

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2022-24

AN ORDINANCE APPROVING THE EXTENSION OF A CONDITIONAL USE PERMIT FOR THE USE OF OFFICE WAREHOUSE WITHIN THE COMMERCIAL SERVICES ZONING DISTRICT FOR A PERIOD NOT TO EXCEED TWO YEARS FOR A PROPERTY LOCATED SOUTH OF GRAND PRAIRIE CIRCLE, AND EAST OF RANCH ROAD 12 (R28573 AND R18120), UNDER EXHIBIT A, ZONING ORDINANCE, SECTION 3.17, CONDITIONAL USE PERMIT AS ATTACHED IN EXHIBIT "A"; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; PUBLICATION; EFFECTIVE DATE; PROPER NOTICE & MEETING.

WHEREAS, the City Council of the City of Dripping Springs ("City Council") seeks to promote reasonable, sound, and efficient land use and development within the City of Dripping Springs ("City"); and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to regulate zoning within the City; and

WHEREAS, the City of Dripping Springs desires to approve a conditional use permit because of the unique nature of this property, and the land use is compatible with the permitted land uses in a given zoning district only under current conditions; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

2. ENACTMENT

The Conditional Use Permit is approved as presented in Exhibit "A" to this ordinance.

3. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. EFFECTIVE DATE

This Ordinance and Conditional Use Permit shall be effective immediately upon passage and publication.

6. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 5th day of July 2022, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:



Bill Foulds, Jr., Mayor

ATTEST:



Andrea Cunningham, City Secretary



City of Dripping Springs | Conditional Use Permit

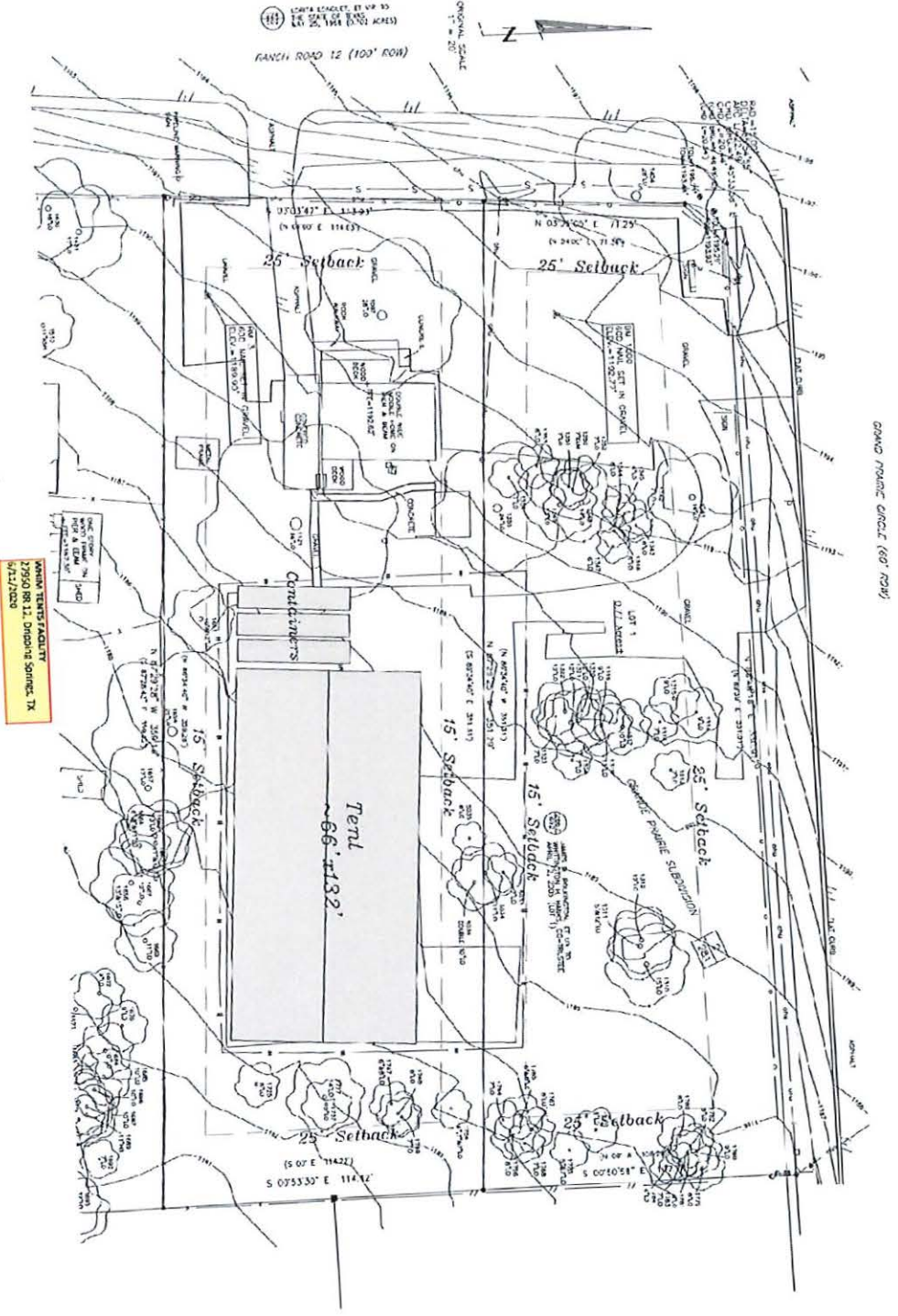
Granted to allow the land use of "office warehouse" on a property that is currently zoned Commercial Services (CS) District located at:

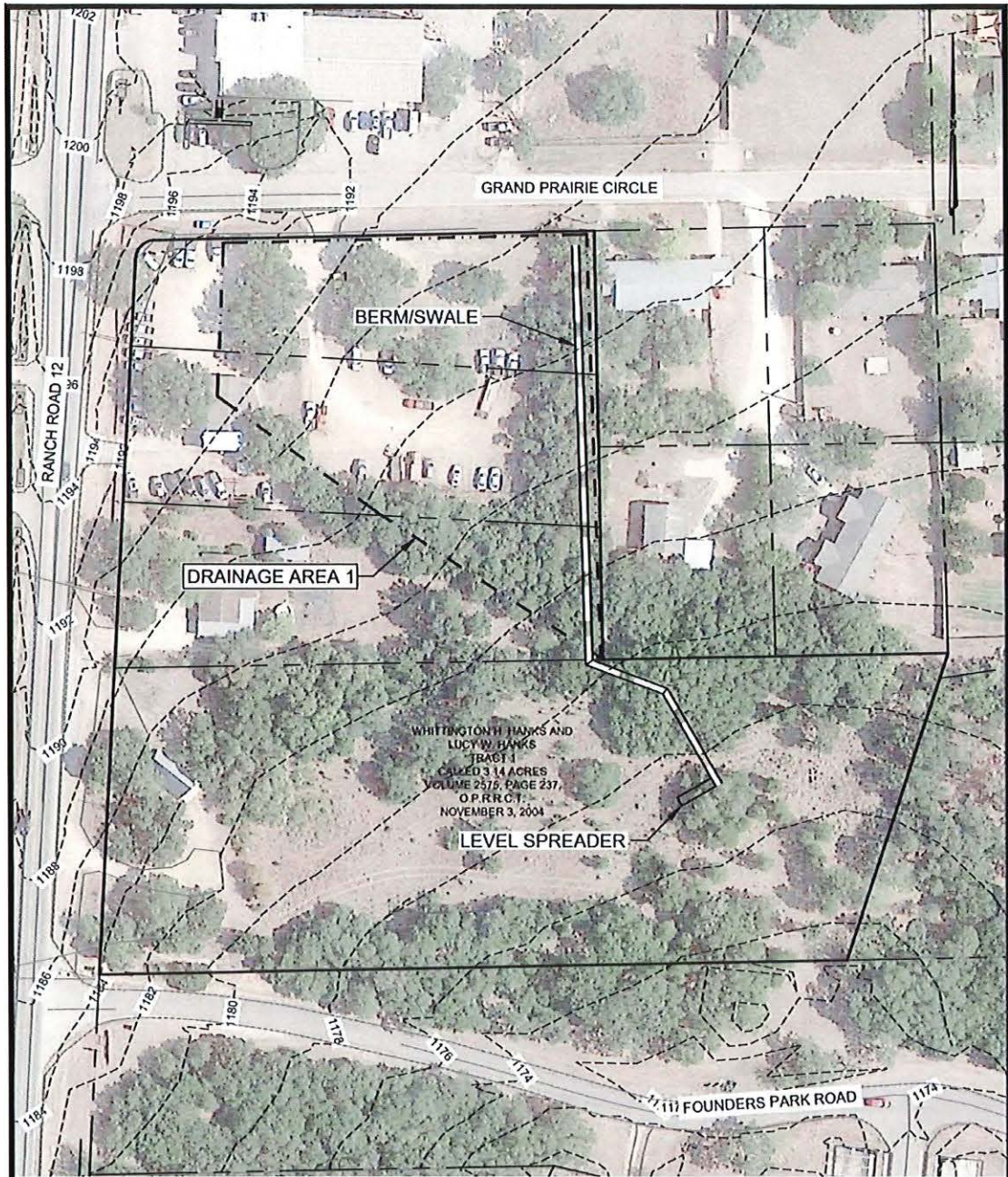
27950 Ranch Road 12, Dripping Springs, Texas, 78620

