



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs  
Council Chambers, 511 Mercer St, Dripping Springs, TX  
Tuesday, June 22, 2021 at 6:30 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Commission Members

Mim James, Chair  
James Martin, Vice Chair  
Christian Bourguignon  
John McIntosh  
Roger Newman  
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  
Senior Planner Amanda Padilla  
City Planner Abraham Martinez  
City Engineer Chad Gilpin  
Planning Consultant Robyn Miga  
Transportation Engineer Leslie Pollack

### 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.*

## BUSINESS

- 1.** Approval of the May 25, 2021 Planning & Zoning Commission regular meeting minutes.
- 2.** Public hearing and consideration of recommendation regarding CUP2021-0005: an application for Conditional Use Permit for an Accessory Dwelling Unit for property located at 221 Ramirez Lane, Dripping Springs, Texas. Legal Description: A0415 PHILIP A SMITH SURVEY, SERIAL CSS020640TXA, TITLE # 00746769, LABEL # NTA1849450, ACRES 2. Applicant: David Edwards; Dripping Springs Community Mission Partnership, Inc.
  - a. Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Conditional Use Permit
- 3.** Public hearing and consideration of recommendation regarding ZA2021-0002: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to Single-Family Residential District - Moderate Density (SF-2) for an approximately 78.021-acre tract of land situated in Benjamin F. Hanna Survey, No. 28, Abstract No. 222. This property is located at 2901 W US Highway 290, Dripping Springs, TX (R15103). Applicant: Brian Estes, Civil and Environmental Consultants Inc.
  - a. Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Zoning Amendment
- 4.** Public hearing and consideration of recommendation regarding VAR2020-0026: Special Exception Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1). Applicant: Christopher A. Reid, PE
  - a. Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Special Exception
- 5.** Public hearing and consideration of recommendation regarding PDD2020-003 Cannon Ranch-Ashton Woods: an application for a Planned Development District to consider an ordinance approving the zoning change from Agriculture (AG) to Planned Development District Number 12 (PDD #12) with a base zoning of SF-3 for up to 375 units to be located on approximately 97 acres on the northern portion of Cannon Ranch just east of Rob Shelton and just south of Founders Park Road. Applicant: Steven Pierce, Ashton Austin Residential, L.L.C.

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. Planned Development District Ordinance

## **PLANNING & DEVELOPMENT REPORTS**

### **6. June Planning Project Report**

#### **EXECUTIVE SESSION**

*The Planning & Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning & Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

#### **UPCOMING MEETINGS**

##### **Planning & Zoning Commission**

July 13, 2021 at 6:30 p.m.

July 27, 2021 at 6:30 p.m. August 10, 2021 at 6:30 p.m.

August 24, 2021 at 6:30 p.m.

##### **City Council & Board of Adjustment Meetings**

July 6, 2021 at 6:00 p.m. (CC & BOA)

July 14, 2021 at 6:00 p.m.

August 3, 2021 at 6:00 p.m. (CC & BOA)

August 17, 2021 at 6:00 p.m.

#### **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](http://www.cityofdrippingsprings.com), on **June 18, 2021 at 1:15 p.m.***

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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.*



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, May 25, 2021 at 6:30 PM

## MINUTES

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/88294259187?pwd=RlljZlF0NzNzTzRjQldZYINCL3J4Zz09>

***Meeting ID:*** 882 9425 9187

Passcode: 487699

***Dial Toll Free:***

888 475 4499 US Toll-free

877 853 5257 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/88294259187>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/88294259187>

### CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:01 p.m.

***Commission Members present were:***

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Tammie Williamson

***Commissioner Member absent was:***

Evelyn Strong

***Staff, Consultants & Appointed/Elected Officials***

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Senior Planner Amanda Padilla

City Planner Abraham Martinez

City Engineer Chad Gilpin  
 Public Works Coordinator Aaron Reed  
 Planning Consultant Robyn Miga  
 Mayor Bill Foulds, Jr.  
 Mayor Pro Tem Taline Manassian  
 Council Member Sherrie Parks

## PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

## PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

## CONSENT AGENDA

*The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.*

- 1. Approval of the April 27, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2019-0062: a Final Plat for Big Sky Ranch at Dripping Springs Phase II an approximately 35.92-acre tract of land located off Lone Peak Way (R18077), generally located northeast of the intersection of Ranch Road 12 and US Highway 290., Dripping Springs, Texas. Applicant: Chris Reid, P.E. Doucet & Associates, Inc.**
- 3. Approval of SUB2020-0022: a Preliminary Plat for Big Sky Ranch Tract II an approximately 12.233-acre tract of land located off Lone Peak Way (R12923, R19906, R12924, and R19907), generally located northeast of the intersection of Ranch Road 12**

**and US Highway 290., Dripping Springs, Texas. Applicant: Chris Reid, P.E. Doucet & Associates, Inc.**

4. **Disapproval of a plat for the reasons set forth in the items for a Preliminary Plat (SUB2020-0028) and Final Plat (SUB2020-0029), consisting of approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, generally located south of Sports Park Road, and east of RR 12, to be known as CRTX Addition. Applicant: Doug Cobb, CRTX Development, LLC**
5. **Approval of a plat with conditions set forth in the item SUB2021-0019: a Final Plat and Plat Vacation for Bunker Ranch Phase 3 Block 3 Lots 15-19 an approximately 5.14 acre tract of land located off Bunker Ranch Blvd (R15053), generally located south of the intersection of Bunker Ranch Blvd and Stockman Dr., Dripping Springs, Hays County, Texas. Applicant: Brian Estes, PE**
6. **Disapproval of a plat for the reasons set forth in the item SUB2021-0029: a Preliminary Plat for the Driftwood Creek Phase II an approximately 19.30-acre tract of land located off Thurman Roberts Way, generally located north of Ranch Road 1826 (R12574), Dripping Springs, Hays County, Texas. Applicant: Murfee Engineering Co, Inc.**
7. **Disapproval of a plat for the reasons set forth in the item SUB2021-0030: a Final Plat for Bunker Ranch Phase 4 an approximately 38.94 acre tract out of the Benjamin F. Hanna Survey No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas, generally located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd. Applicant: Brian Estes, PE**
8. **Approval of SUB2021-0031: a Final Plat for Parten Ranch Phase 5 an approximately 46.57-acre tract of land located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R16615), Dripping Springs, Hays County, Texas. Applicant: Daniel Ryan, P.E. LJA Engineering**
9. **Postponement by applicant of SUB2021-0020: a Preliminary Plat for the Overlook at Bunker Ranch an approximately 18.250-acre tract of land located at 2004 Creek Road, south of Highway 290, north of Creek Road (R143390), Dripping Springs, Hays County, Texas. Applicant: Brian Estes, PE**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 9. Commissioner Newman seconded the motion which carried unanimously 6 to 0.

## **BUSINESS**

10. **Discuss and consider approval of a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on Mercer St. and US Highway 290 between RR-12 and Rob Shelton Blvd.**

Aaron Reed presented the staff report which is on file. Staff recommends approval of the resolution.

A motion was made by Vice Chair Martin to approve a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on Mercer St. and US Highway 290 between RR-12 and Rob Shelton Blvd. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

**Filed as Resolution No. 2021-PZC01**

- 11. Discuss and consider approval of a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD elementary school, Dripping Springs Ranch Park, and the Harrison Hills subdivision.**

Aaron Reed presented the staff report which is on file. Staff recommends approval of the resolution.

A motion was made by Vice Chair James to approve a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD elementary school, Dripping Springs Ranch Park, and the Harrison Hills subdivision. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

**Filed as Resolution No. 2021-PZC02**

- 12. Public hearing and consideration of possible action regarding SUB2021-0028: an application to consider a Replat for lots 1-A-1, Block A of Counts Tracts and Lot 3, Block A of Counts Estates Phase 1 for property located at 480 and 500 Butler Ranch Road, Dripping Springs, Texas 78620 (R128343 and R148097). The applicant is proposing to replat two (2) lots and request to allow an internal lot line between Lot 3, Block A Lot 1-A-1, Block A to be adjusted. Applicant: Steven S. Crauford, P.E, Pape-Dawson Engineers, Inc.**

*1. Presentation* – No presentation was given.

*2. Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the replat with the condition that the applicant receive approval of the on-site sewage facilities.

*3. Public Hearing* – No one spoke during the Public Hearing.

*4. Replat*

A motion was made by Vice Chair Martin to approve SUB2021-0028: an application to consider a Replat for lots 1-A-1, Block A of Counts Tracts and Lot 3, Block A of Counts

Estates Phase 1 for property located at 480 and 500 Butler Ranch Road, Dripping Springs, Texas 78620 (R128343 and R148097) with the condition that the applicant receive approval of the on-site sewage facilities. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

**13. Public Hearing and consideration of a recommendation regarding CUP2021-0004: an application to consider a conditional use permit to allow for the use “Accessory Dwelling” located at 451 Oak Springs Drive, Dripping Springs, Texas. Applicant: Michael Cottone, Journey Remodeling.**

1. *Presentation* – No presentation was given.

2. *Staff Report*

Abraham Martinez presented the staff report which is on file. Staff recommends approval of the conditional use permit.

3. *Public Hearing* – No one spoke during Presentation of Citizens.

4. *Conditional Use Permit*

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2021-0004: an application to consider a conditional use permit to allow for the use “Accessory Dwelling” located at 451 Oak Springs Drive, Dripping Springs, Texas. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

**14. Public hearing and consideration of a recommendation regarding CUP2021-0002: an application for a Conditional Use Permit to consider a Conditional Use Permit to allow for the use “Mobile food vendor - longer than 10 days” located at 310 Old Fitzhugh Rd, Dripping Springs, Texas. Applicant: Dog 'n' Bone LLC**

1. *Presentation*

Applicant Mike Pelland presented the item.

2. *Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the conditional use permit.

3. *Public Hearing* – No one spoke during the Public Hearing.

4. *Conditional Use Permit*

A motion was made by Vice Chair Martin to recommend approval of CUP2021-0002: an application for a Conditional Use Permit to consider a Conditional Use Permit to allow for the use “Mobile food vendor - longer than 10 days” located at 310 Old Fitzhugh Rd,

Dripping Springs, Texas. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

- 15. Public hearing and consideration of a recommendation regarding CUP2021-0003: an application for a Conditional Use Permit to consider a Conditional Use Permit to allow the use “Bar” to be located at 310 Old Fitzhugh Rd, Dripping Springs, Texas. Applicant: Dog 'n' Bone LLC**

*1. Presentation*

Applicant Mike Pelland presented the item.

*2. Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the conditional use permit.

*3. Public Hearing* – No one spoke during the Public Hearing.

*4. Conditional Use Permit*

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2021-0003: an application for a Conditional Use Permit to consider a Conditional Use Permit to allow the use “Bar” to be located at 310 Old Fitzhugh Rd, Dripping Springs, Texas. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

- 16. Public hearing and consideration of recommendation regarding VAR2021-0008: an application to consider a Special Exception to Parking Requirements for the property located at 249 Sportsplex Dr., Dripping Springs, TX 78620 (Legal Description: 1.293 Acres in the JWLP FAMILY Survey, Lot 6, Hays County). The applicant is asking for a variance to Section 5.7.6 of the Zoning Ordinance which requires buildings with mixed uses to calculate parking requirements for the most intense use. As well as a variance to Section 5.6.2 Parking Based on use the applicant is proposing a different parking ratio for medical office. The last request is to utilize existing parking. Applicant: Jon Thompson**

*1. Presentation*

Applicant Jon Thompson and owner Chris Nygard presented the item.

*2. Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends denial of the special exception.

*3. Public Hearing*

Jeremy Rocha, who conducted the parking analysis for the applicant, spoke in favor of the special exception.

#### 4. *Special Exception*

A motion was made by Vice Chair Martin to recommend the Board of Adjustment deny VAR2021-0008: an application to consider a Special Exception to Parking Requirements for the property located at 249 Sportsplex Dr., Dripping Springs, TX 78620 (Legal Description: 1.293 Acres in the JWLP FAMILY Survey, Lot 6, Hays County). Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

## PLANNING & DEVELOPMENT REPORTS

### 17. **Development Agreement Working Group & Projects Report**

Laura Mueller presented the report, and her presentation is on file.

1. *Cannon-Ashton Woods Planned Development District Draft*
2. *Wild Ridge Planned Development District Draft*
3. *Anarene Amended Development Agreement Draft*

### 18. **May Planning Report**

Report is on file and available for review upon request.

## EXECUTIVE SESSION

*The Planning & Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning & Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

### 19. **Consultation with City Attorney regarding legal issues related to upcoming projects including Cannon-Ashton Woods, Cynosure/Wild Ridge, and Anarene/Double L.** *Consultation with City Attorney, 551.071*

The Planning & Zoning Commission did not meet in Executive Session.

## UPCOMING MEETINGS

### *Planning & Zoning Commission Meetings*

June 22, 2021 at 6:0 p.m.

July 13, 2021 at 6:0 p.m.

July 27, 2021 at 6:0 p.m.

### *City Council & Board of Adjustment Meetings*

June 8, 2021 at 6:00 p.m. (CC & BOA)

June 15, 2021 at 6:00 p.m.  
July 6, 2021 at 6:00 p.m. (CC & BOA)  
July 20, 2021 at 6:00 p.m.

**ADJOURN**

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 9:14 p.m.



# Planning and Zoning Commission Planning Department Staff Report

Item 2.

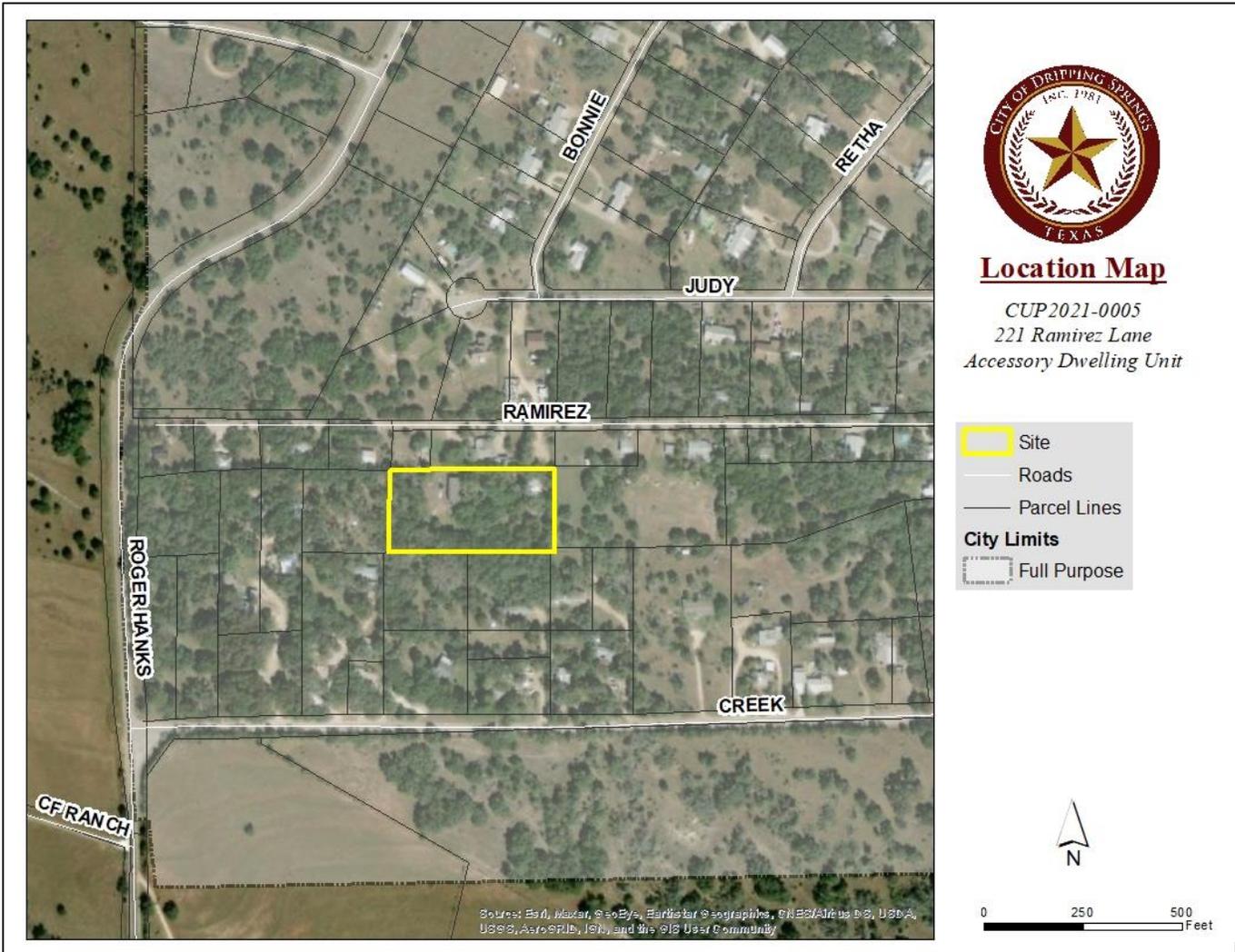
**Planning and Zoning Commission Meeting:** June 22, 2021  
**Project No:** CUP2020-0005  
**Project Planner:** Abraham Martinez, Planner

### Item Details

**Project Name:** 221 Ramirez Lane Accessory Dwelling Unit  
**Property Location:** 221 Ramirez Lane, Dripping Springs, Texas 78620  
**Legal Description:** A0415 PHILIP A SMITH SURVEY, SERIAL CSS020640TXA, TITLE # 00746769, LABEL # NTA1849450, ACRES 2  
**Applicant:** David Edwards; Dripping Springs Community Mission Partnership, Inc.  
**Property Owner:** Marie Isabel Espinosa  
**Request:** Conditional use permit for an accessory dwelling structure

### Staff Recommendation:

**Staff recommends approval of the CUP, subject to conditions as outlined in the staff report.**



**Background**

Ch. 30 Exhibit A § 1.6 of the Development Code defines the following:

- **Accessory use:** A use that is customarily incidental, appropriate and subordinate to the principal use of land or building(s) and that is located upon the same lot therewith. The land and building area that is used for the accessory use must be significantly less than that used for the primary use, and the gross receipts that are derived from the accessory use must be significantly less than those derived from the primary use.
- **Accessory building (residential):** In a residential district, a subordinate building that is attached or detached and is used for a purpose that is customarily incidental to the main structure but not involving the conduct of a business. The building area is less than that of the main structure as regulated herein. Examples may include, but are not limited to, the following: A private garage for automobile storage, tool shed, greenhouse as a hobby, home workshop, children's playhouse, storage building or garden shelter.
- **Accessory dwelling:** A secondary living space that is on-site with a primary living space and that may be contained within the space structure as the primary, or may be contained in a separate structure. Occupants of secondary living spaces typically include a caretaker, servant, or farm worker employed by the owner/occupant, or a guest or family member of the owner/occupant.
- **SF-1 Single-Family Residential District:** A zoning district intended to provide for development on low-density, detached, single-family residences on lots of at least one (1) acre in size.

**Overview**

The Property is located within the SF-1 zoning district category. Accessory dwellings are a permitted use in SF-1 zoning districts, with an approved Conditional Use Permit. A conditional use is a land use that is deemed compatible with the permitted land uses in a given zoning district only under certain conditions. Such conditions include a determination that the external effects of the conditional use, in relation to the existing and planned uses of adjoining property and the neighborhood, can be mitigated through the imposition of additional standards and conditions.

The applicant is requesting a Conditional Use Permit (CUP) to allow for a ±720-square-foot accessory dwelling unit (ADU) measuring approximately 24' L x 30' W with approximately ±190-square-feet of porch area (combined front ±140-feet, and back ±50-feet) on a property approximately ±2-acres in size located at 221 Ramirez Lane, generally found on the south line of Ramirez Lane, north of the Ramirez Lane and Creek Road bend. The request is to replace the existing accessory dwelling unit with the new structure to meet current livability standards. The primary structure on the property is a ±1,124-square-foot manufactured home. The ADU as proposed would be comprised of one-bedroom, one bathroom, a dining/kitchen space, a living space, and a linen closet.

Additional structures on the lot include: a manufactured primary residence; the original homestead; and a carport/shed. The original homestead is the presently acting ADU, which the applicant is proposing to remodel to act as a storage use, but which is not a part of this request. The existing carport/shed will be updated as necessary, and no changes to the existing manufactured home will take place.

The lot on which the ADU would be located is landlocked but shares an unimproved access easement with the adjacent properties to the north of it. The ADU would be accessed by a connection to the easement which it abuts and would use that as a drive access connection. The applicant is indicating that no trees will need to be removed or replaced to accommodate the proposed ADU.

The applicant will be installing and connecting to a new septic system as the property is presently serviced by a cesspool.

	Code requirement	Code Met?
Front	Twenty-five feet (25')	Yes
Rear	Twenty-five feet (25')	Yes
Side	Total of forty (40) feet combining both side yards with a minimum of fifteen feet (15') on either side.	Yes
Setback for Garage	Side-Entry Garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.	N/A
Height	Accessory Building(s): Maximum twenty-five feet (25') for other accessory buildings, including a detached garage or accessory dwelling units.	Yes; structure to have a 14' total height to roof peak
Impervious Cover	Thirty Percent (30%)	Yes

**Table 1 Code Requirements**

The applicant will need to provide two off-street parking spaces for the ADU, in addition to the two off-street parking spaces required for the primary structure, as written in the Code per:

**Chapter 30 Exhibit A: §5.6 - Parking based on use**

5.6.1 Residential

- (a) Single-family residential including SF-1, SF-2, SF-3 and SF-4: Two per dwelling unit

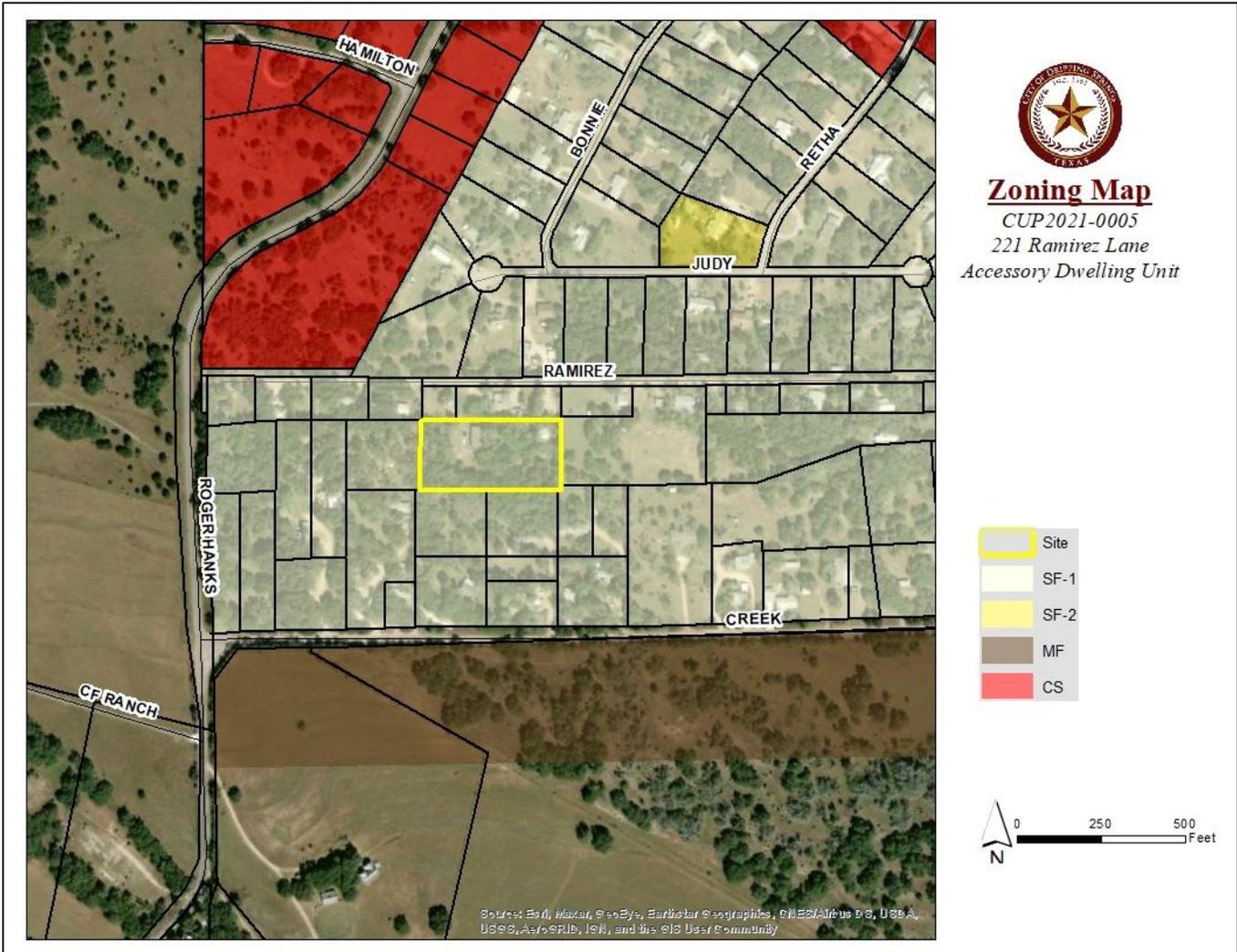
The Accessory Dwelling Unit will connect to utilities as outlined:

Water: Dripping Springs Water Supply Corp. (DSWSC). The structure would connect into existing 1” Water Line that services the primary structure.

Wastewater: Proposed ADU will install a new septic system.

Electricity: Pedernales Electric Cooperative, Inc. (PEC)

**Surrounding Properties**



The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Single- Family Residential – Low Density (SF-1)	Single family residential	Plot is located outside of a Comprehensive Plan category. Adjacent to a 2016 Transportation Plan Road
East	Single- Family Residential – Low Density (SF-1)	Single family residential	
South	Single- Family Residential – Low Density (SF-1)	Single Family Residential	
West	Single- Family Residential – Low Density (SF-1)	Single Family Residential	

The feel of the subdivision is low, rural density with open yards and heavily wooded areas. The neighborhood has simple fencing, using primarily vegetation such as trees and shrubs as a means of privacy. The applicant does not intend to install any new fencing around the ADU.

**Approval Criteria for Conditional Use Permit Review (3.17.6-Zoning Ordinance)**

Approval Criteria	Staff Comments
1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;	The Comprehensive Plan addresses accessory dwelling units in the Comprehensive Plan Goal 3.1. ADUs are an option for supporting housing options in Dripping Springs.

