



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

## PRELIMINARY PLAT APPLICATION

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

### MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: 5/19/2021

DATE: 1/27/2022

NOT SCHEDULED

NOT SCHEDULED

### CONTACT INFORMATION

APPLICANT NAME Richard Pham, P.E.

COMPANY Doucet & Associates, Inc.

STREET ADDRESS 10800 Pecan Park Blvd., Suite 140

CITY Austin STATE TX ZIP CODE 78750

PHONE 512-806-0307 EMAIL rpham@doucetengineers.com

OWNER NAME Rob Archer

COMPANY Meritage Homes of Texas, LLC

STREET ADDRESS 8920 Business Park Drive, Suite 350

CITY Austin STATE TX ZIP CODE 78759

PHONE 512-615-6432 EMAIL rob.archer@meritagehomes.com

| <b>PROPERTY INFORMATION</b>                                |   |
|--|---|
| PROPERTY OWNER NAME  | Meritage Homes of Texas, LLC  |
| PROPERTY ADDRESS   | E US 290, Dripping Springs, TX 78620  |
| CURRENT LEGAL DESCRIPTION                                  | Being a portion of 291-1/3 acre tract, described to Cynosure Corporation, recorded in Vol. 258, Page 123 of the deed records.   |
| TAX ID #   | R19906, R19907, R12923, R12924  |
| LOCATED IN   | <input checked="" type="checkbox"/> City Limits<br><input type="checkbox"/> Extraterritorial Jurisdiction   |
| CURRENT LAND ACREAGE                                       | 283.4 acres   |
| SCHOOL DISTRICT  | Dripping Springs ISD  |
| ESD DISTRICT(S)  | #1 and #6   |
| ZONING/PDD/OVERLAY   | PDD #13   |
| EXISTING ROAD FRONTAGE                                     | <input checked="" type="checkbox"/> Private Name: <u>N/A</u><br><input type="checkbox"/> State Name: _____<br><input type="checkbox"/> City/County (public) Name: _____ |
| DEVELOPMENT AGREEMENT?<br>(If so, please attach agreement) | <input type="checkbox"/> Yes (see attached)<br><input checked="" type="checkbox"/> Not Applicable<br>Development Agreement Name: _____                                  |

| <b>ENVIRONMENTAL INFORMATION</b>  |   |
|---|---|
| IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?                           | <input type="checkbox"/> 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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

**PROJECT INFORMATION**

|                                       |  |
|---------------------------------------|--|
| PROPOSED SUBDIVISION NAME             | Wild Ridge   |
| TOTAL ACREAGE OF DEVELOPMENT          | 283.4 acres  |
| TOTAL NUMBER OF LOTS                  | 895  |
| AVERAGE SIZE OF LOTS                  | 255 - 40' lots, 84 - 45' lots, 321 - 50' lots, 203 - 60' lots  |
| INTENDED USE OF LOTS                  | <input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____  |
| # OF LOTS PER USE                     | RESIDENTIAL: <u>863</u><br>COMMERCIAL: <u>1</u><br>INDUSTRIAL: <u>0</u>  |
| ACREAGE PER USE                       | RESIDENTIAL: <u>139.1 ac</u><br>COMMERCIAL: <u>3.4 ac</u><br>INDUSTRIAL: <u>0</u>  |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: <u>39,764</u><br>PRIVATE: <u>0</u>   |
| ANTICIPATED WASTEWATER SYSTEM         | <input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM<br><input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM<br><input checked="" type="checkbox"/> PUBLIC SEWER   |
| WATER SOURCES                         | <b>SURFACE WATER</b><br><input checked="" type="checkbox"/> PUBLIC WATER SUPPLY<br><input type="checkbox"/> RAIN WATER<br><b>GROUND WATER*</b><br><input type="checkbox"/> PUBLIC WELL<br><input type="checkbox"/> SHARED WELL<br><input type="checkbox"/> PUBLIC WATER SUPPLY |

\*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:

HAYS-TRINITY GCD NOTIFIED?    YES    NO    N/A

COMMENTS: \_\_\_\_\_

TITLE: Richard Pham, P.E.

SIGNATURE: \_\_\_\_\_



### PUBLIC UTILITY CHECKLIST

**ELECTRIC PROVIDER NAME** (if applicable): PEC

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): WTCPUA

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

*See Wastewater Agreement.*

**GAS PROVIDER NAME** (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

#### PARKLAND DEDICATION?

YES     NOT APPLICABLE

#### AGRICULTURE FACILITIES (FINAL PLAT)?

YES     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](http://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.)

