



**DRIPPING SPRINGS**  
Texas

**City of Dripping Springs**

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

**ZONING/PDD AMENDMENT APPLICATION**

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

**CONTACT INFORMATION**

PROPERTY OWNER NAME Reed C Burns  
STREET ADDRESS 3716 Meredith  
CITY Austin STATE TX ZIP CODE 78703  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

APPLICANT NAME John McKenzie / Caylea Pogue  
COMPANY Allied Development / Manhard Consulting  
STREET ADDRESS 5005 LBJ Freeway, Suite 323 / 1120 S Capital of Texas HWY Building 1 Suite 210  
CITY Dallas / Austin STATE TX ZIP CODE 75244 / 78746  
PHONE 214-326-3562 / 737-377-1001 EMAIL john@allieddev.com / cpogue@manhard.com

**REASONS FOR AMENDMENT**

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE OF LIVING, OR MANNER OF CONDUCTING BUSINESS

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

TO MAKE CHANGES IN ORDER TO IMPLEMENT POLICIES REFLECTED WITHIN THE COMPREHENSIVE PLAN

PROPERTY & ZONING INFORMATION															
PROPERTY OWNER NAME	Reed C Burns														
PROPERTY ADDRESS	3716 Meredith Austin, Texas 78703														
CURRENT LEGAL DESCRIPTION	A0009 THOMAS R JACKSON SURVEY, AKA TRACT 6, ACRES 24.00; ABS 9 THOMAS R JACKSON SURVEY 15.00 AC GEO#80400119; A0009 THOMAS R JACKSON SURVEY, TRACT PT 2, ACRES 12.5, (AKA PT OF TR 6														
TAX ID#	R124483; R106012; R11136														
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION														
CURRENT ZONING	Unzoned														
REQUESTED ZONING/AMENDMENT TO PDD	PDD														
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The development is being annexed into City of Dripping Springs as a PUD development. The proposed lot product will not meet the existing SF-2 or SF-3 product mix. The proposed PDD will propose lot products with the following development mix.  <table border="1"> <thead> <tr> <th>Zoning</th> <th>Minimum Lot Area (SF)</th> <th>Front Building Setback (Ft)</th> <th>Side Building Setback (Ft)</th> <th>Corner Side Building Setbacks (Ft)</th> <th>Rear Building Setback (Ft)</th> <th>Impervious cover allowance (%)</th> </tr> </thead> <tbody> <tr> <td>PDD</td> <td>9,000</td> <td>20</td> <td>15</td> <td>20</td> <td>20</td> <td>40%</td> </tr> </tbody> </table>	Zoning	Minimum Lot Area (SF)	Front Building Setback (Ft)	Side Building Setback (Ft)	Corner Side Building Setbacks (Ft)	Rear Building Setback (Ft)	Impervious cover allowance (%)	PDD	9,000	20	15	20	20	40%
Zoning	Minimum Lot Area (SF)	Front Building Setback (Ft)	Side Building Setback (Ft)	Corner Side Building Setbacks (Ft)	Rear Building Setback (Ft)	Impervious cover allowance (%)									
PDD	9,000	20	15	20	20	40%									
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	The development proposes single-family residential development. The proposed public roadways will be 65' roadways connecting to FM 150. The development will provide a minimum parkland dedication in the amount of 1 acre of parkland per 23 single family residential units including 50% of the existing creek area on-site. The proposed site will comply with the Outdoor Lighting Ordinance.														

**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).*

## ZONING AMENDMENT 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:*

Applicant Signature

Date

4/13/2023

### CHECKLIST

STAFF	APPLICANT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (refer to Fee Schedule)
		PDF/Digital Copies of all submitted Documents
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GIS Data
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	Plans
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maps
<input type="checkbox"/>	<input type="checkbox"/> N/A	Architectural Elevation
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (attach extra sheets if necessary)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (attach extra sheets if necessary)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (refer to Fee Schedule) Check included
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Planned Development District (if applicable) Proposed application to be submitted with
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment <small>Annexation request</small>

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that John McKenzie (Allied Development) is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. 1895, Pg. 764.) Doc No. 20000375  
Doc No. 20000378

Dan Druck [Signature]  
Name  
by Power of Attorney  
Title

STATE OF TEXAS §  
  §  
COUNTY OF HAYS §

This instrument was acknowledged before me on the 17 day of February,  
2023 by Angela Marie Hampton.

[Signature]  
Notary Public, State of Texas

My Commission Expires: 11-1-23



John McKenzie (Allied Development)  
Name of Applicant