



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME J Friedman Investments LLC & Bent Sky Invesments LLC

Tower Owner: Vertical Bridge

STREET ADDRESS 27320 Ranch Road 12

CITY Dripping Springs **STATE** TX **ZIP CODE** 78620

PHONE 512 924-5323 **EMAIL** Josh@friedmanrealtors.com

APPLICANT NAME Vince Huebinger

COMPANY Vincent Gerard & Associates

STREET ADDRESS 5524 Bee Cave Road #K4

CITY Austin **STATE** TX **ZIP CODE** 78746

PHONE 512-328-2693 **EMAIL** vinceh@vincentgerard.com, hunterb@vincentgerard.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	J Friedman Investments LLC & Bent Sky Invesments LLC
PROPERTY ADDRESS	27320 Ranch Road 12, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, ACRES 1.034
TAX ID#	R17976
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	CS- COMMERCIAL SERVICES
PROPOSED USE	Wireless telecom facility
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	See site summary letter and RF maps

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 CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information).*

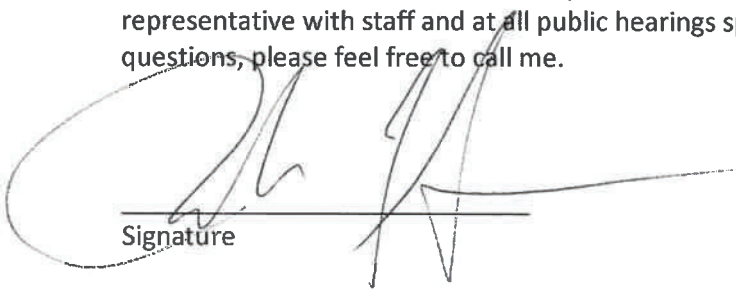
Mr. Tory Carpenter, Director
Planning & Development Services
City of Dripping Springs Tx

DATE

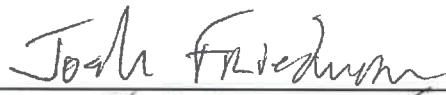
RE: Landowner Authorization letter, 27320 RR 12 Dripping Springs Texas 78620.

Mr. Carpenter.

As record owner (s) of the tract described in the above address & legal description, we hereby authorize Vertical Bridge and their agent, Vincent Gerard & Associates, to file all pre application meetings appropriate zoning applications, variances, Site Plans and building permits associated with the proposed new wireless communications facility at the address listed above. If required, they are to act as our representative with staff and at all public hearings specifically regarding this telecom site. If you have any questions, please feel free to call me.


Signature

FURTHER, Affiant sayeth not.

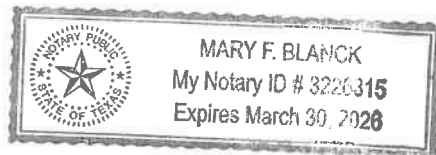

Josh Friedman
512 924 5323
Print Name: & Contact information

SWORN TO AND SUBSCRIBED BEFORE ME this 10 day of June,
2021, by JOSH FRIEDMAN


Notary Public, in and for the State of Texas

My commission expires:

03/30/2026



CONDITIONAL USE PERMIT 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:



7/26/2024

Applicant Signature

Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
		PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>) included - \$500
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form Included - VGA
<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 Survey and lease exhibit included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans Yes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps/Site Plan/Plat Included - VGA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevation (<i>if applicable</i>) Included on Site Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>) See summary document
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>) deferred by Kathy G
	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed Included

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Vertical Bridge - Dripping Springs

Project Address: 27320 Ranch Road 12, Dripping Springs, TX 78620

Project Applicant Name: Vincent Gerard & Associates

Billing Contact Information

Name: Vincent Gerard & Associates Inc. for Vertical Bridge

Mailing Address: 5524 Bee Caves Road suite K-4 Austin Texas 78746

Email: vinceh@vincentgerard.com Hunterb@vincentgerard.com Phone Number: 512 328-2693 (office)

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 checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input checked="" type="checkbox"/> Other <u>Wireless Transmission Facility</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

7/26/2024

Date



VINCENT GERARD & ASSOCIATES, INC.

Summary for Vertical Bridge Towers Proposed Stealth Mono-tree

Vertical Bridge Site; US TX 6343 Site Dripping Springs, address 27320 RM 12, Dripping Springs Texas 78620
League City staff : Troy Carpenter, Kathy Griego – Tcarpenter@cityofdrippingsprings.com

Mr. Carpenter.

Vertical Bridge has been contracted out to build a site primarily for Verizon Wireless at the address above. This site is a badly needed coverage site for Downtown Dripping Springs. A neighborhood meeting is not necessary since most of the surrounding properties within 200-300' are commercial landowners.

Earlier this year, Wireless Tower Company Vertical Bridge approached Mr. Josh Friedman to locate a proposed 105' stealth mono-tree (broadleaf type) and 110' to lightning rod on top of the stealth tree pole. This site is primarily for Verizon Wireless on the property but will be built to collocate other carriers on the structure and on the ground. This is a study ring for Verizon Wireless in this immediate area to improve their wireless coverage in Dripping Springs. After many months of conversations with Vertical Bridge, Mr. Friedman agreed to lease a small portion of their commercial zoned tract on RM 12 south of Home Depot in Dripping Springs full purpose city limits. It is important to reemphasize that the site will be offered for collocations to all other carriers and that the structure will accommodate up to 3 carriers in total, both on the monopole and on the ground in the lease. We believe the location is a very appropriate spot for this facility. We comply with all setbacks and breakpoints for a 105' stealth mono-tree listed in 3.12 & Article 24.05. A fall zone letter has been provided with zero fall zone distances, signed and stamped by a licensed engineer. The structure is designed with weak points (Breakpoints) and if catastrophic event occurs, such as ice and windstorm, it will fall within the lease area.

We would like to offer the "Stealth" option but note that a standard monopole can be discussed as the least obtrusive option for the community coverages with the final decision makers.

Attached in the submittal are the following.

