



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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

### PLAT VACATION APPLICATION

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

#### CONTACT INFORMATION

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APPLICANT NAME **Ronee Gilbert**  
COMPANY **Murfee Engineering Company, Inc.**  
STREET ADDRESS **1101 S Capital of TX Hwy, Bldg. D-110**  
CITY **Austin** STATE **TX** ZIP CODE **78746**  
PHONE **512-327-9204** EMAIL **rgilbert@murfee.com**

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OWNER NAME **Royce Wachsmann, Stephen C. Dickman, Jett Garner, Danette R. Koebele, Sam Siddons**  
COMPANY **c/o Don Bosse, VP of Development, Driftwood Golf and Ranch Club**  
STREET ADDRESS **582 Thurman Roberts Way**  
CITY **Driftwood** STATE **Texas** ZIP CODE **78619**  
PHONE **737-241-3517** EMAIL **dbosse@driftwoodgolfclub.com**

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**PLAT VACATION**

The purpose of a Plat Vacation is to nullify a portion of or the entire previously recorded plat. A plat vacation application must be considered by the Planning and Zoning Commission as permitted and in compliance with Ch. 28, Exhibit A, Sec 9 of the Code of Ordinances. There will be property owner notifications and newspaper notifications prior to the meeting that the plat vacation will be on the agenda. Please note: a vacation of plat is not guaranteed. If the vacation intends to vacate an easement and one of the utility providers refuses to grant the vacation, then you may, at your own expense, attempt to negotiate with the utility company. Depending on what is being vacated, other entities may need to sign off on the vacation. **Also, be aware that all plat vacation (partial or total) require the signatures of 100% of the property owners in the subdivision who own intact original lots as shown on the original plat as required by State Law per Section 212.013 of the Local Government Code, prior to submittal for completeness check.**

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Royce Wachsmann, Stephen C. Dickman, Jett Gamer, Danette R. Koebele, Sam Siddons
PROPERTY ADDRESS	FM 967
CURRENT LEGAL DESCRIPTION	Driftwood 967 Phase Two Minor Plat, Lot 1
TAX ID #	R167020
JURISDICTION	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	8.0259
SCHOOL DISTRICT	Hays CISD
ESD DISTRICT(S)	ESD #1 and ESD #6
ZONING/PDD/OVERLAY	NA
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood 552 LLC, DW Golf Club Dev Inc, Brown Tract</u>

**PLAT ATTRIBUTES**

Requesting  Partial Plat Vacation  Total Plat Vacation

Do the lot(s) being vacated receive utility service?  Yes  No

Specific Services and utility provider(s):

Water City of Dripping Springs Waste Water: City of Dripping Springs

Electric: Pedernales Gas: Texas Gas Service

Communications: Charter Spectrum Communications

Has any development occurred on the lot(s) being vacated?  Yes  No

Specify type of development:

No development

Will a replat also be submitted?  Yes (this is recommended)  No

Have parkland fees been paid for the lot(s) being vacated?  Yes  No

Was a Right-of-Way dedicated by the plat?  Yes  No

Was an easement dedicated by the plat?  Yes  No 25' ROW RESERVE

**ENVIRONMENTAL INFORMATION**

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?  YES  NO


IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?  YES  NO


IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?  YES  NO

LOT HAS NEVER BEEN DEVELOPED, ONLY PLATTED.

**Electric Utility Provider**  N/A  
Provider: Pedernales Electric Cooperative, Inc  
Printed Name: Pedro R Estrada  
Title: Electrical Distribution Planning and Design Manager  
Contact Info:  
Phone Number: 800-868-4791 x7925  
Email: wzzielh.marquez@peci.com  
Approval of the Vacation  Yes  No  
Signature:

**Communications Utility Provider**  N/A  
Provider: Spectrum Business  
Printed Name: Donald Worth  
Title: Construction Coordinator / Business Development  
Contact Info:  
Phone Number: 254-290-9944  
Email: Jaylon.plunkett@charter.com  
Approval of the Vacation  Yes  No  
Signature:

**Water Utility Provider**  N/A  
Provider: City of Dripping Springs  
Printed Name: Sarah Cole  
Title: Building Official & Utility Coordinator  
Contact Info:  
Phone Number: 512-858-4725  
Email: scole@cityofdrippingsprings.com  
Approval of the Vacation  Yes  No  
Signature: 

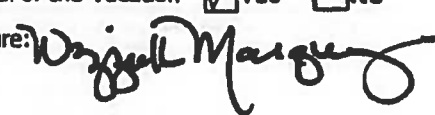
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Provider: City of Dripping Springs  
Printed Name: Sarah Cole  
Title: Building Official & Utility Coordinator  
Contact Info:  
Phone Number: 512-858-4725  
Email: scole@cityofdrippingsprings.com  
Approval of the Vacation  Yes  No  
Signature: 

**Gas Utility Provider**  N/A  
Provider: Texas Gas Service  
Printed Name: Jonathan Cuero  
Title: Sr Project Manager  
Contact Info:  
Phone Number: 512-407-1527  
Email: Jonathan.Cuero@onegas.com  
Approval of the Vacation  Yes  No  
Signature:

**Other Utility Provider**  N/A  
Provider: \_\_\_\_\_  
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Provider: Texas Gas Service  
Printed Name: Jonathan Cuero  
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Email: \_\_\_\_\_  
Approval of the Vacation  Yes  No  
Signature:

DocuSigned by:  
  
5C6AD703C5A1494...

