



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION WORKSHOP

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, May 10, 2022 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
Doug Crosson
John McIntosh
Evelyn Strong
Tammie Williamson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
IT Coordinator Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

WORKSHOP

- 1. Update and discussion regarding the Dripping Springs Comprehensive Plan Steering Committee and Comprehensive Plan 2045.**
 - a. Staff introduction
 - b. Consultant Team Presentation & Exercises

- 2. Presentation and discussion regarding an ordinance rezoning a property from AG to PDD # 14 with a base zoning of SF-3, SF-5, and LR with primarily residential uses with some local retail and governmental uses for property located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park and commonly known as “Village Grove”, directly south and adjacent to Wallace Mountain, and directly west and adjacent to The Preserve subdivision. Applicant: Matthew Scrivener, Austin Land Innovations**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Discussion

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

May 24, 2022, at 6:00 p.m.

June 14, 2022, at 6:00 p.m.

June 28, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

May 17, 2022, at 6:00 p.m. (CC)

June 7, 2022, at 6:00 p.m. (CC & BOA)

June 21, 2021, at 6:00 p.m. (CC)

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **May 6, 2022, at 1:00 p.m.***

City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.

DRIPPING SPRINGS COMPREHENSIVE PLAN

P&Z AND CPAC KICKOFF MEETING

MAY 10TH, 2022, 6:00 – 7:30 PM



1. Introductions
 - a. City Staff
 - b. Consultant Team
 - c. P&Z Members
 - d. Committee Members
 - i. As you introduce yourself, in one sentence, describe your quintessential “Dripping Springs” moment/place?
2. What is a Comprehensive Plan?
3. Planning Process
4. Persona-based mural kickoff

The persona worksheet helps the planning team identify individuals and organizations within various demographics and interest groups. This is important for public engagement for two reasons.

 - a. First, as we develop initial lists of invites for focus groups and interviews, it gives us a source to pull from.
 - b. Second, and most importantly, we want to take a truly equitable approach to engagement which means we are putting extra effort where needed to reach certain harder to reach groups.

As we go through the engagement process we will identify who we have and who we have not heard from. When we find groups that we have not heard enough from we can turn to the engagement personas sheet to find key individuals and organizations within that group that we can connect with and utilize to reach that audience that we have not heard from as yet. That may be by asking them to forward the survey to their contacts, or conducting an additional focus group with members of that organization. All of this helps the planning team ensure they are reaching the entire community and not just the most visible and vocal.
5. Recap of Founders Day Engagement
6. Engagement Exercise

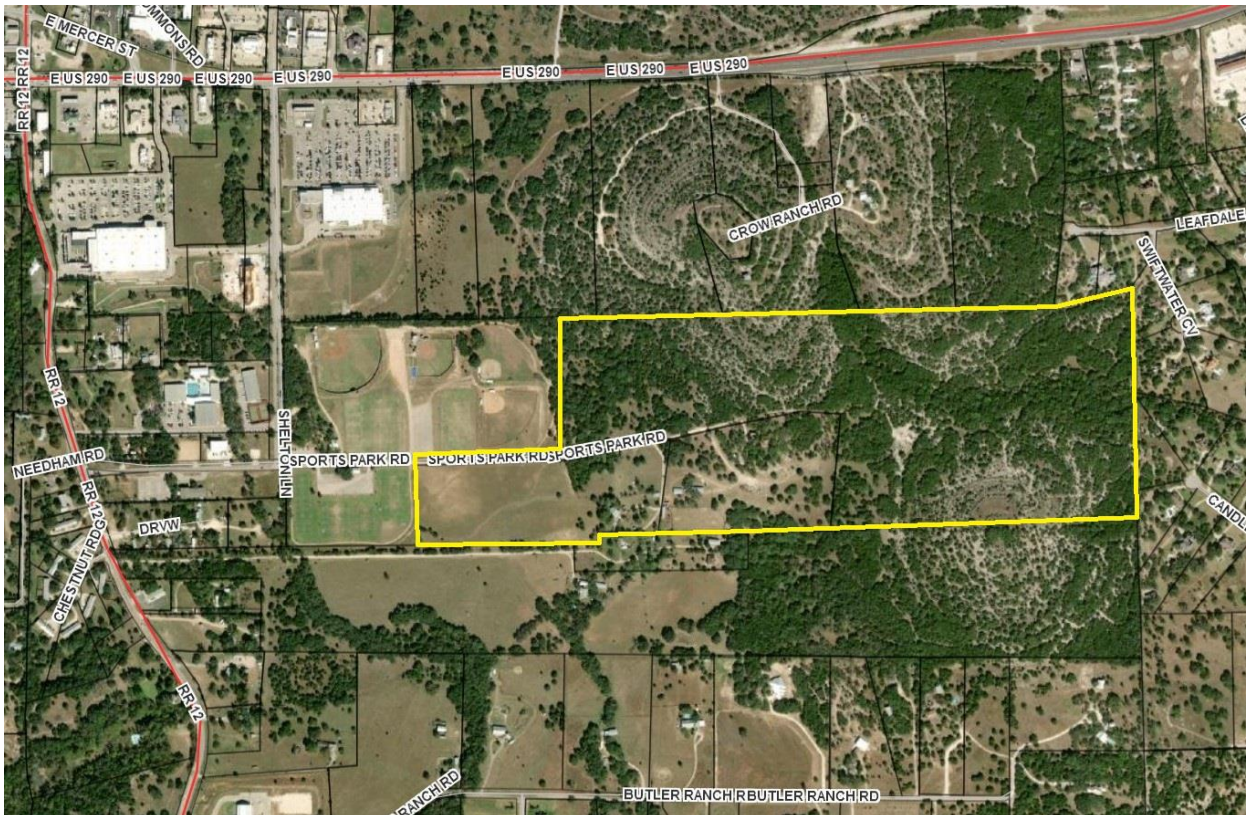


City of Dripping Springs

511 Mercer Street
Dripping Springs, Texas 78620

Agenda Item Report from: Howard Koontz, Planning Director; Laura Mueller, City Attorney; Leslie Pollack, Transportation Engineer.

Meeting Date:	May 10, 2022
Agenda Item Wording:	Presentation and discussion regarding an ordinance rezoning a property from AG to PDD # 14 with a base zoning of SF-3, SF-5, LR with primarily residential uses with some local retail and governmental uses for property located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park and commonly known as "Village Grove", directly south and adjacent to Wallace Mountain, and directly west and adjacent to The Preserve subdivision. Applicant: Matthew Scrivener, Austin Land Innovations
Agenda Item Requestor:	Matthew Scrivener, Austin Land Innovations
Applicant:	Matthew Scrivener, Austin Land Innovations
Owner:	Austin Land Innovations
Date of Application:	November 30, 2021
Staff Recommendation	Staff recommends discussion and public comment only; no action to be taken at this time.



Summary/Background:

The subject property was annexed into the Dripping Springs corporate limits effective February 1, 2022 and at that time was assigned the lowest-intensity zoning category of Agriculture. The City also consented to the creation of a Municipal Utility District. The applicant now requests the creation of a Planned Development District for the approximately 112 acres, generally located at a point at the eastern terminus of Sports Park Road, and south of Wallace Mountain, and west of The Preserve subdivision. The applicant seeks to establish a mixed-use Planned Development with base zoning district of Single-family residential—Town center (SF-3), Single-family attached residential, Garden Home (SF-5), and Local retail (LR), with the intent of developing 180 single-family detached units on lots no less than 50' X 120', 331 single-family attached units located on condominium lots, a 7-acre mixed use retail and government/institutional parcel, and associated parks and storm water management facilities located throughout.



This project also involves an Offsite Road Agreement for two (2) roads connecting the property to 290 to the north, one (1) through the Burke tract and the other through the Shelton property, as well as a connection to Ranch Road 12 to the west, across the Kopponen property. This application was submitted in November 2021 and the City has had multiple meetings with the developer’s design team, including two meetings with the Development Agreement Working Group.

Location:

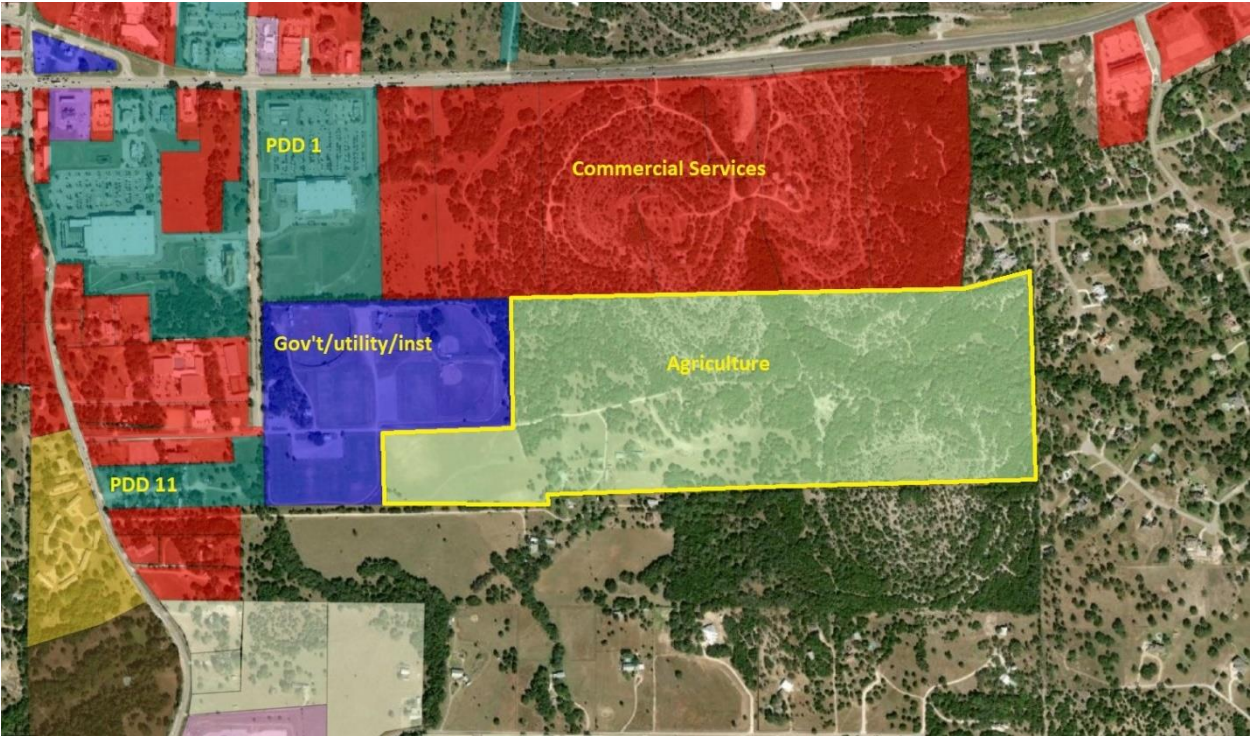
The subject property is generally located at a point between the eastern terminus of Sports Park Road, and south of Wallace Mountain, and west of The Preserve subdivision.

Physical and Natural Features:

The property features a landscape usual and typical of the city of Dripping Springs, a well-drained, sandy soil of moderate slopes with a high concentration of surface rocks, sparse ground cover, patches of dense cedars, and in much more limited instances Live Oaks. The property generally saddle-shaped, with its highest elevations to the north and southeast, and predominantly slopes downward toward the southwest and east. Although the 112 acres are situated between two prominent and mostly off-site hilltops, one central in the north and the other to the southeast, neither create much of a steep slope condition along any of the real estate proposed for improvements.

Surrounding Properties:

The subject property is within the core of the City of Dripping Springs. The City has seen fast growth in this area of the City and should take various measures to ensure the proper development and compatibility with the surrounding area.

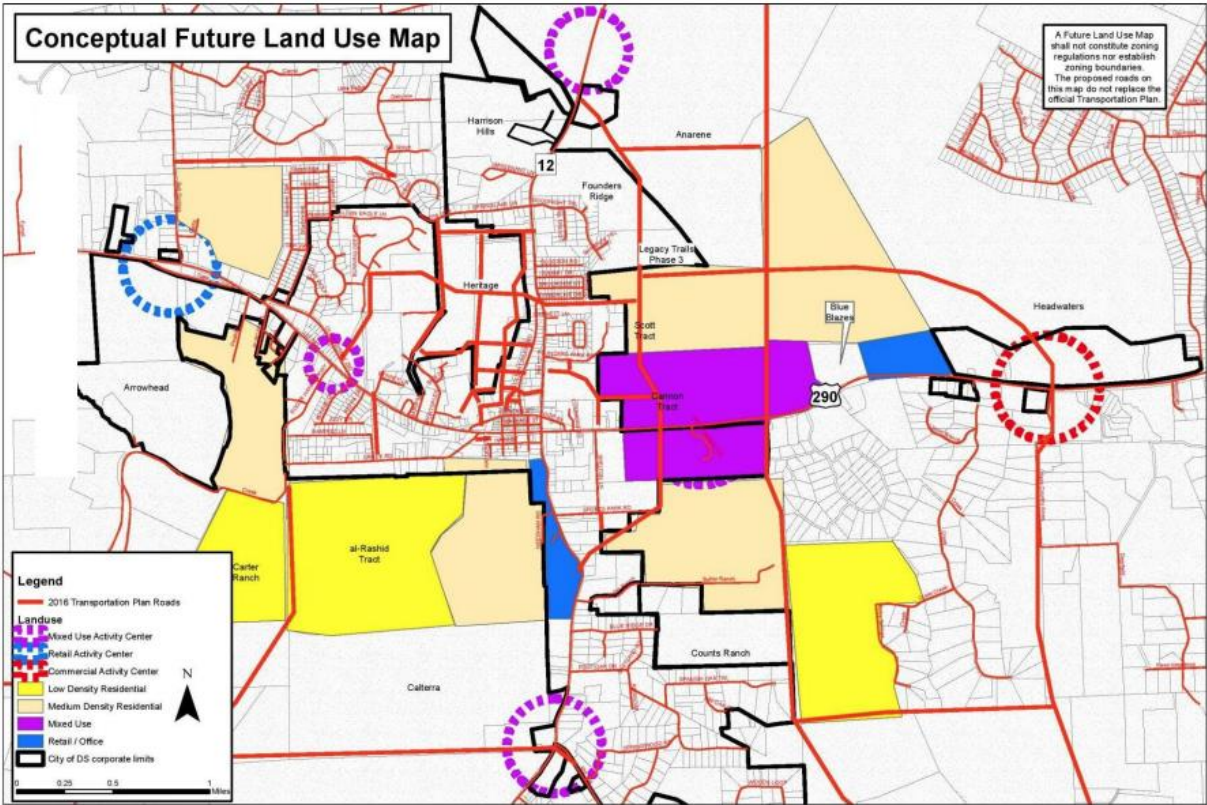


The current zoning, future land use designation, and exiting uses on the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan / Future Land Use Plan
North	Commercial Services	Vacant; SFR; Wallace Mountain Cemetery	Mixed Use
East	ETJ (The Preserve subdivision)	SFR	N/A
South	ETJ (Private ranch/large lot residential)	Ranch/Estate SFR	Medium Density Residential
West	GUI	Sports Park	N/A

Future Land use Map and Zoning Designation:

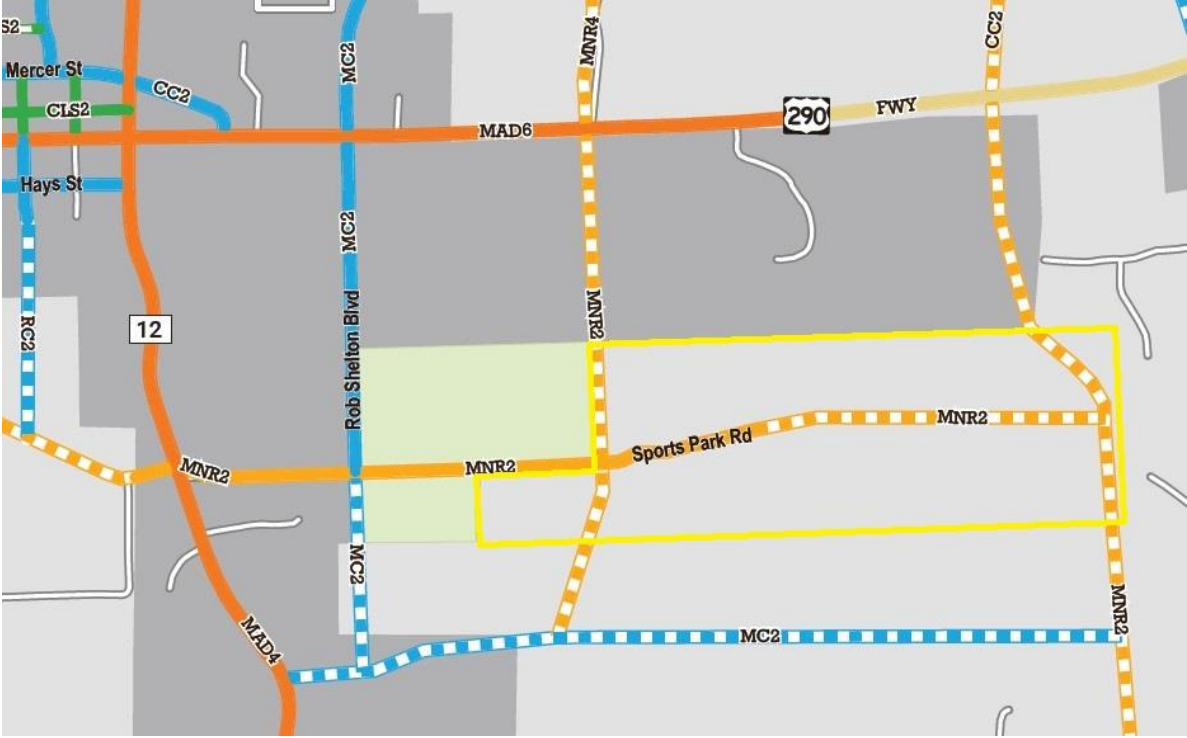
The subject property is designated on the Future Land Use Map as Medium Density Residential. This category includes small lot, single-family homes used for residential uses. A portion of the proposed PDD (7 of the 112 acres) is designated mixed use, which is congruent with the development of the remainder, as the mixed use is directly adjacent to off-site properties assigned to be mixed use, and the Sports Park to the west would function symbiotically with general, high-turnover convenience retail. Lastly, the residents of the PDD would benefit from nearby, convenience retail that would defer trips by automobile onto 290 for immediate goods and services.



The base zoning of Single-family residential—Town center (SF-3) allows for connectivity and access to adjacent neighborhoods and amenities such as parks and nearby retail. The Planned Development districts places regulations that are compatible with the adjacent tracts and allows for a smooth transition for high density (toward the city center) to less intense density (away from RR12 & 290). The provided land plan is designed to have more intense residential lots to the west, near Sports Park and the established retail in and around PDD #1, and less intense residential to the east (towards The Preserve subdivision) and south (ranch and estate residential), in the City’s ETJ.

Other Master Plans:

The 2021 Future Transportation Plan shows a proposed east/west vehicular connection through the subject property, effectively extending Sports Park Road to the north/south collector to the east. In the proposed lotting plan, that connection has instead been shifted south, along the southern parent boundary. The reasoning for this adjustment was primarily to keep heavy arterial traffic from driving through the Sports Park which when occupied features a number of pedestrians, but tertiary benefits include better utilization of the lot for development and improvements, and a more direct route for connection to Ranch Road 12.



Offsite Road Transportation/ Road Improvements:

The Village Grove Development Team has had on-going conversations with city staff, two meetings before the Development Agreement Working Group, three meetings before the city’s Transportation Committee, and two meetings with TxDOT to discuss transportation

improvements associated with the development. Three alternate connectivity scenarios were considered for the development to align with the city’s transportation plan. The final, preferred scenario includes a minor arterial roadway constructed between RM 12, south of the PDD 11 Development, to US 290, aligning with the signalized intersection at Wild Ridge Boulevard. The alignment provides a direct route between RM 12 and US 290 without bisecting the city’s Sports & Recreation Park. This roadway will ultimately be a four-lane arterial but is proposed to be initially constructed as a two-lane roadway to meet development demands. Right of Way will be provided for future connectivity to the south on the eastern side of the development, in alignment with the Transportation Master Plan. The traffic signal at RM 12 and Sports Park Road will be relocated to the new arterial and Sports Park Road will become one-way eastbound. The Development will provide for a future two-lane north/south connection to US 290 and Lone Peak Way, east of Rob Shelton Boulevard and DS Sports & Rec Park.

The transportation improvements proposed to be constructed by Village Grove are those that provide additional roadway capacity and much needed relief to the RR 12 & US 290 intersection. These improvements align with the City’s transportation priorities. The construction of a four-lane east/west arterial provides needed mobility in this quadrant of the city. A two-lane roadway is needed to meet the traffic demands of the Village Grove development, but ultimately a four-lane roadway is needed for the demands of the entire system area to accommodate future growth. Additional off-site improvements have not yet been determined by the TIA.

Wastewater Agreement:

The Wastewater Utility Agreement for this project is currently under negotiation and will be presented to City Council for approval with PDD. The project will connect to East Interceptor which will be built once all necessary easements are acquired, the TPDES permit is no longer being legally challenged and the South Regional Water Reclamation System has been expanded. Funding for the East Interceptor and the plant expansion has been secured through the Texas Water Development Board. If the developer elects to start the project prior to WW service being available from the city, the current draft of the WWUA allows the developer to apply for a temporary TLAP permit from TCEQ. Pump and Haul will not be permitted.

Proposed Zoning District and PDD Development Regulations:

The Planned Development District is requesting a base zoning district of Single-family residential—Town center (SF-3), Single-family attached residential, Garden Home (SF-5), and Local Retail (LR) intended to promote stable, quality, attached- and detached-occupancy residential development on individual lots at medium densities. Individual ownership of each unit is encouraged. This district provides a "buffer" or transition district between lower density residential areas (to the south and east) and multiple-family or nonresidential areas or major thoroughfares (to the north).

The Planned Development Districts permitted uses are as follows:

- SF-3 Residential areas permitted uses:

○ **Detached, Single Family areas**

- Single-Family Dwelling, Detached;
- Garden Home/Townhome;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private; and

Those uses listed in the City's zoning ordinance for the SF-3 District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).

○ **SF-5 Residential permitted uses:
Townhome areas**

- Garden (Non-Retail)
- Accessory Bldg/Structure (Residential)
- Duplex/Two-Family
- Garden Home/ Townhome
- Home Occupation
- Single- Family Dwelling Detached
- Single- Family Industrialize Housing
- Swimming Pool, Private
- Artist Studio
- Park and /or Playground
- Tennis Court
- Church, Religious Assembly
- Fire Station
- Post Office
- School K Through 12 (Public or Private)
- Water Supply Facility (Private)

○ **LR Permitted Uses:
Commercial/ Civic Center Area**

- Accessory Bldg./ Structure (Non- Residential)
- Home Occupation
- Living Quarters on Site with Business
- Residential Loft
- Rooming/Boarding House
- Bank
- Offices, General / Professional
- Offices, Financial Services
- Office, Brokerage Services
- Office, Health Services
- Office, Legal Services
- Office, Professional
- Office, Real Estate Office

- Insurance Agency Offices
- Antique Shop
- Appliance Repair
- Art Dealer/ Gallery
- Artisan's Shop
- Artist Studio w/out living quarters
- Bakery or Confectionary Retail
- Barbershop
- Beauty Shop/Nail Salon
- Bicycle Sales and Repair
- Book Store
- Computer Sales
- Consignment Shop
- Cooking School
- Dance/ Drama/ Music Studio or School
- Drapery, Blind Upholstery Store
- Financial Services
- Florist Shop
- Food or Grocery Store – Limited
- Furniture Store (New and/or Used)
- Garden Shop (Inside Storage)
- Hardware Store
- Locksmith
- Market (Public)
- Mobile food vendor- 10 days or less
- Needlework Shop
- Pet Shop/Supplies (no live animal sales)
- Pharmacy
- Photocopying / Duplicating
- Photography Studio
- Restaurant (No Drive- Through Service)
- Tailor Shop
- Travel Agency
- Billiard/ Pool Facility
- Civic/ Conference Center
- Health Club
- Museum
- Park and /or Playground
- Community Center (Municipal)
- Fire Station
- Medical Clinic or Office
- Library
- Post Office
- Contractors Office (No Outside Storage)
- Government Building (Municipal, County, State, Federal)

Uses not specifically listed above are not permitted by right within this zoning district.

Permitted Uses w/ Conditional Approval

LR Commercial/ Civic Center Area:

SF-3 Residential:

- Sewage Pumping Station
- Wastewater Treatment Plant

SF-5 Residential:

- Community or Group Home
- Child Day-Care Facility
- Group Day-Care Home
- Home for the Aged, Residential
- Wastewater Treatment Plant
- Contractor’s Temporary On-site Office
- Sewage Pumping Station
- Wastewater Treatment Plant

- Armed Services Recruiting Center
- Bar
- Mobile food vendor- longer than 10 days
- Mobile food vendor court
- Studio, Tattoo or Body Piercing
- Temporary Outdoor Sales/ Promotion
- Parking Lot, Commercial
- Parking Structure Commercial
- Day Camp for Children
- Dinner Theater
- Contractor’s temporary On-site Office
- Sewage Pumping Station
- Water Supply (Elevated Storage Tank)
- Contractor’s Temporary On-site Office

Development Standards – detached homes		
	Single-family residential— Town center (SF-3)	Planned Development District (SF-3)
Size of Lots		
Minimum Lot area	3,500 square feet	5,000 square feet
Minimum Lot Width	35 feet	50 feet
Minimum Building Width	25 feet	25 feet
Setback Requirements		
Minimum Front Yard	10 feet	10 feet
Minimum Side Yard	5 feet, 7.5 feet	5 feet; 10 feet
Minimum Rear Yard	10 feet	10 feet
Accessory Building	5 feet	5 feet
Height Regulations		
Main Building	2 ½ stories, or 40'	2 ½ stories, or 40'
Other Development Standards		
Impervious Cover	65 %	60% (project-wide)

Development Standards – attached homes		
	Single-family attached residential district (SF-5) garden home	Planned Development District (SF-5)
Size of Lots		
Minimum Lot area	2,500 square feet	Sufficient for structures between
Minimum Lot Width	30 feet	2- and 5-units wide
Setback Requirements		
Minimum Front Yard	15 feet	10 feet
Minimum Side Yard	0 feet/15 feet	5 feet/10 feet
Minimum Rear Yard	20 feet	10 feet
Accessory Building	5 feet	5 feet
Height Regulations		
Main Building	2 ½ stories, or 40'	3 stories, or 50'
Other Development Standards		
Impervious Cover	80 %	60% (project-wide)

Other development regulations:

Commercial (Local Retail): Regulations will follow the zoning district unless modified later but includes an allowance of up to 55' in height with City Administrator approval.

Maximum Height of Fence: Six (6) feet; provided, however, that the Property may have an eight (8) foot maximum height of fence where separating residential lots from adjacent arterial or collector roads. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways. No fence shall extend into the front Street Yard, nor shall there be artificial mounding of soil to increase the fence height.

2.4.7 Parking.

- A. Residential Parking. Development of the Property shall include parking at a minimum of two garage spaces per residence and townhouse. There shall be parking along only one side of each internal local street and such side will be the side where there are no fire hydrants. If fire hydrants are on both sides of the street, then parking shall be allowed on only one side and sufficient “no parking” signs or painted curb shall be on either side of the hydrant.
- B. Commercial Parking. Parking shall be provided for the commercial area; the number of parking spaces within the Commercial Area shall be determined in accordance with the City ordinances and the proposed use of the commercial spaces. The total number of parking stalls for the commercial area may be determined by a shared use parking study provided by Owner and accepted by City.

Design of Residences

Design of all buildings shall meet the requirements of the City Exterior Design and Architectural Standards Ordinance Sec. 24.03 of the City Code of Ordinances, except as specifically provided in the subsections below. Design review and approval process shall be as defined in Sec. 24.03.012.

(a) Single Family Detached Residences. All residences shall consist of 100% Masonry on all elevations. Native Stone, Brick Masonry, Stucco, and Cementitious Siding shall be deemed appropriate materials to satisfy the Masonry requirement. A variety of masonry material sin encouraged in the design of each residence.

