



Planning & Zoning Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street - Dripping Springs, Texas

Tuesday, August 27, 2024, at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

Eugene Foster

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

City Attorney Laura Mueller

Deputy City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

PROCLAMATIONS & PRESENTATIONS

Proclamations and Presentations are for discussion purposes only and no action shall be taken.

BUSINESS AGENDA

- 1. Public hearing, discussion, and consideration of approval of VAR2024-005: a variance request to waive sidewalk requirements and the fee in lieu for sidewalks associated with the Hardy Road site development permit located at 2901 W US 290. Applicant: Brian Estes, CEC Inc Eng.**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Variance Request

- 2. Public hearing, discussion, and consideration of approval of VAR2024-006: a variance request to waive sidewalk requirements and the fee in lieu for sidewalks associated with the Hardy Subdivision located at 2901 W US 290. Applicant: Brian Estes, CEC Inc Eng.**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Variance Request

- 3. Discuss and consider approval of a recommendation to City Council regarding CUP2024-004: A Conditional Use Permit to allow a mobile food vendor at 121 Mercer Street. Applicant: Jeff Carman, Meaty Boys BBQ**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Recommendation

- 4. Discuss and consider approval of a recommendation to City Council regarding CUP2024-005: A Conditional Use Permit for a Wireless Transmission Facility at 27320 Ranch Road 12. Applicant: Vincent Huebinger, Vincent Gerard & Associates**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Recommendation

PLANNING REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

5. Planning Department Report

CLOSED SESSION

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

September 24, 2024, at 6:00 p.m.

October 22, 2024, at 6:00 p.m.

November 26, 2024, at 6:00 p.m.

City Council & Board of Adjustment Meetings

September 3, 2024, at 6:00 p.m.

September 17, 2024, at 6:00 p.m.

October 1, 2024, at 6:00 p.m.

October 15, 2024, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on August 23, 2024 at 4:30 PM.

Diana Boone, City Secretary

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



Planning and Zoning Commission

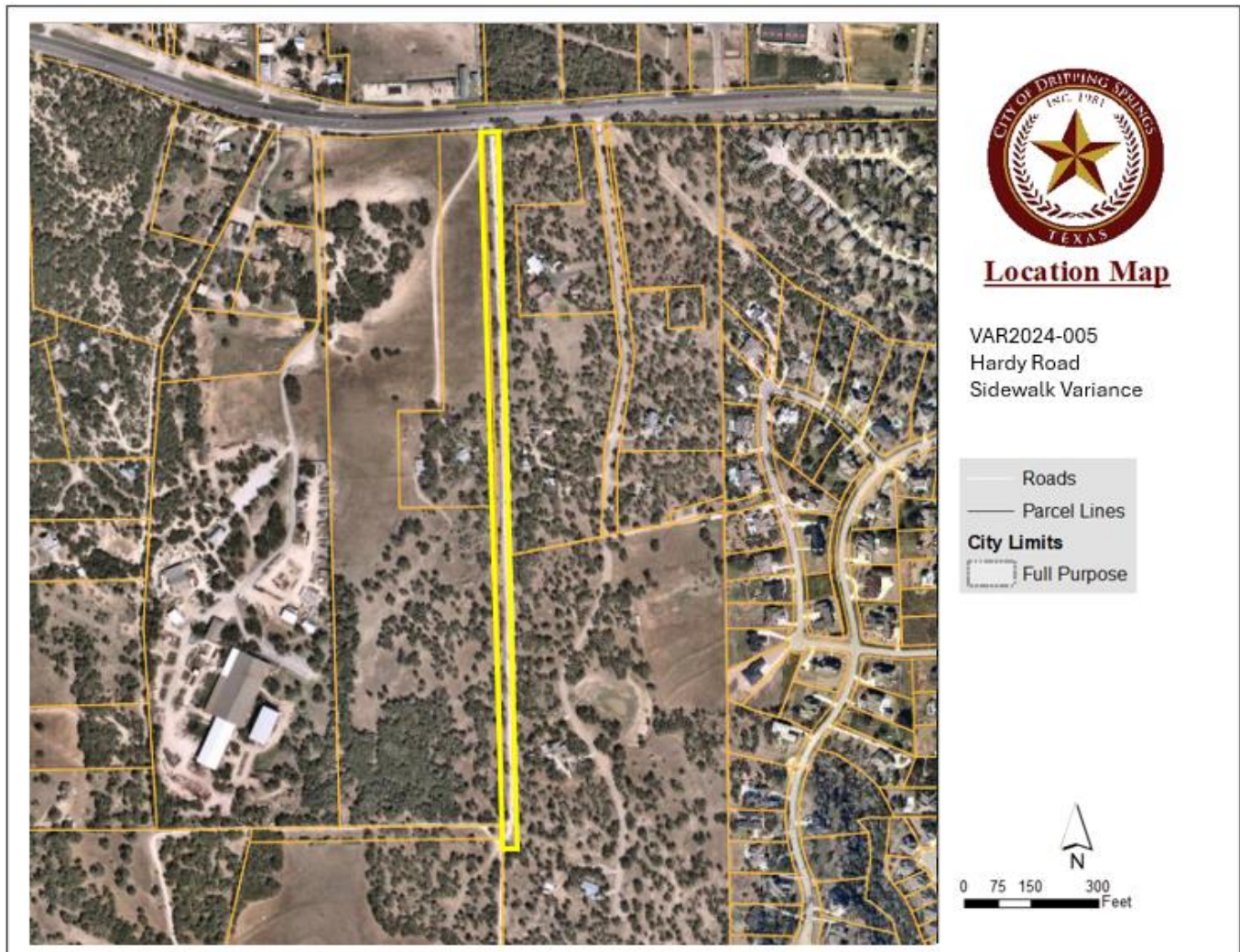
Planning Department Staff Report

Item 1.

Planning and Zoning Commission Meeting: August 27, 2024
Project No: VAR2022-0006
Project Planner: Tory Carpenter, AICP, Planning Director

Item Details

Project Name: Hardy Road Sidewalks
Property Location: 2901 W US 290 – Dripping Springs, TX
Legal Description: 3.706 Acres out of the Benjamin Hannah Survey
Applicant: Brian Estes
Property Owner: Steve Harren
Request: The applicant is requesting a variance to the sidewalk requirements.



Planning Department Staff Report

Overview

The applicant applied for a site development permit to extend a road to the Hardy Subdivision. The road is required to meet fire ingress/egress requirements as well as City subdivision standards. City ordinance also requires that a 5-foot sidewalk be constructed on each side of the road. Alternatively, the applicant may request a fee in lieu of sidewalk construction to be determined by the Development Review Committee which consists of various department heads and the City Administrator. While the Hardy Subdivision is within the City Limits, the road associated with this request is in the ETJ.

In 2022, the applicant began widening the existing dirt road without required permits. City staff issued a stop work order and directed the applicant to apply for permits for the required road. The applicant stopped construction after receiving the stop work order.

After applying for permits, the applicant applied for a variance to the sidewalk requirement which was considered by the Development Review Committee. The Committee voted to conditionally approve the request with the following conditions:

1. Sidewalks are required along the entire length of one side of the road; and
2. Sidewalks along the other side of the road are deferred until the adjacent property is developed.

The applicant has appealed this decision which requires Planning & Zoning Commission action.

The applicant provided the following justification for the request:

Applicant Justification	Staff Comments
<p>Trees: “The developer estimates that approximately 75 trees over 12” would have to be removed for construction of a 24’ road with a sidewalk on the one side currently required by the City. The impacted trees are approximately 70% Oak trees (Live and Red Oak) and the remaining trees are Hardwood Trees (Cedar Elm).”</p>	<p>Sidewalks can meander around trees if necessary to avoid removal. While the tree exhibit provided with this application only shows trees within the Hardy Subdivision, there appear to be some trees that would have to be removed with the road.</p> <p>Note that, since the permit was in process prior to the adoption of the updated landscape ordinance, tree mitigation for this road in the ETJ is not required.</p> <p>The developer has already removed several trees with the unpermitted expansion of the existing dirt road.</p>
<p>Cost: “This is a cost estimate for the Hardy Driveway. The developer estimates that approximately 40% of the total cost (or just over \$2,000,000), excluding the sidewalk fee in lieu on one side, stems from the requirement for construction of a sidewalk on one side of the Hardy Driveway. Thus, the total cost for the Hardy Driveway relating to the City’s sidewalks requirements (including the fee in lieu on one side) is estimated to be more than \$2,500,000.00.”</p>	<p>The calculations for the required fee in lieu for the road is:</p> <p>$(\\$12/\text{sqft})(5 \text{ ft minimum sidewalk width})(3,095 \text{ linear ft}) = \mathbf{\\$185,700 \text{ required fee in lieu.}}$</p> <p>It is unclear whether the estimated cost is due to the actual cost of the sidewalks or the associated improvements caused by the narrow width of the buildable area.</p>
<p>“The Natural Rurality of the Neighborhood”</p>	<p>Regardless of the feel of the neighborhood, sidewalks are required to provide adequate pedestrian safety.</p>
<p>“Per the City’s Sidewalk Ordinance, the review committee shall consider proximity to the nearest existing sidewalk, proximity to public facilities, if nay public sidewalks are</p>	<p>The DRC considered proximity of existing sidewalks. There are currently trails throughout the northern portion of Bunker Ranch which extend east of the</p>

<p>planned or contemplated in the area and any other information deemed appropriate by the development review committee.”</p>	<p>development towards Tiger Lane. There are also sidewalks under construction along US 290 beginning at the entrance of Walnut Springs Elementary School. As other properties develop along US 290, or we receive more funding for sidewalks in this area, there will be a sidewalk connecting the Hardy Road/US 290 intersection with existing sidewalks in the area.</p>
<p>Fire Requirements: The sidewalk requirements are not required by Fire Code or the Fire Marshal. The only requirements for safety are that the “access easement” complies with the “width, horizontal, clearance, load bearing, and gating requirements of the County Fire Marshal.” The Fire Marshal conditionally approved the plans with no reference or requirements to a need for sidewalks. Further, the required sidewalk would dead-end into Highway-290’s dangerous traffic, thus decreasing safety for pedestrians.”</p>	<p>Sidewalks are required per the City subdivision ordinance and not fire code.</p> <p>Additionally, it’s not uncommon for sidewalks to temporarily end in an area without sidewalks. As other properties develop and there are more sidewalk projects in the area, the sidewalks will connect along US 290.</p>
<p>Environmental: “The sidewalk requirements would harm the land. Section 11.2 of the City’s Subdivision Ordinance requires that street systems shall "minimize the amount of land area that is disturbed during construction, thereby helping to reduce stormwater runoff and preserve natural, scenic characteristics of the land." Constructing sidewalks will require many large trees be cut down and pouring thousands of square feet of concrete, increasing stormwater runoff which will necessitate large stormwater drainage systems, thereby disturbing natural, scenic characteristics of the land.”</p>	<p>While a sidewalk along one side of the road would increase impervious cover, the developer is required to provide drainage facilities to account for all impervious cover including that caused by the road itself.</p>
<p>Public Benefit: “The sidewalks have no public benefit. The Hardy Driveway, and any sidewalks, are on a private, gated, drive to be used for emergency services by the County, and not the public at large. There are no other public sidewalks built, or even proposed and/or funded, that would connect the sidewalks to any part of the City’s sidewalk system. Thus, granting the variance would not prevent the orderly development of other land in the area. And the City has never said the sidewalks are required to reduce traffic congestion. These sidewalks-to-nowhere have no purpose, no benefit, and would cost more than four million dollars to construct. The fees in lieu on one side alone are hundreds of thousands of dollars, so under the circumstances imposing fees in lieu deprives applicant of reasonable use of the land. Further, the requirement could not constitutionally accomplish the purported reason for or be reasonably related to the imposition of the fee.”</p>	<p>The road will not be solely used as emergency access. The subdivision ordinance requires that subdivisions greater than 50 lots or units must have at least two points of vehicular access and must be connected via improved roadways.</p>

Required Findings for Site Plan Variance (28.04.015-Zoning Ordinance)

Approval Criteria	Staff Comments
<p>1. That there are special circumstances or conditions affecting the land involved such that the strict</p>	<p>With elongated configuration of the lot (60’x3095’), the only reasonable use of the property is the proposed road.</p>

application of the provisions of this article would deprive the applicant of the reasonable use of this land;	While there are costs associated with sidewalk construction, there is sufficient with for the required 24' road and a 5' sidewalk. But the narrow width does potentially increase the costs related to the associated drainage.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;	This variance is not necessary for construction of the road.
3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and	Granting of this variance could be detrimental to public welfare by not providing adequate pedestrian infrastructure.
4. That the granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this article.	Sidewalks are required for new development and the granting of the variance would be inconsistent with this requirement and surrounding development requirements.

Summary and Recommendation

Based on the above findings, staff finds that the intent of the code is not being met and recommends denial of the variance.

If the Commission chooses to approve the variance, staff recommends that a condition be added requiring all construction traffic associated with the Development of the Hardy Tract use the Hardy Road associated with this request and not use Bunker Ranch Blvd.

Note that the Planning & Zoning Commission makes the final decision for appeals to site plan variances.

Public Notification

A notice of the public hearing was posted to the City’s website, letters were sent to all property owners within 200 ft, and a notice was posted in the newspaper.

Staff received several comments from residents of Bunker Ranch whose primary concern was construction traffic for the road and Hardy Subdivision. These letters are included in the packet.

Attachments

Exhibit 1 – Variance Application

Exhibit 2 – Site Development Permit.

Recommended Action	Deny the requested variance.
Alternatives/Options	Approve the requested Variance with or without conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



DRIPPING SPRINGS
Texas

Open spaces, friendly faces.

**Application For An
Alternative Standard/Special Exception/Variance/Waiver**

Received on/by:

Item 1.

Date, initials

Project Name: Hardy Driveway (SD2022-0025)

Project Address/Legal Description: A0222 BENJAMIN F HANNA SURVEY, ACRES 3.706

Project Applicant Name: Brian Estes

Mailing Address: 1221 S. MoPac Expressway, Suite 350, Austin, TX 78746

Email Address: lgarcia@cecinc.com

Phone Number: (512)439-0400

Owner's Name (if different from Applicant): Steve Harren

Mailing Address: 317 Grace Lane #240

Email Address: steveharren@aol.com

Phone Number: (512)644-6800

Type of Application (check box):

Alternative Standard

Variance

Special Exception

Waiver

Description of request & reference to section of the Code of Ordinances applicable to request: Chapter 28, Article 28.04 Subdivision Ordinances, section 28.04.019
sidewalks of the City of Dripping Springs Code of Ordinances

Description of the hardship or reasons the Alternative Standard/Special Exception/Variance/Waiver is being requested: An exemption for sidewalks and fee-in-lieu on the proposed road to Overlook at Bunker Ranch subdivision due to the rural nature of the proposed neighborhood. Additionally, there is no public sidewalk near the proposed development to connect, therefore it does not make sense to provide sidewalks in this private ROW.

Description of how the project exceeds Code requirements to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver: The natural rurality of the proposed neighborhood, per City's Sidewalk Ordinance, the review committee shall consider proximity to the nearest existing sidewalk, proximity to public facilities, if any public sidewalks are planed or contemplated in the are and any other information deemed appropriate by the development review committee.

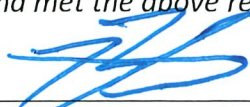
Submittal Checklist:

- Signed and Completed Application
- Required Fee Paid \$ _____
*reference online **Master Fee Schedule** for more details*
- Billing Contact Form
- Exhibits
- Photographs
- Map/Site Plan
- Architectural Elevation
- Other: _____

*Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours (exceptions apply in cases of signage, lighting, exterior design and landscaping applications). Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.*

- Pick up Public Notice Sign, \$100 deposit

*All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete. **Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*



Signature of Applicant

7-26-14

Date

Signature of Owner (or attached letter of consent)

Date

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

Steve Harren
Name

Owner
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

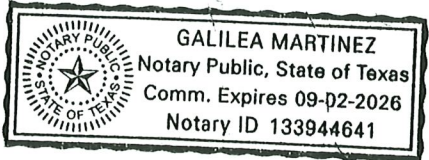
This instrument was acknowledged before me on the 26 day of July,
2024 by Brian Estes.

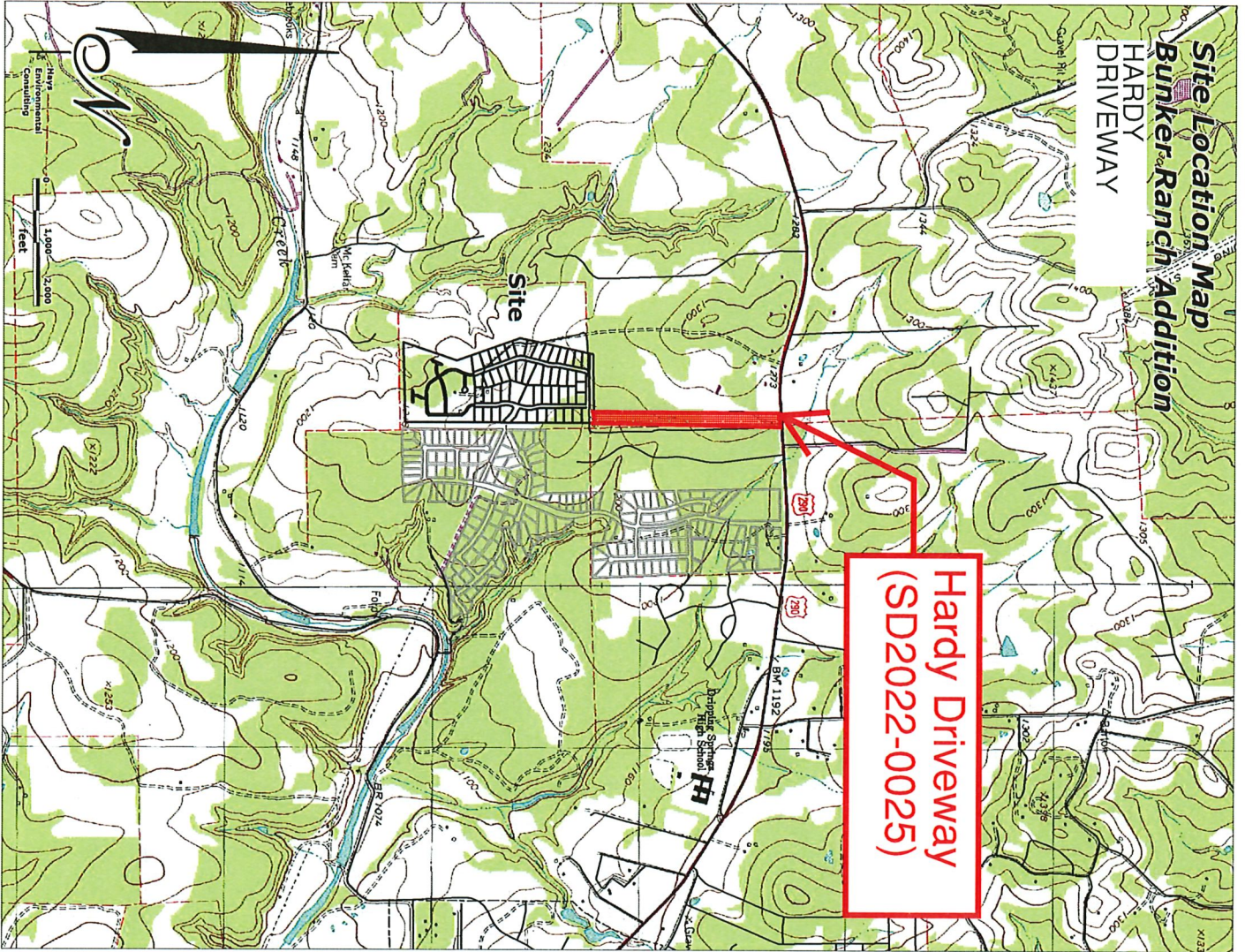


Notary Public, State of Texas

My Commission Expires: 09.02.2026

Brian Estes
Name of Applicant





Jamie A Rose
Tel 512.320.7281
Fax 512.320.7210
Jamie.Rose@gtlaw.com

August 21, 2024

Laura Mueller
City Attorney
City of Dripping Springs, Texas

Via Email: lmueller@cityofdrippingsprings.com

Re: Variances for Hardy Driveway (VAR2024-005) and Hardy Subdivision (VAR2024-006)

Dear Ms. Mueller,

Please accept the information below and attached as supplements to the Variance Requests (VAR 2024-005, and VAR2024-006) for filing with such applications.

1. **Trees:**

- a) **Exhibit 1:** This is a schematic for trees impacted by sidewalk construction within the Subdivision
- b) **Exhibits 2-7:** These are photos of trees impacted along the Hardy Driveway by the City’s current position requiring the construction of a sidewalk along one side of the drive. The developer estimates that approximately 75 trees over 12” would have to be removed for construction of a 24’ road with a sidewalk on the one side currently required by the City. The impacted trees are approximately 70% Oak trees (Live and Red Oak) and the remaining trees are Hardwood Trees (Cedar Elm).

2. **Cost of Sidewalks:**

- a) **Exhibit 8:** This is a cost estimate for the Hardy Driveway. The developer estimates that approximately 40% of the total cost (or just over \$2,000,000), excluding the sidewalk fee in lieu on one side, stems from the requirement for construction of a sidewalk on one side of the Hardy Driveway. Thus, the total cost for the Hardy Driveway relating to the City’s sidewalks requirements (including the fee in lieu on one side) is estimated to be more than \$2,500,000.00.

Laura Mueller
August 21, 2024
Page 2

Item 1.

Please let us know if you require further information or wish to discuss in advance of the Planning & Zoning meeting.

