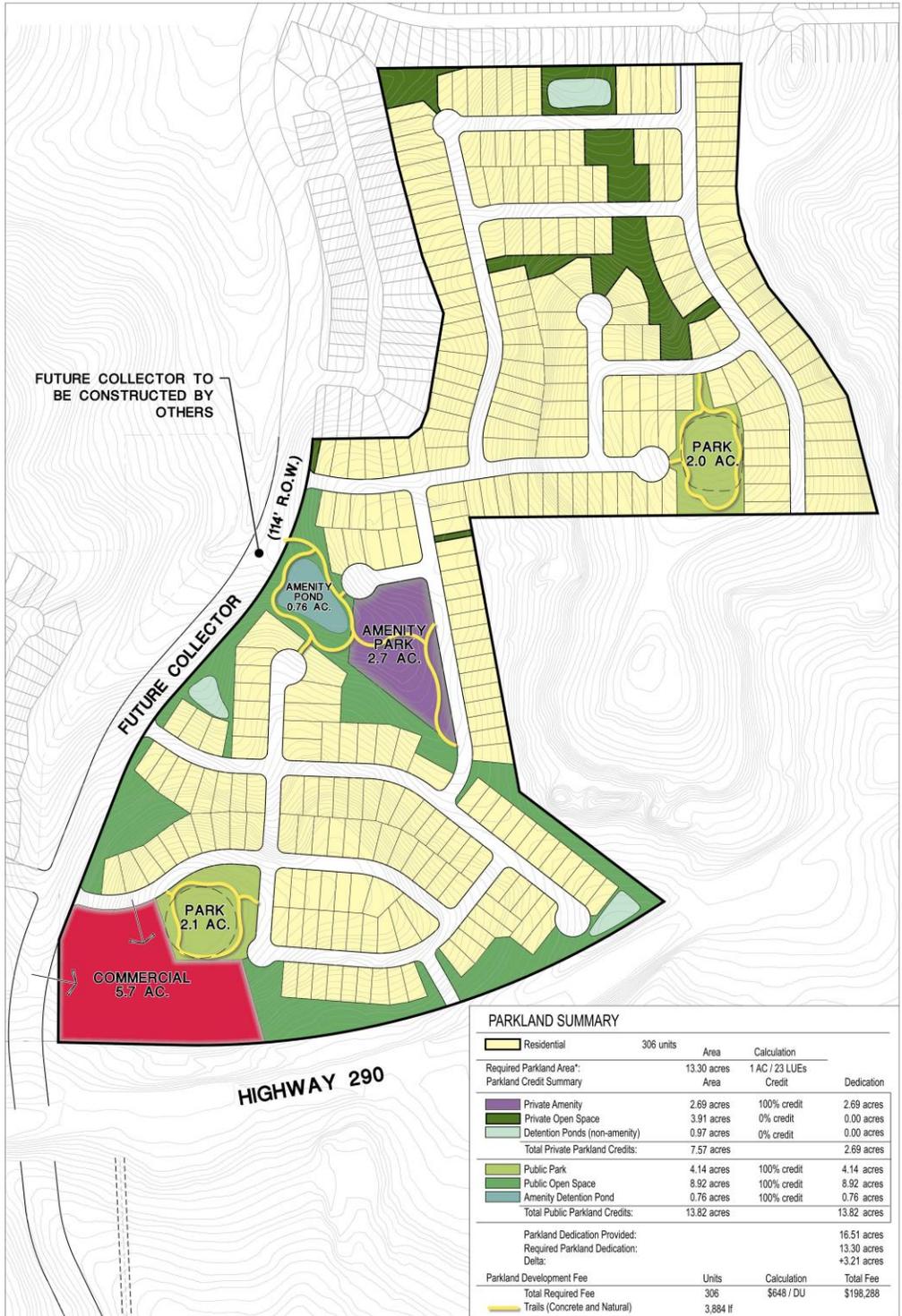


**SEC Planning, LLC**  
Land Planning • Landscape Architecture • Community Branding  
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512.246.7885  
www.secplanning.com • info@secplanning.com

CONCEPT PLAN  
**HILLTOP VISTA**  
DRIPPING SPRINGS, TEXAS

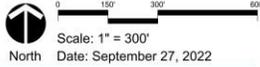
Scale: 1" = 300'  
North Date: September 27, 2022  
SHEET FILE: V:\2021026-PUTX\Cadfile\PLANNING\Submittals\Concept Plan\Concept Plan 2022-09-27.dwg  
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

### EXHIBIT C PD Parks, Trails and Open Space



**PARKLAND SUMMARY**

Residential	306 units	Area	Calculation	
Required Parkland Area*		13.30 acres	1 AC / 23 LUEs	
Parkland Credit Summary		Area	Credit	Dedication
Private Amenity		2.69 acres	100% credit	2.69 acres
Private Open Space		3.91 acres	0% credit	0.00 acres
Detention Ponds (non-amenity)		0.97 acres	0% credit	0.00 acres
<b>Total Private Parkland Credits:</b>		<b>7.57 acres</b>		<b>2.69 acres</b>
Public Park		4.14 acres	100% credit	4.14 acres
Public Open Space		8.92 acres	100% credit	8.92 acres
Amenity Detention Pond		0.76 acres	100% credit	0.76 acres
<b>Total Public Parkland Credits:</b>		<b>13.82 acres</b>		<b>13.82 acres</b>
Parkland Dedication Provided:				16.51 acres
Required Parkland Dedication:				13.30 acres
Delta:				+3.21 acres
Parkland Development Fee	Units	Calculation	Total Fee	
Total Required Fee	306	\$648 / DU	\$198,288	
Trails (Concrete and Natural)		3,884 lf		



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**PARKLAND PLAN**  
**CANNON RANCH EAST**  
DRIPPING SPRINGS, TEXAS

SHEET FILE: V:\202108-PUTX\Cad\SEC\PLANNING\Submittal\Parkland Plan\Parkland Exhibit 2022.09.27.dwg  
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

