



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

| | |
|--|--|
| INFORMAL CONSULTATION DATE: _____ | PRE-APPLICATION CONFERENCE DATE: <u>9/30/2022</u> |
| <input type="checkbox"/> NOT SCHEDULED | <input type="checkbox"/> NOT SCHEDULED |

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Ritchie Mendoza, E.I.T.

COMPANY Ever Engineering, LLC.

STREET ADDRESS 3201 Cherry Ridge Dr. Ste. A-106

CITY San Antonio **STATE** Texas **ZIP CODE** 78230

PHONE 210-572-9340 **EMAIL** rmendoza@everenc.com

OWNER NAME Scott Follett

COMPANY _____

STREET ADDRESS 520 Matzig Cove

CITY Buda **STATE** Texas **ZIP CODE** 78610

PHONE 512-269-6687 **EMAIL** scott@thefolletts.com

| PROPERTY INFORMATION | |
|--|---|
| PROPERTY OWNER NAME | Scott Follett |
| PROPERTY ADDRESS | 500 & 520 Matzig Cove |
| CURRENT LEGAL DESCRIPTION | RUBY RANCH PHASE 2, BLOCK A, Lot 3, ACRES 21.45 & RUBY RANCH PHASE 1 LOT 8 BLK C 6.50 AC |
| TAX ID # | R63269 & R63273 |
| LOCATED IN | <input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 21.45 & 6.50 |
| SCHOOL DISTRICT | HAYS CISD |
| ESD DISTRICT(S) | NORTHEAST HAYS CO ESD #2, HAYS CO FIRE ESD #8 |
| ZONING/PDD/OVERLAY | N/A |
| EXISTING ROAD FRONTAGE | <input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>MATZIG COVE</u> |
| DEVELOPMENT AGREEMENT? (If so, please attach agreement) | <input type="checkbox"/> Yes (see attached) <input checked="" type="checkbox"/> Not Applicable Development Agreement Name: _____ |

| ENVIRONMENTAL INFORMATION | |
|---|---|
| IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE? | YES <input checked="" type="checkbox"/> NO |
| IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER? | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM? | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

| PROJECT INFORMATION | |
|---|--|
| PROPOSED SUBDIVISION NAME | RUBY RANCH |
| TOTAL ACREAGE OF DEVELOPMENT | 27.95 |
| TOTAL NUMBER OF LOTS | 2 |
| AVERAGE SIZE OF LOTS | 13.972 |
| INTENDED USE OF LOTS | <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____ |
| # OF LOTS PER USE | RESIDENTIAL: <u>2</u> COMMERCIAL: _____ INDUSTRIAL: _____ |
| ACREAGE PER USE | RESIDENTIAL: <u>27.95</u> COMMERCIAL: _____ INDUSTRIAL: _____ |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: _____ PRIVATE: _____ |
| ANTICIPATED WASTEWATER SYSTEM | <input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER |
| WATER SOURCES | SURFACE WATER <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY |
| <p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> | |

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COMMENTS: _____

TITLE: PROJECT MANAGER SIGNATURE: EVERGARZA

| PUBLIC UTILITY CHECKLIST | |
|--|--|
| ELECTRIC PROVIDER NAME (if applicable): | <u>PERDENALES ELECTRIC COOPERATIVE, INC.</u> |
| <input checked="" type="checkbox"/> VERIFICATION LETTER ATTACHED | <input type="checkbox"/> NOT APPLICABLE |
| COMMUNICATIONS PROVIDER NAME (if applicable): | <u>Crockett Communications Inc.</u> |
| <input type="checkbox"/> VERIFICATION LETTER ATTACHED | <input type="checkbox"/> NOT APPLICABLE |
| WATER PROVIDER NAME (if applicable): | <u>RUBY RANCH WATER SUPPLY CORPORATION</u> |
| <input type="checkbox"/> VERIFICATION LETTER ATTACHED | <input type="checkbox"/> NOT APPLICABLE |
| WASTEWATER PROVIDER NAME (if applicable): | _____ |
| <input type="checkbox"/> VERIFICATION LETTER ATTACHED | <input checked="" type="checkbox"/> NOT APPLICABLE |
| GAS PROVIDER NAME (if applicable): | <u>Texas Gas Service</u> |
| <input type="checkbox"/> VERIFICATION LETTER ATTACHED | <input type="checkbox"/> NOT APPLICABLE |

| PARKLAND DEDICATION? | AGRICULTURE FACILITIES (FINAL PLAT)? |
|---|---|
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE |

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

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

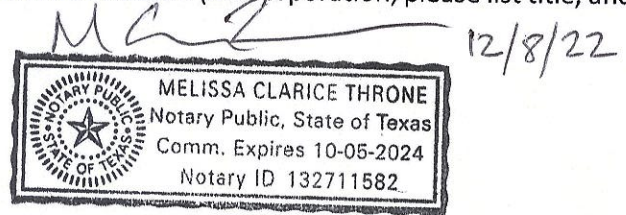
Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

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

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



Applicant Name

Ever Garza, P.E.