Best regards,

/s/ Jamie Rose

Jamie A. Rose
Shareholder













HARDY ROAD**Civil Improvements**

Item	Unit	QTY	PRICE	TOTAL
Mobilization	EA	1	\$ 50,000.00	\$ 7,500
Surveying and Layout	EA	1	\$ 45,000.00	\$ 45,000
Clearing	EA	1	\$ 13,000.00	\$ 13,000
Silt Fence	LF	5000	\$ 3.75	\$ 18,750
Rock Berm	LF	150	\$ 30.00	\$ 4,500
*Revegetation	EA	1	\$ 35,000.00	\$ 35,000
SUB_TOTAL				\$ 123,750

Street Improvements

Item	Unit	QTY	PRICE	TOTAL
Street Embankment Material	CT	20388	\$18	\$ 366,978
Site Equipment	EA	1	\$375,000	\$ 375,000
Subgrade Preperation	CT	20388	\$ 5.00	\$ 101,938
Street Signs	EA	1	\$ 5,000.00	\$ 5,000
Limestone Butterstick Blocks	ea	5155	\$ 150.00	\$ 773,190
Footing Allowance	ea		\$ 175,000.00	\$ 175,000
Handrail Allowance	lf	1400	\$ 95.00	\$ 133,000
Testing Allowance		1	\$ 55,000.00	\$ 55,000
Haul Off Allowance	EA	1	\$ 50,000.00	\$ 50,000
Tree Disposal	EA	1	\$ 25,000.00	\$ 25,000
SUB-TOTAL				\$ 2,060,106

Concrete

6" Concrete Allowance	SF	81900	\$ 11.00	\$ 900,900
Sidewalk Allowance	SF	15750	\$ 5.00	\$ 78,750
Retaining Wall Allowance				\$ 300,000
SUB-TOTAL				\$ 1,279,650

Drainage Improvements

Item	Unit	QTY	PRICE	TOTAL
HDPE	EA	1	\$ 135,777	\$ 135,777
6x4 Grate Inlet	EA	5	\$ 13,000	\$ 65,000
5x5 grate inlets	EA	3	\$ 9,500	\$ 28,500
4x4 Grate Inlets	EA	2	\$ 5,600	\$ 11,200
3x3 grate inlets	EA	10	\$ 3,250	\$ 32,500
2.5x2.5 grate inlets	EA	9	\$ 2,400	\$ 21,600
2x2 Grate Inlets	EA	1	\$ 1,600	\$ 1,600
Misc Parts		1	\$ 35,000	\$ 35,000
5' Curb Inlet	EA	2	\$ 8,250	\$ 16,500
DRAINAGE GRADING	EA	1	\$ 75,000	\$ 75,000
Pond Allowance	EA	4	\$ 50,000	\$ 200,000
Underground Detention System	EA	1	\$ 275,000	\$ 275,000
SUB-TOTAL				\$ 897,677

Supervision

Project Manager				\$ 75,000
Superintendent				\$ 125,000
Overhead				\$ 75,000
GC Fee				\$ 500,000
Onsite Engineer				\$ 150,000
SUB-TOTAL				\$ 925,000

Sidewalk Fee in Lue \$ 450,000

TOTAL

ROAD ESTIMATE \$ 5,736,183



Dripping Springs Country Club

Dannew Company

1985

Google Earth - New Path

Name: Hardy Drive to Bunker Ranch Trail

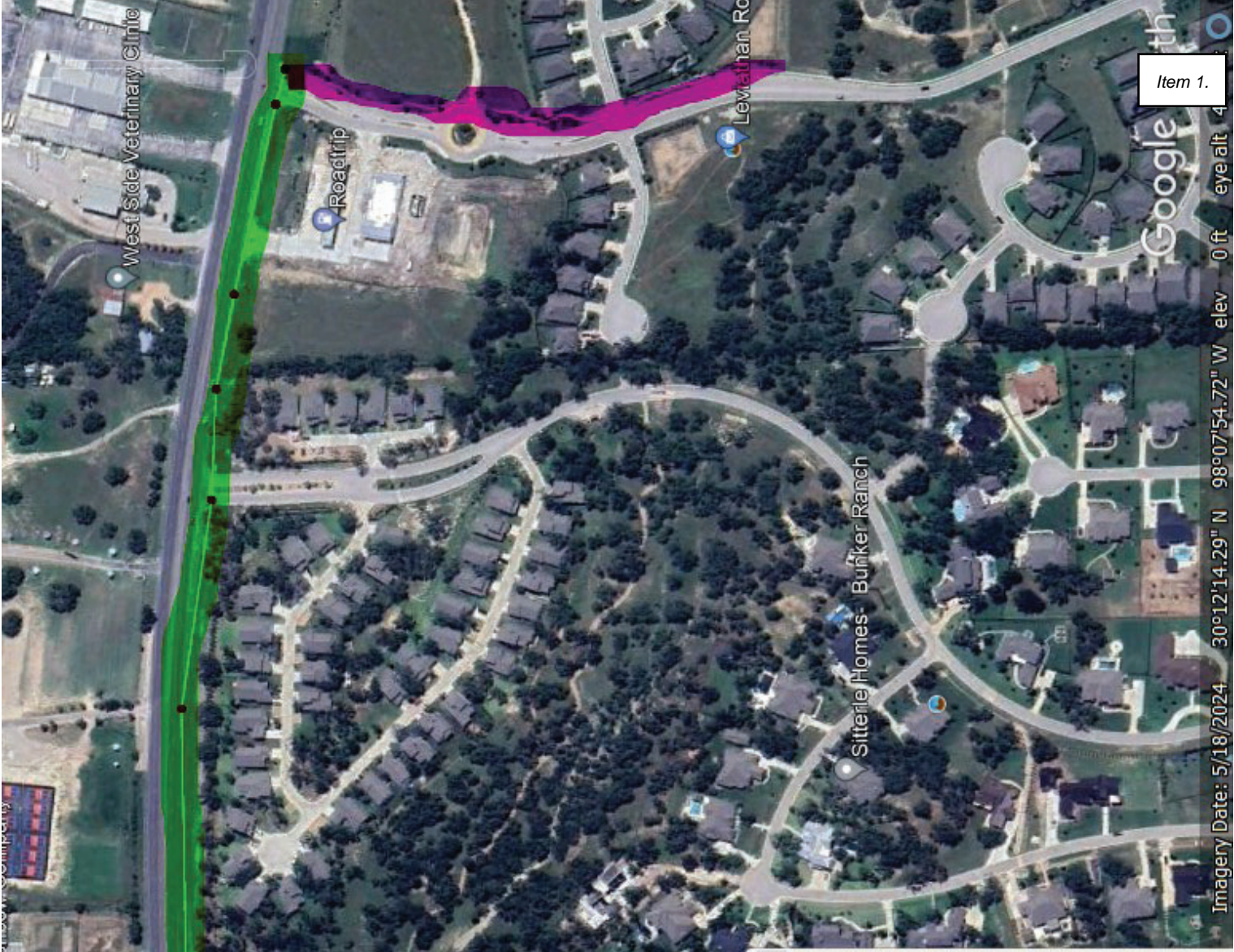
Description	Style, Color	View	Altitude	Measurements
			0.56 Miles	Miles

Length: 0.56 Miles

Google Earth

Imagery Date: 6/23/2023 30°12'15.81" N 98°07'46.84" W elev 0 ft eye alt 2546 ft

Item 1.

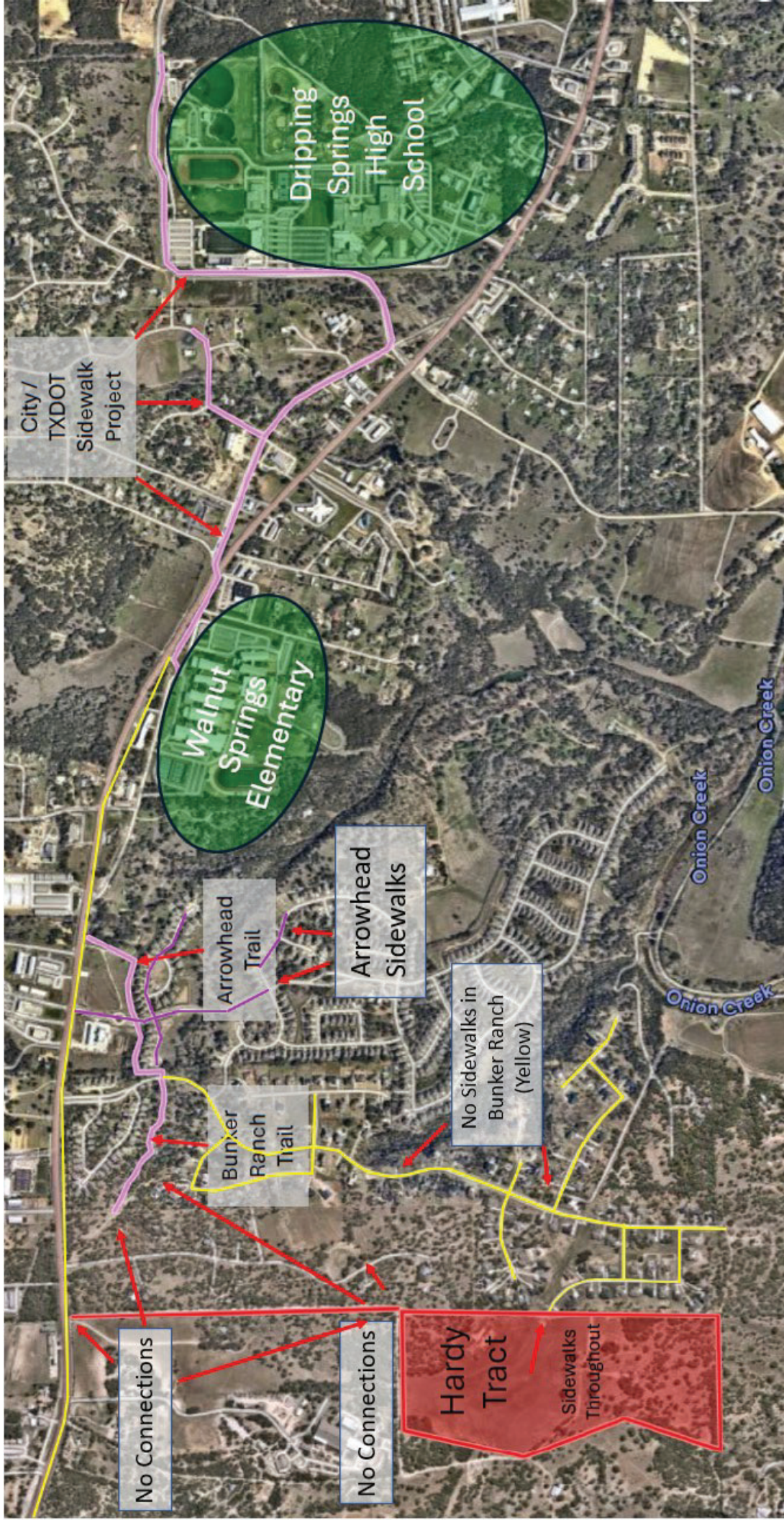


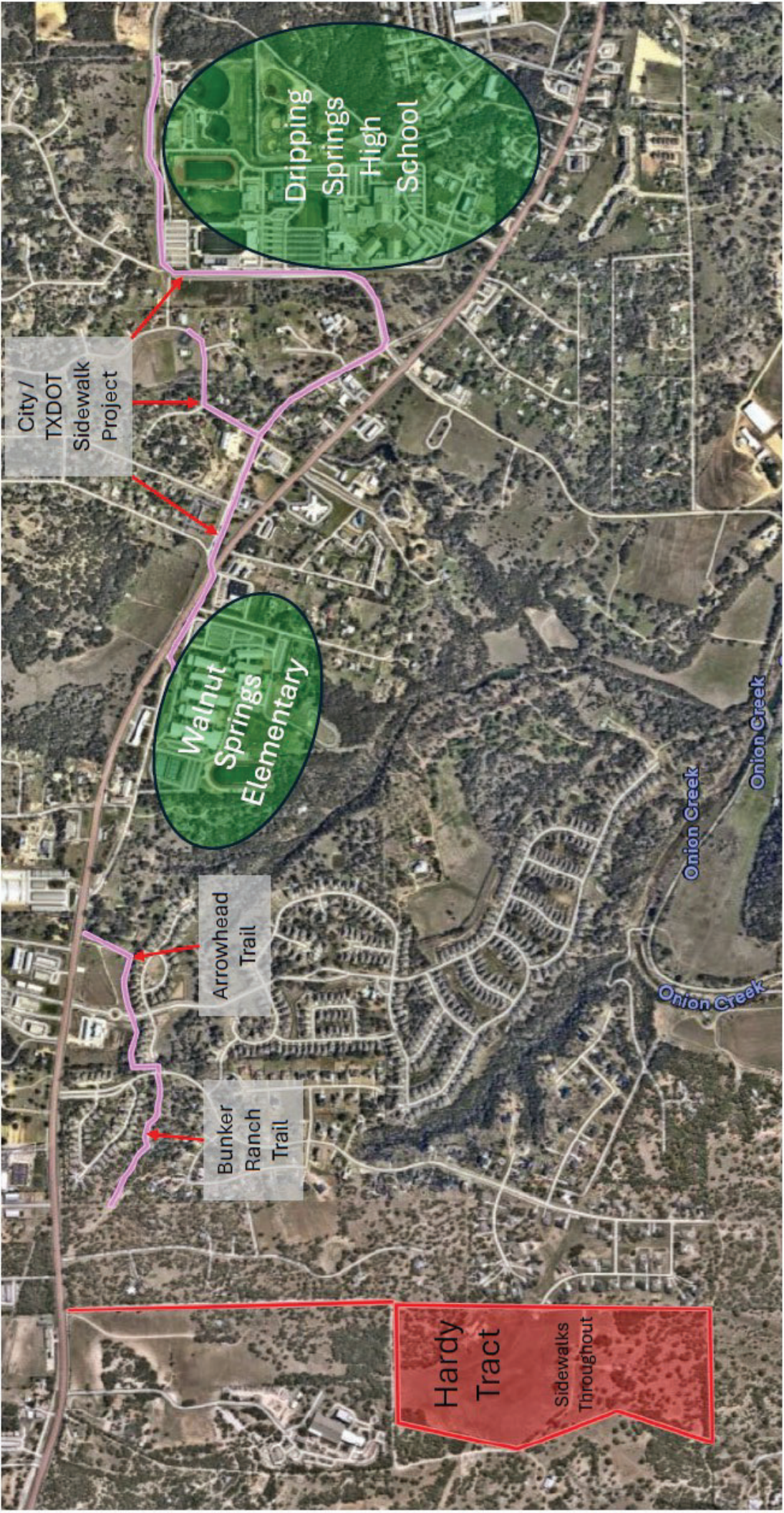
Imagery Date: 5/18/2024 30°12'14.29" N 98°07'54.72" W elev 0 ft eye alt 4

Google Earth - New Path

Name: Hardy Drive to Arrowhead Sidewalks

Description	Style, Color	View	Altitude	Measurements
Length:			0.55	Miles

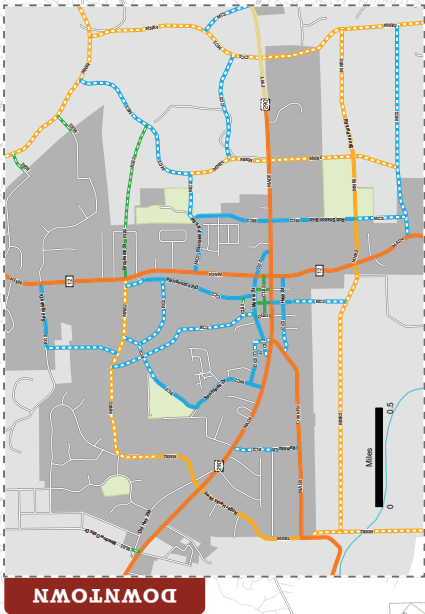
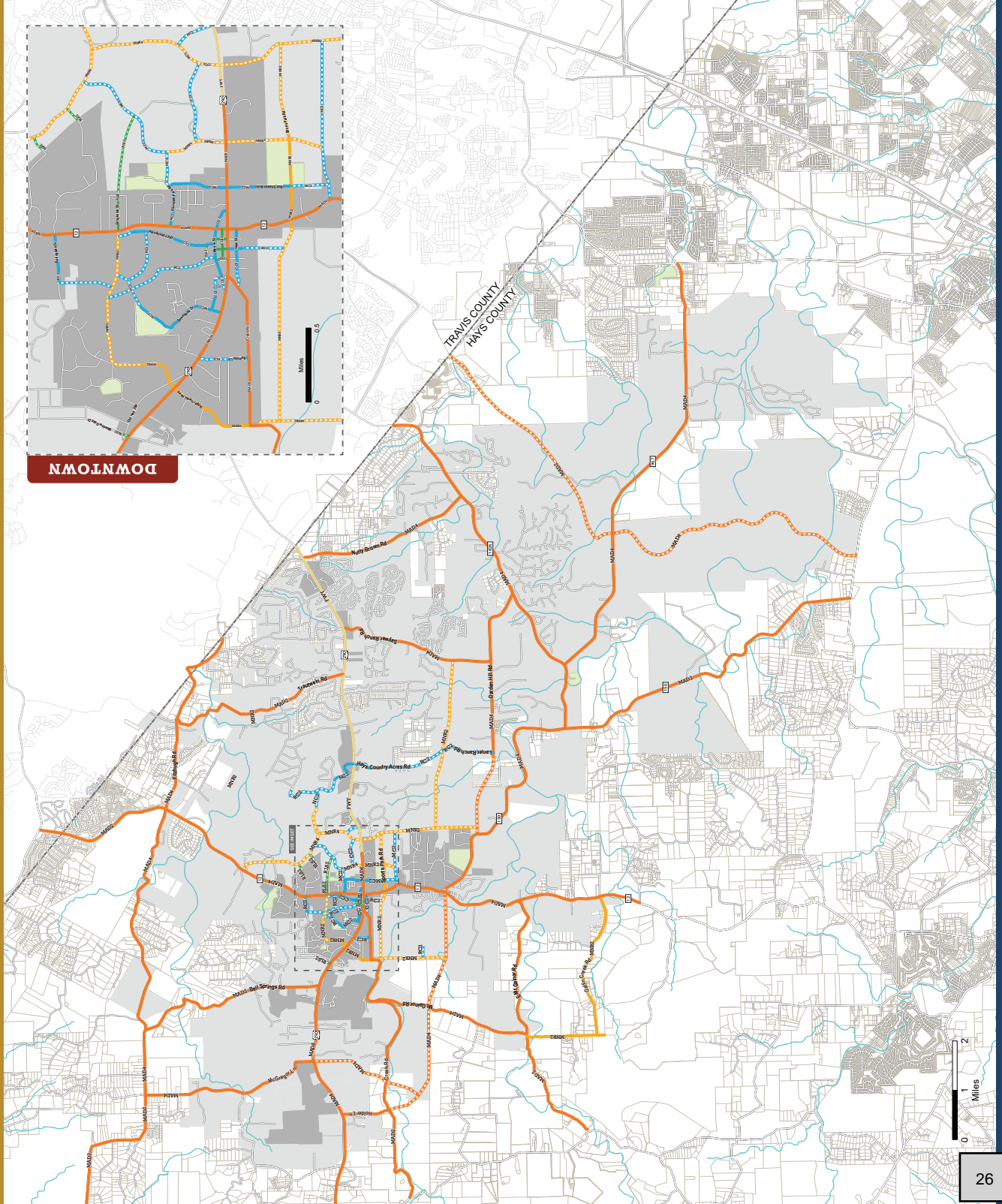




THOROUGHFARE PLAN



DRIPPING SPRINGS
Texas



LEGEND

THOROUGHFARE PLAN

MAJOR ARTERIAL
 Enhanced (Solid Orange Line)
 Proposed (Dashed Orange Line)

MINOR ARTERIAL
 Enhanced (Solid Yellow Line)
 Proposed (Dashed Yellow Line)

COLLECTOR
 Enhanced (Solid Blue Line)
 Proposed (Dashed Blue Line)

STREET
 Enhanced (Solid Green Line)
 Proposed (Dashed Green Line)

FREEWAY
 Enhanced* (Solid Yellow Line)

ROADWAY CLASSIFICATIONS

MAD6 - 6 Lane Major Divided Arterial
 MAD4 - 4 Lane Major Divided Arterial
 MAD2 - 2 Lane Major Divided Arterial
 MIN4 - 4 Lane Minor Divided Arterial
 MIN2 - 2 Lane Minor Divided Arterial
 MC2 - 2 Lane Major Collector
 CC2 - 2 Lane Commercial Collector
 RC2 - 2 Lane Residential Collector
 RS2 - 2 Lane Residential Collector
 CLS2 - 2 Lane Commercial Local Street
 RLS2 - 2 Lane Residential Local Street

OTHER

CITY LIMITS (Grey Shaded Area)
 EXTRA-TERRITORIAL JURISDICTION (ETJ) (Light Grey Shaded Area)
 PARKS (Green Shaded Area)
 CREEKS & RIVERS (Blue Lines)
 COUNTY BOUNDARY (Dashed Line)

North Arrow

October 2021

This Thoroughfare Plan depicts proposed enhancements to existing roadways and proposed roadways.

Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.

* US 290 classification and roadway cross-section to be determined by TxDOT as part of US 290 Corridor Study.

Item 1.



504 Lavaca Street, Suite 900, Austin, TX 78701
512-904-3700 | www.hdrinc.com

MULTIMODAL PLAN



DRIPPING SPRINGS
Texas

LEGEND

MULTIMODAL PLAN

- SHARED-USE PATH
 - Enhanced (Blue dashed line)
 - Proposed (Blue solid line)
- SIDEWALK
 - Enhanced (Purple dashed line)
 - Proposed (Purple solid line)
- SIDEWALK WITH RAISED BICYCLE LANE
 - Enhanced (Green dashed line)
 - Proposed (Green solid line)
- EXISTING SIDEWALKS (Orange solid line)
- EXISTING TRAILS (Brown solid line)

OTHER

- CITY LIMITS (Grey shaded area)
- EXTRATERRITORIAL JURISDICTION (EJ) (Light grey shaded area)
- PARKS (Light green shaded area)
- CREEKS & RIVERS (Blue wavy lines)
- COUNTY BOUNDARY (Dashed line)

North arrow pointing up.

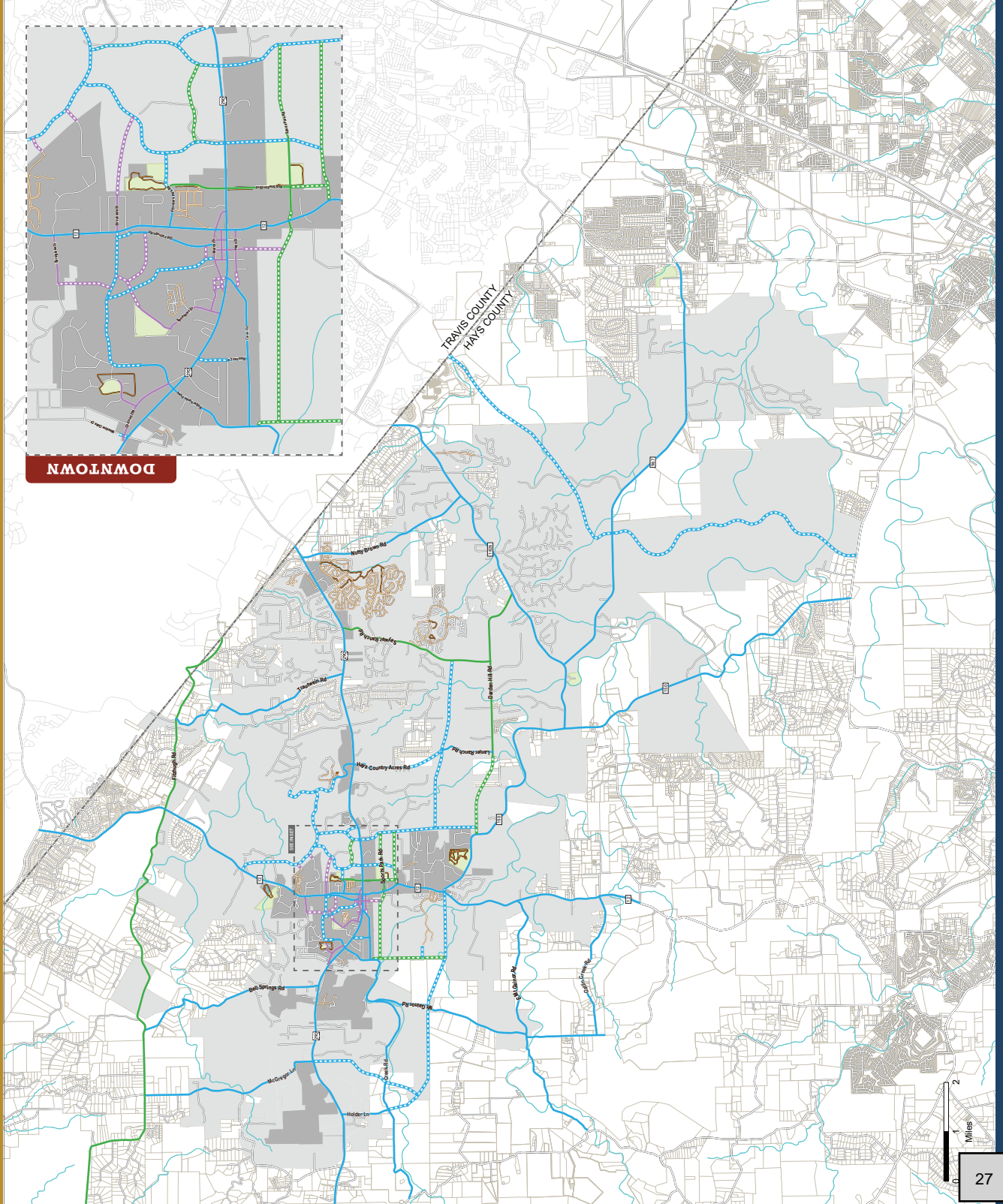
October 2021

This Multimodal Plan depicts proposed multimodal enhancements to existing roadways and proposed roadways. This Multimodal Plan does not preclude pedestrian and/or bicycle enhancements not indicated on this map. Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.



504 E. 3rd Street, Suite 900, Austin, TX 78701
312-944-9700 | www.hdrinc.com

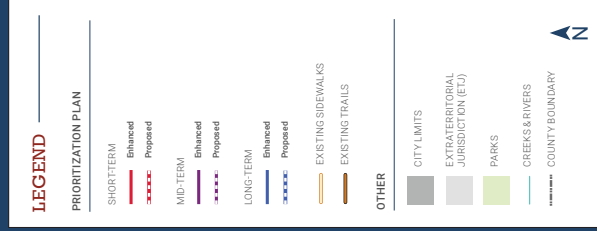
Item 1.