**EXHIBIT D**  
**Modification Chart (Project Approvals, including Variances and Exceptions)**

<b>EXHIBIT D: LIST OF VARIANCES &amp; ALTERNATIVE STANDARDS</b>					
<b>#</b>	<b>Ordinance</b>	<b>Description</b>	<b>Requirement</b>	<b>Requested Variance</b>	<b>Justification</b>
<i>Chapter 11 - Water Quality Protection</i>					
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer Contributing Zone and the ETJ to 35%.	Maximum impervious cover for site development plans within the Edwards Aquifer Contributing Zone will be 55% with a per lot impervious cover maximum of 60%.	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types and variety of lot sizes.
2	22.05.015(c)(3)	Performance Standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (EOM) load management requirements per West Travis County Public Utility Agency requirements	Providing stream buffer per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements, including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and be consistent with State standards.
<i>Chapter 26 - Signs</i>					
4	26.06.063(b) & (c)	Monument signs for subdivisions	Maximum area of a sign shall not exceed 32 sq. ft. Maximum height for a sign shall not exceed 6 ft.	Maximum area and height for monument signs shall refer to the configuration of the letters only.	Allows flexibility for signage to be included as part of a decorative structure.

**EXHIBIT D (continued)**  
**Modification Chart (Project Approvals, including Variances and Exceptions)**

#	Ordinance	Description	Requirement	Requested Variance	Justification
<i>Chapter 28 - Subdivisions and Site Development</i>					
5	Exhibit A, 3.13	Lapse of plat approval	<p>Preliminary Plat: All of the following shall occur within 183 calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within 365 calendar days following approval of the preliminary plat in order to avoid lapse of the approved improvements; and 2) payment of all applicable fees that are traditional collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within 365 calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter.)</p>	<p>Preliminary Plat: All of the following shall occur within the 365 calendar days following Multi-Phased Preliminary Plat approval: 1) City Engineer's approval of construction plans for initial Phase of the proposed public improvement; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the initial Phase final plat shall be submitted to the city, the later of 365 calendar days following approval of the preliminary plat or within 30 days of City wastewater service availability or City approved alternative wastewater service to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter). Once conditions of Phase 1 are met the Preliminary Plat shall be valid for 10 years unless such is extended or reinstated pursuant to provisions in this Chapter. Regardless of whether City wastewater service is available, the City will review and approve all documents and permits necessary for development to proceed and infrastructure be accepted. However, no certificates of occupancy for structures within the Project shall be issued until suitable wastewater service is available or, the City's pending discharge permit has been cleared by the Texas court system or the City approves otherwise.</p>	Allow time for the construction of infrastructure improvements
6	Exhibit A, 3.13	Lapse of plat approval	<p>Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the county, including plat mylars, filing fees, etc., shall be submitted to the City within 30 calendar days of the date of final approval. (The 30-day period shall commence upon County approval of final plat if the property is in the ETJ.)</p>	<p>Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within 365 calendar days of the date of final approval.</p>	Allows time for the construction of infrastructure improvements prior to recordation of plats.

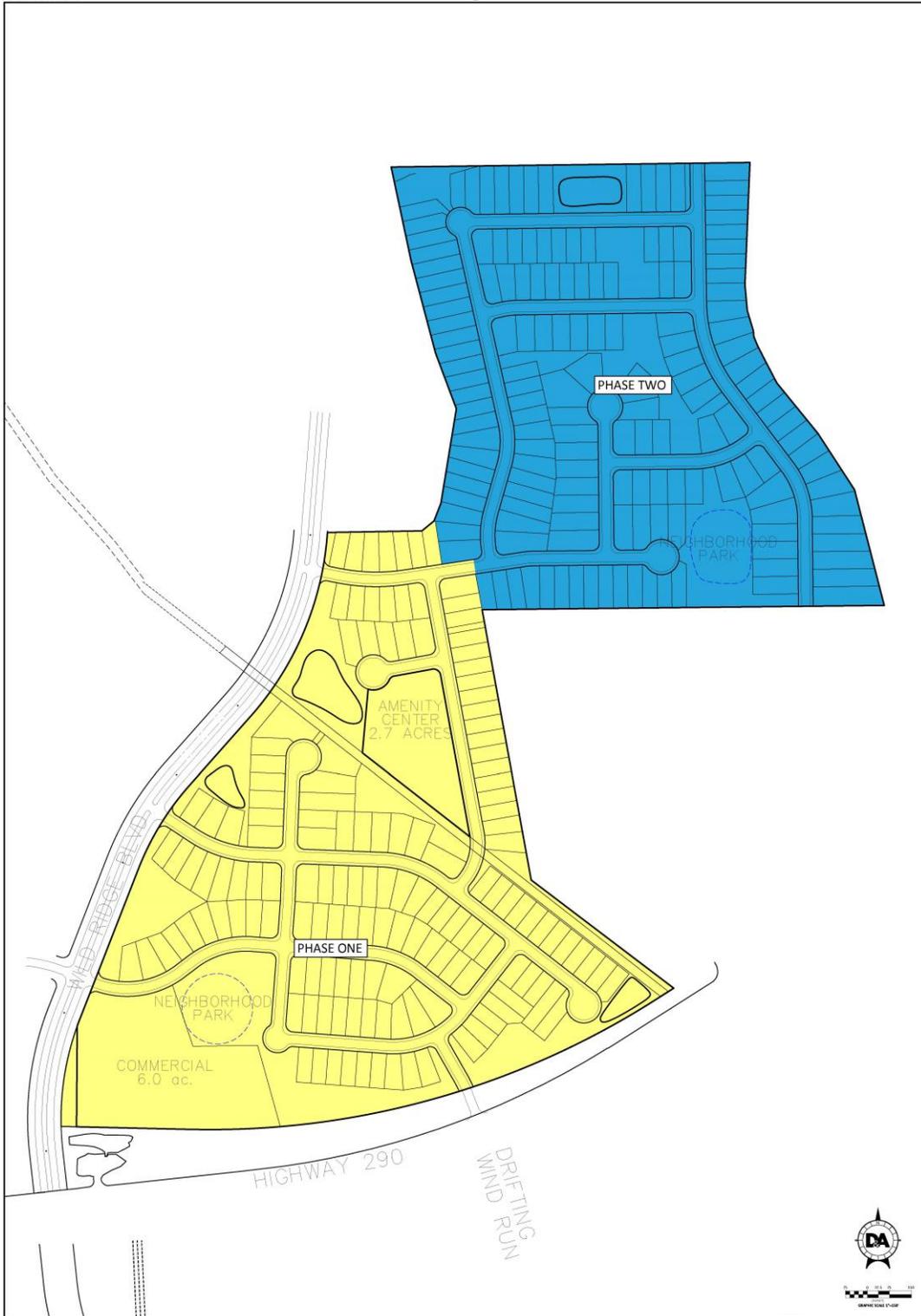
7	Exhibit A, 11.21.1	Residential block lengths	Shall not exceed 1,200 ft. between centerlines of street intersections	Shall not exceed 3,000 ft. between centerlines of street intersections at the perimeter of the property	This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use.
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**EXHIBIT D (continued)**  
**Modification Chart (Project Approvals, including Variances and Exceptions)**