- 1) Pre-development meeting with DS staff (above) occurred on July 16th. There were no minutes received from this meeting.
- 2) SUP Site plan – based on the conversations and predevelopment meeting this site will need an SUP by ordinance with a legal description provided for the specific use area.
- 3) A setback of 809' feet from a residential lot is beyond the required setbacks established in Article 24.05.
- 4) The fall zone is 0-40' as per "Breakpoint requirements" from property lines in Article 24.05. A fall zone letter is attached.
- 5) RF engineering maps of current sites and proposed coverages are being provided.
- 6) The LOA is attached within the application from Josh Friedman. If you need a redacted lease which authorizes Vertical Bridge to file for Mr. Friedman, we can provide that in an update.
- 7) Title, Survey, lease legal description, application and checklist, and a predevelopment meeting summary is included.

If there are any further questions, please feel free to contact us.

Sincerely

Vincent G. Huebinger

XC: Jody Kriloff – Vertical Bridge
Josh Friedman - Landowner

CONDITIONAL USE PERMIT

PROPOSED CONDITIONS MAP

PROJECT INFORMATION:

OWNER: VERTICAL BRIDGE, 750 PARK OF COMMERCE DRIVE, BOCA RATON, FL 33487

PROJECT TYPE: NEW 100' BROADLEAF MONOPOLE UNMANNED TELECOMMUNICATION FACILITY...

APPLICANT: VINCENT GERARD & ASSOCIATES, 1715 CAPITAL OF TEXAS HWY SOUTH...

UTILITIES: ELECTRIC PROVIDER

ONE-CALL TEXAS: CONTRACTOR TO CALL BEFORE DIGGING

ZONING: CS - COMMERCIAL SERVICES

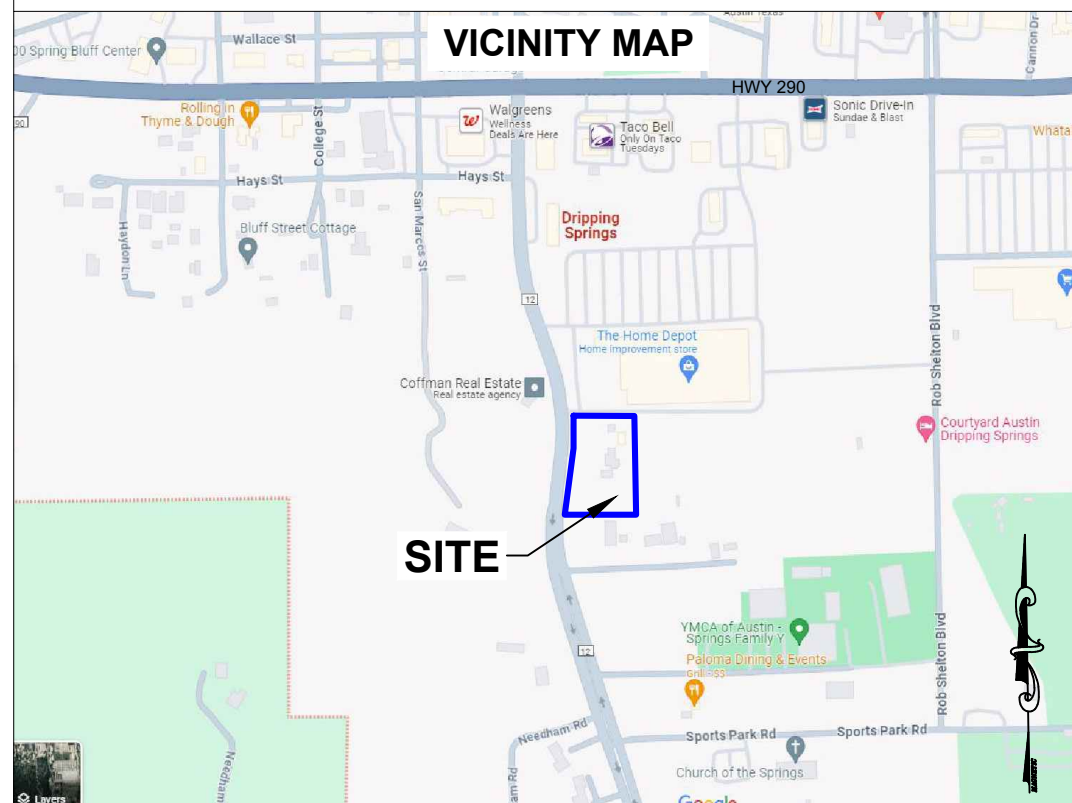
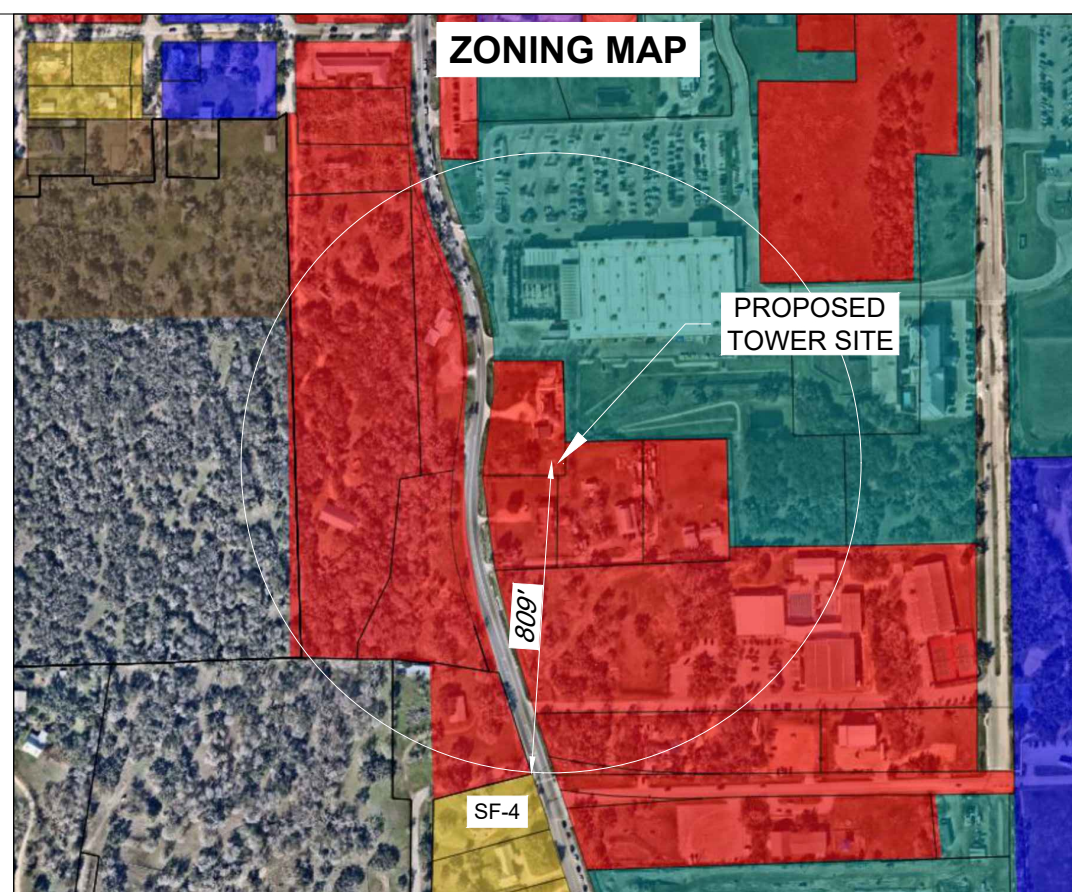
CODE OF COMPLIANCE NOTES:

3.12.2 PERMITTED USES: THOSE USES LISTED FOR THE CS, COMMERCIAL SERVICES DISTRICT...

NOTE: SITE WILL COMPLY WITH ALL FCC CRITERIA AND REGULATIONS.

SHEET INDEX

SHEET 1 - PROPOSED CONDITIONS; SHEET 2 - CONDITIONAL USE PERMIT, ELEVATION AND DETAILED SITE PLAN; SHEET 3 - AERIAL SITE PLAN WITH DISTANCES



EXISTING PARKING LOT

OWNER: J & M COFFMAN FAMILY LP, ADDRESS: 27401 RR 12, DRIPPING SPRINGS, TX 78620

RANCH ROAD 12 (80' PUBLIC ROW)

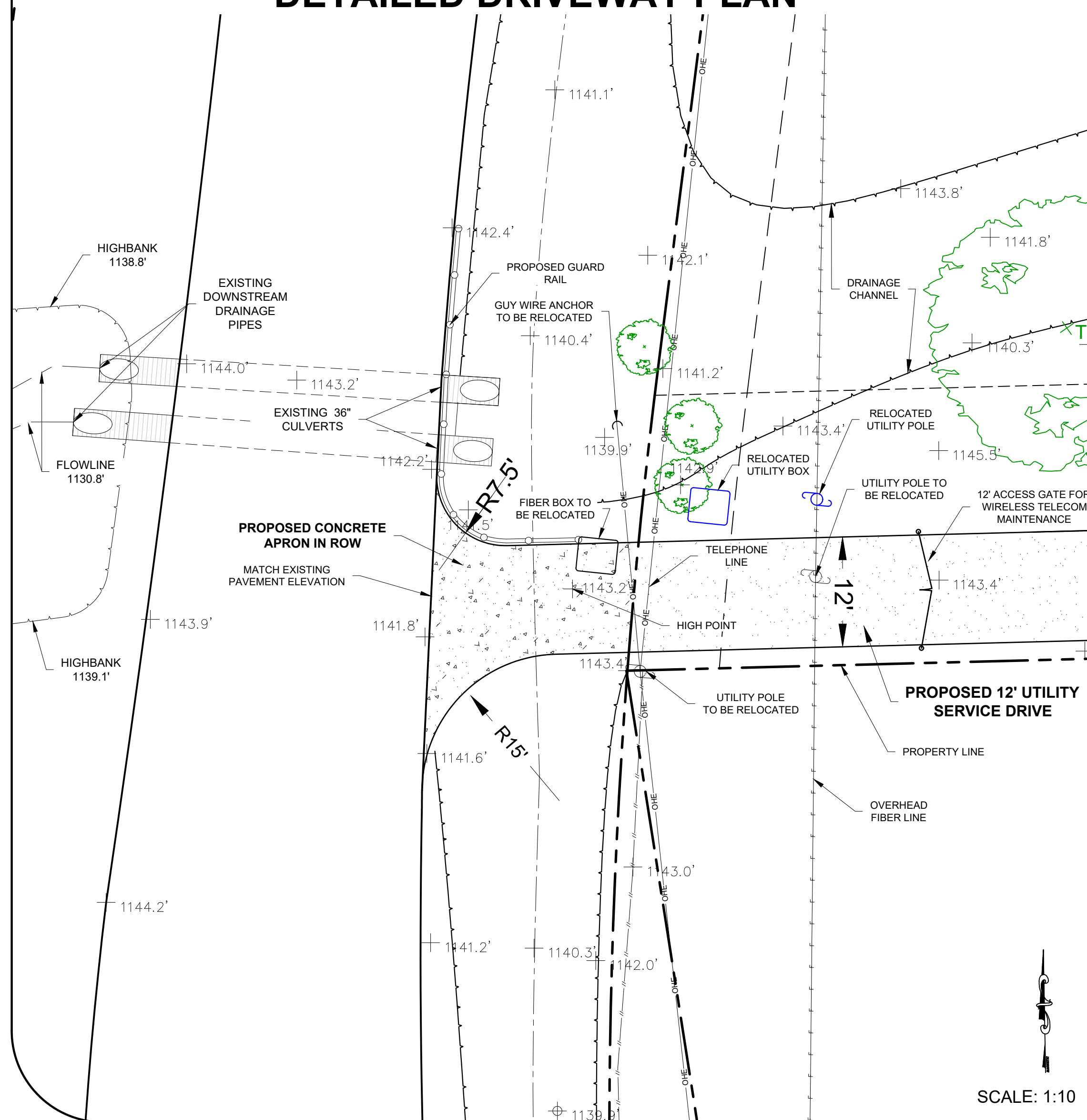
J. FRIEDMAN INVESTMENTS, LLC AND BENT SKY INVESTMENTS LLC, 1.022-ACRE TRACT, FN 23012630, D.R.H.C.T.