PRIORITIZATION PLAN



DRIPPING SPRINGS
Texas



October 2021

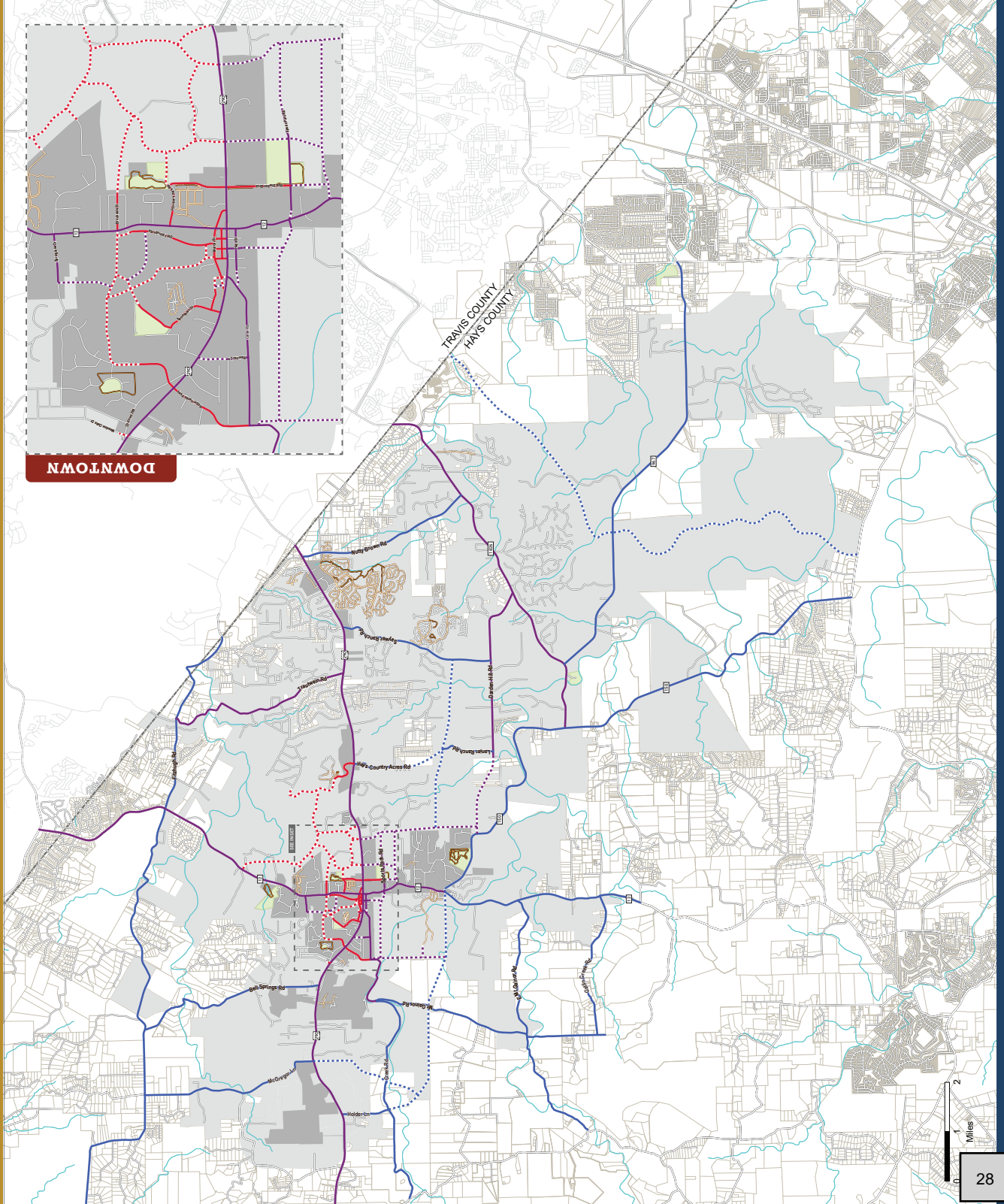
This Prioritization Plan depicts the recommended project priority for enhancements to existing roadways and proposed roadways.

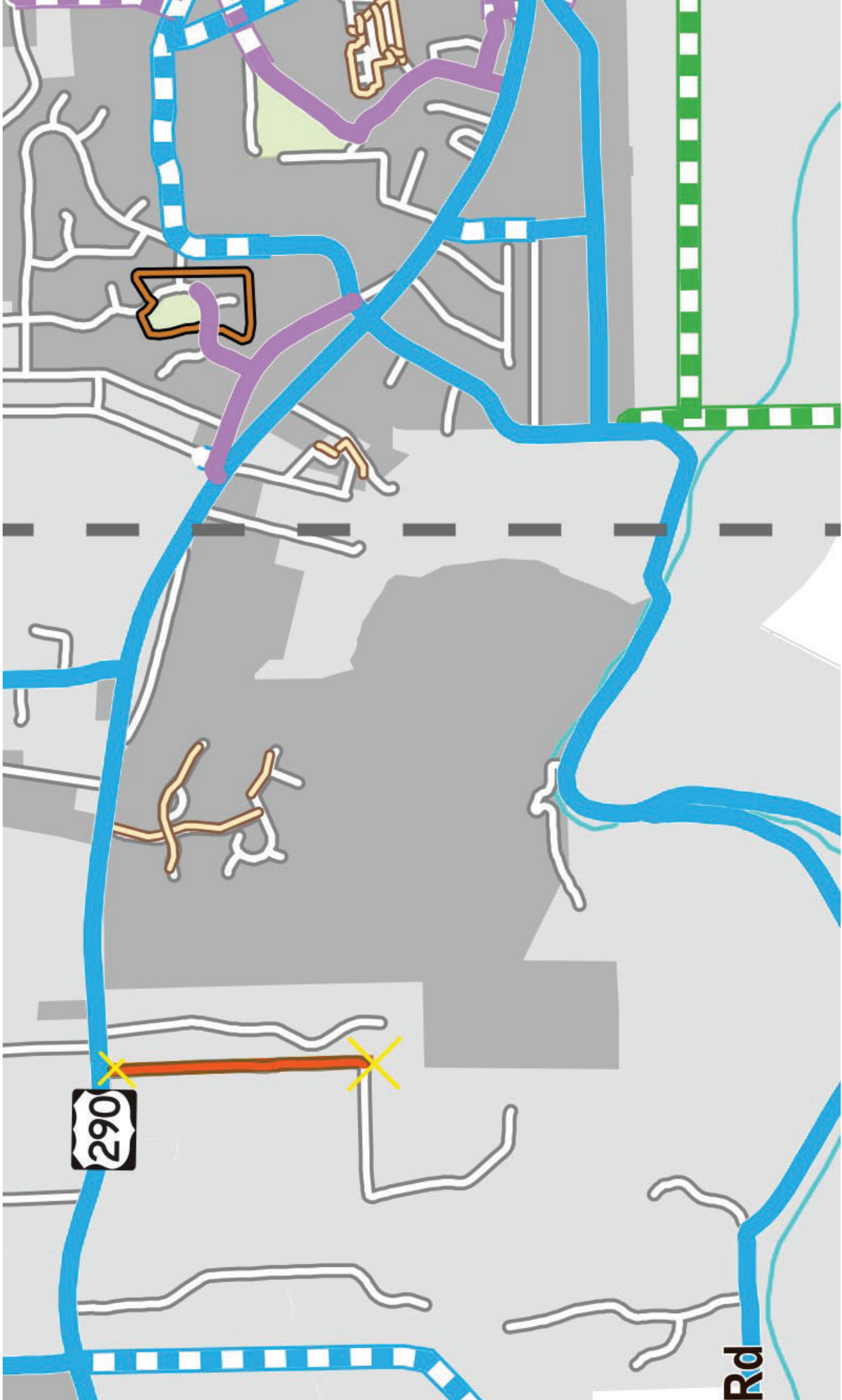
Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.



504 E. 3rd Street, Suite 900, Austin, TX 78701
312-944-9700 | www.hdrinc.com

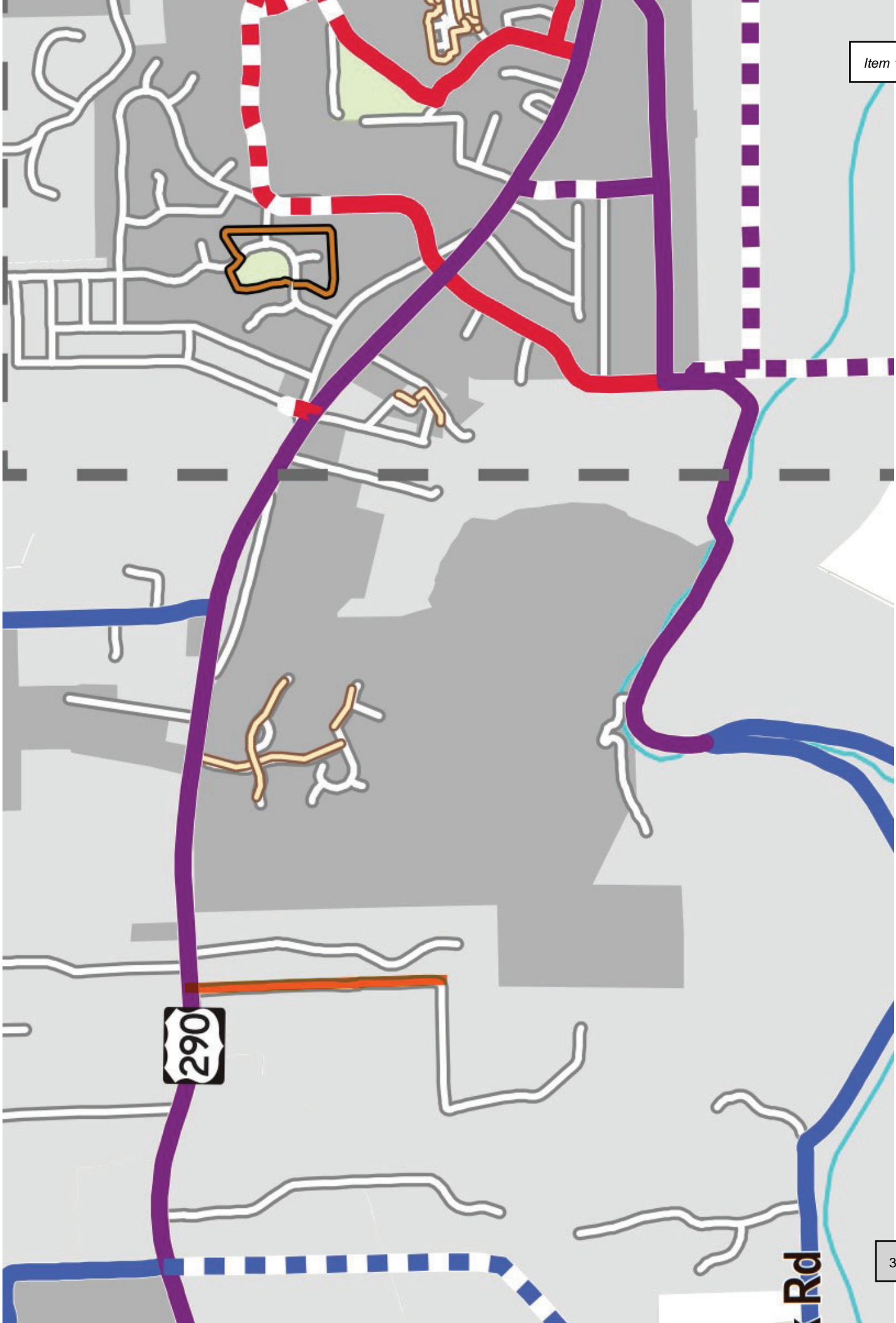
Item 1.





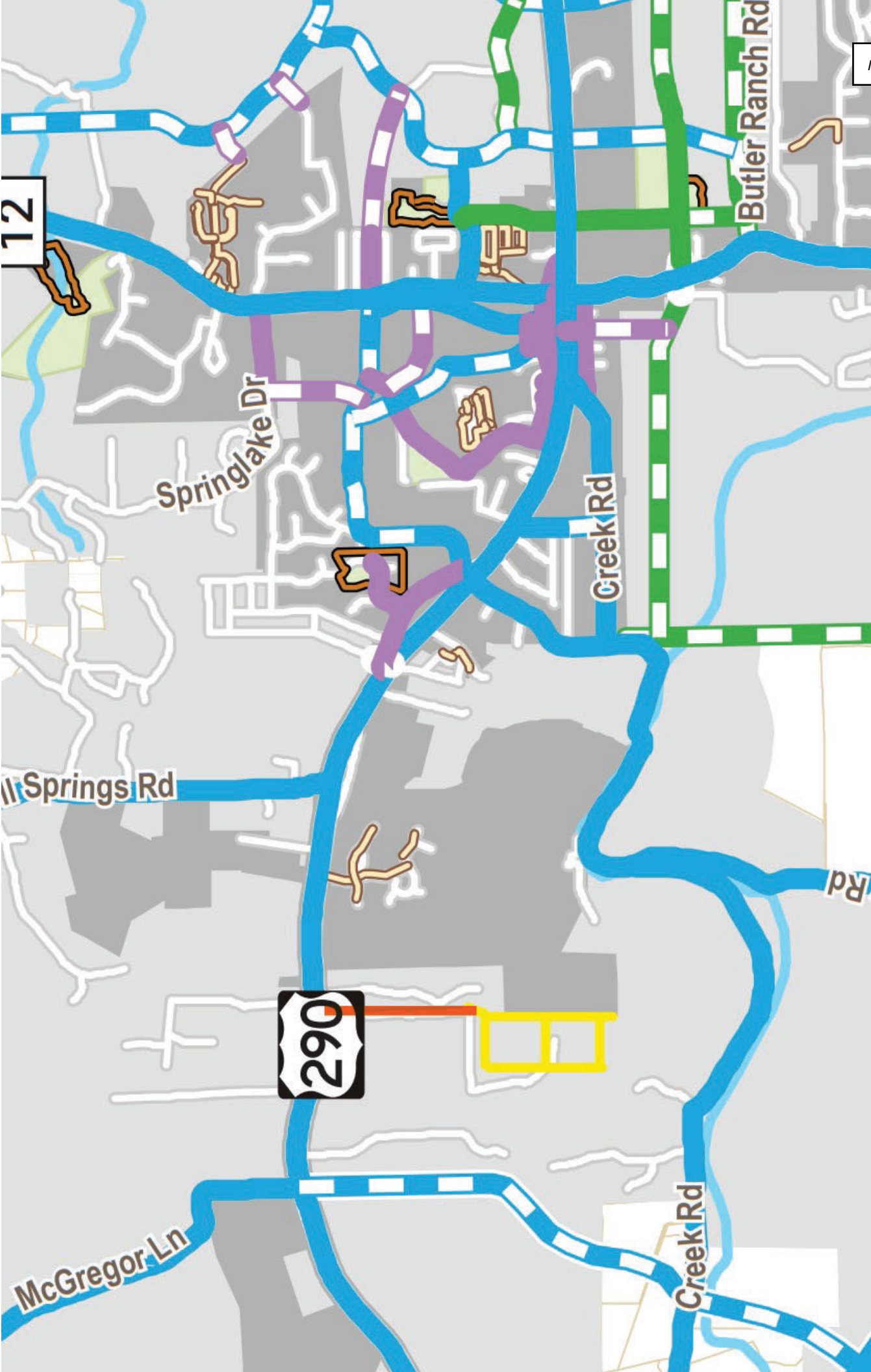


Item 1.



290

Rd



12

Item 1.

Springlake Dr

Butler Ranch Rd

Creek Rd

Springs Rd

290

McGregor Ln

Creek Rd

From: [Jezebele Alicea](#)
To: [Planning](#)
Cc: [Jose Colon](#); [Jezebele Alicea](#)
Subject: Hardy Subdivision - Comments for Public Comment Period Ending August 23, 2024
Date: Tuesday, August 20, 2024 1:15:05 PM

Greetings,

The following comments are submitted on behalf of Jose Colon-Feliciano and Jezebele Alicea-Virella, both residents of Bunker Ranch Subdivision in Dripping Springs.

The Hardy Subdivision development has raised many concerns that we would like to bring to your attention and perhaps could bring the right people to address these concerns during the next public hearing. The following questions highlight the potential impacts on our community from our perspective and we want them to be included as topics of concern officially submitted during the public comment period.

Traffic and Safety Concerns

1. Increased Traffic:

- How will the increased traffic from the new subdivision be managed to avoid congestion and ensure the safety of residents in the existing subdivision?
- Will there be traffic studies conducted to assess the impact on current roadways?

2. Construction Traffic:

- What is the plan for managing construction traffic to minimize disruption to residents?
- Will there be designated routes for heavy machinery and construction vehicles that avoid residential streets?

3. Emergency Services Access:

- How will the development ensure that emergency services (fire, ambulance, police) have unobstructed access to both the existing and new subdivisions, especially during the construction phase?

Quality of Life

1. Noise and Dust Control:

- What measures will be implemented to control noise, dust, and other nuisances from construction activities?
- Will there be restrictions on construction hours to minimize disturbance to

residents?

2. Impact on Property Values:

- Has there been an assessment of how the new subdivision might affect property values in the existing neighborhood? What steps will be taken to mitigate any potential negative impacts?

3. Community Involvement:

- How will the developers involve the existing community in the planning process?
- Will there be ongoing communication with residents to address concerns as the project progresses?

Development Plans and Alternatives

1. Sustainable Development:

- Given that Dripping Springs Water Company has kept us in Stage 4 water restrictions for over a year, how will the new development affect existing customers, and what measures are being taken to ensure that service can be provided without prolonging or exacerbating these restrictions?
- What is the water conservation plan and assessment for the Hardy development, specifically regarding water supply, recycling, and reuse under existing restrictions?
- What is the feasibility for the city to require the new development to install a water treatment plant along with the sewer system so that the water can be effectively reused? Or should TCEQ or EPA Region 6 be better contacts to address concerns? This could help address the ongoing water supply issues, especially considering that Dripping Springs Water Company has kept us in Stage 4 restrictions for over a year.
- Currently, there are federal funds (grants and low-interest loans) available through the Bipartisan Infrastructure Law that delivers more than \$50 billion to the Environmental Protection Agency (EPA) to improve our nation's drinking water, wastewater, and stormwater infrastructure. Has the developer tried to submit alternative water projects for the new subdivision to get access to these funds? As well, these funds are available for the city, and the county to submit water conservation projects, such as rain harvest collection systems where residents could get retrofits to install these systems.

2. Alternative Access Roads:

- Has the possibility of creating an alternative access road for the new subdivision been explored to reduce traffic through the existing neighborhood?
- Could the city formally request that the developer use an alternate access

route to the site, thereby avoiding the use of our private road, Bunker Ranch Boulevard, at all costs?

3. Phasing of Development:

- How will the development be phased, and what is the timeline?
- Will there be breaks between phases to allow for community input and adjustments based on the impacts observed during earlier phases?

4. School Facilities

- What is the plan to address the anticipated influx of school-aged children, given that the current facilities are already insufficient for existing residents? Furthermore, is there any plan to require the developer to build a new school as part of the development? If not, what steps will the city take to resolve this issue?

Environmental Impact

1. Wildlife Displacement:

- Has the developer conducted an environmental impact assessment, considering that the land slated for construction is home to multiple species of deer, foxes, and other wildlife that would be affected by habitat loss?
- Additionally, what provisions have been made regarding the trees in this area—are they protected under any local or state regulations? What measures will be taken to protect and relocate the wildlife currently inhabiting the area?
- How will the development mitigate the disruption to the local ecosystem?

2. Heritage Trees Preservation:

- Are there plans to preserve or protect heritage trees within the development site?
- How will the removal of these trees be minimized, and what will be done to replace any that are removed?

3. Stormwater Management:

- How will the development manage stormwater runoff to prevent flooding or erosion in the existing subdivision?
- What measures will be in place to protect water quality and nearby bodies of water?

4. Green Space and Buffer Zones:

- Will there be designated green spaces or buffer zones to separate the new

development from existing homes? How will these areas be maintained?

Thank you and have a blessed day!

Jezebele Alicea Virella and Jose Colon Feliciano

From: [Regina Christopher](#)
To: [Planning](#)
Subject: Hardy Subdivision
Date: Sunday, August 18, 2024 12:40:41 PM

Im not understanding what “Hardy Subdivision” is? I thought that land was going to be more Bunker and have an entrance out onto 290 on opposite side of ranch.

My biggest fight will be for them and their construction traffic to not go through our gated neighborhood. How do we ensure this?

Sincerely,
Gina

Sent from my iPhone

From: [Jodi Sasaki](#)
To: [Planning](#)
Cc: [REDACTED]
Subject: Public Comment for Hardy Subdivision Case (VAR2024-006)
Date: Wednesday, August 21, 2024 1:01:54 PM

To Whom This May Concern:

Please consider the following public comment regarding the Hardy Subdivision Case (VAR2024-006) as it pertains to the public hearing(s) currently scheduled for August 27, 2024 and September 17, 2024:

I, Jodi Sasaki-Miraglia and Mark Miraglia, jointly submit these comments, as current residents of the existing Bunker Ranch Estates neighborhood in Dripping Springs, TX.

ACCESS ROAD for Hardy Development:

- We would like to request that any and all contractors, sub-contractors, and construction related vehicles/individuals involved in the Hardy Subdivision **ONLY use the new exit road connecting Hardy development to HWY 290 or CREATE a separate access road OUTSIDE the main gates of Bunker Ranch Estates.** The Hardy development should be **prohibited** from using the main Bunker Ranch Estates entrance during the construction of the Hardy development.
 - The developer of the Hardy community is fully aware that Bunker Ranch Estates have specific bylaws in place which were in part created by the developer. Our bylaws were intended to protect the current homeowners and their families from being forced to endure "**unusual construction practices.**"
 - **Health Hazard:** Subjecting our children (some with special needs like ADHD, Autism, PTSD, other health and neurological disorders), pets, and other family members who live in Bunker Ranch to years of loud construction noises is a massive **health hazard with short and potentially long term consequences.** According to the CDC, Authored by Ellen Kerns, MPH,CPH,COHC and Elizabeth Masterson, PhD, CPH, COCH, "loud noise can cause other physical stress as well as mental stress." "These symptoms can range from feeling tired and/or irritable to having temporarily high blood pressure". The US Dept of Labor, OSHA division reports that loud noise can also contribute to reduction in productivity (many residents work from home), interferes with concentration and communication (both paramount when working from home or homeschooling your children). Bunker Ranch residents need respite from the stressors of school/work when they are home, no matter what time of day it is.
 - **Resident Safety/Theft/Death Risk:** There is a reason we became residents of Bunker Ranch. It was advertised as a private GATED community with limited lots for sale. We invested in the City of Dripping Springs and Bunker Ranch for its privacy, safety, low noise pollution, in a small gated community of like minded homeowners who wanted the same lifestyle. If the Hardy project allows all open construction and public access all day and night through our private community at Bunker Ranch, it will open up our community up to **MORE death risk due to speeding vehicles ignoring our low speed limit signs for safety while small children are playing outside and/or residents are walking daily. Running through speed bumps and not stopping at stop signs, not stopping during school bus pick up and drop offs increase the death risk for our children and residents. We do NOT have any sidewalks which the city should NOT have approved, thereby forcing our residents, children to walk/ride their bikes on the road and risk their lives daily. We've had very close collision encounters with construction vehicles continuously.** MANY residents have witnessed, been involved in, and have evidence of these dangerous incidents. The open gates during the day due to construction has also opened up easy access for **theft on door steps and around our homes.** It will undoubtedly be **much WORSE if the Hardy project** is allowed to use Bunker Ranch as a construction access point allowing many more people to access Bunker Ranch Estates homes 24/7 and for years. **Allowing MORE easy theft opportunities** in the city of Dripping Springs sends the **WRONG** message to those looking for new cities and communities to

victimize.

- **Property Damage:** There WILL be massive destruction of our current roads and front yard property. The narrow roads that have NO sidewalks were never meant for 100's of heavy construction trucks to pound our small community road. The average fully loaded **cement truck weighs 33 TONS**, a fully loaded **dump truck with dirt 26 TONS** pounding our small barely 2 lane residential concrete roads. Every week resident cars have to **dodge spilled large rocks, dirt, mud, nails, metal and wood construction items being dragged/dropped onto our small roads leaving the residents to clear up after the construction trucks on OUR time and dime. Many home owners have had large construction trucks run off the small Bunker roads and onto their front lawns while backing in/out of projects damaging THOUSANDS of dollars of landscaping and sprinkler systems while they are away at work.** The Hardy project will take years to develop and be fully complete. This qualifies as "unusual construction practices" and is a direct violation of our bylaws pursuant to Article 5, paragraph 5.25 - "Construction Activities." These activities do constitute as "unusual construction practices". We have the right as members of the community, to potentially seek an injunction via the ACC. We believe by addressing these issues now, all parties involved will avoid potential future litigation.
- Bunker Ranch Estates has been "under construction" for over 6 years now. Many residents have been forced to LIVE with the constant unhealthy NOISE pollution, constant safety issues of an OPEN ACCESS construction development in what is supposed to be a 24/7 private gated community. Let's end this chaos and continued health hazards for our Dripping Springs families. Complete the responsible action by directing the Hardy Development construction to **ONLY use the new exit road connecting the Hardy project to HWY 290 or CREATE a separate access road OUTSIDE the main gates of Bunker Ranch Estates.**

Thank you for your time to listen to our comments, concerns, and requests. We can be reached for any comments/questions by phone and/or email below.