<p>2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;</p>	<p>The subject property is zoned Single-family Residential District – Low Density (SF-1). Accessory dwelling units are a listed conditional use in this zoning district.</p>
<p>3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;</p>	<p>Based on the concept plan the proposed use meets all the development standards established in the section 5. The structure will be reevaluated at the building permit stage.</p>
<p>4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:</p>	
<p>a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;</p>	<p>Yes; the unit will connect and be accessed by the existing access easement.</p>
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	<p>The accessory dwelling unit will have adequate parking. Open air off-street parking will be provided.</p>
<p>c. Refuse and service areas;</p>	<p>The City's solid waste service will need to be alerted.</p>
<p>d. Utilities with reference to location, availability, and compatibility;</p>	<p>See staff report</p>
<p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p>	<p>There will be no new permanent fencing with this additional structure. Any existing fencing will remain.</p>
<p>f. Control of signs, if any;</p>	<p>N/A</p>
<p>g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;</p>	<p>Lighting for the new structure will match the current house structure in accordance with city codes.</p>
<p>h. Required yards and open space;</p>	<p>The ADU will have access to the open space and yard of the main dwelling per the attached survey</p>
<p>i. Height and bulk of structures;</p>	<p>The ADU will match the proposed elevations</p>
<p>j. Hours of operation;</p>	<p>N/A</p>
<p>k. Exterior construction material, building design, and building facade treatment;</p>	<p>Hardie fiber cement board, lap siding. Porches to be made of hardie posts with trex-type deck floor.</p>

1. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	N/A
m. Provision for pedestrian access/amenities/areas;	N/A
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	The use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.
6. Noise;	N/A
7. Odors; and	N/A
8. Dust.	N/A

**Summary**

Staff finds that the inclusion of an ADU is compliant with the vision of the *Comprehensive Plan 2016* which was adopted by the City Council on November 15, 2016. The *Comprehensive Plan 2016* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The proposed ADU request meets the below goals and objectives of the Comprehensive Plan.

*Chapter 3: Livability / Quality of Life*

*§ 3.1: Support housing options in Dripping Springs*

“Accessory dwelling units (ADUs) are another opportunity to incorporate lower cost housing options into the existing fabric of the community. These units provide an option for older residents who want to downsize but remain in Dripping Springs or young couples just starting out. They also provide an option for homeowners who may want or need extra income, allowing them to remain in their homes by providing supplemental income. It will be important to explore best practices from other communities and establish a policy that reflects the values of Dripping Springs and protects neighborhood integrity for existing residents.”

Staff recognizes an ADU as an appropriate accessory use in the SF-1 Single Family Residential District and supports the proposed request. The inclusion of an ADU would not adversely impact the property or its surrounding neighbors, and conditions as listed below would serve as additional measures to mitigate any visual or development factors.

As such, staff’s recommendation is: **Approval of the CUP, subject to conditions as outlined in the staff report.**

Based on the proposed land use, compatibility with surrounding properties, and the Comprehensive Plan, **staff recommends the following conditions:**

1. **Time Limit: The CUP does not expire.**
2. **Maximum floor area for an Accessory Dwelling Unit may not exceed 750-square-feet.**
3. **A minimum of two off-street parking spaces for the Accessory Dwelling Unit must be provided in addition to any other parking requirements.**
4. **Connections to an appropriate on-site septic system must be approved by the City prior to occupancy.**
5. **The Accessory Dwelling Unit may not be sold separately from the primary structure.**
6. **Conditional Use Permits for new uses/structures shall be deemed to have expired and shall become null and void if construction is not completed and a Certificate of Occupancy is not issued within two years of the date the CUP was approved.**
7. **The City Administrator may revoke the CUP for failure to comply with municipal regulations and the conditions placed on the use (City of Dripping Springs Zoning Ordinance §3.17.9)**
8. **The CUP is effective on (date from the passage of this ordinance).**

The below is an excerpt of the Code for the procedures that P&Z should take for CUPs:

**Chapter 30 Exhibit A: §3.17 – Conditional Use Permit (CUP)**

*3.17.5 Procedures for CUPs*

(a) **P&Z Recommendation:** Upon receipt of the recommendation from the city administrator, the P&Z shall conduct a public hearing in order to formulate its recommendations to the city council on the CUP application. Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the city council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.

**Public Notification**

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

**Meetings Schedule**

- June 22, 2021 – Planning and Zoning Commission
- July 20, 2021 – City Council Meeting

**Attachments**

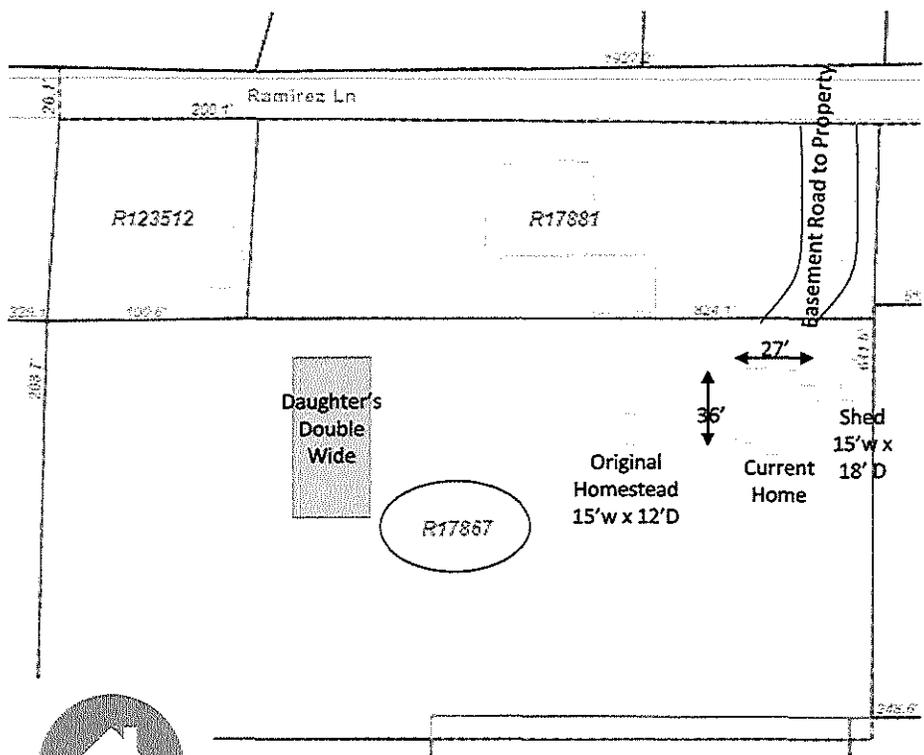
- Attachment 1 – Conditional Use Permit Application
- Attachment 2 – Proposed Site Plan, Example Elevations, Floor Plans

Recommended Action:	Recommend approval of the requested Conditional Use Permit, with staff and any additional conditions deemed necessary by the Commission.
Alternatives/Options:	Recommend denial of the Conditional Use Permit; recommend approval of the Conditional Use Permit with no, or alternate, conditions.
Budget/Financial Impact:	None calculated at this time.
Public Comments:	None at this time
Enforcement Issues:	N/A
Comprehensive Plan Element:	3.1 - Livability / Quality of Life Support housing options in Dripping Springs

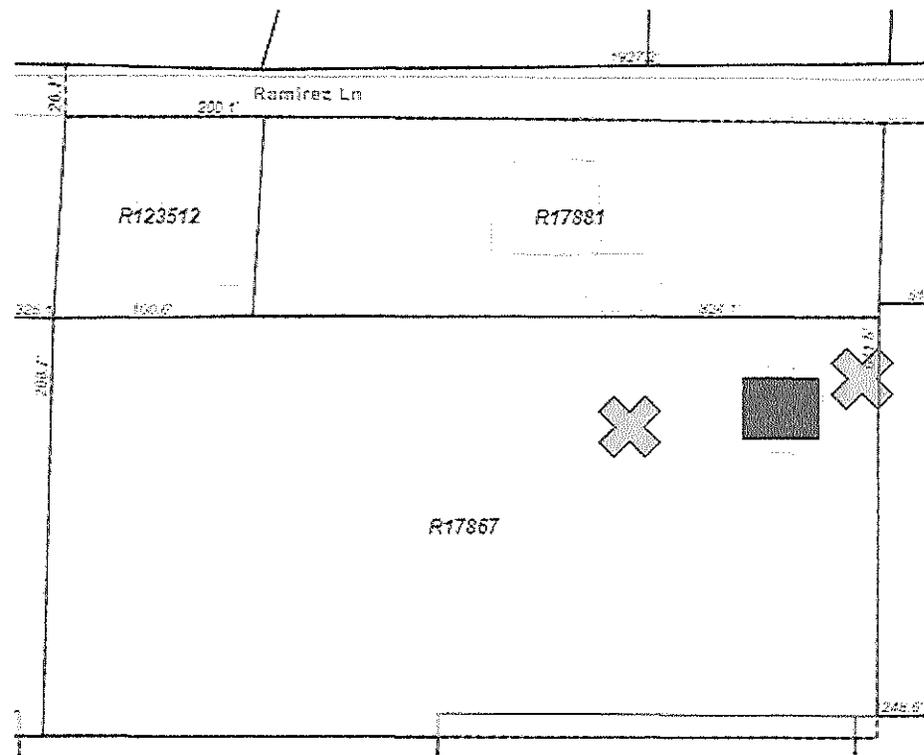


Home in a Month  
221 Ramirez Lane

Current Lot (R17867)



After Construction



 New House (old house torn down)

 Structure demolished



Hometown Missions  
Dave Edwards, 512-810-8408  
www.HometownMissions.org



# Home in a Month

Louisa & Roy Acosta

Exterior Elevation **INSPIRATION PHOTO**

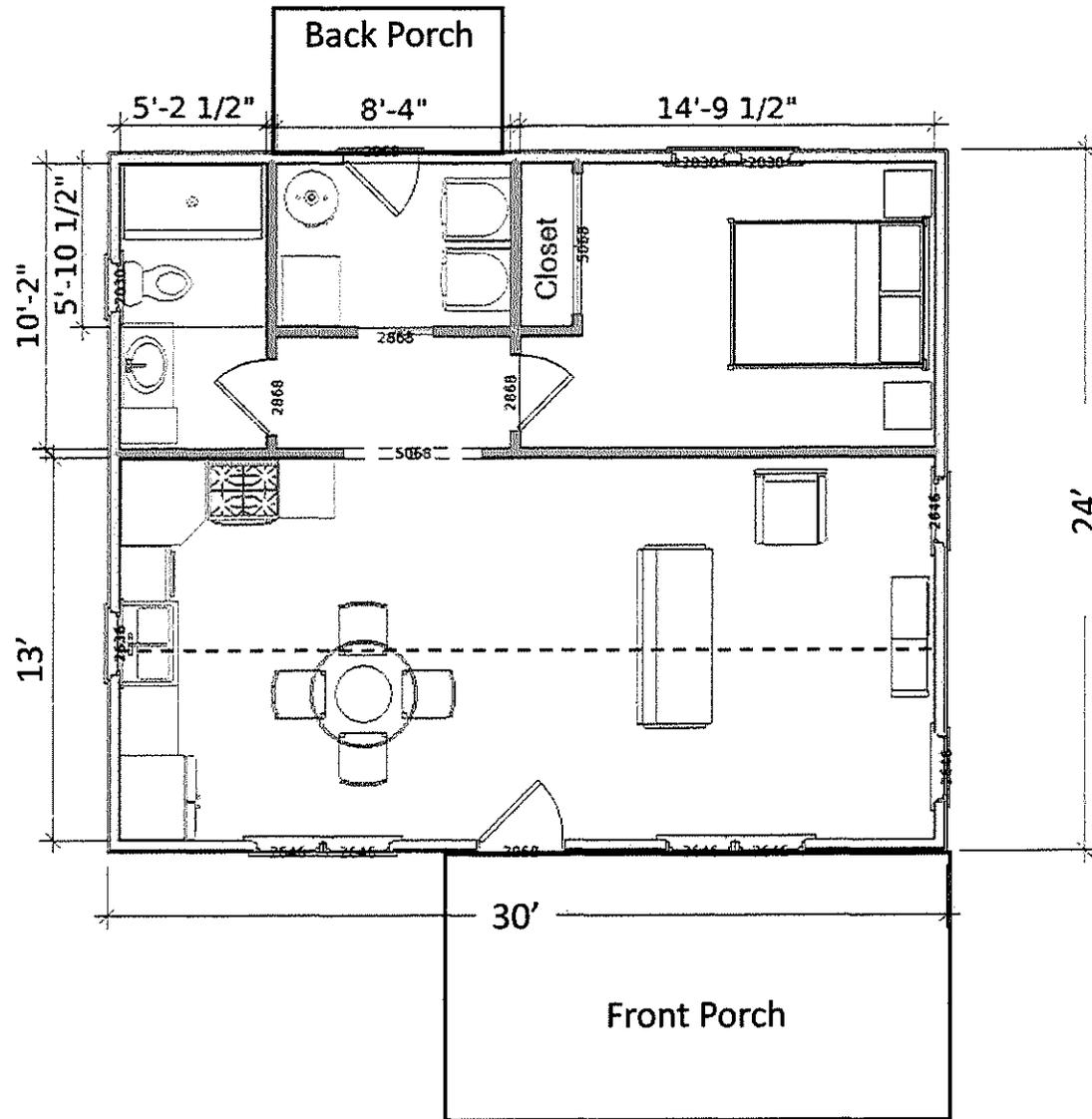




# Home in a Month

Louisa & Roy Acosta

720 sf Floor Plan



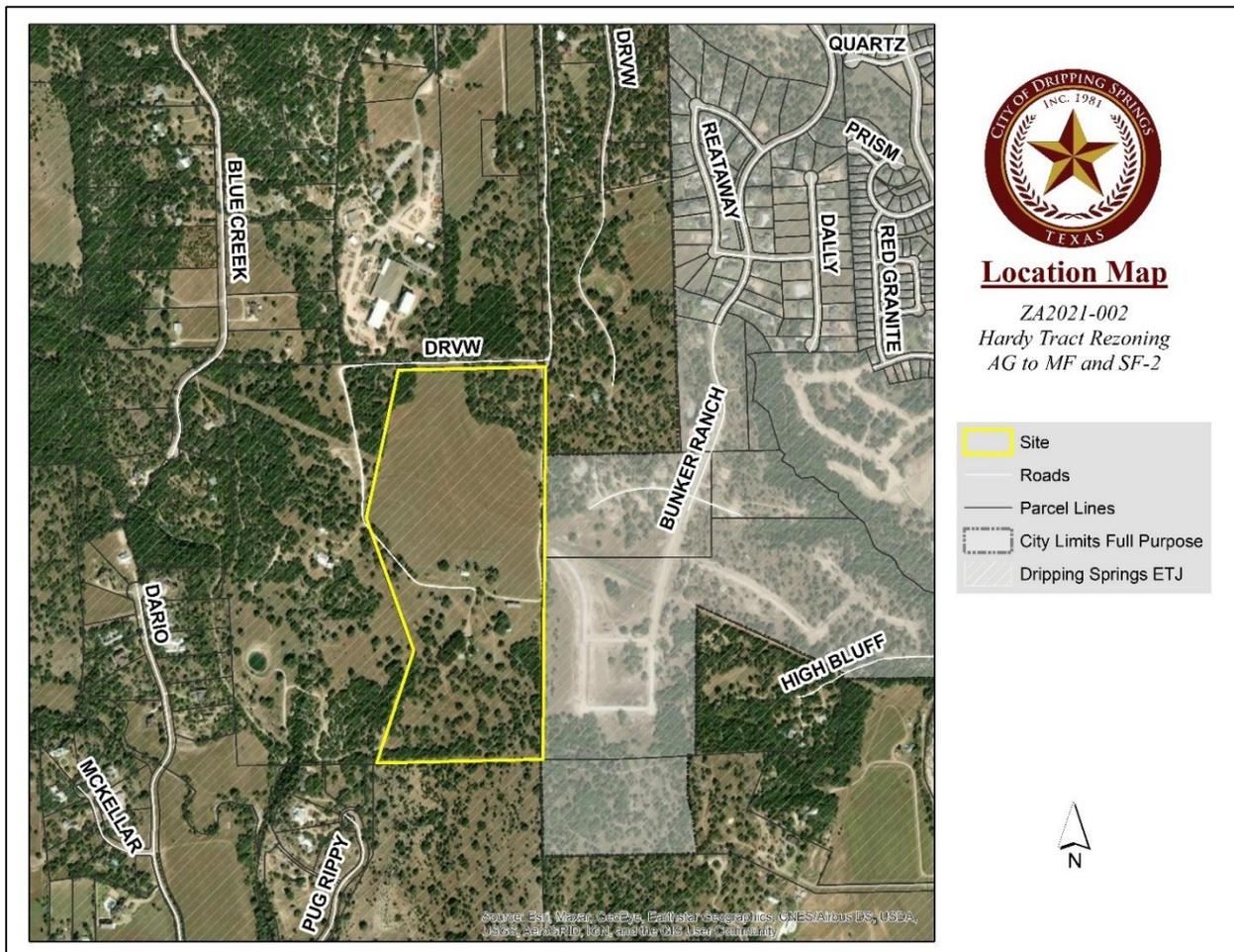


# Planning and Zoning Commission Planning Department Staff Report

**Planning and Zoning Commission Meeting:** June 22, 2021  
**Project No:** ZA2021-0002  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

**Project Name:** Hardy Tract  
**Property Location:** 2901 W US Highway 290, Dripping Springs, Texas 78620 (R15103)  
**Legal Description:** Approximately 79.61 acres, situated in the Benjamin F. Hanna Survey No. 28, Abstract No. 222  
**Applicant:** Steve Harren c/o Brian Estes, P.E.  
**Property Owners:** P & H Family Limited Partnership No. 1  
**Request:** Zoning Map Amendment to zone a 78.021-acre tract of land to SF-2, Moderate Density Residential zoning district, upon annexation.  
**Staff Recommendation:** Staff is recommending approval of the SF-2 Zoning district



# Planning Department Staff Report

## Overview

The applicant submitted a petition for voluntary annexation of the approximately 78.021 acres, therefore should the annexation be approved by City Council at the July 20, 2021 meeting, the applicant would like to request the zoning designation of SF-2, Moderate Density Residential. The applicant’s intention for development of the 78.021-acre tract is a similar build to the property east of this tract, Bunker Ranch Phase 3. The applicant had previously requested SF-2 for the northern portion and MF for the southern portion of the tract but has since removed the MF zoning.

## Site Information

### Location:

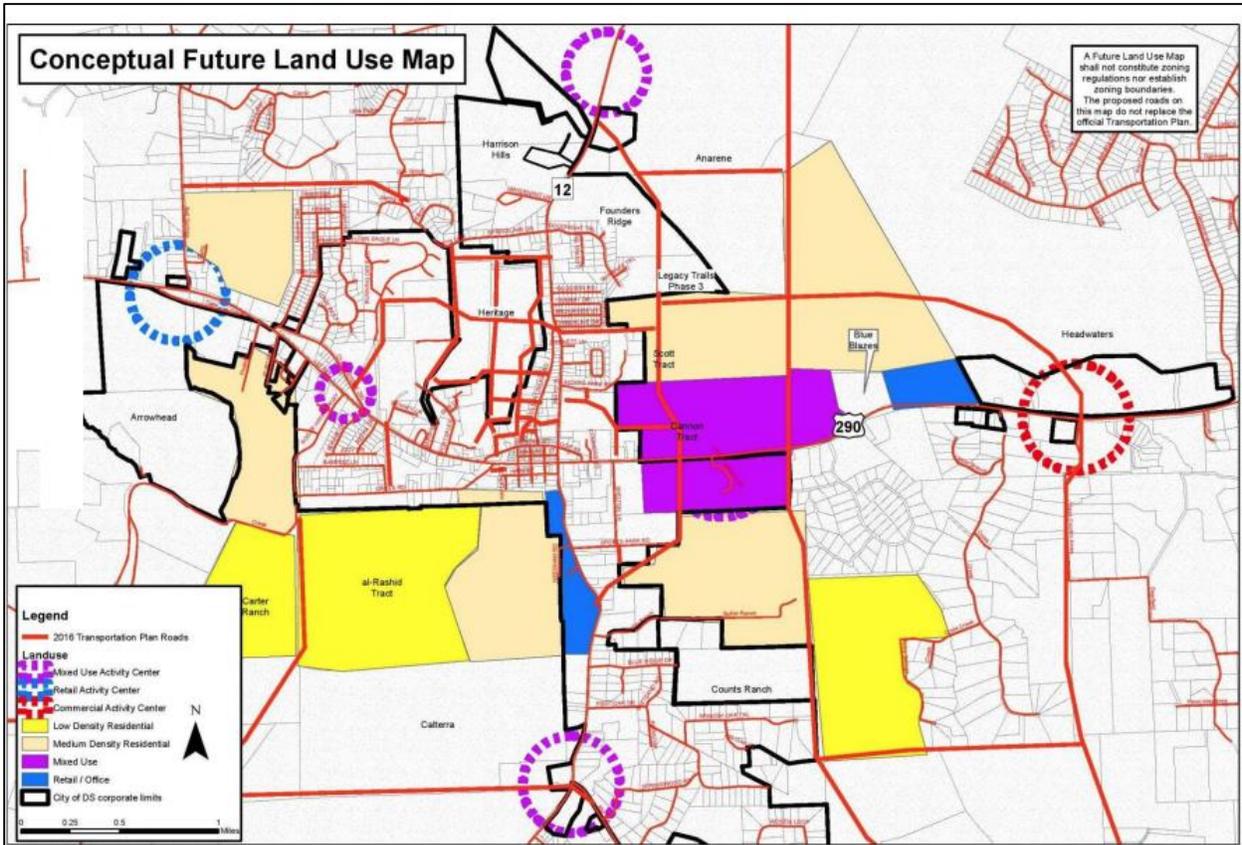
The subject property is located south of US Highway 290, along the western boundary of Bunker Ranch Phase 3 and north of Creek Road.

### Physical and Natural Features:

The subject property is open in the norther portion and heavily treed in the southern portion. The property has a residential home that will be removed for development with a 60-foot access easement that extends out to US Highway 290.

### Future Land Use and Zoning Designations:

The subject property is not indicated on the Future Land Use Map. There is currently no zoning designation on the property because at the time of application the property was within the City’s Extraterritorial Jurisdiction.



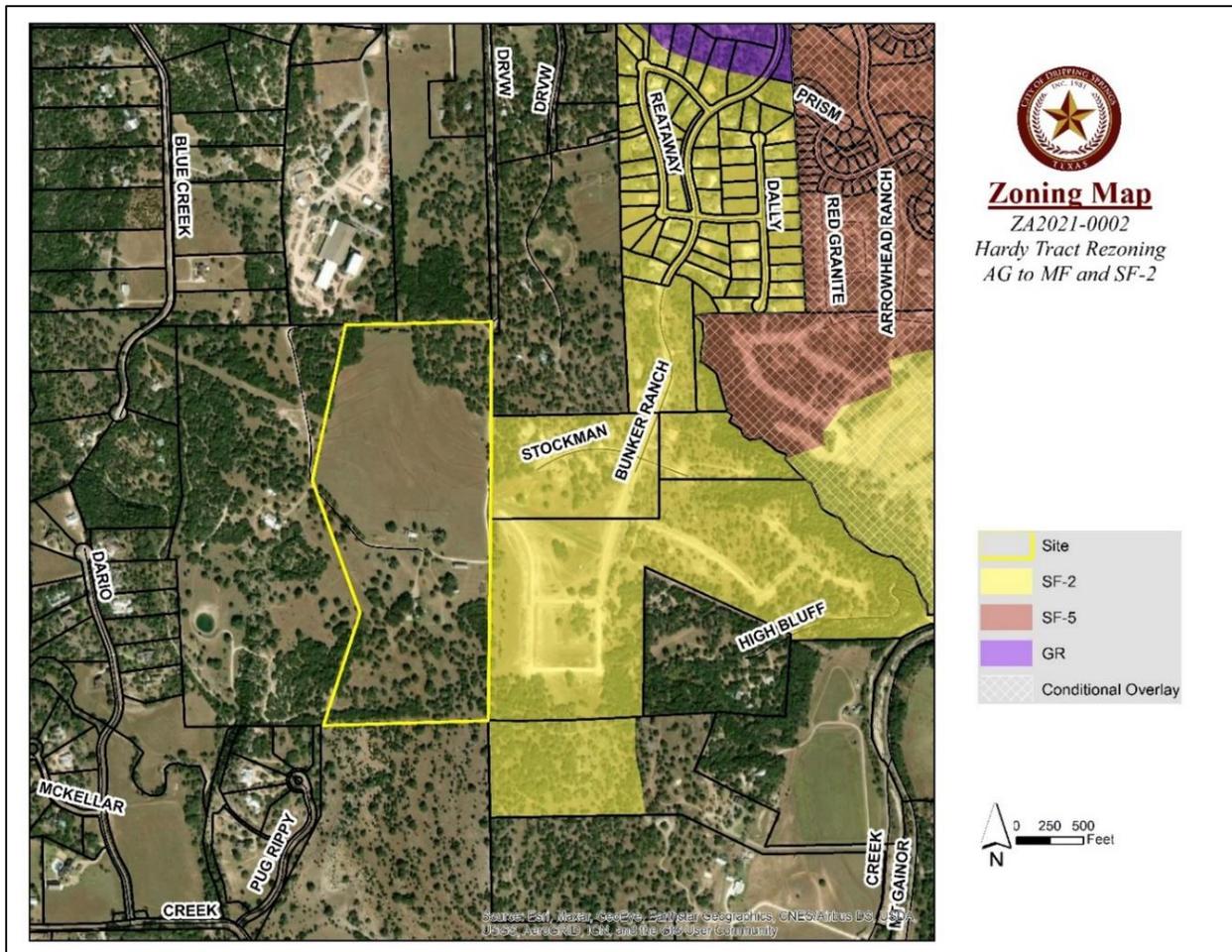
# Planning Department Staff Report

## Surrounding Properties:

The Subject property is just west of the City Limits. The surrounding lots had originally been large tract residential but in recent years the adjacent City Limit tracts have become zoned SF-2, which allows for tracts greater than a 1/2 acre. The tracts to the north, west, and south are within the ETJ and are larger than 1 acre.

The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan
North	ETJ	Residential	The properties are not within in the Comprehensive Plan or Future Land Use Map.
East	SF-2, Moderate Density Residential	Residential (Bunker Ranch Subdivision)	
South	ETJ	Residential	
West	ETJ	Residential	



# Planning Department Staff Report

## Property History:

The applicant has come before the commission on April 27, 2021 for a zoning map amendment to zone the property to SF-2 and MF with a conditional overlay. The Planning and Zoning Commission had unanimously voted to postpone the zoning amendment. The applicant met with staff and submitted a new application which is being presented today.

