



City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Development Solutions CAT, LLC

STREET ADDRESS 12222 Merit Drive, Suite 1020

CITY Dallas STATE Texas ZIP CODE 75251

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

APPLICANT NAME Quynn Dusek

COMPANY Carlson, Brigance and Doering, Inc.

STREET ADDRESS 5501 West William Cannon Drive

CITY Austin STATE Texas ZIP CODE 78749

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

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION
OR MAP

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

☐ TO RECOGNIZE CHANGED CONDITIONS OR
CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

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

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

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

Information About Proposed Uses:

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

APPLICANT'S SIGNATURE

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

Megan E. Terry
Name

Attorney-in-Fact
Title Development Solutions CT, LLC

STATE OF TEXAS §

§

COUNTY OF HAYS §

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

[Signature]
Notary Public, State of Texas


My Commission Expires: 6/17/2026

Gregory L. Rich
Name of Applicant



ZONING AMENDMENT SUBMITTAL

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

Applicant Signature 

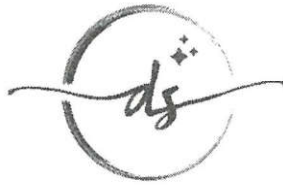
9/18/2024
Date

CHECKLIST

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

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: The Farmstead at Caliterra

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

Project Applicant Name: Greg Rich

Billing Contact Information

Name: Development Solutions CAT, LLC

Mailing Address: 12222 Merit Drive, Suite 1020

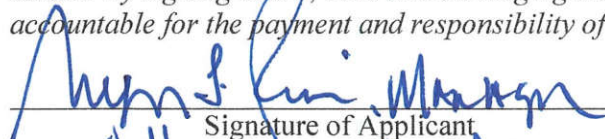
Dallas, Texas 75251

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

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

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

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



Signature of Applicant
Attorney-in-Fact

9-13-2024
Date



DRIPPING SPRINGS
Texas

Received on/by:

Date, initials

LIGHTING ORDINANCE COMPLIANCE AGREEMENT

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

☐ Commercial

☒ Residential

Applicant's Name (and Business Name, if Applicable):

Greg Rich of Development Solutions CAT, LLC.

Applicant's Address: 12222 Merit Drive, Suite 1020

Applicant's Email: GRich@Siepiela.com

☐ **VOLUNTARY COMPLIANCE** with mitigation conditions:

☒ **MANDATORY COMPLIANCE:**

IF APPLYING FOR:

- ☐ Conditional Use Permit
- ☐ Zoning Amendment Application
- ☒ Subdivision Approval
- ☐ Building Permit

- ☐ Site Development Permit
- ☐ Sign Permit
- ☐ Alcoholic Beverage Permit
- ☐ Food Establishment Permit
- ☐ On-Site Sewage Facility Permit

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

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

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

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

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

Greg Rich - Manager
Signature
Greg Rich - Manager

9-13-2024
Date