Sincerely,

Jodi and Mark Miraglia (Bunker Ranch Estates Residents)

[REDACTED]

From: [lchen108](#)
To: [Planning](#)
Cc: [REDACTED]
Subject: Public Comment for Hardy Subdivision Case (VAR2024-006)
Date: Tuesday, August 20, 2024 8:09:38 PM

To Whom This May Concern:

Please consider the following public comment with respect to the Hardy Subdivision Case (VAR2024-006) as it pertains to the public hearing(s) currently scheduled for August 27, 2024 and September 17, 2024:

I, Laura Lindsey and Lindsey Chen, jointly submit these comments, as current residents of the existing Bunker Ranch Estates neighborhood.

ACCESS ROAD -

- We are respectfully requesting that any and all contractors, sub-contractors, and construction related vehicles/individuals involved in the future development of the Hardy Subdivision be forced to either create a separate access road outside of the existing Bunker Ranch Estates neighborhood front entrance gate and/or use ONLY the new exit road linking the Hardy Subdivision to HWY 290. **Specifically, we are requesting that the Hardy Subdivision be prohibited from using the existing main entrance gate of Bunker Ranch Estates under all circumstances during the construction of the proposed subdivision.**
 - As the developer of the Hardy Subdivision is well aware, we have specific bylaws in place which were in part created by the developer himself, that were intended to protect the current homeowners from being forced to endure "unusual construction practices." Moreover, the contract (our bylaws) in which the developer created understands that enduring years of loud construction vehicles, unauthorized individuals/vehicles from accessing our private property during all hours of the day/night when the gate remains open (which is already a current safety issue that remains unresolved), the speeding of vehicles, as well as, the danger of large construction trucks, when children are present and at play, as well as the destruction of our current roads, qualifies as "unusual construction practices" and is a direct violation of our bylaws pursuant to Article 5, paragraph 5.25 - "Construction Activities."
 - Furthermore, it is our understanding that if such activities do constitute "unusual construction practices" we have the right as members of the community, to potentially seek an injunction via the ACC. We believe by addressing this ingress and egress issue now, all parties involved will avoid potential future litigation.

In addition to the aforementioned, as a result of the developer allowing our front gate to remain open during the day, there have been numerous occurrences of theft on private properties under construction, as unauthorized vehicles have been known to case the various lots during active construction, and we have had numerous encounters where both children and adults are almost hit by construction workers (because we don't have sidewalks which should never have been approved by the City.)

- Finally, please understand that there are some residents of Bunker Ranch Estates who have already been forced to live through nearly 5 years of constant construction activities; with no end date in sight within the current plots of Bunker Ranch Estates; it's time for this to come to an end.

Thank you for taking the time to listen to our comments, concerns, and requests. We can both be reached for additional comments/questions by phone and/or email as noted below.

Sincerely,

Laura Lindsey, Esq. and Lindsey Chen

Contact Info:

Laura Lindsey: [REDACTED]

Lindsey Chen: [REDACTED]

Sent with [Proton Mail](#) secure email.

From: [Trisha Hart](#)
To: [Planning](#)
Subject: Variance - VAR2024-006 [sidewalks for Hardy Subdivision]
Date: Wednesday, August 21, 2024 2:36:10 PM

Hello,

My name is Trisha Hart and I am a resident of Bunker Ranch Subdivision.

It is my understanding the developer of Bunker Ranch is also the developer for the [planned] Hardy Subdivision, which butts up against our neighborhood.

I am formally requesting the developer [Jim Boushka & Associates] to **Not Use** Bunker Ranch Blvd., as an access construction road for Hardy Subdivision.

Thank you.

Sincerely,
Trisha Hart

222 Reataway
Dripping Springs, TX 78620



Planning and Zoning Commission

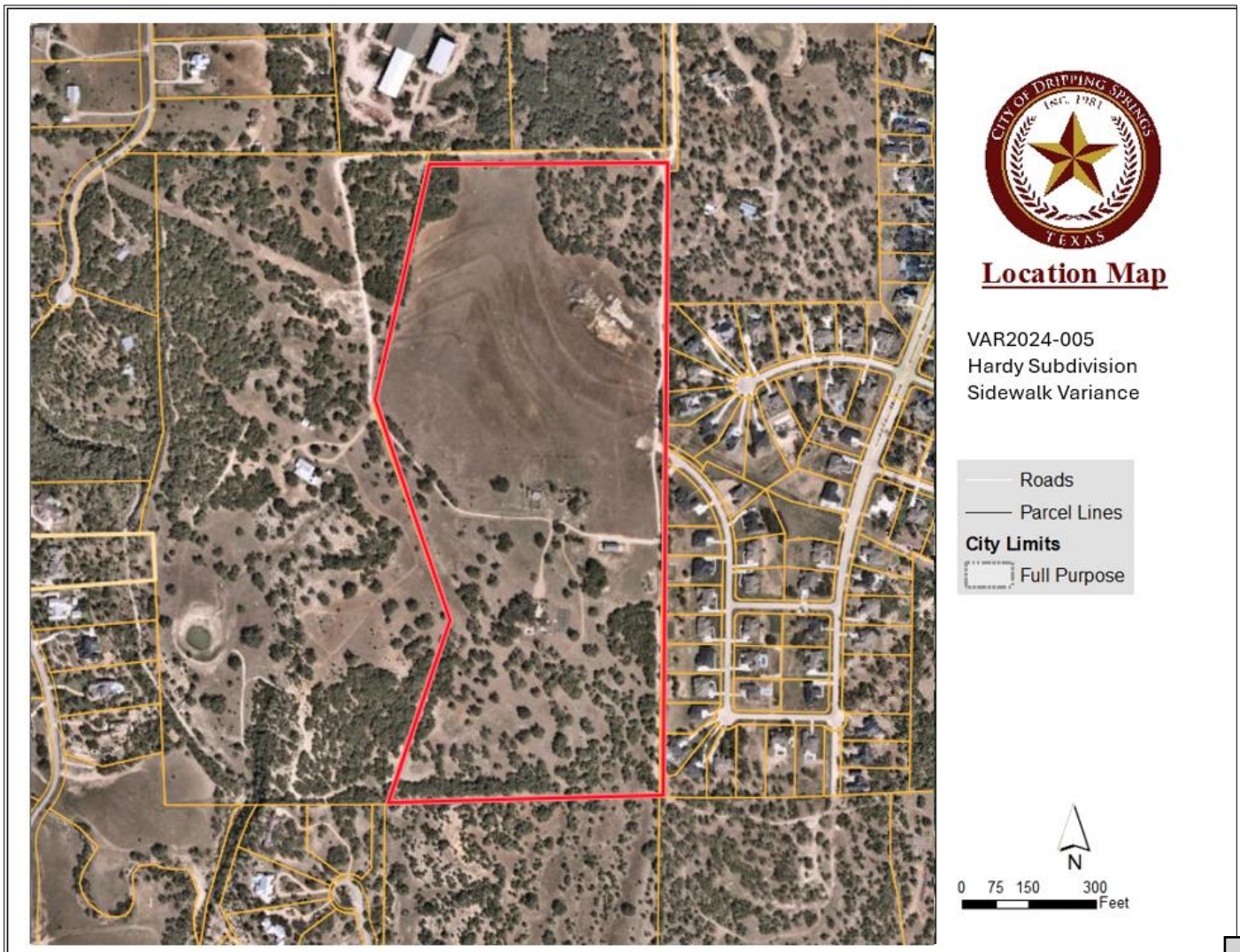
Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting: August 27, 2024
Project No: VAR2022-0006
Project Planner: Tory Carpenter, AICP, Planning Director

Item Details

Project Name: Hardy Subdivision Sidewalks
Property Location: 2901 W US 290 – Dripping Springs, TX
Legal Description: 78.021 Acres out of the Benjamin Hannah Survey
Applicant: Brian Estes
Property Owner: Steve Harren
Request: The applicant is requesting a variance to the sidewalk requirements.



Planning Department Staff Report

Overview

The applicant applied for construction plans for public infrastructure associated with the Hardy Subdivision. The subdivision includes 75 residential lots which will be accessed via the existing Bunker Ranch development and the required private road extending to US 290.

City ordinance requires that a 5 foot sidewalk be constructed on each side of each road. Alternatively, the applicant may request a fee in lieu of sidewalk construction to be determined by the Development Review Committee which consists of various department heads and the City Administrator. While the Hardy Subdivision is within the City Limits, the road associated with this request is in the ETJ.

In 2022, the applicant applied for a fee in lieu of sidewalks within the development for the subdivision which was considered by the Development Review Committee. The Committee voted to give the applicant the following options:

1. Construct a 5' sidewalk on each side of all roads, meeting the minimum code requirement;
2. Construct an 8' sidewalk on one side of each road and pay a fee in lieu of the remaining 2' not being constructed;
or
3. Construct a 10' sidewalk on one side of each road.

In 2024, the applicant applied for a variance to the sidewalk requirement requesting to not construct or pay a fee in lieu for sidewalks within the subdivision. This variance was denied by the DRC.

The applicant has appealed this decision which requires Planning & Zoning Commission action.

The applicant provided the following justification for the request:

Applicant Justification	Staff Comments
<p>Trees: “The developer estimates that approximately 75 trees over 12” would have to be removed for construction of a 24’ road with a sidewalk on the one side currently required by the City. The impacted trees are approximately 70% Oak trees (Live and Red Oak) and the remaining trees are Hardwood Trees (Cedar Elm).”</p>	<p>Sidewalks can meander around trees if necessary to avoid removal.</p> <p>Note that, since the permit was in process prior to the adoption of the updated landscape ordinance, tree mitigation for this road in the ETJ is not required.</p>
<p>“The Natural Rurality of the Neighborhood”</p>	<p>Regardless of the feel of the neighborhood, sidewalks are required to provide adequate pedestrian safety.</p>
<p>“Per the City’s Sidewalk Ordinance, the review committee shall consider proximity to the nearest existing sidewalk, proximity to public facilities, if nay public sidewalks are planned or contemplated in the area and any other information deemed appropriate by the development review committee.”</p>	<p>The DRC considered proximity of existing sidewalks. There are currently trails throughout the northern portion of Bunker Ranch which extend east of the development towards Tiger Lane. There are also sidewalks under construction along US 290 beginning at the entrance of Walnut Springs Elementary School. As other properties develop along US 290, or we receive more funding for sidewalks in this area, there will eventually be a sidewalk connecting the Hardy Road/US 290 intersection with existing sidewalks in the area.</p>
<p>Fire Requirements: The sidewalk requirements are not required by Fire Code or the Fire Marshal. The only requirements for safety are that the “access easement” complies with the “width, horizontal, clearance, load bearing, and gating requirements of the County Fire Marshal.” The Fire Marshal conditionally approved the plans with no reference or requirements to a need for sidewalks. Further, the required sidewalk would dead-end into Highway-290’s</p>	<p>Sidewalks are required per the City subdivision ordinance and not fire code.</p> <p>Additionally, it’s not uncommon for sidewalks to temporarily end in an area without sidewalks. As other properties develop and there are more sidewalk projects in the area, the sidewalks will eventually connect along US 290.</p>

Planning Department Staff Report

<p>dangerous traffic, thus decreasing safety for pedestrians.”</p> <p>Environmental: “The sidewalk requirements would harm the land. Section 11.2 of the City's Subdivision Ordinance requires that street systems shall "minimize the amount of land area that is disturbed during construction, thereby helping to reduce stormwater runoff and preserve natural, scenic characteristics of the land." Constructing sidewalks will require many large trees be cut down and pouring thousands of square feet of concrete, increasing stormwater runoff which will necessitate large stormwater drainage systems, thereby disturbing natural, scenic characteristics of the land.”</p>	<p>While a sidewalk along one side of the road would increase impervious cover, the developer is required to provide drainage facilities to account for all impervious cover.</p>
<p>Public Benefit: “The sidewalks have no public benefit. The Hardy Driveway, and any sidewalks, are on a private, gated, drive to be used for emergency services by the County, and not the public at large. There are no other public sidewalks built, or even proposed and/or funded, that would connect the sidewalks to any part of the City’s sidewalk system. Thus, granting the variance would not prevent the orderly development of other land in the area. And the City has never said the sidewalks are required to reduce traffic congestion. These sidewalks-to-nowhere have no purpose, no benefit, and would cost more than four million dollars to construct. The fees in lieu on one side alone are hundreds of thousands of dollars, so under the circumstances imposing fees in lieu deprives applicant of reasonable use of the land. Further, the requirement could not constitutionally accomplish the purported reason for or be reasonably related to the imposition of the fee.”</p>	<p>Assuming sidewalks are required along the Hardy Road to US 290, sidewalks within the subdivision would connect directly to the Hardy Road sidewalks. This would provide a connection to US 290 and nearby sidewalks at Walnut Springs elementary. Once other properties are developed along US 290, or when the City receives funding for sidewalks in this area then the sidewalks will ultimately connect to the Elementary School.</p> <p>The road will not be solely used as emergency access. The subdivision ordinance requires that subdivisions greater than 50 lots or units must have at least two points of vehicular access and must be connected via improved roadways.</p>

Required Findings for Site Plan Variance (28.04.015-Zoning Ordinance)

Approval Criteria	Staff Comments
<p>1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of this land;</p>	<p>While the site is heavily treed, the applicant has the ability to meander any required sidewalks to avoid removal of certain trees.</p>
<p>2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;</p>	<p>This variance is not necessary for construction of the road.</p>
<p>3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and</p>	<p>Granting of this variance could be detrimental to public welfare by not providing adequate pedestrian infrastructure.</p>
<p>4. That the granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this article.</p>	<p>Sidewalks are required for new development and the granting of the variance would be inconsistent with this requirement and surrounding development requirements.</p>

Summary and Recommendation

Planning Department Staff Report

Based on the above findings, staff finds that the intent of the code is not being met and recommends denial of the variance.

If the Commission chooses to approve the variance, staff recommends that a condition be added requiring all construction traffic associated with the Development of the Hardy Tract use the Hardy Road associated with this request and not use Bunker Ranch Blvd.

Additionally, the Planning & Zoning Commission can consider requiring all, or a partial fee in lieu amount equal to the required sidewalks as a condition of approval.

Note that the Planning & Zoning Commission makes the final decision for appeals to site plan variances.

Public Notification

A notice of the public hearing was posted to the City's website, letters were sent to all property owners within 200 ft, and a notice was posted in the newspaper.

Staff received several comments from residents of Bunker Ranch whose primary concern was construction traffic for the road and Hardy Subdivision. These letters are included in the packet.

Attachments

Exhibit 1 – Variance Application

Exhibit 2 – Site Development Permit.

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



DRIPPING SPRINGS
Texas

Open spaces, friendly faces.

**Application For An
Alternative Standard/Special Exception/Variance/Waiver**

Item 2.

Received on/by:

Date, initials

Project Name: Hardy T Land SUB2023-0042

Project Address/Legal Description: BEING A 78.021 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS BEING ALL OF TRACT 1, CONVEYED TO HARDY T LAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 21051171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.)

Project Applicant Name: Brian Estes

Mailing Address: 1221 S. MoPac Expressway, Suite 350, Austin, TX 78746

Email Address: lgarcia@cecinc.com

Phone Number: (512)439-0400

Owner's Name (if different from Applicant): Steve Harren

Mailing Address: 317 Grace Lane #240

Email Address: steveharren@aol.com

Phone Number: (512)644-6800

Type of Application (check box):

Alternative Standard

Variance

Special Exception

Waiver

Description of request & reference to section of the Code of Ordinances applicable to request: Chapter 28, Article 28.04 Subdivision Ordinances, section 28.04.019
sidewalks of the City of Dripping Springs Code of Ordinances

Description of the hardship or reasons the Alternative Standard/Special Exception/Variance/Waiver is being requested: An exemption for sidewalks and fee-in-lieu on the entirety of the Hardy T Land subdivision, to encourage tree preservation, minimize impervious cover, and the rural nature of the proposed neighborhood. Additionally, there is no public sidewalk near the proposed development to connect, therefore it does not make sense to provide sidewalks in this private ROW.

Description of how the project exceeds Code requirements to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver: The natural rurality of the proposed neighborhood, and tree preservation. Per City's Sidewalk Ordinance, the review committee shall consider proximity to the nearest existing sidewalk, proximity to public facilities, if any public sidewalks are planed or contemplated in the are, and any other information deemed appropriate by the development review commettee.

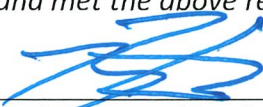
Submittal Checklist:

- Signed and Completed Application
 - Required Fee Paid \$ _____
reference online **Master Fee Schedule** for more details
- Billing Contact Form
- Exhibits
 - Photographs
 - Map/Site Plan
 - Architectural Elevation
 - Other: _____

*Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours (exceptions apply in cases of signage, lighting, exterior design and landscaping applications). Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.*

- Pick up Public Notice Sign, \$100 deposit

*All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete. **Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*



Signature of Applicant

7-26-24

Date

Signature of Owner (or attached letter of consent)

Date

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Brian Estes, P.E. is authorized to act as my agent and representative with respect to this Application and the City's conditional use permit process. (As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) Doc # 21051171

Steve Harren
Name

Owner
Title

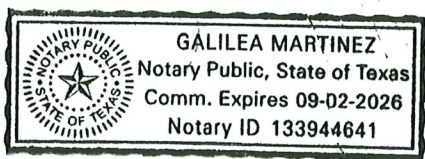
STATE OF TEXAS §
 §
COUNTY OF HAYS §

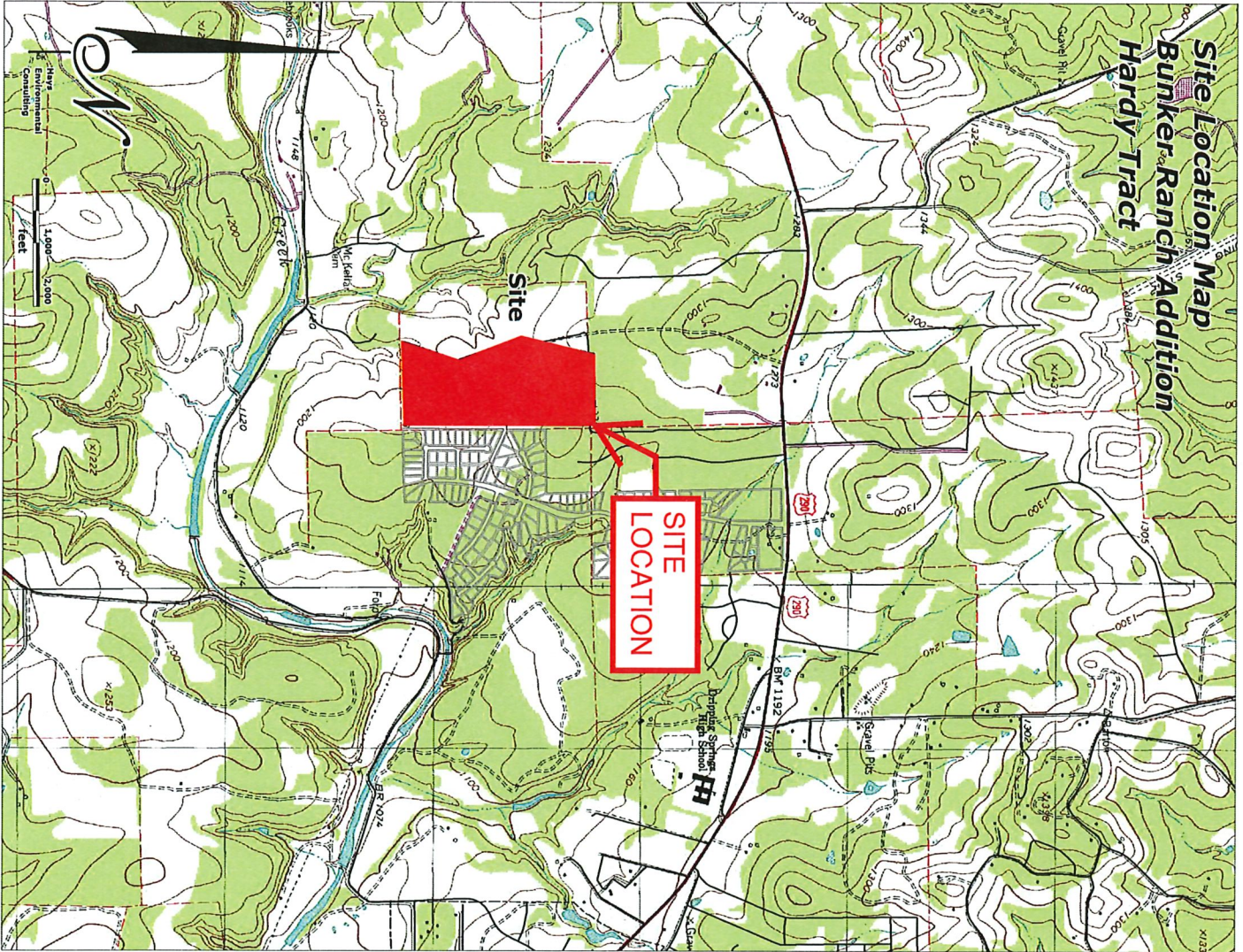
This instrument was acknowledged before me on the 26 day of July,
2024 by Brian Estes.

[Signature]
Notary Public, State of Texas

My Commission Expires: 09-02-2026

Brian Estes
Name of Applicant





Jamie A Rose
Tel 512.320.7281
Fax 512.320.7210
Jamie.Rose@gtlaw.com

August 21, 2024

Laura Mueller
City Attorney
City of Dripping Springs, Texas

Via Email: lmueller@cityofdrippingsprings.com

Re: Variances for Hardy Driveway (VAR2024-005) and Hardy Subdivision (VAR2024-006)

Dear Ms. Mueller,

Please accept the information below and attached as supplements to the Variance Requests (VAR 2024-005, and VAR2024-006) for filing with such applications.

1. **Trees:**

- a) **Exhibit 1:** This is a schematic for trees impacted by sidewalk construction within the Subdivision
- b) **Exhibits 2-7:** These are photos of trees impacted along the Hardy Driveway by the City’s current position requiring the construction of a sidewalk along one side of the drive. The developer estimates that approximately 75 trees over 12” would have to be removed for construction of a 24’ road with a sidewalk on the one side currently required by the City. The impacted trees are approximately 70% Oak trees (Live and Red Oak) and the remaining trees are Hardwood Trees (Cedar Elm).

2. **Cost of Sidewalks:**

- a) **Exhibit 8:** This is a cost estimate for the Hardy Driveway. The developer estimates that approximately 40% of the total cost (or just over \$2,000,000), excluding the sidewalk fee in lieu on one side, stems from the requirement for construction of a sidewalk on one side of the Hardy Driveway. Thus, the total cost for the Hardy Driveway relating to the City’s sidewalks requirements (including the fee in lieu on one side) is estimated to be more than \$2,500,000.00.

Laura Mueller
August 21, 2024
Page 2

Item 2.

Please let us know if you require further information or wish to discuss in advance of the Planning & Zoning meeting.

Best regards,

/s/ Jamie Rose

Jamie A. Rose
Shareholder

Item 2.