Before me, the undersigned authority on this day personally appeared, Ever Garza, known to me to be the person whose name is signed to the foregoing application and sworn by me, State under oath that all of the facts therein set forth are true and correct.

Applicant Signature

EVER GARZA

Date

12/8/22

Notary

Date

Notary Stamp Here

Scott Follett

Property Owner Name

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: EVERGARZA Date: 12/8/22

| FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST | | |
|--|-------------------------------------|---|
| Subdivision Ordinance, Section 5 | | |
| 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 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | County Application Submittal – proof of online submission (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ) |
| <input type="checkbox"/> | <input type="checkbox"/> | \$240 Fee for ESD #6 Application (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contact Form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineer’s Summary Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage Report – if not included in the Engineer’s summary |
| <input type="checkbox"/> | <input type="checkbox"/> | Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)] (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | OSSF Facility Planning Report or approved OSSF permit (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Plats (11 x 17 to scale) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copy of Current Configuration of Plat (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copy of Preliminary Plat (if applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Data (GIS) of Subdivision |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificates – verifying that property taxes are current |
| <input type="checkbox"/> | <input type="checkbox"/> | Copy of Notice Letter to the School District – notifying of preliminary submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Outdoor Lighting Ordinance Compliance Agreement |

| | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Development Agreement/PDD (If applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this. |
| <input type="checkbox"/> | <input type="checkbox"/> | Documentation showing approval of driveway locations (TxDOT, County) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Documentation showing Hays County 911 Addressing approval (If applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | Parkland Dedication fee (if applicable) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | \$25 Public Notice Sign Fee |
| <input type="checkbox"/> | <input type="checkbox"/> | Ag Facility Fees - \$35 per residential LUE (if applicable) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of Utility Service (Water & Wastewater) or permit to serve |
| <input type="checkbox"/> | <input type="checkbox"/> | Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)] |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Pre-Application Meeting Form signed by City Staff |

| FINAL PLAT INFORMATION REQUIREMENTS | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information. |

| | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas. |
| <input type="checkbox"/> | <input type="checkbox"/> | Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes, |

| | | |
|--------------------------|-------------------------------------|---|
| | | <p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing zoning of the subject property and all adjacent properties if within the city limits. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements: |

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

| | |
|---|---|
| <p>Outdoor Lighting, Article 24.06</p> | <p>All lighting on this plat is existing and complies with the Outdoor Lighting Article 24.06 & we do not foresee required changes.</p> |
| <p>Parkland Dedication, Article 28.03</p> | <p>There is no Parkland Dedication required. The purpose of this application is to re-plat the existing Ruby Ranch Phase 1 & Ruby Ranch Phase 2 Subdivisions.</p> |
| <p>Landscaping and Tree Preservation, Article 28.06</p> | <p>The existing landscape will not change. The purpose of this application is to update the drainage easement to the current 100-Yr FEMA Floodplain area to the re-plat of Ruby Ranch Phase 1 & 2 Subdivisions.</p> |

| | |
|---|--|
| <p>Subdivision, 28.02, Exhibit A</p> | <p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>The purpose of this application is to update the drainage easement to the current 100-Yr FEMA Floodplain area to the re-plat of Ruby Ranch Phase 1 & 2 Subdivisions.</p> |
| <p>Zoning, Article 30.02, Exhibit A</p> | <p>All existing conditions in Zoning will remain. The purpose of this application is re-plat properties that currently in the Ruby Ranch Phase 1 & Phase 2 Subdivisions, and to update the drainage easement to the current 100-Yr FEMA floodplain.</p> |

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Ruby Ranch Subdivision

Project Address: 500 & 520 Matzig Cove, Buda TX 78108

Project Applicant Name: Ever Engineering, LLC.

Billing Contact Information

Name: Ever Engineering, LLC.

Mailing Address: 3201 Cherry Ridge Drive, Suite A-106
San Antonio, TX 78230

Email: rmendoza@everenc.com Phone Number: 210-572-9340

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 Replat

*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.*

EVER ARZA
Signature of Applicant

12/8/22
Date