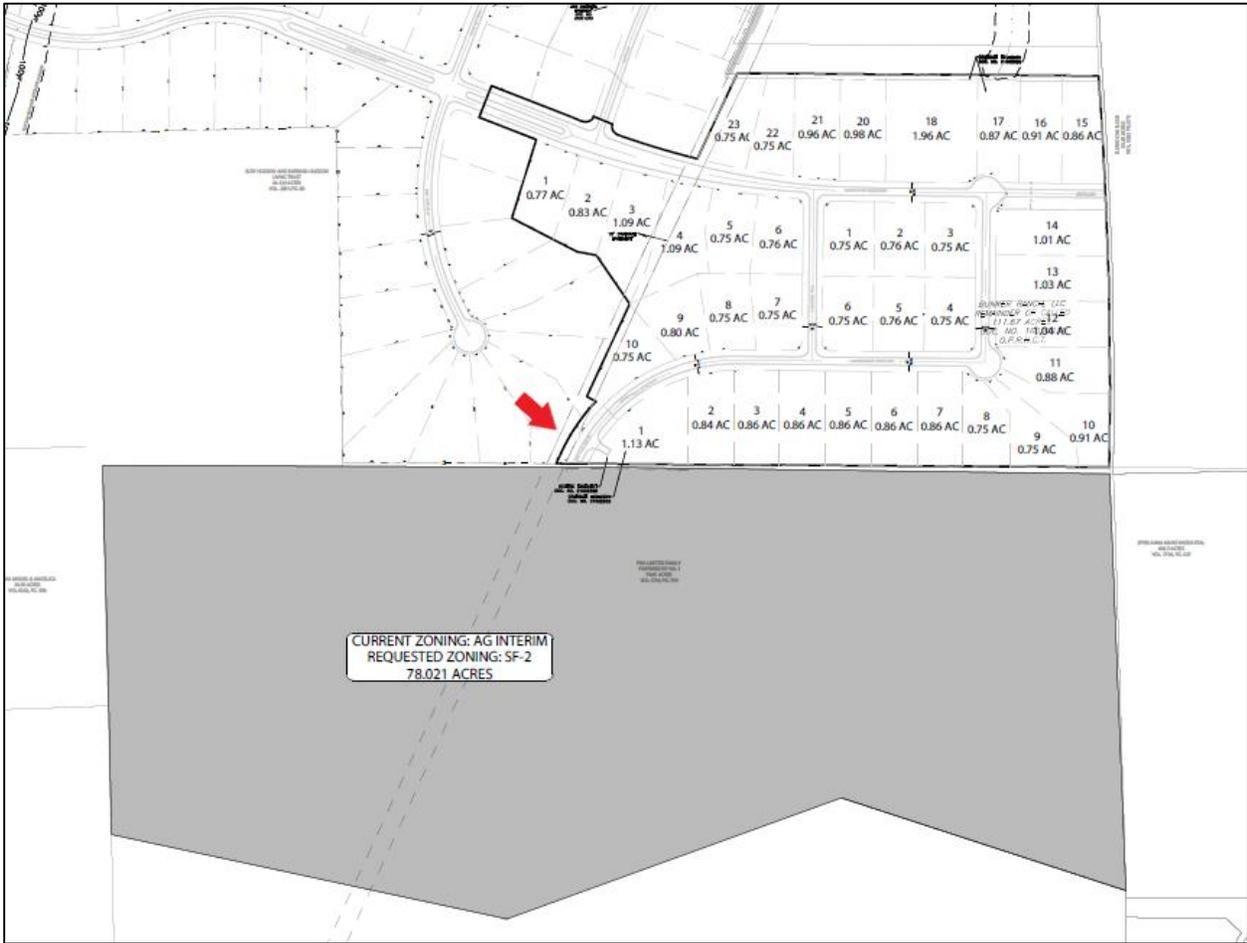
## Utilities

The subject property is located within the Dripping Springs Water Supply Corporation service area for Water, Pedernales Electric Cooperative (PEC) service area for electricity and will be utilizing on-site septic facilities for wastewater.

## Transportation

The subject property will have ingress and egress through Phase 3 of the Bunker Ranch Development. The access would be through local streets which provide primary land access and connectivity between land parcels and other streets and collectors.

A Traffic Impact Analysis is currently being reviewed by the City’s Transportation Engineer.



**Proposed Zoning District**

Single-family residential district—Moderate density (SF-2)

The Single-family residential district – moderate density (SF-2) is intended to provide for development of primarily moderate-density detached, single-family residences on lots of at least ½ acre in size.

Permitted uses: Those uses listed for the SF-2 district or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

<b>Development Standards for SF-2</b>	
<b>Size of Lots</b>	
Minimum Lot area	½ acre
<b>Setback Requirements</b>	
Minimum Front Yard	25 feet
Minimum Side Yard	15 feet
Minimum Rear Yard	25 feet
<b>Height Regulations</b>	
Main Building	2 ½ stories, or 40', whichever is less, for the main buildings
Accessory Building	25'
<b>Other Development Standards</b>	
Impervious Cover	40% total, including main buildings and accessory buildings

Special requirements:

- a) On-site dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- b) Open storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- c) Side-entry garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- d) Swimming pools: Swimming pools shall be constructed and enclosed in accordance with the city building code.
- e) Nonresidential uses: Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-2 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- f) Temporary facilities: There shall be no permanent use of temporary facilities or buildings.
- g) Other regulations: Refer to section 5, Development Standards and Use Regulations.
- h) OSSFs: On-site sewage facilities (OSSFs) are prohibited in this district on lots of less than three-quarters of an acre.

**Criteria**

Staff has reviewed the proposed rezoning request based on the criteria outlined in Chapter 30 Zoning

Exhibit A Zoning Ordinance Section 2.28.2, see below:

<b>Zoning Map Amendment Criteria</b>	
1. Whether the proposed change will be appropriate in the immediate area concerned;	<p>The applicant is proposing to zone the subject property to SF-2. The SF-2 Zoning district is consistent with the surrounding areas, and due to the proximity to the ETJ and the surrounding properties, it would serve as a transition to more rural parts of the city’s ETJ. The lots to the east are single-family lots that are equal to or greater to 0.75 acre lots and have the same designation as the zoning requested for the subject property. To the north, south, and west are residential large lots that are over 30 acres and are within the City’s ETJ.</p> <p>SF-2 zoning requires that lots be a minimum of ½ acre and if the wastewater is being provided via an OSSF the lots are required to be a minimum of ¾ acres.</p> <p>Based on the proposed zoning, adjacent City Limits zoning, and the ETJ lots the proposed zoning is appropriate in the area.</p>
2. Their relationship to the general area and the City as a whole;	<p>The SF-2 zoning uses proposed will fit in with the surrounding areas zoning districts and will be compatible with the ETJ properties.</p> <p>Though this property is not within the City’s Conceptual Future Land Use Map, the current map shows low density and moderate density on the outer edges of the City Limits, which shows that low density should occur away from the city center.</p>
3. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	<p>The subject property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.</p>
4. The amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	<p>The City is seeing an increase in residential development within the city limits and the extraterritorial jurisdiction. Within the vicinity of the subject property to the east are tracts zoned SF-2 the land is currently being developed. Rezoning the subject property to SF-2 is appropriate and will not affect any similar zoned lots within the vicinity. The City has not seen any issues with undeveloped land for properties rezoned to SF-2.</p>
5. The recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	

As stated above the adjacent lot to the east is currently being developed for SF-2 zoning. The rate of land being developed in this area has increased within the last few years.
6. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;
Based on the area, the proposed rezone to SF-2 will not affect the surrounding area and will complement the adjacent lots.
7. Whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and
This property is being treated similarly to other similarly situated parcels within the City Limits.
8. Any other factors which will substantially affect the public health, safety, morals, or general welfare.
Staff does not see this zoning change affecting the public health, safety, morals, or general welfare.

Based on the Criteria listed above, staff finds that the requested zoning amendment is a compatible use that will ensure conformity with the character of the area and will promote the orderly development of the city.

**Meetings**

- June 22, 2021- Planning and Zoning Commission (Zoning)
- July 20, 2021- City Council (Annexation and Zoning)

**Public Notification**

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

**Attachments**

- Attachment 1: Rezoning Application
- Attachment 2: Zoning Use Chart
- Attachment 3: Site Exhibit
- Attachment 4: Deed

Recommended Action:	Recommend approval of the Single-Family residential district – Moderate Density (SF-2) Zoning district.
Alternatives/Options:	Recommend denial of the Single-Family residential district – Moderate Density (SF-2) Zoning district.
Budget/Financial Impact:	None calculated at this time.

# Planning Department Staff Report

Item 3.

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Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

## ZONING/PDD AMENDMENT APPLICATION

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

### CONTACT INFORMATION

PROPERTY OWNER NAME P & H Family Limited Partnership No. 1

STREET ADDRESS P O BOX 1696

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

APPLICANT NAME Brian Estes

COMPANY Civil and Environmental Consultants Inc.

STREET ADDRESS 3711 S. Mo Pac Expy Suite 550

CITY Austin STATE Texas ZIP CODE 78746

PHONE 512-439-0400 EMAIL bestes@cecinc.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	P & H Family Family Limited Partnership No. 1
PROPERTY ADDRESS	2901 W US 290, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	A0222 BENJAMIN F HANNA SURVEY, ACRES 77
TAX ID#	R15103
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	AG
REQUESTED ZONING/AMENDMENT TO PDD	SF-2
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Annex into full purpose city limits
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	Will comprise etirely of single family home lots.

**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 Brian Estes (Civil & Environmental Consultants, Inc.) 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. \_\_\_\_\_.)

[Signature]  
Name

PRINCIPAL  
Title

STATE OF TEXAS §  
  §  
COUNTY OF HAYS §

This instrument was acknowledged before me on the 5<sup>th</sup> day of March,  
2021 by Hardy E. Thompson, III.

[Signature]  
Notary Public, State of Texas Susan Rosson

My Commission Expires: 12-10-2024

Hardy E. Thompson, III  
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:



5/24/2021

Applicant Signature

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 <b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Plan
<input type="checkbox"/>	<input type="checkbox"/>	Plans
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> n/a	Copy of Planned Development District ( <i>if applicable</i> )
<input type="checkbox"/>	<input type="checkbox"/> n/a	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
 Only filled out by staff

Date, initials



### BILLING CONTACT FORM

Project Name: Bunker Ranch Phase 6 (Hardy Tract 79.61 Acres)  
 Project Address: 2901 W US 290, Dripping Springs, TX 78620  
 Project Applicant Name: Cristina Cordoba / Brian Estes

#### Billing Contact Information

Name: Steve Harren  
 Mailing Address: 317 Grace Lane #240  
Austin, Texas 78746  
 Email: steveharren@aol.com Phone Number: (512)644-6800

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

- |   |  |
|---|--|
| <input type="checkbox"/> Alternative Standard           | <input type="checkbox"/> Special Exception     |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit         | <input type="checkbox"/> Subdivision           |
| <input type="checkbox"/> Development Agreement          | <input type="checkbox"/> Waiver                |
| <input type="checkbox"/> Exterior Design                | <input type="checkbox"/> Wastewater Service    |
| <input type="checkbox"/> Landscape Plan                 | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Lighting Plan                  | <input checked="" type="checkbox"/> Zoning     |
| <input type="checkbox"/> Site Development Permit        | <input type="checkbox"/> 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.*

Signature of Applicant

5/24/2021

Date

**E.1. Use regulations (charts).**

E.1.1. The use of land or buildings shall be in accordance with those listed in the following use charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located.

- (a) The legend for interpreting the permitted uses in the use charts is:
  - P Designates that the use is permitted in the zoning district indicated.
  - C Designates that the use is prohibited in the zoning district indicated.
  - C Designates that the use may be permitted in the zoning district only pursuant to issuance of a conditional use permit.
  - \*\* Designates that the use is defined in this chapter.
  
- (b) Definitions : See definitions in section 1.6 of this chapter for further description of uses.
- (c) Uses not listed : If a use is not listed in the use charts, it is not allowed in any zoning district.
- (d) Use chart organization : The following use categories are listed in the use charts:
  - Agricultural uses.
  - Residential uses.
  - Office uses.
  - Personal and business service uses.
  - Retail uses.
  - Transportation and auto service uses.
  - Amusement and recreational service uses.
  - Institutional/governmental uses.
  - Commercial and wholesale trade uses.
  - Manufacturing and light industrial uses.

*Use Chart*  
Adopted February 17, 2015

Permitted Uses "P"

Conditional Uses "C"

	Residential Uses						Nonresidential Uses								
AGRICULTURE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Bulk Grain and/or Feed Storage	P										X	P			
Farms, General (Crops), Commercial	P	C	C								X				

Greenhouse (Non-Retail)	P	P	P	P							P				
Livestock Sales	P										X				
Orchard/Crop Propagation	P	P	C	C	C	C	C	C	C	C	P	C			
Plant Nursery (Commercial)	P								P	P	X	C			
Small Scale Farm	P	C	C			C	C	C	C	C	P				
Stable, Commercial	P	C									X				
Stables (Private, accessory use)	P	C	C								P				
Stables (Private, principal use)	P	C									X				
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	C	C	C	C	C	C	C	C	C	P	C			
Farm Animals (Non-Exempt)	P	C	C	C	C	C	C	C	C	C	P	C			

RESIDENTIAL	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg./Structure (Nonresidential)							P	P	P	P	P	P			
Accessory Bldg./Structure (Residential)	P	P	P	P	P	P					P				
Accessory Dwelling	P	C	C								P		P		
Caretaker's/Guard Residence	P	P	P								P				

Community or Group Home	C	C	C	C	C						P				
Duplex/Two-Family				P	P	P	P	P	P		P				
Garage Residential Conversion	P	P	C	C							P				
Garden Home/Townhome					P	P	P	P	P		P				
Home Occupation	P	P	P	P	P	P	P	P	P		P				
HUD-Code Manufactured Home	C			C	C	C					X				
Living Quarters on Site with a Business							P	P	P	P	P				
Multiple-Family Dwelling						P	P	P	P		P				
Residential Loft							P	P	P		P				
Rooming/Boarding House						P		P			P				
Single-Family Dwelling, Detached	P	P	P	P	P	P					P				
Single-Family Industrialized Housing	P	P	P	P	P	P					P				
Swimming Pool, Private	P	P	P	P	P	P	P	P	P		P				

OFFICE	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Armed Services Recruiting Center							P	P	P	P	P				
Bank										C	X				
Check Cashing Service								P	P	P	X				
Credit Agency							P	P	P	P	X				
Insurance Agency Offices							P	P	P	P	P				

Offices, General/Professional							P	P	P	P	P				
Office, Brokerage Services							P	P	P	P	P				
Offices, Health Services							P	P	P	P	P				
Offices, Legal Services							P	P	P	P	P				
Offices, Parole/Probation											X		P		
Offices, Professional							P	P	P	P	P				
Offices, Real Estate Office							P	P	P	P	P				
Saving and Loan										C	X				
Security Monitoring Company							P	P	P	P	X				
Telemarketing Center							P	P	P	P	X				

PERSONAL AND BUSINESS SERVICES	Residential Uses							Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP	
All-Terrain Vehicle									P	P	X					
Dealer (Sales Only)											X					
Ambulance Service (Private)										P	X					
Antique Shop								P	P	P	P					
Appliance Repair								P	P	P	X					
Art Dealer/Gallery								P	P	P	P					
Artisan's Shop	P							P	P	P	P					
Artist Studio	P	P	P	P	P	P	P	P	P	P	P					
Auto Sales (New and Used)									C	P	X					
Auto Supply Store									P	P	X					
Bakery or Confectionary (Retail)								P	P	P	P					
Bar								C	C	C	C					
Barbershop								P	P	P	P					
Beauty Shop								P	P	P	P					
Bed and Breakfast Inn or Facility	C	C	C					P	P	P	P					

Bicycle Sales and Repair								P	P	P	P				
Book Store								P	P	P	P				
Building Materials Sales									C	P	X				
Cabinet/Counter/Woodworking Shop (Custom) Retail										C	X	P			
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale											X	P			
Cafeteria							C	C	P	P	P				
Communication Equipment Repair										P	X				
Computer Sales								P	P	P	P				
Consignment Shop								P	P	P	P				
Convenience Store (With Gas Sales)									P	P	X				
Convenience Store (Without Gas Sales)								C	P	P	P				
Cooking School								P	P	P	P				
Dance/Drama/Music Studio or School								P	P	P	P				
Department Store									P	P	P				
Drapery, Blind Upholstery Store								P	P	P	P				
Exterminator Services										P	X				
Financial Services								P	P	P	P				
Florist Shop								P	P	P	P				
Food or Grocery Store (General)									P	P	P				
Food or Grocery Store (Limited)								P	P	P	P				
Funeral Home or Mortuary										P	X				
Furniture Store (New and/or Used)								P	P	P	X				
Garden Shop (Inside Storage)								P	P	P	P				
General or Community Retail Store									P	P	P				
Gravestone/Tombstone Sales										P	X				
Hardware Store								P	P	P	P				
Home Improvement Center									P	P	X				
Laundry/Dry Cleaning										P	X				
Lawnmower Sales & Repair									P	P	X				
Live-in Security Quarters							P	P	P	P	P				
Locksmith								P	P	P	X				

Major Appliance Sales									P	P	X				
Market (Public)								P	P	P	P				
Mini-Warehouse - Self Storage										C	X				
Mobile food vendor - 10 days or less							P	P	P	P	P	P	P	P	P
Mobile food vendor - longer than 10 days							C	C	C	C	C	C	C		
Mobile food vendor court							C	C	C	C	C	C	C		
Motorcycle Dealer (Sales, Repair)									P	P	X				
Motel or Hotel									P	P	P				
Needlework Shop								P	P	P	P				
Pet Shop/Supplies								P	P	P	P				
Pharmacy								P	P	P	P				
Photocopying/Duplicating								P	P	P	P				
Photography Studio								P	P	P	P				
Plant Nursery (Retail Sales, Outdoors)									P	P	X				
Radio or Television Studio									P	P	X				
Recycling Center										C	X	P			
Restaurant (No Drive-Through Service)								P	P	P	P				
Restaurant (With Drive-Through)									P	P	X				
Security Systems Installation Company									C	P	X				
Sexually Oriented Business										C	X	C			
Shoe Repair								P	P	P	P				
Studio, Tattoo or Body Piercing								C	C	C	P				
Tailor Shop								P	P	P	P				
Tool and Machinery Rental (Indoor Storage)								P	P	P	X				
Tool and Machinery Rental (Outdoor Storage)										P	X				
Travel Agency							P	P	P	P	P				
Temporary Outdoor Sales/Promotion							C	P	P	P	P				
Upholstery Shop									P	P	P				
Used Merchandise/Furniture								P	P	P	P				
Vacuum Cleaner Sales and Repair								P	P	P	X				

Veterinarian Clinic (Indoor Kennels)										P	P	P	P				
Woodworking Shop (Ornamental, Handmade)										P	P	P	P				

\*Permitted in HO district per requirements of chapter 30, article 30.05, Mobile Food Vendors.

TRANSPORTATION AND AUTO SERVICES	Residential Uses						Nonresidential Uses									
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP	
Antique Vehicle Restoration										P	X					
Auto Body Repair										P	X					
Auto Financing and Leasing								P	P	P	X					
Auto Muffler Shop										P	X					
Auto Paint Shop										P	X					
Auto Tire Sales and Repair									P	P	X					
Auto Upholstery Shop										P	X					
Auto Washing Facility, Attended									P	P	X					
Auto Washing Facility, Unattended									P	P	X					
Auto Wrecker Service										P	X					
Automobile Repair, Major										P	X					
Automobile Repair, Minor								C	C	P	X					
Heliport												P	P			
Helistop												P	P			
Limousine/Taxi Service										P	X					
Oil Change and Inspection									P	P	X					
Parking Lot, Commercial										C						

Parking Structure, Commercial							C	C	C	P	P				
Tire Dealer, Indoor Storage								P	P	P	X				

AMUSEMENT/ RECREATION	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Amusement Arcade (Four or more devices)									P	P	P				
Amusement Services (Indoor)									P	P	P				
Amusement Services (Outdoor)									P	P	X				
Billiard/Pool Facility									P	P	P				
Bingo Hall									P	P	P			P	
Bowling Center									P	P	P			P	
Broadcast Station (With Tower)											X	P			
Country Club (Private)									P		X				
Dance Hall									P	P	P			P	
Day Camp for Children	C	C					C		P	P					
Civic/Conference Center											P		P		
Dinner Theater									P	P	P				
Driving Range														P	
Fairgrounds/Exhibition Area	C													P	
Gaming Club (private)								C	C	C					
Golf Course (Miniature)									P	P				P	
Golf Course (Public, Private)	C								P	P				P	
Health Club							C	P	P	P	P			P	
Motion-Picture Studio, Commercial										P		P			
Motion-Picture Theater									P	P	P				
Museum								P	P	P	P				
Park accessory uses															P

Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P				P
Psychic Reading Services								P	P	P	P				
Rodeo Grounds	C									C		C			
Skating Rink										P					P
Tennis Court	P	P	P	P	P	P					P				P
Theater (Stage)									P	P	P				P
Video Rentals/Sales								P	P	P	P				

INSTITUTIONAL/ GOVERNMENT	Residential Uses						Nonresidential Uses									
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP	
Assisted Living Facility						C		C	C	C	P					
Broadcast Tower (Commercial)												C				
Cemetery or Mausoleum	C												P			
Child Day-Care Facility	C	C	C	C	C	C	C	P	P	P	P					
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P		P			
Civic Club							P	P	P	P	P					
Community Center (Municipal)											P		P			
Electrical Generating Plant												P	P			
Electrical Substation												P	P			
Emergency Care Clinic									P	P						
Fire Station	P	P	P	P	P	P	P	P	P	P			P			
Fraternal Lodge or Union							P	P	P	P	P					
Government Building (Mun., St., Fed.)										P	P		P			
Group Day-Care Home	C	C	C	C	C	C	C	P	P	P						
Medical Clinic or Office							P	P	P	P	P					

Wireless Communications Tower	C	C	C			C	C	C	C	C		C			
Heliport												P			
Home for the Aged, Residential	C	C	C	C	C	C	C	C	P	P	P				
Hospice								C	P	P	P				
Hospital (Acute Care, General)							C	C	P	P					
Library							P	P	P	P	P		P		
Maternity Home							C	C	P	P	P				
Nursing/Convalescent Home							C	C	P	P					
Orphanage						C	C	C	P	P	P				
Philanthropic Organization							P	P	P	P	P				
Post Office	P	P	P	P	P	P	P	P	P	P	P		P		
Radio, Television, Microwave Tower									C	C		C			
School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P		P		
Sewage Pumping Station	C	C	C	C	C	C	C	C	C	C	P	P	P		
Telephone Switching/Exchange Bldg.							C	C	C	P	P		P		
Wastewater Treatment Plant	C	C	C	C	C	C	C	C	C	C		C	P		
Water Supply (Elevated Storage Tank)	C	C	C	C	C	C	C	C	C	C	P	C	P		
Water Supply Facility (Private)	P	P	P	P	P	P		C	C	C		C	P		

COMM. AND WHOLESALE TRADE	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Book Bindery										P	P				
Feed and Grain Store									P	P					

Furniture Manufacture												P			
Heating and Air-Conditioning Sales/Service									P	P					
Pawnshop									C	C					
Propane Sales (Retail)										P					
Taxidermist										P					
Transfer Station/Refuse Pickup												P			
Veterinarian (Outdoor Kennels or Pens)	C									P					
Warehouse/Office										C		P			
Welding Shop										C		P			

LIGHT INDUSTRIAL/ MFG.	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Contractor's Office (No Outside Storage)								P	P	P	P	P			
Contractor's Office (With Outside Storage)										C		P			
Contractor's Temporary On-site Office	C	C	C	C	C	C	C	C	C	C	P	C			
Electronic Assembly										C		P			
Engine Repair or Manufacture												P			
Laboratory Equipment Manufacture												P			
Machine Shop												P			

Maintenance and Repair Services for Bldgs.										P					
Open Storage/Outside Storage	C									C		P			
Plumbing Shop									P	P					
Research Lab (Nonhazardous)									C	C		P			
Sand/Gravel/Stone Sales or Storage	C									C		P			
Sand/Gravel Quarrying												C			
Sign Manufacturing										C	P	P			
Stone/Clay/Glass Manufacturing										C		P			

(Ordinance 1220.10, adopted 9/12/06; Ordinance 1220.99, adopted 2/17/15; Ordinance 1220.140, att. B, adopted 4/11/17; Ordinance 1220.149, adopted 11/14/17; Ordinance 1220.151, adopted 12/12/17; Ordinance 2018-09, adopted 4/10/18; Ordinance 2019-44, adopted 12/10/19; Ordinance 2020-01, adopted 1/14/20)



7/24  
PW

**SPECIAL WARRANTY DEED**

STATE OF TEXAS           §  
                                      §       KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF HAYS         §

THAT the undersigned, Hardy E. Thompson, Jr., and Patty King Thompson, husband and wife (hereinafter referred to as "Grantors"), have GRANTED and CONVEYED, and by these presents do hereby GRANT and CONVEY unto the P & H Family Limited Partnership No. 1, a Texas Limited Partnership, whose mailing address is 1034 Liberty Park Drive, Apt. G2, Austin, Texas 78746 (hereinafter referred to as "Grantee"), the following:

1. The real property described in Exhibit A, which is attached hereto and incorporated herein for all pertinent purposes (hereinafter referred to as "Tract A");
2. A one-half (1/2) undivided interest in the real property described in Exhibit C, which is attached hereto and incorporated herein for all pertinent purposes, (hereinafter referred to as the "Road"), subject to a non-exclusive easement of ingress and egress in the entire Road in the event of a subsequent partition;
3. A one-half (1/2) undivided interest in any other easements of ingress and egress appurtenant to either Tract A or to the real property described in Exhibit B, which is attached hereto and incorporated herein for all pertinent purposes (hereinafter referred to as "Tract B"); and

4. A nonexclusive easement of ingress and egress sixty (60) feet in width lying south of and adjacent to the northern boundary of Tract B and running from the eastern boundary of Tract B to a point where the northern boundary of Tract B intersects with the western boundary of any easement of ingress and egress to and from Tract B to U.S. Highway 290.

Said real property interests are hereinafter referred to collectively as the "Property."

This conveyance is expressly made and accepted subject to all valid and subsisting liens, leases of surface acreage, oil, gas, and mineral leases, all prior mineral conveyances of any nature, easements, restrictions, reservations, covenants, conditions and other matters relating to the Property to the extent that the same are valid and enforceable against said Property, as same are shown by instruments filed for record in the office of the County Clerk of Hays County, Texas, or as same are evident upon inspection of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the foregoing terms and provisions, unto the said Grantee, its successors and/or assigns forever; and Grantors do hereby bind Grantors' heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject, however, as aforesaid, unto the said Grantee, its successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantors, but not otherwise.

EXECUTED this 23<sup>rd</sup> day of October, 2000.

*Hardy Evans Thompson Jr.*  
Hardy E. Thompson, Jr.

