

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

District Located or Landmark: ☐ Mercer Street ☐ Old Fitzhugh Road ■ Hays Street		
☐ Individual Landmark (Not in an Historic District)		
CONTACT INFORMATION		
APPLICANT NAME: Colt Clements		
STREET ADDRESS: 221 Running Deer Ln, Dripping Springs, TX 78620		
PHONE: 512-808-6438 EMAIL: coltclements@gmail.com		
OWNER NAME (if different than Applicant):		
STREET ADDRESS:		
PHONE: EMAIL:		
PROJECT INFORMATION		
Address of Property (Structure/Site Location): 216 S. Bluff St		
Zoning Classification of Property:		
Description of Proposed Use of Property/ Proposed Work: Proposed use is single family residence. Proposed		
work is construction of new single story single family home.		
Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of		
Structure/Site and the Applicable Zoning Requirements: Consulted with city architect to incorporate the		
following elements from historical guidelines: residential use, property setbacks, large		
covered front porch areas, paint is muted earthtones and black shingle roof. Proposed		
structure location was chosen to not cut down any existing trees.		
Estimated Cost of Proposed Work: \$950,000		
Intended Start Date of Work: October 2023Intended Completion Date of Work: May 2023		

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
	☑	Current photograph of the property and adjacent properties (view from street/right-of-way)
	Ø	Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
	Ø	Elevation drawings/sketches of the proposed changes to the structure/site
	Ø	Samples of materials to be used
	Ø	Color chips of the colors which will be used on the structure (if applicable)
		Sign Permit Application (if applicable)
		Building Permit Application (if applicable)
		Application for alternative exterior design standards and approach (if applicable)
		Supplemental Design Information (as applicable)
	Ø	Billing Contact Form

Colt Clements	08/18/2023	
SIGNATURE OF APPLICANT	Date	_
Colt Clements	08/18/2023	
SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK	Date	_

TO BE FILLED OUT BY CITY STAFF
Date Received: Received By:
Project Eligible for Expedited Process: ☐ Yes ☐ No
Action Taken by Historic Preservation Officer: Approved Denied
☐ Approved with the following Modifications:
SIGNATURE OF HISTORIC PRESERVATION OFFICER DATE
Date Considered by Historic Preservation Commission (if required):
☐ Approved ☐ Denied
☐ Approved with the following Modifications:
Historic Preservation Commission Decision Appealed by Applicant: ☐ Yes ☐ No
Date Appeal Considered by Planning & Zoning Commission (if required):
☐ Approved ☐ Denied
☐ Approved with the following Modifications:
Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No
Date Appeal Considered by City Council (if required):
☐ Approved ☐ Denied
☐ Approved with the following Modifications:

Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

STANDARD NOTES:

DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS. & DRAINAGE WILL BE CARRIED TO A COMMON PROPERTY CORNER BEFORE EXISTING THIS LOT.

LANDSCAPE, FENCIING, & POOL TO BE SUBMITTED UNDER SEPERATE PLAN. : DRIVEWAY UP-SLOPE GRADE IN THE STREET R.O.W. WILL NOT EXCEED 10%

AND DRIVEWAY GRADE OUTSIDE OF STREET R.O.W. WILL NOT EXCEED 15%.

SAMPLES OF ALL EXTERIOR MATERIALS AND COLORS MUST BE SUBMITTED

VERIFY DEPTH OF WASTERWATER SERVICE PRIOR TO FINALIZING FINISHED

IRRIGATION BACKFLOW PREVENTER MUST BE LOCATED WITHIN 2' OF THE FRONT

A SLAB SURVEY MUST BE SUBMITTED AND APPROVED PRIOR TO POURING THE SLAB.

EXPOSED PORTION OF SLAB AND DRIVEWAY NOT TO EXCEED

BUILDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.

I FOOT ABOVE FINISHED GRADE.