(i) Elevation Articulation and Enhancement Features. The front elevation of all homes shall contain wall plane articulation. No elevation shall be single wall plane across the entire width of the front elevation of the building. Each front elevation shall contain a minimum of two of the following elements, to be identified on the architectural plans submitted for building permit:

1. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches;
2. Covered front porches or patio with a minimum size of 60 square feet;
3. A side-entry or swing-in garage entry (for garage doors that do not face the front street);
4. A garage door recessed from the primary front facade a minimum of four feet (for garage doors that face the street);
5. Enhanced garage door materials (wood, ornamental metal, decorative door, window inserts and hardware, painted or stained to match house);
6. Shed roof or trellis (at least 18" deep) above garage door for additional architectural detail;
7. A combination of at least two roof types (e.g. hip and gable) or two different roof planes of varying height and/or direction;

8. Two or more masonry finishes to compliment the architectural style of the home; and
9. The addition of one or more dormers on the front elevation to compliment the architectural style of the home.

(ii) **Floor Plan Variety.** Floorplans will be available in single and two-story housing plans. A minimum of six (6) floorplans will be available, offering a variation of front elevations so that there is no discernable repetition in any street scape. Articulation on the front face should be used to ensure a nonrepetitive streetscene. Where building pads are interrupted by a street or open space lot of at least 50 feet in width, a plan may repeat. A plan can be repeated every third building pad (Example: Plan A 1, Plan B 1, Plan A 1, Plan B 2), although elevations shall be different on the two houses.

(iii) **Roof Forms and Treatments.** On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.

(b) **Townhome Residences.** All multi-unit-freestanding townhome residence buildings shall consist of 100% Masonry on all elevations. Native Stone, Brick Masonry, Stucco, and Cementitious Siding shall be deemed appropriate materials to satisfy the Masonry requirement. A variety of masonry materials is encouraged in the design of each building.

(i) **Townhome Elevations & Enhancements.** Street and Greenbelt elevations of all Multi-unit townhome buildings shall comply with the design standards for Elevation Articulation and Enhancement, and Roof Forms & Treatments as defined for Single Family Detached Homes and provided in the subsection above.

(ii) **Townhome Building Variety.** Multi-unit townhome buildings shall consist of no more than five (5) attached dwelling units. Planning with buildings of a variety of unit mixes is encouraged. Multi-unit townhome buildings consisting of five (5) dwelling units shall not adjoin one another.

(c) **Commercial and Civic Buildings:**

(i) Design of all buildings for commercial or civic uses shall meet the requirements of the City Exterior Design and Architectural Standards Ordinance Sec. 24.03 of the City Code of Ordinances.

(ii) Alternative Design Standards for any building type may be developed in order to create unique or enhanced design standards with equivalent or increased aesthetic effect. The considerations and findings for approval and the approval and appeal process for an Alternative Design Standard shall be as provided in Sec. 24.03.007. Such Alternative Design Standards shall incorporate the building material preferences and incentives as defined in Sec. 24.03.053(c)

Parkland:

The Project is required to have 23.09 acres of Parkland. The Project will include approximately 23.9 net acres that will be dedicated for publicly-accessible Parkland. This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of the Parkland Dedication Ordinance under the City's Code of Ordinances and any applicable requirements within the Subdivision Ordinance. The applicant has prepared a Master Parks and Open Space Plan which has been approved in concept by the City's Parks Board. The actual site development and construction plans for the project's parks will have to be reviewed by staff and affirmed by the Parks Board. Park development fees shall be paid at time of Final Platting. For transportation purposes, a land swap is in process for open space in the development's area for property in Sports and Recreation Park needed for roadway. For more details, see Parks Consultant Brent Luck's memo from the April Parks Board meeting, attached.

Highlights:

1. A minor arterial roadway will be built from Ranch Road 12 eastward to US 290. The right of way and the first two lanes will be built as a function of this project; the remaining two lanes will be built at a future date to be determined.
2. The project will feature roughly 31 acres of public and private amenity parkland, programmed for both passive and active recreational opportunities.
3. The 2021 Future Transportation Plan includes necessary off-highway facility improvements, and this project will further the goals of that study with some 5,000 feet of 10-foot wide paved shared use pathways along the arterial spine road.
4. The developer has included seven acres of mixed use acreage that can be programmed with not only a public plaza, but also a civic center that could serve as a future city hall or other community/civic/institutional amenity.

Outstanding Issues Requiring resolution:

1. Off-site road agreement: primarily details like roadway section widths, financial responsibility, incorporating the recommendations of the Traffic Impact Analysis, and incorporating adjacent properties (PDD #11) onto the new minor arterial.
2. Parks: although the concept plan of the layout of the internal parks and the operations and maintenance of the 30+ acres of parkland have been approved by the Parks Board, the specific site planning and construction drawings will need to be reviewed and approved by the Parks Board prior to construction activities beginning; details of the land swap and location of the parkland being consumed for right-of-way, as administered by Texas Parks & Wildlife.
3. Shared use path: details of the location and length of the paved 10-foot shared path need to be monumented in an agreement.
4. Civic site: most of the details of the operations and programming of the 7-acre civic site need to be confirmed amongst the parties with standing.
5. Wastewater agreement: terms and conditions, especially timing, are yet to be determined.
6. Tree installations/replacement: an outstanding issue of tree size at the time of installation

should be agreed upon by all persons involved.

Evaluation:

According to Article 30.03.007 (c)(3), the PDD shall be evaluated with respect to the following:

Article 30.03.007 (c)(3)	
a) The plan's compliance with all provisions of the zoning ordinance and other ordinances of the city.	The PDD is in compliance with all provisions of the city's code of ordinances, with the exceptions of the amendments requested herein.
b) The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.	The development of the property will eliminate nearly 112 acres of undeveloped land, which today serves as de facto open space. The developer will off set the loss of these open space acres by retaining roughly 30 acres for active and passive recreation, and further by planting two (2) three-inch caliper trees for every one-family detached residential lot, two (2) three-inch caliper trees for each garden home structure, and 237 four-inch caliper trees along the rights of way and commercial areas for a total of 697 newly installed overstory canopy trees. By designing around the primary land forms found on the acreage, the development team has been able to reduce and/or minimize grading to the greatest extent possible so that the natural condition of the development site can remain intact after construction activities are complete.
c) The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.	The proposed development is a closely related use to the residential uses adjacent to the east, is mutually beneficial to the institutional uses to the west, and furthers the goals of the future land use map by providing those exact uses called for in the existing comprehensive plan. The development is proposing design standards for the homes consistent with existing city guidelines and projects that have been approved in the city's immediate past. The standards would require 100% masonry on all residential elevations which include native stone, brick, masonry, stucco, and cementitious siding. The development will also provide variation on the front façade of all residences to ensure a nonrepetitive streetscape.
d) The provision of a safe and efficient vehicular and pedestrian circulation system.	The applicant has worked with staff to ensure safe and efficient vehicular and pedestrian circulation. The development team has had several conversations with City Staff, DAWG (2), Transportation Committee (3), and TxDOT (2) to discuss transportation improvements associated with the Development As stated above the applicant will be installing an east/west minor arterial connection through the property from RR12 to US Highway 290 that will provide the site with adequate access, and relieve some of the volume that travels through the RR12/US290 intersection.

e) The general design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
The parking for residential uses is compatible with the city’s current parking requirements for dwellings. If any of the amenities in the project are to change, parking will be reevaluated by the Development Review Committee (City Planner, City Engineer, City Administrator, Building Official.)
f) The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
The applicant is proposing adequate traffic circulation and will be required to comply with fire code in order to provide adequate access to the structures. The transportation plan meets the satisfaction of the city’s transportation committee and furthers the goals and minimum standards of the city’s future transportation plan.
g) The coordination of streets so as to arrange a convenient system consistent with the transportation plan of the city.
The applicant has worked with staff to ensure that transportation system within the development is compatible with the city’s recently adopted Master Transportation Plan. The current transportation plan extends an arterial from RR12 to US Highway 290. The proposed master transportation plan proposes an off-site north/south connection as well as the east/west connection. The new master plan will ensure that there is proper safety and circulation for vehicles and pedestrian traffic.
h) The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
The applicant is proposing landscape buffer screens for adjacent residential lots to the south and to the east. Within the development the applicant is proposing fencing up to 8 feet in height along any collector or arterial streets to provide a buffer from the adjacent residential lots.
i) Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
The development will comply with the city’s lighting ordinance.
j) The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses
The applicant presented their Parkland Dedication to the Parks Commission on April 4, 2022. The Parks Commission voted to recommend approval of the Parkland dedication.
k) Protection and conservation of soils from erosion by wind or water or from excavation or grading.
The applicant will be required to conform to all ordinances as well as State regulations regarding conservation and erosion control at the time of development.
l) Protection and conservation of watercourses and areas subject to flooding.
There is only a minor water course known to cause stormwater flood issues, and it’s an off-site channel that traverses the Sports and Recreation Park soccer fields. The

<p>applicant will re-design the previous stormwater facility, and create a new water quality detention pond that will capture not only their own stormwater runoff, but intercept that which is currently causing flood conditions inside the park.</p>
<p>m) The adequacy of water, drainage, sewerage facilities, solid waste disposal, and other utilities necessary for essential services to residents and occupants.</p>
<p>The applicant is in the process of negotiating a wastewater and water agreement with the City in order to secure LUEs for the site. Furthermore, the applicant will provide all utilities and facilities required of the development and they will be constructed in accordance with the public improvement plans. The development will also manage drainage, providing stormwater detention and water quality facilities per City and TCEQ regulations.</p>
<p>n) Consistency with the comprehensive plan.</p>
<p>The comprehensive plan and future land use plan designates the area as medium density residential which allows for a smaller lot residential development. Though the development is primarily residential it will feature about 7 acres of mixed use that is harmonious with existing adjacent uses.</p>

<p>Commission Recommendations:</p>	<p>The DAWG’s primary concern was the overall plan for traffic circulation, especially in light of the project’s adjacency to Sports & Rec Park to the west.</p> <p>The Transportation Committee recommended approval at the April 2022 meeting;</p> <p>The Parks & Recreation Commission recommended approval at their April 4, 2022 meeting; and</p>
<p>Actions by Other Jurisdictions/Entities:</p>	<p>TxDOT has reviewed the drive connections and has agreed to work with the City and Developer on finalizing the connections.</p>
<p>Previous Action:</p>	<p>The City approved a consent to MUD (a financing mechanism) for the project in October of 2021, and formally approved the annexation of the property effective February 2022.</p>
<p>Recommended Action:</p>	<p>Staff recommends that the Planning Commission accept the presentation from the applicant at tonight’s meeting, and receive testimony from the community during the public comment portion of the meeting, and provide feedback to the applicant and city team based on the discussion had during the meeting. No other action is required for this meeting.</p>
<p>Alternatives/Options:</p>	<p>Postponement or deferral of the item.</p>

Budget/Financial Impact:	The City will gain additional property tax, roads, trails, utility infrastructure, an as-yet undetermined amount of civic acreage, a partial park development fee, and various development fees.
Attachments:	<ul style="list-style-type: none"> - Proposed Planned Development District - Exhibits - Staff Report - Public comments
Related Documents at City Hall:	Zoning Application
Public Notice Process:	Notice for the May 24, 2022 and June 7, 2022 public hearings were published in the newspaper and on the City's Website.
Public Comments:	Yes, please see the two exhibits attached to this agenda.
Enforcement Issues:	N/A
Comprehensive Plan Element:	This property is listed as Medium Density Residential on the Future Land Use Map.

RGB

Draft G.1

March 22, 2022

PLANNED DEVELOPMENT DISTRICT No. ____:
Village Grove

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2022
Approved by the City Council on:
_____, 2022

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (“Ordinance”) is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.3.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 112 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Village Grove” and as more particularly identified and described in *Exhibit “A”* (the “Property”) to *Attachment “A”*; and

WHEREAS, the Property will be subdivided and developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, the Owner, its affiliates or their successors and assigns intends to develop a master-planned community that will include a mix of land uses, together with parkland and roadway connections described herein;

WHEREAS, The City has approved the applications for annexation of the Property into the City as well as the Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1 (the “MUD Consent”);

WHEREAS, the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD – ___”; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on _____, 2022; and

WHEREAS, pursuant to the City’s Planned Development Districts Ordinance, Article 30.03 of the City’s Code of Ordinances (the “PD Ordinance”), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this Ordinance as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, this Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has approved the annexation of the Property, this proposed Ordinance, the PD Master Plan, and the Annexation and Development Agreement for Village Grove and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code §30.03.004: provides for a superior design of lots or buildings; provides for

increased recreation and/or open space opportunities for public use; provides amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, views, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and approved by the City’s Planning and Zoning Commission.

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

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

- A. Zoning District Created.** PDD – ___ is hereby established consistent with *Attachment “A,”* which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to add the zoning district identified as PDD – ___.
- B. Zoning Map Amended.** The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – ___ consistent with the boundaries of the Property delineated in the Property Legal Description, *Exhibit “A”* to *Attachment “A”*.
- C. PD Master Plan Approved.** The PD Master Plan attached as *Exhibit “B”* to *Attachment “A”* is hereby approved. The PD Master Plan, together with *Attachment “A”*, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, *Attachment “A”* and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval. This approval shall not be interpreted as approval of a variance, utility sources, or other site plan or plat requirements without specific reference in the ordinance or variance chart, or in future approvals.

D. Administrative Approval of Minor Modifications. In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include slight adjustments to the internal street and drive alignments in accordance in Section 2.7.2 Roadway Alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. Changes that affect the lotting plan shall not be minor unless the change does not affect the maximum number of lots or the maximum number of lots of certain widths. Adjustments of lot locations shall not be minor unless the relocated lots are adjacent to previous locations. The City Administrator may approve minor modifications in writing following consultation with the Development Review Committee. Any appeal of the City Administrator’s determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.

E. Code of Ordinances. The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment “A”*, or the PD Master Plan.

F. Resolution of Conflicts. The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

G. Attachments and Exhibits Listed. The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment “A” – Planned Development District No. ___ and Zoning Map

- Exhibit A** **Property Legal Description and Survey**
- Exhibit B** **PD Master/Concept Plan**
- Exhibit C** **Parks, Trails and Open Space Plan**
- Exhibit D** **Lotting Plan**
- Exhibit E** **PD Code Modifications Chart**
- Exhibit F** **PD Street Standards**
- Exhibit G** **Water Quality Buffer Zones**
- Exhibit H** **PD Phasing Plan**
- Exhibit I** **PD Uses Chart**

3. REPEALER

All ordinances, 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. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED & APPROVED this, the _____ day of _____, 2022 by a vote of ___ (*ayes*) to (*nays*) to ___ (*abstentions*) of the City Council of Dripping Springs.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment “A”

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. __:

ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD – ___ Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property.
- 1.3. **PD Master Plan.** The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.
- 1.4. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

Applicable Rules: The City’s rules, ordinances, and regulations in effect as of _____, 2022, as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any approvals, variances, waivers, and exceptions to such rules that are approved by the City with respect to the development of the Property, as set forth on *Exhibit E*”, and (iii) any additional restrictions or regulations agreed to by the Developer in writing.

City: The City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term also includes the Deputy City Administrator and City Administrator’s designee.

City Architect: The licensed professional Architect, or firm of licensed professional consulting Architects, that have been specifically employed by the City to assist in

architectural and exterior design-related matters. This term shall also apply if the City retains a person to perform the functions of City Architect as an official City employee.

City Council: The governing body of the City of Dripping Springs, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

Code, City's Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City's ordinances, regulations and official policies in effect as of _____, 2022 except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. The Sign Ordinance shall be the version at the time the Master Sign Plan is submitted to the City. This term does not include Zoning or Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Exterior Design and Architectural Standards Ordinance: Article 24.03, Exterior Design and Architectural Standards, of Chapter 24, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

Dripping Springs Technical Criteria: The criteria adopted in Article 28.07 of the City of Dripping Springs Code of Ordinances that includes technical criteria standard specifications and adopted in Ordinance 2019-39 and as modified.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Homeowners Association: A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Home Owners Association or Property Owners Association.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property.

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

MUD Consent: Agreement Concerning Creation and Operation of dripping Springs

Municipal utility District No. 1.

Outdoor Lighting Ordinance: Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

Owner: Dripping Springs Partners, LLC., a Texas limited liability company, and 740 Sports Park, LLC, a Texas limited liability company, and their respective successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on the PD Master Plan on ***Exhibit B***.

Project Approvals: The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on ***Exhibit E***.

Property: The land as more particularly described in ***Exhibit “A”***.

TCEQ: The Texas Commission on Environmental Quality, or its successor agency.

TIA: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

TxDOT: The Texas Department of Transportation or its successor agency.

Water Quality Protection Ordinance: Article 22.05 of Chapter 22, General Regulations of the Code.

ARTICLE II. DEVELOPMENT STANDARDS

- 2.1. **General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. **Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on ***Exhibit “H”***. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Construction Plans shall be submitted to the City for approval with each phase. Each plat filed with the City shall contain parkland required for that phase and parkland for the entire Land shall be submitted by separate exhibit with each plat application including the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas. In addition, an impervious cover and LUE tracking chart shall be submitted as an exhibit with each plat filed indicating the amount of impervious cover proposed for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject

to such plat.

2.3. Permitted Uses.

2.3.1. Base Zoning: The base zoning district for the (i) townhome portion of the Property shall be SF-5, (ii) the single family lots portion of the Property shall be SF-3; (iii) commercial and civic center portion of the Property shall be Local Retail (LR).

2.3.2. Allowed Uses: Those uses listed in the PD Uses Chart attached as *Exhibit "I"* are hereby permitted by right within the Project.

2.4. Design Specifications:

2.4.1 Impervious Cover. The Property may be developed with an Impervious Cover Percentage that does not exceed 60% over the entire Project. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

2.4.2 Maximum Residential Density: The overall density of the residential portion of the Project will be a maximum of 4.7 dwelling units per acre, composed of up to 351 single family townhome units and 180 single family detached lots.

2.4.3 Minimum Lot Area: The residential single family detached lots shall have a minimum area of five thousand (5,000) square feet each with a width at street frontage of 50 feet. The townhouse units will be condominiums that are single-family dwellings and shall have a minimum length of two dwelling units, and shall not exceed 200 feet in length or the width of five attached units, whichever is less. Townhouse condominium will be subject to the City's SF 5 zoning classification except as shown on *Exhibit E*. The commercial and GUI lot area shall comply with Local Retail zoning district.

2.4.4 Building Height.

a. Single family detached residential units shall not exceed a height of 2½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the unit to the highest point of a flat or multi-level roof or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances. Townhouse units shall not exceed a height of 3 stories or 50 feet, whichever is less, measured from the average elevation of the finished grade of the unit to the highest point of a flat or multi-level roof or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

b. Building within the LR District shall not exceed a height of 3 stories or 50 feet, whichever is less, measured from the average elevation of the finished grade of the building to the highest point of a flat or multi-level roof or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances. Notwithstanding the building may have a height of up to 55ft with approval of the

City Administrator.

2.4.5 Residential (including Townhouse) Setbacks. Residential building setbacks shall be as follows:

- a. Minimum Front Yard:** Residential building setbacks shall be ten (10) feet from the street right of way.
- b. Minimum Side Yard:** Residential building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of ten (10) feet from the street right of way.
- c. Minimum Rear Yard:** Residential building setbacks shall be ten (10) ten feet.
- d. Minimum Setback for Accessory Building:** For residential uses five (5) feet; no accessory buildings or structures are permitted in any residential front yard.
- e. Maximum Height of Fence:** Six (6) feet; provided, however, that the Property may have an eight (8) foot maximum height of fence where separating residential lots from adjacent arterial or collector roads. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways. No fence shall extend into the front Street Yard, nor shall there be artificial mounding of soil to increase the fence height.
- f. Buffer areas and Setbacks:** The buffer along such shared boundary shall meet the requirements in City Ordinance Section 28.06.052 – Landscape Buffers.

2.4.6 Commercial Setbacks: Commercial building setbacks shall be as approved by the City Administrator at the time of Site Development Permit.

2.4.7 Cut & Fill. Improvements requiring a site development permit will be held to no more than 16 feet of cut or fill; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than 16 feet, except for structural excavation for building foundations, which must be approved by City Engineer. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth. Cut and fill requirements shall not apply to either right-of-way or residential development; further, cut and fill requirements may exceed the maximum amounts to construct offsite roadways and detention ponds associated with the offsite roadways.

2.4.8 Parking.

- a. Residential Parking:** Development of the Property shall include parking

at a minimum of two garage spaces per residence and townhouse. There shall be parking along only one side of each internal local street and such side will be the side where there are no fire hydrants. If fire hydrants are on both sides of the street, then parking shall be allowed on only one side and sufficient “no parking” signs or painted curb shall be on either side of the hydrant.

b. Commercial Area Parking: Parking shall be provided for the commercial area; the number of parking spaces within the Commercial Area shall be determined in accordance with the City ordinances and the proposed use of the commercial spaces. The total number of parking stalls for the commercial area may be determined by a shared use parking study provided by Owner and accepted by City.

2.4.9 Design of Residences: Design of all buildings shall meet the requirements of the City Exterior Design and Architectural Standards Ordinance Sec. 24.03 of the City Code of Ordinances, except as specifically provided in the subsections below. Design review and approval process shall be as defined in Sec. 24.03.012.

(a) **Single Family Detached Residences.** All residences shall consist of 100% Masonry on all elevations. Native Stone, Brick Masonry, Stucco, and Cementitious Siding shall be deemed appropriate materials to satisfy the Masonry requirement. A variety of masonry material sin encouraged in the design of each residence.

(i) **Elevation Articulation and Enhancement Features.** The front elevation of all homes shall contain wall plane articulation. No elevation shall be single wall plane across the entire width of the front elevation of the building. Each front elevation shall contain a minimum of two of the following elements, to be identified on the architectural plans submitted for building permit:

1. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches;
2. Covered front porches or patio with a minimum size of 60 square feet;
3. A side-entry or swing-in garage entry (for garage doors that do not face the front street);
4. A garage door recessed from the primary front facade a minimum of four feet (for garage doors that face the street);
5. Enhanced garage door materials (wood, ornamental metal, decorative door, window inserts and hardware, painted or stained to match house);
6. Shed roof or trellis (at least 18" deep) above garage door for additional architectural detail;
7. A combination of at least two roof types (e.g. hip and gable) or two different roof planes of varying height and/or direction;
8. Two or more masonry finishes to compliment the architectural style of the home; and
9. The addition of one or more dormers on the front elevation to compliment the architectural style of the home.

- (ii) **Floor Plan Variety.** Floorplans will be available in single and two-story housing plans. A minimum of six (6) floorplans will be available, offering a variation of front elevations so that there is no discernable repetition in any street scape. Articulation on the front face should be used to ensure a nonrepetitive streetscene. Where building pads are interrupted by a street or open space lot of at least 50 feet in width, a plan may repeat. A plan can be repeated every third building pad (Example: Plan A 1, Plan B 1, Plan A 1, Plan B 2), although elevations shall be different on the two houses.
- (iii) **Roof Forms and Treatments.** On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.

(b) Townhome Residences:

All multi-unit-freestanding townhome residence buildings shall consist of 100% Masonry on all elevations. Native Stone, Brick Masonry, Stucco, and Cementitious Siding shall be deemed appropriate materials to satisfy the Masonry requirement. A variety of masonry materials is encouraged in the design of each building.

- (i) **Townhome Elevations & Enhancements.** Street and Greenbelt elevations of all Multi-unit townhome buildings shall comply with the design standards for Elevation Articulation and Enhancement, and Roof Forms & Treatments as defined for Single Family Detached Homes and provided in the subsection above.
- (ii) **Townhome Building Variety.** Multi-unit townhome buildings shall consist of no more than five (5) attached dwelling units. Planning with buildings of a variety of unit mixes is encouraged. Multi-unit townhome buildings consisting of five (5) dwelling units shall not adjoin one another.

(c) Commercial and Civic Buildings:

- (i) Design of all buildings for commercial or civic uses shall meet the requirements of the City Exterior Design and Architectural Standards Ordinance Sec. 24.03 of the City Code of Ordinances.
- (ii) Alternative Design Standards for any building type may be developed in order to create unique or enhanced design standards with equivalent or increased aesthetic effect. The considerations and findings for approval and the approval and appeal process for an Alternative Design Standard shall be as provided in Sec. 24.03.007. Such Alternative Design Standards shall incorporate the building material preferences and incentives as defined in Sec. 24.03.053(c)

2.4.10 Parkland: The Project is required to have 23.09 acres of Parkland. The Project will include approximately 23.9 net acres that will be dedicated for Parkland, the area being shown more fully shown on *Exhibit “C”* attached hereto and incorporated herein for all purposes (the “Parkland”). This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of the Parkland Dedication Ordinance under the City’s Code of Ordinances and any applicable requirements within the Subdivision Ordinance. Owner has prepared a Master Parks and Open Space Plan which has been approved by City. The Park Development Fees in Section 28.03.010 of the Applicable Rules shall be paid at time of Final Platting.

2.5. Parks, Trails and Open Space. Parkland and open space and associated improvements shall be in accordance the standards shown on *Exhibit “C”* attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance including finalizing the location of parks, amenities, trails, and trail connections to adjacent properties. The Park Development Fee shall be paid upon approval of the final plat of the Property.

2.6. Access.

2.6.1 Traffic Impact Analysis. Owner has provided to the City, and the City has approved the Traffic Impact Analysis.

2.6.2 Roadway Alignments: The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.

2.7. Street Standards. The standards for the various street widths and related landscaping and walkways are depicted on *Exhibit “F”*.

2.8. Utilities. All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities and the utility provider’s three phase electric lines providing service to the entire Project). All other issues related to utilities shall be finalized by separate agreement.

2.9. Lighting and Signage. All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City’s Code of Ordinances (“Outdoor Lighting Ordinance”), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR’s for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City’s Sign

Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as *Exhibit “E”*.

2.10. Water Quality Buffer Zones. The Water Quality Buffer Zones are depicted on *Exhibit “G”*.

2.11. Water Quality: Owner agrees to implement and comply with the City's Water Quality Protection Ordinance in place on the Effective Date except as modified by this Ordinance or by specific variance.

2.12. Tree Replacement Plan.

2.12.1. Subject to 2.12.1.2, the Tree Replacement Plan shall be in accordance to the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

2.12..2 The cash-in-lieu fee requirements are determined to be \$539,400. There will be 89.9 acres of Disturbed Trees (89.9 acres times \$6,000 equals \$539,400). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- 180 lots with two 3-inch caliper size trees at \$685.00 per tree for a total lot credit of \$246,600, plus
- 50 townhome buildings with two 3-inch caliper size trees at \$685.00 per tree for a total lot credit of \$68,500, plus
- 237 4-inch caliper size trees to be located in the boulevards and commercial center at \$1,000.00 per tree for a total of \$237,000.

The combined total credit will be \$552,100. The total cost of tree replacements in the Tree Replacement Plan exceeds the minimum the total cost per acre of disturbance in the Tree Removal Plan.