#	Ordinance	Description	Requirement	Requested Variance	Justification
8	Exhibit A, 30.2	Performance Guarantees	Required for public improvements	Performance guarantees shall be issued in the name of each current and future owner of public improvements.	Public improvement will be owned and maintained by separate entities and thus performance guarantees shall be issued for each entity's benefit for the improvements that will be dedicated to them.
9	28.04.018	Cuts and fills	No fill or cut on any building site shall exceed a maximum of 6 ft. of depth.	Improvements requiring a site development permit will be held to no more than 30 ft. cut and/or fill.	To respond to topographic conditions and provide roadways that meet design requirements
10	28.06.051 (a) & (B)	Residential Street Tree Requirements	Street trees (2 each, 4-inch caliper trees/50 linear ft.) to be planted adjacent to or near street right-of-way per associated zoning classification.	2-1/2"-inch caliper or greater street trees planted within 5 ft. of the public right-of-way shall receive credit towards tree replacement requirements at a ratio of 1:1	The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.
<i>Hays County Development Regulations (2017), Chapter 721 - Roadway Standards</i>					
11	Table 721.02	Cul-de-sac ROW/Pavement Radius (feet)	70/45 for Urbanized Local and Minor Collector	60/50 for Urbanized Local.	To preserve the natural character of the site by minimizing roadway impacts.
12	Table 721.02	Knuckles	No provision	Knuckles are allowed. Minimum ROS radius is 50 ft. Minimum pavement radius is 40 ft.	Preserves natural character by minimizing roadway impacts and concentrating residential density.
13	Section 5.6	Parking requirement for Private Amenity Sites	One parking space is required per 100 sq. ft. of pool deck plus pool surface area	One parking space per 300 sq. ft. of pool surface area	Private Amenity Centers are meant to be walkable for the community, reducing the reliance on large parking areas. Trail connections and bike racks will be provided at the amenity to reduce the need for excessive parking.

# EXHIBIT E Phasing Plan

Drawing: C:\pdr\_writing\graphics\external\02771\055-004 Phasing Exhibit.dwg  
User: daniel@dooucet.com  
Last Modified: May 11, 2011 10:46  
Plot Date/Time: May 25, 2011 10:41:42



Designed: JH
Checked: SE
Reviewed: EP
Date: 10/13/2011
<b>EXHIBIT</b>
Project No.: 1455-004

**CANNON EAST**  
DRIPPING SPRINGS, TEXAS

PHASING EXHIBIT

**DOUCET**  
Civil Engineering // Entitlements // Geospatial  
7401 R. Highway 71 W. Ste. 140  
Austin, TX 78733, Tel: (512) 385-2600  
www.dooucet-engineers.com  
TBE Firm Number: 3937  
TBE Firm Number: 10105800

**EXHIBIT F**  
**PD Uses Chart**

The uses permitted in PDD – \_\_ are as follows:

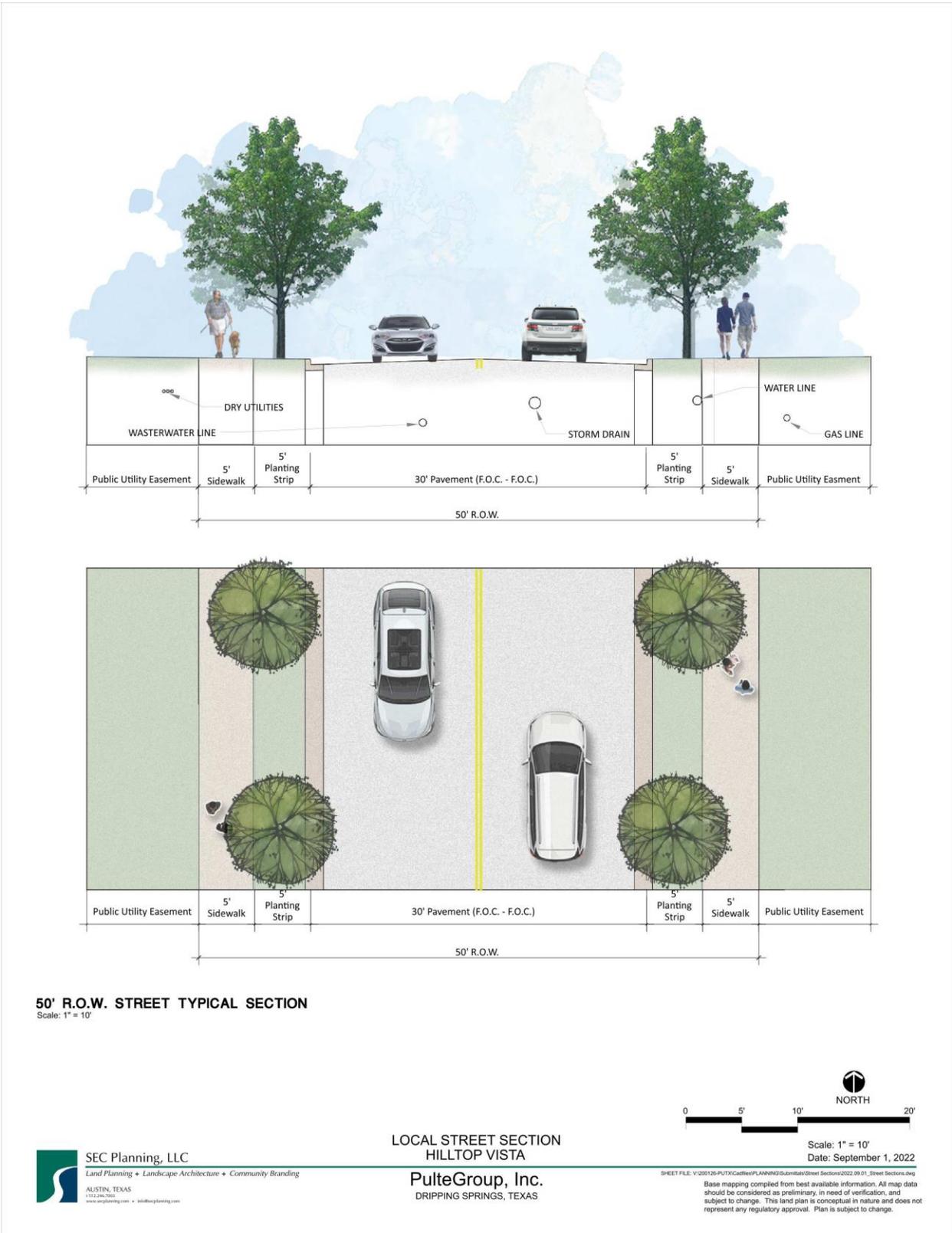
**Residential areas:**

- Single-Family Dwelling, Detached;
- Accessory Building/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Community Center, Private; and
- Those uses listed in the City's zoning ordinance for the GR District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).

**Commercial Area:**

- Used allowed in GR zone with the additional permitted usages:
  - o Banks with or without drive-thru
  - o Convenience Store with gasoline sales
  - o Restaurant with Drive-Thru

# EXHIBIT G Street Standards



# EXHIBIT H Water Quality Buffer Zones

Drawing: C:\p\m\_working\garden\cannon\cannon\cannon.dwg  
User: doucet  
Date: 04/22/2019 10:22:08 AM  
Plot Date: 04/22/2019 10:22:08 AM



Designed by	
Drawn by	
Reviewed by	
Date	04/22/2019
<b>EXHIBIT</b>	
Project No.	1805-004

**CANNON EAST**  
DRIPPING SPRINGS, TEXAS

PLANNED DEVELOPMENT DISTRICT  
Exhibit - Water Quality Buffer Zones

**DOUCET**  
Civil Engineering // Estimating // Geospatial  
7801 S. Highway 71 W, Ste. 140  
Austin, TX 78728, Tel: (512) 382-2400  
www.doucetengineers.com  
TSP# Firm Number: 2727  
TSP# Firm Number: 1018800





