

CITY OF DRIPPING SPRINGS

ORDINANCE No. [REDACTED]

Conditional Use Permit

AN ORDINANCE APPROVING THE EXTENSION OF A CONDITIONAL USE PERMIT FOR THE USE OF OFFICE WAREHOUSE WITH A TEMPORARY STRUCTUE WITHIN THE COMMERCIAL SERVICES ZONING DISTRICT FOR A PERIOD NOT TO EXCEED THROUGH MARCH 1, 2026 FOR A PROPERTY LOCATED SOUTH OF GRAND PRAIRIE CIRCLE, AND EAST OF RANCH ROAD 12 (R28573 AND R18120), UNDER EXHIBIT A, ZONING ORDINANCE, SECTION 3.17, CONDITIONAL USE PERMIT AS ATTACHED IN EXHIBIT “A”; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; PUBLICATION; EFFECTIVE DATE; PROPER NOTICE & MEETING.

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

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

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

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on July 2, 2024 to consider the proposed extension of the Conditional Use Permit and the Planning and Zoning Commission recommended approval of the proposed change with certain conditions; and

WHEREAS, after public hearing held by the City Council on July 16, 2024, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

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

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

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

1. FINDINGS OF FACT

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

2. ENACTMENT

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

3. REPEALER

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

4. SEVERABILITY

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

5. EFFECTIVE DATE

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

6. PROPER NOTICE & MEETING

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

PASSED & APPROVED this, the ___ day of _____ 2024, by a vote of ___(ayes) to ___ (nays) to ___ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary



City of Dripping Springs | Conditional Use Permit

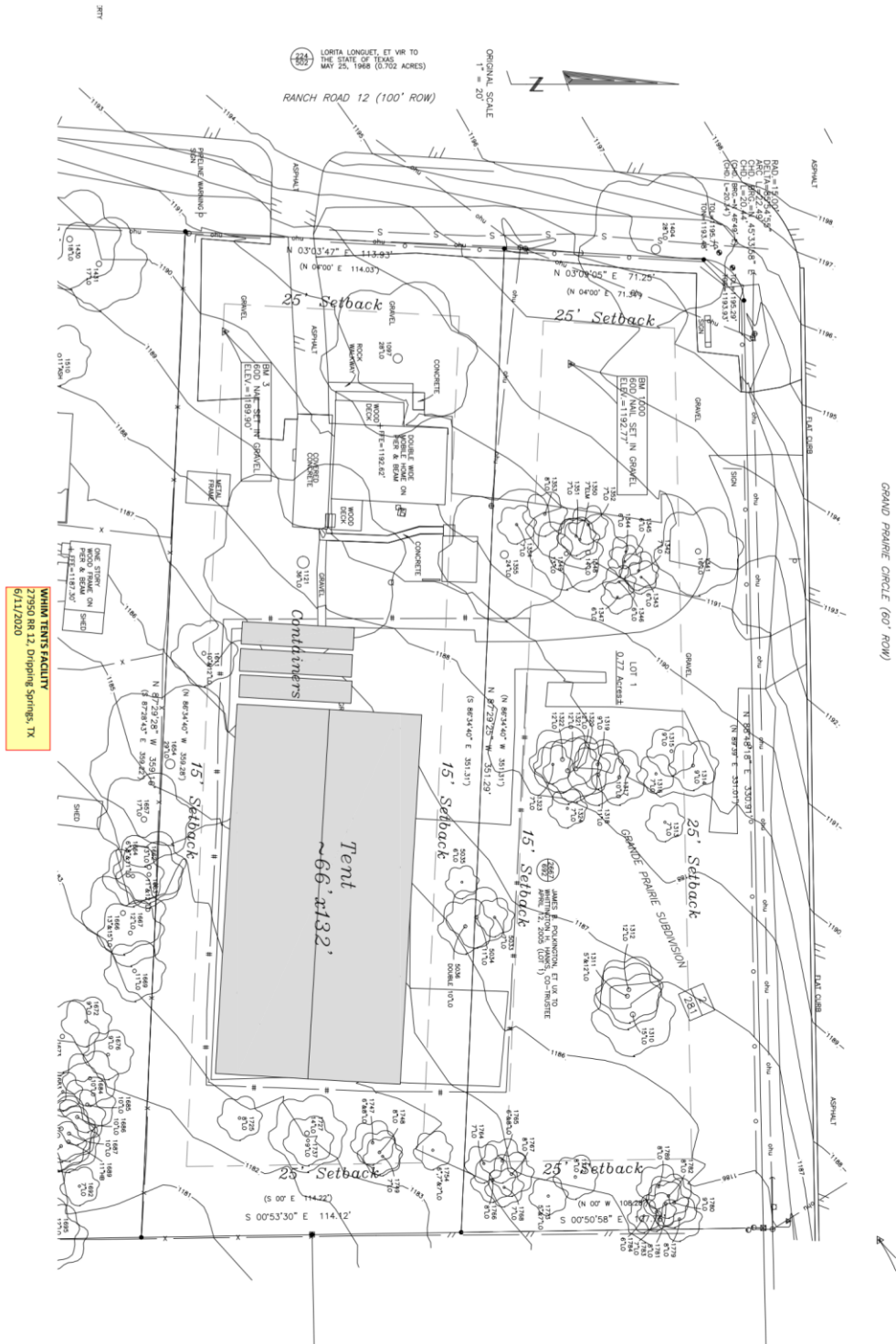
Granted to allow the land use of "office warehouse" with a temporary structure on a property that is currently zoned Commercial Services (CS) District located at:

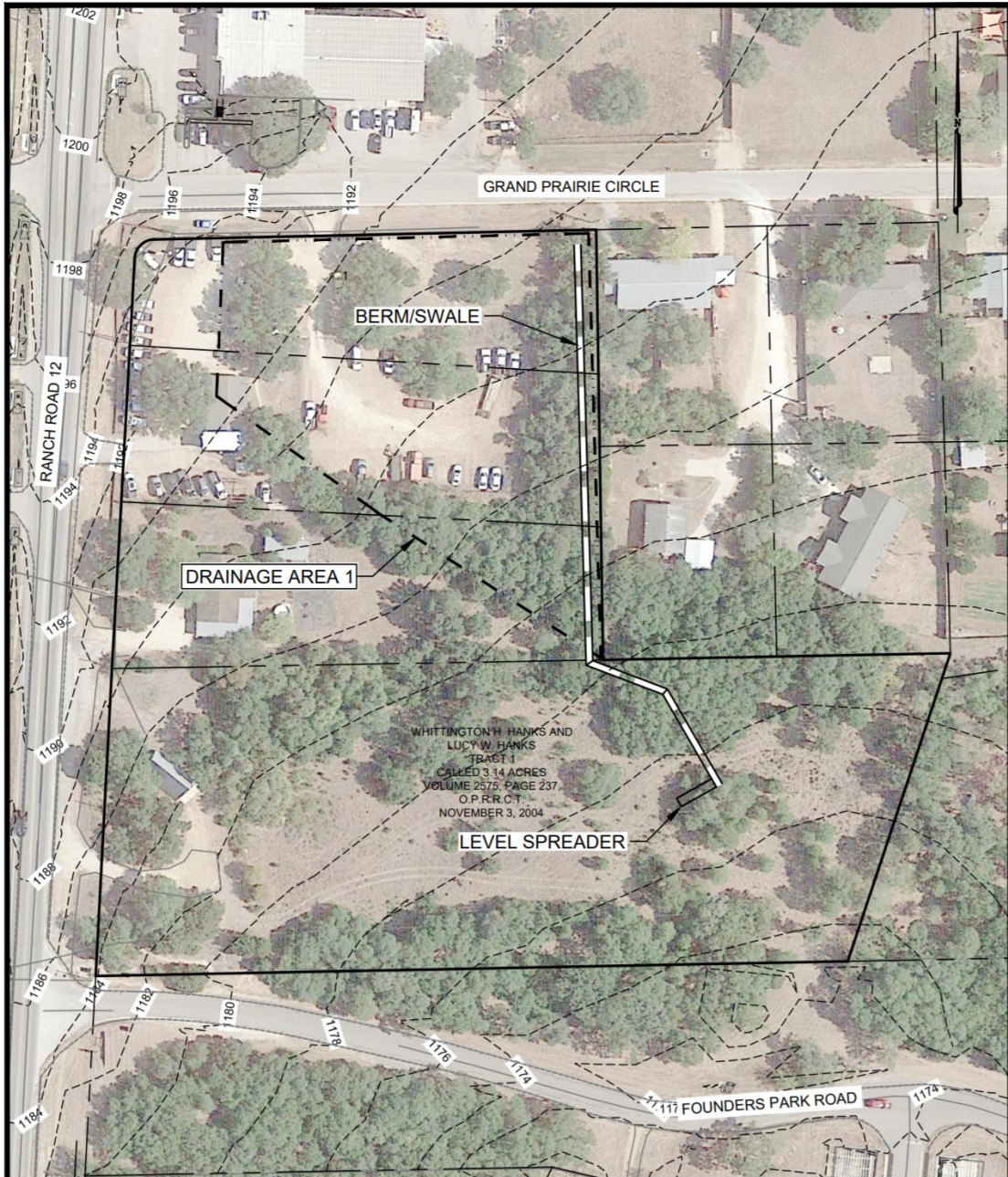
27950 Ranch Road 12, Dripping Springs, Texas, 78620
Approved by the City of Dripping Springs City Council on _____