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Doucetengineers.com

112.4 Acre Tract
Hays County, Texas

D&A Job No. 2306-001
January 10, 2022

DESCRIPTION
For a 112.4-Acre

BEING A 112.4-ACRE TRACT OUT OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693 AND THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, SAID 112.4-ACRE TRACT BEING COMPRISED OF FIVE (5) TRACTS OF LAND: 1) A CALLED 79.0723-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO ROBERT MOKHTARIAN, INDIVIDUALLY, ROBERT MOKHTARIAN TRUSTEE FOR EDWARD MOKHTARIAN, AND ROBERT MOKHTARIAN TRUSTEE FOR EDMUND MOKHTARIAN, ALL IN JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, RECORDED IN VOLUME 1128, PAGE 849 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], 2. A CALLED 1.18-ACRE TRACT, DESCRIBED AS TRACT 2, CONVEYED TO ROBERT MOKHTARIAN, INDIVIDUALLY, ROBERT MOKHTARIAN TRUSTEE FOR EDWARD MOKHTARIAN, AND ROBERT MOKHTARIAN TRUSTEE FOR EDMUND MOKHTARIAN, RECORDED IN INSTRUMENT NO. 17041438 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], 3. A CALLED 17.038-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO 740 SPORTS PARK, LLC, RECORDED IN DOCUMENT NO. 21001644, O.P.R.H.C.T., 4. A CALLED 5.000-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO CLINTON D. CUNNINGHAM AND DAWN CUNNINGHAM, RECORDED IN VOLUME 4258, PAGE 618, O.P.R.H.C.T. AND 5. A CALLED 10.00-ACRE TRACT, DESCRIBED AS TRACT II, CONVEYED TO CLINTON D. CUNNINGHAM AND DAWN CUNNINGHAM, RECORDED IN VOLUME 4258, PAGE 618, O.P.R.H.C.T., SAID 112.4-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 79.0723-acre tract, same point for the northeast corner of a called 40.00-acre tract conveyed to Dripping Springs ISD, recorded in Volume 646, Page 754 of the Real Property Records of Hays County, Texas [R.P.R.H.C.T.], same point being in the south line of a called 22.248-acre tract, described as "Tract 1", conveyed to Robert Francis Shelton, Jr., recorded in Volume 918, Page 713, O.P.R.H.C.T. and for the northwest corner of the tract described herein;

THENCE with the north line of said 79.0723-acre tract, the following three (3) courses:

- 1) N88°40'28"E, with the south line of said 22.248-acre tract, described as "Tract 1", and with the south line of a called 22.248-acre tract, described as "Tract 2", conveyed to Lisa Shelton Robertson, recorded in Volume 918, Page 717, O.P.R.H.C.T., for a distance of 465.15 feet to a 3/8-inch iron rod found for an angle corner in the tract described herein,

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EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



- 2) N88°37'30"E, with the south line of said 22.248-acre tract, described as "Tract 2", with the south line of a called 22.248-acre tract, described as "Tract 3", conveyed to James E. Shelton, recorded in Volume 918, Page 702, O.P.R.H.C.T., with the south line of a called 22.248-acre tract, described as "Tract 4", conveyed to Poe Shelton, recorded in Volume 918, Page 706, O.P.R.H.C.T. and with the south line of a called 22.248-acre tract, described as "Tract 5", conveyed to Rebecca Shelton Burke, recorded in Volume 918, Page 710, O.P.R.H.C.T., for a distance of 2,496.40 feet to a 1/2-inch iron rod in a post found for the southeast corner of said 22.248-acre tract, described as "Tract 5", for the southwest corner of Lot 6A, The Preserve Phase One Subdivision, recorded in Volume 10, Page 153 of the Plat Records of Hays County, Texas [P.R.H.C.T.], being that same tract conveyed to Kenneth Davidson and Carol Davidson, recorded in Document No. 21008683, O.P.R.H.C.T., and
- 3) N77°21'46"E, with the south line of said Lot 6A and with the south line of Lot 7A, The Preserve Phase One Subdivision, being that same tract conveyed to Kenneth Davidson and Carol Davidson, recorded in Document No. 21008683, O.P.R.H.C.T., for a distance of 480.45 feet to a 1/2-inch iron rod found for the northeast corner of said 79.0723-acre tract, for the southeast corner of said Lot 7A, for the northwest corner of Lot 8A, The Preserve Phase One Subdivision, being that same tract conveyed to James L. Skiles and Spouse, Sheila K. Skiles, recorded in Volume 3771, Page 864, O.P.R.H.C.T. and for the northeast corner of the tract described herein;

THENCE with the east line of said 79.0723-acre tract, the following two (2) courses:

- 1) S01°38'36"E, with the west line of said Lot 8A, with the west line of Lot 9A, The Preserve Phase One Subdivision, being that same tract conveyed to Daniel Foster, recorded in Volume 2691, Page 163, O.P.R.H.C.T. and with the west line of Lot 25A, Block A, The Preserve Phase Two Subdivision, recorded in Volume 10, Page 321, P.R.H.C.T., being that same tract conveyed to Kevin Rose and wife, Haley Rose, recorded in Document No. 18012163, O.P.R.H.C.T., for a distance of 1,049.59 feet to a 1/2-inch iron rod found for an angle point of the tract described herein, and
- 2) S01°15'12"E, with the west line of said Lot 25A and with the west line of Lot 26A, Block A, The Preserve Phase One Subdivision, being that same tract conveyed to Kristen L. Arnold and Richard C. Arnold, recorded in Document No. 19014013, O.P.R.H.C.T., for a distance of 312.49 feet to a nail found for the southeast corner of said 79.0723-acre tract, for the northeast corner of a called 82.02-acre tract, conveyed to Viktor Kopponen and Sirkka Kopponen, recorded in Volume 1265, Page 776, O.P.R.H.C.T. and for the southeast corner of the tract described herein;

THENCE S88°20'27"W, with the common line of said 79.0723-acre tract and said 82.02-acre tract, for a distance of 1,821.92 feet to a cotton spindle found for the southeast corner of a said 10.00-acre tract, for a southwest corner of said 79.0723-acre tract and for an angle point of the tract described herein;

CONTINUED ON NEXT PAGE



THENCE S88°25'13"W, with the south line of said 10.00-acre tract, partially along the north line of said 82.02-acre tract and partially along the north line of a called 5.00-acre tract, conveyed to Eugene R. Foster, Jr. and Brenda L. Foster, recorded in Document No. 20018901, O.P.R.H.C.T., for a distance of 636.25 feet to a 1/2-inch iron rod found for the southwest corner of said 10.00-acre tract (Tract II), the southeast corner of said 5.000-acre tract (Tract I) and for an angle point of the tract described herein;

THENCE S88°19'47"W, with the common line of said 5.00-acre tract and said 5.000-acre tract, for a distance of 382.34 feet to a 1/2-inch iron rod found for the southwest corner of said 5.000-acre tract (Tract I), the southeast corner of said 17.038-acre tract and for an angle point of the tract described herein;

THENCE with the common line of said 17.038-acre tract and said 82.02-acre tract, the following three (3) courses:

- 1) S88°23'24"W, for a distance of 359.09 feet to a 1/2-inch iron rod found for an interior ell corner of said 17.038-acre tract, for an angle corner of said 5.00-acre tract and for an angle point of the tract described herein,
- 2) S01°34'56"E, for a distance of 69.68 feet to a calculated point for an angle corner of said 17.038-acre tract, for an angle corner of said 5.00-acre tract and for an angle corner of the tract described herein, and
- 3) S88°18'08"W, partially along the north line of said 82.02-acre tract, for a distance of 1,077.44 feet to a 1/2-inch iron rod with cap stamped "KC ENG" found for the southwest corner of said 17.038-acre tract, for the southeast corner of said 40.00-acre tract and for the southwest corner of the tract described herein;

THENCE N02°12'18"W, with the common line of said 40.00-acre tract and said 17.038-acre tract, for a distance of 498.57 feet to a 1/2-inch iron rod found for the northwest corner of said 17.038-acre tract, for the southwest corner of said 1.18-acre tract and for an angle point of the tract described herein;

THENCE with the common line of said 1.18-acre tract and said 40.00-acre tract, the following two (2) courses:

- 1) N02°21'37"W, a distance of 59.91 feet to a 1/2-inch iron rod found for the northwest corner said 1.18-acre tract, a southeast corner of said 40.00-acre tract and the northwest corner of the tract described herein, and
- 2) N87°47'30"E, a distance of 859.86 feet to a 1/2-inch iron rod found for the northeast corner of said 1.18-acre tract, a southeast corner of said 40.00-acre tract, in the west line of said 79.0723-acre tract and for an angle point of the tract described herein;

THENCE N02°13'52"W, with the common line of said 40.00-acre tract and 79.0723-acre tract, for a distance of 788.32 feet to the **POINT OF BEGINNING** of the tract described herein and containing 112.4-acres.

CONTINUED ON NEXT PAGE



Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000077936.

Units: U.S. Survey Feet.

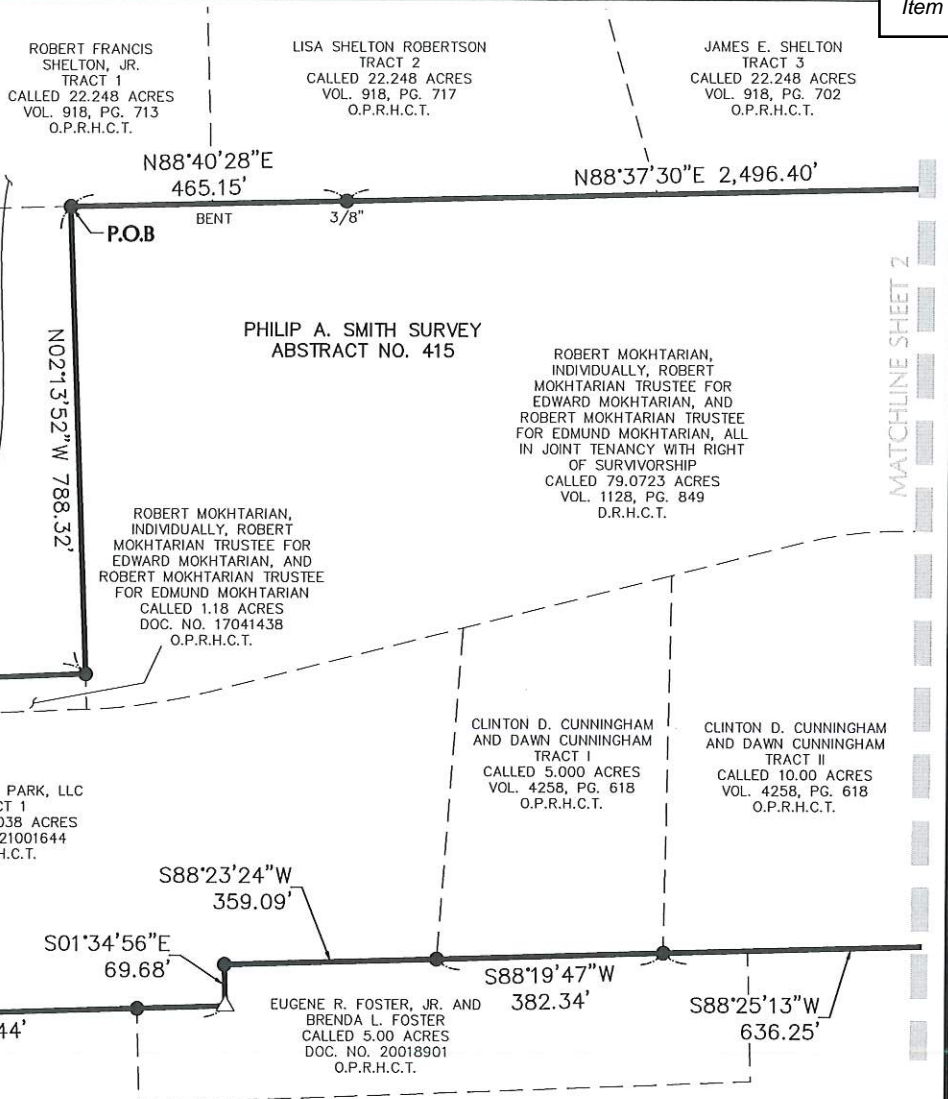
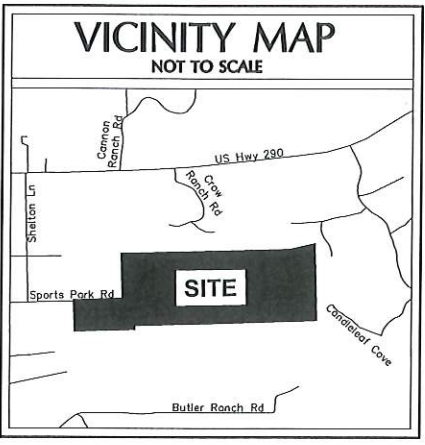
I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this document was prepared under 22 tac §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

01/10/2022

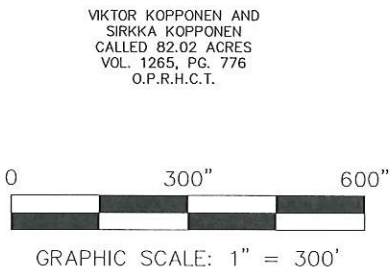
Date

Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
Cterry@DoucetEngineers.com
TBPELS Firm Registration No. 10105800





LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	APPROXIMATE SURVEY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	NAIL FOUND
	COTTON SPINDLE FOUND
AC.	ACRES
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.P.R.H.C.T.	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS



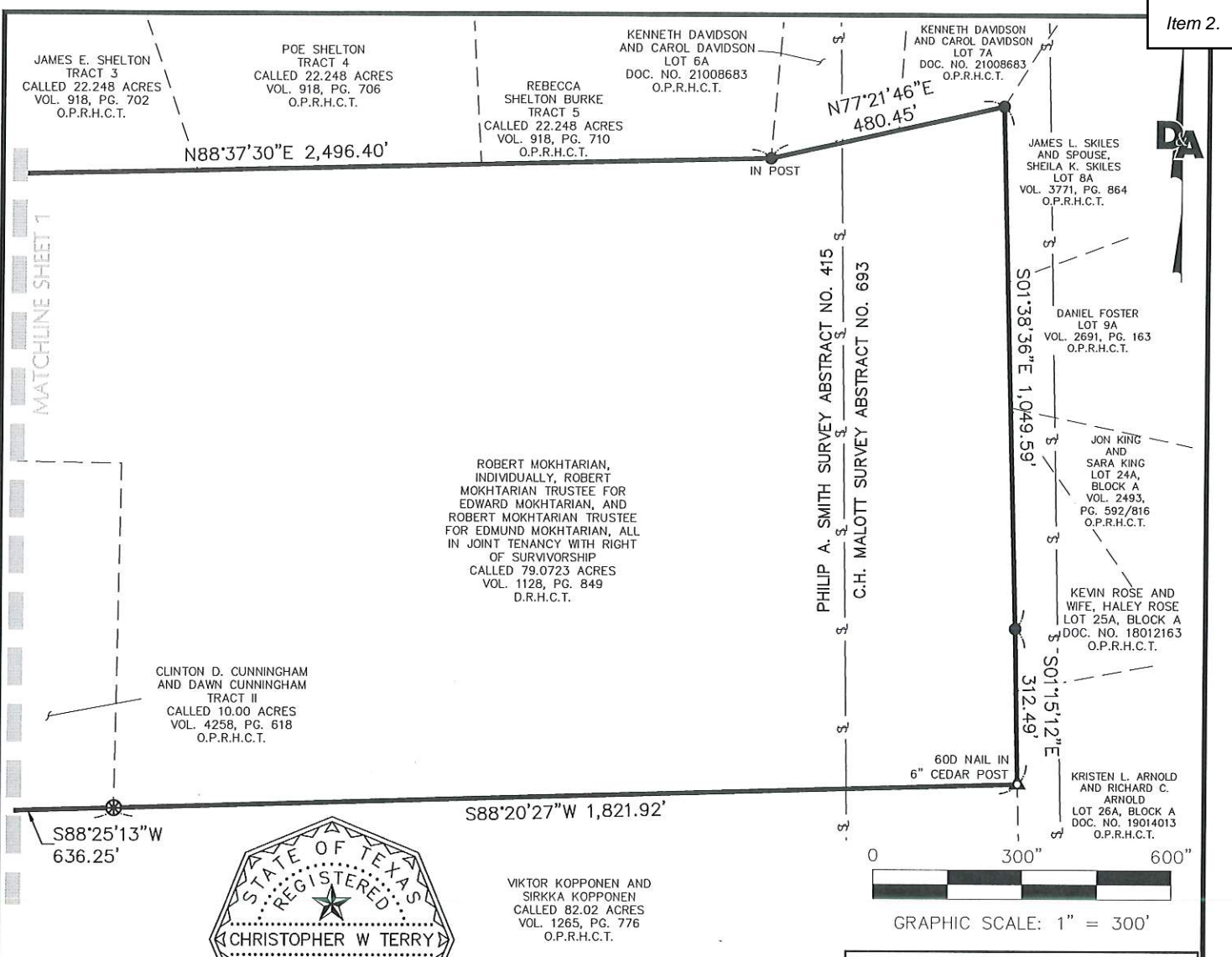
CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000077936
UNITS: US SURVEY FEET.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

Village Grove
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date:	01/10/2022
Scale:	1" = 300'
Drawn by:	JRT
Reviewer:	CWT
Project:	2306-001
Sheet:	5 OF 6
Field Book:	---
Party Chief:	JMS
Survey Date:	11/24/2021

Item 2.



THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Christopher W. Terry
 CHRISTOPHER W. TERRY DATE 01/10/2022
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6649
 DOUCET & ASSOCIATES, INC.
 CTERRY@DOUCETENGINEERS.COM

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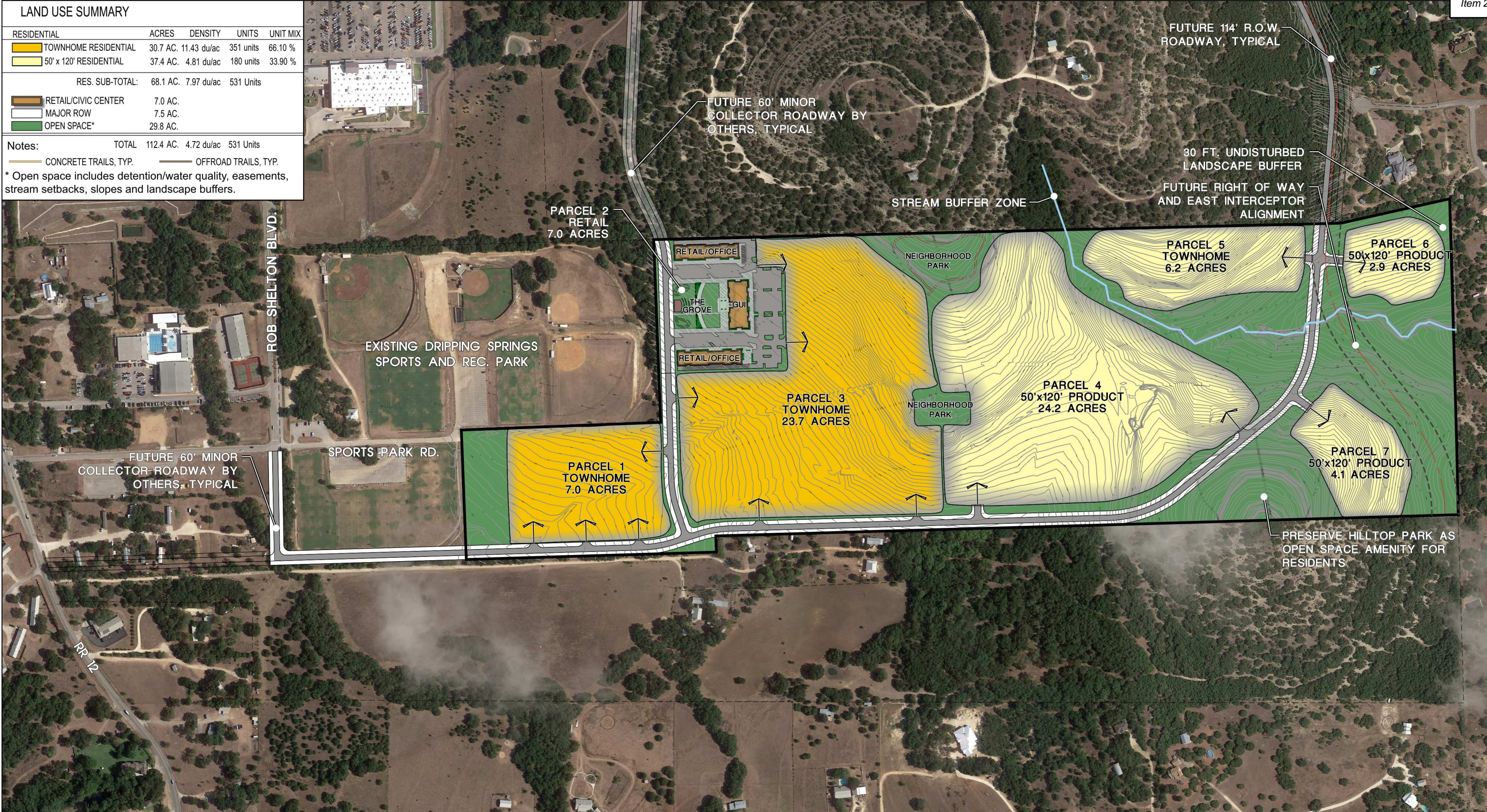
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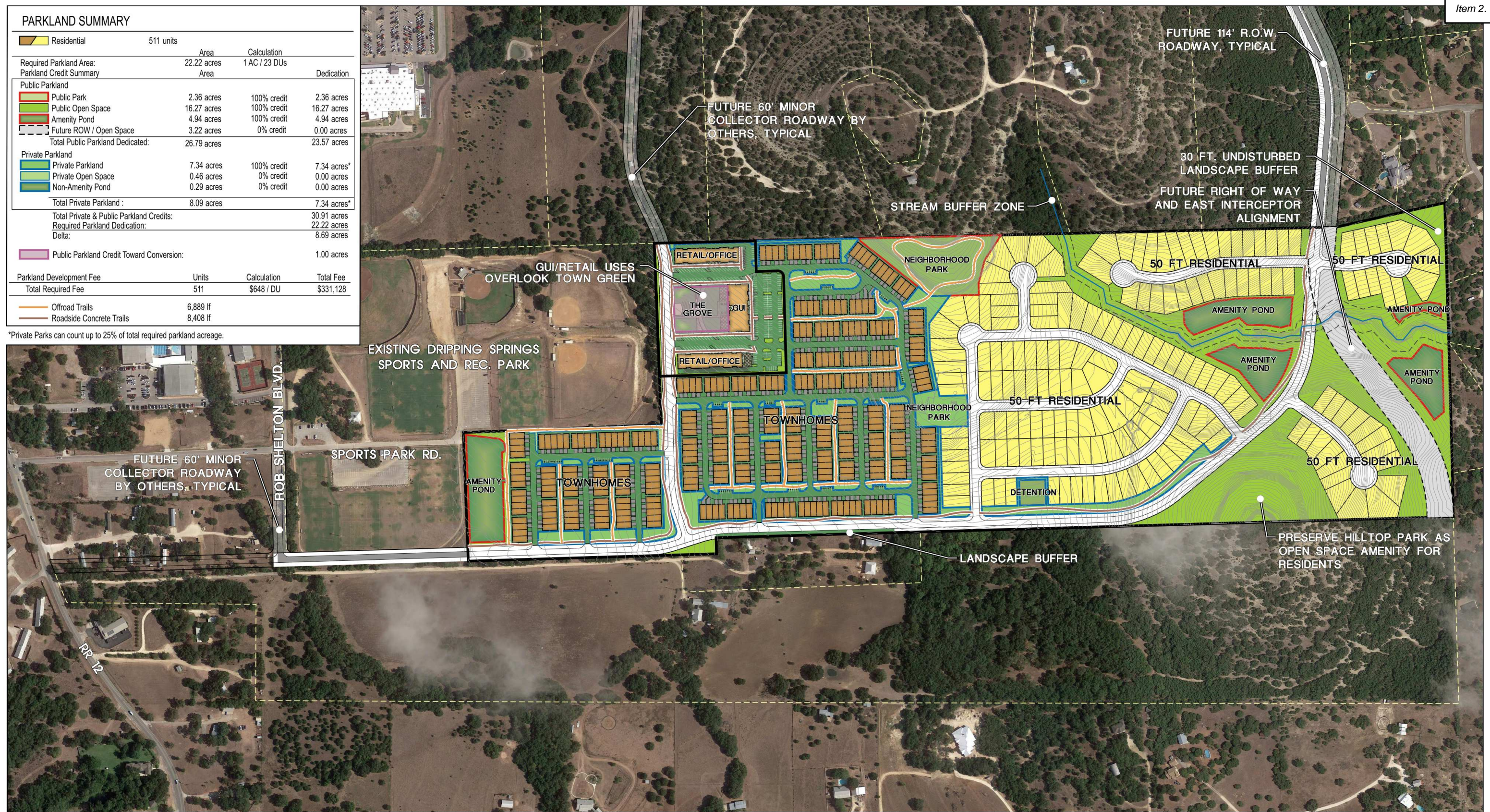
LAND USE SUMMARY				
RESIDENTIAL	ACRES	DENSITY	UNITS	UNIT MIX
TOWNHOME RESIDENTIAL	30.7 AC.	11.43 du/ac	351 units	66.10 %
50' x 120' RESIDENTIAL	37.4 AC.	4.81 du/ac	180 units	33.90 %
RES. SUB-TOTAL: 68.1 AC. 7.97 du/ac 531 Units				
RETAIL/CIVIC CENTER	7.0 AC.			
MAJOR ROW	7.5 AC.			
OPEN SPACE*	29.8 AC.			
Notes: TOTAL 112.4 AC. 4.72 du/ac 531 Units				
CONCRETE TRAILS, TYP.				OFFROAD TRAILS, TYP.
* Open space includes detention/water quality, easements, stream setbacks, slopes and landscape buffers.				



PARKLAND SUMMARY

Category	Units	Area	Calculation	Dedication
Residential	511 units			
Required Parkland Area:		22.22 acres	1 AC / 23 DUs	
Parkland Credit Summary		Area		Dedication
Public Parkland				
Public Park		2.36 acres	100% credit	2.36 acres
Public Open Space		16.27 acres	100% credit	16.27 acres
Amenity Pond		4.94 acres	100% credit	4.94 acres
Future ROW / Open Space		3.22 acres	0% credit	0.00 acres
Total Public Parkland Dedicated:		26.79 acres		23.57 acres
Private Parkland				
Private Parkland		7.34 acres	100% credit	7.34 acres*
Private Open Space		0.46 acres	0% credit	0.00 acres
Non-Amenity Pond		0.29 acres	0% credit	0.00 acres
Total Private Parkland :		8.09 acres		7.34 acres*
Total Private & Public Parkland Credits:		30.91 acres		30.91 acres
Required Parkland Dedication:		22.22 acres		22.22 acres
Delta:		8.69 acres		8.69 acres
Public Parkland Credit Toward Conversion:				1.00 acres
Parkland Development Fee				
	Units	Calculation	Total Fee	
Total Required Fee	511	\$648 / DU	\$331,128	
Offroad Trails	6,889 lf			
Roadside Concrete Trails	8,408 lf			

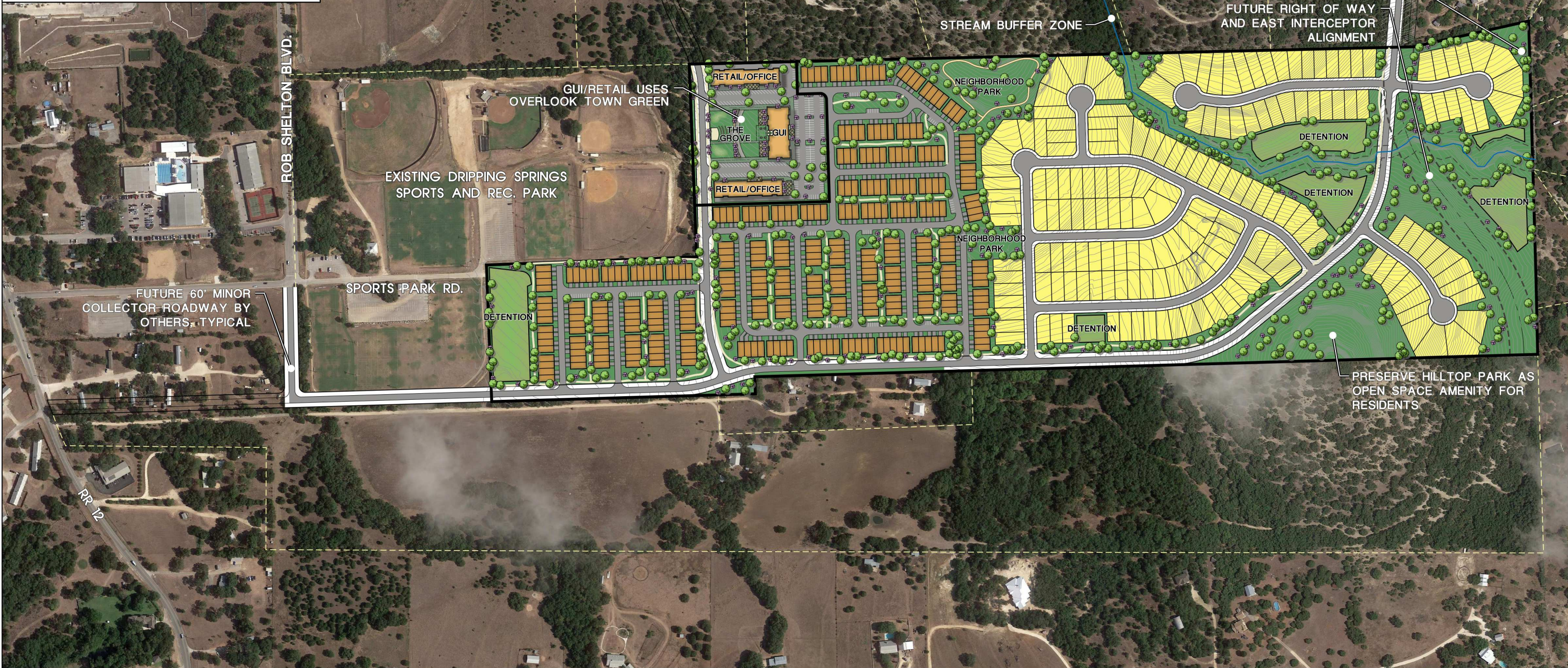
*Private Parks can count up to 25% of total required parkland acreage.