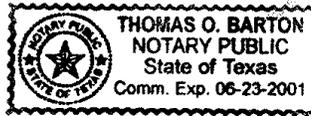
*Patty King Thompson*  
Patty King Thompson

STATE OF TEXAS §  
                                  §  
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 23<sup>rd</sup> day of October, 2000, by **Hardy E. Thompson, Jr.**

*Thomas O. Barton*  
Notary Public, State of Texas

STATE OF TEXAS §  
                                  §  
COUNTY OF TRAVIS §



The foregoing instrument was acknowledged before me on the 23<sup>rd</sup> day of October, 2000, by **Patty King Thompson.**

*Thomas O. Barton*  
Notary Public, State of Texas

**After Recording Return To:**

Thomas O. Barton  
McGinnis, Lochridge & Kilgore, L.L.P.  
919 Congress Ave., Suite 1300  
Austin, Texas 78701

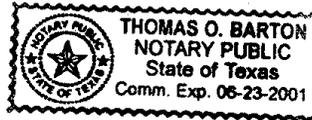


EXHIBIT A

79.61 acres of land out of and a part of quarter section No. 15 of the B. F. Hanna League, situated in Hays County, Texas, said 79.61 acre tract being more particularly described as being a portion of that certain 159.0 acre tract of land conveyed from Katherine Roberts, a widow, to Hardy E. Thompson, and wife Patty Thompson by deed of record in Volume 239, Pages 521-524 of the Deed Records of Hays County, Texas, said 79.61 acre tract being more fully described by metes and bounds as follows

Beginning at a steel pin found at a fence corner at the northeast corner of said quarter section No. 15, same being the common corner of quarter sections No. 14, 15, 16, and 17 of said Hanna League, for the northeast corner of the tract herein described, said point also being the northeast corner of said 159.0 acre tract;

THENCE with the fence along the common line of said quarter sections No. 14 and 15, same being the east line of said 159.0 acre tract, S 00°06'E 2983.98 feet to a steel pin set at a fence corner post for the southeast corner of the tract herein described;

THENCE with a new fence along the south line of this Survey S 88°12'W 1243.27 feet to a steel pin set a fence corner for the southwest corner of the tract herein described:

THENCE with the west line of this survey the following three (3) courses;

1. N 17°46'E, with a fence, 882.44 feet to a steel pin set at a fence corner;
2. N 20°12'W, leaving said fence, 1048.31 feet to a steel pin set at a fence corner;
3. N 11°45'E, with a fence, 1190.68 feet to a steel pin set at a fence corner in the north line of said 159.0 acre tract for the northwest corner of the tract herein described;

THENCE with the fence along the north line of said 159.0 acre tract N 88°15'E 1087.93 feet to the place of BEGINNING containing 79.61 acres of land.

EXHIBIT A

EXHIBIT B

79.39 acres of land out of and a part of quarter section No. 15 of the B. F. Hanna League, and a portion of the A. J. Holford Survey, situated in Hays County, Texas, said 79.39 acre tract being more particularly described as being a portion of that certain 159.0 acre tract of land conveyed from Katherine Roberts, a widow, to Hardy E. Thompson, and wife Patty Thompson by deed of record in Volume 239, Pages 521-524 of the Deed Records of Hays County, Texas, said 79.39 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a steel pin found at a fence corner at the northwest corner of said 159.0 acre tract for the northwest corner of the tract herein described;

THENCE with the fence along the north line of said 159.0 acre tract the following two (2) courses;

- 1. N 89°44'E 832.80 feet to an iron stake found at a bend in said fence at a fence corner on the east side of a gate;
- 2. S 88°52'E 426.95 feet to a steel pin set at a fence corner for the northeast corner of the tract herein described;

THENCE with the east line of this survey the following three (3) courses;

- 1. S 11°45'W, with a fence, 1190.68 feet to a steel pin set at a fence corner;
- 2. S 20°12'E, leaving said fence, 1048.31 feet to a steel pin set at a fence corner;
- 3. S 17°46'W, with a fence, 882.44 feet to a steel pin set at a fence corner for the southeast corner of the tract herein described;

THENCE with a new fence along the south line of this survey N 89°59'W 571.9 feet to a steel pin found at the top of a bluff;

THENCE continue with the fence along the south line of said 159.0 acre tract N 83°00'W 233.9 feet to a steel pin at a fence corner for the southwest corner of the tract herein described, same being the southwest corner of said 159.0 acre tract;

THENCE with the fence along the west line of said 159.0 acre tract the following twelve (12) courses;

- 1. N 01°12'W 71.2 feet;
- 2. N 37°07'W 383.7 feet;
- 3. N 15°10'W 92.6 feet;
- 4. N 53°25'E 44.2 feet;
- 5. N 18°26'W 157.4 feet;
- 6. N 01°23'W 32.74 feet;
- 7. N 12°00'W 230.6 feet;
- 8. N 02°15'W 263.5 feet;
- 9. N 10°36'E 131.8 feet;
- 10. N 01°54'E 406.5 feet;
- 11. N 02°44'W 214.3 feet;
- 12. N 00°11'W 1052.3 feet to the place of BEGINNING Containing 79.39 acres of land.

EXHIBIT B

A 4.25 acre tract of land out of and a part of Quarter Section, Numbers 14 and 17 of the B. F. Hanna League, situated in Hays County, Texas, being more particularly described as being part of those certain two tracts of land that were conveyed to Clayton S. Brown and wife, Henry Louise Brown, by deeds of record in Volume 166, Page 264-266 and Volume 268, Page 594-596 of the Hays County, Texas Deed Records, said 4.25 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a steel pin set at a corner fence post at the southwest corner of the above said Quarter Section No. 17, it being also the southwest corner of that certain 160.0 acre tract conveyed to Clayton S. Brown by the above said deed of record in Volume 166, Pages 264-266 of the Hays County, Texas Deed Records;

THENCE with the fence along the west line of the Clayton S. Brown 160.0 acre tract, North 2993.2 feet to a corner fence post set in concrete in the south line of Highway No. 290 for the northwest corner of the 4.25 acre tract herein described;

THENCE with the south line of Highway No. 290, S 89°33'E, 60.0 feet to a steel pin set for the northeast corner of this 4.25 acre tract;

THENCE South 2990.0 feet to a steel pin set in the common line between said Quarter Sections 14 and 17, said steel pin being also in the north line of that certain 23.0 acre tract of land that was conveyed to Clayton S. Brown by the above said deed found of record in Volume 268, Pages 594-596 of the Hayes County, Texas Deed Records;

THENCE S 0°06'E, 100.00 feet to a steel pin set for the southeast corner of this 4.25 acre tract;

THENCE S 88°15'W, 56.0 feet to a steel pin in the fence on the east line of that certain 159.0 acre tract of land that was conveyed to Hardy E. Thompson and wife, Patty Thompson by deed of record in Volume 239, pages 521-524 of the Hays County, Texas Deed Records;

THENCE with the fence between the said Clayton S. Brown 23.0 acre tract and the said Hardy E. Thompson 159.0 acre tract, N 0°06'E, 100.0 feet to a steel pin found at a fence corner at the northeast corner of said Thompson 159.0 acre tract, said point being also the northwest corner of the above said Clayton S. Brown 23.0 acre tract;

THENCE S 88°15'W, 4.0 feet to the place of beginning; and containing 4.25 acres of land.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Oct 26, 2000 at 03:09P

Document Number: 00025538

Amount 21.00

By  
Lynn Curry  
Lee Carlisle, County Clerk  
Hays County



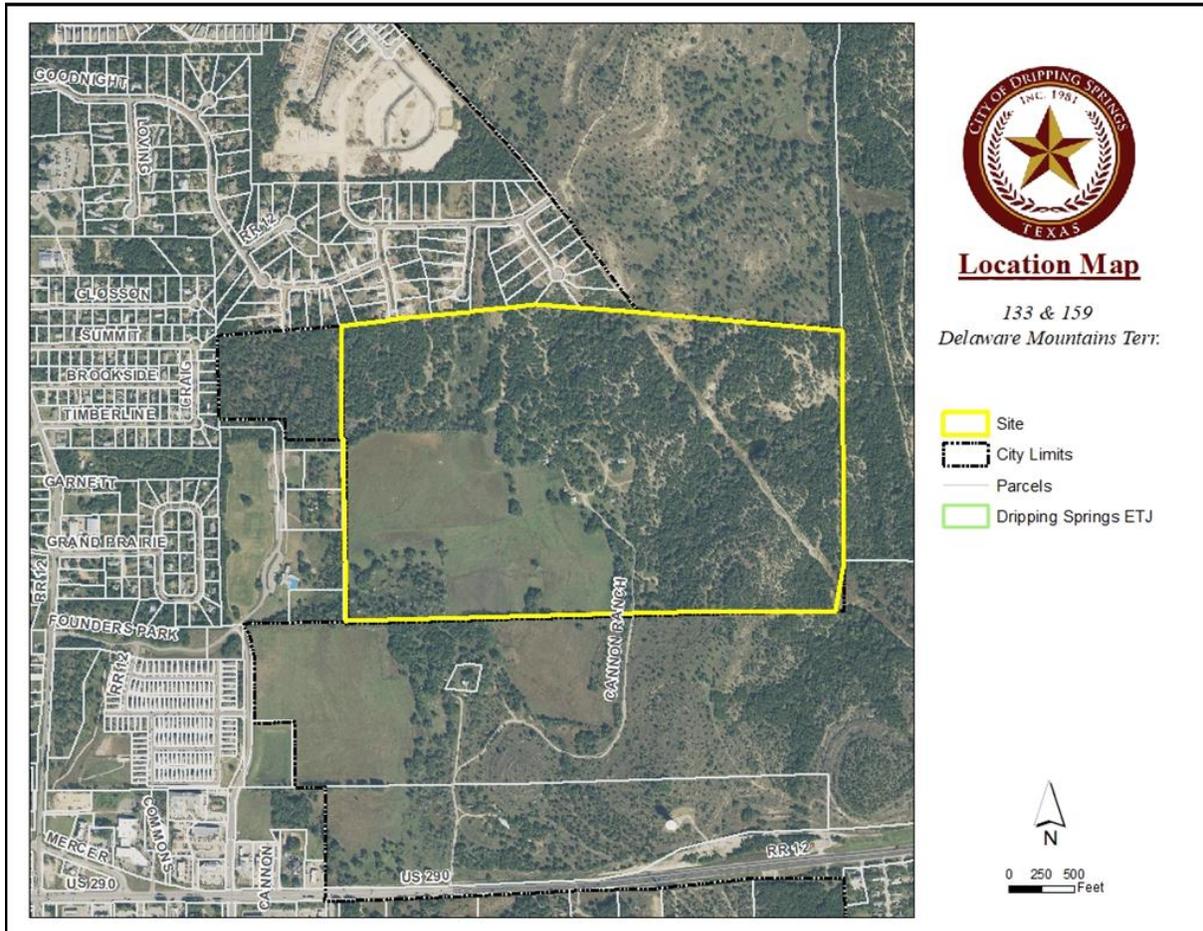
# Planning and Zoning Commission Planning Department Staff Report

**Planning and Zoning Commission Meeting:** June 22, 2021  
**Project No:** VAR2020-0026  
**Project Planner:** Amanda Padilla, Senior Planner

### Item Details

**Project Name:** Big Sky Ranch Phase 1 Encroachment/Setback Special Exception  
**Property Location:** 133 and 159 Dome Peak Terrace, Dripping Springs TX 78620  
**Legal Description:** Big Sky Ranch Phase 1 Final Plat  
**Applicant:** Christopher A Reid, PE, Doucet & Associates  
**Property Owner:** Meritage Homes  
**Request:** Applicant is requesting a special exception to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement

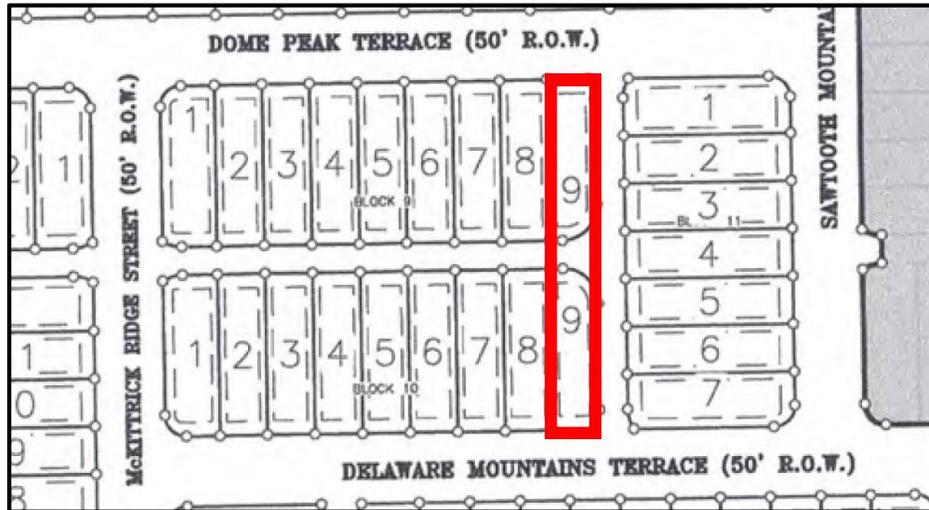
**Staff Recommendation:** Staff recommends denial of the Special Exception request



# Planning Department Staff Report

## Overview

The applicant is requesting a special exception to encroach into the setbacks defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) Minimum Side yard and the Public Utility Easement. The applicant is asking to encroach two and a half feet (2.5') into the seven and a half foot (7.5') setback and five feet (5') into the ten foot (10') PUE for Block 9, Lot 9 and Block 10, Lot 9. See Below Image:



Below is the section of the code of ordinances that defines side yard setbacks:

### 2.4.5 Setbacks

- b. Minimum Side Yard: Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right-of-way.

Both lots are corner lots in this request, and both abut an alley street right-of-way. The lots adjacent in Block 11 have garages facing the side property lines of the Lots requesting this special exception. The Planned Development District does not define streets or alleys, so the City reverts to the Zoning Ordinance definition. The Zoning Ordinance definition of Alleys is below:

Alley: A minor right-of-way that affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

This definition indicates that side setbacks for Big Sky Ranch shall be seven and a half feet (7.5') from the alley. Block 9, Lot 9 and Block 10 Lot 9 both have a seven and a half foot (7.5') Building Line Setback and a Public Utility Easement.

Big Sky Ranch Planned Development District has a base zoning of SF-3, SF-3 side setbacks are listed below:

Minimum Side Yard Setback: Five feet (5'); corner lots - seven and one-half feet (7-1/2') from the street right-of-way.

Both the PDD and the City's Code of Ordinance outline a seven and a half foot (7.5') side setback for Corner Lots. The side setback for these lots also have a ten foot (10') Public Utility Easement for utilities. Exhibit 4 shows the intended utilities for all off Big Sky Ranch Phase 1.

# Planning Department Staff Report

The lots requesting the special exception side façade of their home would be facing another residents garage (See Figure 1). The setback of seven and a half (7.5) feet is the city’s less restrictive setback for corner lots and reducing the setback to five (5) feet could lead to a safety issue. For example, the design of the lots could lead to residents driving into the side of the house when reversing out of their garage or while turning the corner into the alley. The alley right of way width is twenty feet (20’) and the pavement width is seventeen feet (17’).



Figure 1: Images of properties that have the required 7.5’ setback.

## Surrounding Properties

The current zoning and existing uses of the adjacent properties/lots to the north, south, east, and west are within the Planned Development District 11. The Development is a dense development that can develop with no more than 780 LUEs, for Tract 1 of the Development.

## Property History

# Planning Department Staff Report

In 2018, City Council approved Annexation, Zoning, and the Preliminary Plat for the Big Sky Ranch Development. In 2019 the Big Sky Ranch Phase 1 Final Plat was approved by City Council. In 2020 the applicant had a minor modification that reduced the Building Width from 25 feet to 23.5 feet. When the applicant was applying for building permits, they discovered that Block 9 Lot 9 and Block 10 Lot 9 were unbuildable and unable to meet the Planned Development District and City Code of Ordinances requirements for Building Width and Side setbacks. Thus, the applicant is applying to encroach within the Building Line setbacks and PUE so that they can meet the building width requirement.

## Approval Criteria for Special Exception (2.22.2-Zoning Ordinance)

Approval Criteria	
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	
	There are not special circumstances or conditions that would deprive the applicant of reasonable use of the land, although there would not be the ability to currently build a home on each lot. Alternative uses that could benefit the development could be placed on the property.
2. the special exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;	
	Currently the property is owned by the developer, Meritage Homes, this special exception is not necessary for preservation and enjoyment of the property or subdivision as a whole.
3. the granting of the special exception will not be detrimental to the public health, safety, or welfare, or injurious to other property within the area; and	
	The special exception will be detrimental to the safety of the lots due to adjacent properties potentially reversing into the structure or hitting the side of the lot. Lots similar to these lots in the subdivision also have A/C units within the setback, which is allowed by code, that could be closer to the property line if the setback is reduced.
4. the granting of the special exception constitutes a minimal departure from this Chapter; and	
	The granting of this special exception could be considered minimal from the Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b), because it will reduce the setback by just 2.5' feet but 2.5' in this instance can be a major departure due to safety of the lots and surrounding lots. 7.5 feet is the less intense setback for Main buildings that the City has for residential lots that abut a street.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	
	This is a self-imposed hardship the applicant was aware of the size of the house to be built and the setbacks put in place by the PDD. The setbacks and the size of residential houses was placed within the Planned Development District regulations.

6. Granting the special exception is in harmony with the spirit, general purpose, and intent of this Chapter so that:
  - a. the public health, safety and welfare may be secured; and
  - b. that substantial justice may be done.

The granting of this special exception does not meet the intent of the code, which is to provide safety to the lots and surrounding lots.

## Summary and Recommendation

While the development as a whole would not be affected by this special exception, there are surrounding lots within the vicinity that could be affected by the special exception. Reducing the side setback from seven and a half (7.5) feet to five (5) feet, would bring the main structure closer to vehicular traffic. The issue was self-imposed by the developer and similar lots were constructed to meet the current city standards. Staff believes reducing the setbacks would not be appropriate for the development. The seven and a half foot setback is the less restrictive setback the city has in a residential zoning district and allowing the applicant to deviate from that could cause safety and aesthetic issues for the city.

Based on the above findings Staff believe that the intent of the code is not being met, and that granting the special exception will cause harm to the properties within the vicinity and the lots requesting the special exception. **Staff recommends denial of the special exception request.**

## Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News (July 9, 2020), signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

## Meeting Schedule

Past Meetings:

- July 28, 2020 Planning and Zoning Commission - Postponed
- August 11, 2020 Board of Adjustment/City Council – Postponed
- August 25, 2020 Planning and Zoning Commission - Postponed
- September 8, 2020 Board of Adjustment/City Council – Postponed
- September 22, 2020 Planning and Zoning Commission - Postponed

Next Meetings:

- June 22, 2021 Planning and Zoning Commission
- July 6, 2021 City Council

## Attachments

Attachment 1 – Special Exception Application

# Planning Department Staff Report

Attachment 2 – Image of Lots

Attachment 3 – Example Plot Plan

Attachment 4 – PEC and Texas Gas Utilities distribution

Attachment 5 – Big Sky Ranch Phase 1 recorded Final Plat

Attachment 6 – Photos taken by staff

Recommended Action	Recommend denial of the special exception
Alternatives/Options	Recommend approval of the requested special exception with staff and any additional conditions deemed necessary by the Commission; recommend approval of the special exception with no or alternate conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 4.

## ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

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

### CONTACT INFORMATION

PROPERTY OWNER NAME Meritage Homes (Rob Archer)  
 STREET ADDRESS 8920 Business Park Drive, Suite 350  
 CITY Austin STATE Texas ZIP CODE 78759  
 PHONE 512.615.6432 EMAIL rob.archer@meritagehomes.com

APPLICANT NAME Christopher A. Reid, PE  
 COMPANY Doucet & Associates, Inc.  
 STREET ADDRESS 7401B Highway 71 West, Suite 160  
 CITY Austin STATE Texas ZIP CODE 78735  
 PHONE 512.583.7645 EMAIL creid@doucetengineers.com

### APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

<b>PROPERTY INFORMATION</b>	
PROJECT NAME	Big Sky Ranch Phase 1 - Blocks 9-10, Lot 9
PROPERTY ADDRESS	Dome Peak Terrace, Delaware Mountains Terrace
CURRENT LEGAL DESCRIPTION	Lot 9, Block 9, Lot 9, Block 10, Big Sky Ranch Phase 1
TAX ID#	R17869
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

o Description of request & reference to section of the Code of Ordinances applicable to request:

Ordinance No. 2018-24 (PDD No. 10) 2.4.5b requires side yard building setbacks of 5 feet and street side yard building setbacks of 7.5 feet from the street ROW on corner lots. Additionally, the plat notes prescribe a 10 foot setback from streets for PUEs. We are requesting a variance (i) to encroach 2.5 feet into the 7.5 foot building setbacks from the street ROW on corner lots and (ii) to encroach 5 feet into the 10 foot PUEs (PUE's have no utilities constructed in them). These are the only 2 lots in Phase 1 that have this issue.

o Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

When PDD # 10 was created, it did not include a definition of an alley. This was an oversight. Because of this omission, the City is applying the 7.5-foot building setback from a street ROW to these 2 lots since they are on the corner of a street ROW and an alley ROW. Enforcement of the 7.5 foot setback leaves only a 21'-6" wide building envelope for each lot, which is too small for the 23 '-6" wide Meritage home product. On these two blocks, houses are mostly completed and/or sold, so there is no way to alter the boundaries of the remaining lots on these blocks.

o Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

This project does not exceed Code requirements. It is our opinion that granting this variance to encroach into the 7.5-foot building setback gives the 2 lots parity with all of the neighboring lots, and further, will not alter the intent of PDD No. 10 nor change the character of the neighborhood or the zoning district.

The 10-foot PUEs on the alley side of the lots are unnecessary; no utilities have been or will be constructed within them.



November 6, 2019

City of Dripping Springs  
Public Works and Development Department  
511 Mercer Street  
Dripping Springs, TX 78620

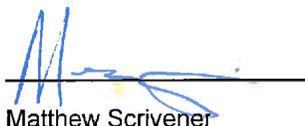
Re: Agent Authorization letter  
Big Sky Ranch Subdivision  
200 acres, Dripping Springs, Texas

To Whom It May Concern:

As the owner of the 200-acre tract out of the Phillip A. Smith Survey No. 26, Abstract No. 415 per Warranty Deed (Volume 171, Page 229, Hays County, Texas), I am hereby granting Doucet & Associates, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, Subdivision Platting and Construction Documents, Site Development, and related applications as may be required.

Please contact me if you have any questions.

**Matthew Scrivener**

A handwritten signature in blue ink, appearing to read "Matthew Scrivener", written over a horizontal line.

Matthew Scrivener

Meritage Homes of Texas, LLC

11.7.19

Date

Setting the standard for energy-efficient homes™

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:



Digitally signed by Chris Reid  
 DN: dc=com, dc=doucetandassociates,  
 dc=int, ou=Users-Austin Corp, cn=Chris Reid  
 Date: 2020.12.14 13:50:25 -06'00'

12/14/20

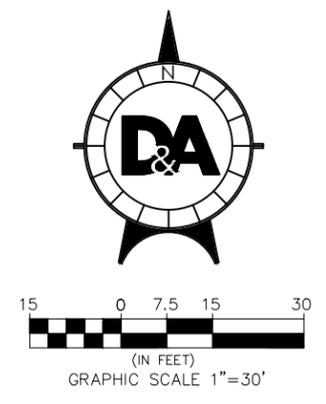
Applicant Signature

Date

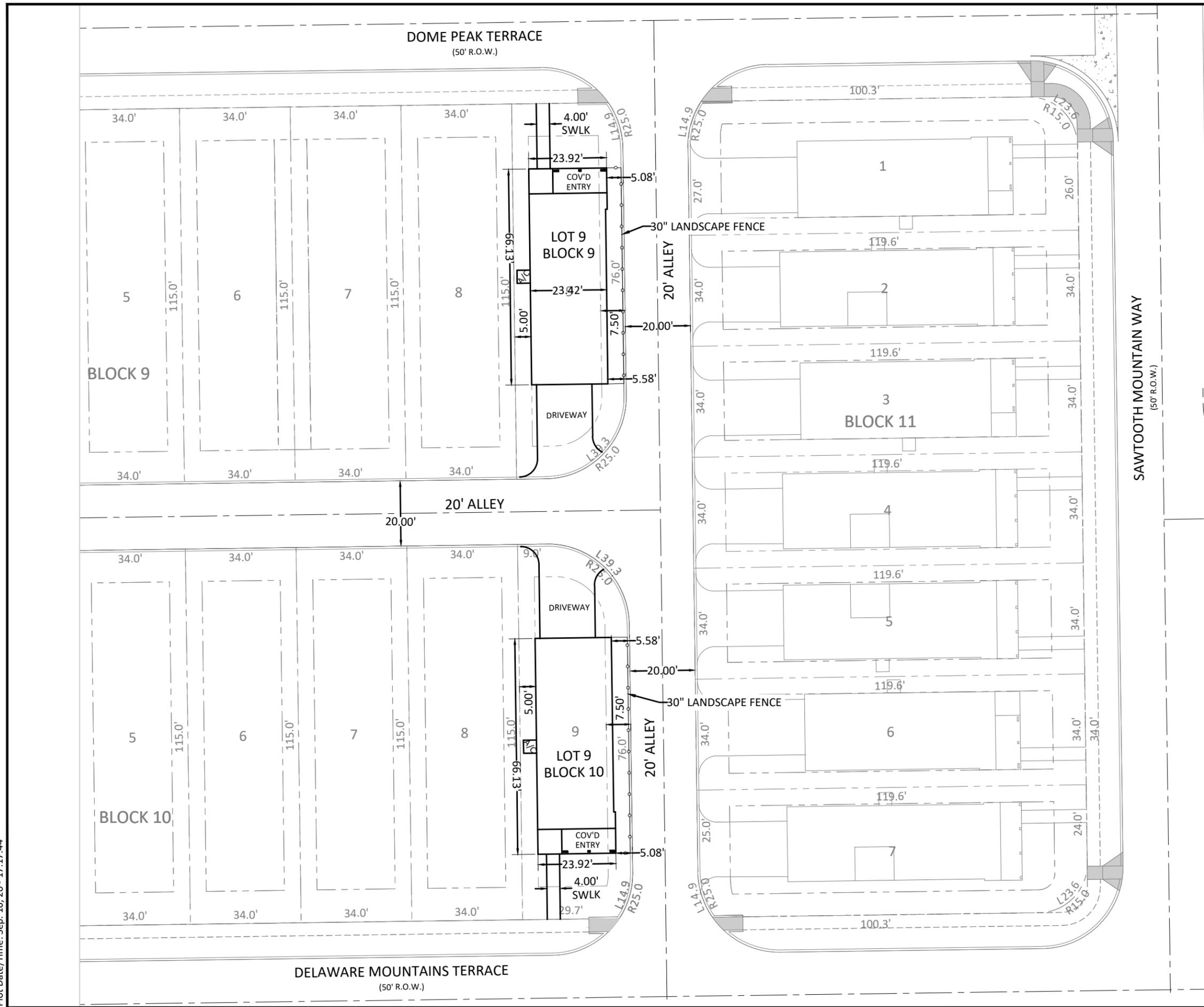
CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents <b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<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)