PROJECT NO.	3040483
DRAWN BY	STAFF
CHECKED BY	11/21/22
DATE	11/21/22
DIVISION	MSC
SCALE	1"=100'
PROJECT	11/21/22
DRAWING	11/21/22
TITLE	TREE LIST & LAYOUT

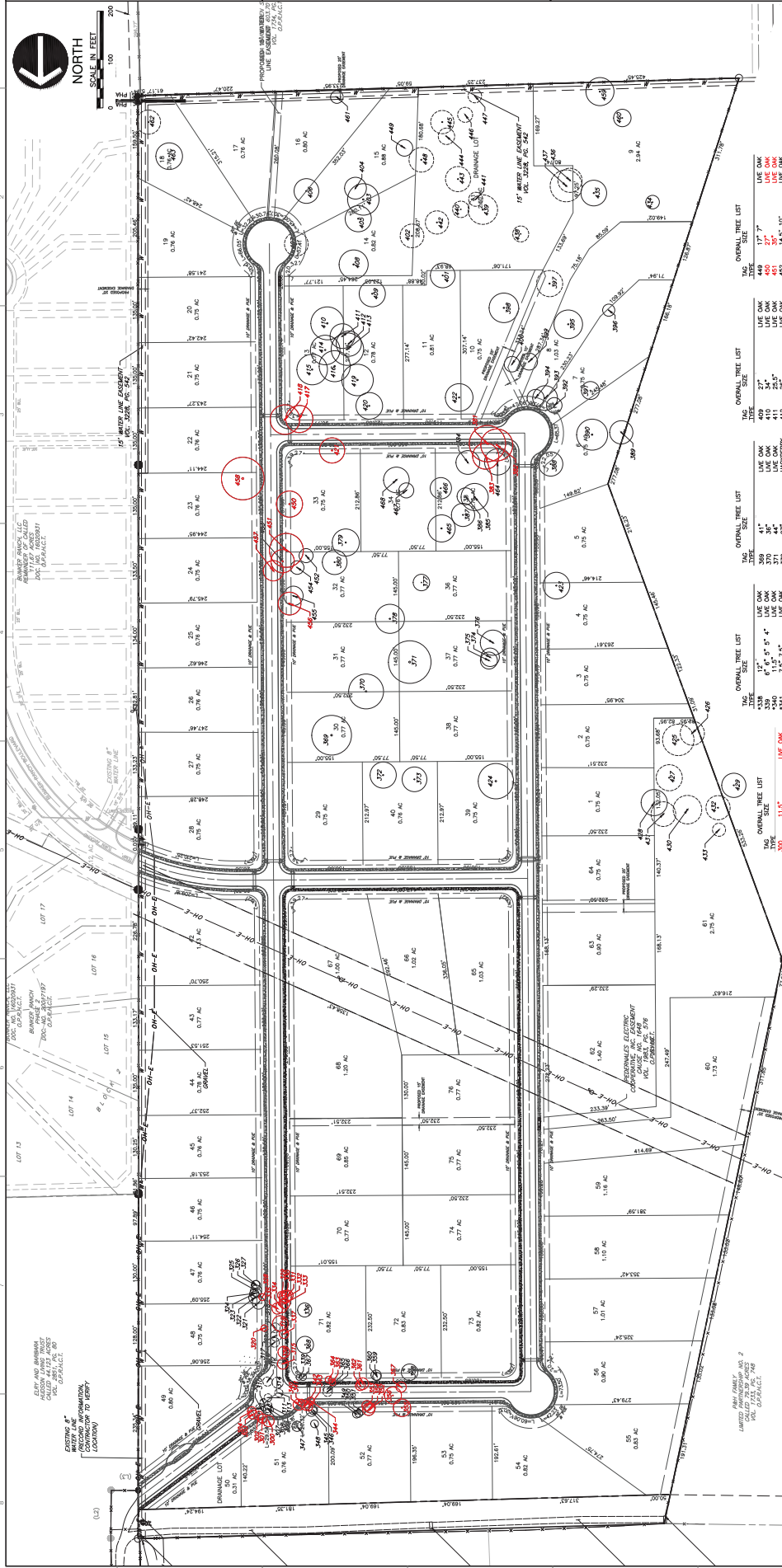
**HARDY T LAND LLC
DRIPPING SPRINGS, HAYS COUNTY, TX**

Civil & Environmental Consultants, Inc.
2711 South Mabie Expressway, Building 1, Suite 550, Austin, TX 78746
Phone: 512.939.0400 • Fax: 512.939.0096
www.cecinc.com

NO.	DATE	DESCRIPTION



CAUTION !!!
EXISTING UTILITIES, VERTICALLY AND HORIZONTALLY, FROM THIS PLAN. VERIFY ALL UTILITIES FROM EXISTING RECORDS AND CONDUCT SURVEY FOR ANY DISCREPANCIES.



TAG	OVERALL TREE LIST	TAG	OVERALL TREE LIST	TAG	OVERALL TREE LIST	TAG	OVERALL TREE LIST	TAG	OVERALL TREE LIST
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2	LIVE OAK	2	LIVE OAK	2	LIVE OAK	2	LIVE OAK	2	LIVE OAK
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- UTILITY PULLDOWN
- UTILITY PIPES
- GAS METER
- VALVE
- AIR CONDENSER
- SPOT ELEVATION
- TREE
- HERITAGE TREE
- DEMOLISH TREE
- FENCE BARBED
- POST TENSION
- UNDERGROUND UTILITY
- CONCRETE
- GRAVEL
- CONSTRUCTION ENTRANCE
- 6" FILTER SOCK
- 12" FILTER SOCK
- TOP OF CURB ELEVATION
- 1" TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION













HARDY ROAD

Civil Improvements

Item	Unit	QTY	PRICE	TOTAL
Mobilization	EA	1	\$ 50,000.00	\$ 7,500
Surveying and Layout	EA	1	\$ 45,000.00	\$ 45,000
Clearing	EA	1	\$ 13,000.00	\$ 13,000
Silt Fence	LF	5000	\$ 3.75	\$ 18,750
Rock Berm	LF	150	\$ 30.00	\$ 4,500
*Revegetation	EA	1	\$ 35,000.00	\$ 35,000
SUB_TOTAL				\$ 123,750

Street Improvements

Item	Unit	QTY	PRICE	TOTAL
Street Embankment Material	CT	20388	\$18	\$ 366,978
Site Equipment	EA	1	\$375,000	\$ 375,000
Subgrade Preperation	CT	20388	\$ 5.00	\$ 101,938
Street Signs	EA	1	\$ 5,000.00	\$ 5,000
Limestone Butterstick Blocks	ea	5155	\$ 150.00	\$ 773,190
Footing Allowance	ea		\$ 175,000.00	\$ 175,000
Handrail Allowance	lf	1400	\$ 95.00	\$ 133,000
Testing Allowance		1	\$ 55,000.00	\$ 55,000
Haul Off Allowance	EA	1	\$ 50,000.00	\$ 50,000
Tree Disposal	EA	1	\$ 25,000.00	\$ 25,000
SUB-TOTAL				\$ 2,060,106

Concrete

6" Concrete Allowance	SF	81900	\$ 11.00	\$ 900,900
Sidewalk Allowance	SF	15750	\$ 5.00	\$ 78,750
Retaining Wall Allowance				\$ 300,000
SUB-TOTAL				\$ 1,279,650

Drainage Improvements

Item	Unit	QTY	PRICE	TOTAL
HDPE	EA	1	\$ 135,777	\$ 135,777
6x4 Grate Inlet	EA	5	\$ 13,000	\$ 65,000
5x5 grate inlets	EA	3	\$ 9,500	\$ 28,500
4x4 Grate Inlets	EA	2	\$ 5,600	\$ 11,200
3x3 grate inlets	EA	10	\$ 3,250	\$ 32,500
2.5x2.5 grate inlets	EA	9	\$ 2,400	\$ 21,600
2x2 Grate Inlets	EA	1	\$ 1,600	\$ 1,600
Misc Parts		1	\$ 35,000	\$ 35,000
5' Curb Inlet	EA	2	\$ 8,250	\$ 16,500
DRAINAGE GRADING	EA	1	\$ 75,000	\$ 75,000
Pond Allowance	EA	4	\$ 50,000	\$ 200,000
Underground Detention System	EA	1	\$ 275,000	\$ 275,000
SUB-TOTAL				\$ 897,677

Supervision

Project Manager				\$ 75,000
Superintendent				\$ 125,000
Overhead				\$ 75,000
GC Fee				\$ 500,000
Onsite Engineer				\$ 150,000
SUB-TOTAL				\$ 925,000

Sidewalk Fee in Lue \$ 450,000

TOTAL ROAD ESTIMATE \$ 5,736,183



Dripping Springs Country Club

Dannew Company

1985

Google Earth - New Path

Name: Hardy Drive to Bunker Ranch Trail

Description Style, Color View Altitude Measurements

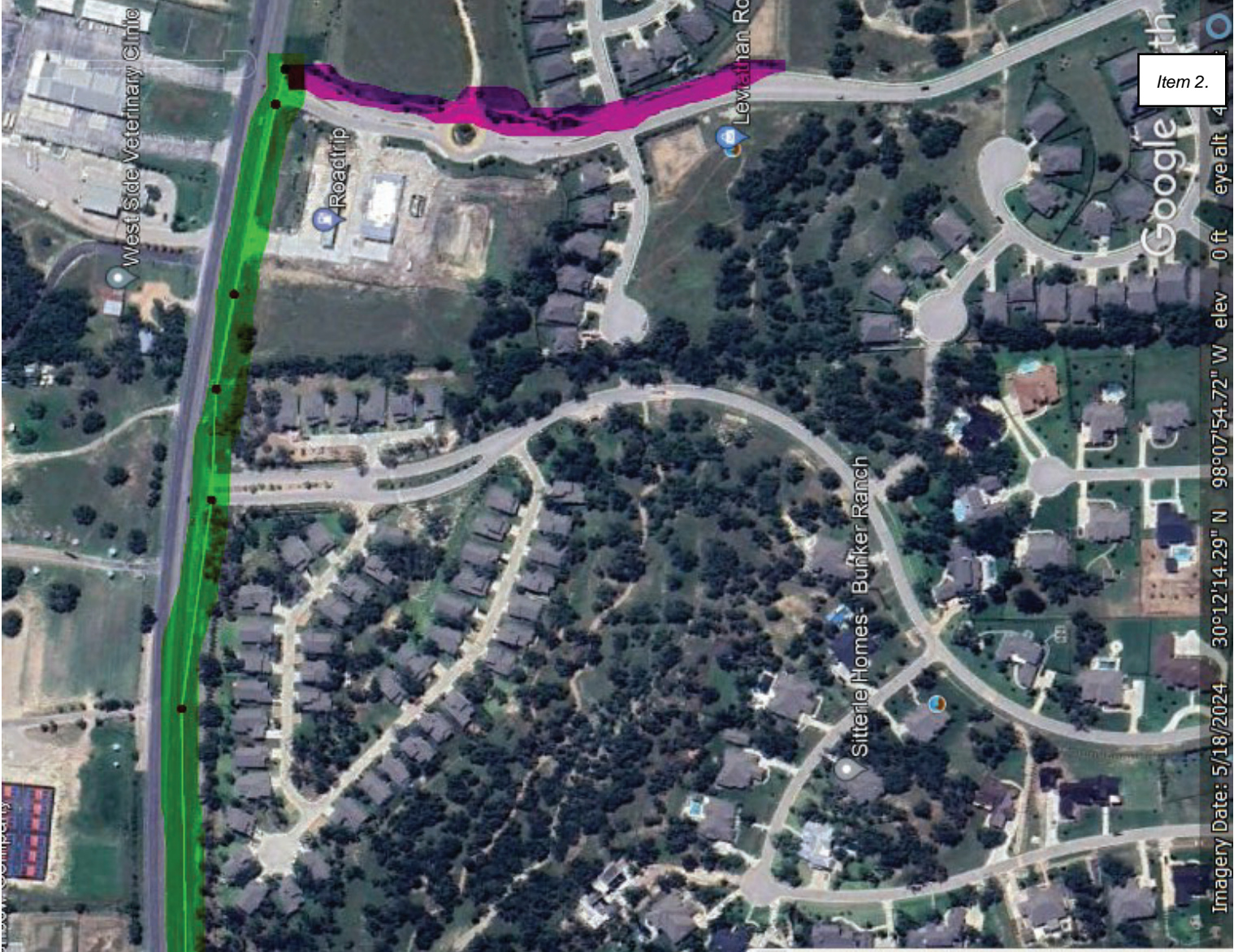
Length: 0.56 Miles

Google Earth

Imagery Date: 6/23/2023 30°12'15.81" N 98°07'46.84" W elev 0 ft eye alt 2546 ft

Item 2.

61



Item 2.

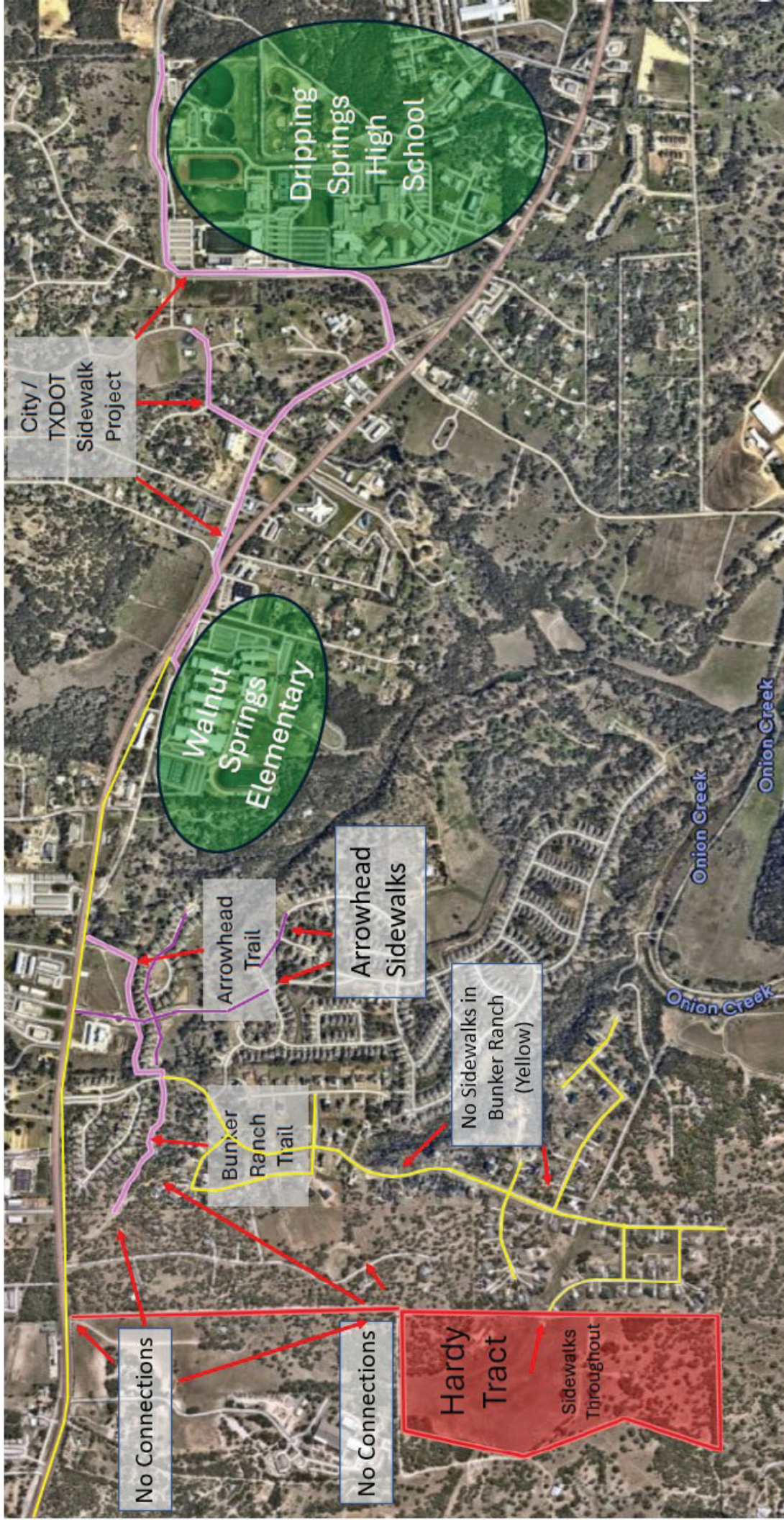
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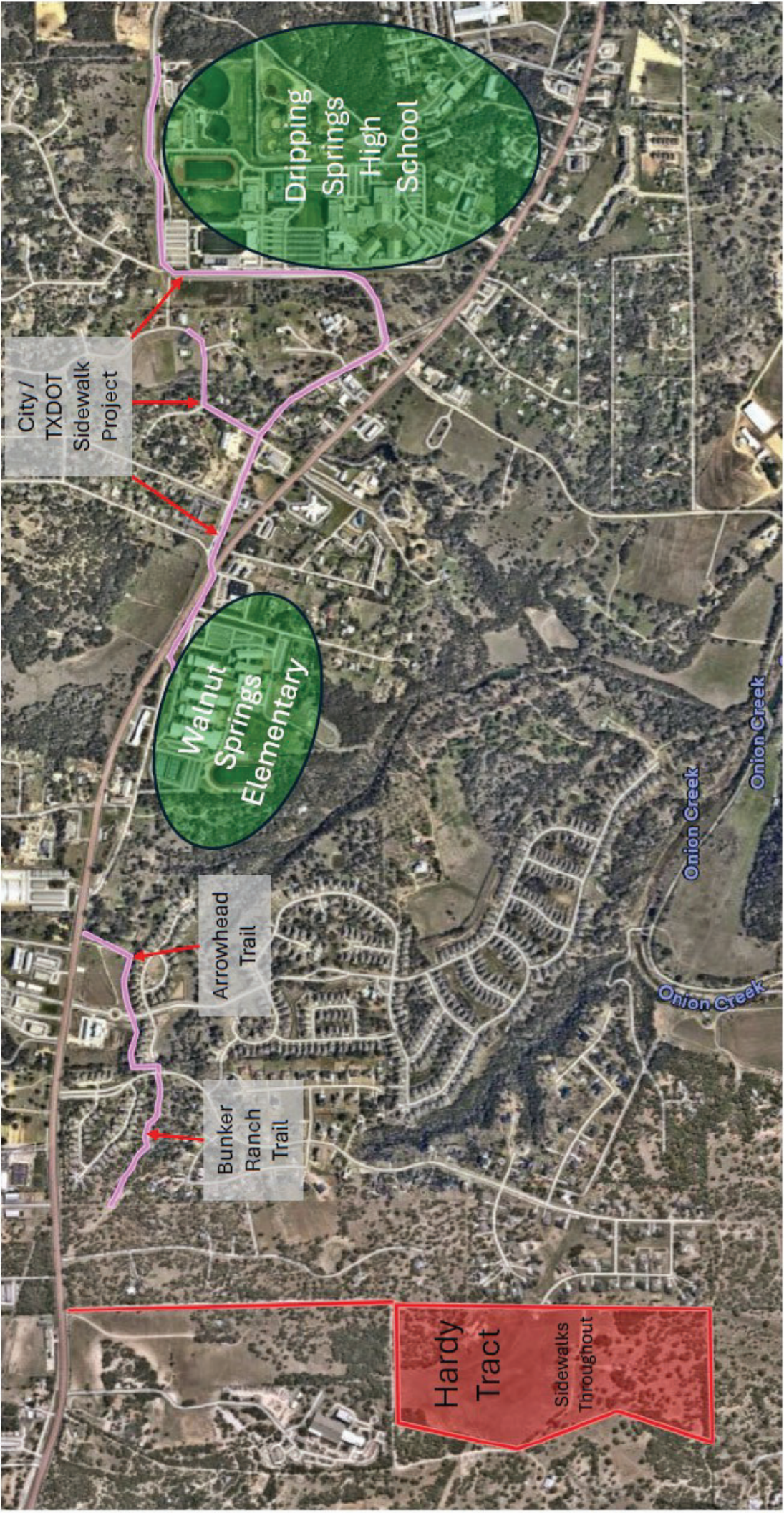
Google Earth - New Path

Name: Hardy Drive to Arrowhead Sidewalks

Description Style, Color View Altitude Measurements

Length: 0.55 Miles

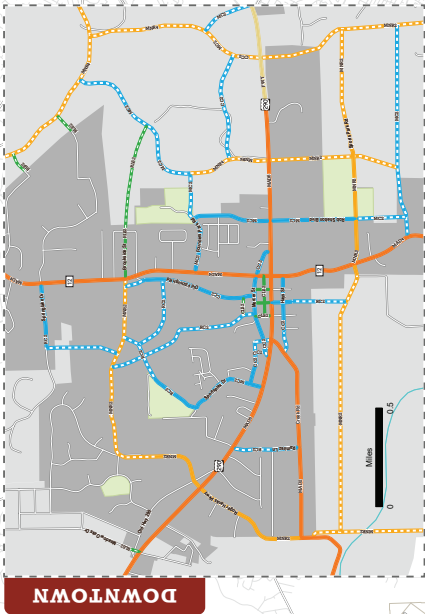
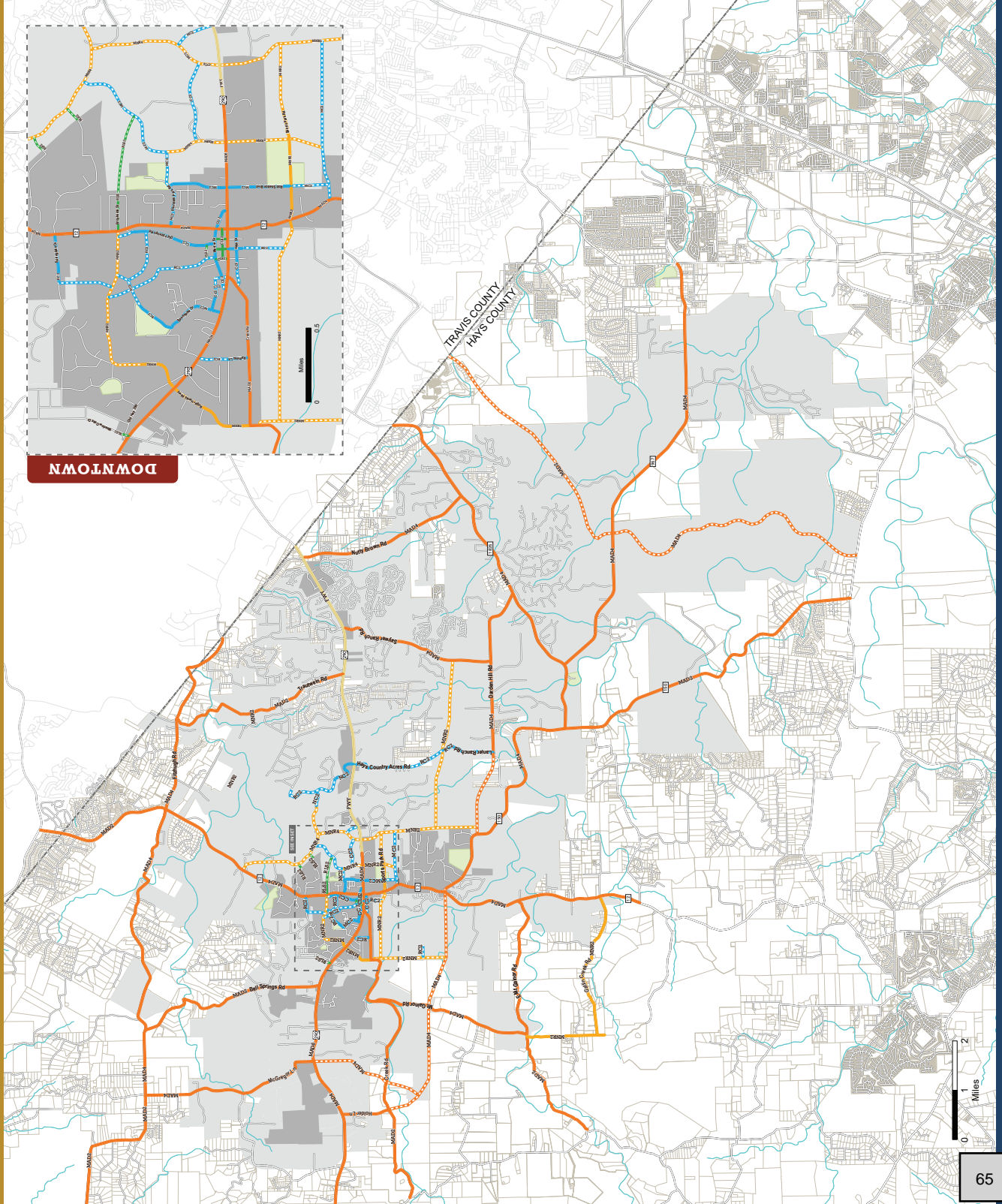




THOROUGHFARE PLAN



DRIPPING SPRINGS
Texas



LEGEND

THOROUGHFARE PLAN

MAJOR ARTERIAL
Enhanced
Proposed

MINOR ARTERIAL
Enhanced
Proposed

COLLECTOR
Enhanced
Proposed

STREET
Enhanced
Proposed

FREEWAY
Enhanced*

ROADWAY CLASSIFICATIONS

MAD6 - 6 Lane Major Divided Arterial
MAD4 - 4 Lane Major Divided Arterial
MAD2 - 2 Lane Major Divided Arterial
MIN4 - 4 Lane Minor Divided Arterial
MIN2 - 2 Lane Minor Divided Arterial
MC2 - 2 Lane Major Collector
CC2 - 2 Lane Commercial Collector
RC2 - 2 Lane Residential Collector
RS2 - 2 Lane Residential Collector
CLS2 - 2 Lane Commercial Local Street
RLS2 - 2 Lane Residential Local Street

OTHER

CITY LIMITS
EXTRAJURISDICTIONAL JURISDICTION (EJ) (S)

PARKS
CREEKS & RIVERS
COUNTY BOUNDARY

October 2021

This Thoroughfare Plan depicts proposed enhancements to existing roadways and proposed roadways.

Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.

* US 290 classification and roadway cross-section to be determined by TxDOT as part of US 290 Corridor Study.

Item 2.