LAND USE SUMMARY			
RESIDENTIAL	UNITS	UNIT MIX	
Townhouse Residential	331 units	64.77 %	
50' x 120' SFD Residential	180 units	35.23 %	
Residential Sub-Total:	511 units		
Retail/GUI	7.0 acres		
Total:	112.4 acres	4.55 du/ac	511 units

Notes:

- CONCRETE TRAILS, TYP.
- OFFROAD TRAILS, TYP.



LIST OF VARIANCES & ALTERNATIVE STANDARDS

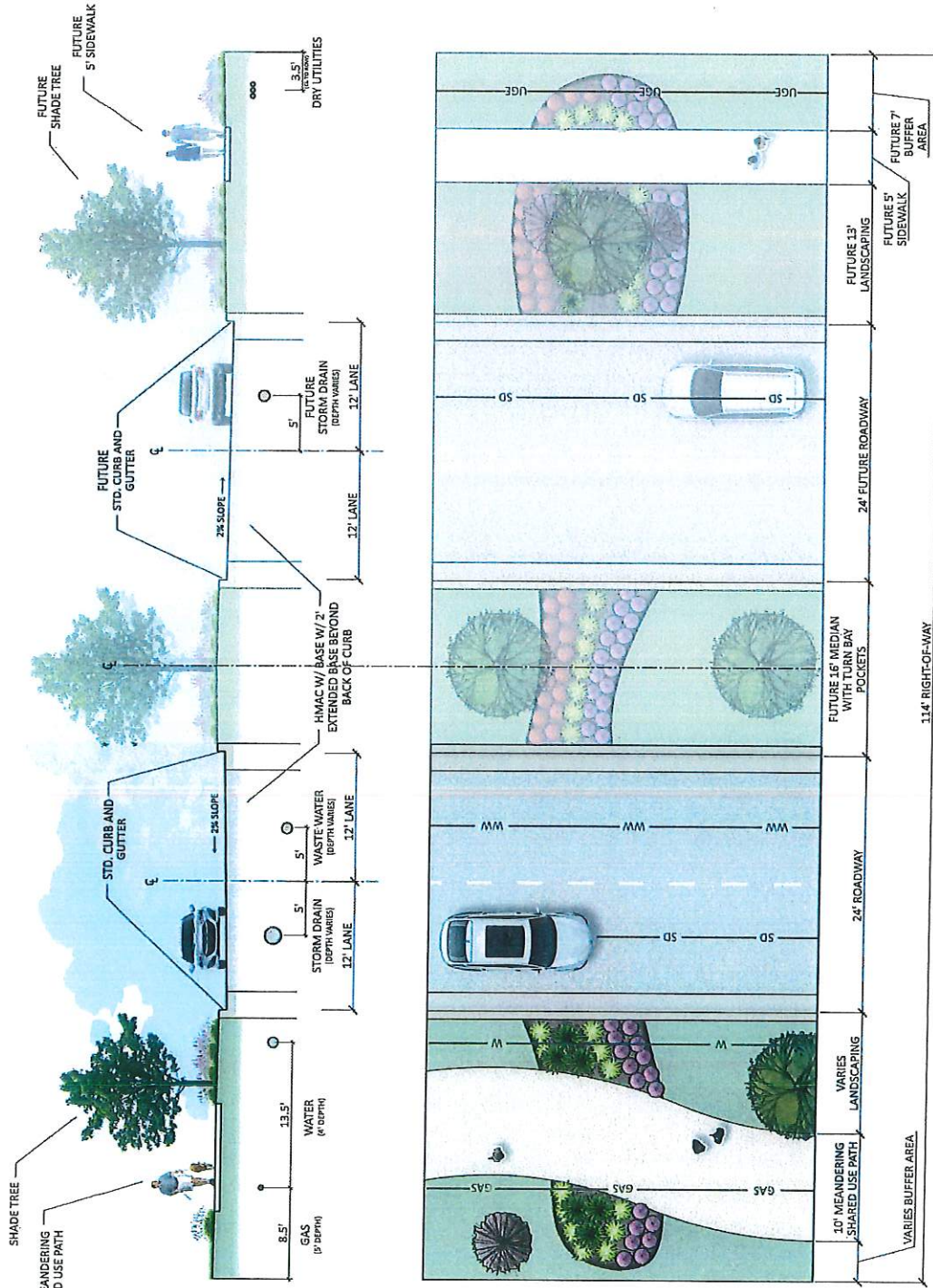
Item 2.

#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ to 35%	The area designation and impervious cover will be as follows: SF3 - 65%, SF5 - 80% (exclusive of public ROW and/or utility easements), and CS/GUI 70%.	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes. In addition, to allow major transportation infrastructure and a commercial sector.
2	22.05.015(c)(3)	Performance standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements.	Providing water quality buffer zones per the City of Dripping Springs requirements and including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards.
3	26.05	Prohibited Signs	Off Premises Signs are prohibited	Allow one (1) off premises sign, which shall be a construction/development sign to be erected at the intersection of the primary entry collector leading into the project and Hwy 290.	Entrance to the subdivision is not visible from any existing public roadway. Master sign plan and permit applications are still required. Signs will conform with the forthcoming Master Sign Plan.
4	(Exhibit A), 3.13	Lapse of plat approval	Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter).	Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Multi-Phased Preliminary Plat approval: 1) City Engineer's approval of engineering plans for Phase 1 or additional phases proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction for Phase 1 or additional phases. In addition to the above, an application for approval of the Phase 1 final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter). Once conditions of Phase 1 are met the Preliminary Plat shall be valid for 10 years. In the event City wastewater service is not available, the City will review and approve all documents and permits necessary for development, along with development to proceed and infrastructure be accepted. However, no home construction shall occur until wastewater service is available or the City approves otherwise.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
5	(Exhibit A), 3.13	Lapse of plat approval	Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within thirty (30) calendar days of the date of final approval (The thirty-day period shall commence upon County approval of final plat if the property is in the ETJ).	Final plat approved by the City Staff but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within three hundred and sixty five (365) calendar days of the date of final approval.	Allows time for the construction of infrastructure improvements prior to recordation of plats.

LIST OF VARIANCES & ALTERNATIVE STANDARDS

Item 2.

#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
6	(Exhibit A), 11.13.2	Frontage on Residential Collector Streets	Shall not exceed 20%	Applicable only to major collectors, minor arterials, and major arterials. No residential driveways may directly connect to a major or minor arterial.	To showcase the lively neighborhood character with homes fronting streets where possible.
7	(Exhibit A), 13.2	Intersecting Streets	Blocks shall not be less than four hundred feet (400') in length	Blocks shall not be less than two hundred feet (200') in length	Considering the walkability within the SF5 area.
8	(Exhibit A), 14.6	Minimum Lot Sizes	For lots using surface water and public wastewater system is 3,500 square feet	Lot size shall be in accordance with the Ordinance in SF3 & SF5 zoning	
9	(Exhibit A), 15.1	Sidewalks	Required on both sides of all streets, 5' min. width or as specified in City TMP.	10' multi-modal use path will be provided on one side of arterial streets, excluding Lone Peak Way. Lone Peak Way will be constructed per the Ordinance. Residential development within the project located on the side without the 10' multi-modal path will mean of access to the the path.	This will facilitate future expansion and/or adding lanes with future development and having sidewalks on the other side would not serve this development or existing needs.
10	(Exhibit A), 20.1.3(g)	Sidewalks	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation.	Sidewalks adjacent to residential lots constructed by the home builders at the time of home construction. Sidewalks not adjacent to residential lots will be constructed at time of roadway construction.	To fuse the hill country character within the community.
11	28.04.019	Sidewalks	A minimum five-foot sidewalk shall be required within ROW on both sides of all streets within the development.	In the SF5 area, a minimum five-foot sidewalk will be required in the open space between buildings.	To incentivise pedestrian connection to open spaces, parks, and CS/GUI area, along with reducing impervious cover.
12	28.04.018	Cuts and fills	No fill or cut on any building site shall exceed a maximum of six (6) feet of depth	Improvements requiring a site development permit will be held to no more than 16 feet of cut and/or fill. Cut and fill may exceed the maximum amounts to construct offsite roadways and detention ponds associated with the offsite roadways.	To respond to topographic conditions.
13	28.06.051 (a&b)	Residential & Non-Residential Street Tree Requirements	Two (2) 4" street trees per residential lot; One (1) 4" street tree per 25 lf of street frontage to be planted adjacent to or near street right-of-way per associated zoning classification.	Two (2) 3-inch street trees per residential lot; 4-inch street trees along arterials, and within the Amenity Center lot to satisfy City tree replacement requirements.	Consistency with industry standards for residential lot trees. The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.
14	CODS DSTC Section 1.1	Design criteria for transportation facilities	Hays County Subdivision and Development Regulations, latest version	City of Austin Transportation Criteria Manual (TCM), as currently amended, or as otherwise specified by the City TMP.	Hays County criteria based on larger lot, rural subdivisions with higher design speeds. City of Austin TCM is better suited for urban subdivisions with slower design speeds and land with significant topography similar to the Property
15	Zoning 5.6.2.12	Parking Requirement for Commercial Amusement (Outdoor)	Ten (10) spaces plus one (1) space for each 500 square feet over 5,000 square feet of building or recreational area.	One (1) parking space per three-hundred (300) square feet of pool surface area.	Private Amenity Centers are meant to be walkable for the community, reducing the reliance on large parking areas. Trail connections and bike racks will be provided at the amenity to reduce the need for excessive parking.



STREET (114' R.O.W.)
 Scale: 1" = 15'

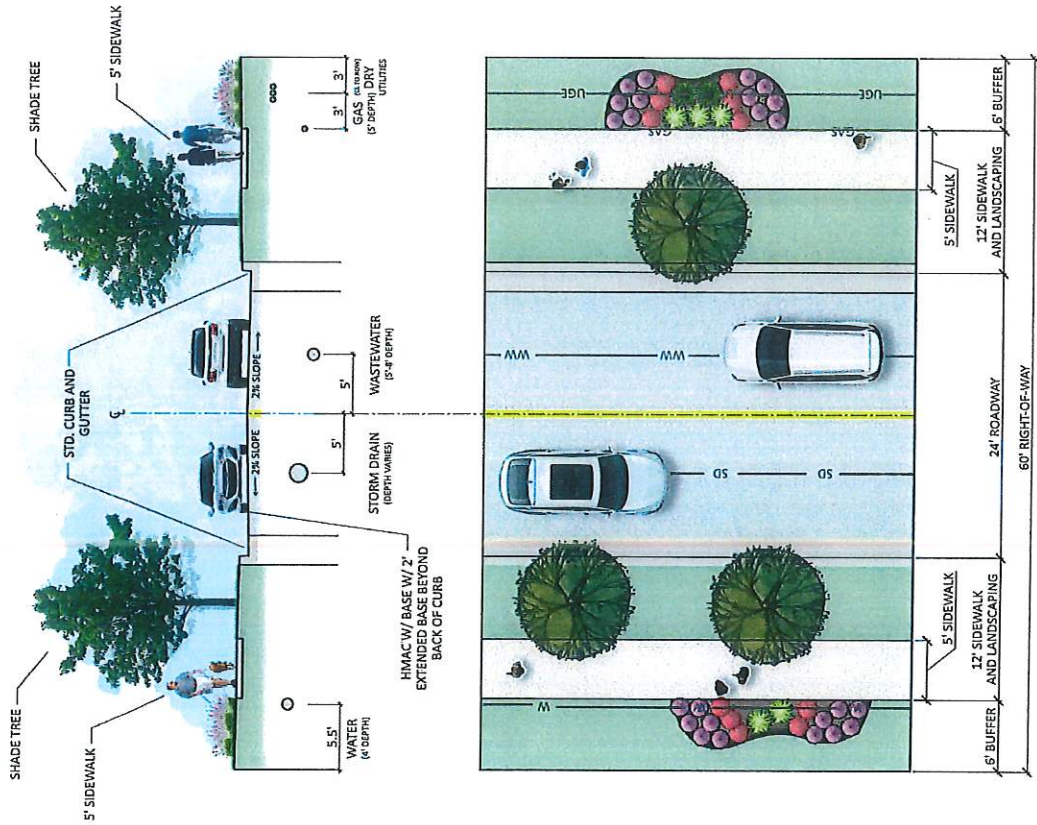
- NOTE:
1. TURN BAYS AS REQUIRED
 2. 114' ROW TO BE DEDICATED BY VILLAGE GROVE PDD DEVELOPMENT

VILLAGE GROVE
 SEC Planning, LLC
 Land Planning + Landscape Architecture + Community Planning
 1525 N. 20th St.
 Suite 200
 Phoenix, AZ 85016
 www.secplanning.com • 480.441.7733

Exhibit F.1
Street Sections

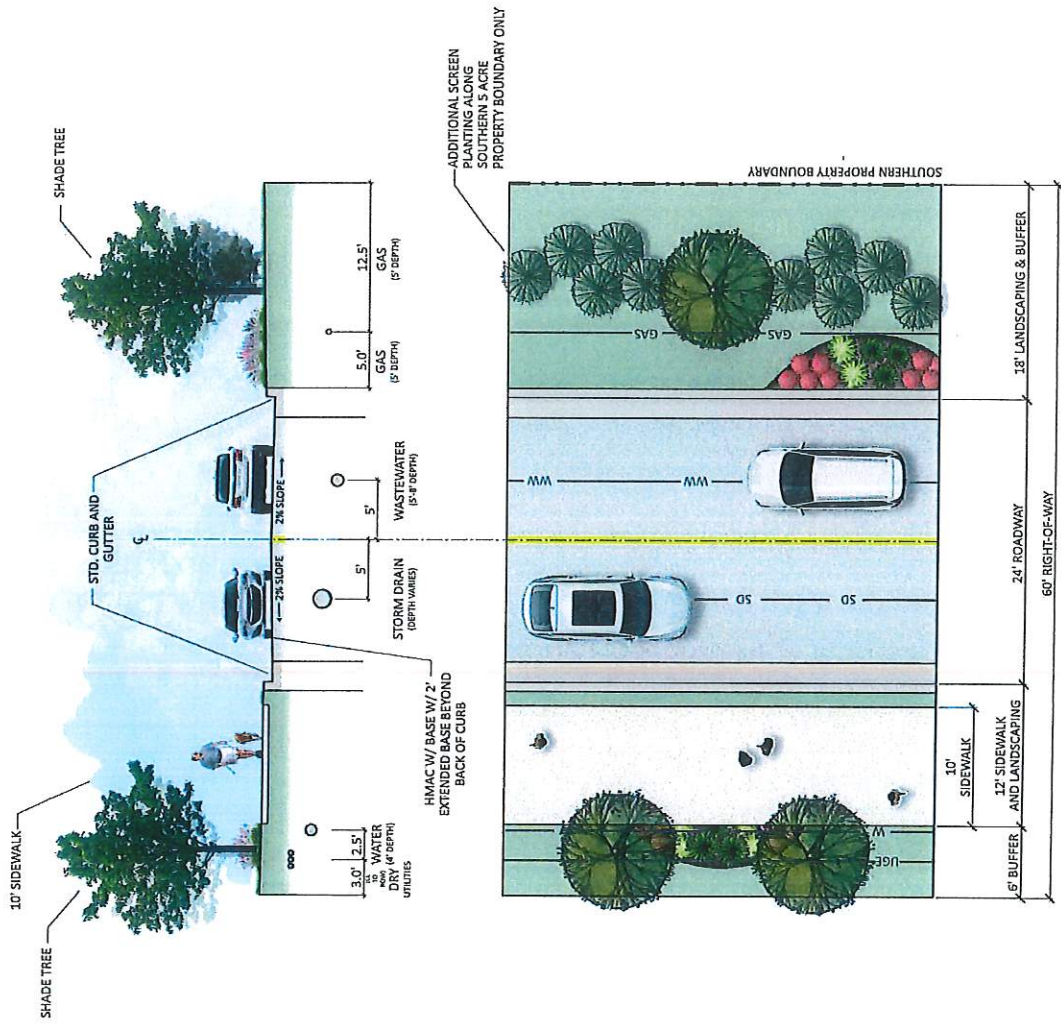
Date: March 10, 2022

SHEET FILE: C:\Users\jgarcia\OneDrive\Documents\Projects\2022\22-0001\22-0001-01.dwg
 Base mapping compiled from best available information. All information should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and represent any regulatory approval. Plan is subject to change.



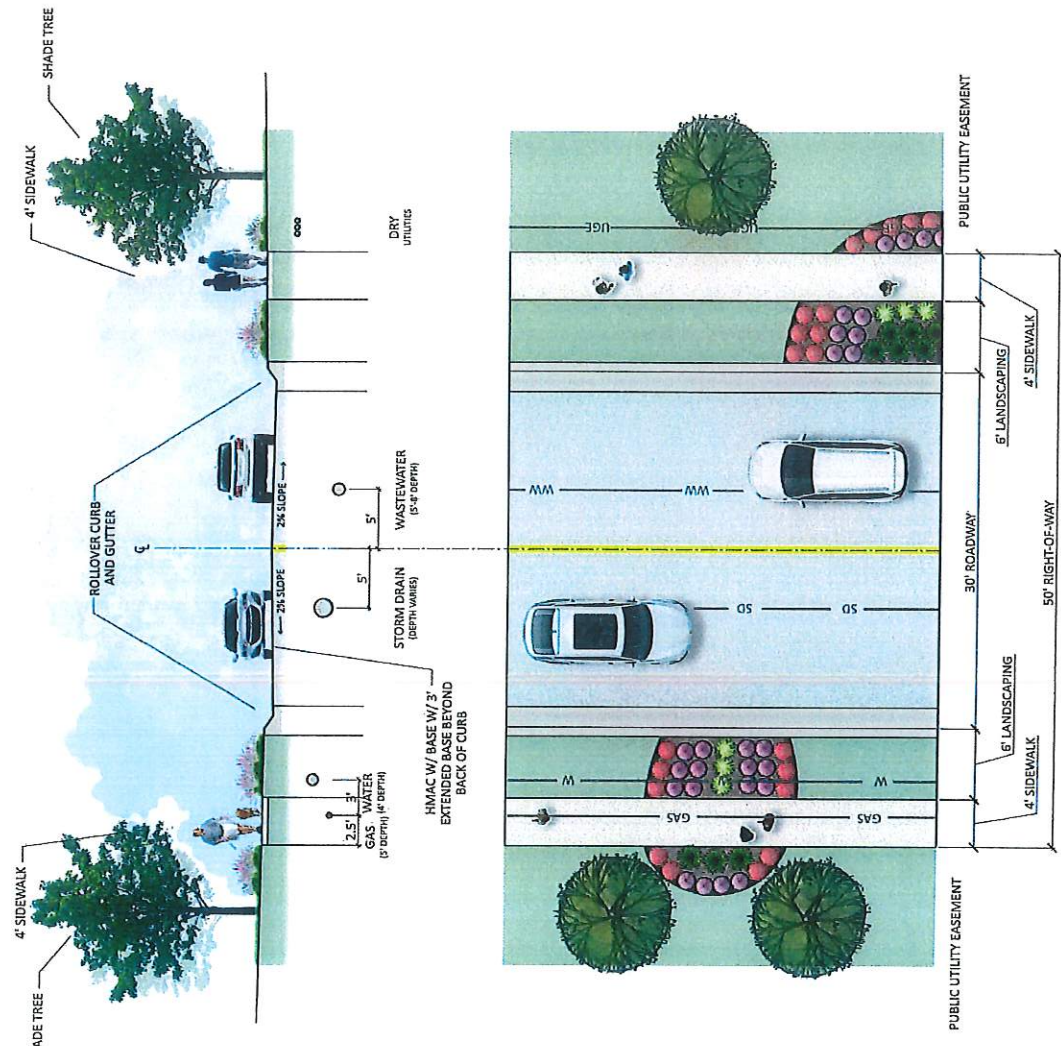
NORTH-SOUTH COLLECTOR (60' R.O.W.)
Scale: 1" = 15'

Base mapping compiled from best available information. All information should be considered preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and represents any regulatory approval. Plans is subject to change.



EAST-WEST COLLECTOR (60' R.O.W.)
 Scale: 1" = 15'

Base mapping compiled from best available information. All information should be considered preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and represent any regulatory approval. Plan is subject to change.



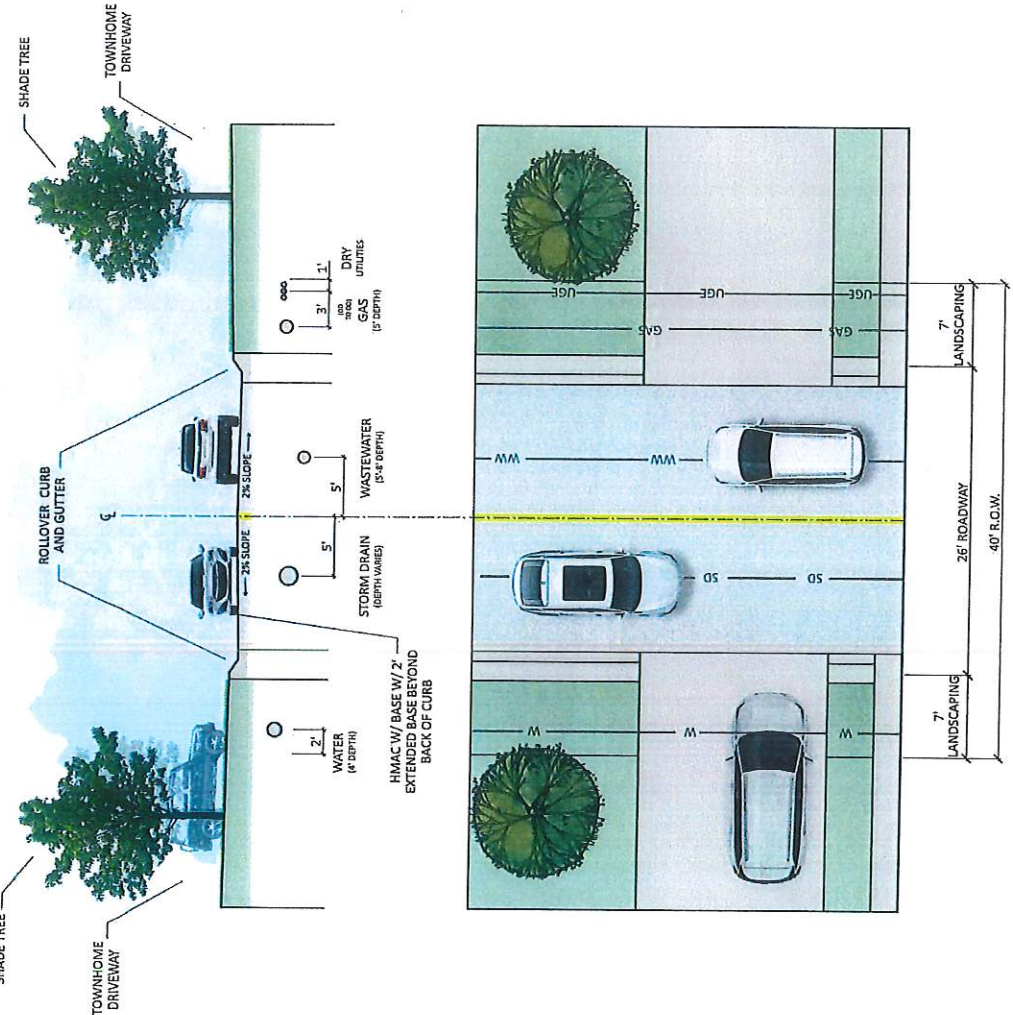
STREET (50' R.O.W.)
Scale: 1" = 15'

Exhibit F-4
Street Sections

Date: March 16, 2022

Base mapping compiled from best available information. All information should be considered preliminary. In need of verification, subject to change. This land plan is conceptual in nature and represent any regulatory approval. Plan is subject to change.





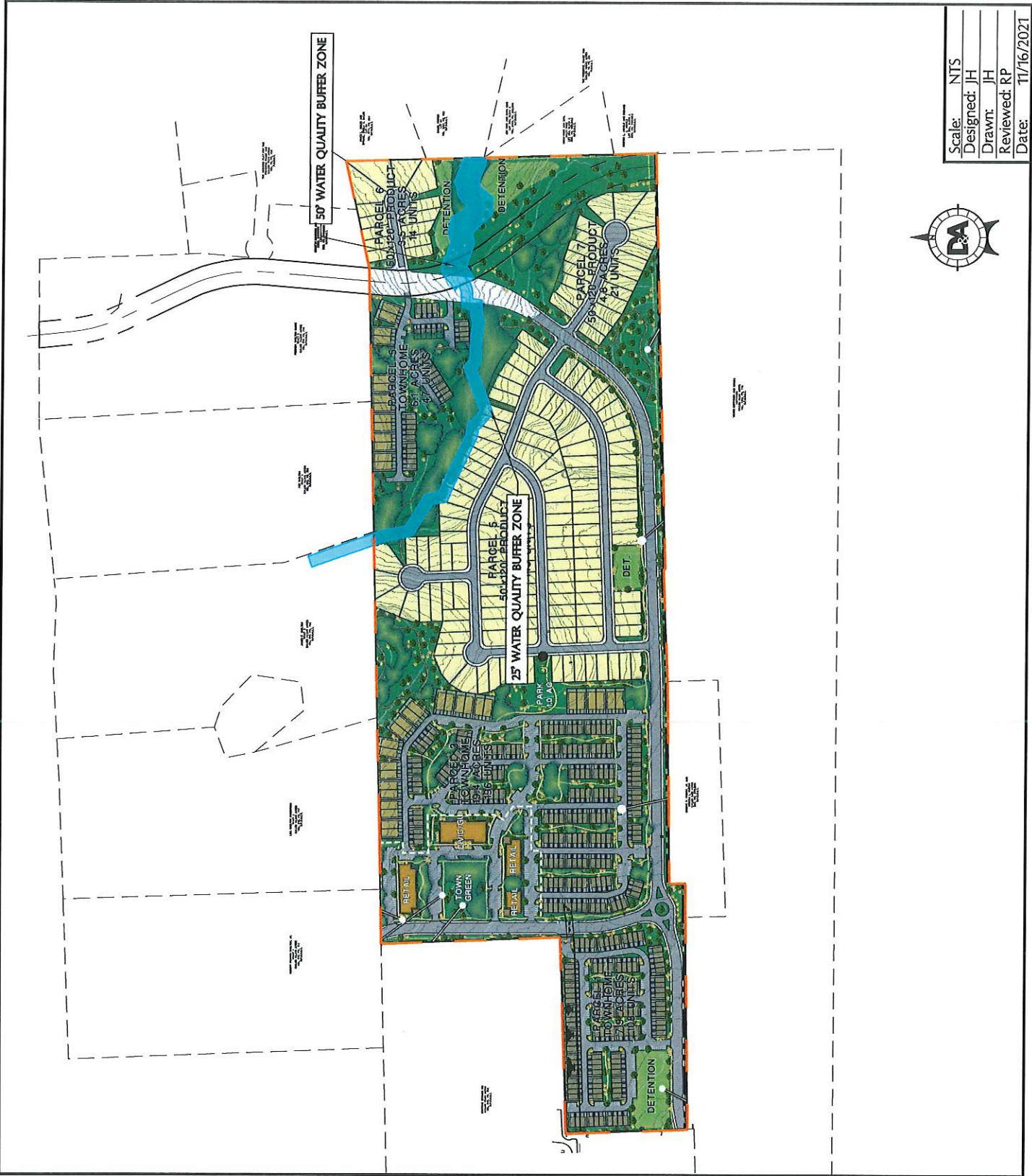
STREET (40' R.O.W.)
 Scale: 1" = 15'

NOTE: 1. PEDESTRIAN MOBILITY WILL BE IN THE OPEN SPACES BETWEEN TOWNHOME UNITS.