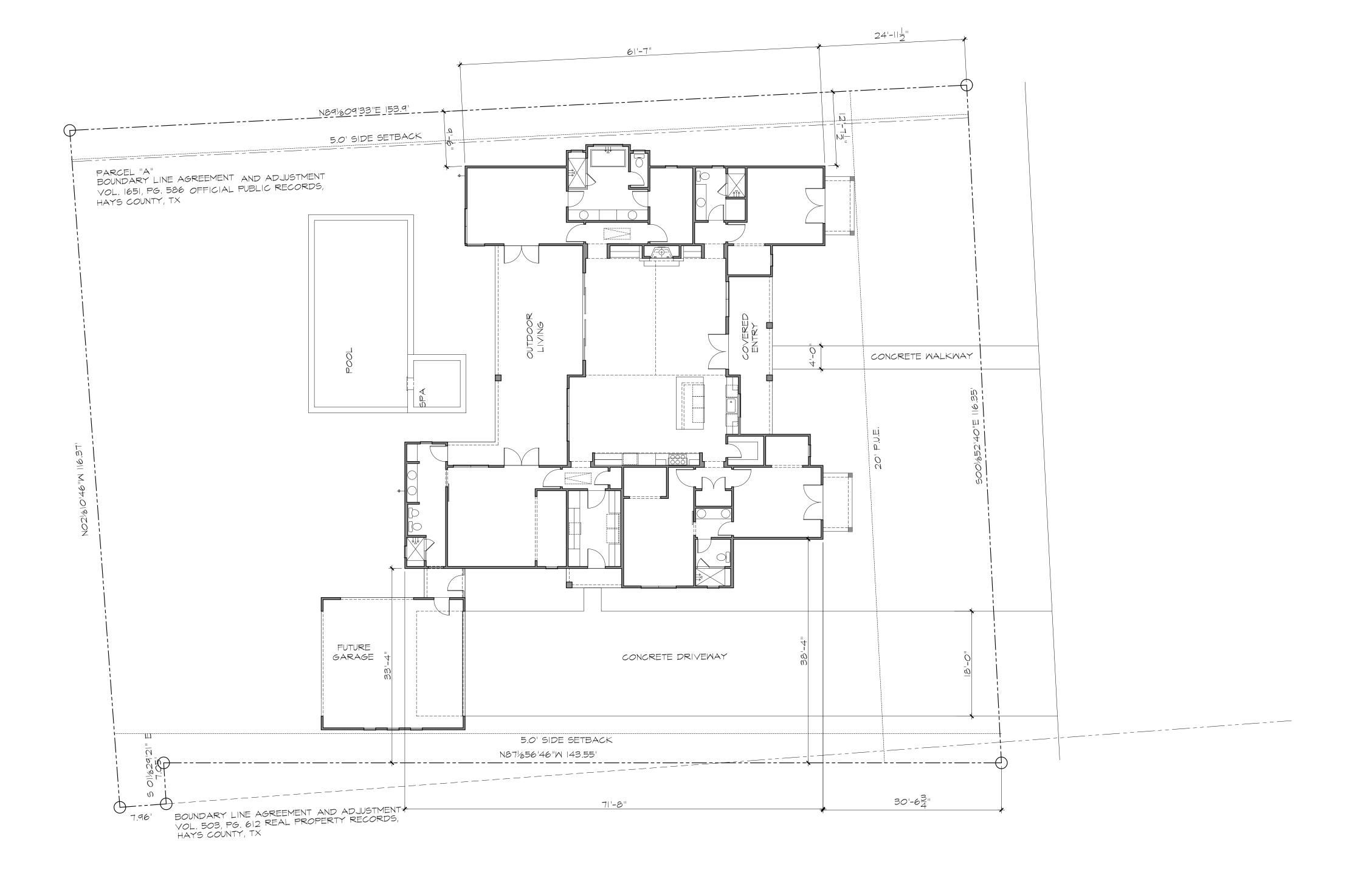
AND APPROVED PRIOR TO INSTALLATION.

FLOOR ELEVATION.

SURVEY PREPARED BY:

OF THE HOUSE AND MUST BE SCREENED FROM VIEW

DATE: REVISED:



2021 International Residental Code

: THESE CONSTRUCTION DRAWINGS WERE PREPARED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS, HOWEVER, IT IS THE BUILDER'S SOLE RESPONSIBILITY FOR ASSURING COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

: SCHEMATIC ROOF FRAMING PLAN AND SCHEMATIC FOUNDATION PLAN WHICH ARE INCLUDED IN THE CONSTRUCTION DRAWINGS OF THE PROJECT ARE NOT ENGINEERED AND ARE PROVIDED ONLY FOR REFERANCE BY A PROFESSIONAL ENGINEER'S USE.

THE DESIGN OF THE STRUCTURAL COMPONENTS OF THE RESIDENCE SHALL BE BY A LICENSED ENGINEER IN ACCORDANCE WITH THE 2021 IRC. PROVIDE DRAFTSTOPPING IN THE FLOOR FRAMING ASSEMBLY PER CODE (IRC R502.12). : PROVIDE FIREBLOCKING PER CODE (IRC R602.8).