# PLOT PLANS

**BIG SKY**  
**LOT 9, BLK 9 & LOT 9, BLK 10 EXHIBIT**  
 133 DOME PEAK TERRACE  
 159 DELAWARE MOUNTAINS TERRACE

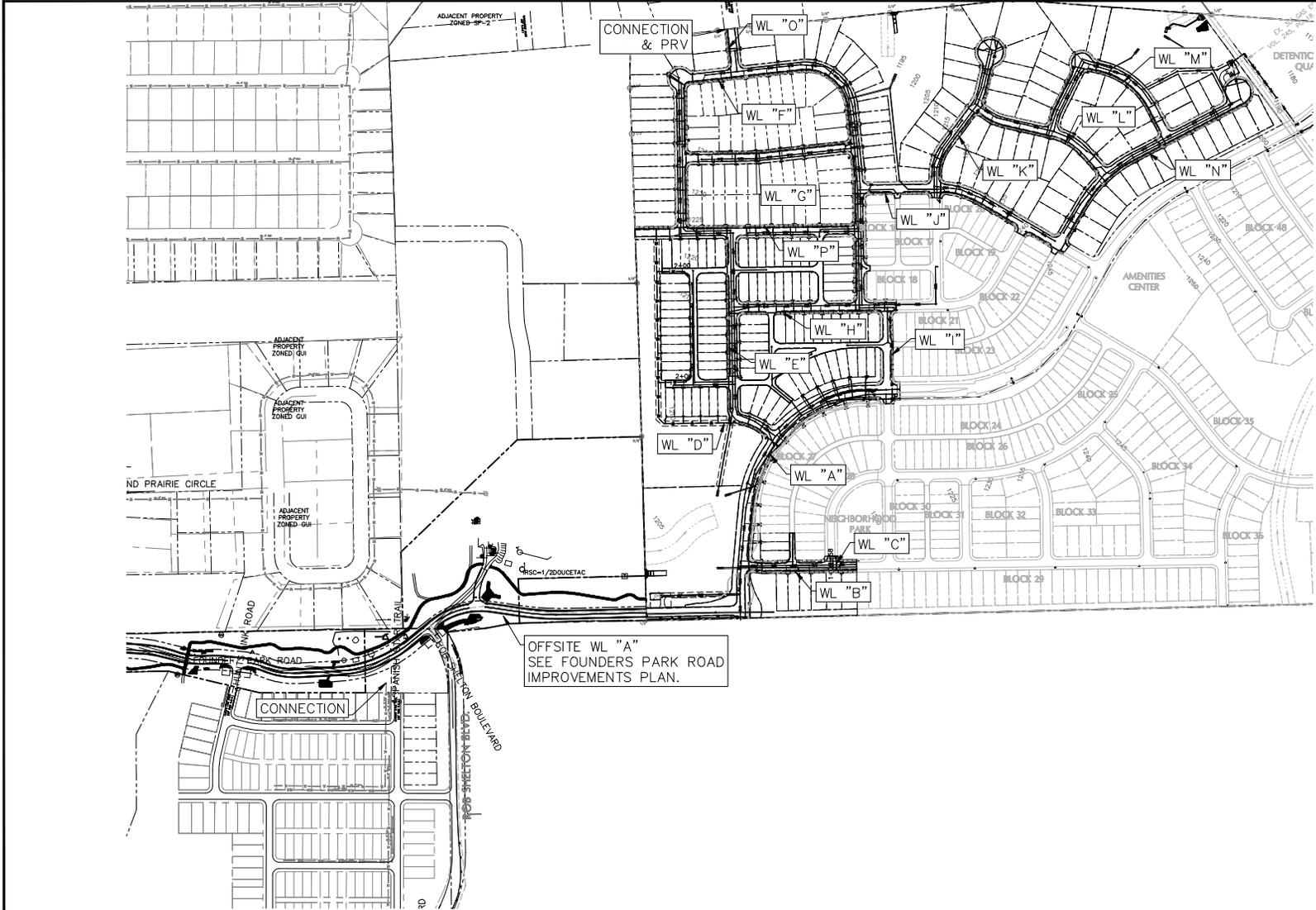


Scale: 1"=30'
Designed: JR
Drawn: JR
Reviewed: CR
Date: 09/16/20



Drawing: C:\pw\_working\julio.ramos\dms43830\PHASE I\LOT 9 BLK 9 & LOT 9 BLK 10 SURVEY.dwg  
 User: JRAMOS  
 Last Modified: Sep. 16, 20 - 17:16  
 Plot Date/Time: Sep. 16, 20 - 17:17:44





**LEGEND**

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- ⊕ POWER POLE
- ⊖ DOWN GUT
- SUBDIVISION BOUNDARY
- - - LOT LINES
- - - EASEMENTS
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED FACE OF CURB
- - - PROPOSED SIDEWALK
- - - EXISTING CONTOURS
- WATER SERVICE
- - - WASTEWATER SERVICE

**WATER LINE LENGTH TABLE**

LINE	LF	SIZE	TYPE
A	1638.39	12"	AWA C900 DR14
B	419.00	8"	AWA C900 DR14
C	57.52	8"	AWA C900 DR14
D	1251.54	8"	AWA C900 DR14
E	767.00	8"	AWA C900 DR14
F	2074.45	8"	AWA C900 DR14
G	645.99	8"	AWA C900 DR14
H	658.26	8"	AWA C900 DR14
I	351.68	8"	AWA C900 DR14
J	878.90	8"	AWA C900 DR14
K	380.04	8"	AWA C900 DR14
L	269.03	6"	AWA C900 DR14
M	592.05	8"	AWA C900 DR14
N	805.75	8"	AWA C900 DR14
O	701.00	8"	AWA C900 DR14
P	308.56	6"	AWA C900 DR14
Q	193.83	8"	AWA C900 DR14
R	859.80	8"	AWA C900 DR14

OFFSITE WL "A"  
SEE FOUNDERS PARK ROAD  
IMPROVEMENTS PLAN.

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Eminent - Surveying Mapping  
 7401 B. Highway 71 W. Suite 140  
 Drapping Springs, TX 75844  
 Tel: (972) 588-2400  
 Fax: (972) 588-2400  
 www.doucetengr.com  
 Firm Registration Number: 3137

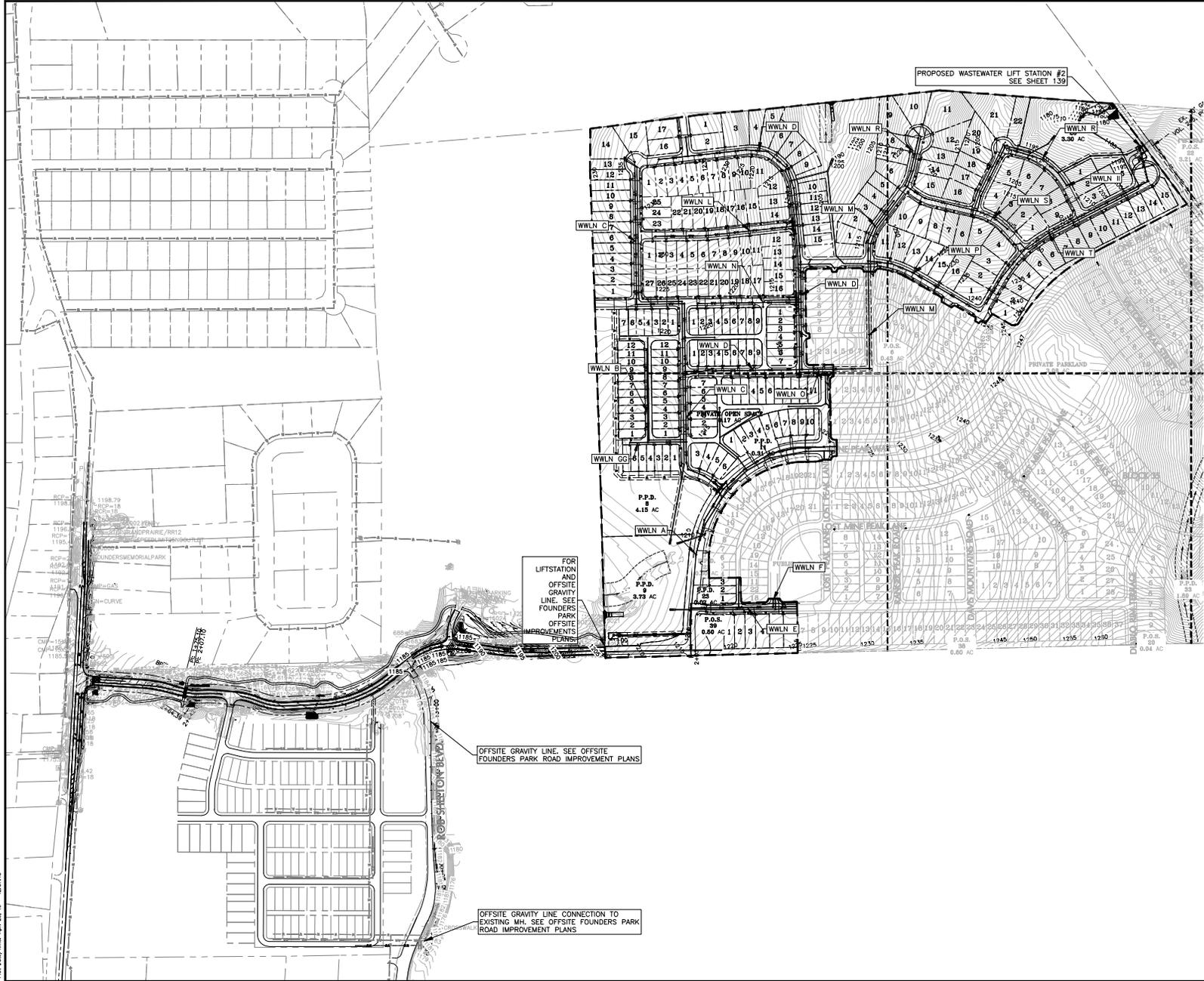
**OVERALL WATER LAYOUT PLAN**

**BIG SKY RANCH PHASE ONE PLAN DRIPPINGS SPRINGS, TX**

Professional Engineer Seal for Jennifer J. Paisley, No. 91109, State of Texas, Exp. 08/2020.

Designed by: AD & JB  
 Drawn by: AD & JB  
 Reviewed by: AD & JB  
 Date: 2/8/2019  
**SHEET 143 OF 175**  
 Project No: 1691-002

Drawing: P:\1691-002\1691-002.dwg  
 User: JPAISLEY  
 Plot Date/Time: Mar 26, 19 - 2:12:13  
 Plot: Daily/Print: Mar 26, 19 - 2:12:13



PROPOSED WASTEWATER LIFT STATION #2  
SEE SHEET 139

GRAPHIC SCALE 1"=10'

**LEGEND**

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ DOWN GUY
- ⊕ SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- WATER SERVICE
- WASTEWATER SERVICE
- WATER LINE
- WASTEWATER LINE
- STORM SEWER LINE

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Easements - Surveying/Mapping  
 7401 B. Highway 71 W. Suite 140  
 Driggs, MT 59717 Phone: (406) 672-5883-2400  
 www.doucetengineers.com  
 Firm Registration Number: 3337

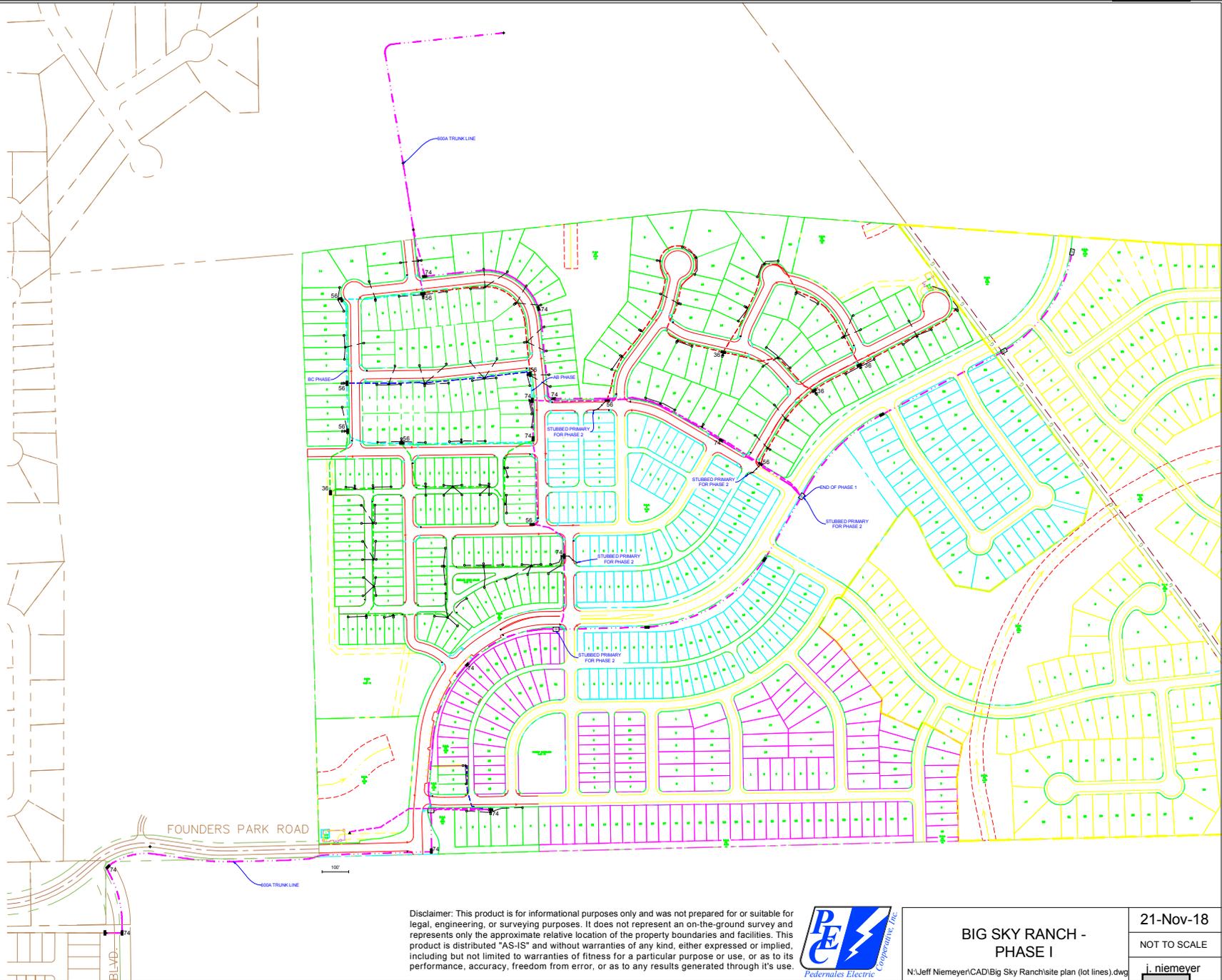
**OVERALL  
WASTEWATER  
LAYOUT PLAN**

**BIG SKY RANCH  
PHASE ONE PLAN  
DRIPPINGS SPRINGS, TX**



Designed by: **AD & JSB**  
 Drawn by: **AD & JSB**  
 Checked by: **AD & JSB**  
 Date: **2/8/2019**  
**SHEET**  
**113**  
**OF 175**  
 Project No: **1691-002**

Drawing: P:\1691-002\DWG\WWS\WWS.dwg  
 User: jpa  
 Date: 2/8/2019 10:23:24  
 Plot Date/Time: 2/8/2019 10:23:18



**LEGEND**

- Proposed 200A Primary
- Proposed 600A Primary
- Secondary
- Transformer
- Primary Enclosure
- Switch Gear
- Secondary Pedestal

**Phasing**

- A phase
- B phase
- C phase
- AB / BC phase
- ABC phase

Disclaimer: This product is for informational purposes only and was not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries and facilities. This product is distributed "AS-IS" and without warranties of any kind, either expressed or implied, including but not limited to warranties of fitness for a particular purpose or use, or as to its performance, accuracy, freedom from error, or as to any results generated through it's use.



<b>BIG SKY RANCH - PHASE I</b>	21-Nov-18 NOT TO SCALE
N:\Jeff Niemeier\CAD\Big Sky Ranch\site plan (lot lines).dwg	
j. niemeier	

MWO # 2019-1000350875  
CUE # 16235

MAINS			
SIZE	LENGTH	MATERIAL	METHOD
10" SLEEVE	94	PE	OPEN TRENCH
6"	94	PE	INSERT
6"	1494	PE	OPEN TRENCH
6" SLEEVE	563	PE	OPEN TRENCH
4"	563	PE	INSERT
4"	2854	PE	OPEN TRENCH
4" SLEEVE	740	PE	OPEN TRENCH
2"	740	PE	INSERT
2"	7090	PE	OPEN TRENCH

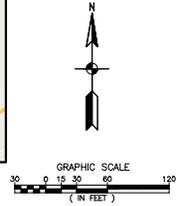
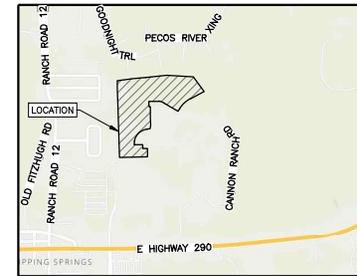
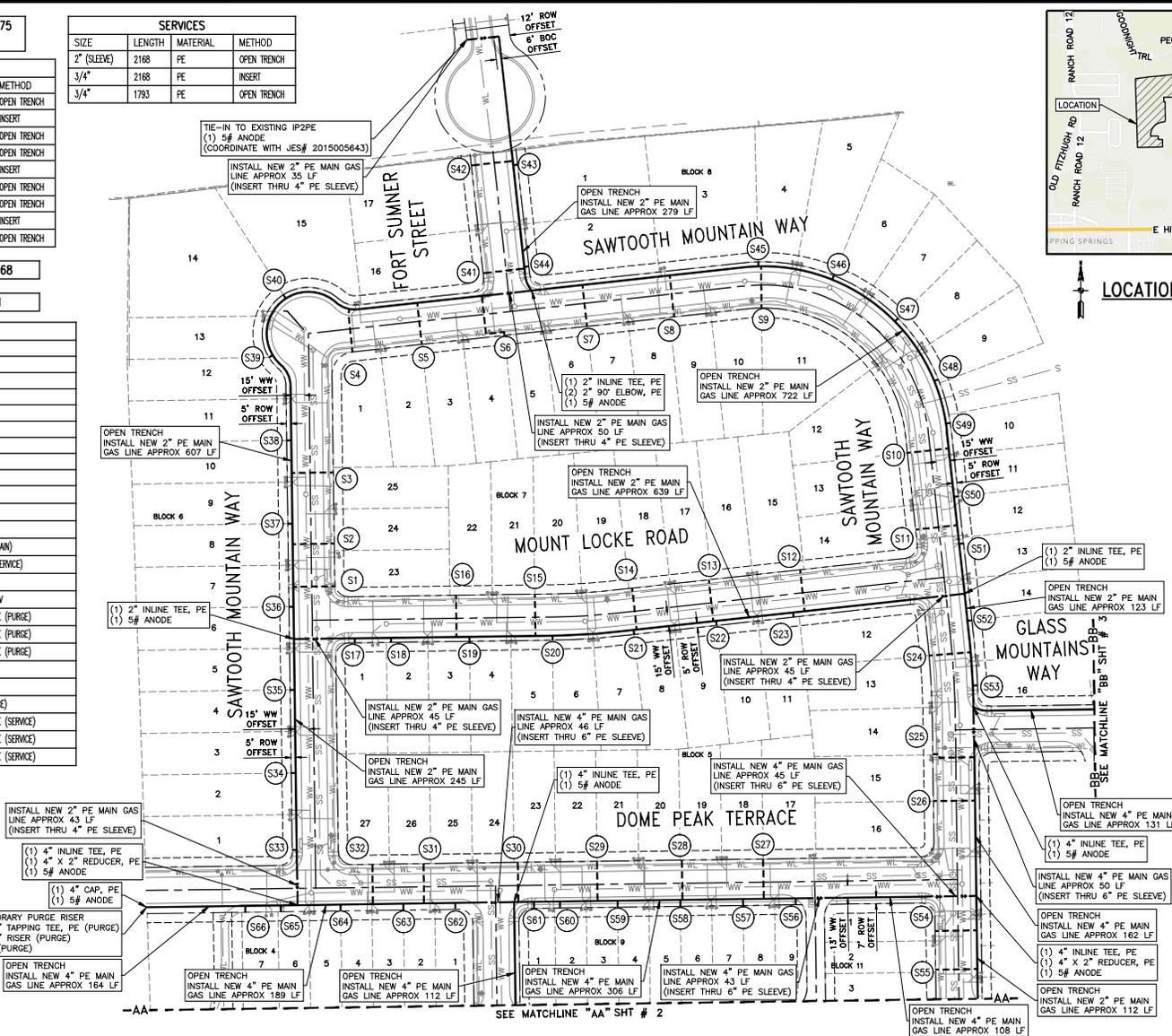
TOTAL SERVICES = 168

TOTAL LOTS = 261

FITTINGS			
QUANTITY	SIZE	TYPE	
3	6"	INLINE TEE, PE	
9	4"	INLINE TEE, PE	
9	2"	INLINE TEE, PE	
2	6" X 4"	REDUCER, PE	
7	4" X 2"	REDUCER, PE	
2	6"	CAP, PE	
3	4"	CAP, PE	
6	2"	CAP, PE	
34	5#	ANODE	
4	4"	90° ELBOW, PE	
16	2"	90° ELBOW, PE	
12835	14 GAUGE	TRACER WIRE (MAIN)	
5641	14 GAUGE	TRACER WIRE (SERVICE)	
75	3/4"	SERIES 700 EPV	
93	3/4"	SERIES 1800 EPV	
2	6" X 3/4"	TAPPING TEE, PE (PURGE)	
3	4" X 3/4"	TAPPING TEE, PE (PURGE)	
6	2" X 3/4"	TAPPING TEE, PE (PURGE)	
11	3/4" X 1"	RISER (PURGE)	
11	1"	FLUG (PURGE)	
168	3/4"	CAP, PE (SERVICE)	
6	6" X 3/4"	TAPPING TEE, PE (SERVICE)	
34	4" X 3/4"	TAPPING TEE, PE (SERVICE)	
128	2" X 3/4"	TAPPING TEE, PE (SERVICE)	

SERVICES			
SIZE	LENGTH	MATERIAL	METHOD
2" (SLEEVE)	2168	PE	OPEN TRENCH
3/4"	2168	PE	INSERT
3/4"	1793	PE	OPEN TRENCH

TIE-IN TO EXISTING IP2PE  
(1) 5# ANODE  
(COORDINATE WITH JES# 2015005643)



**LEGEND**

---	EXIST. ROW
---	EXIST. EASEMENT
---	EXIST. PROPERTY LINES
---	NEW GAS MAIN
---	NEW GAS MAIN BORE
---	NEW GAS MAIN INSERT
---	NEW SERVICE LINE
---	TO BE ABANDONED
---	PROJECT LOCATION
---	EXIST. HIGH PRESSURE LINE
---	EXIST. INTERMEDIATE PRESSURE LINE
---	EXIST. LOW PRESSURE LINE
---	ABANDONED GAS LINE
---	EXIST. WATER LINE
---	EXIST. WASTE WATER
---	EXIST. STORM SEWER
---	EXIST. OVERHEAD ELECTRIC
---	EXIST. UNDERGROUND ELECTRIC
---	EXIST. OVERHEAD TELEPHONE

- NOTES**
- PRIOR TO THE INSTALLATION OF T.G.S. OWNED GAS LINES, IT IS THE CUSTOMER'S RESPONSIBILITY TO GRADE ALL STREETS, ALLEYS, ROADWAYS OR EASEMENTS TO SUBGRADE +1.50 FEET (6 INCHES). ALL SURFACE REPAIRS MADE ON PRIVATE PROPERTY BY TEXAS GAS SERVICE OR ITS AFFILIATES, WILL BE TEMPORARY. ALL PERMANENT REPAIRS ARE THE OWNERS RESPONSIBILITY.
  - CONTRACTOR TO CONTACT T.G.S. ENG. DEPT. PRIOR TO CONSTRUCTION TO VERIFY ASSIGNMENTS OF MAINS & SERVICES WHEN APPLICABLE. DETERMINATION OF GRADE FOR GAS MAINS AT STORM SEWER CROSSINGS TO BE DONE IN THE FIELD IN CONJUNCTION WITH PROFILE SHEETS WHEN APPLICABLE.
  - ALL SPOL SHALL BE REMOVED FROM JOB SITE UPON COMPLETION OF GAS LINE INSTALLATION.
  - #14 COPPER TRACER WIRE TO BE PLACED IN BOTTOM OF TRENCH PARALLEL TO MAINS & SERVICES. ALL WIRE JOINTS SHALL BE IN ACCORDANCE WITH T.G.S. STANDARDS. TRACER WIRE TO BE ONE CONTINUOUS UNIT.
  - MARKER TAPE TO BE INSTALLED 1 FOOT BELOW SUBGRADE & PARALLEL TO MAINS & SERVICES.
  - DEVELOPER OR ITS REPRESENTATIVE SHALL BE RESPONSIBLE FOR COMPACTON OF BACKFILL & REQUIRED TESTING IN ACCORDANCE WITH AGENCY AND TEXAS GAS SERVICE STANDARDS.
  - CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - ANODE TO BE INSTALLED TO TRACER WIRE. TRACER WIRE WILL NOT BE TIED TO WRAPPED STEEL MAIN.
  - ALL STUBS MUST BE MARKED BY A 4" POLYETHYLENE SLEEVE WHICH IS 4' IN LENGTH. THE SLEEVES CAN BE PICKED UP AT TEXAS GAS SERVICE, 5613 AVE F, AUSTIN, T.G.S. WILL REMOVE THE SLEEVE AT THE TIME OF YARD LINE INSTALLATION.
  - ALL BORES WILL BE DIRECTIONAL UNLESS OTHERWISE SPECIFIED.

**NOTES:**

- GAS MAIN TO BE INSTALLED AT A MINIMUM DEPTH OF 3-FT BELOW FINISHED GRADE.
- PRIOR TO R.O.W. MAIN INSTALLATION, TGS CONTRACTOR TO CONTACT CUSTOMER AND COORDINATE TIE-IN AT THE PROPERTY LOCATION.