LEGEND table listing symbols for PROPERTY BOUNDARY, OVERHEAD FIBER, TELEPHONE LINE, FIRE HYDRANT, LIGHT POLE, MANHOLE, UTILITY POLE, TREE TO BE REMOVED, TREES TO REMAIN.

OWNER: HOME DEPOT USA INC, ADDRESS: 260 E 290, DRIPPING SPRINGS, TX 78620

ZONING: PDD - PLANNED DEVELOPMENT DISTRICT 1

DETAILED DRIVEWAY PLAN



SCALE: 1:10

RANCH ROAD 12 (80' PUBLIC ROW)

RANCH ROAD 12 (80' PUBLIC ROW)

J. FRIEDMAN INVESTMENTS, LLC AND BENT SKY INVESTMENTS LLC, 1.022-ACRE TRACT, FN 23012630, D.R.H.C.T.

OWNER: JENKINS HOLDINGS, ADDRESS: SAN MARCOS ST, DRIPPING SPRINGS, TX 78620

ZONING: CS - COMMERCIAL SERVICES

ZONING: CS - COMMERCIAL SERVICES; OWNER: KOENIG CRAIG A & MEDORA V, ADDRESS: 27310 RR 12, DRIPPING SPRINGS, TX 78620

PROPOSED 2,400 SQ.FT. TOWER LEASE AREA

12' COMPACTED GRAVEL UTILITY SERVICE DRIVE

EXISTING OFFICE

OWNER: HUDSON JOHN M & SHARON L, ADDRESS: 27308 RR 12, DRIPPING SPRINGS, TX 78620

ZONING: CS - COMMERCIAL SERVICES

verticalbridge logo

VINCENT GERARD & ASSOCIATES, LAND PLANNING & ZONING CONSULTANTS

Table with columns: SITE INFORMATION (27320 RANCH ROAD 12, DRIPPING SPRINGS, TX 78620), PROPERTY OWNER (J FRIEDMAN INVESTMENTS LLC & BENT SKY INVESTMENTS LLC), TOWER OWNER (VERTICAL BRIDGE), APPROVAL

VB DRIPPING SPRINGS

CASE NUMBER:

SUBMITTAL DATE:

CONDITIONAL USE PERMIT

SITE INFORMATION
 27320 RANCH ROAD 12,
 DRIPPING SPRINGS,
 TX 78620

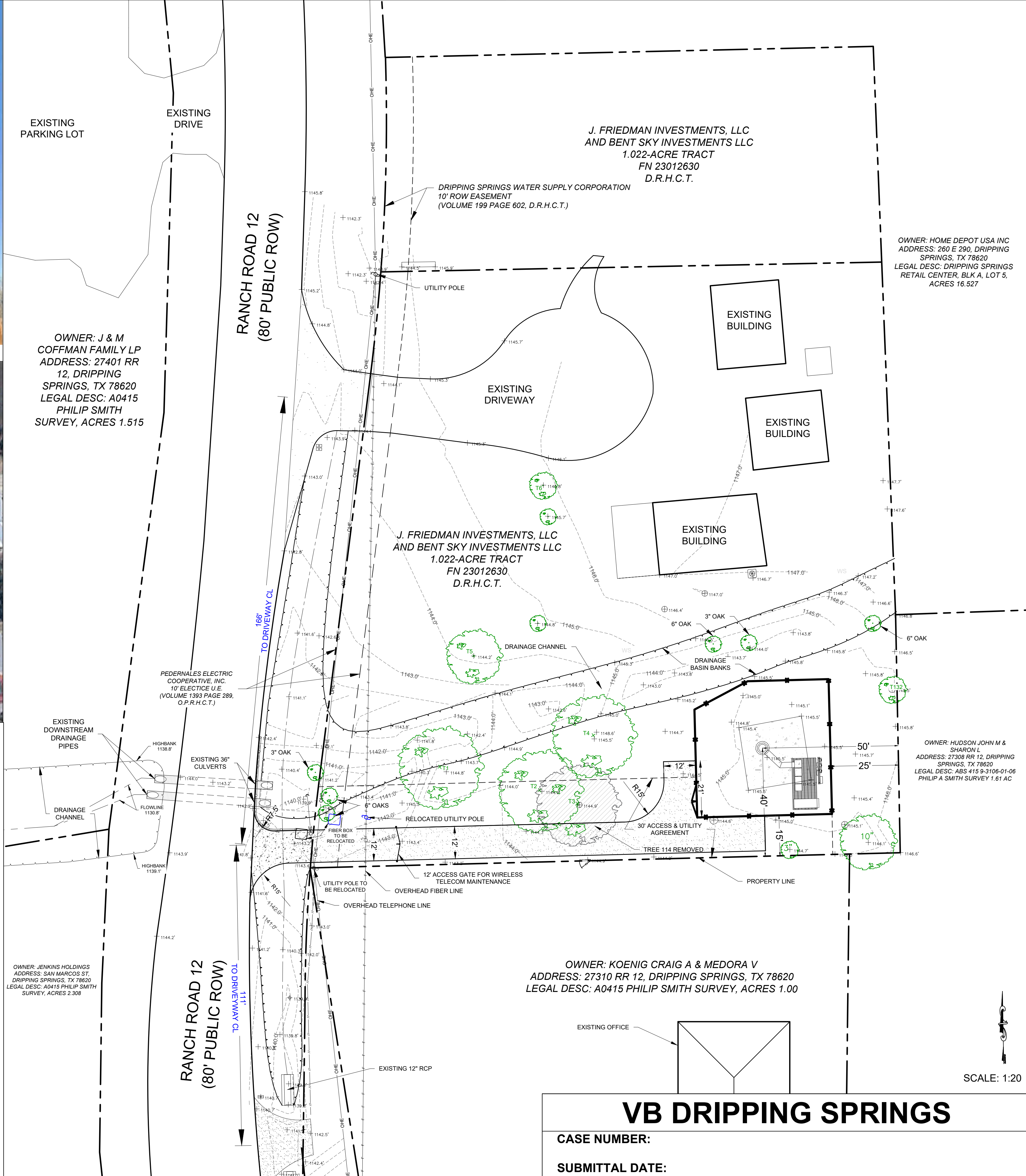
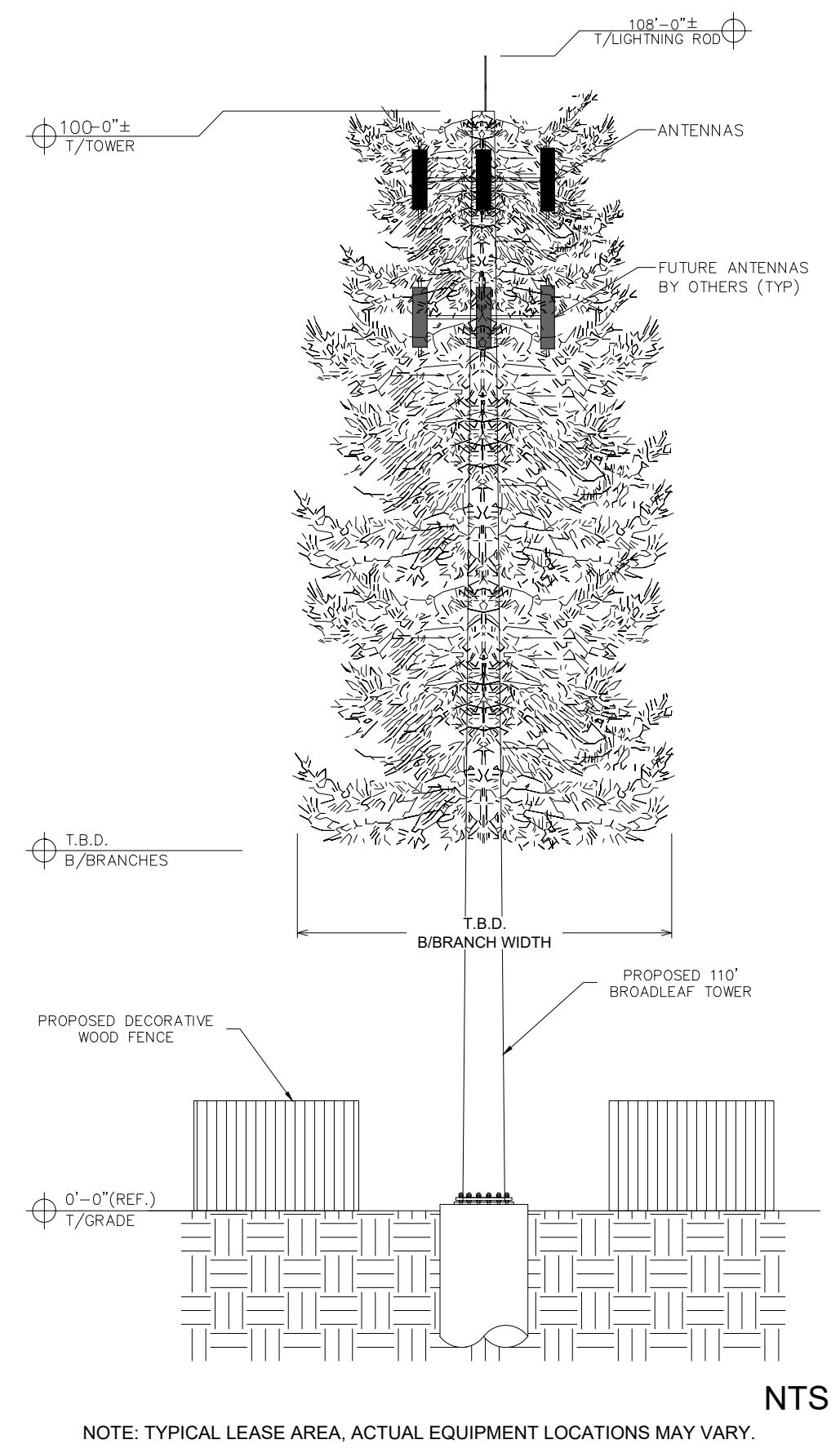
PROPERTY OWNER
 J FRIEDMAN INVESTMENTS LLC &
 BENT SKY INVESTMENTS LLC
 PO BOX 91293,
 AUSTIN, TX 78709