Christopher A. Reid, P.E., Doucet & Associates, Inc.

Applicant Name

*C.A. Reid*

8/05/2020

Applicant Signature

*Meranda S. Perkins*

Date  
8/05/2020

Notary

Date



Meritage Homes of Texas, LLC

Property Owner Name

*R. H. [Signature]* FOR MERITAGE


8-10-2020

Property Owner Signature

HOMES OF TEXAS, LLC

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: Richard Pham, P.E.  Date: 2/18/2022

**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.

**PRELIMINARY PLAT CHECKLIST**

**Subdivision Ordinance, Section 4**

N/A

N/A

| 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"/> | Digital Data (GIS) of Subdivision   |
| <input type="checkbox"/> | <input type="checkbox"/>            | County Application Submittal – proof of online submission (if applicable)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | ESD No. 6 Application (if applicable)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$240 Fee for ESD No. 6 Application (if applicable)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contract Form   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineer’s Summary Report   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary Drainage Study  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary Plats (1 Copy required – 11 x 17)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificates – verifying that property taxes are current  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copy of Notice Letter to the School District – notifying of preliminary submittal   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Outdoor Lighting Ordinance Compliance Agreement   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Development Agreement/PDD (If applicable)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Utility Service Provider “Will Serve” Letters   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Documentation showing approval of driveway locations (TxDOT, County,) <b>See TIA.</b>   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Documentation showing Hays County 911 addressing approval (if applicable)   |

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|  |                          |                                     |  |
|--|--------------------------|-------------------------------------|--|
|  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland Dedication Submittal (narrative, fees)  |
|  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$25 Public Notice Sign Fee  |
|  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | ITE Trip Generation Report, or if required; a Traffic Impact Analysis  |
|  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]  |
| N/A  | <input type="checkbox"/> | <input type="checkbox"/>            | OSSF Facility Planning Report or approved OSSF permit ( <i>if applicable</i> )   |
| N/A  | <input type="checkbox"/> | <input 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   |
| <b>PRELIMINARY PLAT INFORMATION REQUIREMENTS</b> |                          |                                     |  |
|  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A vicinity, or location, map that shows the location of the proposed Preliminary 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 streets (including right-of-way widths), 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 streets, alleys 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 Preliminary Plat is approved)   |

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|                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <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), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.   |
| <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 checked="" 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"/> | Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All physical features of the property to be subdivided shall be shown, including:<br><br>- The location and size of all watercourses; and<br><br>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and  |

|                          |                                     |   |
|--------------------------|-------------------------------------|---|
|                          |                                     | <ul style="list-style-type: none"> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- 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].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes, 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. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and</li> <li>- Ravines; and</li> <li>- Bridges; and</li> <li>- Culverts; and</li> <li>- Existing structures; and</li> <li>- Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and</li> <li>- Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.</li> </ul> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Schematic Engineering plans of water and sewer lines and other infrastructure (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated <b>See report.</b></p>   |

|                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares. <b>See report.</b></p>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.</p>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Existing zoning of the subject property and all adjacent properties if within the city limits.</p>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer <b>See exhibits.</b></p>  |
| <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"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>If any amount of surface water is to be used by the subject property, the Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant's plans for the</p>  |

|  |  |  |
|--|--|--|
|  |  | project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS). |
|--|--|--|

**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.

|  |   |
|--|---|
| Outdoor Lighting, Article 24.06                  | Per PDD, outdoor lighting will be constructed in accordance to the City's Outdoor Lighting Ordinance.   |
| Parkland Dedication, Article 28.03               | Per PDD, the development is required to provide 41.74 acres of parkland. Provided parkland exceeds the minimum requirement. See Preliminary Plat and Master Parks and Trails Plan for Site Data Table and Parkland Summary.   |
| Landscaping and Tree Preservation, Article 28.06 | Per PDD, cash-in-lieu fee required for disturbed trees is \$1,410,000. With 860 lots consisting of two 3-inch caliper size trees at \$685 per tree, the total lot credit is \$1,178,200. With 237 4-inch caliper size trees located along the boulevards and amenity center at \$1,000 per tree for a total credit of \$237,000. The combined total credit is \$1,415,200 which exceeds the minimum total cost per acre of disturbance. |

|   |  |
|---|--|
| <p>Subdivision, 28.02,<br/>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>Public and private improvements are in conformance with the approved PDD. Additionally, a Contributing Zone Plan Application will be submitted to TCEQ for review of water quality treatment for proposed development.</p> |
| <p>Zoning, Article 30.02,<br/>Exhibit A</p> | <p>Proposed use is in conformance with the approved PDD.</p>   |