**TGS INSPECTOR:**  
GAS MAIN TO BE INSTALLED AT MINIMUM DEPTH OF 4' BELOW ASPHALT ELEVATION AT LIP OF CURB.

PEC CONTRACTOR INFORMATION:  
FORMING INFO

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

DEVELOPER IS RESPONSIBLE FOR STAKING SERVICE LOCATION

PRELIMINARY

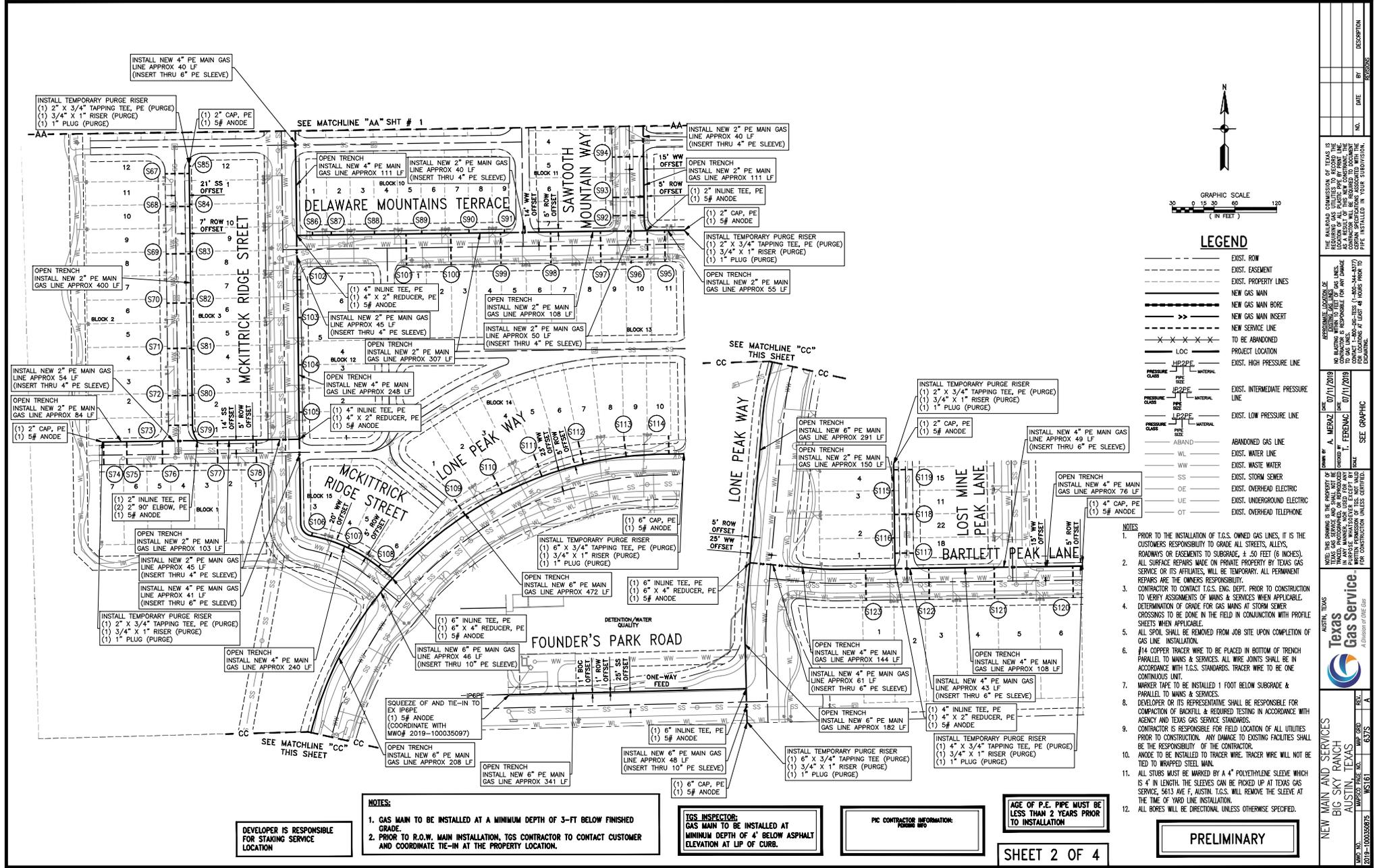
SHEET 1 OF 4

THE RAILROAD COMMISSION OF TEXAS IS AUTHORIZED TO CONVEY TO THE PUBLIC THE LOCATION OF ALL PUBLIC PIPE BY POINT LINE AND TO THE PUBLIC THE LOCATION OF ALL GAS LINES. THE LOCATION OF ALL GAS LINES SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAILROAD COMMISSION OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

DATE: 07/11/2019  
DRAWN BY: A. MELOZ  
CHECKED BY: T. FERRELL  
SCALE: SEE GRAPHIC

NEW MAIN AND SERVICES  
BIG SKY RANCH  
AUSTIN, TEXAS

MWO # 2019-1000350875  
CUE # 16235



NO. DATE BY REVISION

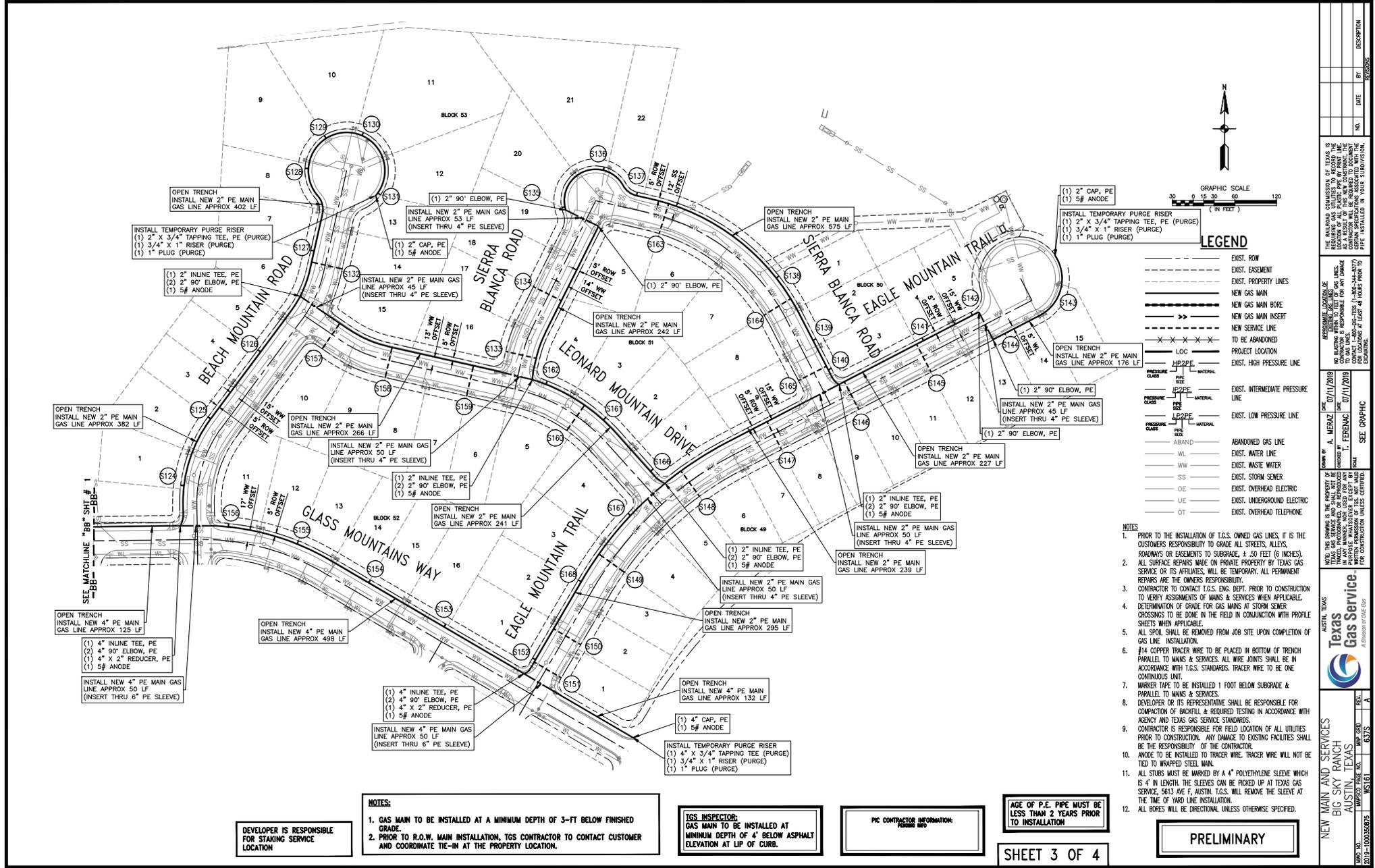
THE RAILROAD COMMISSION OF TEXAS IS NOT BEARING ANY LIABILITY FOR THE LOCATION OF ALL PAVING PIPE BY POINT LINE TO GAS LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PAVING PIPE TO GAS LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PAVING PIPE TO GAS LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PAVING PIPE TO GAS LINES.

DATE: 07/17/2019  
 DRAWN BY: T. FERENCAK  
 CHECKED BY: A. MEZAR  
 PROJECT NO.: 2018-100050875

DESIGNED BY: SEE GRAPHIC  
 DRAWN BY: SEE GRAPHIC  
 CHECKED BY: SEE GRAPHIC  
 PROJECT NO.: 2018-100050875

NEW MAIN AND SERVICES  
 BIG SKY RANCH  
 AUSTIN, TEXAS

TXGAS  
 2018-100050875



THE RAILROAD COMMISSION OF TEXAS IS A PUBLIC BODY AND THE LOCATION OF ALL PUBLIC PIPE BY POINT LINE OR BY POINT LINE TO GAS LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO INSTALLATION.

DATE: 07/11/2018  
DRAWN BY: A. MEJAZ  
CHECKED BY: T. FERRELL  
SCALE: AS SHOWN  
PROJECT NO.: 2018-100050875  
SHEET NO.: 3 OF 4

**Texas Gas Service**  
A Division of T.G.S. Inc.

**NEW MAIN AND SERVICES**  
BIG SKY RANCH  
AUSTIN, TEXAS

DATE: 07/11/2018  
DRAWN BY: A. MEJAZ  
CHECKED BY: T. FERRELL  
SCALE: AS SHOWN  
PROJECT NO.: 2018-100050875  
SHEET NO.: 3 OF 4

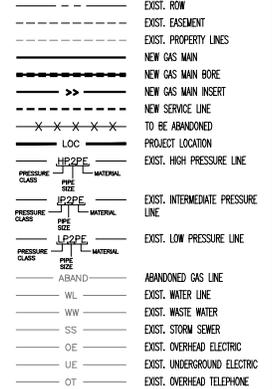
SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EPV (SERIES #)	SLEEVE
1	3/4"	45	PE	700	30
2	3/4"	45	PE	700	30
3	3/4"	45	PE	700	30
4	3/4"	45	PE	700	30
5	3/4"	45	PE	1800	30
6	3/4"	65	PE	1800	30
7	3/4"	45	PE	1800	30
8	3/4"	45	PE	1800	30
9	3/4"	45	PE	1800	30
10	3/4"	45	PE	1800	30
11	3/4"	45	PE	700	30
12	3/4"	45	PE	700	30
13	3/4"	45	PE	1800	30
14	3/4"	45	PE	1800	30
15	3/4"	45	PE	1800	30
16	3/4"	45	PE	700	30
17	3/4"	5	PE	700	-
18	3/4"	5	PE	700	-
19	3/4"	5	PE	1800	-
20	3/4"	5	PE	1800	-
21	3/4"	5	PE	1800	-
22	3/4"	5	PE	1800	-
23	3/4"	5	PE	700	-
24	3/4"	45	PE	1800	30
25	3/4"	49	PE	700	30
26	3/4"	45	PE	1800	30
27	3/4"	43	PE	1800	30
28	3/4"	43	PE	1800	30
29	3/4"	43	PE	1800	30
30	3/4"	43	PE	1800	30
31	3/4"	43	PE	1800	30
32	3/4"	43	PE	700	30
33	3/4"	5	PE	700	-
34	3/4"	5	PE	1800	-
35	3/4"	5	PE	1800	-
36	3/4"	5	PE	1800	-
37	3/4"	5	PE	1800	-
38	3/4"	5	PE	1800	-
39	3/4"	5	PE	1800	-
40	3/4"	5	PE	1800	-
41	3/4"	45	PE	700	30
42	3/4"	45	PE	700	30
TOTAL=	3/4"	1302	PE	-	810

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EPV (SERIES #)	SLEEVE
43	3/4"	5	PE	700	-
44	3/4"	5	PE	700	-
45	3/4"	5	PE	1800	-
46	3/4"	5	PE	1800	-
47	3/4"	5	PE	1800	-
48	3/4"	5	PE	700	-
49	3/4"	5	PE	700	-
50	3/4"	5	PE	1800	-
51	3/4"	5	PE	700	-
52	3/4"	5	PE	1800	-
53	3/4"	5	PE	700	-
54	3/4"	45	PE	700	30
55	3/4"	45	PE	1800	30
56	3/4"	7	PE	700	-
57	3/4"	7	PE	1800	-
58	3/4"	7	PE	1800	-
59	3/4"	7	PE	1800	-
60	3/4"	7	PE	700	-
61	3/4"	7	PE	700	-
62	3/4"	7	PE	700	-
63	3/4"	7	PE	1800	-
64	3/4"	7	PE	1800	-
65	3/4"	7	PE	700	-
66	3/4"	7	PE	700	-
67	3/4"	35	PE	700	25
68	3/4"	35	PE	1800	25
69	3/4"	35	PE	1800	25
70	3/4"	35	PE	1800	25
71	3/4"	35	PE	1800	25
72	3/4"	35	PE	1800	25
73	3/4"	35	PE	700	25
74	3/4"	33	PE	700	25
75	3/4"	33	PE	700	25
76	3/4"	33	PE	1800	25
77	3/4"	33	PE	1800	25
78	3/4"	33	PE	700	25
79	3/4"	3	PE	700	-
80	3/4"	3	PE	1800	-
81	3/4"	3	PE	1800	-
82	3/4"	3	PE	1800	-
83	3/4"	3	PE	1800	-
84	3/4"	3	PE	1800	-
TOTAL=	3/4"	1952	PE	-	1170

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EPV (SERIES #)	SLEEVE
85	3/4"	3	PE	700	-
86	3/4"	5	PE	700	-
87	3/4"	5	PE	700	-
88	3/4"	5	PE	1800	-
89	3/4"	5	PE	1800	-
90	3/4"	5	PE	1800	-
91	3/4"	5	PE	700	-
92	3/4"	45	PE	700	30
93	3/4"	45	PE	700	30
94	3/4"	45	PE	1800	30
95	3/4"	45	PE	700	30
96	3/4"	69	PE	700	30
97	3/4"	45	PE	1800	30
98	3/4"	45	PE	1800	30
99	3/4"	45	PE	1800	30
100	3/4"	45	PE	1800	30
101	3/4"	45	PE	700	30
102	3/4"	5	PE	700	-
103	3/4"	5	PE	1800	-
104	3/4"	5	PE	1800	-
105	3/4"	5	PE	1800	-
106	3/4"	5	PE	700	-
107	3/4"	5	PE	1800	-
108	3/4"	5	PE	700	-
109	3/4"	28	PE	700	-
110	3/4"	31	PE	1800	-
111	3/4"	34	PE	1800	-
112	3/4"	34	PE	1800	-
113	3/4"	30	PE	1800	-
114	3/4"	27	PE	700	-
115	3/4"	90	PE	1800	34
116	3/4"	97	PE	1800	34
117	3/4"	5	PE	700	-
118	3/4"	5	PE	1800	-
119	3/4"	5	PE	700	-
120	3/4"	45	PE	700	30
121	3/4"	45	PE	1800	30
122	3/4"	45	PE	1800	30
123	3/4"	45	PE	700	30
124	3/4"	5	PE	700	-
125	3/4"	5	PE	1800	-
126	3/4"	5	PE	1800	-
TOTAL=	3/4"	3075	PE	-	1658

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EPV (SERIES #)	SLEEVE
127	3/4"	5	PE	1800	-
128	3/4"	5	PE	700	-
129	3/4"	5	PE	1800	-
130	3/4"	5	PE	700	-
131	3/4"	5	PE	1800	-
132	3/4"	45	PE	1800	30
133	3/4"	45	PE	700	30
134	3/4"	45	PE	1800	30
135	3/4"	5	PE	1800	-
136	3/4"	5	PE	700	-
137	3/4"	5	PE	700	-
138	3/4"	5	PE	700	-
139	3/4"	5	PE	700	-
140	3/4"	5	PE	700	-
141	3/4"	5	PE	700	-
142	3/4"	5	PE	700	-
143	3/4"	3	PE	700	-
144	3/4"	3	PE	1800	-
145	3/4"	45	PE	1800	30
146	3/4"	45	PE	1800	30
147	3/4"	45	PE	1800	30
148	3/4"	45	PE	1800	30
149	3/4"	45	PE	1800	30
150	3/4"	45	PE	700	30
151	3/4"	45	PE	700	30
152	3/4"	5	PE	700	-
153	3/4"	5	PE	700	-
154	3/4"	5	PE	1800	-
155	3/4"	5	PE	1800	-
156	3/4"	5	PE	700	-
157	3/4"	45	PE	700	30
158	3/4"	45	PE	1800	30
159	3/4"	45	PE	1800	30
160	3/4"	45	PE	700	30
161	3/4"	5	PE	1800	-
162	3/4"	5	PE	700	-
163	3/4"	45	PE	1800	30
164	3/4"	45	PE	1800	30
165	3/4"	45	PE	700	30
166	3/4"	5	PE	700	-
167	3/4"	5	PE	700	-
168	3/4"	5	PE	1800	-
TOTAL=	3/4"	3961	PE	-	2168

**LEGEND**



- NOTES:**
- PRIOR TO THE INSTALLATION OF T.G.S. OWNED GAS LINES, IT IS THE CUSTOMERS RESPONSIBILITY TO GRADE ALL STREETS, ALLEYS, ROADWAYS OR EASEMENTS TO SUBGRADE + 50 FEET (5 INCHES).
  - ALL SURFACE REPAIRS MADE ON PRIVATE PROPERTY BY TEXAS GAS SERVICE OR ITS AFFILIATES, WILL BE TEMPORARY. ALL PERMANENT REPAIRS ARE THE OWNERS RESPONSIBILITY.
  - CONTRACTOR TO CONTACT T.G.S. ENG. DEPT. PRIOR TO CONSTRUCTION TO VERIFY ASSIGNMENTS OF MAINS & SERVICES WHEN APPLICABLE. DETERMINATION OF GRADE FOR GAS MAINS AT STORM SEWER CROSSINGS TO BE DONE IN THE FIELD IN CONJUNCTION WITH PROFILE SHEETS WHEN APPLICABLE.
  - ALL SPILL SHALL BE REMOVED FROM JOB SITE UPON COMPLETION OF GAS LINE INSTALLATION.
  - #14 COPPER TRACER WIRE TO BE PLACED IN BOTTOM OF TRENCH PARALLEL TO MAINS & SERVICES. ALL WIRE JOINTS SHALL BE IN ACCORDANCE WITH T.G.S. STANDARDS. TRACER WIRE TO BE ONE CONTINUOUS UNIT.
  - MARKER TAPE TO BE INSTALLED 1 FOOT BELOW SUBGRADE & PARALLEL TO MAINS & SERVICES.
  - DEVELOPER OR ITS REPRESENTATIVE SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL & REQUIRED TESTING IN ACCORDANCE WITH AGENCY AND TEXAS GAS SERVICE STANDARDS.
  - CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - ANODE TO BE INSTALLED TO TRACER WIRE. TRACER WIRE WILL NOT BE TIED TO WRAPPED STEEL MAN.
  - ALL STUDS MUST BE MARKED BY A 4" POLYETHYLENE SLEEVE WHICH IS 4' IN LENGTH. THE SLEEVES CAN BE PICKED UP AT TEXAS GAS SERVICE, 5613 AVE F, AUSTIN, T.G.S. WILL REMOVE THE SLEEVE AT THE TIME OF WAD LINE INSTALLATION.
  - ALL BOPES WILL BE DIRECTIONAL UNLESS OTHERWISE SPECIFIED.

DEVELOPER IS RESPONSIBLE FOR STAKING SERVICE LOCATION

**NOTES:**  
 1. GAS MAIN TO BE INSTALLED AT A MINIMUM DEPTH OF 3-FT BELOW FINISHED GRADE.  
 2. PRIOR TO R.O.W. MAIN INSTALLATION, TGS CONTRACTOR TO CONTACT CUSTOMER AND COORDINATE TIE-IN AT THE PROPERTY LOCATION.

**TGS INSPECTOR:**  
 GAS MAIN TO BE INSTALLED AT MINIMUM DEPTH OF 4' BELOW ASPHALT ELEVATION AT LIP OF CURB.

PC CONTRACTOR INFORMATION:  
 PHONE INFO

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

PRELIMINARY

SHEET 4 OF 4

THE RAILROAD COMMISSION OF TEXAS IS AUTHORIZED TO ISSUE THIS LICENSE TO THE LOCATION OF ALL PAVED PIPE BY POINT LINE TO GAS LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO INSTALLATION OF THE PIPE WITHIN THE DRAWING.

APPROVED FOR THE DATE: 07/11/2018  
 BY: A. MEJAZ  
 T. FERENCZ  
 SEE GRAPHIC

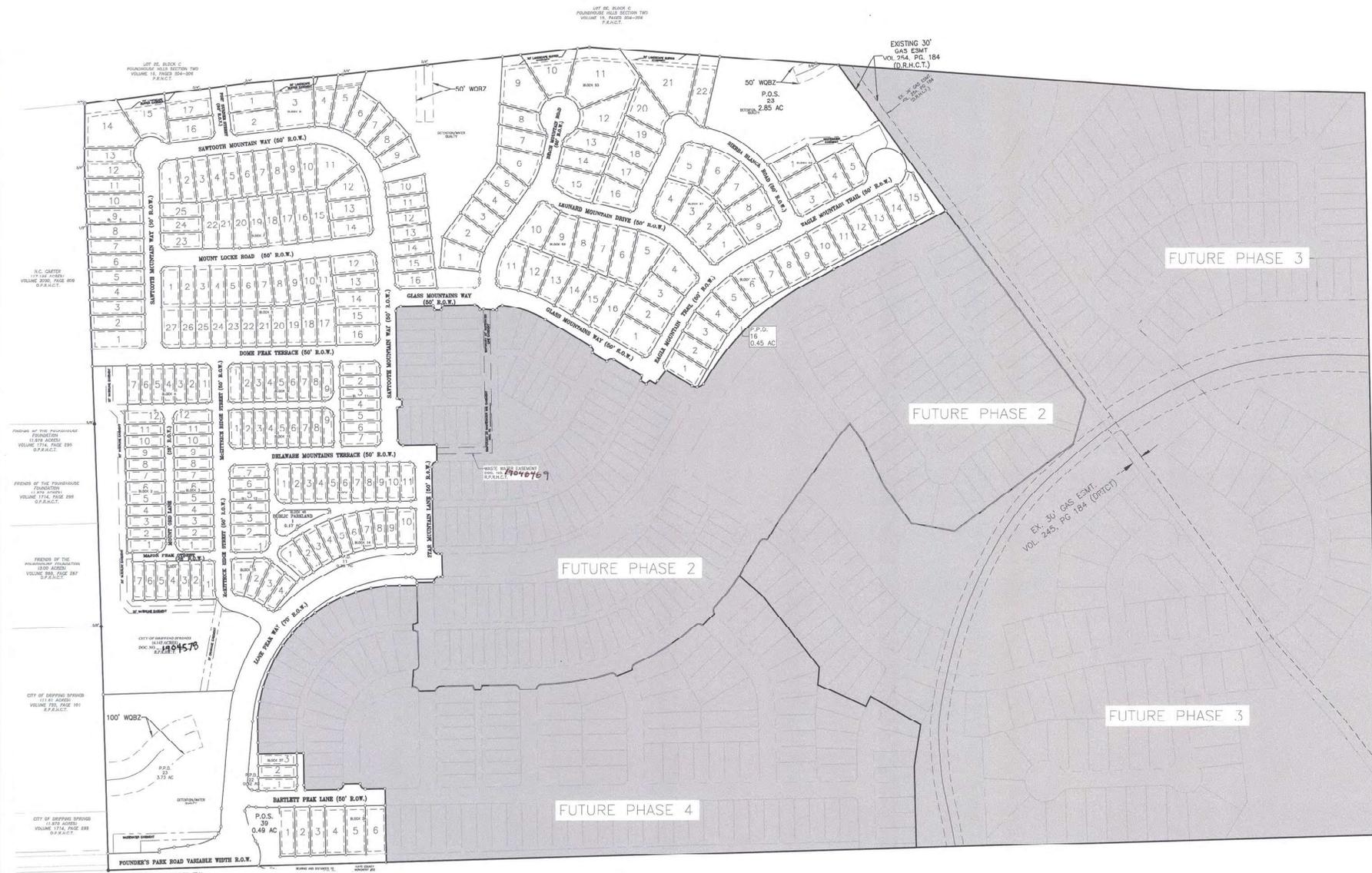
NEW MAIN AND SERVICES  
 BIG SKY RANCH  
 AUSTIN, TEXAS

DATE: 07/11/2018  
 DRAWN BY: T. FERENCZ  
 CHECKED BY: A. MEJAZ  
 PROJECT NO.: 1505080975  
 SHEET NO.: 6375



# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item 4.