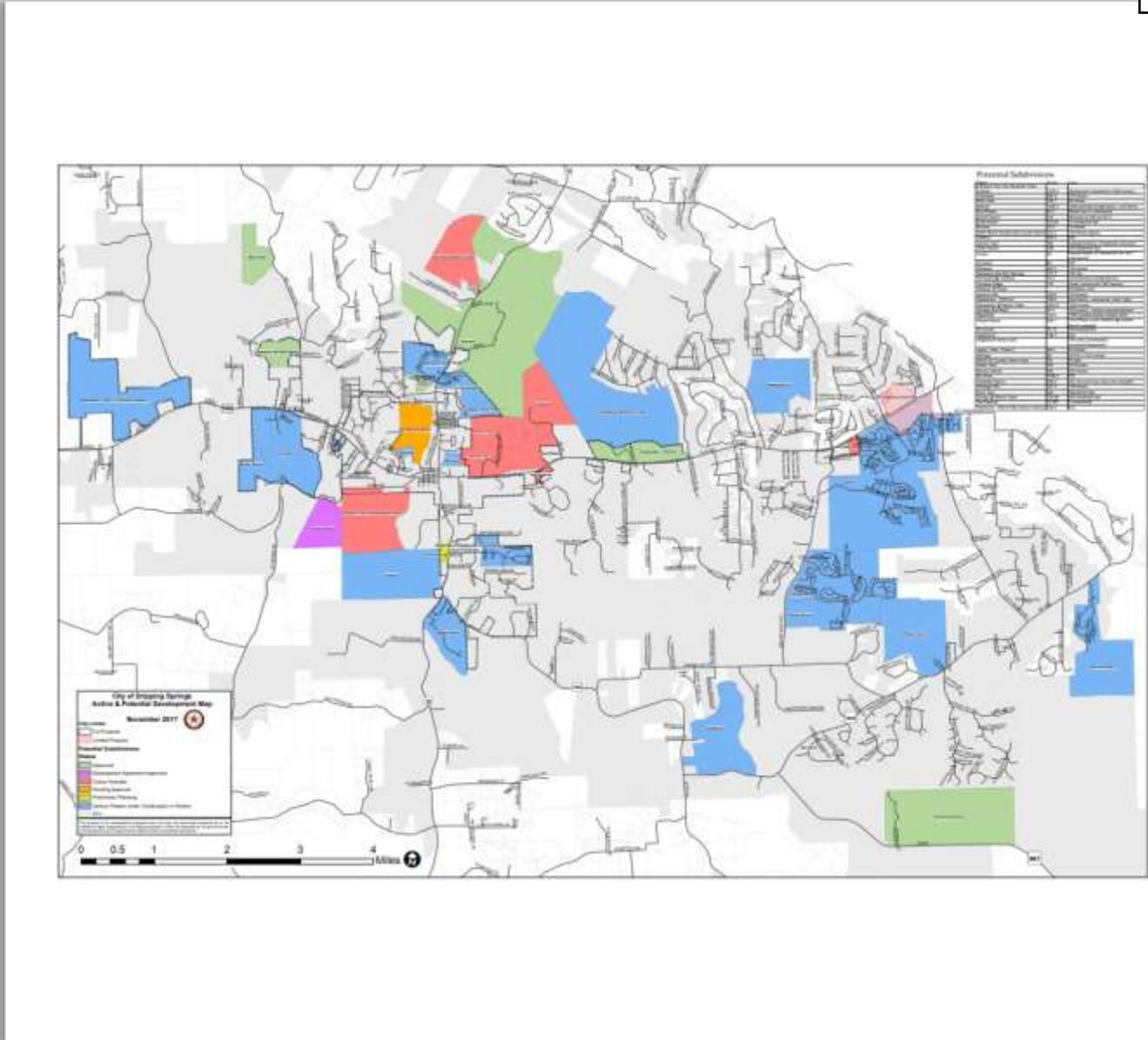
**DRIPPING SPRINGS**  
Texas

# Development Agreement Working Group

Howard Koontz, Planning Director

# MAJOR PLANNING PROJECTS PROCESS

- Planning schedules pre-application meetings with applicant.
- Applicant applies for Development Agreement (ETJ) or Planned Development District or other zoning (In City).
- Staff reviews project.
- Staff schedules DAWG meetings.
- Drafts sent to DAWG.
- DAWG meets with staff and applicant (2 or more meetings).
- After drafts are finalized projects are taken to: (1) Parks Commission; (2) Transportation Committee; (3) Planning and Zoning Commission; and (4) City Council for approval.
- Utilities negotiated separately.



# Development Agreement Working Group

- City Council
- Planning and Zoning Commission
- Transportation Committee
- Parks Commission
- City Staff:
  - Planning Staff
  - City Administration
  - City Engineer
  - Transportation Engineer
  - Parks Consultant
  - Public Works Director

The screenshot shows a calendar interface for November 2022. At the top right, it says "November 2022" with "Prev" and "Next" buttons. Below this are filter options: "Filter by Type:" with a dropdown set to "- Any -", and "Department/Board/Committee:" with a dropdown set to "Department/Board Home Page" and an "Apply" button. The calendar grid shows the following events:

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1 City Council & Board of Adjustment Meeting 8:00pm	2 Dripping Springs Ranch Park Board Meeting 10:00am Dripping Springs Ranch Park Board Meeting 11:00am	3 Historic Preservation Commission Meeting 4:00pm	4	5
6	7 Parks & Recreation Commission Meeting 6:00am	8 Planning & Zoning Commission Meeting 8:00am	9 Utility Commission Meeting 4:00pm	10	11 City Hall Closed	12
13	14 TIRZ No. 1 & No. 2 Board Meeting 4:00pm Founders Day Commission Meeting 6:30am	15 City Council Meeting 8:00pm	16	17 Farmers Market Committee 10:00am Emergency Management Commission Meeting 12:00am	18	19
20	21	22 Planning & Zoning Commission Meeting 8:00pm	23	24 City Hall Closed	25	26
27	28 Transportation Committee Meeting 3:30am	29	30	1	2	3

# ACTION AND SCHEDULE

**November 2022** « Prev Next »

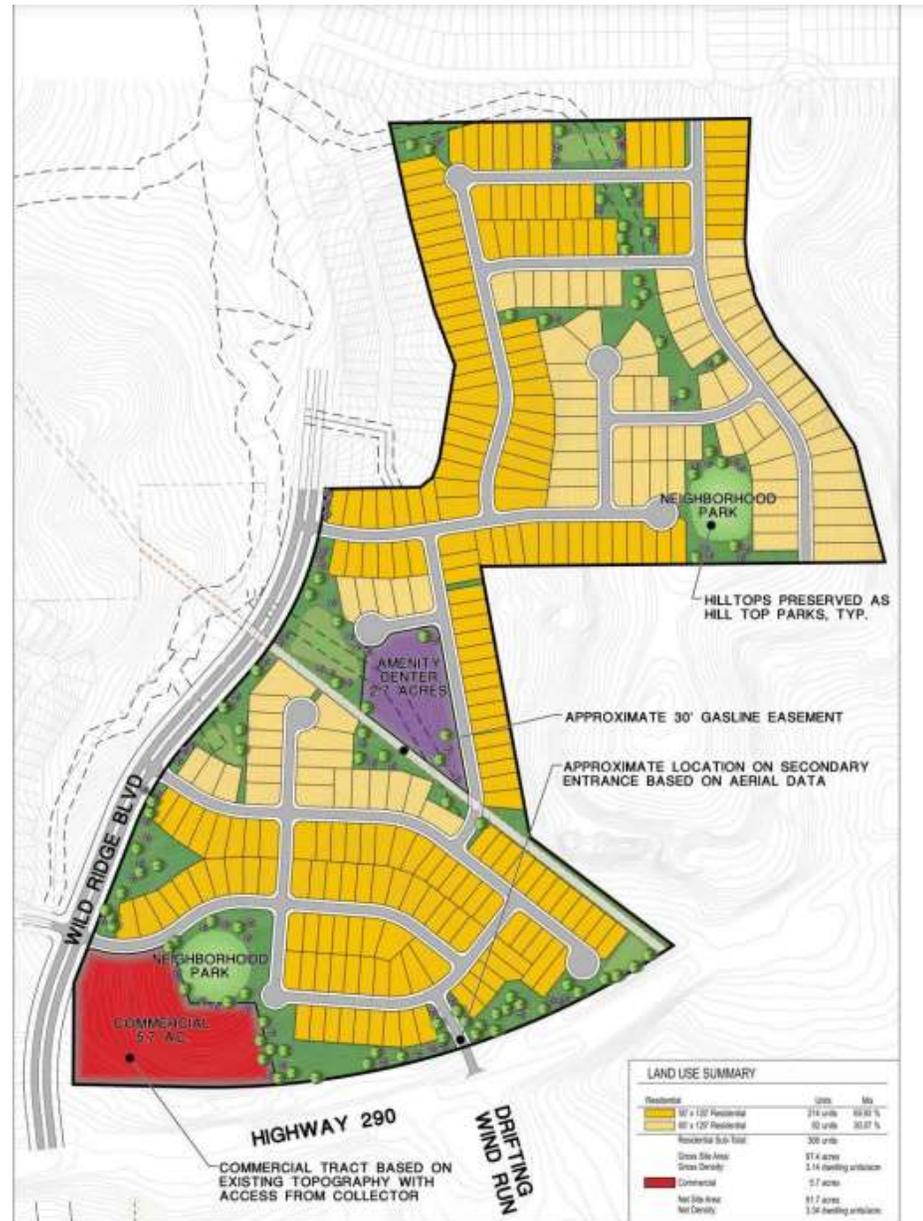
Filter by Type: - Any - Department/Board/Committee: Department/Board Home Page About Apply