TOWER OWNER
 VERTICAL BRIDGE
 750 PARK OF COMMERCE DR
 BOCA RATON, FL 33487

APPROVAL

- LEGEND**
- PROPERTY BOUNDARY
 - OVERHEAD FIBER
 - TELEPHONE LINE
 - OH TELEPHONE LINE
 - ⊕ FIRE HYDRANT
 - ⊕ LIGHT POLE
 - ⊕ MANHOLE
 - ⊕ UTILITY POLE
 - DRAINAGE FLOW ARROWS

BROADLEAF MONOPOLE



OWNER: J & M
 COFFMAN FAMILY LP
 ADDRESS: 27401 RR
 12, DRIPPING
 SPRINGS, TX 78620
 LEGAL DESC: A0415
 PHILIP SMITH
 SURVEY, ACRES 1.515

J. FRIEDMAN INVESTMENTS, LLC
 AND BENT SKY INVESTMENTS LLC
 1.022-ACRE TRACT
 FN 23012630
 D.R.H.C.T.

OWNER: HOME DEPOT USA INC
 ADDRESS: 260 E 290, DRIPPING
 SPRINGS, TX 78620
 LEGAL DESC: DRIPPING SPRINGS
 RETAIL CENTER, BLK A, LOT 5,
 ACRES 16.527

