



City of Dripping Springs MORATORIUM WAIVER APPLICATION

Official Use Only:	
Project #	<u>MOR</u>
Date Received	_____

Property/Site Address or Legal Description: 2901 W US 290, DRIPPING SPRINGS, TX
 Hays CAD Property ID (R #): 15103
 Owner Name: HARDY T LAND LLC Phone #: 512-970-7271
 Owner Email: steveharren@aol.com
 Authorized Agent: BRIAN ESTES Phone #: 512-699-3081
 Agent Email: bestes@cecinc.com

BASIS FOR WAIVER:

"Property currently has an approved moratorium exception dated December 20, 2021 for a high density, multi-family residential concept. Approved moratorium exception attached for your reference."

If this moratorium waiver is approved, Owner may change project to approximately 33 single family residential lots averaging 1+ acres. Owner may be requesting annexation/zoning for a SF-2 zoning district, and requesting preliminary and final plat with associated construction documents. Conceptual lot layout has been attached for reference purposes."

Additional Information / Submittal Requirements:

This request should be submitted simultaneously with any other permit application including: (1) site development; (2) plat; (3) replat; (4) zoning application including Planned Development District; (5) application for Development Agreement; (6) Building Permit application; (7) Wastewater application; and (8) other land use applications. Waivers will be reviewed by City Council within 10 days of the City receiving: (1) this application; (2) the application for the underlying permit; and (3) all documentation related to the basis for the waiver (for example an agreement to fund and construct wastewater infrastructure). A letter on the status of this waiver will be provided to the applicant after the City Council makes a decision on the request. If denied, a waiver may not be reapplied for unless the waiver request or project substantially changes. Prior to applying for a waiver, it is recommended that you review with staff whether you will be eligible for an exception rather than a waiver.


Applicant Signature

BRIAN ESTES
Print Name

1-3-22
Date

OFFICIAL USE ONLY:			
Date all necessary documentation received: _____	Approved: _____	Denied: _____	Date: _____
By: _____			11/2021



DRIPPING SPRINGS
Texas

December 20, 2021

RE Application for Exception
Project Name: Bunker Ranch Phases 1-4; Hardy Tract North
Name of Applicant: Brian Estes, P.E.
Address of Project: 2751 US 290, Dripping Springs, Texas

Via E-mail: bestes@cecinc.com

Dear Mr. Estes:

The City of Dripping Springs has enacted a moratorium for a period of 90 days. As part of enactment of this ordinance the City provided an administrative exception process as it relates to approved plats and projects. We received your exception request on December 10, 2021. It is approved based on the filed request. Please keep in mind that this approval is only based on what is currently approved through the Recorded Plats and other related land use approvals and allows currently filed applications to move forward. Any changes to approved land use or wastewater approvals could be subject to the temporary development moratorium.

Approved for Bunker Ranch Phases 1-4

Phase 1: 213 acres/156 residential/2 commercial-OSSF (Final Plat 2017)

Phase 2: 39.29 acres/35 residential lots-OSSF (Final Plat 2020)

Phase 3: 40.20 acres/39 residential lots-OSSF (Final Plat 2021)

Phase 4: 39 acres/28 residential lots-OSSF (Final Plat 2021)

Hardy Tract-North: 39 acres/ 8 residential lots-OSSF (Preliminary Plat Application 2021)

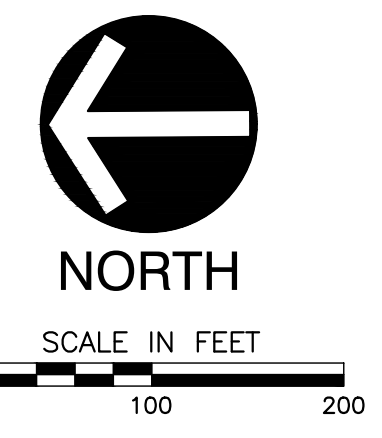
Approval of the exception is not an approval of any current or future application, but instead allows any application that is in process or that is consistent with above land use approvals or applications may move forward for review.

Sincerely,

Howard Koontz
Planning Director
City of Dripping Springs

cc: Ginger Faight, Deputy City Administrator, City of Dripping Springs
Sarah Cole, Building Official, City of Dripping Springs

Open spaces, friendly faces.



REVISION RECORD	
NO.	DATE

Civil & Environmental Consultants, Inc.
 Texas Registered Engineering Firm F-38
 3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
 Ph: 512.439.0400 - Fax: 512.329.0096
 www.cecinc.com

**OVERLOOK AT BUNKER RANCH, LLC
 HARDY T LAND
 DRIPPING SPRINGS, HAYS COUNTY, TX**

CONCEPTUAL LAYOUT	
DATE:	MARCH, 2021
DRAWN BY:	
DWG SCALE:	1" = 100'
CHECKED BY:	
PROJECT NO.:	
APPROVED BY:	
DRAWING NO.:	
SHEET	OF

**CONCEPTUAL LAYOUT FOR REFERENCE PURPOSES ONLY
 LOT CONFIGURATION MAY VARY AT TIME OF PRELIMINARY PLAT SUBMITTAL**

811 !!! CAUTION !!! !!! CAUTION !!!
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP UNDER THE AUTHORITY OF **BRIAN ESTES, P.E. No. 89270** ON 06/28/21. IT IS NOT TO BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION PURPOSES.