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
		City Council & Board of Adjustment Meeting 8:00pm	Dripping Springs Ranch Park Board Meeting 11:00am Dripping Springs Ranch Park Board Meeting 11:00am	Historic Preservation Commission Meeting 4:00pm		
8	7	8	9	10	11	12
	Parks & Recreation Commission Meeting 8:00am	Planning & Zoning Commission Meeting 8:00am	Utility Commission Meeting 4:00am		City Hall Closed	
15	14	15	16	17	18	19
	TIRZ No. 1 & No. 2 Board Meeting 4:00am Founders Day Commission Meeting 8:30am	City Council Meeting 8:00am		Farmers Market Committee 10:00am Emergency Management Commission Meeting 12:00am		
20	21	22	23	24	25	26
		Planning & Zoning Commission Meeting 8:00am		City Hall Closed		
27	28	29	30	1	2	3
	Transportation Committee Meeting 2:30am					

- Appoint 1-2 members to the DAWG
- 2 projects are filed, and will start after staff review
- Up to 2 meetings a month
- 1.5 – 2 hours per meeting

# Hilltop Vista— Residential – In process

Item 3.



Residential	Units	Mix
50' x 120' Residential	214 units	69.93 %
60' x 120' Residential	92 units	30.07 %
<b>Residential Sub-Total:</b>	<b>306 units</b>	
<b>Gross Site Area:</b>	<b>97.4 acres</b>	
<b>Gross Density:</b>	<b>3.14 dwelling units/acre</b>	
<b>Commercial</b>	<b>5.7 acres</b>	
<b>Net Site Area:</b>	<b>91.7 acres</b>	
<b>Net Density:</b>	<b>3.34 dwelling units/acre</b>	

# Cannon Ranch West – Commercial

Item 3.

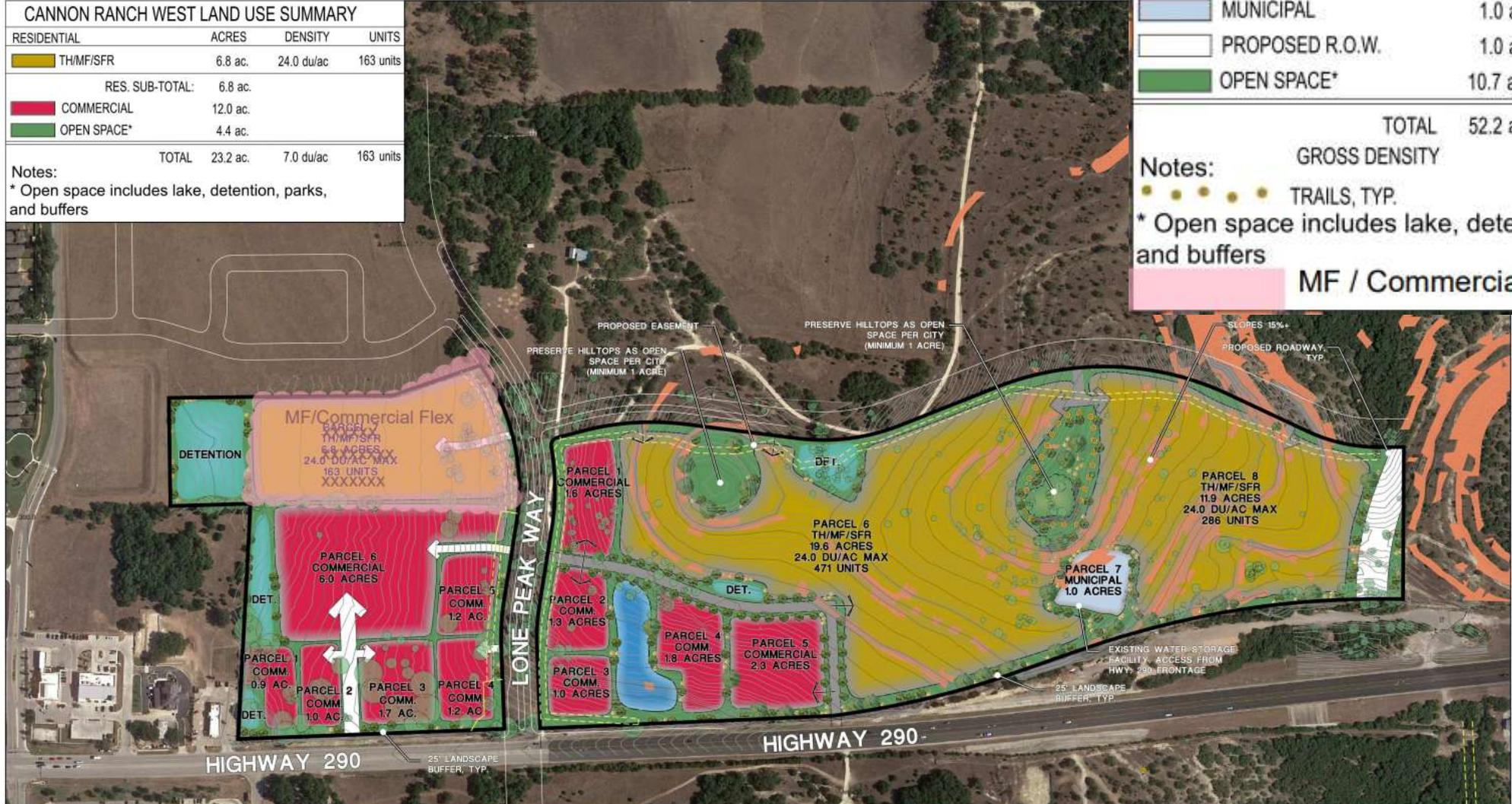
RESIDENTIAL	ACRES	DENSITY	UNITS
TH/MF/SFR	6.8 ac.	24.0 du/ac	163 units
RES. SUB-TOTAL: 6.8 ac.			
COMMERCIAL	12.0 ac.		
OPEN SPACE*	4.4 ac.		
TOTAL 23.2 ac. 7.0 du/ac 163 units			