Date: March 16, 2022

Sheet 1 of 2: 01-01-2022
 Basis: Mapping compiled from best available information. All mapping should be considered as preliminary. In need of verification, all mapping is subject to change. This land plan is conceptual in nature and represent any regulatory approval. Plan is subject to change.

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	RP
Date:	11/16/2021

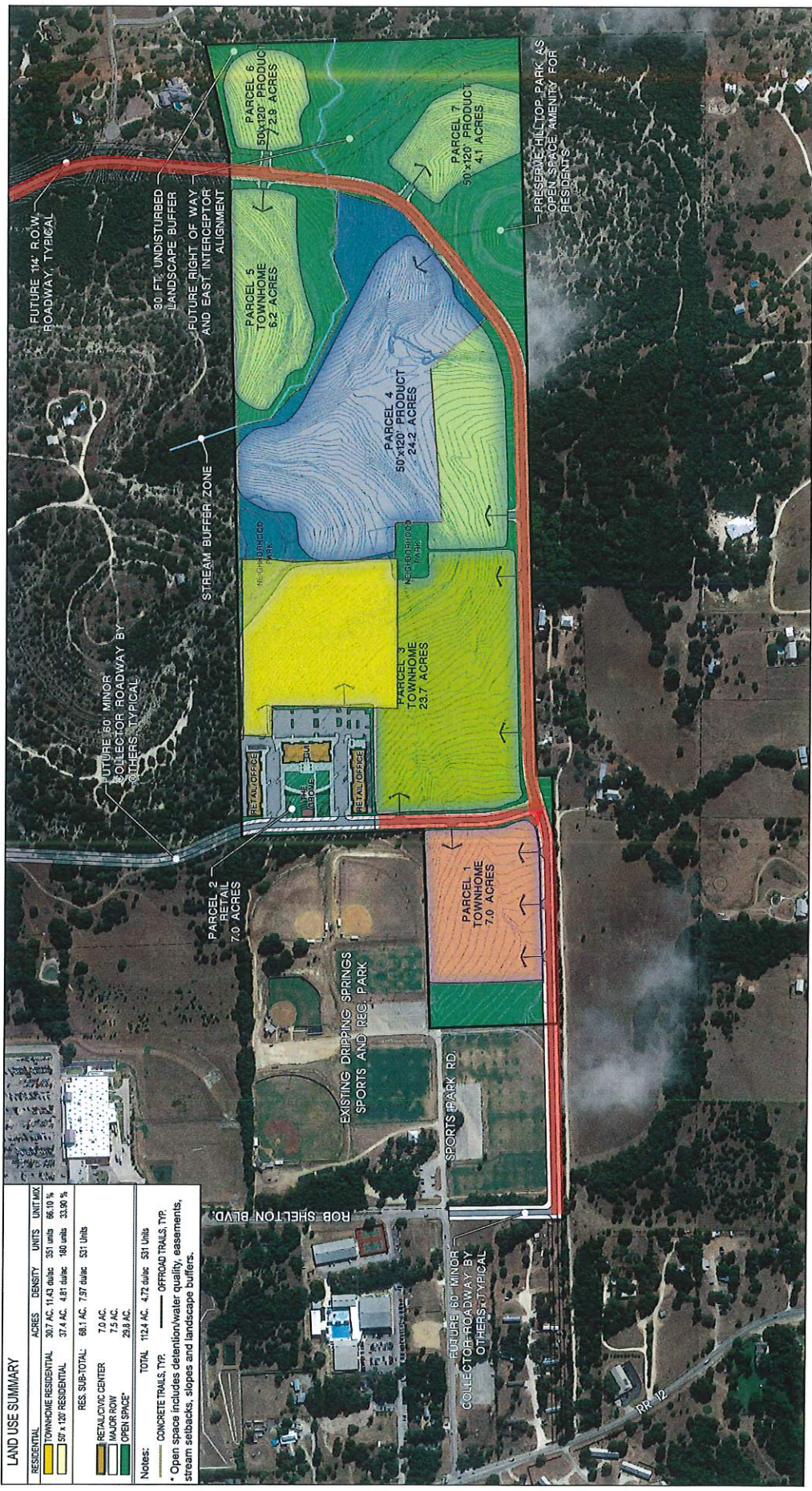


DA DOUCET & ASSOCIATES
 Civil Engineering - Entitlements - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 Firm Registration Number: 3937

PLANNED
 DEVELOPMENT DISTRICT
 Exhibit - Water Quality
 Buffer Zones

VILLAGE GROVE
 DRIPPING SPRINGS, TX

SHEET
EXHIBIT
 1 OF 1
 Project No.:
 1298-003



LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS	UNIT MIX
TOWNHOME RESIDENTIAL	30.7 AC	11.43 ud/ac	351 units	86.10 %
50' x 120' RESIDENTIAL	37.4 AC	4.81 ud/ac	180 units	33.90 %
RES. SUB-TOTAL:	68.1 AC	7.97 ud/ac	531 Units	
RETAIL/COMM CENTER	7.0 AC			
MAJOR ROW	7.5 AC			
OPEN SPACE*	29.8 AC			
TOTAL:	112.4 AC	4.72 ud/ac	531 Units	

Notes: — CONCRETE TRAILS, TYP. — OFFROAD TRAILS, TYP.
 * Open space includes detention/water quality, easements, stream setbacks, slopes and landscape buffers.

PHASING PLAN

Scale: 1" = 400'
 Date: March 15, 2022

North

SEC Planning, LLC
 Land Planning + Landscape Architecture + Community Branding
 AUSTIN, TEXAS
 www.secplanning.com • info@secplanning.com

Phase 1 (Orange)
 Phase 2 (Green)
 Phase 3 (Blue)
 Phase 4 (Yellow)
 Phase 5 (Purple)

VILLAGE GROVE
 DRIPPING SPRINGS, TEXAS

SHEET FILE: U:\19165-2596-Collinville\ANNEX\GIS\Output\Plan\2022-03-22.dwg
 Basis mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT I

For PDD # _____ The following uses shall be allowed in each respective base zoning district:

SF-3 Residential areas permitted uses:

- Single-Family Dwelling, Detached;
- Garden Home/Townhome;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private; and
- Those uses listed in the City's zoning ordinance for the SF-3 District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).

SF-5 Residential permitted uses:

- Garden (Non-Retail)
- Accessory Bldg/Structure (Residential)
- Duplex/Two-Family
- Garden Home/ Townhome
- Home Occupation
- Single- Family Dwelling Detached
- Single- Family Industrialize Housing
- Swimming Pool, Private
- Artist Studio
- Park and /or Playground
- Tennis Court
- Church, Religious Assembly
- Fire Station
- Post Office
- School K Through 12 (Public or Private)
- Water Supply Facility (Private)

LR Permitted Uses:

(Commercial/ Civic Center Area)

- Accessory Bldg./ Structure (Non- Residential)
- Garden Home/ Townhomes
- Home Occupation
- Living Quarters on Site with Business
- Multiple- Family Dwelling
- Residential Loft

- Rooming/Boarding House
- Bank
- Armed Services Recruiting Center
- Offices, General / Professional
- Office, Brokerage Services
- Office, Health Services
- Office, Legal Services
- Office, Professional
- Office, Real Estate Office
- Insurance Agency Offices
- Antique Shop
- Appliance Repair
- Art Dealer/ Gallery
- Artisan's Shop
- Artist Studio
- Bakery or Confectionary Retail
- Barbershop
- Beauty Shop
- Bicycle Sales and Repair
- Book Store
- Computer Sales
- Consignment Shop
- Cooking School
- Dance/ Drama/ Music Studio or School
- Drapery, Blind Upholstery Store
- Financial Services
- Florist Shop
- Food or Grocery Store – Limited
- Furniture Store (New and/or Used)
- Garden Shop (Inside Storage)
- Hardware Store
- Locksmith
- Market (Public)
- Mobile food vendor- 10 days or less
- Needlework Shop
- Pet Shop/Supplies (no live animal sales)
- Pharmacy
- Photocopying / Duplicating
- Photography Studio
- Restaurant (No Drive- Through Service)
- Tailor Shop
- Travel Agency
- Billiard/ Pool Facility
- Civic/ Conference Center
- Health Club
- Museum
- Park and /or Playground

- Community Center (Municipal)
- Fire Station
- Medical Clinic or Office
- Library
- Post Office
- Contractors Office (No Outside Storage)
- Government Building (Municipal, County, State, Federal)

Permitted Uses with Conditional Approval:

SF-3 Residential :

- Sewage Pumping Station
- Wastewater Treatment Plant

Permit Uses with Conditional Approval:










SF-5 Residential:

- Community or Group Home
- Child Day-Care Facility
- Group Day-Care Home
- Home for the Aged, Residential
- Wastewater Treatment Plant
- Contractor's Temporary On-site Office
- Sewage Pumping Station
- Wastewater Treatment Plant

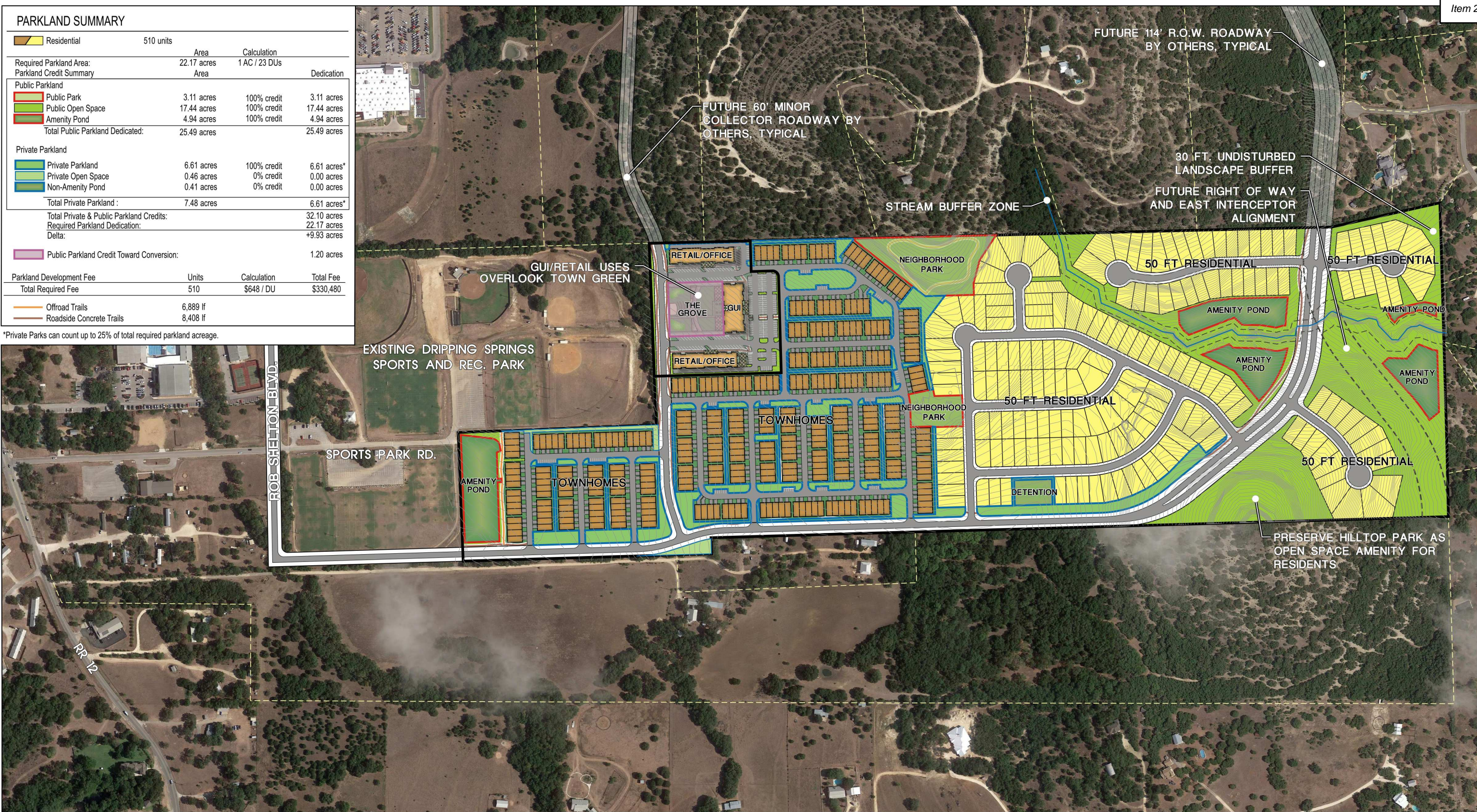
Permit Uses with Conditional Approval:

LR Commercial/ Civic Center Area:

- Accessory Dwelling
- Armed Services Recruiting Center
- Bar
- Mobile food vendor- longer than 10 days
- Mobile food vendor court
- Studio, Tattoo or Body Piercing
- Temporary Outdoor Sales/ Promotion
- Parking Lot, Commercial
- Parking Structure Commercial
- Day Camp for Children
- Dinner Theater
- Contractor's temporary On-site Office
- Sewage Pumping Station
- Water Supply (Elevated Storage Tank)
- Contractor's Temporary On-site Office

PARKLAND SUMMARY			
	Residential	510 units	
Required Parkland Area:		22.17 acres	1 AC / 23 DUs
Parkland Credit Summary		Area	Dedication
Public Parkland			
	Public Park	3.11 acres	100% credit 3.11 acres
	Public Open Space	17.44 acres	100% credit 17.44 acres
	Amenity Pond	4.94 acres	100% credit 4.94 acres
Total Public Parkland Dedicated:		25.49 acres	25.49 acres
Private Parkland			
	Private Parkland	6.61 acres	100% credit 6.61 acres*
	Private Open Space	0.46 acres	0% credit 0.00 acres
	Non-Amenity Pond	0.41 acres	0% credit 0.00 acres
Total Private Parkland :		7.48 acres	6.61 acres*
Total Private & Public Parkland Credits:		32.10 acres	
Required Parkland Dedication:		22.17 acres	
Delta:		+9.93 acres	
Public Parkland Credit Toward Conversion:			1.20 acres
Parkland Development Fee			
	Units	Calculation	Total Fee
Total Required Fee	510	\$648 / DU	\$330,480
Trails			
	Offroad Trails	6,889 lf	
	Roadside Concrete Trails	8,408 lf	

*Private Parks can count up to 25% of total required parkland acreage.





SUMMARY

	ACREAGE
--- PARKLAND DEDICATION	1.12 ACRES



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 740 Sports Park, LLC
STREET ADDRESS 837 Bell Springs Rd.
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE _____ EMAIL david@denbowcompany.com

APPLICANT NAME Matthew Scrivener
COMPANY Dripping Springs Partners, LLC
STREET ADDRESS 7401 B Hwy 71 West, Suite 160
CITY Austin STATE TX ZIP CODE 78731
PHONE 615 405-0225 EMAIL matthew@atxli.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	740 Sports Park LLC
PROPERTY ADDRESS	740 Sports Park Road
CURRENT LEGAL DESCRIPTION	see Attached
TAX ID#	R18076
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	A9
REQUESTED ZONING/AMENDMENT TO PDD	SF3, SF5, LR, G4I
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The property has recently been Annexed into the city limits. New zoning classifications are being requested so that the property can be developed with single family residences, retail, office and governments, utility and institutional uses.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	see above

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).*

APPLICANT'S SIGNATURE

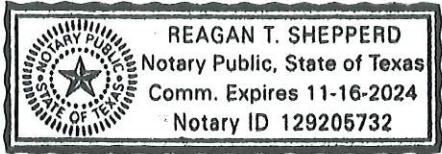
The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Matthew Scrivener is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)



Name David Denbow

Title manager

STATE OF TEXAS §
 §
COUNTY OF HAYS §



This instrument was acknowledged before me on the 15 day of November,
2021 by David Denbow



Notary Public, State of Texas

My Commission Expires: 11-16-2024

Matthew Scrivener

Name of Applicant

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 Matthew Scriveran

11-15-21
Date

CHECKLIST

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

HAYS COUNTY TAX ASSESSOR - COLLECTOR

Property **R18076** Owner **740 SPORTS PARK LLC** Property Address **740 SPORTS PARK RD DRIPPING SPRINGS, TX 78620** Tax Year **2021** Assessed Value **N/A**
 INACTIVE

2021 GENERAL INFORMATION

Property Status **Inactive**
 Property Type **Real**
 Legal Description **ABS 415 PHILIP A SMITH SURVEY 17.0518 AC (1.00 AC HS)**
 Neighborhood **-**
 Account **10-0415-0260-00000-4**
 Map Number **-**

2021 OWNER INFORMATION

Owner Name **740 SPORTS PARK LLC**
 Owner ID **00323297**
 Exemptions **Agriculture Use**
 Percent Ownership **100%**
 Mailing Address **837 BELL SPRINGS RD DRIPPING SPRINGS, TX 78620**
 Agent **-**

2020

Tax Statement Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$2,785.71	3-2-2021	\$2,785.71	\$0.00
Hays County	\$819.92	3-2-2021	\$819.92	\$0.00
Hays County ESD #6-FIRE	\$180.72	3-2-2021	\$180.72	\$0.00
North Hays County ESD #1-EMS	\$62.68	3-2-2021	\$62.68	\$0.00
Special Road Dist	\$60.17	3-2-2021	\$60.17	\$0.00
TOTALS	\$3,909.20		\$3,909.20	\$0.00



TOTAL TAXES DUE	Effective Date:
	11/9/2021
Current Amount Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2019

Tax Statement Details



TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$2,558.61	12-20-2019	\$2,558.61	\$0.00
Hays County	\$703.38	12-20-2019	\$703.38	\$0.00
Hays County ESD #6-FIRE	\$159.65	12-20-2019	\$159.65	\$0.00
North Hays County ESD #1-EMS	\$54.12	12-20-2019	\$54.12	\$0.00
Special Road Dist	\$60.98	12-20-2019	\$60.98	\$0.00
TOTALS	\$3,536.74		\$3,536.74	\$0.00

2018

 Tax Statement Details 



TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$1,542.80	12-11-2018	\$1,542.80	\$0.00
Hays County	\$337.26	12-11-2018	\$337.26	\$0.00
Hays County ESD #6-FIRE	\$107.15	12-11-2018	\$107.15	\$0.00
North Hays County ESD #1-EMS	\$40.95	12-11-2018	\$40.95	\$0.00
Special Road Dist	\$37.88	12-11-2018	\$37.88	\$0.00
TOTALS	\$2,066.04		\$2,066.04	\$0.00

2017

 Tax Statement Details 

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$1,643.28	1-25-2018	\$1,643.28	\$0.00
Hays County	\$513.98	1-25-2018	\$513.98	\$0.00
Hays County ESD #6-FIRE	\$104.76	1-25-2018	\$104.76	\$0.00
North Hays County ESD #1-EMS	\$39.93	1-25-2018	\$39.93	\$0.00
Special Road Dist	\$54.80	1-25-2018	\$54.80	\$0.00
TOTALS	\$2,356.75		\$2,356.75	\$0.00

2016

 Tax Statement Details 

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$1,531.25	1-19-2017	\$1,531.25	\$0.00
Hays County	\$502.52	1-19-2017	\$502.52	\$0.00
Hays County ESD #6-FIRE	\$99.96	1-19-2017	\$99.96	\$0.00
North Hays County ESD #1-EMS	\$37.72	1-19-2017	\$37.72	\$0.00
Special Road Dist	\$51.57	1-19-2017	\$51.57	\$0.00
TOTALS	\$2,223.02		\$2,223.02	\$0.00

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. Hays County Tax Office makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Hays County Tax Office reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. Hays County Tax Office shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

BEING 17.038 ACRES OF LAND LOCATED IN THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN VOLUME 4783, PAGE 307, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T); SAID 17.038 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD83 4203.

BEGINNING at an iron rod with cap stamped "KC ENG" found for the most southerly southeast corner of a called 40.00 acre tract described in Volume 646, Page 731 of the Hays County Deed Records (H.C.D.R.), said point also being on the north line of a called 82.02 acre tract described in Volume 367, Page 294 H.C.D.R. and being the southwest corner of the herein described tract;

THENCE, with an east line of said 40.00 acre tract and the west line of the herein described tract, N02°12'00"W, for a distance of 498.67 feet to a ½ inch iron rod found for the northwest corner of the herein described tract, same being the southwest corner of a called 1.18 acre tract as described in Document Number 1704138 OPRHCT.;

THENCE, with the south line of said 1.18 acre tract, and the north line of the herein described tract, N87°47'00"E, for a distance of 859.59 feet to a ½ inch iron rod found for the southeast corner of said 1.18 acre tract, same being the southwest corner of a called 79.0723 acre tract as described in Volume 1128, Page 849 O.P.R.,H.C.T., said point being the beginning of a curve to the left;

THENCE, with the north line of the herein described tract, and the south line of said 79.0723 acre tract, the following courses and distances:

1. with said curve to the left an arc length of 210.66 feet, said curve having a radius of 1001.01 feet, a central angle of 12°03'28", and having long chord which bears N81°45'16"E, for a distance of 210.27 feet to a calculated point for the end of said curve;
2. N75°43'32"E, for a distance of 441.05 feet to a ½ inch iron rod found for the northeast corner of the herein described tract, same being the northwest corner of a called 5.0001 acre tract as described in Volume 4258, Page 618 O.P.T.H.C.T.;

THENCE, with the east line of the herein described tract, same being the west line of said 5.0001 acre tract, S04°16'26"W, for a distance of 560.13 feet to a ½ inch iron rod with cap stamped "AST" set on the north line of a called 5.00 acre tract as described in Volume 2856, Page 201 O.P.R.H.C.T., said point being the southwest corner of said 5.0001 acre tract and the southeast corner of the herein described tract;

THENCE, with the lines common to said 5.00 acre tract and the herein described tract the following courses and distances:

1. S88°21'29"W, for a distance of 358.71 feet to a ½ inch iron rod found for the most northerly northwest corner of said 5.00 acre tract;
2. S01°35'01"E, for a distance of 69.68 feet to a ½ inch iron rod with cap stamped "AST" set;
3. S88°18'03"W, , at a distance of 150.23 pass a ½ inch iron rod found for the most westerly northwest corner of said 5.00 acre tract, same being the northeast corner of said 82.02 acre tract, continuing for a total distance of 1077.43 feet to the **POINT OF BEGINNING** and containing 17.038 acres of land, more or less.



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 2.

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 Clinton Cunningham and Dawn Cunningham
STREET ADDRESS 840 Sports Park Rd.
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE _____ EMAIL _____

APPLICANT NAME Matthew Scrivener
COMPANY Dripping Springs Partners, LLC
STREET ADDRESS 7401B Hwy 71 W. Suite 160
CITY Austin STATE TX ZIP CODE 78735
PHONE 615 405-0225 EMAIL matthew@axtli.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	Clinton Cunningham and Dawn Cunningham
PROPERTY ADDRESS	840 Sports Park Road
CURRENT LEGAL DESCRIPTION	see attached
TAX ID#	R 17837
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	A9
REQUESTED ZONING/AMENDMENT TO PDD	SF3, SF5, LR, G4I
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The property has recently been annexed into the city limits. New zoning classifications are being requested so that the property can be developed with single family residences, retail, office and government, utility and institutional uses.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	See above

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

YES (REQUIRED)* YES (VOLUNTARY)* NO*

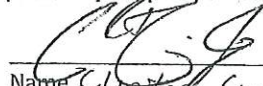
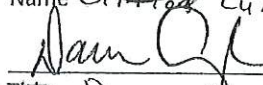
* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

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).*

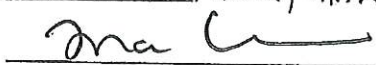
APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Matthew Scribner 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. _____, Pg. _____.)


Name Clinton Cunningham

Title Dawn Cunningham

STATE OF TEXAS §
 §
COUNTY OF HAYS Nueces §

This instrument was acknowledged before me on the 12th day of November, 2021 by Clinton Cunningham and Dawn Cunningham

Notary Public, State of Texas

My Commission Expires: 09.24.2023

Clinton Cunningham and Dawn Cunningham
Name of Applicant



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 Matthew Scireman

11-15-21
Date

CHECKLIST

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

Item 2.

HAYS COUNTY TAX ASSESSOR - COLLECTOR

Property Owner Property Address Tax Year 2021 CERTIFIED \$3
 R17837 CUNNINGHAM CLINTON D & DAWN 840 SPORTS PARK RD DRIPPING SPRINGS, TX 78620

2021 GENERAL INFORMATION

Property Status **Active**
 Property Type **Real**
 Legal Description **ABS 415 PHILIP A SMITH SURVEY 15.00 AC (1.00 AC HS)**
 Neighborhood -
 Account **10-0415-0040-00002-4**
 Map Number -

2021 OWNER INFORMATION

Owner Name **CUNNINGHAM CLINTON D & DAWN**
 Owner ID **00136693**
 Exemptions **Agriculture Use, Homestead**
 Percent Ownership **100%**
 Mailing Address **PO BOX 1430 DRIPPING SPRINGS, TX 78620**
 Agent -

2021

Tax Statement Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$4,364.35	-	\$0.00	\$4,364.35
Hays County	\$1,281.33	-	\$0.00	\$1,281.33
Hays County ESD #6-FIRE	\$287.65	-	\$0.00	\$287.65
North Hays County ESD #1-EMS	\$107.42	-	\$0.00	\$107.42
Special Road Dist	\$83.32	-	\$0.00	\$83.32
TOTALS	\$6,124.07		\$0.00	\$6,124.07

TOTAL TAXES DUE	El 1
Current Amount Due	
Past Years Due	
Total Due	

2020

Tax Statement Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$4,147.32	2-9-2021	\$4,147.32	\$0.00
Hays County	\$1,299.16	2-9-2021	\$1,299.16	\$0.00
Hays County ESD #6-FIRE	\$290.68	2-9-2021	\$290.68	\$0.00
North Hays County ESD #1-EMS	\$100.82	2-9-2021	\$100.82	\$0.00
Special Road Dist	\$94.49	2-9-2021	\$94.49	\$0.00
TOTALS	\$5,932.47		\$5,932.47	\$0.00

2019

Tax Statement Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$4,228.52	12-18-2019	\$4,228.52	\$0.00
Hays County	\$1,240.43	12-18-2019	\$1,240.43	\$0.00
Hays County ESD #6-FIRE	\$285.98	12-18-2019	\$285.98	\$0.00
North Hays County ESD #1-EMS	\$96.94	12-18-2019	\$96.94	\$0.00
Special Road Dist	\$106.52	12-18-2019	\$106.52	\$0.00
TOTALS	\$5,958.39		\$5,958.39	\$0.00

2018

Tax Statement Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$4,236.70	12-17-2018	\$4,236.70	\$0.00
Hays County	\$1,164.75	12-17-2018	\$1,164.75	\$0.00
Hays County ESD #6-FIRE	\$238.43	12-17-2018	\$238.43	\$0.00
North Hays County ESD #1-EMS	\$91.12	12-17-2018	\$91.12	\$0.00
Special Road Dist	\$129.53	12-17-2018	\$129.53	\$0.00
TOTALS	\$5,860.53		\$5,860.53	\$0.00

2017

Tax Statement Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$4,118.90	11-13-2017	\$4,118.90	\$0.00
Hays County	\$1,167.41	11-13-2017	\$1,167.41	\$0.00
Hays County ESD #6-FIRE	\$232.94	11-13-2017	\$232.94	\$0.00
North Hays County ESD #1-EMS	\$88.79	11-13-2017	\$88.79	\$0.00
Special Road Dist	\$126.14	11-13-2017	\$126.14	\$0.00
TOTALS	\$5,734.18		\$5,734.18	\$0.00

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages is compiled by County staff from a variety of sources, and is subject to change without notice. Hays County Tax Office makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Hays County Tax Office reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. Hays County Tax Office shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

Oak Hill Surveying Co., Inc.
6124 Hwy. 290 West • Austin, TX 78735 • (512) 892-2972

May 25, 1989

FIELD NOTES DESCRIBING A 10.00 ACRE TRACT OF LAND OUT OF THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JACK HOWELL BY DEED RECORDED IN VOLUME 753, PAGE 252 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron pin set at the southwest corner of the above said Jack Howell Tract, said point being situated at the most southerly southeast corner of that certain forty 40.00 acre tract of land conveyed to Dripping Springs Independent School District by deed recorded in Volume 646, Page 731 of the Hays County Deed Records, said point being situated on the north boundary line of a thirty (30) foot wide ingress and egress easement described in a deed of record in Volume 181, Page 171 of the Hays County Deed Records.