: FIRE PROTECTION OF FLOORS PER CODE (IRC 501.3) : DECK LEDGER CONNECTION TO BAND JOIST PER CODE (IRC 507)

LEGAL DESCRIPTION

SECTION: XX HAYS COUNTY TEXAS

SITE PLAN

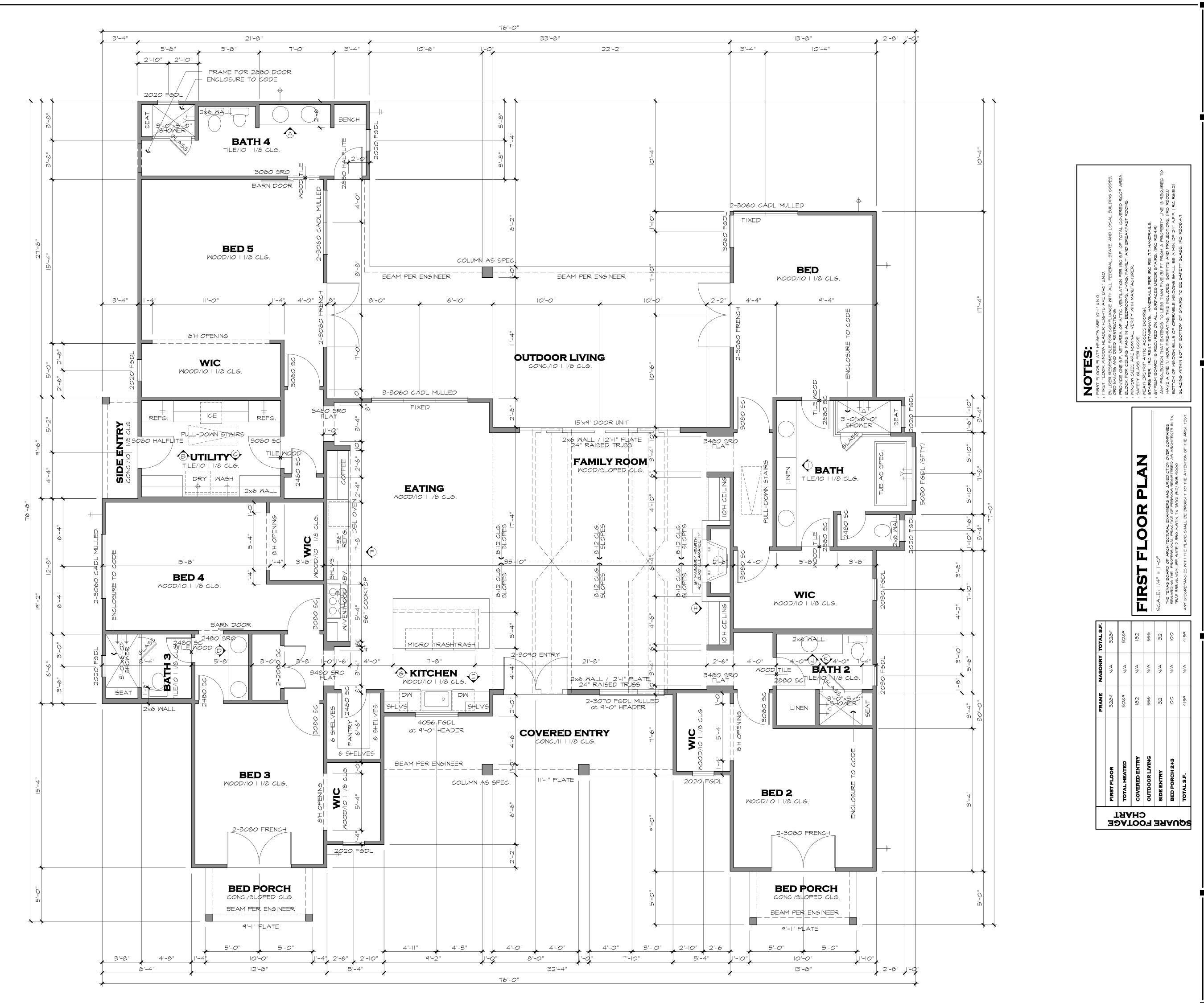
THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPANIES REGARDING THE PROFESSIONAL PRACTICE OF PERSONS REGISTERED AS ARCHITECTS IN TX, TBAE 333 GUADALUPE, SUITE 2-350 AUSTIN, TX 78701 (512) 305-9000 ANY DISCREPANCIES WITH THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