Notes:  
\* Open space includes lake, detention, parks, and buffers

RESIDENTIAL	ACRES	DENSITY	UNITS
TH/MF/SFR	31.5 ac.	24.0 du/ac	757 units
RES. SUB-TOTAL: 31.5 ac.			
COMMERCIAL	8.0 ac.		
MUNICIPAL	1.0 ac.		
PROPOSED R.O.W.	1.0 ac.		
OPEN SPACE*	10.7 ac.		
TOTAL 52.2 ac. 757 units			
GROSS DENSITY 14.5 du/ac			

Notes:  
●●●●● TRAILS, TYP.  
\* Open space includes lake, detention, parks, and buffers

MF / Commercial Flex Area





**DRIPPING SPRINGS**  
Texas

# QUESTIONS?





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

**Submitted By:** Andrea Cunningham, City Secretary

**Meeting Date:** October 25, 2022

**Agenda Item Wording:** **Discuss and consider approval of the 2023 Planning & Zoning Commission meeting calendar.**

**Agenda Item Requestor:** Howard Koontz, Planning Director

**Summary/Background:** Each year the Planning & Zoning Commission annual meeting calendar is drafted according to the commission's meeting frequency and the approved City Holiday and Closures Calendar.

Attached for approval is the 2023 PZC Meeting Calendar with meetings highlighted in green. There are no meetings on approved holidays/closures.

**Recommended Committee Actions:** It is the commission's pleasure to reschedule any meeting on this calendar. Staff recommends approval of the calendar with any changes.

**Attachments:**

1. Approved City Holiday and Closure calendar with DSISD and Hays County holidays.
2. Draft 2023 PZC Meeting Calendar

**Next Steps/Schedule:**

1. Incorporate approved calendar into final meeting calendar.
2. Update city website for meetings, add to meeting room calendar and send calendar invites to commission, staff, consultants, and council members.
3. Distribute final calendar to commission and staff.

# 2023

# City of Dripping Springs Holiday Calendar

Use spinner to change the calendar year

## JANUARY

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

## FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
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## MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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## APRIL

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30						

## MAY

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28	29	30	31			

## JUNE

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## JULY

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30	31					

## AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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## SEPTEMBER

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24	25	26	27	28	29	30

## OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
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29	30	31				

## NOVEMBER

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## DECEMBER

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24	25	26	27	28	29	30
31						

- 01/02/23** New Year's Day
- 01/16/23** Martin Luther King Jr. Day
- 02/20/23** Presidents' Day
- 05/29/23** Memorial Day
- 07/04/23** Independence Day
- 09/04/23** Labor Day
- 10/09/22** Columbus Day
- 11/10/23** Veterans Day
- 11/23/23** Thanksgiving Day
- 11/24/23** Thanksgiving Holiday
- 12/22/23** Christmas Eve
- 12/25/23** Christmas Day
- 12/29/23** New Year's Eve

### DSISD and Hays County Holidays

- 3/13-17/23** DSISD Spring Break
- 04/10/23** Hays County Easter
- 06/19/23** Hays County Juneteenth
- 11/20-24/23** DSISD Thanksgiving Break
- 11/22-24/23** Hays County Thanksgiving Holiday
- 12/18-29/23** DSISD Winter Break
- 12/22-25/23** Hays County Christmas Holiday

### Staff Development / Quarterly Meetings

- 03/02/23** Staff Development / Quarterly Meeting
- 06/01/23** Staff Development / Quarterly Meeting
- 09/07/23** Staff Development / Quarterly Meeting
- 12/07/23** Staff Development / Quarterly Meeting

# 2023 Planning & Zoning Commission Meeting Calendar

Use spinner to change the calendar year

## JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
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## FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
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## MARCH

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## APRIL

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## MAY

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28	29	30	31			

## JUNE

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## JULY

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30	31					

## AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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## SEPTEMBER

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## OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
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22	23	24	25	26	27	28
29	30	31				

## NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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26	27	28	29	30		

## DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

## CODS Holidays

- 01/02/23** New Year's Day
- 01/26/23** Martin Luther King Jr. Day
- 02/20/23** Presidents' Day
- 05/29/23** Memorial Day
- 07/04/23** Independence Day
- 09/04/23** Labor Day
- 10/09/22** Columbus Day
- 11/10/23** Veterans Day
- 11/23/23** Thanksgiving Day
- 11/24/23** Thanksgiving Holiday
- 12/22/23** Christmas Eve
- 12/25/23** Christmas Day
- 12/29/23** New Year's Eve

## Planning & Zoning Commission Meetings

**Meeting Frequency:** 2nd and 4th Tuesday  
**Meeting Time:** 6:00 p.m.  
**Meeting Location:** City Hall

- 
- 01/10/23** Regular Meeting
  - 01/24/23** Regular Meeting
  - 02/14/23** Regular Meeting
  - 02/28/23** Regular Meeting
  - 03/14/23** Regular Meeting
  - 03/28/23** Regular Meeting
  - 04/11/23** Regular Meeting
  - 04/25/23** Regular Meeting
  - 05/09/23** Regular Meeting
  - 05/23/02** Regular Meeting
  - 06/13/27** Regular Meeting
  - 06/27/23** Regular Meeting
  - 07/11/23** Regular Meeting
  - 07/25/23** Regular Meeting
  - 08/09/23** Regular Meeting
  - 08/23/23** Regular Meeting
  - 09/12/23** Regular Meeting
  - 09/26/23** Regular Meeting
  - 10/10/23** Regular Meeting
  - 10/24/23** Regular Meeting
  - 11/14/23** Regular Meeting
  - 11/28/23** Regular Meeting
  - 12/13/23** Regular Meeting
  - 12/27/23** Regular Meeting