THENCE, along the north boundary line of said easement, same being the north boundary line of that certain 90.01 acre tract of land conveyed to Virginia B. Wesson by deed recorded in Volume 220, Page 514 of the Hays County Deed Records; S 89°47'00" E for 1077.21 feet to a 60-D nail set in a fence corner post.

THENCE, continuing along the fenced north boundary line of said 90.01 acre tract, same being the south boundary line of said Jack Howell Tract, the following two (2) courses:

1. N 0°16'55" E for 70.42 feet to an iron pin found.
2. S 89°45'13" E for 741.35 feet to an iron pin set for the southwest corner of the herein described tract and being the POINT OF BEGINNING.

THENCE, through the interior of said Howell Tract, N 2°49'06" E for 636.99 feet to an iron pin set on the south boundary line of a proposed sixty (60) foot wide road, said point being situated at the northwest corner of the herein described tract.

THENCE, continuing through the interior of said Howell Tract along the south boundary line of said proposed road, the following three (3) courses:

1. N 77°36'53" E for 224.62 feet to an iron pin set.
2. An arc distance of 182.90 feet along a curve to the right whose elements are: I=15°12'13", R=689.28 feet, T=91.99 feet and whose chord bears N 85°13'00" E for 182.37 feet to an iron pin set.
3. S 87°10'54" E for 238.19 feet to an iron pin set for the northeast corner of the herein described tract.

May 25, 1989
Re: 10.00 acre tract
Page 2

THENCE, continuing through the interior of said Howell Tract, S 2°49'06" W for 691.47 feet to an iron pin set on the fenced north boundary line of said 90.01 acre Wesson Tract and being situated at the southeast corner of the herein described tract.

THENCE, along the north boundary line of said 90.01 acre tract and the south boundary line of said Howell Tract, N 89°45'13" W for 636.35 feet to the POINT OF BEGINNING of the herein described tract containing 10.00 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.



Jimmy F. Johnson
SURVEYOR
STATE OF MISSOURI
#4018

Job #1646

Updated

9-3-93

Oak Hill Surveying Co., Inc.
6124 Hwy. 290 West • Austin, TX 78735 • (512) 892-2972

June 14, 1990

FIELD NOTES DESCRIBING A 5,000 ACRE TRACT OF LAND OUT OF THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS, SAID 5,000 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN 102.3069 TRACT OF LAND CONVEYED TO MAIN PASS PARTNERS, LTD. BY DEED RECORDED IN VOLUME 785, PAGE 605 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 5,000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY NETES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the southwest corner of the above described remaining tract, said point being the southeast corner of a 17.0518 acre tract of land conveyed to J. C. and Nora Gardwell by deed recorded in Volume 797, Page 709 of the Hays County Deed Records; said point also situated on the north boundary line of a 90.01 acre tract of land conveyed to Virginia B. Wesson by deed recorded in Volume 220, Page 514 of the Hays County Deed Records.

THENCE, along the west boundary line of the above described tract, N 6°12'10" E for 560.25 feet to an iron pin found at the northwest corner of the herein described tract, and being the northeast corner of the 17.0518 acre Gardwell Tract.

THENCE, through the interior of said Main Pass Partner Tract along the south boundary line of a proposed sixty (60) foot wide road N 77°36'53" E for 361.81 feet to an iron pin found at the northeast corner of the herein described tract, same being the northwest corner of a 10.00 acre tract of land conveyed to Gary and Fleola Dousett by deed recorded in Volume 795, Page 872 of the Hays County Deed Records.

THENCE, along the east boundary line of the herein described tract, S 2°49'06" W for 636.99 feet to an iron pin found at the southeast corner of the herein described tract, same being the southwest corner of the above described Dousett Tract, also being situated on the fenced north boundary line of the above described Virginia B. Wesson Tract.

THENCE, along the fenced south boundary line of the herein described tract, same being a fenced portion of the north boundary line of the above described Virginia B. Wesson Tract, N 89°45'13" W for 302.61 feet to the POINT OF BEGINNING of the herein described tract containing 5,000 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.


Jimmy L. [Signature] No. 1334
Updated 9-3-93

Job #1651

EXHIBIT "D"



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 Robert MOKHTARIAN c/o Gregg Bell
STREET ADDRESS 12600 Hill Country Blvd. Suite R-275
CITY Bee Cave STATE TX ZIP CODE 78738
PHONE 512 797-0310 EMAIL gbell@bellrealstate.com

APPLICANT NAME Matthew Scrivener
COMPANY Dripping Springs Partners LLC
STREET ADDRESS 7401 B Hwy 71 West, Suite 160
CITY Austin STATE TX ZIP CODE 78735
PHONE 615 405-0225 EMAIL matthew@atxli.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	Robert Morkharian
PROPERTY ADDRESS	Sports Park Road
CURRENT LEGAL DESCRIPTION	see attached
TAX ID#	R17835 + R19955
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	A9
REQUESTED ZONING/AMENDMENT TO PDD	SF3, SF5, LR, G4I
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The property has recently been Annexed into the city limits. New zoning classifications are being requested so that the property can be developed with single family residences, retail, office and government, utility and institutional uses.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	see above

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

YES (REQUIRED)* YES (VOLUNTARY)* NO*

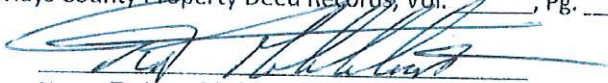
* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

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).*

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Matthew Scirener 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. _____, Pg. _____.)



Name Robert Mokhtarian

ROBERT MOKHTARIAN 
Title Trustee / Owner

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 12th day of November,

2021 by Robert Mokhtarian

A. Valady
Notary Public, State of ~~Texas~~ California

See attached
CA Acknowledgment
11-12-2021
A.V.

My Commission Expires: 09-23-2024

ROBERT MOKHTARIAN
Name of Applicant

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 11-12-2021 before me, A. Valadez, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Robert Mokhtarian
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A. Valadez
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Zoning/PDD
Title or Type of Document: Amendment application Document Date: 11-12-2021
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

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 Matthew Scireman

11-15-21
Date

CHECKLIST

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

HAYS COUNTY TAX ASSESSOR - COLLECTOR

Property - Owner: R17835 MOKHTARIAN ROBERT & MOKHTARIAN EDWA
 Property Address: SPORTS PARK RD DRIPPING SPRINGS, TX 78620
 Tax Year: 2021
 \$2,56

2021 GENERAL INFORMATION

Property Status: **Active**
 Property Type: **Real**
 Legal Description: **A0415 PHILIP A SMITH SURVEY, ACRES 61.949**
 Neighborhood: -
 Account: **10-0415-0040-00000-4**
 Map Number: -

2021 OWNER INFORMATION

Owner Name: **MOKHTARIAN ROBERT & MOKHTARIAN EDWA**
 Owner ID: **O0338240**
 Exemptions:
 Percent Ownership: **100%**
 Mailing Address: **MOKHTARIAN ROBERT TRUSTEE % FARIAS JE' CPA 659 W WOODBURY RD ALTADENA, CA 91**
 Agent: -

2021

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$33,614.96	-	\$0.00	\$33,614.96
Hays County	\$9,309.98	-	\$0.00	\$9,309.98
Hays County ESD #6-FIRE	\$2,060.82	-	\$0.00	\$2,060.82
North Hays County ESD #1-EMS	\$769.63	-	\$0.00	\$769.63
Special Road Dist	\$610.57	-	\$0.00	\$610.57
TOTALS	\$46,365.96		\$0.00	\$46,365.96

TOTAL TAXES DUE	Eff 11
Current Amount Due	
Past Years Due	
Total Due	

2020

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$30,110.32	2-4-2021	\$30,110.32	\$0.00
Hays County	\$8,862.35	2-4-2021	\$8,862.35	\$0.00
Hays County ESD #6-FIRE	\$1,953.38	2-4-2021	\$1,953.38	\$0.00
North Hays County ESD #1-EMS	\$677.55	2-4-2021	\$677.55	\$0.00
Special Road Dist	\$650.45	2-4-2021	\$650.45	\$0.00
TOTALS	\$42,254.05		\$42,254.05	\$0.00

2019

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$29,108.49	1-27-2020	\$29,108.49	\$0.00
Hays County	\$8,002.11	1-27-2020	\$8,002.11	\$0.00
Hays County ESD #6-FIRE	\$1,816.33	1-27-2020	\$1,816.33	\$0.00
North Hays County ESD #1-EMS	\$615.71	1-27-2020	\$615.71	\$0.00
Special Road Dist	\$693.69	1-27-2020	\$693.69	\$0.00
TOTALS	\$40,236.33		\$40,236.33	\$0.00

2018

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$8,146.75	1-2-2019	\$8,146.75	\$0.00
Hays County	\$2,089.75	1-2-2019	\$2,089.75	\$0.00
Hays County ESD #6-FIRE	\$420.74	1-2-2019	\$420.74	\$0.00
North Hays County ESD #1-EMS	\$160.79	1-2-2019	\$160.79	\$0.00
Special Road Dist	\$234.75	1-2-2019	\$234.75	\$0.00
TOTALS	\$11,052.78		\$11,052.78	\$0.00

2017

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$8,139.76	1-9-2018	\$8,139.76	\$0.00
Hays County	\$2,148.47	1-9-2018	\$2,148.47	\$0.00
Hays County ESD #6-FIRE	\$421.45	1-9-2018	\$421.45	\$0.00
North Hays County ESD #1-EMS	\$160.65	1-9-2018	\$160.65	\$0.00
Special Road Dist	\$234.55	1-9-2018	\$234.55	\$0.00
TOTALS	\$11,104.88		\$11,104.88	\$0.00

DISCLAIMER

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HAYS COUNTY TAX ASSESSOR - COLLECTOR

Property Owner: R19955 MOKHTARIAN ROBERT & MOKHTARIAN EDWA
 Property Address: SPORTS PARK RD DRIPPING SPRINGS, TX 78620
 Tax Year: 2021 As of \$757

2021 GENERAL INFORMATION

Property Status: **Active**
 Property Type: **Real**
 Legal Description: **A0693 C H MALLOTT SURVEY, ACRES 18.30**
 Neighborhood: -
 Account: **10-0693-0005-00000-4**
 Map Number: -

2021 OWNER INFORMATION

Owner Name: **MOKHTARIAN ROBERT & MOKHTARIAN EDWA**
 Owner ID: **O0338240**
 Exemptions:
 Percent Ownership: **100%**
 Mailing Address: **MOKHTARIAN ROBERT TRUSTEE % FARIAS JET CPA 659 W WOODBURY RD ALTADENA, CA 911**
 Agent: -

2021

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$9,929.98	-	\$0.00	\$9,929.98
Hays County	\$2,750.20	-	\$0.00	\$2,750.20
Hays County ESD #6-FIRE	\$608.77	-	\$0.00	\$608.77
North Hays County ESD #1-EMS	\$227.35	-	\$0.00	\$227.35
Special Road Dist	\$180.37	-	\$0.00	\$180.37
TOTALS	\$13,696.67		\$0.00	\$13,696.67

TOTAL TAXES DUE	Effec 11/9/
Current Amount Due	\$1
Past Years Due	
Total Due	\$1

2020

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$9,201.48	2-4-2021	\$9,201.48	\$0.00
Hays County	\$2,708.26	2-4-2021	\$2,708.26	\$0.00
Hays County ESD #6-FIRE	\$596.94	2-4-2021	\$596.94	\$0.00
North Hays County ESD #1-EMS	\$207.05	2-4-2021	\$207.05	\$0.00
Special Road Dist	\$198.77	2-4-2021	\$198.77	\$0.00
TOTALS	\$12,912.50		\$12,912.50	\$0.00

2019

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$8,598.73	1-27-2020	\$8,598.73	\$0.00
Hays County	\$2,363.84	1-27-2020	\$2,363.84	\$0.00
Hays County ESD #6-FIRE	\$536.55	1-27-2020	\$536.55	\$0.00
North Hays County ESD #1-EMS	\$181.88	1-27-2020	\$181.88	\$0.00
Special Road Dist	\$204.92	1-27-2020	\$204.92	\$0.00
TOTALS	\$11,885.92		\$11,885.92	\$0.00

2018

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$2,406.62	1-2-2019	\$2,406.62	\$0.00
Hays County	\$617.33	1-2-2019	\$617.33	\$0.00
Hays County ESD #6-FIRE	\$124.29	1-2-2019	\$124.29	\$0.00
North Hays County ESD #1-EMS	\$47.50	1-2-2019	\$47.50	\$0.00
Special Road Dist	\$69.35	1-2-2019	\$69.35	\$0.00
TOTALS	\$3,265.09		\$3,265.09	\$0.00

2017

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
Dripping Springs ISD	\$2,404.49	1-9-2018	\$2,404.49	\$0.00
Hays County	\$634.65	1-9-2018	\$634.65	\$0.00
Hays County ESD #6-FIRE	\$124.50	1-9-2018	\$124.50	\$0.00
North Hays County ESD #1-EMS	\$47.46	1-9-2018	\$47.46	\$0.00
Special Road Dist	\$69.29	1-9-2018	\$69.29	\$0.00
TOTALS	\$3,280.39		\$3,280.39	\$0.00

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. Hays County Tax Office makes no warranty or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Hays County Tax Office reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. Hays County Tax Office shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receipt of information.

FIELD NOTES DESCRIBING A 79.0723 ACRE TRACT OF LAND OUT OF THE P.A. SMITH LEAGUE SURVEY, THE G.H. MALOTT SURVEY AND THE BENJAMIN F. MIMS SURVEY NO. 8 IN HAYS COUNTY, TEXAS, SAID 79.0723 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN 85.2757 ACRE TRACT OF LAND CONVEYED TO MAIN PASS PARTNERS, LTD. BY DEED RECORDED IN VOLUME 785, PAGE 605 OF THE HAYS COUNTY, TEXAS DEED RECORDS, SAID 79.0723 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron pin found at the Northeast corner of that certain 40.00 acre tract of land conveyed to Dripping Springs Independent School District by Deed Recorded in Volume 646, Page 731 of the Hays County, Texas Deed Records, said point being situated at the most Northerly Northwest corner of said 85.2757 acre tract.

THENCE, along the fenced North boundary line of said 85.2757 acre tract, same being the South boundary line of that certain tract of land conveyed to Robert F. Shelton by deed recorded in Volume 143, Page 16 of the Hays County, Texas Deed Records, the following three (3) courses:

1. S 89°27'58" E for 465.05 feet to an iron pin found.
2. S 89°29'16" E for 2496.82 feet to a 60#D' nail found.
3. N 79°12'52" E for 480.33 feet to an iron pin found on the West boundary line of that certain 423.54 acre tract of land conveyed to B.T. Gowden by deed recorded in Volume 827, Page 81 of the Hays County, Texas Deed Records, same being the Northeast corner of the herein described tract.

THENCE, along the fenced West boundary line of said 423.54 acre tract, S 0° 20'06" W for 1362.07 feet to an iron pin found at the Northeast corner of that certain 82.02 acre tract of land conveyed to Lidia Crabb, Trustee, by deed recorded in Volume 367, Page 294 of the Hays County, Texas Deed Records, same being the Southeast corner of the herein described tract.

THENCE, along the fenced North boundary line of said 82.02 acre tract, N 89°45'13" W for 1821.90 feet to an iron pin found at the Southeast corner of that certain 10.00 acre tract of land conveyed to Gary and Fiola Doucet by deed recorded in Volume 795, Page 782 of the Hays County, Texas Deed Records.

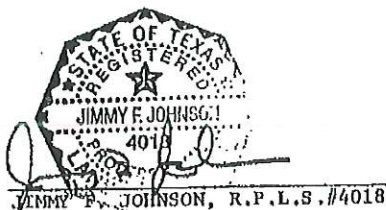
THENCE, along the East boundary line of said 10.00 acre tract, N 2°49'06" E for 691.47 feet to an iron pin found on the South boundary line of a proposed sixty (60) foot wide street.

THENCE, along the South boundary line of said proposed sixty foot wide street the following five (5) courses:

1. N 87°10'54" W for 238.19 feet to an iron pin found.
2. An arc distance of 182.90 feet along a curve to the left whose elements are: I = 15°12'13", R = 689.28', T = 91.99', and whose chord bears S 85°13'00" W for 182.37 feet to an iron pin found.
3. S 77°36'53" W for 1026.64 feet to an iron pin found.
4. An arc distance of 120.16 feet along a curve to the right whose total elements are: I = 12°02'49", R = 1007.77', T = 106.33', and whose subchord bears S 81°01'50" W for 120.09 feet to an iron pin found.
5. An arc distance of 91.72 feet along a curve to the right whose elements are: I = 5°12'53", R = 1007.77', T = 45.89' and whose chord bears S 87°03'15" W for 91.69 feet to an iron pin found.

THENCE, along the East boundary line of said 40.00 acre Dripping Springs Independent School District Tract; N 0°20'18" W for 847.82 feet to the POINT OF BEGINNING of the herein described tract containing 79.0723 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.



FIELDNOTE DESCRIPTION

DESCRIPTION OF A STRIP OF LAND, 60-FEET (60') IN WIDTH, TOTALING 1.18 ACRES IN THE PHILIP A SMITH LEAGUE SURVEY NO. 28, A-415, IN HAYS COUNTY, TEXAS, BEING THE REMAINING PORTION OF THAT CALLED 86.2767 ACRE TRACT DESCRIBED IN THE WARRANTY DEED TO MAIN PASS PARTNERS, LTD., OF RECORD IN VOLUME 766, PAGE 606, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS (RPRHCT), LESS THAT CALLED 79.0723 ACRE TRACT SEVERED FROM SAID 86.2767 ACRE TRACT AND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT MOKHTARIAN, ET ALIA, OF RECORD IN VOLUME 1128, PAGE 849, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 1.18 ACRE STRIP OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Bearing Basis: Grid Bearings of the Texas Coordinate System of 1983, Texas South Central Zone (4204), US Survey Feet, Reference Frame: NAD_83(2011)(Epoch:2010.0000); Combined Scale Factor: 0.99992022; Mapping Angle: 0° 27' 07". Distances cited herein are surface.

COMMENCING for reference at iron rod with cap stamped "KC ENG" found on the north line of a 30' wide Ingress & Egress Easement described in Volume 181, Page 171, Deed Records Hays County, Texas (DRHCT), being the most southerly southeast corner of a called 40.00 acre tract described in the General Warranty Deed to The City of Dripping Springs, of record in Volume 1482, Page 871, OPRHCT, same being the southwest corner of that called 17.0518 acre described in the Warranty Deed with Vendor's Lien to Jean-Claude Cardwell, and wife, Mara Cardwell, of record in Volume 797, Page 709, RPRHCT;

THENCE N 02° 13' 09" W, with the east line of said 40.00 acre tract, the following three (3) courses and distances:

- 1) N 02° 13' 09" W, with the west line of said 17.0518 acre tract, 498.64 feet to a 1/4-inch iron rod found for the northwest corner of said 17.0518 acre tract, same being the westerly southwest corner of said 86.2767 acre tract, and POINT OF BEGINNING herein;
- 2) N 02° 13' 09" W, 60.60 feet to a 1/4-inch iron rod found for a southeast reentrant corner of said 40.00 acre tract, and a most westerly northwest easient corner of said 86.2767 acre tract and herein, and
- 3) N 87° 48' 51" E, 859.70 feet to a 1/4-inch iron rod found on the west line of said 79.0723 acre tract, and being the northeast corner herein; and from which point, a 1/4-inch iron rod found for the northeast corner of said 40.00 acre tract, and the northwest corner of said 79.0723 acre tract bears N 02° 13' 09" W, 786.07 feet;

THENCE S 02° 13' 09" E, crossing said 86.2767 acre tract with said west line of 79.0723 acre tract, 60.00 feet to a 1/4-inch iron rod found on the south line of said 86.2767 acre tract, same being the north line of said 17.0518 acre tract, for a southwest corner of said 79.0723 acre tract and southeast corner herein;

THENCE S 07° 48' 51" W, with the south line of said remainder tract, and north line of said 17.0518 acre tract, 859.70 feet to the POINT OF BEGINNING containing 1.18 acres of land, more or less, within these metes and bounds.

This description accompanied by Staudt Surveying, Inc. Boundary Survey 17077-01.dwg

Surveyed by: Staudt Surveying, Inc.
P.O. Box 1273
18740 Fitzhugh Road, Ste. 102
Dripping Springs, Texas 78620
512-868-2236
Firm Registration No.: 10081700



Bryan D. Newsome 18 November 2017
Bryan D. Newsome Registered Professional Land Surveyor No. 5657 Date

Received on/by: _____

Project Number: _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Village Grove

Project Address: Sports Park Rd.

Project Applicant Name: Matthew Scrivener

Billing Contact Information

Name: Matthew Scrivener

Mailing Address: 7401B Hwy 71 W, Suite, Suite 160,
Austin, TX 78735

Email: matthew@atxLi.com Phone Number: 615 405-0225

Type of Project/Application (check all that apply):

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- Other _____

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.

Matthew Scrivener
Signature of Applicant

11.10.21
Date

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 840 Sports Park Rd, 740 Sports Park Rd. and

Commercial

Residential

SPORTS PARK RD.

Applicant's Name (and Business Name, if Applicable):

Dripping Springs Partners. LLC

Applicant's Address: 7401 B Hwy 71 W, Ste 160 Austin, TX 78735

Applicant's Email: matthew@axtl.com

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:

IF APPLYING FOR:

- Conditional Use Permit
- Zoning Amendment Application
- Subdivision Approval
- Building Permit

- Site Development Permit
- Sign Permit
- Alcoholic Beverage Permit
- Food Establishment Permit
- On-Site Sewage Facility Permit

By applying for a Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: Site Development, Sign Permit for externally or internally-illuminated outdoor sign, initial Alcoholic Beverage Permit, initial Food Establishment Permit, and On-Site Sewage Facility Permit shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

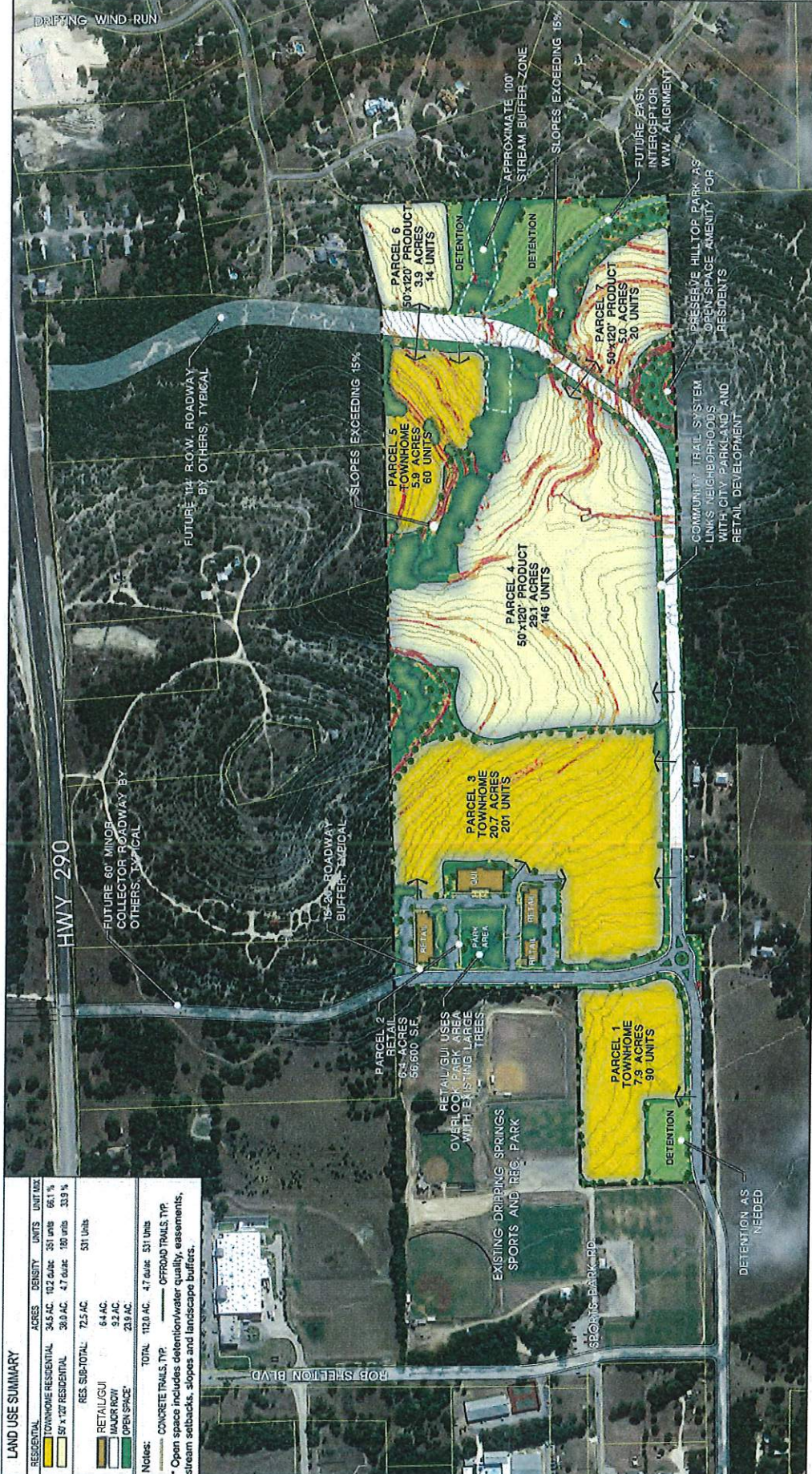
-If existing lighting is nonconforming, plans for bringing the lighting into conformance are required to be attached to this agreement.

-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are required to be attached to this agreement for verification.

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

[Signature]
Signature

11-15-21
Date



LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS	UNIT MIX
TOWNHOME RESIDENTIAL	34.5 AC.	10.2 d.u./ac.	351 UNITS	66.1 %
50' x 120' RESIDENTIAL	30.0 AC.	4.7 d.u./ac.	141 UNITS	33.9 %
RES. SUB-TOTAL:	72.5 AC.		511 UNITS	
RETAIL/GUI	64 AC.			
MAJOR ROW	92 AC.			
OPEN SPACE*	23.9 AC.			
TOTAL:	152.8 AC.	4.7 d.u./ac.	511 UNITS	

NOTES:
 CONCRETE TRAILS, TYP. — OFFROAD TRAILS, TYP.
 * Open space includes detention/water quality, easements, stream setbacks, slopes and landscape buffers.

Scale: 1" = 400'
 Date: August 06, 2021

North

0 200 400 600

SHEET FILE: \\202108\06\GIS\A\PLANS\MOKTARIAN\CONCEPTING

Base mapping compiled from best available information. All map data is for informational purposes only. No warranty is made as to the accuracy, completeness, timeliness, or reliability of the information, and it is subject to change. This land plan is not a survey and does not represent any regulatory approval. Plans are subject to change.

CONCEPT
MOKTARIAN TRACT
 DRIPPING SPRINGS, TEXAS

SEC Planning, LLC
 Land Planning + Landscape Architecture + Community Branding
 AUSTIN, TEXAS
 1102 BURNING TREE DRIVE
 TEL: 512.426.7222 FAX: 512.426.7223

RGB

Draft C

November 15, 2021

PLANNED DEVELOPMENT DISTRICT No. ____:
Village Grove

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2021
Approved by the City Council on:
_____, 2021

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (“Ordinance”) is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.3.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 112 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Village Grove” and as more particularly identified and described in *Exhibit “A”* (the “Property”) to *Attachment “A”*; and

WHEREAS, the Property will be subdivided and developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, the Owner, its affiliates or their successors and assigns intends to develop a master-planned community that will include a mix of land uses, together with parkland and roadway connections described herein;

WHEREAS, The City has approved the applications for annexation of the Property into the City as well as the Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1 (the “MUD Consent”);

WHEREAS, the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD – ___”; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on _____, 2021; and

WHEREAS, pursuant to the City’s Planned Development Districts Ordinance, Article 30.03 of the City’s Code of Ordinances (the “PD Ordinance”), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this Ordinance as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, this Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has approved the annexation of the Property, this proposed Ordinance, the PD Master Plan, and the Annexation and Development Agreement for Village Grove and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code §30.03.004: provides for a superior design of lots or buildings; provides for

increased recreation and/or open space opportunities for public use; provides amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, views, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and approved by the City's Planning and Zoning Commission.