Operation of an office warehouse with temporary structure at the above-mentioned location is allowed pursuant to the following regulations:

1. The property shall adhere to all City codes.
2. The temporary structures are only allowed through March 14, 2026 and will expire without renewal after such time.
3. The applicant shall submit a complete building permit application for permanent structure(s) on the site by March 1, 2025. If this condition is not met, the permit shall expire on March 1, 2025.
4. Upon expiration of the Conditional Use Permit, all temporary structures shall be removed from the site.
5. If the property owner wishes to construct any permanent structures on the site that are not shown on the provided conceptual plan, they shall be required to reapply for a Conditional Use Permit.
6. If the tent on the site reaches a point where damages are visible, the tent shall be required to be replaced or repaired.
7. All existing structures on the property shall be removed.
8. The tent and storage containers (as shown and allowed by the conceptual plan) shall be properly screened from the right-of-way and are required to be setback at least 25' from the property line where adjacent to residential.
9. The applicant shall provide plans with the site development permit, which includes drainage improvements as shown on the attached exhibit.
10. Delivery and pickups shall only be allowed between the hours of 7 a.m. and 7 p.m.
11. Delivery trucks shall limit traffic through the Grand Prairie subdivision.

12. The property shall adhere to all Fire and Life Safety Codes found in the International Fire Code.





Drainage Area	Area	C	FLOW RATE								
			I ₂ (in/hr)	I ₁₀ (in/hr)	I ₂₅ (in/hr)	I ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)	t _c (min)
1	1.43	0.4	6.31	9.61	11.79	15.42	3.61	5.50	6.75	8.82	5

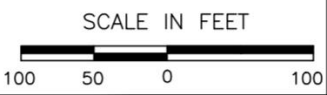


EXHIBIT 1 06-18-20 Rev. 0	DRAINAGE IMPROVEMENTS WHIM PROPERTIES Dripping Springs Texas, Texas	Banks & Associates <i>Civil and Environmental Engineering</i> 820 Currie Ranch Road Wimberley, Texas 78676 (512) 801-9049 Firm Registration No. F-2002
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