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
SUB2021-0069 Cannon Ranch Ph 1 Construction Plans	CL	Cannon Ranch Road	Development of 122 residential lots with public roadways, utilities, and drainage features.	Approved with conditions
SUB2021-0071 Cannon Ranch OffSite Waterline	CL	Cannon Ranch Road	The construction of an offsite waterline that is approximately 4 acres	Approved with conditions
SUB2021-0073 Hardy Preliminary Plat	CL	2901 W US 290	41 Residential lots on 39.341	Waiting for Resubmittal
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Waiting for Resubmittal
SUB2022-0006 AHC Preliminary Plat (PDD11)	CL	27110 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Approved with conditions
SUB2022-0007 AHC Final Plat (PDD11)	CL	27111 RR12	Platting 4 lots. Three lots for multifamily and one for ROW	Approved with conditions
SUB2022-0008 Wild Ridge Preliminary Plat	CL	E US 290	Preliminary Plat for 863 residential lots and one commercial lot.	Under Review
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
SUB2022-0011 BR Subdivision MP	CL	26918 RR 12	Moratorium Exception Form	Approved with conditions
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Approved with conditions
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	Approved with conditions
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0016 Parten Ranch Ph 6 & 7 CP	ETJ	600 Two Creeks Lane, Austin Tx 78737	Construction Plans	Approved
SUB2022-0017 Rob Shelton - Cannon	CL	Rob Shelton Boulevard	Construction Plans	Approved with conditions
SUB2022-0018 Caliterra Ph 5 Section 14 CP	ETJ	Premier Park Loop	Construction Plans	Approved
SUB2022-0019 Ladera Sub, Lot 2 Replat	ETJ	4630 W Hwy 290	Replat	Approved with conditions
SUB2022-0021 Headwaters at BC Phase 3 CP	ETJ	Intersection of Hazy Hills Loop and Roy Branch Road	Construction Plans	Approved 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 with conditions
SUB2022-0025 Driftwood Club Core Ph 5 CP	ETJ	Thurman Roberts Way	Condo Regime with nine (35) detached residential units	Waiting for Resubmittal
SUB2022-0026 101 Bob White Cove Replat	CL	101 Bob White	One lot into two lots	In Administrative Completeness
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0029 Vitolich Plaza, Lot 1 Replat	ETJ	Bell Springs Rd	From one lot to two lots	Approved with conditions
SUB2022-0030 Burke Subdivision, Lot 1A Replat	ETJ	20650 FM 150	From one lot to two lots	Approved with conditions
SUB2022-0031 Patriots Hall AP	ETJ	231 Patriots Hall Blvd	Combining the existing 4 lots into 1 lot	Waiting for Resubmittal
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Waiting for Resubmittal
SUB2022-0034 Tiger Lane Subdivision FP	CL	US 290 & Tiger Lane	Final Platting one lot	Approved
SUB2022-0035 Horse Trail Homes MP	ETJ	420 Horse Trail Drive	Platting two lots	Approved
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	Waiting for Resubmittal
SUB2022-0037 Re-subdivision of Lot 2, Driftwood 967 Phase One FP	ETJ	Near the intersection of FM 1826 and FM 967	Replatting the already platted lot for mixed-use development. This is to be part of the Driftwood Development	Approved with conditions
SUB2022-0038 Hanelius Replat	ETJ	449 Twin Oaks Trl	From one lot to two lots	Waiting for Resubmittal
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 wich 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 wich are residential and 1 will be landscaping	Waiting for Resubmittal
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	Waiting for Resubmittal
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
SUB2022-0044 Arrowhead Ranch Phase 2D AP	CL	Arrowhead Ranch	Add the water quality buffer zone line to the plat.	Approved with conditions
SUB2022-0045 Ellington Estates MP	ETJ	206 Darden Hill Rd	Legalizing the lot	Under Review
SUB2022-0046 Kali Kate	ETJ	4550 FM 967	City of Dripping Springs and City of Buda Interlocal Agreement	Under Review

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	Under Review
SD2021-0008 AHC Development (aka PDD 11)	CL	27110 RR 12	Construction of a new Multi-Family complex and its necessary infrastructure and a public extension of S Rob Shelton Blvd	Approved w/ Conditions
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
SD2021-0031 Rob Shelton Blvd. Extension	CL	Rob Shelton	An extension of Rob Shelton South bound per PDD 11	Approved w/ Conditions
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0002 East Ledgestone Commercial	ETJ	Ledgestone	5 mixed-use, commercial buildings with associated utilities, paving, sidewalks and drainage	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	Waiting on resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Under Review
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
SD2022-0015 Over Yonder Nature School	ETJ	5000 Bell Springs	Addition of structures, parking, utility and drainage for a nature school	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	Waiting on resubmittal
SD2022-0021 Canyonwood Ridge Site Plan Revision	ETJ	205 S. Canyonwood Drive	To modify the single existing driveway along S. Canyonwood Drive to better accommodate the turning radius of vehicles up to 45 feet in length. The existing roadside ditch along S. Canyonwood will also be adjusted based on the revised driveway.	Approved
SD2022-0022 Belterra Medical Office	ETJ	164 Belterra Village Way	Medical office building with associated parking, sidewalk, utility and drainage improvements	Waiting on resubmittal
SD2022-0023 Christian Automotive	ETJ	100 N. Canyonwood Drive	Construction of an approximately 6,000 square feet of light automotive facility	Waiting on resubmittal
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
SD2022-0026 Driveway 100 US 290	CL	100 US 290	The addition of new asphalt driveway including culvert extension to create access from Wallace St.	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.	Waiting on resubmittal
SD2022-0028 Panda Express Revision	ETJ	12680 W US 290	Revision to the original site plan of Panda Express	Under Review
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	Under Review
SD2022-0030 Fire Station 62	ETJ	15850 FM 1826	Renovation of existing fire station and addition of paving around west side of building.	Under Review
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.	Under Review
SD2022-0032 Driftwood Ranch Clubhouse	ETJ	17901 FM 1826	Clubhouse buildings and parking	Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan	CPAC Scenario meetings on October 17th and 18th
Cannon East	Converted to Hilltop Vista
Moratorium	Expired September 18, 2022
Cannon Mixed-Use	In Process