Approved by the City of Dripping Springs City Council on July 5, 2022

Operation of an office warehouse at the above-mentioned location is allowed pursuant to the following regulations:

1. The property shall adhere to all City codes.
2. The Conditional Use Permit shall expire on July 14, 2024
3. The applicant shall submit a complete site development application by September 30, 2022
4. If condition #3 is not met, the Conditional Use Permit shall expire on July 14, 2023.
5. Upon expiration of the Conditional Use Permit, all temporary structures shall be removed from the site.
6. If the tent on the site reaches a point where damages are visible, the tent shall be required to be replaced or repaired.
7. The tent and storage containers (as shown and allowed by the conceptual plan) shall be properly screened from the right-of-way and are required to be setback at least 25' from the property line where adjacent to residential.
8. Delivery and pickups shall only be allowed between the hours of 7 a.m. and 7 p.m.
9. Delivery trucks shall limit traffic through the Grand Prairie subdivision.
10. All outdoor storage must be removed from the property by August 5, 2022. The property shall adhere to all Fire and Life Safety Codes found in the International Fire Code.





WHITTINGTON H. HANKS AND
LUCY W. HANKS
TRACT 1
CALLED 3.14 ACRES
VOLUME 2376, PAGE 237
O.P.R.R.C.Y.
NOVEMBER 3, 2004

Drainage Area	Area	C	FLOW RATE								t _c (min)
			I ₂ (in/hr)	I ₁₀ (in/hr)	I ₂₅ (in/hr)	I ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)	
1	1.43	0.4	6.31	9.61	11.79	15.42	3.61	5.50	6.75	8.82	5



EXHIBIT I 06-18-20 Rev. 0	DRAINAGE IMPROVEMENTS WHIM PROPERTIES Dripping Springs Texas, Texas	Banks & Associates Civil and Environmental Engineering 820 Currie Ranch Road Wimberley, Texas 78676 (512) 801-9049 Firm Registration No. F-2002
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2022-24

San Marcos Publishing, LP

Wimberley View • Century News

P.O. Box 49, Wimberley, Texas 78676
(512) 847-2202

State of Texas
County of Hays

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of 1 week on the following dates:

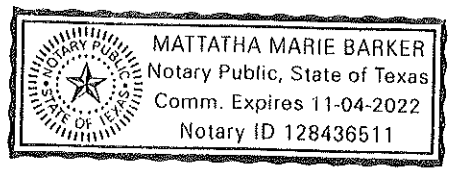
- July 14, 2022
- 2022
- 2022
- 2022

The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

[Signature]
Signature of Affiant

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 13th day of July, 2022 to certify which witness my hand and seal of office.

[Signature]
NOTARY PUBLIC in and for Hays County, Texas



**City of Dripping Springs
Public Notice of Ordinance 2022-24
CUP2022-0003 WHIM Tent**

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