TABLE OF CONTENTS

A-I.I SITE PLAN A-2.I FIRST FLOOR PLAN

A-3.I EXTERIOR ELEVATIONS A-3.2 EXTERIOR ELEVATIONS A-4.I INTERIOR ELEVATIONS A-5.I FIRST FLOOR MEP PLAN

A-6.1 SCHEMATIC ROOF FRAMING PLAN A-6.2 SCHEMATIC FOUNDATION PLAN



PRELIMINARY NOT FOR CONSTRUCTION **NOT FOR PERMITTING NOT FOR**

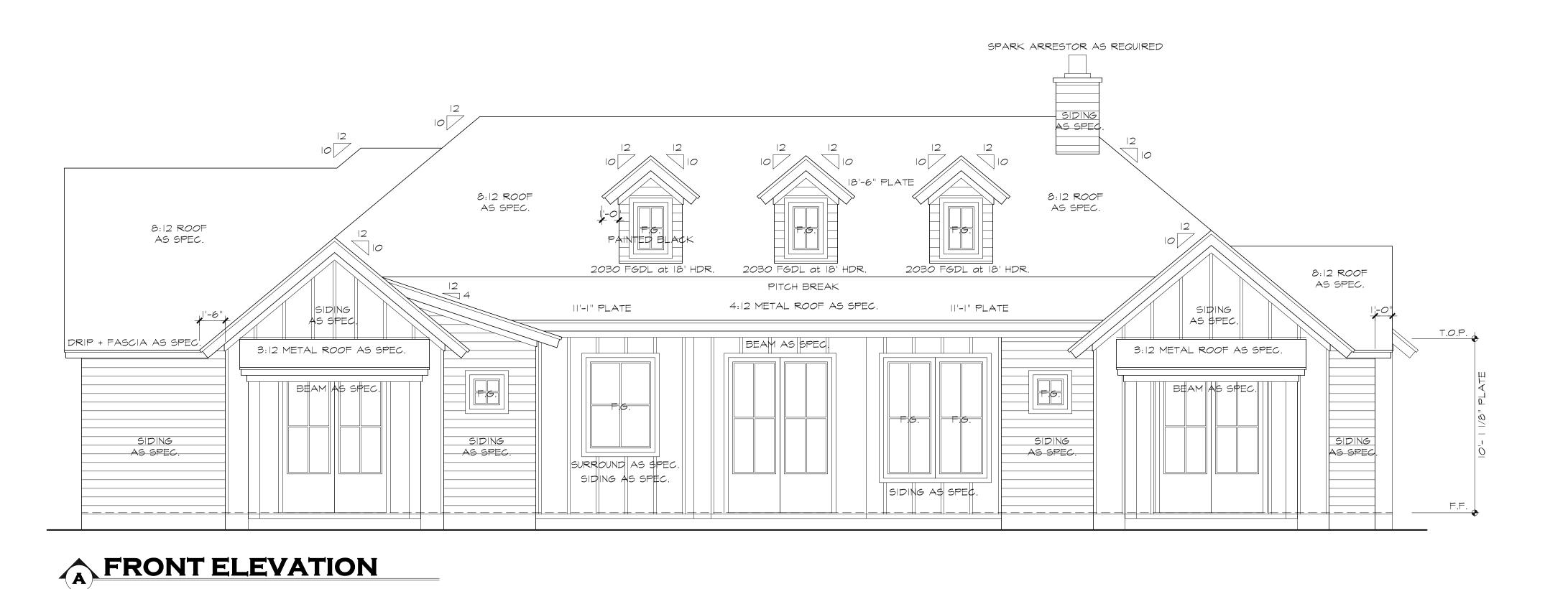
BIDDING

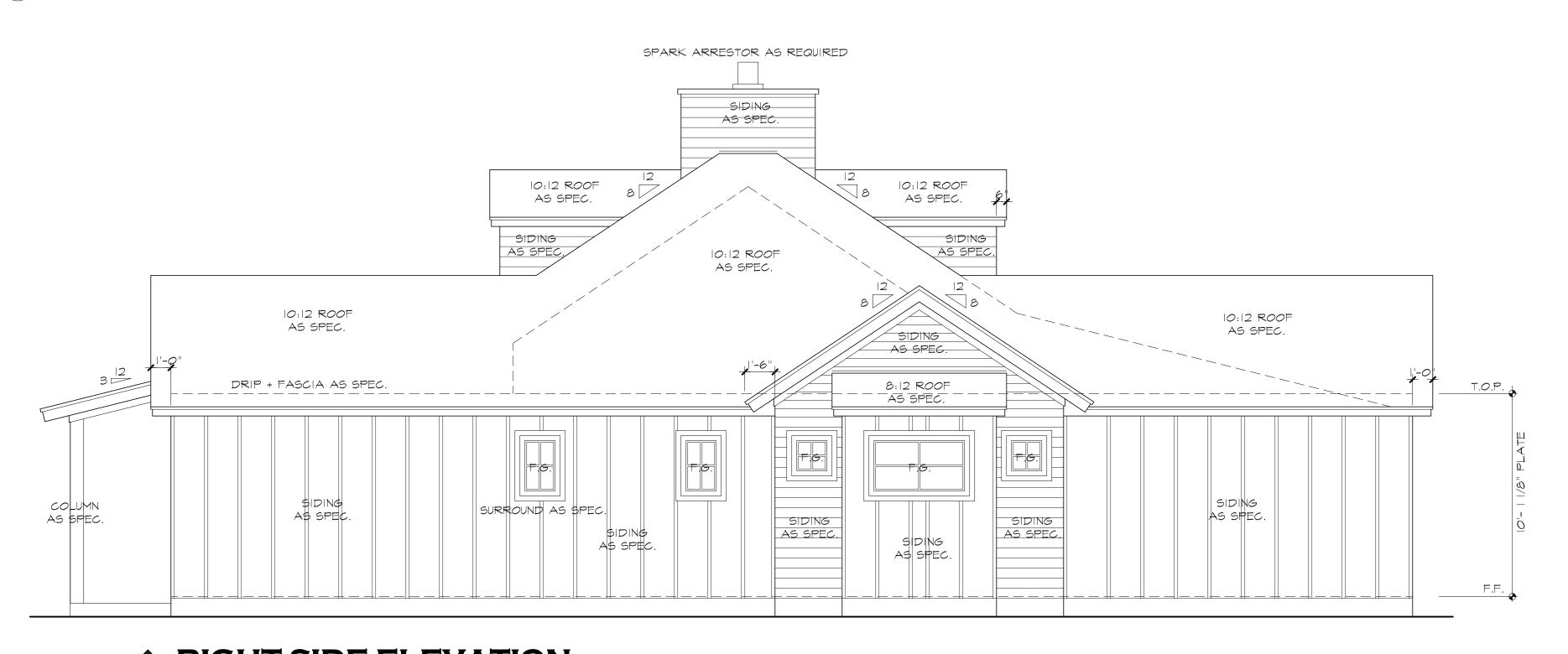
0,0

DATE: 8/8/2023 REVISED:

DATE: REVISED:

A-3.





RIGHT SIDE ELEVATION

MASONRY DROPPED PER DEED RESTRICTIONS.

ACTUAL ELEVATIONS TO VARY PER GRADE OF LOT.

: ACTUAL ELEVATIONS TO VARY PER GRADE OF LOT. : WINDOW DIVIDED LIGHT PATTERN IS REPRESANTATIONAL, VERIFY WITH OWNER. : ANY PROJECTION THAT EXTENDS TO LESS THAN FIVE (5) FT FROM A PROPERTY LINE IS REQUIRED TO HAVE A ONE (1) HOUR FIRE-RATING, THIS INCLUDES SOFFITS AND PROJECTIONS. (IRC R302.1) : ROOF DRIP EDGE REQUIRED ON ASHPALT ROOF (IRC R905.2.8.5)

ELEVATIONS

SCALE: 1/4" = 1'-0"