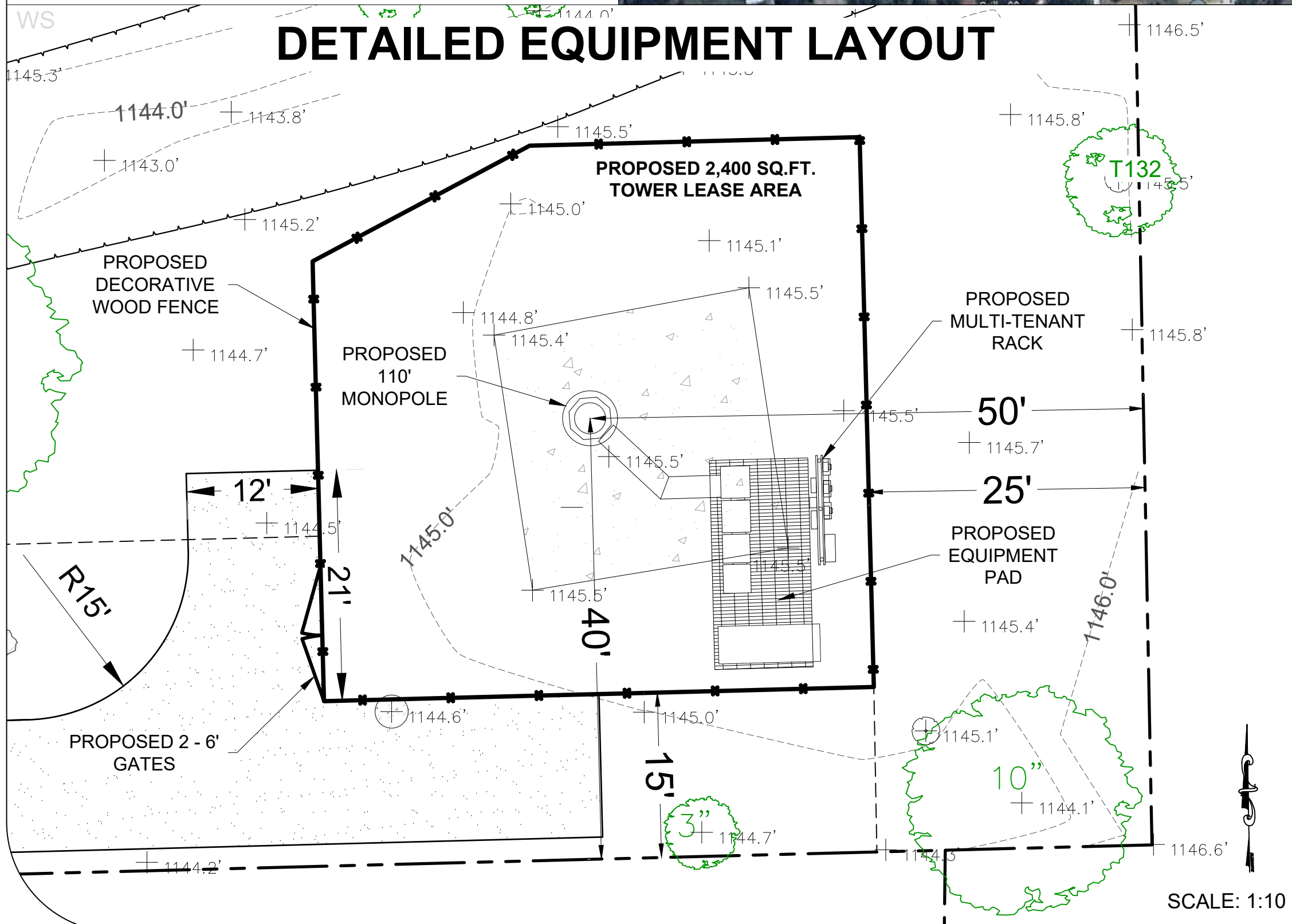
J. FRIEDMAN INVESTMENTS, LLC
 AND BENT SKY INVESTMENTS LLC
 1.022-ACRE TRACT
 FN 23012630
 D.R.H.C.T.

OWNER: HUDSON JOHN M &
 SHARON L
 ADDRESS: 27308 RR 12, DRIPPING
 SPRINGS, TX 78620
 LEGAL DESC: ABS 415 9-3106-01-06
 PHILIP A SMITH SURVEY 1.61 AC

OWNER: KOENIG CRAIG A & MEDORA V
 ADDRESS: 27310 RR 12, DRIPPING SPRINGS, TX 78620
 LEGAL DESC: A0415 PHILIP SMITH SURVEY, ACRES 1.00

OWNER: JENKINS HOLDINGS
 ADDRESS: SAN MARCOS ST,
 DRIPPING SPRINGS, TX 78620
 LEGAL DESC: A0415 PHILIP SMITH
 SURVEY, ACRES 2.308

DETAILED EQUIPMENT LAYOUT



VB DRIPPING SPRINGS

CASE NUMBER:
 SUBMITTAL DATE:

SCALE: 1:20

AERIAL DISTANCE SITE PLAN



verticalbridge
 750 PARK OF COMMERCE DRIVE
 BOCA RATON, FL 33487

VINCENT GERARD & ASSOCIATES
 LAND PLANNING & ENGINEERING CONSULTANTS
 3024 BEECAVE ROAD, SUITE 100
 BOCA RATON, FL 33487
 (561) 993-2020 • www.vgandassociates.com

SITE INFORMATION
 27320 RANCH RD 12,
 DRIPPING SPRINGS, TX
 78620

PROPERTY OWNER
 J FRIEDMAN
 INVESTMENTS LLC &
 BENT SKY INVESTMENTS
 LLC
 PO BOX 91293 AUSTIN, TX
 78709-1293

VERTICAL BRIDGE
 THE TOWERS, LLC
 750 PARK OF COMMERCE DR
 SUITE 200
 BOCA RATON, FL 33487

3

Verizon Wireless Communication Facility

Engineering Necessity Case –
DRIPPING_SPRINGS_DT

July 2024



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Project Need Overview

The primary objective for this project is to improve service quality in the area near the intersection of US290 and TX12. Dripping Springs has seen record growth and the wireless usage in this area is high. This new site will provide increased coverage and capacity which will allow for greater throughput and reliability in the area.

Our engineering data shows that this area is trending toward data capacity limits or are already experiencing some degradation. The existing site, DRIPPING_SPRINGS, needs to have some of the area it covers moved onto another site to allow it to keep performing well. This new site, DRIPPING_SPRINGS_DT, does an good job of moving traffic onto a more localized site, better able to serve this area.

Additional details and explanations follow in this presentation.