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MULTIMODAL PLAN



DRIPPING SPRINGS
Texas

LEGEND

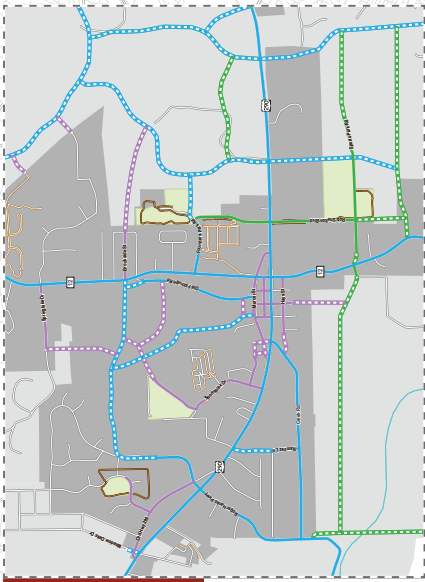
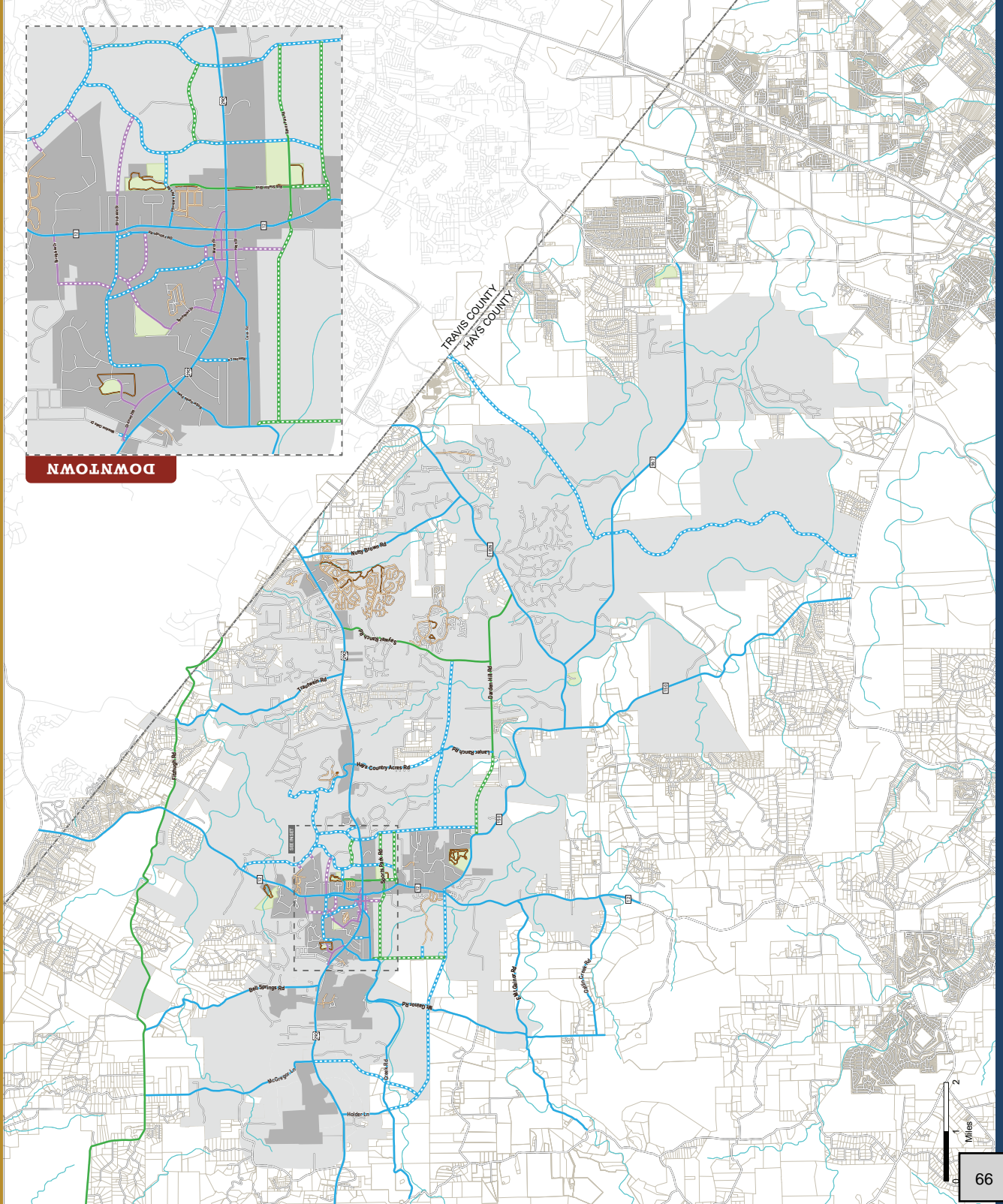
MULTIMODAL PLAN

- SHARED-USE PATH
 - Enhanced (Blue dashed line)
 - Proposed (Blue solid line)
- SIDEWALK
 - Enhanced (Purple dashed line)
 - Proposed (Purple solid line)
- SIDEWALK WITH RAISED BICYCLE LANE
 - Enhanced (Green dashed line)
 - Proposed (Green solid line)
- EXISTING SIDEWALKS (Orange solid line)
- EXISTING TRAILS (Brown solid line)

OTHER

- CITY LIMITS (Grey shaded area)
- EXTRATERRITORIAL JURISDICTION (E/J) (Light grey shaded area)
- PARKS (Light green shaded area)
- CREEKS & RIVERS (Blue wavy lines)
- COUNTY BOUNDARY (Dashed line)

October 2021



This Multimodal Plan depicts proposed multimodal enhancements to existing roadways and proposed roadways. This Multimodal Plan does not preclude pedestrian and/or bicycle enhancements not indicated on this map. Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.

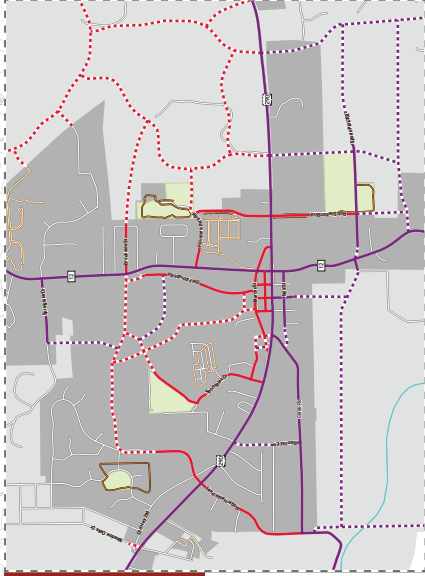
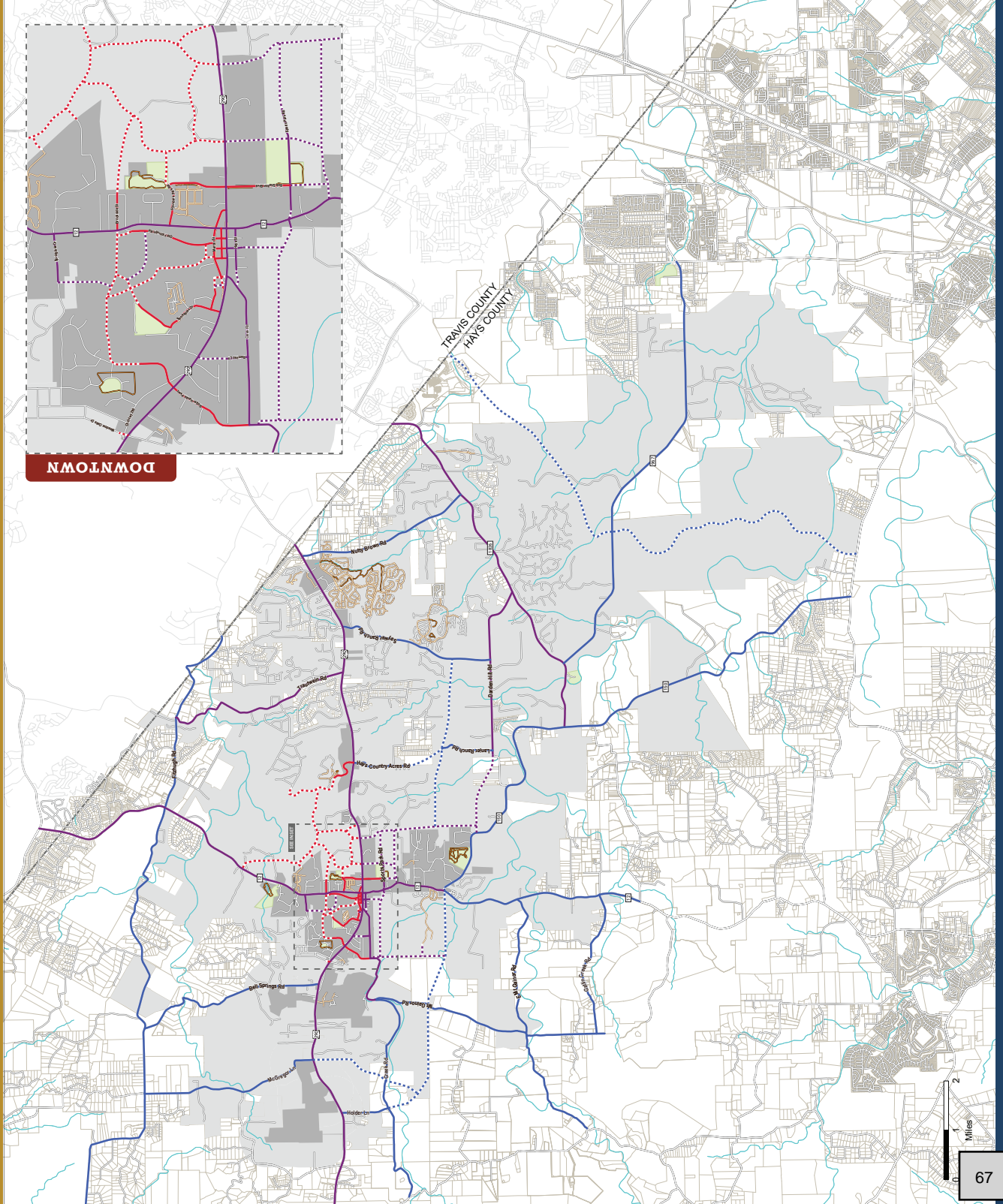


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Item 2.



PRIORITIZATION PLAN



LEGEND

PRIORITIZATION PLAN

SHORT-TERM
Enhanced (Red dashed line)
Proposed (Red solid line)

MID-TERM
Enhanced (Purple dashed line)
Proposed (Purple solid line)

LONG-TERM
Enhanced (Blue dashed line)
Proposed (Blue solid line)

OTHER
EXISTING SIDEWALKS (Orange line)
EXISTING TRAILS (Yellow line)

CITY LIMITS (Grey shaded area)
EXTRAJURISDICTIONAL JURISDICTION (EJ) (Light grey shaded area)
PARKS (Green shaded area)
CREEKS & RIVERS (Blue line)
COUNTY BOUNDARY (Dotted line)

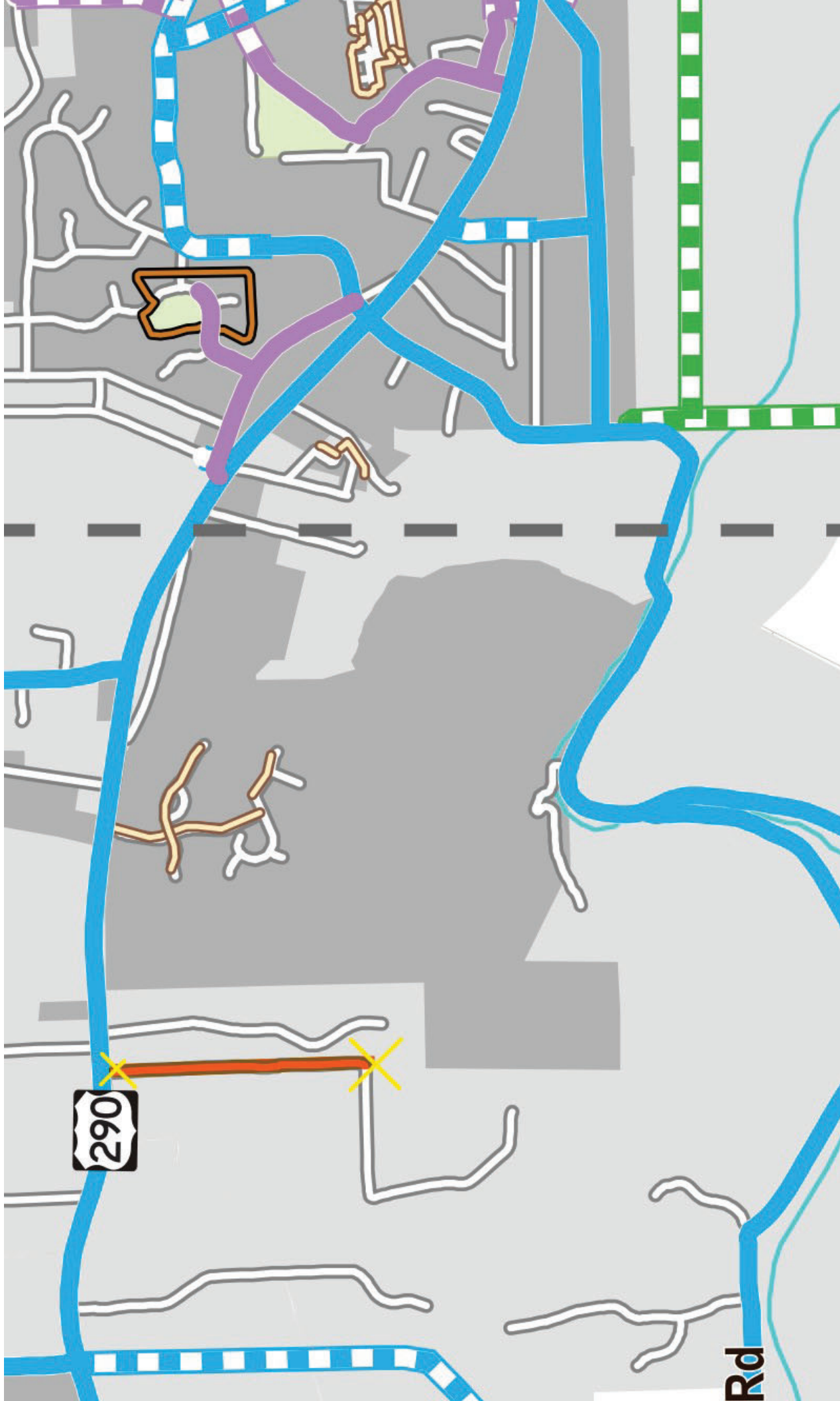
October 2021

This Prioritization Plan depicts the recommended project priority for enhancements to existing roadways and proposed roadways.
Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.

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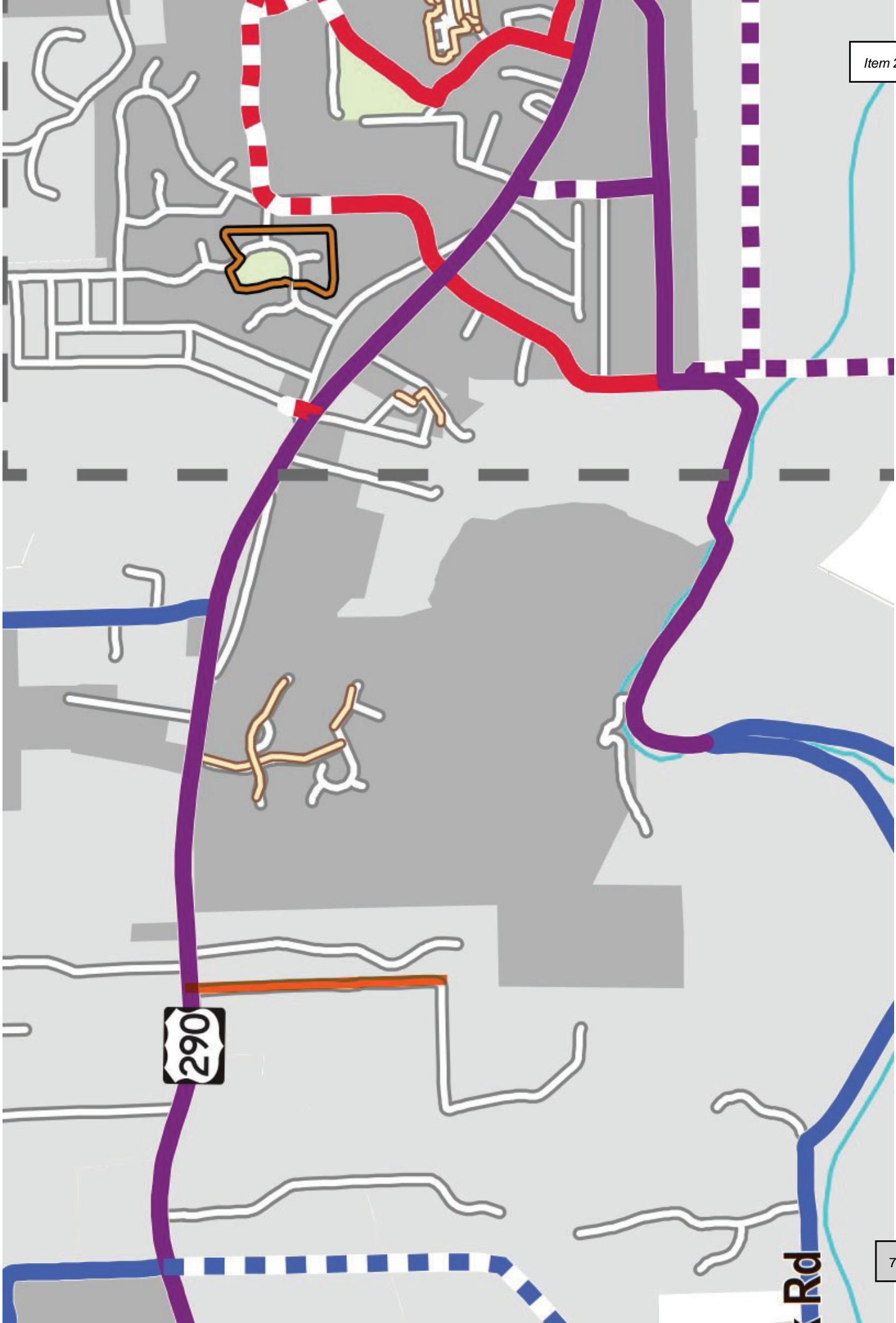
HDR

Item 2.



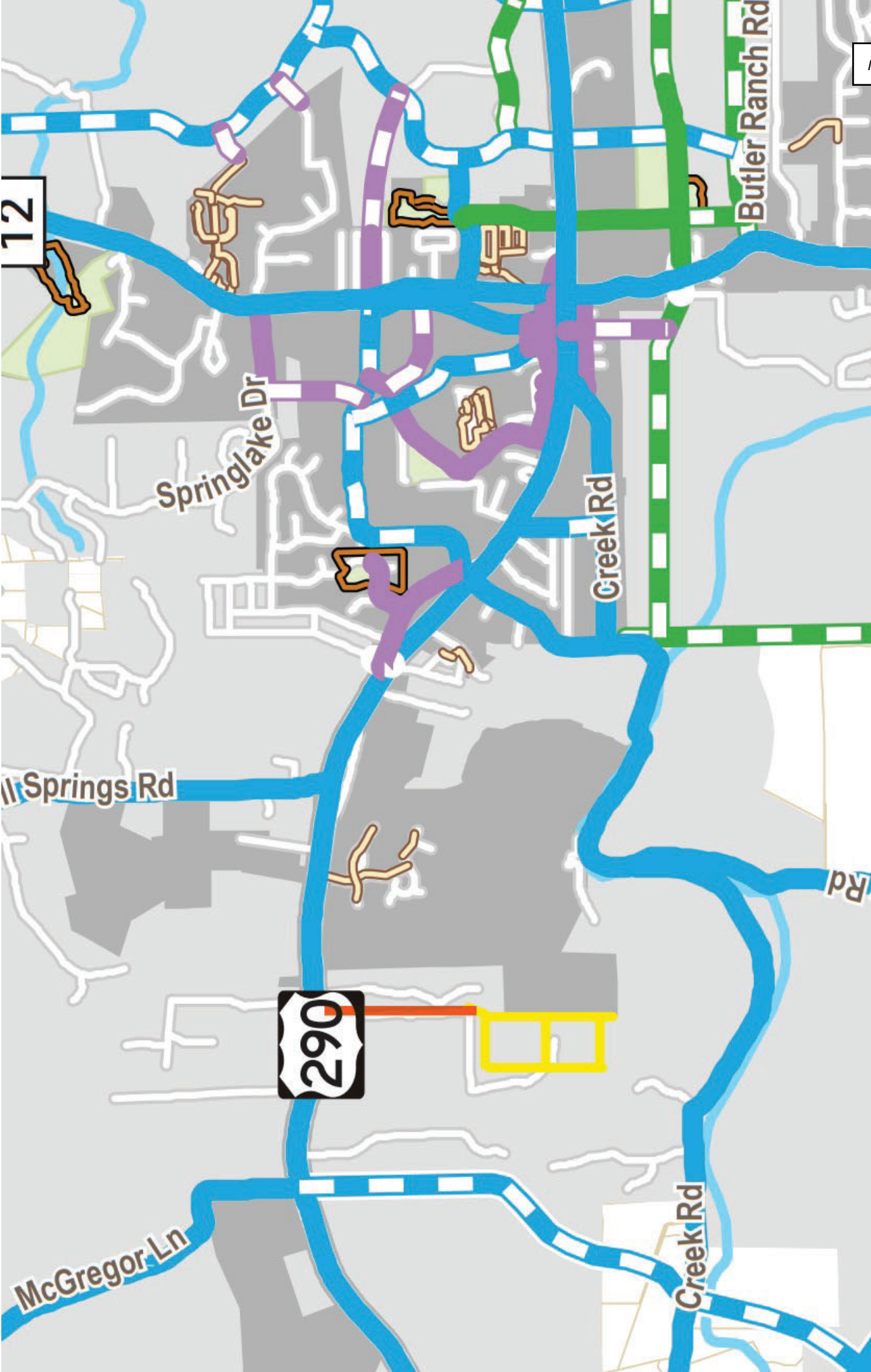


Item 2.



290

Rd



12

Springlake Dr

Creek Rd

Butler Ranch Rd

Springs Rd

290

McGregor Ln

Creek Rd

Item 2.



Planning & Zoning Commission Planning Department Staff Report

Planning & Zoning Commission Meeting: August 27, 2024
Project No: CUP2024-004
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Meaty Boys Mobile Food Vendor
Property Location: 121 Mercer Street
Legal Description: The Commons at Dripping Springs, Lot 4
Applicant: Jeff Carman
Property Owner: Central Texas Youth Ballet, LLC – Rena Reeder
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;
2. The food truck must meet all setback requirements;
3. Hours of operation are limited to between 6:00am and 11:00pm;
4. Trash receptacles shall be provided for customer use;
5. The applicant must submit a site development permit for all on-site improvements;
6. The Conditional Use Permit shall be reconsidered by City Council within two years of its effective date; and
7. The permit shall become effective with the issuance of the building permit.