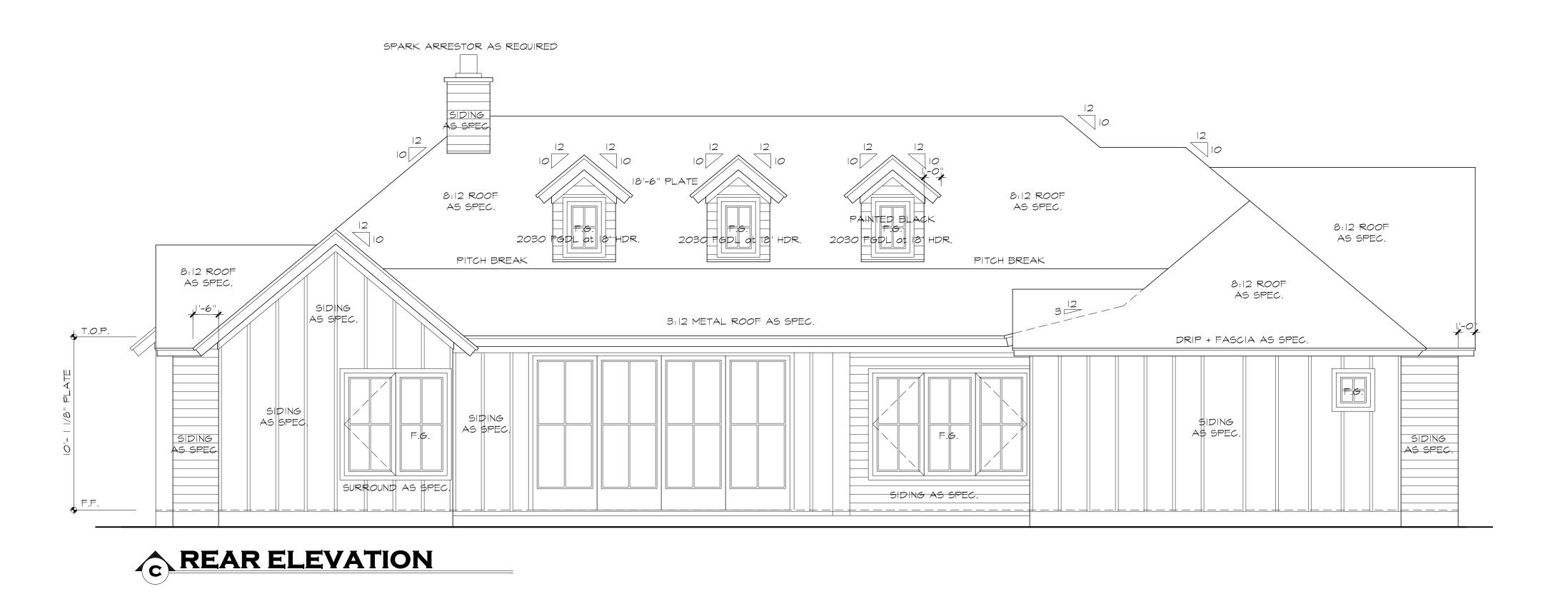
THE TEXAS BOARD OF ARCHITECTURA

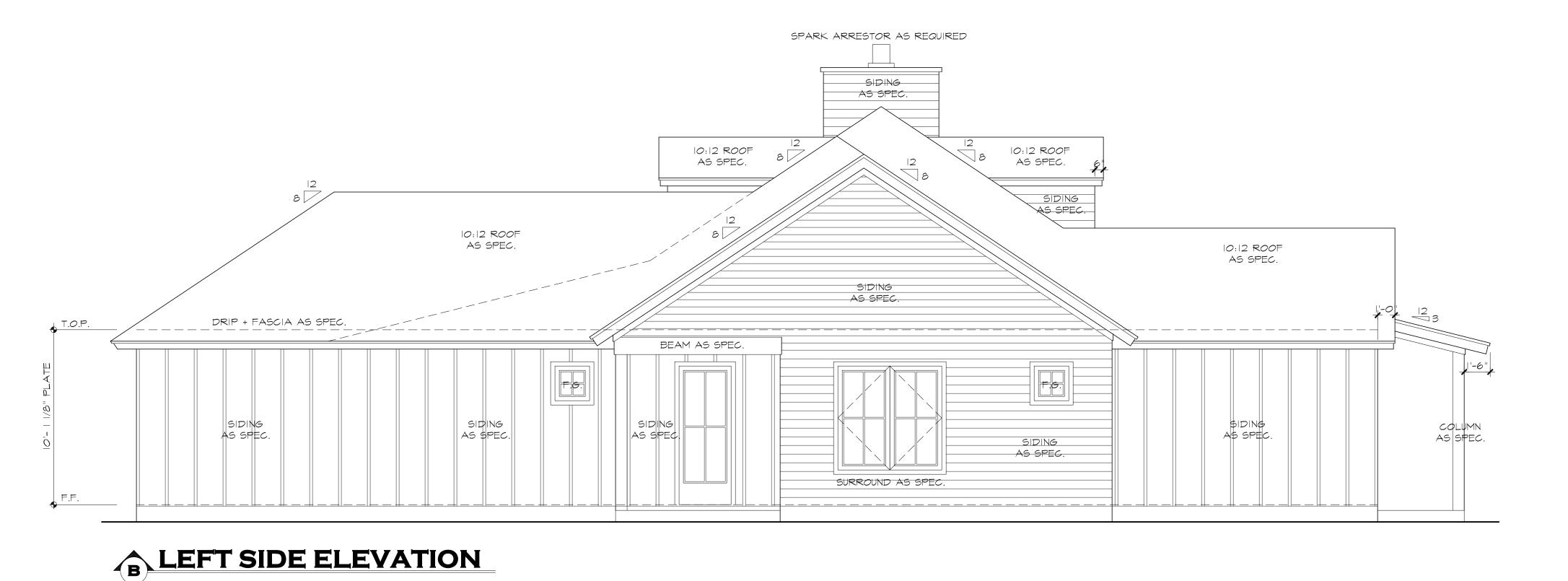
THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPANIES REGARDING THE PROFESSIONAL PRACTICE OF PERSONS REGISTERED AS ARCHITECTS IN TX, TBAE 333 GUADALUPE, SUITE 2-350 AUSTIN, TX 78701 (512) 305-9000

ANY DISCREPANCIES WITH THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

A

REVISED:





MASONRY DROPPED PER DEED RESTRICTIONS.

ACTUAL ELEVATIONS TO VARY PER GRADE OF LOT.

WINDOW DIVIDED LIGHT PATTERN IS REPRESANTATIONAL, VERIFY WITH OWNER.

ANY PROJECTION THAT EXTENDS TO LESS THAN FIVE (5) FT FROM A PROPERTY LINE IS REQUIRED

TO HAVE A ONE (I) HOUR FIRE-RATING, THIS INCLUDES SOFFITS AND PROJECTIONS. (IRC R302.1)

ROOF DRIP EDGE REQUIRED ON ASHPALT ROOF (IRC R905.2.8.5)

ELEVATIONS

SCALE: 1/4" = 1'-0

THE TEXAS BOARD OF AR

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPANIES REGARDING THE PROFESSIONAL PRACTICE OF PERSONS REGISTERED AS ARCHITECTS IN TX, TBAE 333 GUADALUPE, SUITE 2-350 AUSTIN, TX 78701 (512) 305-9000

ANY DISCREPANCIES WITH THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.