SITE DATA TABLE	
	200.40
REQUIRED	200.40
ALLOWABLE	69.82
PHASE ONE	69.82
TOTAL	200.40

IMPERVIOUS COVER										PARKLAND							
Type A	Type B	Type C	RESIDENTIAL	COLLECTOR ROAD (LF)	LOCAL ROAD (LF)	ALLEYS (LF)	STREFT/SIDWALK I.C. (AC)	L.U.E.'s	LOTS I.C. (AC)	Amenity Center & Misc.	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	Public Parkland	Private Open Space	Private Parkland	Parkland Swap	TOTAL (not including SWAP)
RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	LOTS					Average Lot Size									
780			780		1580	2557	11.55	6,641 SF (0.15 AC)	17.09	0.20	100.20	50.00%	4.11	7.14	0.00	4.15	7.68
											28.84	14.39%	4.11	7.14	0.00	4.15	7.68
											28.84	14.39%	4.11	7.14	0.00	4.15	7.68

**DRIPPING SPRINGS, HAYS COUNTY, TEXAS**

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Planning - Geospatial  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.doucetengineers.com  
 TBPLS Firm #10105800 / TBPE Firm #3937

Date: 12/11/2019  
 Scale: 1"=200'  
 Drawn by: JWF  
 Reviewer: GC  
 Project: 1601-002

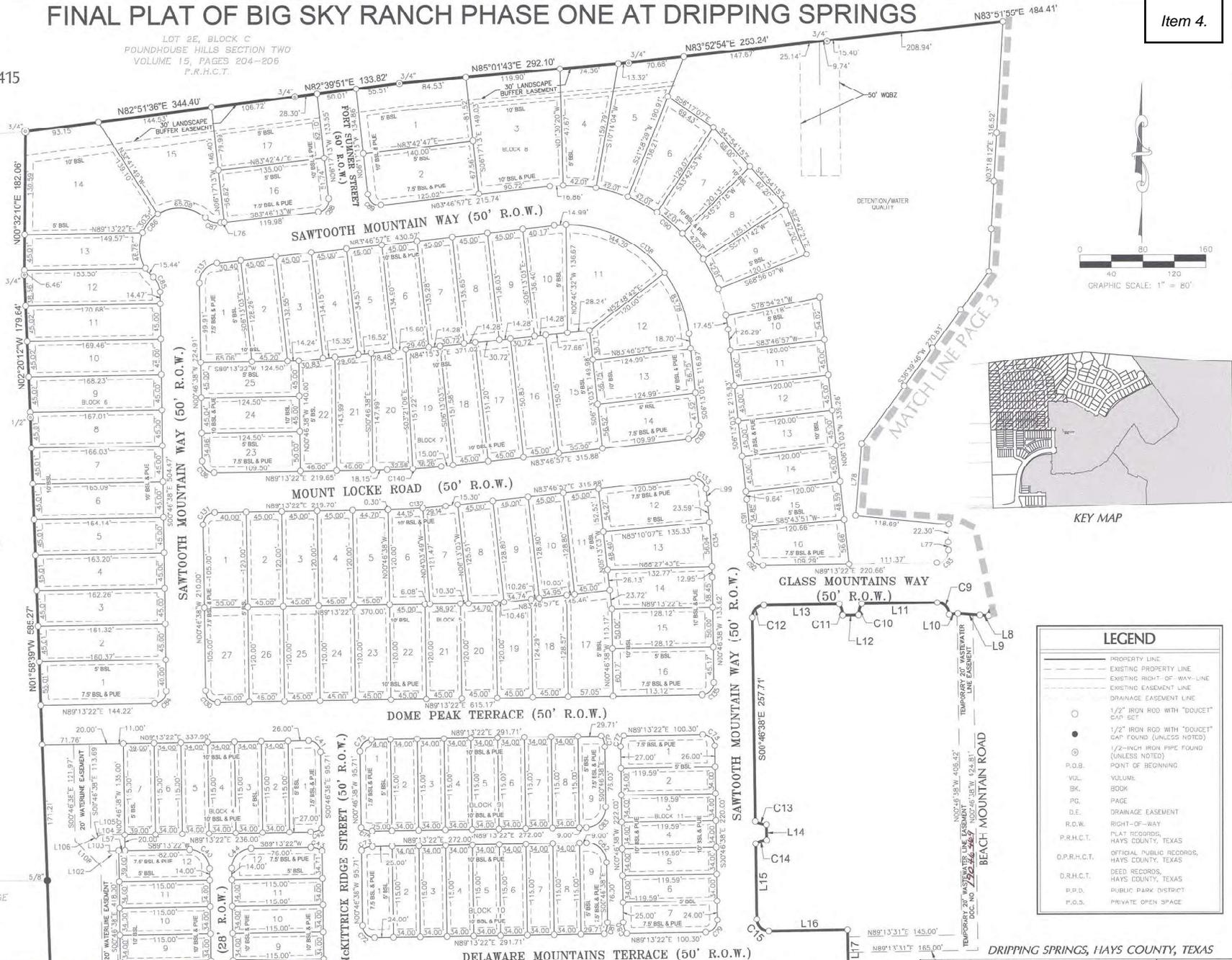
75

THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

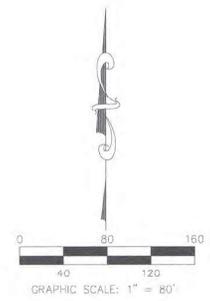
LOT 2E, BLOCK C  
POUNDRIDGE HILLS SECTION TWO  
VOLUME 15, PAGES 204-206  
P.R.H.C.T.

Item 4.



H.C. CARTER  
(17,185 ACRES)  
VOLUME 9030, PAGE 009  
O.P.R.H.C.T.

FRIENDS OF THE POUNDRIDGE  
FOUNDATION  
(1,978 ACRES)  
VOLUME 1714, PAGE 295  
O.P.R.H.C.T.



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTICED)
	1/2-IRON IRON PIPE FOUND (UNLESS NOTICED)
	POINT OF BEGINNING
	VOLUME
	BOOK
	PAGE
	DRAINAGE EASEMENT
	RIGHT-OF-WAY
	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	DEED RECORDS, HAYS COUNTY, TEXAS
	PUBLIC PARK DISTRICT
	PRIVATE OPEN SPACE

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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www.doucetengineers.com  
TBPLS Firm #10105800 / TBPE Firm #3937

Date: 12/11/2019  
Scale: 1"=80'  
Drawn by: JWF  
Reviewed by: GC  
Project: 1601-009  
Sheet:  
Part:  
Sub:

**76**

C:\Users\jcarroll\OneDrive\Documents\Projects\1601-009\_Big\_Sky\_Sect1\Drawings\Final\Big\_Sky\_Phase1\_Plat.dwg

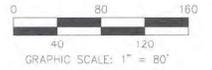
# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

LOT 2E BLOCK C  
POUNDRHOUSE HILLS SECTION TWO  
VOLUME 14, PAGES 204-208  
P.R.H.C.T.

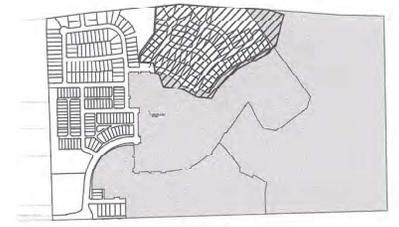
THE PHILLIP A.  
SMITH LEAGUE,  
SURVEY #26,  
ABSTRACT NUMBER 415

LEGEND **Item 4.**

---	PROPOSED PROPERTY LINE
---	EXISTING RIGHT-OF-WAY-LINE
---	EXISTING EASEMENT LINE
---	DRAINAGE EASEMENT LINE
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
⊙	1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT 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
P.P.D.	PUBLIC PARK DISTRICT
P.O.S.	PRIVATE OPEN SPACE



MERITAGE HOMES OF TEXAS, LLC  
CALLED 200.4 ACRES  
DOCUMENT NO. 18036374,  
O.P.R.H.C.T.  
OCTOBER 11, 2018



KEY MAP

MERITAGE HOMES OF TEXAS, LLC  
CALLED 200.4 ACRES  
DOCUMENT NO. 18036374,  
O.P.R.H.C.T.  
OCTOBER 11, 2018

MERITAGE HOMES OF TEXAS, LLC  
CALLED 200.4 ACRES  
DOCUMENT NO. 18036374,  
O.P.R.H.C.T.  
OCTOBER 11, 2018

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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Austin, Texas 78735. Phone: (512)-583-2600  
www.doucetengineers.com  
TBLS Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	1"=80'
Drawn by:	JWF
Reviewed by:	GC
Project:	1691-002
Sheet:	
Part:	
Survey:	

MATCH LINE PAGE 2

FRIENDS OF THE POUNDHOUSE FOUNDATION  
(1.978 ACRES)  
VOLUME 1714, PAGE 295  
D.P.R.H.C.T.

FRIENDS OF THE POUNDHOUSE FOUNDATION  
(3.00 ACRES)  
VOLUME 988, PAGE 287  
D.P.R.H.C.T.

CITY OF DRIPPING SPRINGS  
(4.145 ACRES)  
DOC. NO. 19245378  
R.P.R.H.C.T.

CITY OF DRIPPING SPRINGS  
(11.61 ACRES)  
VOLUME 733, PAGE 101  
R.P.R.H.C.T.

CITY OF DRIPPING SPRINGS  
(1.978 ACRES)  
VOLUME 1714, PAGE 289  
D.P.R.H.C.T.

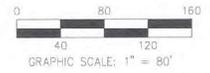
FOUNDER'S PARK ROAD VARIABLE WIDTH R.O.W.  
446.30'

KATHERINE BERKLEY CANNON, ET AL.  
(27.23 ACRES)  
VOLUME 190, PAGE 151  
D.R.H.C.T.

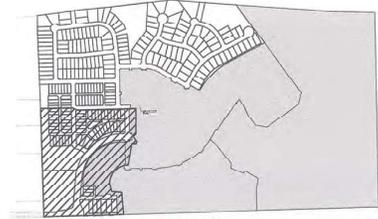
MERITAGE HOMES OF TEXAS, LLC  
CALLED 200.4 ACRES  
DOCUMENT NO. 18036374,  
O.P.R.H.C.T.  
OCTOBER 11, 2018.

THE PHILLIP A. SMITH LEAGUE,  
SURVEY #26,  
ABSTRACT NUMBER 415

LEGEND		Item 4.
---	PROPERTY	
---	EXISTING RIGHT-OF-WAY LINE	
---	EXISTING EASEMENT LINE	
---	DRAINAGE EASEMENT LINE	
○	1/2" IRON ROD WITH "DOUCET" CAP SET	
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)	
⊙	1/2-INCH IRON PIPE FOUND (UNLESS NOTED)	
P.O.B.	POINT OF BEGINNING	
VOL.	VOLUME	
BK.	BOOK	
PG.	PAGE	
D.E.	DRAINAGE EASEMENT	
R.O.W.	RIGHT-OF-WAY	
P.R.H.C.T.	PLAT 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	



# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS



KEY MAP

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

**DA DOUCET & ASSOCIATES**  
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TBLS Firm #10105800 / TBPE Firm #3937

Date: 12/11/2019  
Scale: 1"=80'  
Drawn by: JMW  
Reviewer: GC  
Project: 1891-002  
Sheet: 78  
Total: 100

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# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item 4.

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	461.33'	787.53'	33.36'	S47°09'13"W	454.76'
C2	37.26'	28.24'	75.61'	S81°49'44"W	34.61'
C3	14.86'	25.00'	34.06'	S47°22'26"W	14.64'
C4	14.86'	25.00'	34.06'	N13°19'05"E	14.64'
C5	23.56'	15.00'	90.00'	S75°20'45"W	21.21'
C6	23.56'	15.00'	90.00'	N14°39'15"W	21.21'
C7	135.21'	325.00'	23.84'	N71°34'20"W	134.24'
C8	25.47'	15.00'	97.29'	S47°51'58"W	22.52'
C9	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C10	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C11	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C12	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C13	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C14	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C15	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C16	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C17	23.50'	14.95'	90.40'	S45°46'30"E	21.21'
C18	23.34'	15.00'	89.14'	S43°47'29"W	21.05'
C19	14.86'	25.00'	34.06'	S17°48'19"E	14.64'
C20	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C21	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C22	40.65'	282.81'	8.24'	N84°36'21"E	40.61'
C23	63.01'	284.36'	16.73'	N72°07'29"E	62.72'
C24	18.21'	25.96'	40.19'	S43°40'00"W	17.84'
C25	19.95'	73.64'	15.52'	S20°49'13"W	19.89'
C26	54.37'	535.00'	5.82'	N02°08'07"E	54.34'
C27	67.96'	79.84'	48.77'	N03°28'59"W	65.93'
C28	93.78'	262.13'	20.50'	N19°10'52"W	93.28'
C29	19.20'	10.89'	101.04'	N41°33'12"E	16.80'
C30	33.03'	325.00'	5.82'	S87°51'56"E	33.02'
C31	14.86'	25.00'	34.06'	N16°15'02"E	14.64'
C32	27.95'	275.00'	5.82'	N87°51'56"W	27.94'
C33	23.56'	15.00'	90.00'	N39°57'13"W	21.21'
C34	85.04'	534.65'	9.11'	N09°35'36"E	84.95'
C36	165.18'	585.26'	16.13'	N24°04'50"E	164.40'
C37	81.88'	175.00'	26.81'	S65°55'13"E	81.14'
C38	87.70'	63.97'	78.54'	S40°04'20"E	80.99'
C39	39.27'	25.00'	90.00'	N44°13'22"E	35.36'
C40	39.27'	25.00'	90.00'	N45°46'38"W	35.36'
C41	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C42	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C43	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C44	39.27'	25.00'	90.00'	S44°13'22"W	35.36'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C45	39.27'	25.00'	90.00'	S45°46'38"E	35.36'
C46	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C47	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C48	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C49	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C50	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C51	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C52	39.27'	25.00'	90.00'	S45°46'38"E	35.36'
C53	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C54	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C55	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C56	275.52'	500.00'	31.57'	N73°26'12"E	272.05'
C61	39.27'	25.00'	90.00'	N44°13'22"E	35.36'
C62	17.51'	25.00'	40.14'	N70°42'24"W	17.16'
C63	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C64	20.51'	15.00'	78.35'	S39°57'13"E	18.95'
C65	107.46'	225.00'	27.36'	S65°26'53"E	106.44'
C66	36.54'	25.00'	83.75'	N86°21'27"E	33.38'
C67	47.25'	25.00'	108.29'	S03°30'26"W	40.52'
C68	417.77'	535.00'	44.74'	N66°51'07"E	407.24'
C69	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C70	23.24'	15.22'	87.52'	S46°14'25"E	21.05'
C71	603.10'	465.00'	64.10'	N47°00'04"E	623.35'
C72	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C73	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C74	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C75	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C76	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C77	14.86'	25.00'	34.06'	N16°15'02"E	14.64'
C78	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C79	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C80	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C81	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C82	39.27'	25.00'	90.00'	S45°46'38"E	35.36'
C83	39.27'	25.00'	90.00'	S44°13'22"W	35.36'
C84	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C85	21.03'	25.00'	48.19'	N24°52'20"W	20.41'
C86	157.90'	50.00'	180.94'	N41°30'09"E	100.00'
C87	21.01'	25.32'	47.54'	N72°07'22"W	20.41'
C88	23.58'	15.00'	90.07'	S38°44'52"W	21.23'
C89	23.54'	15.00'	89.93'	N51°19'08"W	21.20'
C90	322.01'	205.00'	90.00'	S51°13'03"E	289.91'
C91	69.35'	1,025.00'	3.88'	S04°16'45"E	69.34'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C92	23.15'	15.00'	88.44'	N46°33'33"W	20.92'
C93	22.39'	14.02'	91.50'	N45°43'49"E	20.08'
C94	133.89'	205.00'	37.42'	N17°57'09"E	131.52'
C95	64.64'	155.00'	23.90'	N24°42'54"E	64.18'
C96	23.55'	25.00'	63.97'	N14°13'00"W	22.60'
C97	301.53'	60.00'	287.94'	S77°13'58"E	70.59'
C98	23.55'	25.00'	53.97'	S39°45'05"W	22.69'
C99	30.88'	205.00'	11.15'	S18°20'27"W	30.82'
C100	20.82'	15.00'	79.52'	S15°50'52"E	19.19'
C101	58.50'	155.00'	21.62'	S66°25'17"E	58.15'
C102	23.56'	15.00'	90.00'	N57°46'02"E	21.21'
C103	49.18'	205.00'	13.74'	N19°38'22"E	49.06'
C104	21.03'	25.00'	48.19'	N02°24'59"E	20.41'
C105	150.65'	50.00'	172.64'	N64°38'22"E	99.70'
C106	21.03'	25.00'	48.19'	S53°08'16"E	20.41'
C107	282.92'	325.00'	49.88'	S52°17'39"E	274.07'
C108	23.56'	15.00'	90.00'	S72°21'20"E	21.21'
C109	34.83'	25.00'	79.84'	N22°43'35"E	32.08'
C110	272.10'	60.00'	259.84'	S67°16'25"E	92.04'
C111	267.78'	475.00'	32.30'	S46°29'43"W	264.23'
C112	23.56'	15.00'	90.00'	N14°39'15"W	21.21'
C113	21.99'	14.00'	90.00'	N75°20'45"E	19.80'
C114	165.83'	375.00'	25.34'	S72°19'21"E	164.48'
C115	22.05'	15.00'	84.21'	S42°53'03"E	20.12'
C116	101.29'	155.00'	37.44'	S17°56'34"W	99.49'
C117	22.97'	15.00'	87.73'	S80°31'35"W	20.79'
C118	77.36'	205.00'	21.62'	N66°25'17"W	76.91'
C119	138.79'	225.00'	35.34'	N59°33'41"W	136.60'
C120	22.45'	14.99'	85.85'	N00°59'09"E	20.41'
C121	123.84'	525.00'	13.52'	N37°06'14"E	123.56'
C122	22.45'	15.00'	85.75'	N84°45'58"W	20.41'
C123	132.54'	275.00'	27.61'	S55°41'50"E	131.26'
C124	21.54'	15.00'	82.27'	S28°22'06"E	19.74'
C125	37.18'	155.00'	13.74'	S19°38'22"W	37.09'
C126	33.27'	25.00'	76.20'	S64°36'22"W	30.07'
C127	239.39'	275.00'	49.88'	N52°17'39"W	231.91'
C128	23.56'	15.00'	90.00'	N17°38'40"E	21.21'
C129	94.20'	525.00'	10.29'	S07°30'04"W	94.13'
C130	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C131	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C132	73.59'	775.00'	5.44'	N60°30'09"E	73.56'
C133	23.56'	15.00'	90.00'	S51°13'03"E	21.21'
C134	92.58'	975.00'	5.44'	S03°29'51"E	92.54'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C135	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C136	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C137	36.90'	25.00'	84.56'	N41°30'09"E	33.64'
C138	243.47'	155.00'	90.00'	S51°13'03"E	219.20'
C139	23.56'	15.00'	90.00'	S38°46'57"W	21.21'
C140	68.84'	725.00'	5.44'	N86°30'09"E	68.81'

DRIPPING SPRINGS, HAYS COUNTY, TEXAS



**DA DOUCET & ASSOCIATES**  
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TBLP Firm #10105800 / TBP Firm #3937

Date: 12/11/2019  
 Scale:  
 Drawn by: JWF  
 Reviewed: GC  
 Project: 1691-002  
 Title:  
 Part:  
 Sur:

# FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item 4.

Line	Length	Direction
L1	88.03'	N59°39'15"W
L2	50.51'	S38°28'34"W
L3	19.14'	N59°39'15"W
L4	20.00'	N50°46'38"E
L5	95.71'	N59°39'15"W
L6	50.00'	N59°39'15"W
L7	150.92'	N09°39'10"W
L8	11.06'	N84°53'31"W
L9	28.10'	N85°56'23"W
L10	11.05'	S84°01'42"W
L11	95.71'	S09°13'22"W
L12	20.00'	S89°13'22"W
L13	95.71'	S89°13'22"W
L14	20.00'	S00°46'38"E
L15	95.71'	S00°46'38"E
L16	100.00'	N89°13'22"E
L17	50.00'	S00°46'38"E
L18	95.71'	S00°46'38"E
L19	10.01'	N89°13'22"E
L20	50.00'	S89°13'22"W
L21	8.01'	S00°46'38"E
L22	31.20'	S89°29'02"W
L23	40.89'	S89°13'22"W
L24	45.57'	S01°14'09"W
L25	45.52'	S76°03'26"W
L26	46.62'	S60°46'12"W
L27	45.52'	S63°28'58"W
L28	46.62'	S57°11'44"W
L29	45.52'	S50°54'31"W
L30	45.52'	S44°37'17"W
L31	45.52'	S38°20'03"W
L32	45.52'	S32°02'49"W
L33	45.52'	S25°45'35"W
L34	45.52'	S19°28'21"W
L35	45.52'	S13°11'07"W
L36	45.61'	S08°31'51"W
L37	110.39'	S00°46'38"E
L38	20.00'	S89°44'34"E
L39	93.00'	S00°46'38"E
L40	97.98'	N89°13'22"E
L41	50.00'	N89°13'22"E
L42	58.33'	N89°13'22"E
L43	57.00'	S01°25'30"E
L44	19.67'	S88°34'30"W
L45	61.33'	S88°34'30"W
L46	1.04'	N01°25'30"W
L47	35.96'	N01°25'30"W
L48	7.00'	S00°05'49"E
L49	44.67'	S81°29'06"W
L50	11.43'	N28°25'50"W

Line	Length	Direction
L51	21.59'	S84°57'13"E
L52	16.60'	N84°57'13"W
L53	2.27'	S34°07'02"W
L54	16.50'	N00°46'38"W
L55	19.98'	S45°46'38"E
L56	36.55'	S45°46'38"E
L57	8.00'	S89°13'22"W
L58	11.06'	N84°53'31"W
L59	28.10'	N85°56'23"W
L60	11.05'	S84°01'42"W
L61	95.71'	S09°13'22"W
L62	20.00'	S89°13'22"W
L63	95.71'	S89°13'22"W
L64	20.00'	S00°46'38"E
L65	95.71'	S00°46'38"E
L66	100.00'	N89°13'22"E
L67	50.00'	S00°46'38"E
L68	95.71'	S00°46'38"E
L69	10.01'	N89°13'22"E
L70	50.00'	S89°13'22"W
L71	8.01'	S00°46'38"E
L72	31.20'	S89°29'02"W
L73	40.89'	S89°13'22"W
L74	45.57'	S01°14'09"W
L75	45.52'	S76°03'26"W
L76	46.62'	S60°46'12"W
L77	45.52'	S63°28'58"W
L78	46.62'	S57°11'44"W
L79	45.52'	S50°54'31"W
L80	45.52'	S44°37'17"W
L81	45.52'	S38°20'03"W
L82	45.52'	S32°02'49"W
L83	45.52'	S25°45'35"W
L84	45.52'	S19°28'21"W
L85	45.52'	S13°11'07"W
L86	45.61'	S08°31'51"W
L87	110.39'	S00°46'38"E
L88	20.00'	S89°44'34"E
L89	93.00'	S00°46'38"E
L90	97.98'	N89°13'22"E
L91	50.00'	N89°13'22"E
L92	58.33'	N89°13'22"E
L93	57.00'	S01°25'30"E
L94	19.67'	S88°34'30"W
L95	61.33'	S88°34'30"W
L96	1.04'	N01°25'30"W
L97	35.96'	N01°25'30"W
L98	7.00'	S00°05'49"E
L99	44.67'	S81°29'06"W
L100	11.43'	N28°25'50"W

Line	Length	Direction
L104	31.56'	N89°13'22"E
L105	7.22'	N44°13'22"E
L106	9.07'	S45°46'38"E

PARCEL	ACREAGE
1	0.104
2	0.090
3	0.090
4	0.090
5	0.090
6	0.000
7	0.090
8	0.172
9	0.173
10	0.100
11	0.090
12	0.090
13	0.090
14	0.090
15	0.090
16	0.090
17	0.090
18	0.090
19	0.090
20	0.090
21	0.090
22	0.090
23	0.090
24	0.090
25	0.124
26	0.124
27	0.150

PARCEL	ACREAGE
1	0.201
2	0.166
3	0.167
4	0.168
5	0.169
6	0.170
7	0.171
8	0.172
9	0.173
10	0.174
11	0.176
12	0.172
13	0.153
14	0.425
15	0.336
16	0.208
17	0.251
18	0.167
19	0.135
20	0.138
21	0.139
22	0.140
23	0.141
24	0.140
25	0.129
26	0.286
27	0.216
28	0.300
29	0.124
30	0.124
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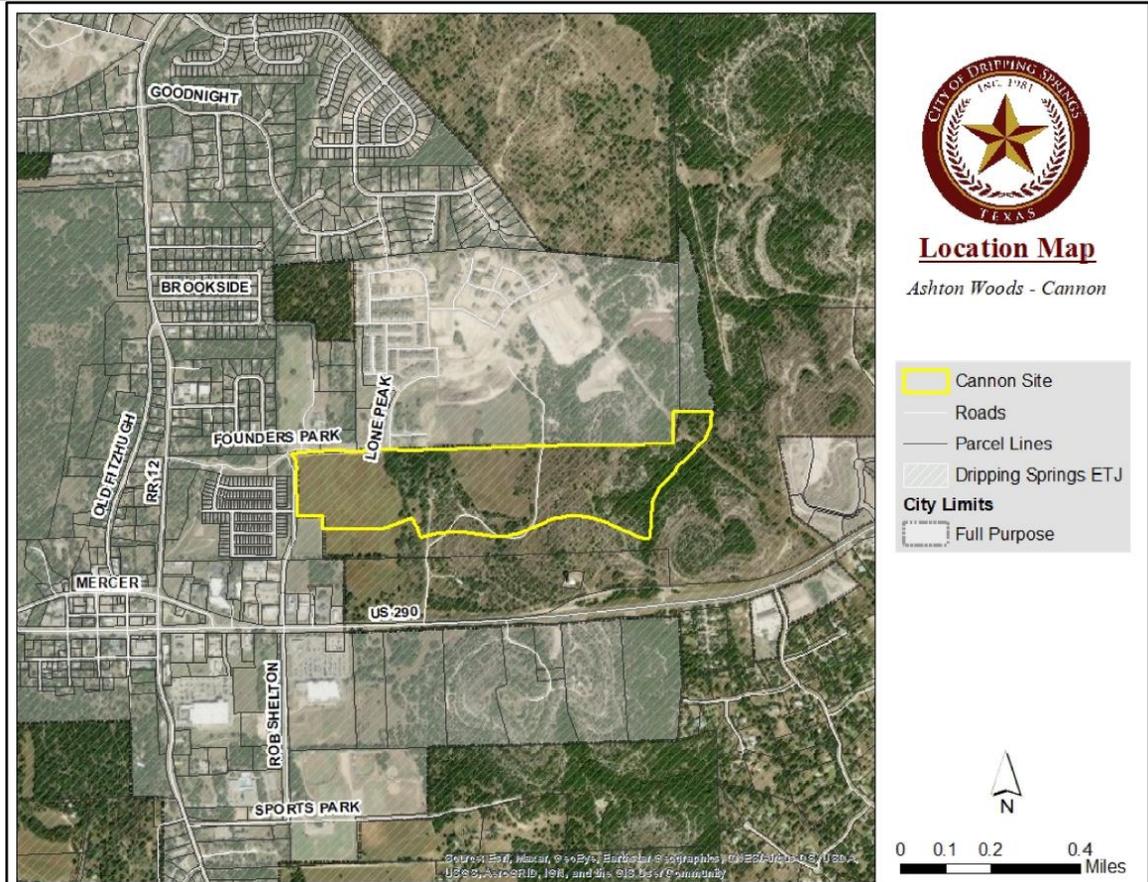


# City of Dripping Springs

Post Office Box 384  
 511 Mercer Street  
 Dripping Springs, Texas 78620

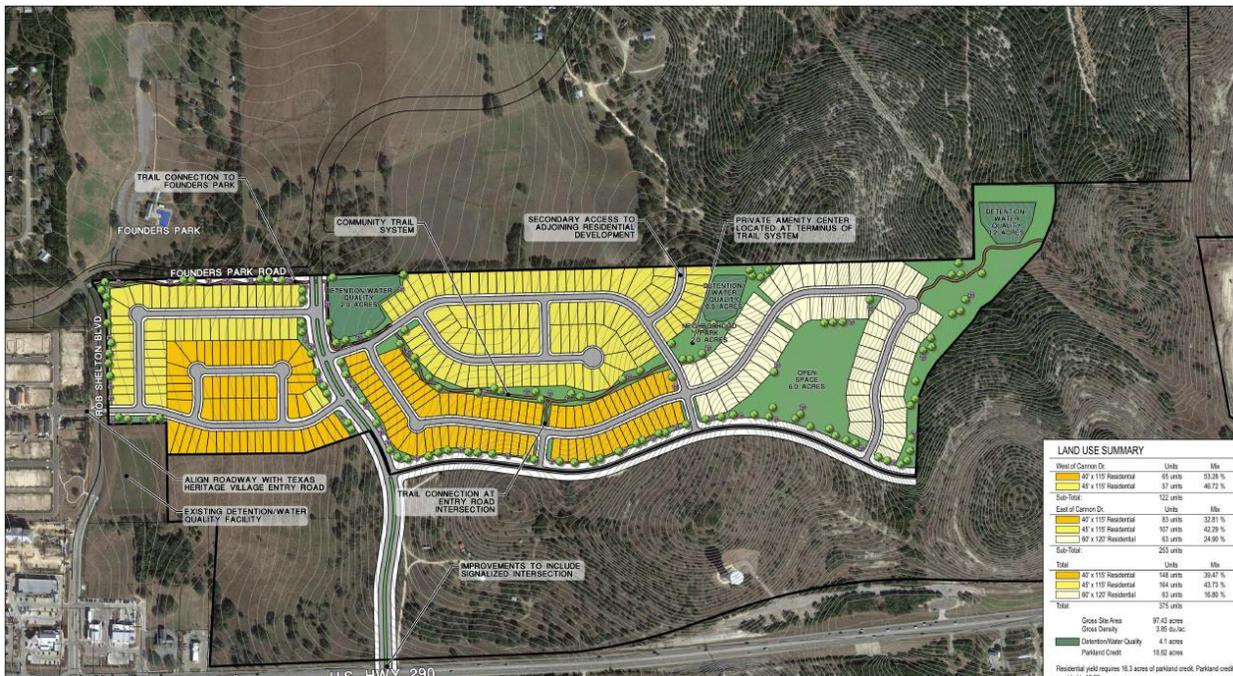
**Agenda Item Report from:** Laura Mueller, City Attorney; Leslie Pollack, Transportation Engineer; Amanda Padilla, Senior Planner

<b>Meeting Date:</b>	June 22, 2021
<b>Agenda Item Wording:</b>	Public hearing and consideration of recommendation regarding PDD2020-003 Cannon Ranch-Ashton Woods: an application for a Planned Development District to consider an ordinance approving the zoning change from Agriculture (AG) to Planned Development District Number 12 (PDD #12) with a base zoning of SF-3 for up to 375 units to be located on approximately 97 acres on the northern portion of Cannon Ranch just east of Rob Shelton and just south of Founders Park Road.
<b>Agenda Item Requestor:</b>	Steven Pierce, Ashton Austin Residential, LLC
<b>Applicant:</b>	Steven Pierce, Ashton Austin Residential, LLC
<b>Owner:</b>	Cannon Family Ltd., 100 Cannon Ranch Road Dripping Springs, TX
<b>Date of Application:</b>	May 27, 2020
<b>Staff Recommendation</b>	Recommendation of Approval as presented.