**APPLICANT'S SIGNATURE**

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

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

KEN MARTIN

Applicant Name

Ken Martin

6/18/2021

Applicant Signature

Sandra B. Swinney

Date

6/18/2021

Notary

Date

Notary Stamp Here



Royce Wachsmann

Property Owner Name

\* Royce Wachsmann

6-17-2021

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\_\_\_\_\_

Applicant Name

\_\_\_\_\_

Applicant Signature

\_\_\_\_\_

\_\_\_\_\_

Date

\_\_\_\_\_

Notary

Date

*Notary Stamp Here*

Stephen C. Dickman

Property Owner Name

\* 

6-17-21

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\_\_\_\_\_

**Applicant Name**

\_\_\_\_\_

**Applicant Signature**

\_\_\_\_\_

\_\_\_\_\_

**Date**

\_\_\_\_\_

**Notary**

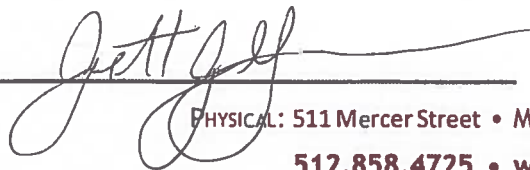
**Date**

*Notary Stamp Here*

**Jett Garner**

\_\_\_\_\_

**Property Owner Name**

\* 

6-17-2021

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\_\_\_\_\_

Applicant Name

\_\_\_\_\_

Applicant Signature

\_\_\_\_\_

\_\_\_\_\_

Date

\_\_\_\_\_

Notary

Date

Notary Stamp Here

Danette R. Koebele

Property Owner Name

\* Danette R Koebele

7-1-2021

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\_\_\_\_\_

**Applicant Name**

\_\_\_\_\_

**Applicant Signature**

\_\_\_\_\_

\_\_\_\_\_

**Date**

\_\_\_\_\_

**Notary**

**Date**

*Notary Stamp Here*

**Sam Siddons**  
\_\_\_\_\_

**Property Owner Name**

\* Samuel H. Siddons

6-26-2021

Property Owner Signature

Date

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

Applicants Signature: Ken Martin Date: 6/18/2021

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

**PLAT VACATION CHECKLIST**

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items - please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal - proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form (Attached)
<input type="checkbox"/>	<input type="checkbox"/> NA	Drainage Study (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat to be vacated or plat containing lot(s) to be vacated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates and Deeds for lot(s) or plat to be vacated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Letter of Intent - Specify the existing legal description (subdivision name, lot(s), block(s)) - Indicate the original legal description that will be resumed upon the plat vacation - Explain the location of all structures on the property
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider Letters Authorizing the Vacation (if applicable) SIGNATURES
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Letter signed by the property owner(s) within the subdivision indicating their consent c

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat Vacation Affidavit <ul style="list-style-type: none"> <li>- A signed and notarized affidavit filled out completely and accurately by the landowner for the type of plat that is proposed to be vacated must be included (Affidavit template is a Word document on the City website)</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vicinity Map (8 ½" X 11")
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Survey of existing/proposed buildings <ul style="list-style-type: none"> <li>- Submit map(s) showing the location, size, use and arrangement of all buildings/structures showing height in stories and feet, total floor area, total square feet of ground area coverage of existing buildings which will remain, if any, and the location, designation and total area of all usable open space.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well ( <i>if applicable</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

Received on/by:

\_\_\_\_\_  
Date, initials



**LIGHTING ORDINANCE COMPLIANCE AGREEMENT**

Property Address: FM 967

Commercial

Residential

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

Royce Wachsmann, Stephen C. Dickman, Jett Garner, Danette R. Koebele, Sam Siddons,

Applicant's Address: C/O Don Bosse, VP of Dev, Driftwood Golf and Ranch Club, 582 Thurman Roberts Way, Driftwood, TX 78619

Applicant's Email: dbosse@driftwoodgolfclub.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:*

Royce Wachsmann

\*

Royce Wachsmann  
Signature

6-17-21

Date

Received on/by:

Date, initials



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*Stephen C. Dickman*

Signature

*6-17-21*

Date



Received on/by:

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Date, initials



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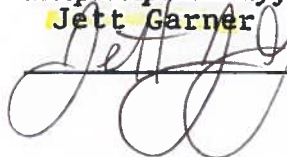
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Jett Garner

  
\_\_\_\_\_  
Signature

6-17-21  
\_\_\_\_\_  
Date

Received on/by:

\_\_\_\_\_  
Date, initials



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|--|---|
| <input type="checkbox"/> Conditional Use Permit          | <input type="checkbox"/> Site Development Permit        |
| <input type="checkbox"/> Zoning Amendment Application    | <input type="checkbox"/> Sign Permit                    |
| <input checked="" type="checkbox"/> Subdivision Approval | <input type="checkbox"/> Alcoholic Beverage Permit      |
| <input type="checkbox"/> Building Permit                 | <input type="checkbox"/> Food Establishment Permit      |
|  | <input type="checkbox"/> 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:*

Danette R. Koebele  
*Danette R. Koebele*  
Signature

6-16-2021  
Date

Received on/by:

\_\_\_\_\_  
Date, initials



## LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: FM 967

Commercial

Residential

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

Royce Wachsmann, Stephen C. Dickman, Jett Garner, Danette R. Koebele, Sam Siddons,

Applicant's Address: C/O Don Bosse, VP of Dev, Driftwood Golf and Ranch Club, 582 Thurman Roberts Way, Driftwood, TX 78619

Applicant's Email: dbosse@driftwoodgolfclub.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
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Sam Siddons

*Samuel S. Siddons*

\_\_\_\_\_  
Signature

6-26-2021

\_\_\_\_\_  
Date