Introduction:

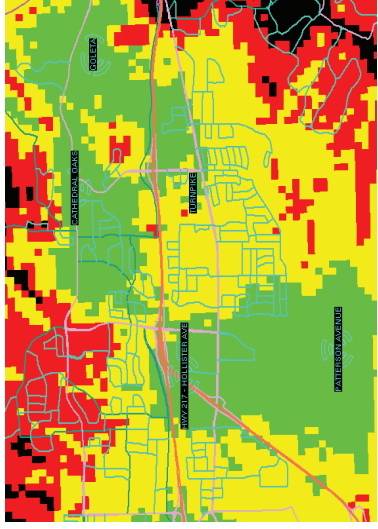
Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel



Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Explanation of Wireless Capacity



Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources can not necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure , such as:

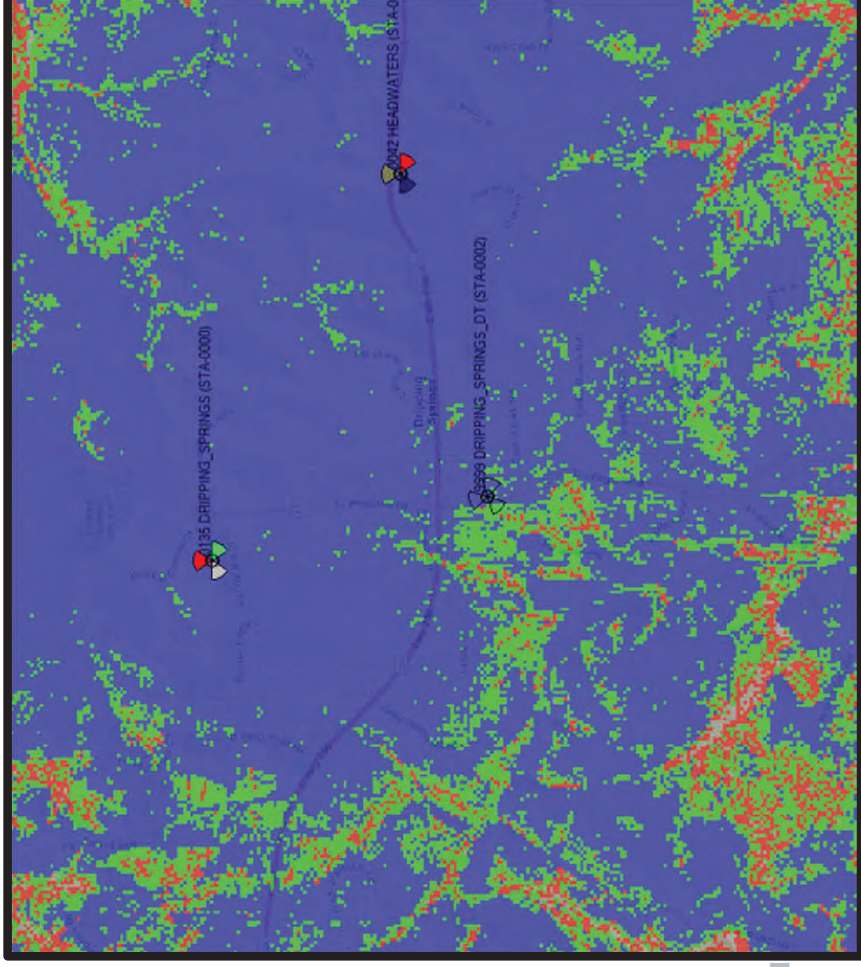
- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.



Current Coverage

Current coverage near the proposed DRIPPING_SPRINGS_DT site

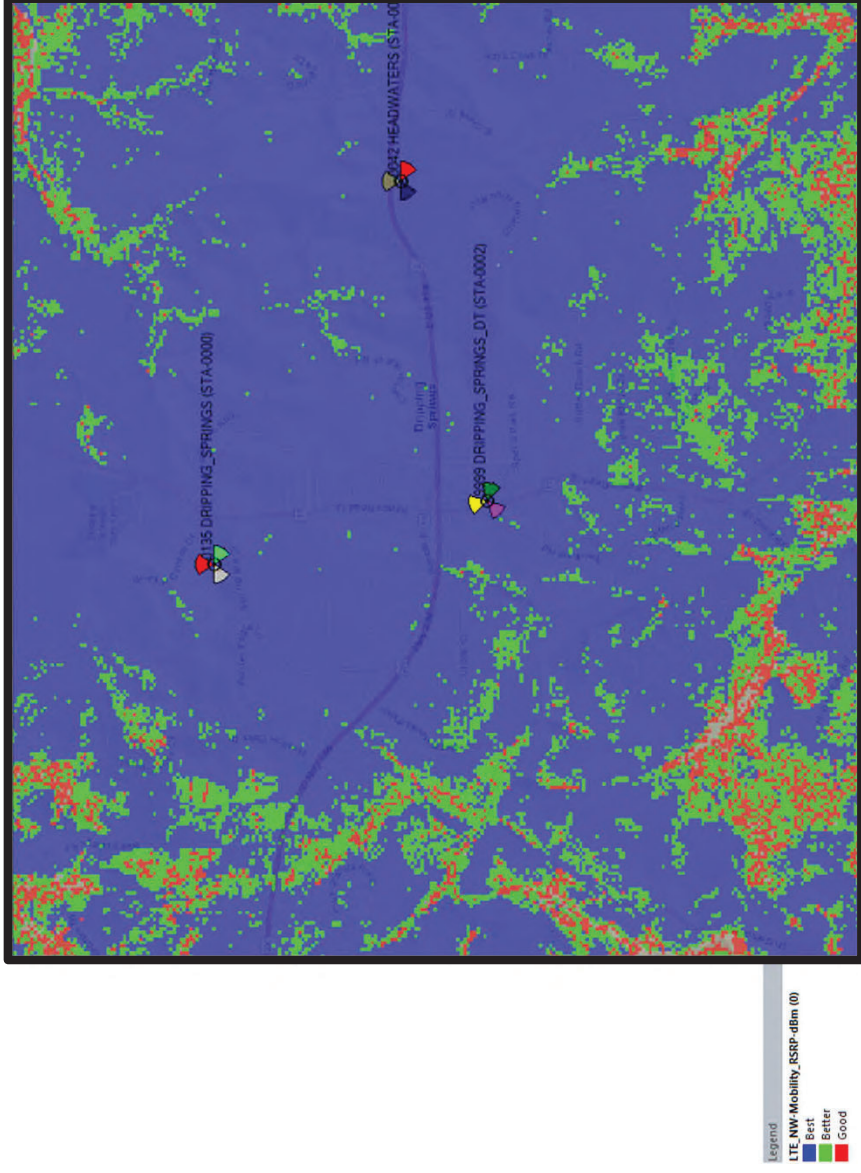
Note the existing coverage is adequate, but the ability to serve our customers from the existing sites is decreasing due to increasing data traffic demands. The nearby sites are nearing or at Verizon's capacity trending limit and customer experience will be degraded. Later slides will detail this trend.