Staff Recommendation:



Planning Department Staff Report

Overview

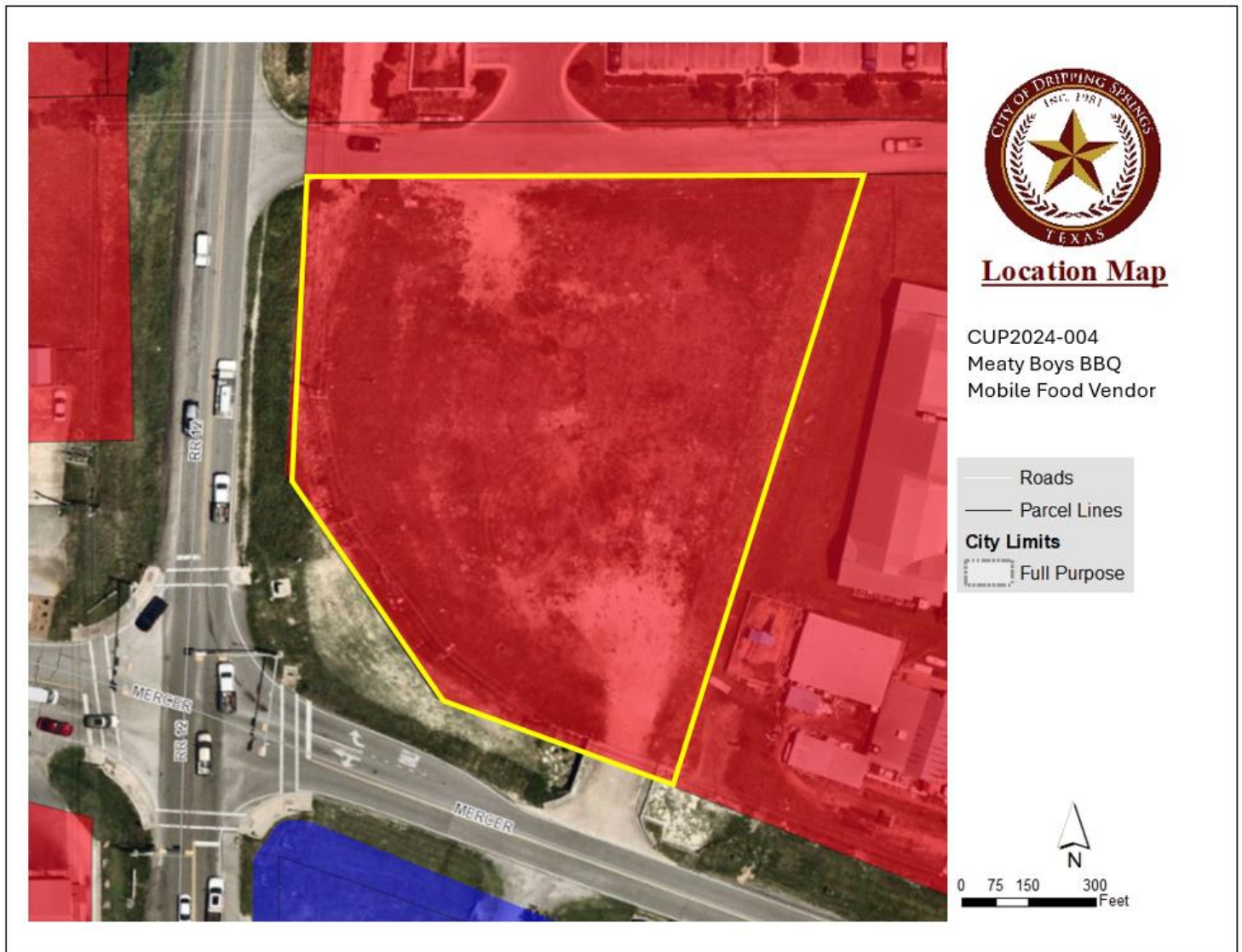
The applicant is requesting a conditional use permit (CUP) to allow one mobile food vendor on the property for a period longer than 10 days. The food truck would sell barbecue products from a single trailer located on the site.

The applicant applied for a temporary food permit status during Founder Day. However, the food truck on the site for several weeks prior to the event. After receiving a stop work order from City Staff, the applicant removed the mobile food truck.

While the lot is currently vacant, it has been the site of seasonal Christmas tree sales for several years. The Christmas tree operation included mobile food vendors which were temporarily permitted as a special event.

Direction	Setback Code requirement
Front	Twenty-Five Feet (25')
Rear	Twenty-Five Feet (25')
Side	Fifteen 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)	Medical Office	Not Identified
East	Commercial Services (CS)	Office / Restaurant	
South	Government/ Utility/ Institutional (GUI)	Veterans Memorial Park	
West	Commercial Services (CS)	Retail	

Staff Analysis

Since the applicant is proposing a single mobile food vendor, they are not required to follow the standards of mobile food courts, including restrooms and seating requirements. The applicant will, however, be required to provide three improved parking spaces on the site which will trigger a site development permit.

The site plan provided by the applicant indicates that the mobile food vendor will be located within the 25’ building setback from Mercer St & RR 12. Staff suggest adding a condition that the site plan be revised to include show the mobile food vendor outside of the setback.

Refer to the approval criteria for additional staff analysis.

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

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	The following comprehensive goals support this request: 1. Support expansion of business and professional services and 2. Support Tourism.
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;	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).
3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;	The applicant will need to meet all development standards.
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:	A mobile food vendor at this location will provide additional food and beverage options for the area. With the surrounding area being a combination of retail and office uses, staff is not concerned with adverse impacts to adjacent property owners.

<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>There is currently adequate vehicular access to the site. The City will be constructing a sidewalk along Mercer Street this year.</p>
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	<p>The applicant will be 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>The site plan indicates that the mobile food vendor would be placed in the building setback. The mobile food vendor must be moved at least 25 feet from the building setback line.</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>
<p>h. Required yards and open space;</p>	<p>Not applicable.</p>
<p>i. Height and bulk of structures;</p>	<p>The mobile food vendor meets height requirements.</p>
<p>j. Hours of operation;</p>	<p>With the lack of residential uses in the area, staff is not concerned with hours of operation.</p>
<p>k. Exterior construction material, building design, and building facade treatment;</p>	<p>Mobile food vendors do not have to comply with our exterior design ordinance, but they do have to comply with our sign ordinance and applicable Sign Codes.</p>
<p>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</p>	<p>Not applicable.</p>
<p>m. Provision for pedestrian access/amenities/areas;</p>	<p>The City will be constructing a sidewalk along Mercer Street this year</p>
<p>5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare,</p>	<p>Staff finds that the proposed mobile food vendor use will not be detrimental or damaging to the surrounding</p>

or results in material damage or prejudice to other property in the vicinity; and,	properties, these properties being similarly commercially zoned.
6. Noise;	With the lack of residential uses in the area, staff is not concerned with noise of the site.
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. This Conditional Use Permit automatically renews for successive two (2) year periods unless an objection is raised by the City Administrator based on either:
 - a. A history of poor code compliance.
 - b. A revision to the Comprehensive Plan that renders the CUP incompatible.
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 has not received any public comments for this request.

Meetings Schedule

August 27, 2024 – Planning and Zoning Commission
 September 17, 2024 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application
 Attachment 2 – Applicant submittal materials

Recommended Action:	<ol style="list-style-type: none"> 1. The applicant shall submit a site development permit prior to any additional site improvements; 2. The food truck must meet all setback requirements; 3. Hours of operation are limited to between 6:00am and 11:00pm;
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Planning Department Staff Report

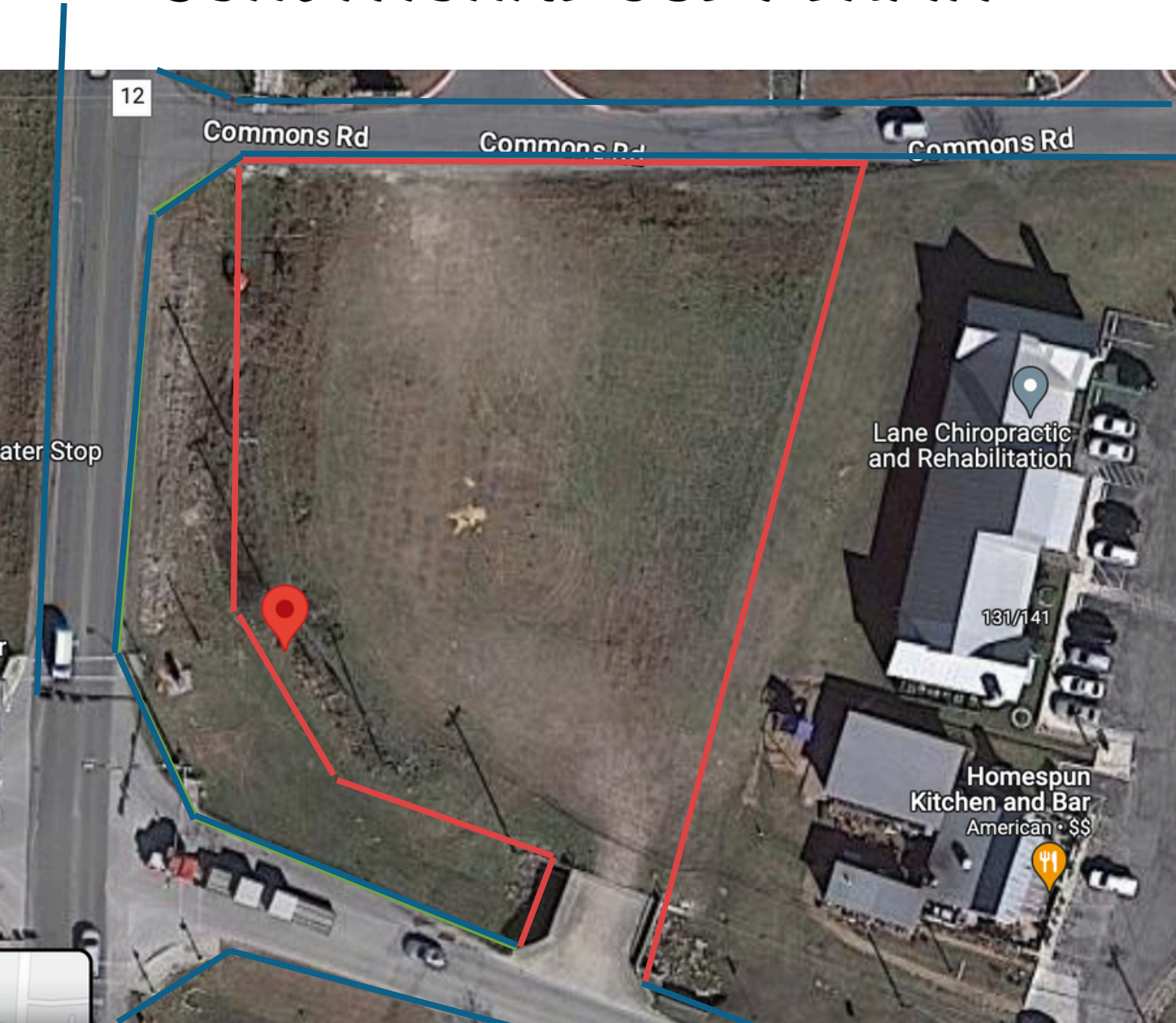
Item 3.

	<ol style="list-style-type: none"> 4. Trash receptacles shall be provided for customer use; 5. The applicant must submit a site development permit for all on-site improvements; 6. The Conditional Use Permit shall be reconsidered by City Council within two years of its effective date; and 7. 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:	<p>Support the expansion of business and professional services</p> <p>Support Tourism related businesses</p>

MEATY BOYS BBQ

Item 3.

CONDITIONAL USE PERMIT



121 E MERCER ST, DS TX 78620



Received on/by:

Date, initials



APPLICATION FOR A
CONDITIONAL USE PERMIT (CUP)

This Application is for (Check One):

A New Application

Extension of a Previously Approved CUP

Applicant's Name: Jeffrey Carman

Mailing Address: 615 Spanish Oak Trail Dripping Springs Tx 78620

Email Address: Jeff@Meatyboysbbq.com

Phone Number: 512-694-7844

Property's Physical Address: 121 East Mercer St Dripping Springs Tx 78620

Owner's Name (if different from Applicant): Rena Reeder

Owner's Address: 707 US 290 Dripping Springs Tx 78620

Owner's Phone Number: 818-297-9314

PROPERTY LEGAL DESCRIPTION:

LOT NO.: 4 OR TRACT: _____

BLOCK NO.: _____ PLAT: _____

ADDITION: The Commons at Dripping Springs SURVEY: _____

NUMBER OF ACRES: 1.13 NUMBER OF ACRES: _____

For property not in a recorded subdivision, submit a copy of a current survey or plat showing the property for which a CUP is sought and complete legal field note description.

PROPOSED USE: Mobil Food Vending Unit

IS THE PROPERTY IN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION?

City Limits ETJ

-If property is in the City Limits, compliance with Lighting Ordinance is **mandatory**.
-If property 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).

COMPLIANCE WITH LIGHTING ORDINANCE:

Yes (Required) Yes (Voluntary) No

Submittal Checklist:

- Signed and Completed Application
- Required Fee Paid \$ _____
reference online Master Fee Schedule for more details
- Billing Contact Form
- Lighting Ordinance Compliance Agreement – signed with attached photos/drawings
(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Exhibits

- Letter of Explanation (describing all processes and activities involved with the proposed use per DS Code of Ordinances, Ch. 30, Zoning, Exhibit A, Sec. 3.16.6-Standards)
- Photographs
- Map/Site Plan (per DS Code of Ord. Ch. 30 Zoning, Ex A, Sec 3.17.6)
- Architectural Elevation
- Other: _____

Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours. Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.

Pick up Public Notice Sign, \$100 deposit

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping, and parking areas depicted on the site plan shall be adhered to as amended and approved by City Council. All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete. **Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:



Signature of Applicant

05/02/2024

Date

Signature of Property Owner (or attached letter of consent)

Date

IS THE PROPERTY IN THE CITY LIMITS OR EXTRA TERRITORIAL JURISDICTION?

City Limits ETJ

-If property is in the City Limits, compliance with Lighting Ordinance is **mandatory**.
-If property 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*).

COMPLIANCE WITH LIGHTING ORDINANCE:

Yes (Required) Yes (Voluntary) No

Submittal Checklist:

- Signed and Completed Application
- Required Fee Paid \$ _____
*reference online **Master Fee Schedule** for more details*
- Billing Contact Form
- Lighting Ordinance Compliance Agreement – signed with attached photos/drawings
(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Exhibits

- Letter of Explanation (*describing all processes and activities involved with the proposed use per DS Code of Ordinances, Ch. 30, Zoning, Exhibit A, Sec. 3.16.6-Standards*)
- Photographs
- Map/Site Plan (*per DS Code of Ord. Ch. 30 Zoning, Ex A, Sec 3.17.6*)
- Architectural Elevation
- Other: _____

Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours. Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.

Pick up Public Notice Sign, \$100 deposit

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping, and parking areas depicted on the site plan shall be adhered to as amended and approved by City Council. All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete. **Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:



Signature of Applicant

05/02/2024

Date

Signature of Property Owner (or attached letter of consent)

Date

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

Name

Title

STATE OF TEXAS §
COUNTY OF HAYS §

CITY HALL

This instrument was acknowledged before me on the ____ day of _____,
201__ by _____.

Notary Public, State of Texas

My Commission Expires: _____

Name of Applicant

RENA REEDER

Received on/by:

Date, initials



BILLING CONTACT FORM

Project Name: Meaty Boys BBQ LLC

Project Address: 121 East Mercer St Dripping Springs Tx 78620

Project Applicant Name: Jeffrey Carman

Billing Contact Information

Name: Jeffrey Carman

Mailing Address: 615 Spanish Oak Trail Dripping Springs Tx 78620

Email: Jeff@meatyboysbbq.com Phone Number: 512-694-7844

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

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

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

Jeffrey Carman
Signature of Applicant

05/02/2024
Date



HOWDY NEIGHBOR!

WE ARE INTRODUCING "MEATY BOYS BBQ", AND WE WANTED TO TOUCH BASE. WE WANT TO PROVIDE AMPLE NOTICE OF OPERATION.

121 E MERCER STREET, DRIPPING SPRINGS TX 78620

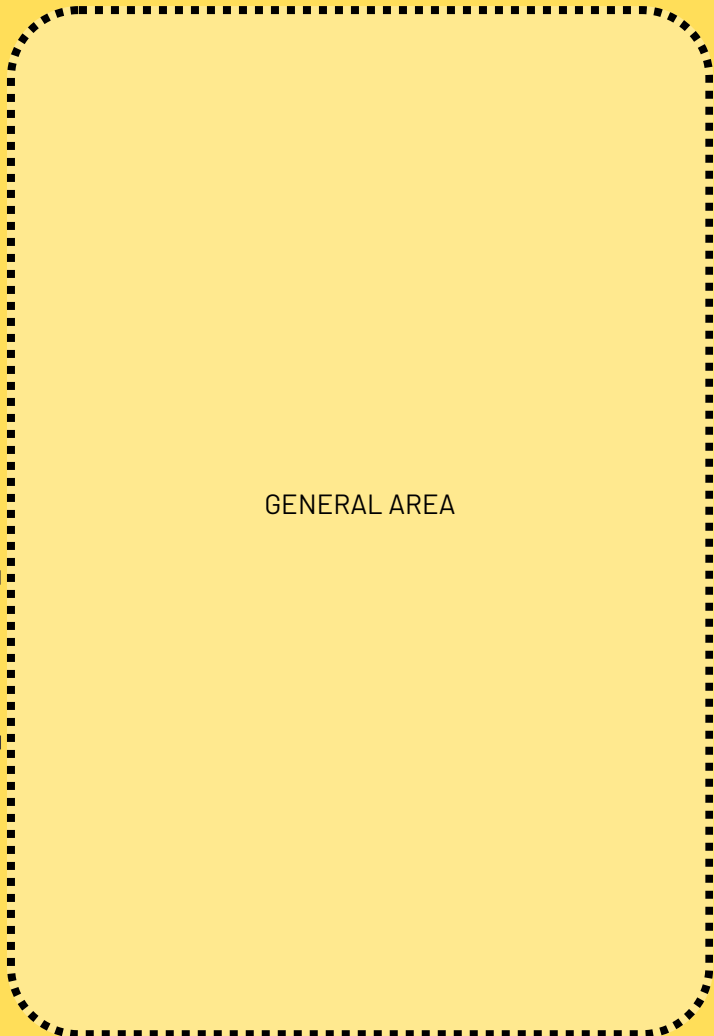
NOTEWORTHY FEATURES: INCREDIBLE BBQ

PLEASE LET US KNOW OF ANY CONCERNS, WE WILL CONTINUE TO FOLLOW CITY OF DRIPPING SPRINGS CODE AND WE WILL CONTINUE TO BE AMAZING NEIGHBORS.

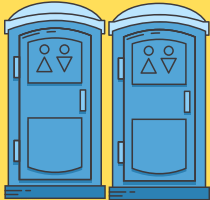
PLEASE FEEL FREE TO REACH OUT TO ME DIRECTLY IF YOU NEED ANYTHING OR HAVE ANY QUESTIONS!

**JEFF CARMAN
512-694-7844
FOUNDER
MEATY BOYS BBQ**

MEATY BOYS SITE PLAN



GENERAL AREA



food truck



Enter / Exit
Here

MERCER STREET

TRAILER SPECS

/ ARCHETECTUAL PLAN /

IN OTHER WORDS, READ THIS - This is a CONCEPT DRAWING. All equipment and appliances are for VISUAL REPRESENTATION ONLY. To add to your trailer construction anything, including what appears in this drawing, that is not included on the estimate or invoice, will require a Change Order Fee and all associated costs to be added to the Final Balance. Please contact Southern Dimensions Group Inc. if that is your wish.



Customer: Jeff Carman
Drawing Date: Jun. 9, 2021

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THE DRAWING IS THE SOLE PROPERTY OF SOUTHERN DIMENSIONS GROUP INC. UNAUTHORIZED REPRODUCTION, DISTRIBUTION, ALTERATION, OR USE OF THIS PLAN, WHOLE OR IN PART, IS STRICTLY PROHIBITED
Note to Client: Approval Must Be Received Within 3Business Days Unless Specified Otherwise

SDGTrailers.com
1-800-380-9743



TRAILER SPECS

/ ARCHETECTUAL PLAN /

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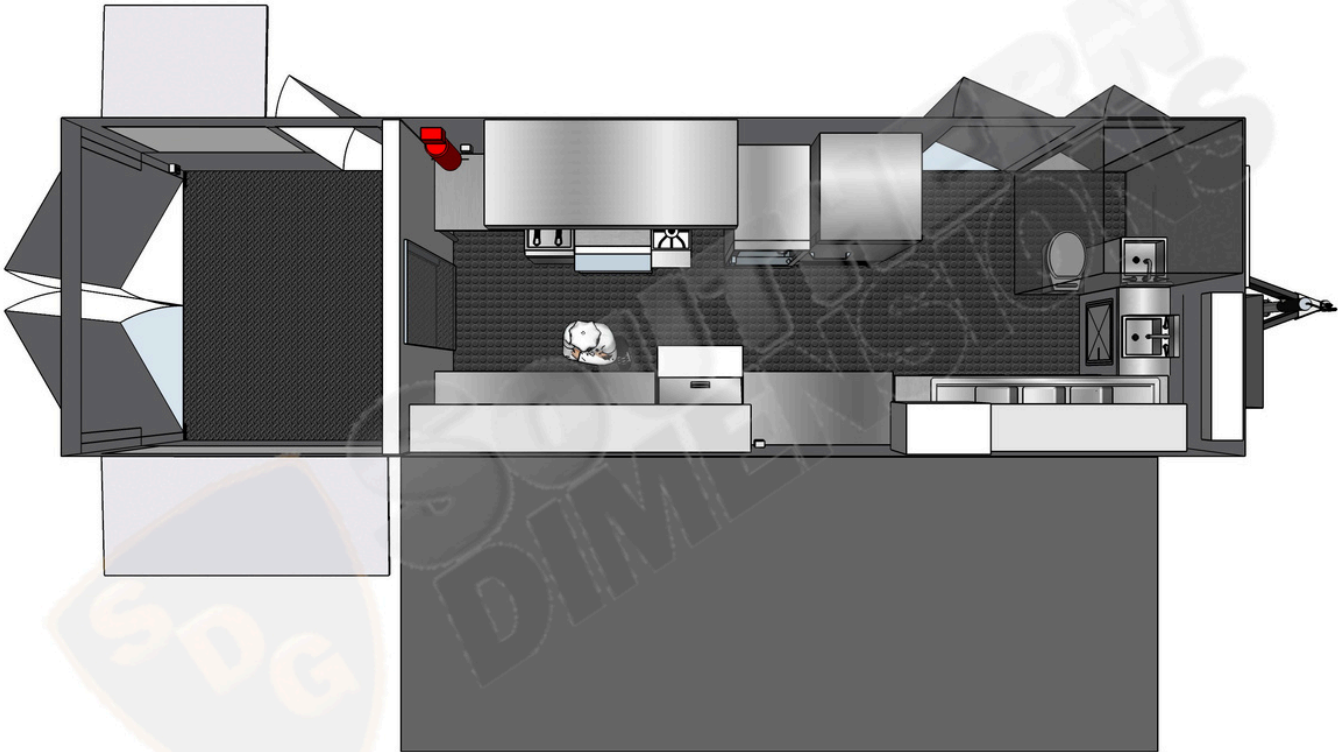
SDGTrailers.com
1-800-380-9743



TRAILER SPECS

/ ARCHITECTURAL PLAN /

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Customer: Jeff Carman
Drawing Date: Jun. 9, 2021

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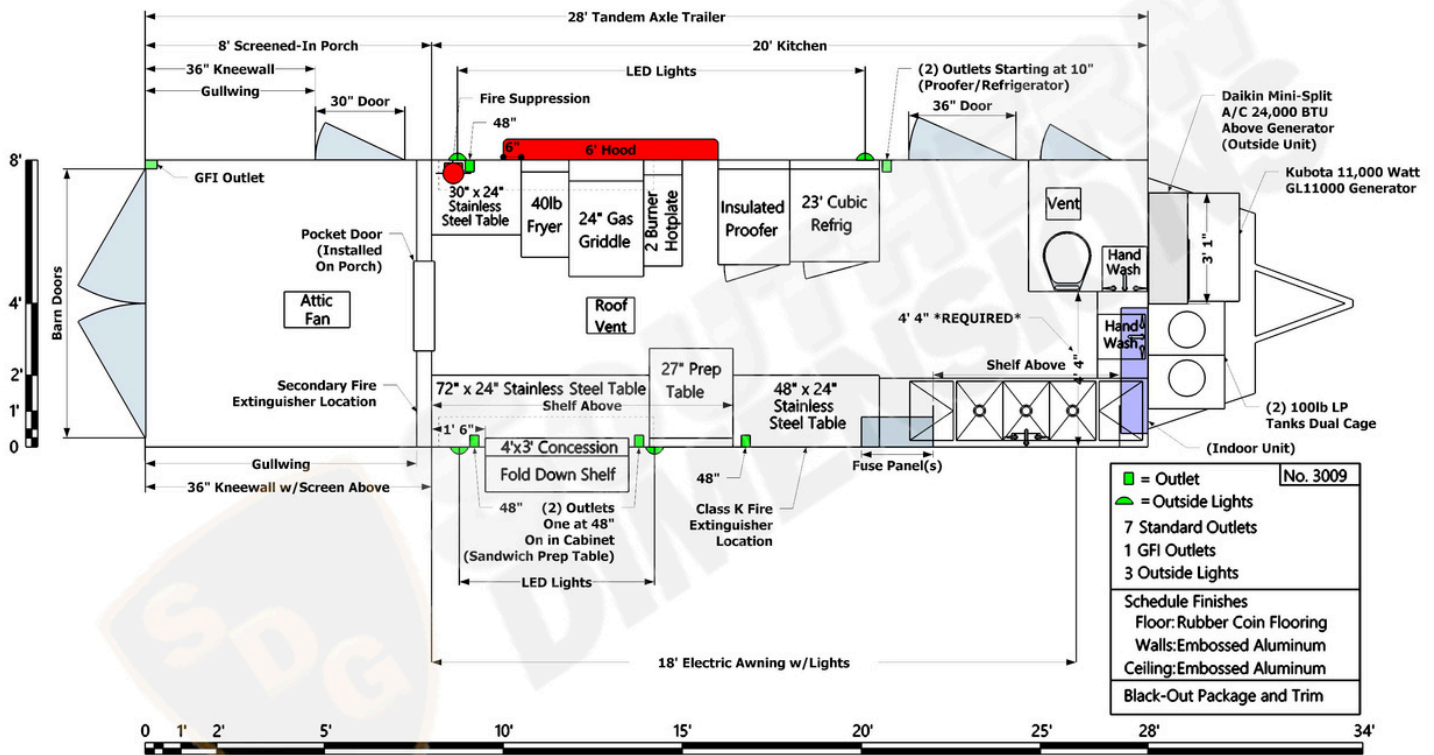
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1-800-380-9743



TRAILER SPECS / ARCHETECTUAL PLAN /

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- | | |
|---|----------|
| ■ = Outlet | No. 3009 |
| ▲ = Outside Lights | |
| 7 Standard Outlets | |
| 1 GFI Outlets | |
| 3 Outside Lights | |
| Schedule Finishes | |
| Floor: Rubber Coin Flooring | |
| Walls: Embossed Aluminum | |
| Ceiling: Embossed Aluminum | |
| Black-Out Package and Trim | |

Customer: Jeff Carman
Drawing Date: Jun. 9, 2021

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1-800-380-9743





FOOD ESTABLISHMENT PERMIT

Environmental Health Department
City of Dripping Springs
P.O. Box 384
Dripping Springs, TX 78620

PERMIT No. DSMU-31

THIS IS TO CERTIFY THAT:

OWNER OF: MEATY BOYS BBQ

Meets the minimum requirements to operate a Food Establishment at:

Street: Mobile
Dripping Springs, TX 78620

Issue Date: 09.21.2023

By: 

Kyle B. DeHart, R.S. (City Sanitarian)

PERMIT REMAINS EFFECTIVE UNTIL 12.31.2024 OR UNTIL REMOVED FOR NON-COMPLIANCE WITH MINIMUM STATE OR LOCAL REGULATORY STANDARDS. NOTIFY THE HEALTH AUTHORITY IN THE EVENT OF AN IMMINENT HEALTH HAZARD.