Body SW Urbane Bronze
Trim/Door SW Tricorn Black

Posts/Beams/Porch Soffit Walnut Stain

Asphault shingle Charcoal Standing seam porch covers Charcoal

Front Door Steel with dividers

Windows Single-Hung Anderson 100 Black with divider





AMENDING PLAT OF LOTS 1, 2, 3, AND 4, BLOCK 4 W.T. CHAPMAN'S FIFTH ADDITION

PIPE FOUND

S 89°35'53" W

REPLAT OF A PORTION OF BLOCK 4 W.T.

CHAPMAN'S THIRD ADDITION

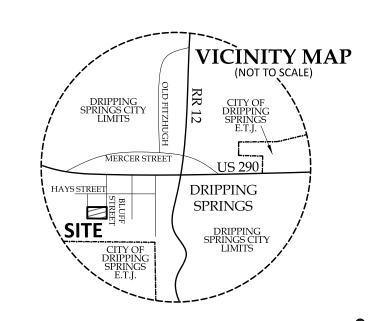
VOL. 17, PG. 36, PLAT RECORDS, HAYS COUNTY, TX

S 89°15'47" E 124.39'

LOT 1A 0.194 AC.

S 87°49'14" W 149.38'

TOTA



VOL. 2105, PG. 321

OFFICIAL PUBLIC RECORDS,

HAYS COUNTY, TX

PARCEL "A"
BOUNDARY LINE AGREEMENT
AND ADJUSTMENT

N 89°09'33" E 177.16'

LOT 3A

0.395 AC.

GRAPHIC SCALE PHILIP A. SMITH SURVEY, A-415 HAYS COUNTY, TX

BEARING BASIS - GRID NORTH TEXAS COORDINATE SYSTEM NAD83 (2011) SOUTH CENTRAL ZONE UNITS = US SURVEY FEET

STATE OF TEXAS **COUNTY OF HAYS**

KNOW ALL MEN BY THESE PRESENTS:

THAT, COLTER DONOVAN CLEMENTS AND LAUREN LEIGH CLEMENTS, OWNERS OF LOTS 1, 2, 3, AND 4, BLOCK 4, W.T. CHAPMAN'S FIFTH ADDITION, SITUATED IN THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, CONVEYED IN INSTRUMENT NO. 22048295 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY AMEND SAID LOTS 1, 2, 3, AND 4, BLOCK 4, W.T. CHAPMAN'S FIFTH ADDITION, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO. TO BE KNOWN AS:

AMENDING PLAT OF LOTS 1, 2, 3, AND 4, BLOCK 4, W.T. CHAPMAN'S FIFTH ADDITION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

COLTER DONOVAN CLEMENTS 221 RUNNING DEER LANE DRIPPING SPRINGS, TX 78620

WITNESS MY HAND, THIS THE _____DAY OF___

LAUREN LEIGH CLEMENTS 221 RUNNING DEER LANE

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED COLTER DONOVAN CLEMENTS AND LAUREN LEIGH CLEMENTS. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ___

EXPIRATION DATE

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS **COUNTY OF HAYS**

THIS PLAT, "AMENDING PLAT OF LOTS 1, 2, 3, AND 4, BLOCK 4, W.T. CHAPMAN'S FIFTH ADDITION", HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS AN AMENDING PLAT WITH THE CITY OF DRIPPING SPRINGS.

DAY OF

PRINTED NAME

WITNESS MY HAND, THIS THE _____

MICHELLE FISCHER, CITY ADMINISTRATOR

STATE OF TEXAS **COUNTY OF HAYS**

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED BY THE CITY OF DRIPPING SPRINGS. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.

WITNESS MY HAND, THIS THE _____DAY OF__

CHAD GILPIN, PE, CITY ENGINEER

STATE OF TEXAS **COUNTY OF HAYS**

I, ELAINE CARDENAS, CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF ____ AT _____ O'CLOCK __M. AND DULY RECORDED ON THE ____ DAY OF __ ___, 20__ A.D., AT _____ O'CLOCK __M., IN , PLAT RECORDS OF HAYS COUNTY, TEXAS.

ELAINE CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS.

I, WILLIAM R. HERRING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 6355 - STATE OF TEXAS

- 2. THIS SUBDIVISION IS IN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER; THIS SUBDIVISION IS NOT IN THE RECHARGE ZONE TO THE EDWARDS AQUIFER.
- 3. THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 4. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS.
- 5. WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY PUBLIC SANITARY SEWER PROVIDED BY THE CITY OF DRIPPING SPRINGS.
- 6. ELECTRIC UTILITY SERVICES SHALL BE PROVIDED BY PEDERNALES ELECTIRC COOPERATIVE, INC.
- 7. THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.

8. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE CITY OF DRIPPING SPRINGS.

- 9. THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6.
- 10. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
- 11. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
- 12. BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS ORDINANCES.
- 13. WATER UTILITY SERVICES SHALL BE SUPPLIED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- 14. NO BUILDING PERMITS WITHIN THIS SUBDIVISION SHALL BE APPROVED UNLESS A WASTEWATER LIVING UNIT EQUIVALENT HAS BEEN ISSUED BY THE CITY OF DRIPPING SPRINGS.
- 15. NUMBER OF LOTS IN THIS AMENDING PLAT 3 AVERAGE SIZE OF LOTS - 0.268 AC. NUMBER OF LOTS SMALLER THAN 1 AC. - 3 NUMBER OF LOTS LARGER THAN 1.0 AC. BUT SMALLER THAN 2.0 AC. - 0 NUMBER OF LOTS LARGER THAN 2.0 AC. BUT SMALLER THAN 5.0 AC. - 0 NUMBER OF LOTS LARGER THAN 5.0 AC. BUT SMALLER THAN 10 AC. - 0 NUMBER OF LOTS LARGER THAN 10 AC. - 0
- 16. THE PURPOSE OF THIS AMENDING PLAT IS TO RECONFIGURE 4 LOTS (LOTS 1-4, BLOCK 4) INTO 3 OVERALL LOTS.

	ន្ត LOT 2A ១.216 AC.	7.96'	
	151.34' S 87°49'14" W 159.30'	S 01°29'21" E 7.05' BOUNDARY LINE AGREEMENT AND ADJUSTMENT VOL. 503, PG. 612 REAL PROPERTY RECORDS,	BOUNDARY LINE AGREEMENT AND ADJUSTMENT
CALLED 0.06 AC. VOL. 3237, PG. 783 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TX	CALLED 0.183 AC. VOL. 3237, PG. 810 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TX	HAYS COUNTY, TX CALLED 0.54 AC. VOL. 503, PG. 618 REAL PROPERTY RECORDS, HAYS COUNTY, TX	VOL. 503, PG. 612 REAL PROPERTY RECORDS, HAYS COUNTY, TX
			LEGEND 1/2" IRON ROD FOUND (UNLESS NOTED) 5/8" IRON ROD WITH "WHITECAP SURVEY" CAP SET ADJOINER TRACT BOUNDARY SUBJECT TRACT BOUNDARY
	S WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY S STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUA		E.T.J. EXTRATERRITORIAL JURISDICTION P.U.E. PUBLIC UTILITY EASEMENT

PARCEL "B" BOUNDARY LINE AGREEMENT

ORIGINAL LOT CONFIGURATION (NOT TO SCALE)

(**************************************		
	LOT 1	LOT 4
	LOT 2	LOT 3

LOT A	LOT AREA SUMMARY		
LOT	ACREAGE		
1A	0.194		
2A	0.216		
3A	0.395		



WHITECAP SURVEY COMPANY, LLC TBPELS FIRM NO. 10194424 PO BOX 1225 DRIPPING SPRINGS,TX 78620 (512) 808-0102 EMAIL: INFO@WHITECAPSURVEY.COM

F	Received on/by	
	Date, initials	



BILLING CONTACT FORM

Project Name:216 S Bluff - New Co	nstruction	
Project Address: 216 S Bluff St, Dr	ipping Springs, TX 78620	
Project Applicant Name: Colt Clement	s	
Billing Contact Information		
Name: Colt Clements		
Mailing Address: 221 Running	Deer In	
Dripping Spr	ings, TX 78620	
Email: coltclements@gmail.com Phone Number: 512-808-6438		
Type of Project/Application (check all that apply):		
☐ Alternative Standard	☐ Special Exception	
Certificate of Appropriateness	☐ Street Closure Permit	
☐ Conditional Use Permit	☐ Subdivision	
☐ Development Agreement	□ Waiver	
☐ Exterior Design	☐ Wastewater Service	
☐ Landscape Plan	□ Variance	
☐ Lighting Plan		
☐ Site Development Permit	☐ Other	
Applicants are required to pay all associated costs permit, plan, certificate, special exception, waiver, regardless of City approval. Associated costs may and outside professional services provided to the Cinspectors, landscape consultants, lighting consult consultants, and others, as required. Associated c the City's additional administrative costs. Please s details. By signing below, I am acknowledging that accountable for the payment and responsibility of	, variance, alternative standard, or agreement, include, but are not limited to, public notices City by engineers, attorneys, surveyors, tants, architects, historic preservation osts will be billed at cost plus 20% to cover see the online Master Fee Schedule for more at the above listed party is financially	
Colt Clements	08/18/2023	
Signature of Applicant	Date	