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

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

- A. Zoning District Created.** PDD – ___ is hereby established consistent with *Attachment "A,"* which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to add the zoning district identified as PDD – ___.
- B. Zoning Map Amended.** The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – ___ consistently with the boundaries of the Property delineated in the Property Legal Description, *Exhibit "A"* to *Attachment "A"*.
- C. PD Master Plan Approved.** The PD Master Plan attached as *Exhibit "B"* to *Attachment "A"* is hereby approved. The PD Master Plan, together with *Attachment "A"*, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, *Attachment "A"* and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval. This approval shall not be interpreted as approval of a variance, utility sources, or other site plan or plat requirements without specific reference in the ordinance or variance chart, or in future approvals.

D. Administrative Approval of Minor Modifications. In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include slight adjustments to the internal street and drive alignments in accordance in Section 2.7.2 Roadway Alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. Changes that affect the lotting plan shall not be minor unless the change does not affect the maximum number of lots or the maximum number of lots of certain widths. Adjustments of lot locations shall not be minor unless the relocated lots are adjacent to previous locations. The City Administrator may approve minor modifications in writing following consultation with the Development Review Committee. Any appeal of the City Administrator’s determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.

E. Code of Ordinances. The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, **Attachment “A”**, or the PD Master Plan.

F. Resolution of Conflicts. The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

G. Attachments and Exhibits Listed. The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment “A” – Planned Development District No. ___ and Zoning Map

- Exhibit A** **Property Legal Description**
- Exhibit B** **PD Master Plan**
- Exhibit C** **Parks, Trails and Open Space Plan**
- Exhibit D** **Lotting Plan**
- Exhibit E** **PD Code Modifications Chart**
- Exhibit F** **PD Street Standards**
- Exhibit G** **Water Quality Buffer Zones**
- Exhibit H** **PD Phasing Plan**
- Exhibit I** **PD Uses Chart**

3. REPEALER

All ordinances, 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. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED & APPROVED this, the _____day of _____, 2021 by a vote of ____ (*ayes*) to (*nays*) to ____ (*abstentions*) of the City Council of Dripping Springs.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment “A”

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. __:

ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD – __ Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property.
- 1.3. **PD Master Plan.** The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.
- 1.4. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

Applicable Rules: The City’s rules, ordinances, and regulations in effect as of October __, 2021, as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any approvals, variances, waivers, and exceptions to such rules that are approved by the City with respect to the development of the Property, as set forth on *Exhibit E*”, and (iii) any additional restrictions or regulations agreed to by the Developer in writing.

City: The City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term also includes the Deputy City Administrator and City Administrator’s designee.

City Council: The governing body of the City of Dripping Springs, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

Code, City's Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City's ordinances, regulations and official policies in effect as of April 1, 2021 except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. This term does not include Zoning or Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Dripping Springs Technical Criteria: The criteria adopted in Article 28.07 of the City of Dripping Springs Code of Ordinances that includes technical criteria standard specifications and adopted in Ordinance 2019-39 and as modified.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Homeowners Association: A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Home Owners Association or Property Owners Association.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property.

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

MUD Consent: Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1.

Outdoor Lighting Ordinance: Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

Owner: Dripping Springs Partners, LLC., a Texas limited liability company, and 740 Sports Park, LLC, a Texas limited liability company, and their respective successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property,

as provided by this Ordinance and generally depicted on the PD Master Plan on *Exhibit B*”.

Project Approvals: The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on *Exhibit E*”.

Property: The land as more particularly described in *Exhibit “A”*.

TCEQ: The Texas Commission on Environmental Quality, or its successor agency.

TIA: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

TxDOT: The Texas Department of Transportation or its successor agency.

Water Quality Protection Ordinance: Article 22.05 of Chapter 22, General Regulations of the Code.

ARTICLE II. DEVELOPMENT STANDARDS

- 2.1. General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on *Exhibit “H”*. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Construction Plans shall be submitted to the City for approval with each phase. Each plat filed with the City shall contain parkland required for that phase and parkland for the entire Land shall be submitted by separate exhibit with each plat application including the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas. In addition, an impervious cover and LUE tracking chart shall be submitted as an exhibit with each plat filed indicating the amount of impervious cover proposed for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject to such plat.
- 2.3. Permitted Uses.**
- 2.3.1. Base Zoning:** The base zoning district for the (i) townhome portion of the Property shall be SF-5, (ii) the single family lots portion of the Property shall be SF-3; (iii) commercial portion of the Property shall be Local Retail (LR) and the civic enter portion of the Property shall be GUI.
- 2.3.2. Allowed Uses:** Those uses listed in the PD Uses Chart attached as *Exhibit “I”* are

hereby permitted by right within the Project.

2.4. Design Specifications:

2.4.1 Impervious Cover. The Property may be developed with an Impervious Cover Percentage that does not exceed 60% over the entire Project. With regard to the Commercial portion of the Project, as permitted by the City, Owners shall have the right to impervious cover limits not to exceed 70% of the entire Commercial portion. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

2.4.2 Maximum Density: The overall density of the residential portion of the Project will be a maximum of 4.7 dwelling units per acre, composed of up to 351 single family townhome units and 180 single family detached lots. The overall density of the commercial area will be a maximum of 6.4 acres, which may be adjusted upon the receipt of written administrative approval from the City administrator.

2.4.3 Minimum Lot Area: The residential single family detached lots shall have a minimum area of five thousand (5,000) square feet each with a width at street frontage of 50 feet. The commercial lot area shall comply with Local Retail zoning district.

2.4.4 Building Height.

a. Single family detached residential units shall not exceed a height of 2½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the unit to the highest point of a flat or multi-level roof or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances. Townhouse units shall not exceed a height of 3 stories or 50 feet, whichever is less, measured from the average elevation of the existing grade of the unit to the highest point of a flat or multi-level roof or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

b. Commercial and GUI buildings shall not exceed a height of 3 stories or 50 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level roof or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances

2.4.5 Residential Setbacks. Residential building setbacks shall be as follows:

a. **Minimum Front Yard:** Residential building setbacks shall be ten (10) feet from the street right of way.

b. **Minimum Side Yard:** Residential building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of ten (10) feet from the street right of way.

c. Minimum Rear Yard: Residential building setbacks shall be ten (10) ten feet.

d. Minimum Setback for Accessory Building: For residential uses five (5) feet; no accessory buildings or structures are permitted in any residential front yard.

e. Maximum Height of Fence: Six (6) feet; provided, however, that the Property may have an eight (8) foot maximum height of fence where separating residential lots from adjacent arterial or collector roads. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways. No fence shall extend into the front Street Yard.

f. Buffer areas and Setbacks: The buffer along such shared boundary shall meet the requirements in City Ordinance Section 28.06.052 – Landscape Buffers.

2.4.6 Commercial Setbacks: Commercial building setbacks shall those required by the Local Retail zoning district.

2.4.7 Cut & Fill. Improvements requiring a site development permit will be held to no more than 12 feet of cut or fill; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than 12 feet, except for structural excavation for building foundations, which must be approved by City Engineer. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth. Cut and fill requirements shall not apply to either right-of-way or residential development.

2.4.8 Parking.

a. Residential Parking: Development of the Property shall include parking at a minimum of two spaces per residence. There shall be parking along only one side of each internal local street.

b. Commercial Area Parking: Parking shall be provided for the commercial area; the number of parking spaces within the Commercial Area shall be determined in accordance with the City ordinances and the proposed use of the commercial spaces. The total number of parking stalls for the commercial area may be determined by a shared use parking study provided by Owner and accepted by City.

2.4.9 Design of Residences: All residences shall consist of 100% Masonry on all elevations. Native Stone, Brick Masonry, Stucco, and Cementitious Siding shall be deemed appropriate materials to satisfy the Masonry requirement.

(a) The front elevation of all homes shall contain wall plane articulation. No elevation shall be single wall plane across the entire width of the front elevation of the building. Each front elevation shall contain a minimum of two of the following elements, to be identified on the architectural plans submitted for building permit:

1. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches;
2. Covered front porches or patio with a minimum size of 60 square feet;
3. A side-entry or swing-in garage entry (for garage doors that do not face the front street);
4. A garage door recessed from the primary front facade a minimum of four feet (for garage doors that face the street);
5. Enhanced garage door materials (wood, ornamental metal, decorative door, window inserts and hardware, painted or stained to match house);
6. Shed roof or trellis (at least 18" deep) above garage door for additional architectural detail;
7. A combination of at least two roof types (e.g. hip and gable) or two different roof planes of varying height and/or direction;
8. Two or more masonry finishes to compliment the architectural style of the home; and
9. The addition of one or more dormers on the front elevation to compliment the architectural style of the home.

(b) Floorplans will be available in single and two-story housing plans. A minimum of six (6) floorplans will be available, offering a variation of front elevations so that there is no discernable repetition in any street scape. Articulation on the front face should be used to ensure a nonrepetitive streetscene. Where building pads are interrupted by a street or open space lot of at least 50 feet in width, a plan may repeat. A plan can be repeated every third building pad (Example: Plan A 1, Plan B 1, Plan A 1, Plan B 2), although elevations shall be different on the two houses.

2.4.10 Roofs and Overhead Structures. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.

2.4.11 Parkland: The Project is required to have ___ acres of Parkland. The Project will include approximately 23.9 net acres that will be dedicated for Parkland, the area being shown more fully shown on *Exhibit "C"* attached hereto and incorporated herein for all purposes (the "Parkland"). This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of the Parkland Dedication Ordinance under the City's Code of Ordinances and any applicable requirements within the Subdivision Ordinance. Owner has prepared a Master Parks and Open Space Plan which has

been approved by City. The Park Development Fees in Section 28.03.010 of the Applicable Rules shall be paid at time of Final Platting.

- 2.5. Parks, Trails and Open Space.** Parkland and open space and associated improvements shall be in accordance the standards shown on *Exhibit "C"* attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance including finalizing the location of parks, amenities, trails, and trail connections to adjacent properties. The Park Development Fee shall be paid upon approval of the final plat of the Property.
- 2.6. Access.**
- 2.6.1 Traffic Impact Analysis.** Owner has provided to the City, and the City has approved the Traffic Impact Analysis.
- 2.6.2 Roadway Alignments:** The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.
- 2.7. Street Standards.** The standards for the various street widths and related landscaping and walkways are depicted on *Exhibit "F"*.
- 2.8. Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities and three phase electric lines providing service to the entire Project) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground. All other issues related to utilities shall be finalized by separate agreement.
- 2.9. Lighting and Signage.** All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR's for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City's Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as *Exhibit "E"*.
- 2.10. Water Quality Buffer Zones.** The Water Quality Buffer Zones are depicted on *Exhibit "G"*.
- 2.11. Water Quality:** Owner agrees to implement and comply with the City's Water Quality

Protection Ordinance in place on the Effective Date except as modified by this Ordinance or by specific variance.

2.12.1 Tree Replacement Plan.

2.12.1.1 Subject to 2.12.1.2, the Tree Replacement Plan shall be in accordance to the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

2.12.1.2 The cash-in-lieu fee requirements are determined to be \$_____. There will be ____ acres of Disturbed Trees (____ acres times \$6,000 equals \$_____). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- ____ lots with two 3-inch caliper size trees at \$685.00 per tree for a total lot credit of \$_____, plus
- 237 4-inch caliper size trees to be located in the boulevards and commercial center at \$1,000.00 per tree for a total of \$_____.

The combined total credit will be \$_____. The total cost of tree replacements in the Tree Replacement Plan exceeds the minimum the total cost per acre of disturbance in the Tree Removal Plan.

Exhibit A Property Legal Description – Three Tracts

Tract 1 (80.2523 acres)

FIELD NOTES DESCRIBING A 79.0723 ACRE TRACT OF LAND OUT OF THE P.A. SMITH LEAGUE SURVEY, THE C.H. MALOTT SURVEY AND THE BENJAMIN F. MIMS SURVEY NO. 8 IN HAYS COUNTY, TEXAS, SAID 79.0723 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN 85.2757 ACRE TRACT OF LAND CONVEYED TO MAIN PASS PARTNERS, LTD. BY DEED RECORDED IN VOLUME 785, PAGE 605 OF THE HAYS COUNTY, TEXAS DEED RECORDS, SAID 79.0723 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron pin found at the Northeast corner of that certain 40.00 acre tract of land conveyed to Dripping Springs Independent School District by Deed Recorded in Volume 646, Page 731 of the Hays County, Texas Deed Records, said point being situated at the most Northerly Northwest corner of said 85.2757 acre tract.

THENCE, along the fenced North boundary line of said 85.2757 acre tract, same being the South boundary line of that certain tract of land conveyed to Robert F. Shelton by deed recorded in Volume 143, Page 16 of the Hays County, Texas Deed Records, the following three (3) courses:

1. S 89°27'58" E for 465.05 feet to an iron pin found.
2. S 89°29'16" E for 2496.82 feet to a 60+D" nail found.
3. N 79°12'52" E for 480.33 feet to an iron pin found on the West boundary line of that certain 423.54 acre tract of land conveyed to D.T. Cowden by deed recorded in Volume 827, Page 81 of the Hays County, Texas Deed Records, same being the Northeast corner of the herein described tract.

THENCE, along the fenced West boundary line of said 423.54 acre tract, S 0° 20'06" W for 1362.07 feet to an iron pin found at the Northeast corner of that certain 82.02 acre tract of land conveyed to Lidia Crabb, Trustee, by deed recorded in Volume 367, Page 294 of the Hays County, Texas Deed Records, same being the Southeast corner of the herein described tract.

THENCE, along the fenced North boundary line of said 82.02 acre tract, N 89°45'13" W for 1821.90 feet to an iron pin found at the Southeast corner of that certain 10.00 acre tract of land conveyed to Gary and Piola Doucet by deed recorded in Volume 795, Page 782 of the Hays County, Texas Deed Records.

THENCE, along the East boundary line of said 10.00 acre tract, N 2°49'06" E for 691.47 feet to an iron pin found on the South boundary line of a proposed sixty (60) foot wide tract.

THENCE, along the South boundary line of said proposed sixty foot wide street the following five (5) courses:

1. N 87°10'54" W for 238.19 feet to an iron pin found.
2. An arc distance of 182.90 feet along a curve to the left whose elements are: I = 15°12'13", R = 689.28', T = 91.99', and whose chord bears S 85°13'00" W for 182.37 feet to an iron pin found.
3. S 77°36'53" W for 1026.64 feet to an iron pin found.
4. An arc distance of 120.16 feet along a curve to the right whose total elements are: I = 12°02'49", R = 1007.77', T = 106.33', and whose subchord bears S 81°01'50" W for 120.09 feet to an iron pin found.
5. An arc distance of 91.72 feet along a curve to the right whose elements are: I = 5°12'53", R = 1007.77', T = 45.89' and whose chord bears S 87°03'15" W for 91.69 feet to an iron pin found.

THENCE, along the East boundary line of said 40.00 acre Dripping Springs Independent School District Tract; N 0°20'18" W for 847.82 feet to the POINT OF BEGINNING of the herein described tract containing 79.0723 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.



FIELDNOTE DESCRIPTION

DESCRIPTION OF A STRIP OF LAND, 60 FEET (60') IN WIDTH, TOTALING 1.18 ACRES IN THE PHILIP A SMITH LEAGUE SURVEY NO. 28, A-416, IN HAYS COUNTY, TEXAS, BEING THE REMAINING PORTION OF THAT CALLED 85.2767 ACRE TRACT DESCRIBED IN THE WARRANTY DEED TO MAIN PASS PARTNERS, LTD., OF RECORD IN VOLUME 766, PAGE 606, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS (RPRHGT), LESS THAT CALLED 79.0723 ACRE TRACT SEVERED FROM SAID 85.2767 ACRE TRACT AND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT MOKHTARIAN, ET ALIA, OF RECORD IN VOLUME 1128, PAGE 840, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 1.18 ACRE STRIP OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Bearing Basis: Grid Bearings of the Texas Coordinate System of 1983, Texas South Central Zone (4204), US Survey Feet, Reference Frame: NAD_83(2011)(Epoch:2010.0000); Combined Scale Factor 0.99992022; Mapping Angle: 0° 27' 07". Distances cited herein are surface.

COMMENCING for reference at iron rod with cap stamped "K.C. ENG" found on the north line of a 30' wide Ingress & Egress Easement described in Volume 161, Page 171, Deed Records Hays County, Texas (DRHGT), being the most southerly southeast corner of a called 40.00 acre tract described in the General Warranty Deed to The City of Dripping Springs, of record in Volume 1482, Page 671, CPRHGT, same being the southwest corner of that called 17.0518 acre described in the Warranty Deed with Vendor's Lien to Jean-Claude Cardwell, and wife, Mara Cardwell, of record in Volume 767, Page 709, RPRHGT;

THENCE N 02° 13' 09" W, with the east line of said 40.00 acre tract, the following three (3) courses and distances:

- 1) N 02° 13' 09" W, with the west line of said 17.0518 acre tract, 408.04 feet to a 1/2-inch iron rod found for the northwest corner of said 17.0518 acre tract, same being the westerly southwest corner of said 85.2767 acre tract, and POINT OF BEGINNING herein;
- 2) N 02° 18' 08" W, 60.00 feet to a 1/2-inch iron rod found for a southeast reentrant corner of said 40.00 acre tract, and a most westerly northwest easant corner of said 85.2767 acre tract and herein, and
- 3) N 87° 48' 51" E, 859.70 feet to a 1/2-inch iron rod found on the west line of said 79.0723 acre tract, and being the northeast corner herein; and from which point, a 1/2-inch iron rod found for the northeast corner of said 40.00 acre tract, and the northwest corner of said 79.0723 acre tract bears N 02° 13' 09" W, 788.07 feet;

THENCE S 02° 15' 09" E, crossing said 85.2767 acre tract with said west line of 79.0723 acre tract, 60.00 feet to a 1/2-inch iron rod found on the south line of said 85.2767 acre tract, same being the north line of said 17.0518 acre tract, for a southwest corner of said 79.0723 acre tract and southeast corner herein;

THENCE S 97° 48' 51" W, with the south line of said remainder tract, and north line of said 17.0518 acre tract, 859.70 feet to the POINT OF BEGINNING containing 1.18 acres of land, more or less, within these metes and bounds.

This description accompanied by Staudt Surveying, Inc. Boundary Survey 17077-01.dwg

Surveyed by: Staudt Surveying, Inc.
P.O. Box 1273
18740 Fitzhugh Road, Ste. 102
Dripping Springs, Texas 78620
512-888-2238
Firm Registration No.: 10001700



Bryan D. Nowosin
Bryan D. Nowosin Registered Professional Land Surveyor No. 5857 12 November 2017 Date

Tract 2 (15 acres)

Oak Hill Surveying Co., Inc.
6124 Hwy. 290 West • Austin, TX 78735 • (512) 892-2972

May 25, 1989

FIELD NOTES DESCRIBING A 10.00 ACRE TRACT OF LAND OUT OF THE P. A. SHEFFER LEAGUE IN HAYS COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JACK HOWELL BY DEED RECORDED IN VOLUME 753, PAGE 252 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron pin set at the southwest corner of the above said Jack Howell Tract, said point being situated at the most southerly southeast corner of that certain forty 40.00 acre tract of land conveyed to Dripping Springs Independent School District by deed recorded in Volume 646, Page 731 of the Hays County Deed Records, said point being situated on the north boundary line of a thirty (30) foot wide ingress and egress easement described in a deed of record in Volume 181, Page 171 of the Hays County Deed Records.

THENCE, along the north boundary line of said easement, same being the north boundary line of that certain 90.01 acre tract of land conveyed to Virginia B. Wesson by deed recorded in Volume 220, Page 514 of the Hays County Deed Records; S 89°47'00" E for 1077.21 feet to a 60-0 nail set in a fence corner post.

THENCE, continuing along the fenced north boundary line of said 90.01 acre tract, same being the south boundary line of said Jack Howell Tract, the following two (2) courses:

1. N 0°16'55" E for 70.42 feet to an iron pin found.
2. S 89°45'13" E for 741.35 feet to an iron pin set for the southwest corner of the herein described tract and being the POINT OF BEGINNING.

THENCE, through the interior of said Howell Tract, N 2°49'06" E for 636.99 feet to an iron pin set on the south boundary line of a proposed sixty (60) foot wide road, said point being situated at the northwest corner of the herein described tract.

THENCE, continuing through the interior of said Howell Tract along the south boundary line of said proposed road, the following three (3) courses:

1. N 77°36'53" E for 224.62 feet to an iron pin set.
2. An arc distance of 182.90 feet along a curve to the right whose elements are: I=15°12'13", R=689.28 feet, T=91.99 feet and whose chord bears N 85°13'00" E for 182.37 feet to an iron pin set.
3. S 87°10'54" E for 238.19 feet to an iron pin set for the northeast corner of the herein described tract.

May 25, 1989
Re: 10.00 acre tract
Page 2

THENCE, continuing through the interior of said Howell Tract, S 2°49'06" W for 691.47 feet to an iron pin set on the fenced north boundary line of said 90.01 acre Henson Tract and being situated at the southeast corner of the herein described tract.

THENCE, along the north boundary line of said 90.01 acre tract and the north boundary line of said Howell Tract, N 89°45'13" W for 636.35 feet to the POINT OF BEGINNING of the herein described tract containing 10.00 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.


Jimmy F. Johnson, State of Missouri, No. 4018
Updated 9-3-93

Job #1646

Oak Hill Surveying Co., Inc.
6124 Hwy. 290 West • Austin, TX 78735 • (512) 892-2972

June 14, 1990

FIELD NOTES DESCRIBING A 5.000 ACRE TRACT OF LAND OUT OF THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN 102.3069 TRACT OF LAND CONVEYED TO MAIN PASS PARTNERS, LTD. BY DEED RECORDED IN VOLUME 785, PAGE 605 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the southwest corner of the above described remaining tract, said point being the southeast corner of a 17,0518 acre tract of land conveyed to J. C. and Mara Cardwell by deed recorded in Volume 797, Page 709 of the Hays County Deed Records; said point also situated on the north boundary line of a 90.01 acre tract of land conveyed to Virginia B. Wasson by deed recorded in Volume 220, Page 514 of the Hays County Deed Records.

THENCE, along the west boundary line of the above described tract, N 6°12'10" E for 560.25 feet to an iron pin found at the northwest corner of the herein described tract, and being the northeast corner of the 17,0518 acre Gardwell Tract.

THENCE, through the interior of said Main Pass Partner Tract along the south boundary line of a proposed sixty (60) foot wide road N 77°36'53" E for 361.81 feet to an iron pin found at the northeast corner of the herein described tract, same being the northwest corner of a 10.00 acre tract of land conveyed to Gary and Ficola Housett by deed recorded in Volume 795, Page 872 of the Hays County Deed Records.

THENCE, along the east boundary line of the herein described tract, S 2°49'06" N for 636.99 feet to an iron pin found at the southeast corner of the herein described tract, same being the southwest corner of the above described Bennett Tract, also being situated on the fenced north boundary line of the above described Virginia B. Wasson Tract.

THENCE, along the fenced south boundary line of the herein described tract, same being a fenced portion of the north boundary line of the above described Virginia B. Wasson Tract, N 89°45'13" W for 382.61 feet to the POINT OF BEGINNING of the herein described tract containing 5.000 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.


Amy J. Johnson, P.S. #4018
Updated 9-3-93

Job #1651

Tract 3 (17.038 acres)

BEING 17.038 ACRES OF LAND LOCATED IN THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN VOLUME 4783, PAGE 307, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T); SAID 17.038 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD83 4203.

BEGINNING at an Iron rod with cap stamped "KC ENG" found for the most southerly southeast corner of a called 40.00 acre tract described in Volume 646, Page 731 of the Hays County Deed Records (H.C.D.R.), said point also being on the north line of a called 82.02 acre tract described in Volume 367, Page 294 H.C.D.R. and being the southwest corner of the herein described tract;

THENCE, with an east line of said 40.00 acre tract and the west line of the herein described tract, N02°12'00"W, for a distance of 498.67 feet to a ½ inch Iron rod found for the northwest corner of the herein described tract, same being the southwest corner of a called 1.18 acre tract as described in Document Number 1704138 OPRHCT.;

THENCE, with the south line of said 1.18 acre tract, and the north line of the herein described tract, N87°47'00"E, for a distance of 859.59 feet to a ½ inch Iron rod found for the southeast corner of said 1.18 acre tract, same being the southwest corner of a called 79.0723 acre tract as described in Volume 1128, Page 849 O.P.R.H.C.T., said point being the beginning of a curve to the left;

THENCE, with the north line of the herein described tract, and the south line of said 79.0723 acre tract, the following courses and distances:

1. with said curve to the left an arc length of 210.66 feet, said curve having a radius of 1001.01 feet, a central angle of 12°03'28", and having long chord which bears N81°45'16"E, for a distance of 210.27 feet to a calculated point for the end of said curve;
2. N75°43'32"E, for a distance of 441.05 feet to a ½ inch iron rod found for the northeast corner of the herein described tract, same being the northwest corner of a called 5.0001 acre tract as described in Volume 4258, Page 618 O.P.T.H.C.T.;

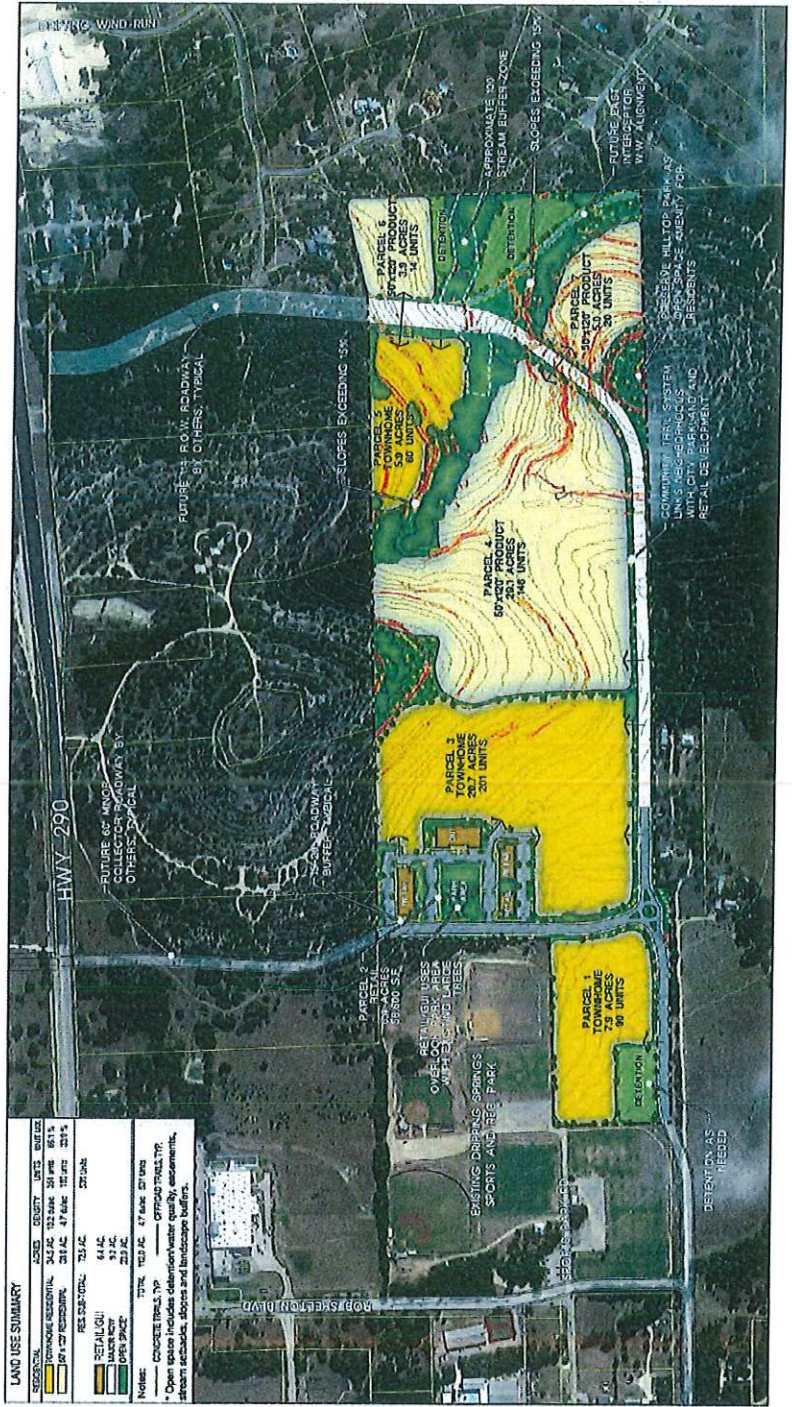
THENCE, with the east line of the herein described tract, same being the west line of said 5.0001 acre tract, S04°16'26"W, for a distance of 560.13 feet to a ½ inch Iron rod with cap stamped "AST" set on the north line of a called 5.00 acre tract as described in Volume 2856, Page 201 O.P.R.H.C.T., said point being the southwest corner of said 5.0001 acre tract and the southeast corner of the herein described tract;

THENCE, with the lines common to said 5.00 acre tract and the herein described tract the following courses and distances:

1. S88°21'29"W, for a distance of 358.71 feet to a ½ inch Iron rod found for the most northerly northwest corner of said 5.00 acre tract;
2. S01°35'01"E, for a distance of 69.68 feet to a ½ inch Iron rod with cap stamped "AST" set;
3. S88°18'03"W, , at a distance of 150.23 pass a ½ inch Iron rod found for the most westerly northwest corner of said 5.00 acre tract, same being the northeast corner of said 82.02 acre tract, continuing for a total distance of 1077.43 feet to the **POINT OF BEGINNING** and containing 17.038 acres of land, more or less.