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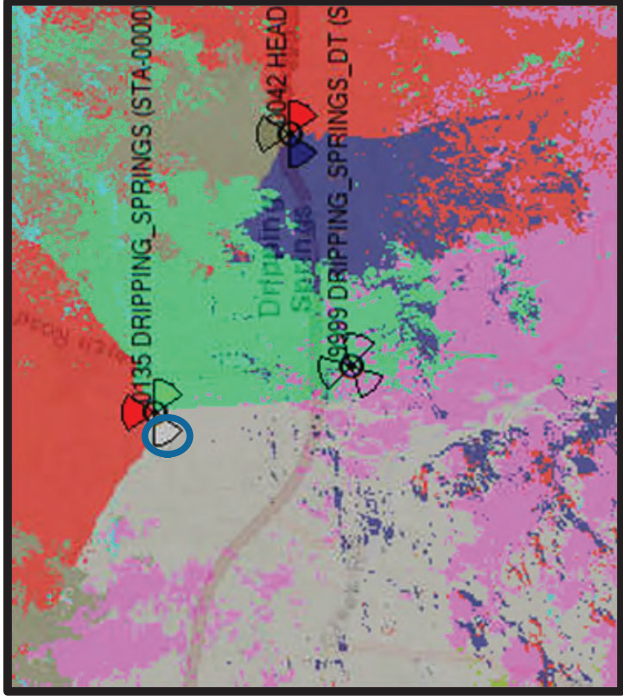
Proposed Coverage

This site is proposed primarily to offload capacity from the DRIPPING_SPRINGS site to improve the throughput and customer experience in the middle of Dripping Springs near the intersection of TX12 and US290 including business and residential areas.

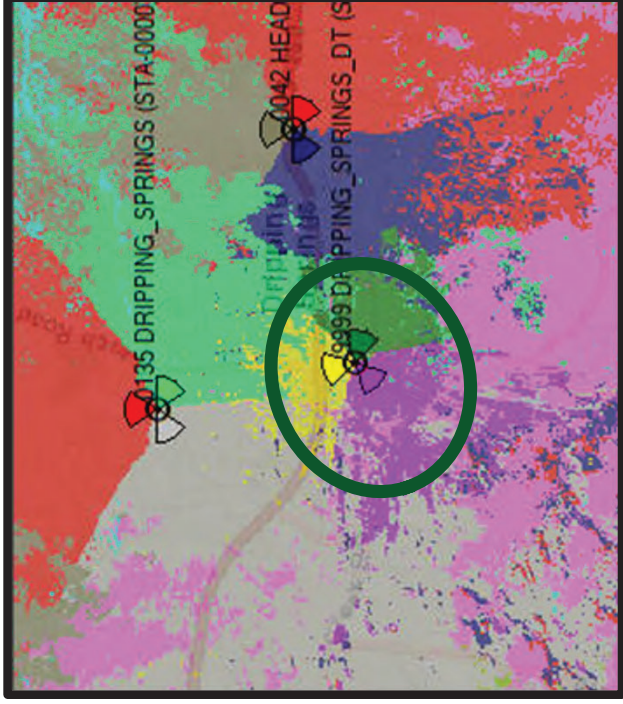


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Serving Sector Maps



Best Server without DRIPPING_SPRINGS_DT



Best Server with DRIPPING_SPRINGS_DT Site

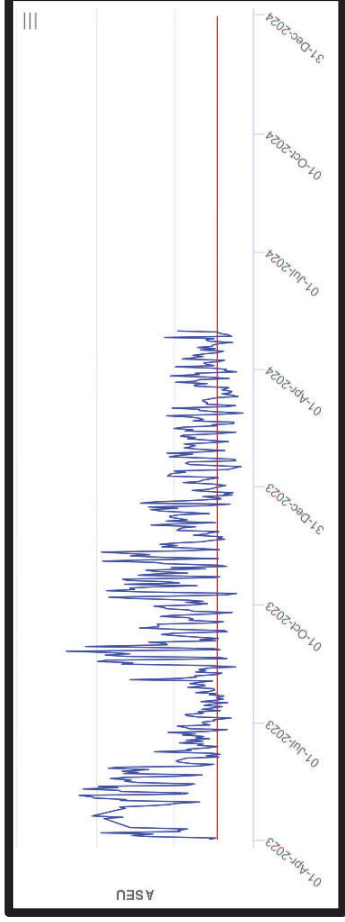
The proposed site footprint on the right will improve the capacity and coverage in the green circled area. The plots above show the best servers or sectors that cover this area with each sector shown in a different color. The left map shows what sectors currently cover this area with the projected overloaded sector circled in blue. The right map shows the area this new site will cover. This project will improve service by providing necessary capacity to support the growth we are seeing in 4G and 5G data traffic. If the site is not built the area circled on the left map will see data speeds start to degrade.



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Capacity Projection

Existing Site: DRIPPING_SPRINGS G



Summary: The existing DRIPPING_SPRINGS site is currently at Verizon’s capacity planning threshold. The project to add DRIPPING_SPRINGS_DT began a few years ago and will improve service to our customers.

Details: The graph above show the average number of users trying to access services at the same time. The blue line shows the daily usage on this sector of the existing wireless facility site. The red line is the capacity planning limit where the sector starts to degrade below Verizon’s standards.

To aid in resolving this, we ask to add a three sector communications facility as proposed to improve wireless service capacity and coverage in this area by offloading commercial traffic from this growing sector with the proposed site, DRIPPING_SPRINGS_DT. We are requesting this site to improve the exiting service to meet current customer demand.



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Verizon Wireless

**Verizon is part of
your community.
Because we live
and work there too.**

We believe technology can help solve our biggest social problems.

We're working with innovators, community leaders, non-profits, universities and our peers to address some of the unmet challenges in education, healthcare and energy management.

Learn more about our corporate social responsibility at www.verizon.com.



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