



DRIPPING SPRINGS
Texas

Development Moratorium – Live FAQs

December 8, 2021



Process:

- When filing a permit for a project:
 - Show proof of approved waiver/exception; or
 - File an application for an exception or waiver
- Exception
 - Administratively reviewed during administrative completeness process
 - Must include an application for a permit starting the end of December
 - For small, no impact projects; ongoing projects; vested projects
- Waiver
 - Reviewed by City Council within 10 days of receipt
 - Must include an application for a permit
 - For projects that will have no impact on wastewater and which do not change use or have land use issues related to the comprehensive plan

Tip: Speak to staff and/or apply to an exception first to ensure your waiver will not be denied due to lack of documentation or which could have been approved administratively as an exception.

For Educational Purposes Only - for specific questions email
moratorium@cityofdrippingsprings.com

Moratorium Ordinance



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EXCEPTIONS

- Vested/Ongoing Projects
- Platted Projects where wastewater approved
- Development Agreement projects
- Small, no impact

Exceptions are administratively approved (10 business days the same as administratively completeness check) – provides for appeals to City Council

WAIVERS

- Projects can apply for waivers simultaneously with their applications
- Waivers may be granted by the city council for projects that are prohibited by the moratorium, but are recognized to not detrimentally affect the city

Waivers are reviewed by council – 10 days from waiver and documentation being filed. Denied Waivers can only be resubmitted if the project has a substantial change

Both of these would be applied for at time of application for the main permit. They could be applied for by lot, project, DA, or PDD.

PERMITS – AFFECTED AND UNAFFECTED



Permits Subject to Moratorium

- Commercial/Multi-Family Building Permit Application
- Residential Building Permit Application
- Subdivision Application
- Site Development Application
- Zoning Amendment/PDD Application
- Development Agreement
- Conditional Use Permit
- Variance Application
- Wastewater Application

Full list available at

www.cityofdrippingsprings.com/moratorium

Permits not Subject to Moratorium

- Contractor Registration Form
- Grandfathered Status Request/Appeal
- City Limits/ETJ Determination Letter
- Street Cut/Driveway Permit
- On Site Sewage Facility Permit Application
- Mobile Food Unit
- Pre-Development Meeting Form
- Certificate of Appropriateness
- Annexation Application
- Sign Permit
- Exterior Lighting Review
- Zoning Determination Letter Request
- Residential Swimming Pool Permit
- Demolition Permit

List of Projects that have Already Received Exceptions



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Date Approved	Name of Project	Approved
11/23/2021	Headwaters	DA
11/23/2021	Caliterra	DA
11/23/2021	Cannon Ranch	PDD/WW Agreement
11/23/2021	Driftwood/Driftwood 522	DAs
11/23/2021	Ledgestone (MUD 4)	Consent to MUD
11/23/2021	Wild Ridge	Consent to MUD/WW Agreement
11/23/2021	Big Sky Ranch	PDD/WW Agreement
11/23/2021	Arrowhead Ranch	DA
11/23/2021	Carter Tract	DA and WW agreement (Caliterra)
11/23/2021	Cortaro	Final Plat and Septic
11/23/2021	Village Grove	Consent to MUD
11/23/2021	New Growth	MOU
11/23/2021	PDD 11	PDD and WW Agreement
11/23/2021	Parten Ranch	DA
12/1/2021	Heritage Subdivision	DA/PDD/WW Agreement
12/7/2021	Esperanza	Approved Plats and Exceptions

Tip: If building in one of these subdivisions you do not need your own exception or waiver. But you may need a copy of the letter approving the exception. Contact the developer or the City can provide a copy.

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