Exhibit B

PD Master Plan



Scale: 1" = 400'
 Date: August 08, 2021
 North

CONCEPT
MOKTARIAN TRACT
 DRIPPING SPRINGS, TEXAS

SEC Planning, LLC
 Land Planning • Landscape Architecture • Community Planning
 1400 W. 11th St.
 Suite 100
 Irving, TX 75038
 Phone: 972.251.1100
 Fax: 972.251.1101
 www.secplanning.com

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Exhibit C Parks, Trails and Open Space Plan



PARKLAND SUMMARY

Category	2019 Area	2020 Area	2021 Area	2022 Area
Residential	232.99 ac	142.73 ac	243.00 ac	243.00 ac
Public Park	2.08 ac	12.00 ac	12.00 ac	12.00 ac
Private Park	2.57 ac	2.57 ac	2.57 ac	2.57 ac
Open Space	2.57 ac	2.57 ac	2.57 ac	2.57 ac
Other	2.57 ac	2.57 ac	2.57 ac	2.57 ac
Total	245.78 ac	184.44 ac	284.64 ac	284.64 ac

Category	Area	Cost	Notes
Public Park	12.00 ac	\$1,200,000	
Private Park	2.57 ac	\$257,000	
Open Space	2.57 ac	\$257,000	
Other	2.57 ac	\$257,000	
Total	19.71 ac	\$1,971,000	

Scale: 1" = 400'
 North
 Date: November 15, 2021

SEC Planning, LLC
 Land Planning + Landscape Architecture + Community Advocacy
 AUSTIN, TEXAS

PARKLAND EXHIBIT
 VILLAGE GROVE
 DRIPPING SPRINGS, TEXAS

Exhibit D

Lotting Plan

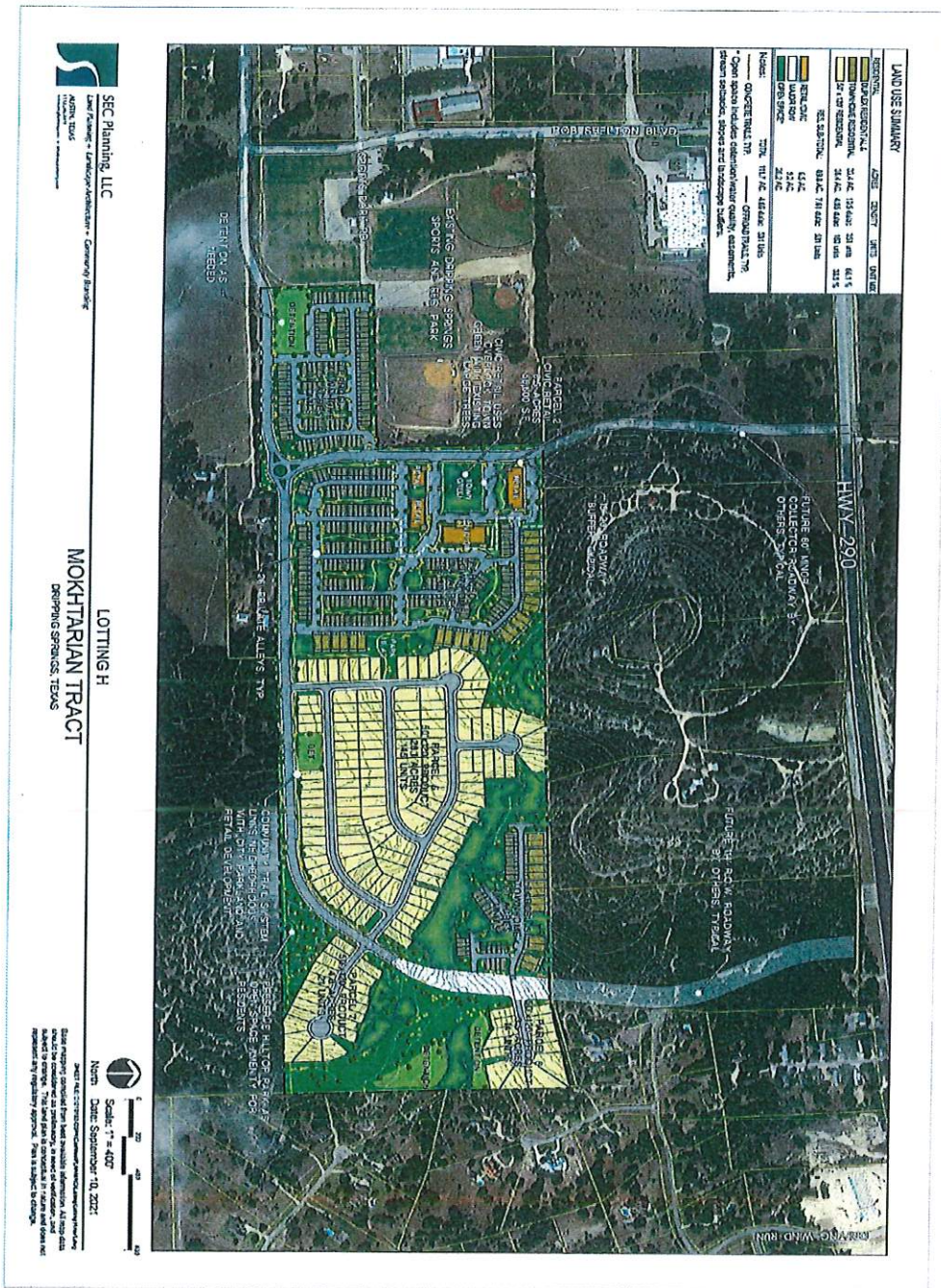


Exhibit E PD Code Modifications Chart

LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ to 35%	Maximum Impervious cover for the Property within the Edwards Aquifer Contributing zone will be 60%	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes. In addition, to allow major transportation infrastructure and a commercial sector.
2	22.05.015(c)(3)	Performance standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements.	Providing water quality buffer zones per the City of Dripping Springs requirements and including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards.
4	(Exhibit A), 3.13	Lapse of plat approval	<u>Preliminary Plat</u> . All of the following shall occur within the one hundred and eighty-three (183) calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter).	<u>Preliminary Plat</u> : All of the following shall occur within the one hundred and eighty-three (183) calendar days following Multi-Phased Preliminary Plat approval: 1) City Engineer's approval of engineering plans for Phase 1 proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction for Phase 1. In addition to the above, an application for approval of the Phase 1 final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter). Once conditions of Phase 1 are met the Preliminary Plat shall be valid for 10 years.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
5	(Exhibit A), 3.13	Lapse of plat approval	<u>Final plat approved by the City Council but not yet filed with Hays County</u> . All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within thirty (30) calendar days of the date of final approval (The thirty-day period shall commence upon County approval of final plat if the property is in the ETJ).	<u>Final plat approved by the City Staff, but not yet filed with Hays County</u> - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within three hundred and sixty five (365) calendar days of the date of final approval.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
6	(Exhibit A), 11.13.2	Frontage on Residential Collector Streets	Shall not exceed 20%	Applicable only to major collectors, minor arterials, and major arterials.	To showcase the lively neighborhood character with homes fronting streets where possible.
7	(Exhibit A), 11.21	Residential block lengths	Min. 400'. Max 1200-1600' urban subdivisions, 2000' suburban and rural subdivisions.	Property considered a suburban subdivision with a 2000' maximum block length requirement.	This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use
8	(Exhibit A), 13.2	Intersecting Streets	Blocks shall not be less than four hundred feet (400') in length	Blocks shall not be less than two hundred feet (200') in length	Considering unique topographic conditions that may reduce intersection distances.

LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
9	(Exhibit A), 14.6	Minimum Lot Sizes	For lots using surface water and public wastewater system is 3,500 square feet	Lot size shall be as allowed in SF3 & SF5 zoning	
10	(Exhibit A), 15.1	Sidewalks	Required on both sides of all streets, 6' min. width or as specified in City TMP.	5' sidewalks and 10' multi-modal use path will be provided on each side of arterial streets.	To fuse the hill country character within the community, and City TMP
11	(Exhibit A), 20.1.3(g)	Sidewalks	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation.	Sidewalks adjacent to residential lots constructed by the home builders at the time of home construction. Sidewalks not adjacent to residential lots will be constructed at time of roadway construction.	To fuse the hill country character within the community.
12	(Exhibit A), 30.2.5	Performance Guarantees and Security	Security shall be in an amount equal to 100 percent of the estimated cost of completion of the required public improvements and lot or unit improvements	No variance requested since Property will be located within city limits.	
13	28.04.018	Cuts and fills	No fill or cut on any building site shall exceed a maximum of six (6) feet of depth	Improvements requiring a site development permit will be held to no more than ___% of cut and/or fill.	To respond to topographic conditions.
14	28.06.051 (a&b)	Residential & Non-Residential Street Tree Requirements	Two (2) 4" street trees per residential lot; One (1) 4" street tree per 25 lf of street frontage to be planted adjacent to or near street right-of-way per associated zoning classification.	Two (2) 3-inch street trees per residential lot; 4-inch street trees along arterials, and within the Amenity Center lot to satisfy City tree replacement requirements.	Consistency with industry standards for residential lot trees. The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.
15	CODS TCSS Section 2.2.1	Design criteria for transportation facilities	Hays County Subdivision and Development Regulations, latest version	City of Austin Transportation Criteria Manual (TCM), as currently amended, or as otherwise specified by the City TMP.	Hays County criteria based on larger lot, rural subdivisions with higher design speeds. City of Austin TCM is better suited for urban subdivisions with slower design speeds and land with significant topography similar to the Property
16	CODS TCSS Section 9.2.2(a)(1)	Side slopes on swales	No steeper than 1 vertical to 6 horizontal	No steeper than 1 vertical to 4 horizontal	Complies with City of Austin, Drainage Criteria Manual 6.4.1.D
18	Zoning 5.6.2.12	Parking Requirement for Commercial Amusement (Outdoor)	Ten (10) spaces plus one (1) space for each 500 square feet over 5,000 square feet of building or recreational area.	One (1) parking space per three-hundred (300) square feet of pool surface area.	Private Amenity Centers are meant to be walkable for the community, reducing the reliance on large parking areas. Trail connections and bike racks will be provided at the amenity to reduce the need for excessive parking.

*Cut and fill variance to be determined during DAWG process based on final site plan and zoning transportation layout.

Exhibit F PD Street Standards

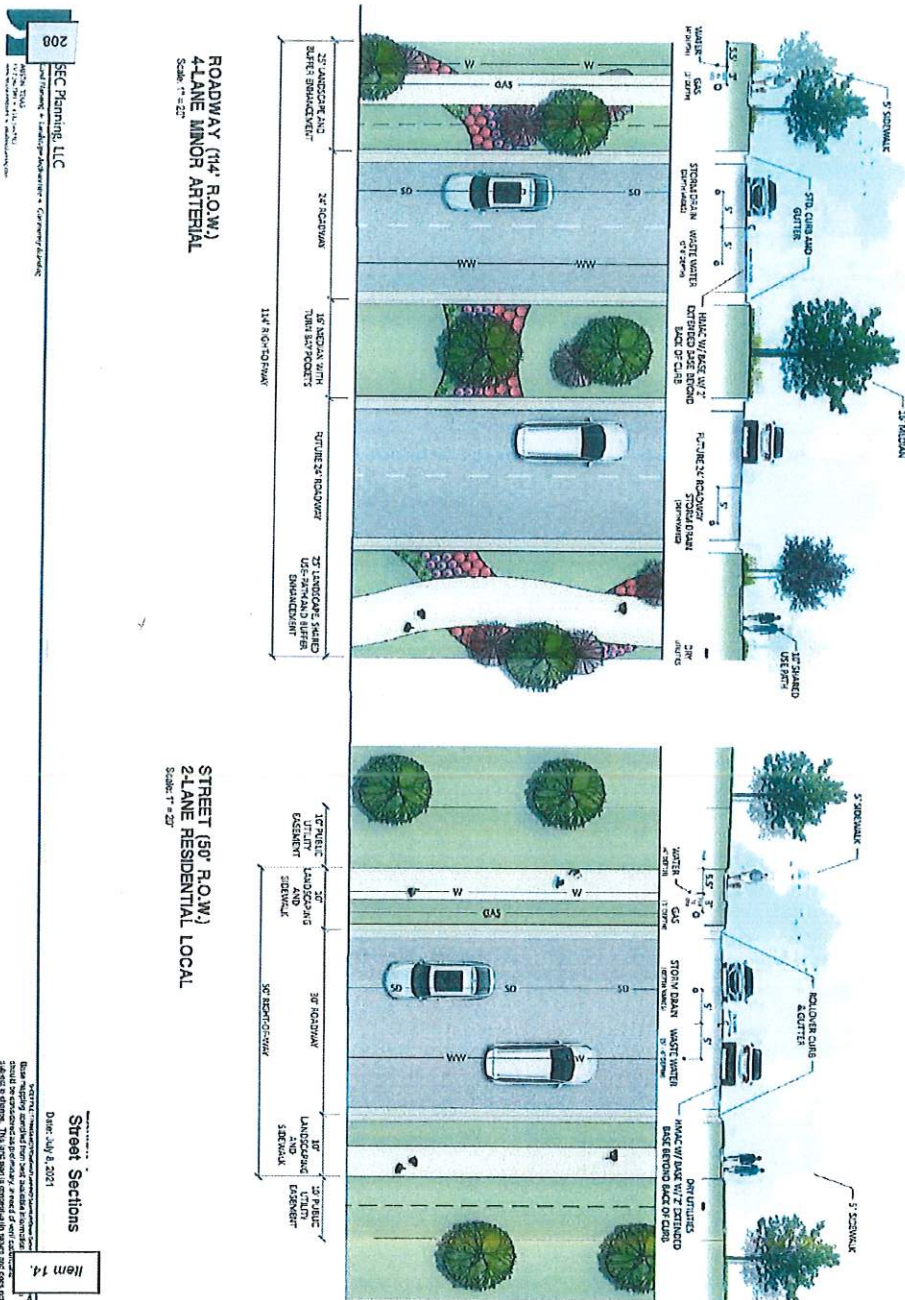
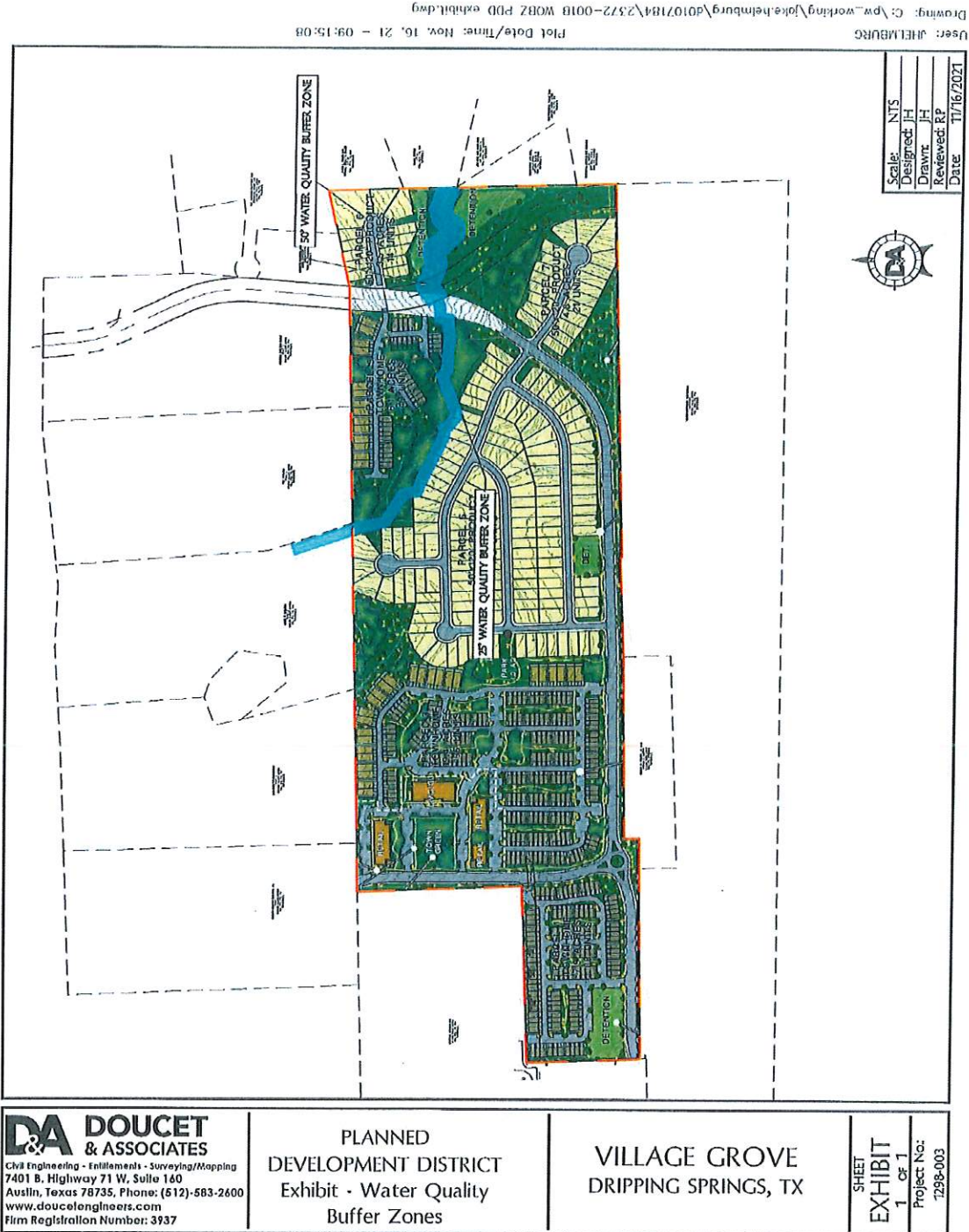


Exhibit G Water Quality Buffer Zones



DA DOUCET & ASSOCIATES
 Civil Engineering - Entitlements - Surveying/Mapping
 7401 B, Highway 71 W, Suite 140
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucelengineers.com
 Firm Registration Number: 3937

PLANNED DEVELOPMENT DISTRICT
 Exhibit - Water Quality Buffer Zones

VILLAGE GROVE
 DRIPPING SPRINGS, TX

SHEET
EXHIBIT
 1 of 1
 Project No:
 1298-003

Exhibit H PD Phasing Plan

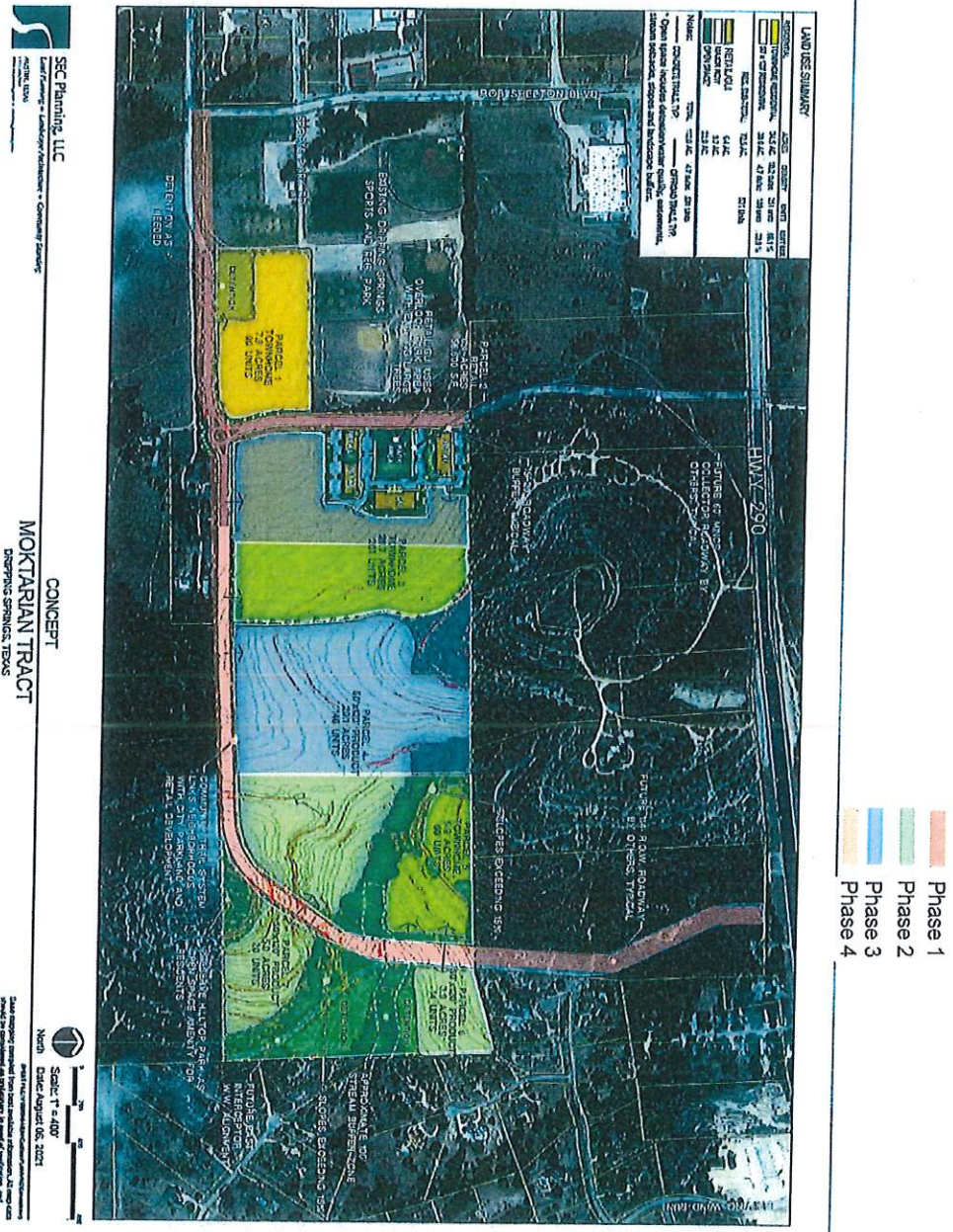


EXHIBIT I**PD Uses Chart:**

The uses permitted in PDD – __ are as follows:

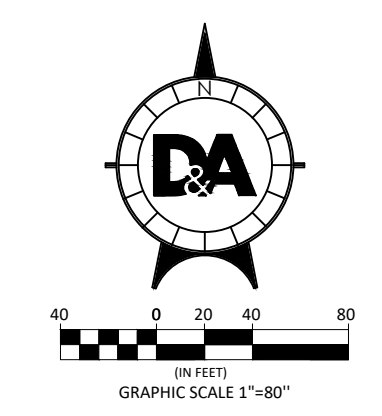
Residential areas:

- Single-Family Dwelling, Detached;
- Garden Home/Townhome;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private; and
- Those uses listed in the City's zoning ordinance for the SF-3 District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).

Commercial Area:

- Used allowed in Local Retail (LR) zone include retail, office, financial institutions, governmental/utility/institutional. Residential uses, including multi-family, are prohibited in the Commercial Area.

ROW ACREAGE SUMMARY			
OPTION	CODS PARK	PPD#11	VIKTOR KOPPONEN AND SIRKKA KOPPONEN
1A	0.89 Ac REMOVED	0.99 Ac REMOVED 0.03 ADDED	1.27 Ac REMOVED
1B	0.89 Ac REMOVED	1.54 Ac REMOVED	0.88 Ac REMOVED 0.11 ADDED



Questions and Concerns Regarding the Impact of Village Grove Development on Adjacent Landowners

Submitted by Eugene, Brenda, and Rosemary Foster (27106 RR 12 South /Hays County Appraisal Parcel # R19962)

Procedural and Timeline Questions

1. What are the prerequisites and timelines for the P&Z review and approval of the proposed Village Grove development?
2. What are the prerequisites and timelines for City Council review and approval of the corresponding annexation request related to the proposed Village Grove development?
3. What are the prerequisites and timelines for City Council review and approval of the Municipal Utility District (MUD) application related to the proposed Village Grove development?
4. Did the City of Dripping Springs (City) provide advance notification to all adjacent landowners of public hearings, annexation requests, and MUD applications related to the proposed Village Grove development? If not, why not?
5. Why are some adjacent property owners not listed on 'Exhibit A – Legal Description of Land' filed with the MUD application with the City of Dripping Springs?
6. What happens if the City or TCEQ do not provide approval for the MUD application?
7. Is the P&Z aware how the Village Grove development project is being funded?
8. Is the City providing any financial or other incentives to support the proposed Village Grove development?

Environmental Impact Questions

9. Regarding the Village Grove development plan presented for P&Z review:
 - a. Are the road and trail improvements adjacent public or private?
 - b. What number of vehicles are projected to use this road daily in each phase of the development?
 - c. Does the P&Z consider safety, noise, atmospheric, and light impacts on adjacent properties

10. Will the developer be required to place a fence around the proposed development? If so, will the materials, height, etc. be sufficient to mitigate the safety, noise, atmospheric, and light impacts on adjacent property owners?
11. How will P&Z ensure the proposed Village Grove development does not diminish or degrade the quantity and quality of existing water wells on adjacent properties?
12. Has the developer presented Due Diligence documentation regarding the presence of potentially hazardous waste dumps and abandoned well sites within the proposed Village Grove property?
13. Will P&Z and the City be conducting Texas Antiquities Code archeological survey and assessments for the proposed Village Grove development.
14. Has the developer presented a Feasibility Study to the P&Z? If not, will the P&Z require one?
15. Is P&Z coordinating with Hays County to ensure compliance with the Hays County Regional Habitat Conservation Plan?
16. Is P&Z requiring the developer to consult with U.S. Fish & Wildlife regarding potential impacts to threatened and endangered species?
17. How does the landfill located on the 740 Sports Park LLC property impact the development?

Land Use, Utility, and Zoning Questions

18. How will P&Z approval of the proposed Village Grove development affect current land use and zoning of adjacent properties?
19. How many people and at what density will P&Z be approving for occupation of the proposed Village Grove development, initially and eventually as it is completed in phases?
 - a. How many adults?
 - b. How many school age children?
20. How will P&Z ensure that the proposed Village Grove development does not adversely affect the adjacent landowners by relocation or disruption of electrical service?
21. How will P&Z prevent surface water drainage, erosion, and fertilizers from the proposed Village Grove development from adversely impacting adjacent property owners before, during and after construction?
22. How will sanitary sewer and wastewater (WW) treatment be handled during each phase of the Village Grove development?

23. Does P&Z anticipate that WW treatment for the Village Grove development will be immediately or eventually provided at the City's current WW Treatment Plant on Onion Creek?
24. Has P&Z received TCEQ-approval for expansion of its existing WW Treatment facility on Onion Creek?
25. Does P&Z anticipate that it will approve temporary on-site waste-water treatment until final connections and treatment are provided at a TCEQ-approved W/WW treatment facility?