**PERMIT MUST BE DISPLAYED IN
LOCATION VIEWABLE BY CONSUMER**



Learn2Serve Texas Food Manager Certification Program

This document hereby certifies that
Jeffrey Carman

Has successfully completed the Learn2Serve
Texas Food Safety Manager Certification Examination

A handwritten signature in black ink, appearing to read "Samantha Montalbano", written over a horizontal line.

Samantha Montalbano, Learn2Serve
Authorized Signature
www.learn2serve.com

Effective Date: 10/05/2021

Expiration Date: Expires 5 years from the effective date

Certification Number: TX-185668

This is an electronic certificate which must be presented to your local Health Regulatory Agency for approval. Course fees do not include any fees associated with receiving your food manager re-certification or certification license.

PHOTOS





Planning & Zoning Commission Planning Department Staff Report

Item 4.

Planning & Zoning Commission Meeting: August 27, 2024
Project No: CUP2024-005
Project Planner: Tory Carpenter, AICP – Planning Director

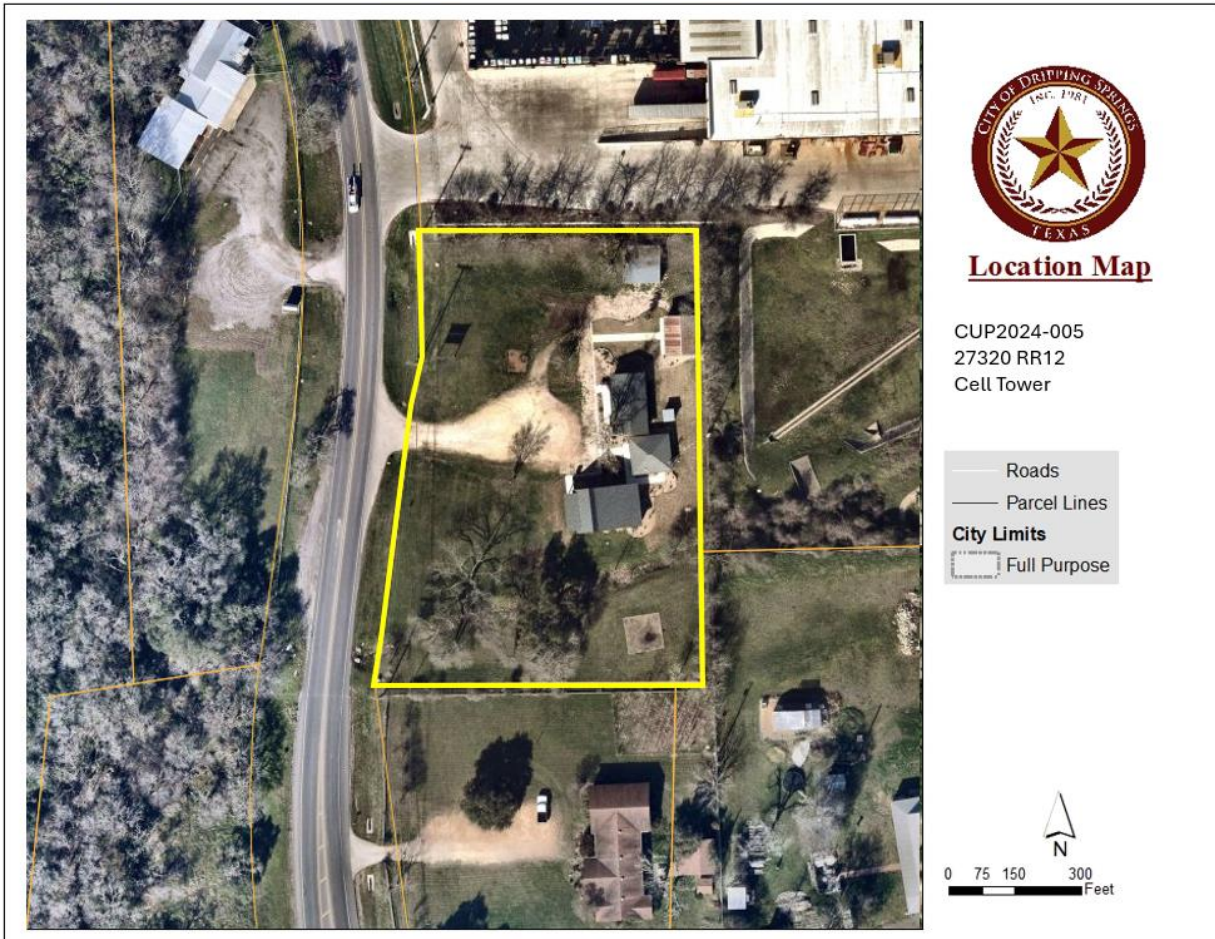
Item Details

Project Name: Vertical Bridge Wireless Transmission Facility (Cell Tower)
Property Location: 27320 Ranch Road 12
Legal Description: 1.034 Acres out of the Philip A Smith Survey
Applicant: Vince Huebinger
Property Owner: J Friedman Investments LLC & Bent Sky Investments LLC
Request: Conditional Use Permit (CUP) for a Wireless Transmission Facility (Cell Tower)

Approval with the following conditions:

1. The stealth design of the WTF shall be generally consistent with the broadleaf tree design provided by the applicant;
2. The height of the tower shall be no more than 100 feet;
3. Prior to any site construction, the applicant must receive staff approval of a site development permit.

Staff Recommendation:



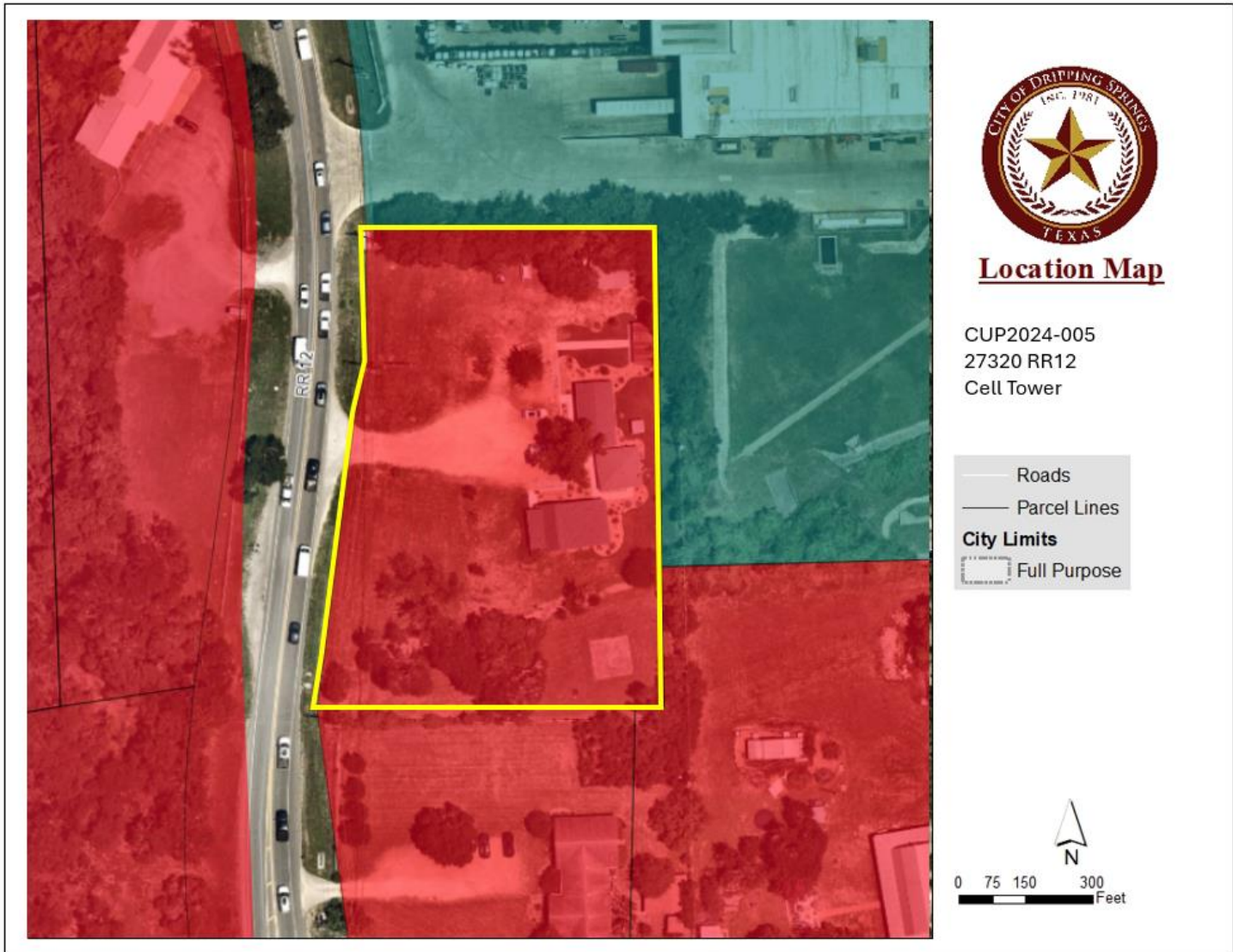
Overview

The applicant is requesting a stealth wireless transmission facility (WTF) on the property. The WTF would be used to provide service for Verizon customers and increase cellular service in the area. Since the property is zoned Commercial Services, any new WTF must be a stealth WTF.

The WTF would be approximately 195 feet from the nearest residential structure which is located to the southeast of the subject property. The stealth design includes masking the WTF as a broadleaf tree as seen below:



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	PDD	Home Depot	Not Identified
East	Commercial Services (CS)	Home Depot / Residence	
South	Commercial Services (CS)	Office	
West	Commercial Services (CS)	Office	

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

Approval Criteria	Staff Comments
<p>1. Setbacks. Stealth WTFs shall meet the minimum setback requirements for the zoning district where they are located for the type of structure used or simulated. To protect citizens in their homes, freestanding stealth WTFs shall be placed a minimum distance equal to the height of the freestanding stealth WTF away from any residential structure.</p>	<p>A stealth monopole can be no taller than 100 feet. The nearest residential structure is 195 feet from the proposed location of the pole.</p>
<p>2. Height. Stealth WTFs shall not exceed 100 feet in overall height, and shall be compatible with existing adjacent structures, relative to height and design.</p>	<p>The application indicates a height of 105 feet which exceeds the allowed height for stealth WTFs. Staff is recommending a condition to reduce the height to 100 feet to meet this criteria.</p>
<p>3. Construction. No stealth WTF shall be guyed or have lattice type construction.</p>	<p>The WTF is a monopole design and would not use guy wires or lattice type construction.</p>
<p>4. Accessory use. A stealth WTF shall be an accessory use as defined in this article.</p>	<p>The WTF would be an accessory use to the existing office buildings on the property.</p>
<p>5. Structural integrity. The stealth WTF shall be designed to meet all current building code requirements.</p>	<p>The building department will review the plans to ensure the WTF meets building code requirements.</p>
<p>6. Visibility and aesthetics. The antenna and associated equipment of a stealth WTF shall be screened, disguised, concealed or otherwise camouflaged as part of a structure such that the antenna and associated equipment of the WTF are indistinguishable from the structure that it is attached to or within. If the city administrator determines that the associated equipment cannot be feasibly or adequately camouflaged due to the unique circumstances of the proposed location, it shall be placed underground; or it may be screened from view from the public right-of-way and adjacent properties by a fence with a minimum height of one foot greater than the height of the equipment shelter. Examples of stealth facilities include, but are not limited to, flagpoles, clock towers, steeples, cupolas and trees. Any equipment associated with the stealth WTF that produces noise shall be sited and/or insulated in such a fashion as to minimize the audio impact on adjacent property.</p>	<p>The applicant is showing a broadleaf tree stealth monopole design which camouflages the pole itself.</p>

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 1,000-foot radius of the site were notified of the Conditional Use Permit request. At the time of this report, staff has not received any public comments for this request.

Meetings Schedule

August 27, 2024 – Planning and Zoning Commission
 September 17, 2024 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application
 Attachment 2 – Applicant submittal materials

Recommended Action:	Recommend approval of the request with the following conditions: <ol style="list-style-type: none"> 1. The stealth design of the WTF shall be generally consistent with the broadleaf tree design provided by the applicant; 2. The height of the tower shall be no more than 100 feet; 3. Prior to any site construction, the applicant must receive staff approval of a site development 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:	N/A
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

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting for Resubmittal
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality	Approved w/ Conditions
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting for Resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting for Resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting for Resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting for 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 for Resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting for Resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Approved w/ Conditions
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting for Resubmittal
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of tow additional duplexes w/ accompanying site improvements	Waiting for Resubmittal
SD2023-0009 Paloma	CL	235 Sports Park Rd	Adding improvements to the site	Waiting for Resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting for Resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting for Resubmittal
SD2023-0012 Ariza 290 West	ETJ	13900 W US Highway 290	Multifamily residential.	Waiting for Resubmittal
SD2023-0013 10 Federal	ETJ	3975 US 290	Enclosed storage facility	Approved w/ Conditions
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Waiting for Resubmittal
SD2023-0016 Ledgestone Daycare	ETJ	12400 US Hwy 290	Daycare building with parking and drives in Ledgestone Commercial Development	Approved
SD2023-0017 OroBianco Mobile Food Unit - Driveways	CL	27713 RR 12	Driveway for gelato food truck.	Waiting for Resubmittal
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	Waiting for Resubmittal
SD2023-0019 3980 US 290 Warehouse	ETJ	3980 US 290	Construction of 4 - 5k sq ft Warehouse/office buildings	Waiting for Resubmittal
SD2023-0020 Graveyard Cellars	ETJ	24101 RR 12	2800 sq ft building and parking	Approved w/ Conditions
SD2024-001 Roxie's at Dripping Springs	CL	299 W. Mercer Street	Renovating and expanding site	Waiting for Resubmittal
SD2024-002 QuickTrip #4133	CL	HWY 290 and Sawyer Ranch Rd	Convenience store with fuel sales	Waiting for Resubmittal
SD2024-003 Julep Commercial Park West	ETJ	14131 Trautwein Rd	2.95 acres site of mixed use commercial buildings with driveway, water quality and detention pond.	Waiting for Resubmittal
SD2024-004 Glass Business Park, Phase 2	ETJ	2560 W Hwy 290	Construction of 6 additional warehouse buildings with associated site improvements	Waiting for Resubmittal
SD2024-005 Dripping Springs ES #6	ETJ	Mira Vista	55,000 sq ft new elementary school in Headwaters	Approved w/ Conditions
SD2024-007 New Growth at Roger Hanks	CL	US 290 at Roger Hanks Pkwy	Mix land use and 240 residential units with parkland and roadway connections.	Waiting for Resubmittal
SD2024-008 AutoZone 5807 Dripping Springs	CL	US Hwy 290	Retail parts store.	Waiting for Resubmittal
SD2024-010 Austin Ridge Bible Church	ETJ	3100 E Hwy 290	Church campus, with worship center, driveways, parking, detention, and park area.	Waiting for Resubmittal
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Waiting for Resubmittal
SD2024-012 5285 Bell Springs Rd	ETJ	5285 Bell Springs Rd	Private religious educational facility and associated improvements.	Waiting for Resubmittal
SD2024-013 Cowboy Church of the Hill Country	ETJ	207 Darden Hill Road	Construction of a church building and accompanying site improvements.	Waiting for Resubmittal
SD2024-014 Pear Tree Commercial	ETJ	27322 RR 12	Existing commercial space. Pave the parking area and provide water quality treatment of that area.	Waiting for Resubmittal
SD2024-015 JWLP Parking Addition	CL	249 Sportplex Dr	Parking lot adjacent to existing commercial site.	Waiting for Resubmittal
SD2024-016 UG Boat and RV Storage	ETJ	31301 RR 12	Open air rv and boat storage.	Waiting for Resubmittal

<i>Ongoing Projects</i>	
Comprehensive Plan	Public Workshop September 25
Cannon Mixed-Use	Awaiting Resubmittal
PDD2023-0001 Madelynn Estates	Dormant
PDD2023-0002 Southern Land	Under Review
PDD2023-0003 ATX RR12 Apartments	Under Review

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved 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
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved with conditions
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Force mains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater force mains to connect with Dripping Springs WWTP	Approved with conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting for Resubmittal
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting for Resubmittal
SUB2022-0049 Serenity Hills	ETJ	1111 Hays Country Acres Rd	50 Lot subdivision in Dripping Springs ETJ	Approval with conditions
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Waiting for Resubmittal
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Waiting for Resubmittal
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Approved with conditions
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Approval with conditions
SUB2023-0018 Cannon Ranch Phase 2 Final Plat	CL	Rushmore Drive at Lone Peak Way	Subdivide into 100 lots.	Approval with conditions
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water, wastewater subdivision constructions plans.	Approved with conditions
SUB2023-0028 Arrowhead Commercial Final Plat	CL	US Hwy 290 W	Subdividing 6.6 acres as 1 lot.	Waiting for Resubmittal
SUB2023-0034 Lunaroya Subdivision Final Plat	ETJ	Silver Creek Rd	28 single family large residential lots with on site sewage for each lot	Waiting for Resubmittal
SUB2023-0035 Parten Ranch Phase 6 & 7 Final Plat	ETJ	600 Two Creeks Lane	122 single family lots and 4 drainage/open space lots	Approval with Conditions
SUB2023-0036 Caliterra Phase 5 Section 13 Final Plat	ETJ	Carentan Cove at Kelsey Lane	11 single family lots	Approval with conditions
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north bound turn lane on Roger Hanks Pkwy, Improvements to Hamilton Crossing and Lake Lucy Loop	Waiting for Resubmittal
SUB2023-0038 The Ranch at Caliterra Final Plat	ETJ	HC Carter Way	234 single family lots on 200.024 acres	Approval with Conditions
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	CL	Shadow Ridge Parkway	142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space	Waiting for Resubmittal
SUB2023-0042 Hardy Construction Plans	CL	2901 West US 290	78.021 acres subdivided into 73 single family lots	Approval with Conditions
SUB2023-0048 Driftwood Falls Estates Subdivision	ETJ	609 S Creekwood Dr	Replat two lots in one.	Approval with Conditions
SUB2023-0049 Amended Plat of the Breed Hill Replat Subdivision	ETJ	3100 W US 290	Combining three lots into one.	Approved with conditions
SUB2023-0050 Sanctuary Subdivision CP	ETJ	1111 Hays Country Acres Rd	48 residential lots ranging from 1.6 acres to 2	Approved with conditions
SUB2023-0051 Gateway Village Phase 1 CP	CL	HWY 290	144 Single family lots.	Approved with conditions
SUB2024-004 Driftwood Subdivision, Phase Four, Block A, Lots 8 and 9 Amending Plat	ETJ	2236-2266 Thurman Roberts Way	Combine lots 8 and 9, Block A into one lot, 8-A	Waiting for Resubmittal
SUB2024-005 Roger Hanks Construction Plans	CL	US 290 at Roger Hanks Pkwy	Public improvements from southern boundary to intersection with 290.	Waiting for Resubmittal
SUB2024-006 Sanctuary Dripping Springs Final Plat	ETJ	1111 Hays Country Acres Rd	57 lots subdivision	Approved with conditions
SUB2024-007 Plat Amendment - Esperanza Subdivision Phase Two, Block 4, Lot 22	CL	613 Yellow Bell Run	Amending single family lot	Approved with conditions
SUB2024-008 Skylight Hills Final Plat	ETJ	13001 and 13111 High Sierra	Subdivide into 5 lots.	Waiting for Resubmittal
SUB2024-009 Blue Creek Subdivision, Lots 16 & 17 Amending Plat	ETJ	500 Blue Creek Drive	Adjusting lot lines to transfer 3.65 acres	Approved with conditions
SUB2024-010 Maddox Ranch	ETJ	500 Shelton Ranch Rd	2 lot minor plat.	Waiting for Resubmittal
SUB2024-011 Driftwood Golf and Ranch Club, Phase One, Block A, Lots 14, 15, and 16 Amending Plat	ETJ	Club Ranch Court	Combine three lots into two.	Waiting for Resubmittal
SUB2024-012 St. Martin's Subdivision, Lots 1 & 2 Amending Plat	CL/ETJ	230 Post Oak Drive	Combine two existing lots into one.	Waiting for Resubmittal
SUB2024-013 Richford Subdivision, Lot 2 Replat	ETJ	14331 Canonade	Divide existing lot into two.	Waiting for Resubmittal
SUB2024-015 Gateway Village Phase 1	CL	US 290	Final plat for 144 single family subdivision.	Waiting for Resubmittal
SUB2024-016 Replat of Dripping Springs Retail Center Subdivision	CL	598 E Hwy 290	Combine one platted lot and one unplatted lot to create 35.7 acres.	Waiting for Resubmittal
SUB2024-017 Wild Ridge Phase 2 Final Plat	CL	Shadow Ridge Parkway	152 single family residential lots.	Waiting for Resubmittal
SUB2024-019 Driftwood Subdivision, Phase 5, Preliminary Plat	ETJ	Thurman Roberts Way	13 lots. 10 residential, 2 open space, and 1 private.	Waiting for Resubmittal
SUB2024-020 JWLP Parking Addition Amending Plat	CL	249 Sportplex Drive	Combining two lots to allow additional parking lot for existing site plan.	Under Review
SUB2024-021 Village Grove Phase 2A Subdivision	CL	Village Grove Parkway	Infrastructure for 64 single family residential lots on 18.206 acres	Under Review
SUB2024-022 Driftwood Falls Estates, Lots 5A & 6A Amending Plat	ETJ	700 South Creekwood Dr	Adjusting lot line between two properties.	Under Review
SUB2024-023 WT Chapman, Lots 1A and 2 Amending Plat	CL	216 South Bluff St	Combine two lots into one.	Under Review

In Administrative Completeness	Filing Date
SD2024-015 JWLP Parking Addition	28-Aug
SD2024-003 Julep Commercial Park-West	28-Aug
ADMIN2024-052 CFA 4181 Belterra Village Site Modification	28-Aug
ADMIN2024-048 109 Bonnie Drive Zoning Amendment to Local Retail	30-Aug
ADMIN2024-051 Paloma Events Zoning Variance	30-Aug
SUB2024-013 Richford Subdivision, Lot 2 Replat	4-Sep