**Summary/Background:**

The subject property is currently located in the extraterritorial jurisdiction (ETJ) but will be annexed into the City. Upon annexation, the applicant is requesting a Planned Development District for an approximately 97.049 acre tract of land, generally located at Cannon Ranch. This parcel is part of a larger tract known as the Cannon Ranch Tract. The applicant is requesting a Planned Development District with base zoning district of Single-family residential—Town center (SF-3) with the intent of developing 375 single family lots including up to 148 40-foot lots, 164 45-foot lots, and the remainder as 60-foot lots.



This project also involves an Offsite Road Agreement for roads connecting the property to 290 and improvements on Rob Shelton for which they are seeking reimbursement. This application was submitted in May 2020 and the City has had multiple meetings with developer including with the Development Agreement Working Group.

**Location:**

The property is located north of US Highway 290 and south of the intersection of Lone Peak Way and Founders Park Road.

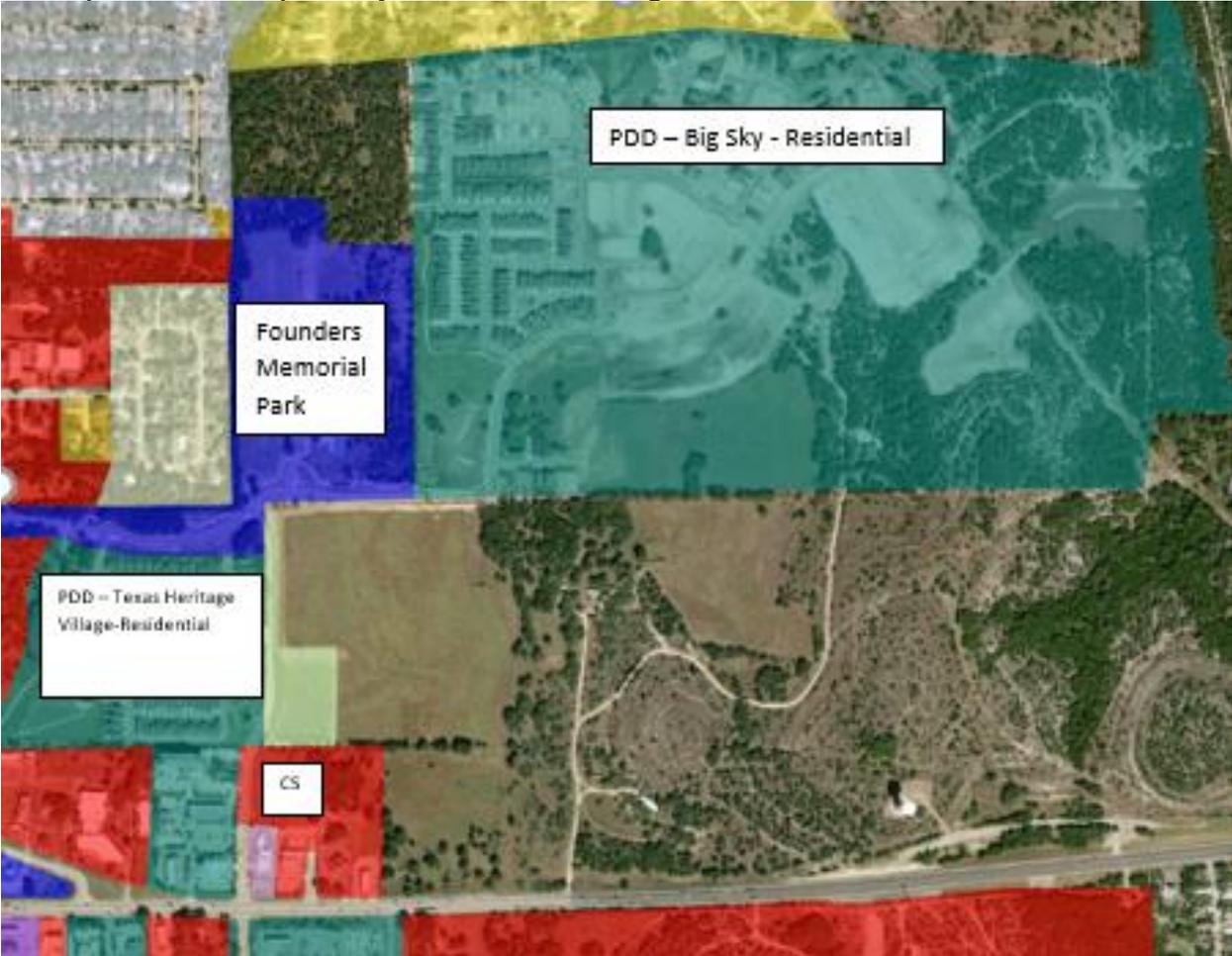
**Physical and Natural Features:**

The property primarily has grasslands, has some tree clusters, and the topography is more intense on the east.

**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.

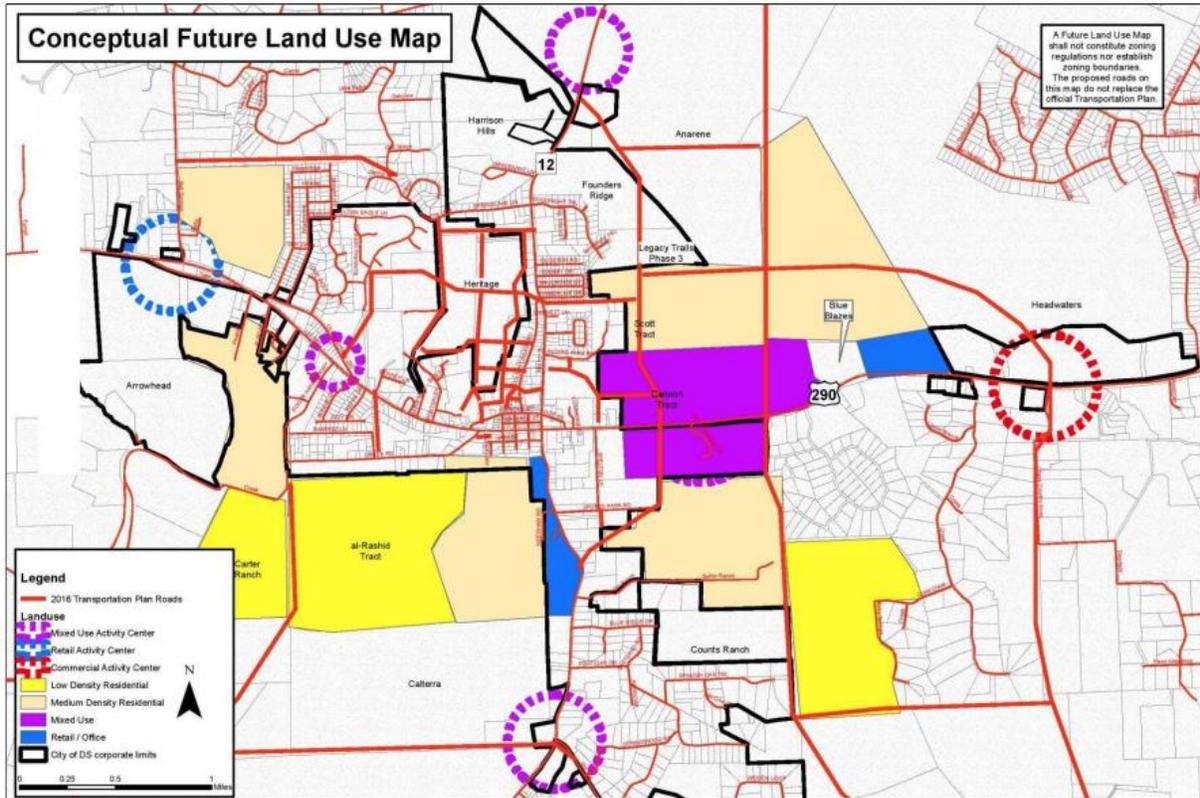


The current zoning, future land use designation, and exiting uses on the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan / Future Land Use Plan
North	PDD Founders Memorial Park	Big Sky Ranch at Dripping Springs	Medium Density Residential
East	ETJ (Cannon Tract)	Undeveloped	Mixed-Use
South	ETJ (Cannon Tract)	Undeveloped	Mixed-Use / Mixed Use-Activity Center
West	PDD	Texas Heritage	Not within the Future Land Use Plan

**Future Land use Map and Zoning Designation:**

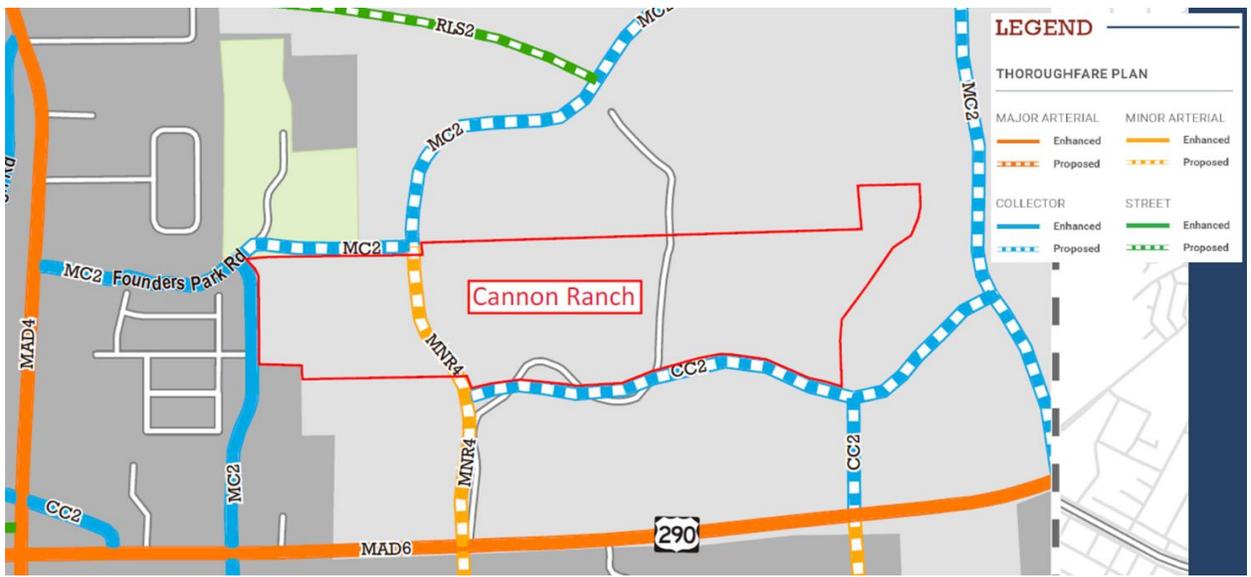
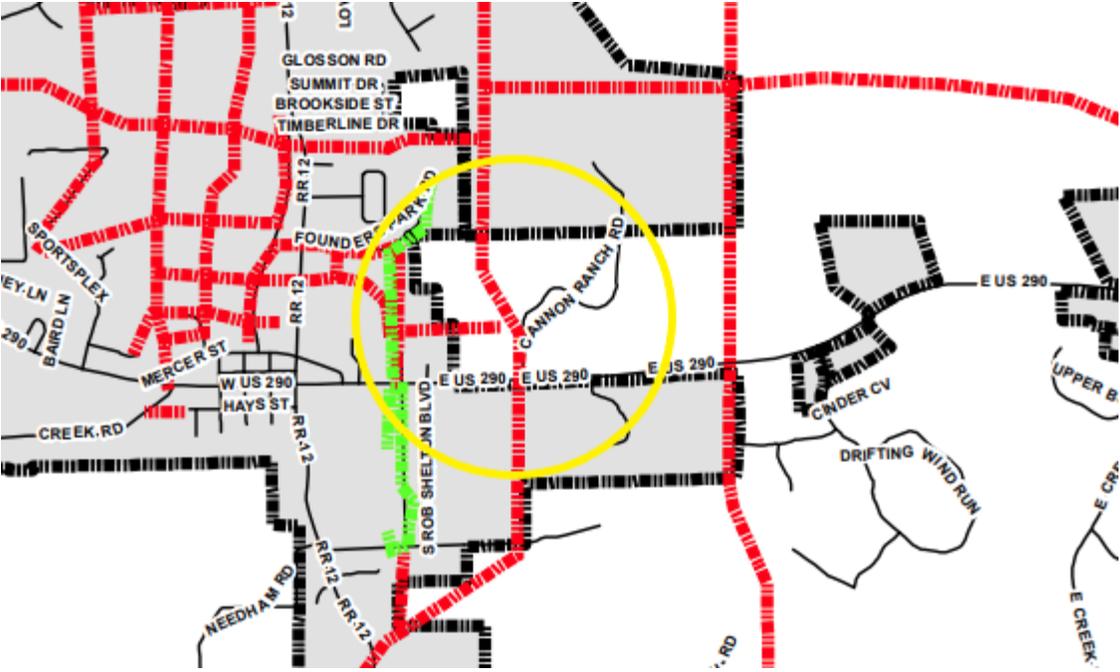
The subject property is designated on the Future Land Use Map as Mixed use. This category includes a blend of retail, office, and residential uses. Though the development is all residential the mixed-use designation covers the entire Cannon Tract Parcels which allows for a mixture of uses to be developed in the other tracts.



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 future schools. The Planned Development districts places regulations that are compatible with the adjacent tracts and allows for a smooth transition for high density to less intense density. The concept plan is designed to have more intense residential lots near 290 and Rob Shelton Dr and less intense residential more to the east towards the City’s ETJ.

**Other Master Plans:**

The 2019 Amended Transportation Plan shows a proposed north/south vehicular connection through the subject property. The City is working on an update Master Transportation Plan and Thoroughfare Plan that shows a new east/west connection that would provide pedestrian and vehicular connectivity. The applicant has worked with Staff to comply with the proposed Master Transportation Plan. The below section outlines the Transportation issues.



**Transportation/ Road Improvements:**

The overall development will be accessed from US Highway 290 with the construction of the North/South Roadway as a four-lane minor arterial between US 290 and Founders Park Road. The pedestrian facilities (sidewalks, etc.) will be provided only within the subject property. An arterial street is intended to serve both local and regional traffic by connecting cities and rural areas to the highway system while limiting access. The other points of access will be from Rob Shelton Boulevard and Founders Park Road, which are both intended as collector streets. Collector streets are intended to provide equal levels of mobility and access by connecting local roads and the arterial network and by providing direct access to developments.

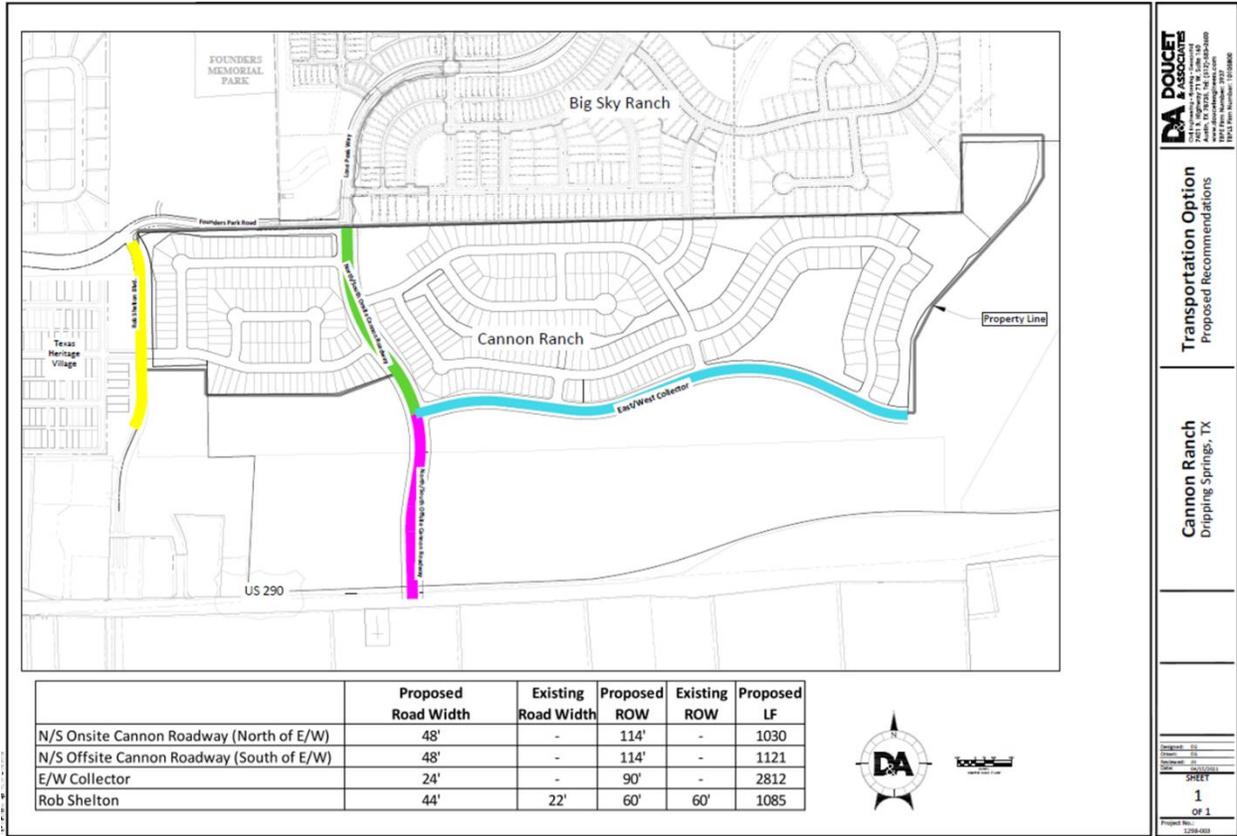
***City staff initially requested the following improvements from the Cannon Ranch Development:***

1. Expansion of Rob Shelton Boulevard between the commercial and Founders Park Road to match the existing roadway section north of US 290.
2. Expansion of Founders Park Road to match the City's Transportation Master Plan cross-section. This widening would include adding a median and pedestrian facilities.
3. Construction of the North/South Roadway as a four-lane minor arterial with pedestrian facilities between US 290 and Founders Park Road.
4. Construction of the East/West Roadway as a two-lane collector with pedestrian facilities between North / South Roadway and east property line.
5. Construction of a roundabout at Rob Shelton Boulevard and Founders Park Road.
6. Construction of a roundabout at Founders Park Road and North / South Roadway.
7. Intersection improvements as identified in the TIA.

***The Cannon Development has agreed to the following:***

1. Design and construction of Rob Shelton Boulevard between the commercial and Founders Park Road to match the existing roadway section north of US 290. This will be reimbursed by the City.
2. No improvements are proposed on Founders Park Road, as the recommended improvements do not add capacity.
3. Construction of the North/South Roadway as a four-lane minor arterial between US 290 and Founders Park Road. Pedestrian facilities will be provided only within the property.
4. Construction of the East/West Roadway as a two-lane collector between North / South Roadway and east property line without pedestrian facilities.
5. Reserve right-of-way for a roundabout at Rob Shelton Boulevard and Founders Park Road.
6. Reserve right-of-way for a roundabout at Founders Park Road and North / South Roadway.
7. Intersection improvements as identified in the TIA - \$307,500 to a traffic signal at US 290 and North/South Roadway.

The transportation improvements proposed to be constructed by the Cannon development are those that provide additional roadway capacity. These improvements align with the City's transportation priorities. The construction of a four-lane North/South arterial provides needed mobility in this quadrant of the City. A two-lane roadway is needed to meet the traffic demands of the Cannon Development, but a four-lane roadway is needed for the demands of area including future growth. Collectively, the transportation improvements proposed by Cannon exceed the Development's proportional share identified in the TIA.



**Utilities:**

The subject lot is within the City of Dripping Springs service area for wastewater and water and will be worked out through an agreement. Electricity will be provided through Pedernales Electric Cooperative (PEC).

**Proposed Zoning District and PDD Development Regulations:**

The Planned Development District is requesting a base zoning of Single-family residential—Town center (SF-3). Single-family residential—Town center (SF-3) is intended to promote stable, quality, detached-occupancy residential development on individual lots at increased densities. Individual ownership of each lot is encouraged. This district provides a "buffer" or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.

The Planned Development Districts permitted uses are as follows:

- Single-Family Dwelling, Detached;
- Accessory Bldg/Structure (Residential);
- Home Occupation;

- Swimming Pool, Private;
- Amenity Center.

Uses not specifically listed above are not permitted within this zoning district. No accessory dwelling unit is permitted in this zoning district except for lots that are at least sixty (60) feet

<b>Development Standards</b>		
	<b>Single-family residential— Town center (SF-3)</b>	<b>Planned Development District</b>
<b>Size of Lots</b>		
Minimum Lot area	3,500 square feet	4,600 square ft./dwelling unit
Minimum Lot Width	35 feet	40 feet (Internal); 50 feet (Corner)
Minimum Building Width	25 feet	25 feet
<b>Setback Requirements</b>		
Minimum Front Yard	10 feet	20 feet
Minimum Side Yard	5 feet, 7.5 feet	5 feet; 15 feet (Corner)
Minimum Rear Yard	10 feet	10 feet
Accessory Building	5 feet	5 feet
<b>Height Regulations</b>		
Main Building	2 ½ stories, or 40'	2 ½ stories, or 40'
<b>Other Development Standards</b>		
Impervious Cover	65 %	50% total, maximum 65% per lot

wide.

**Other development regulations:**

Maximum Height of Fence Outside of Street Yard: 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. Material of a fence in excess of six (6) feet shall be constructed of masonry, reinforced concrete, or other approved materials that do not contain openings. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence. Approval shall be by the Development Review Committee.

2.4.7 Parking.

A. Residential Parking. Development of the Property shall include parking at a minimum of two spaces per residence.

B. Parkland Areas. If it is determined by City staff that the development of parks requires parking to be provided for recreational areas, the quantity of spaces shall be determined under Section 5.6.2 (12) Commercial amusement (outdoor) of the City’s Zoning Ordinances. The quantity of required parking spaces shall be met by on-street parallel parking. Current parkland elements include but are not limited to, a Children’s Playground, sidewalks, picnic areas, seating areas and an unstructured play area. If additional elements are added to the park, then the increase of required parking shall meet the City Ordinance requirements and may be administratively approved by the Development Review Committee. A parking study may be commissioned by the

applicant to justify a reduction in the overall amount of off-street parking required for an amenity center, but in no case shall the reduction exceed twenty percent (20%). The intent of this provision is to best facilitate a walkable environment where additional surface parking would be detrimental to the overall development.

2.4.8 Design of Residences: Homes 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. Homes 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 plan across the entire width of the front elevation. 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.

### **Parkland:**

The total parkland dedication is 18.82 acres, 16.82 acres of the development is set aside for public parkland dedication; another 2.00 acres of the development is set aside for private parkland dedication. (Note: Per City Ordinance Section 38.03012 Credit of Private Parks, “the City Administrator, after recommendation from the Parks and Recreation Commission, and approval from City Council, may grant a credit up to twenty-five percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu. The credit is not applicable to the Park Development Fee.” The 2.0 acres included in the calculations above for private parkland is approximately 12.2% of the 16.30 acres of parkland required per ordinance, well under that 25% maximum.)

The applicant has asked for a waiver of park development fees. Section II-4 of the parkland dedication narrative requests a waiver of a portion of the calculated \$243,000 Parkland Development Fee because of the \$292,619 value of parks and trail being provided within the development.

At 23 DUs for the proposed development, Cannon Ranch is adding a potential 1,100+ people to the Dripping Springs community that will be using the City’s Community Parks. Per ordinance, the “Parkland Development Fee is meant to provide active recreation parks and sports field options, and /or provide trails that connect park users to existing community parks.”

Approximately 1,826 linear feet of 8’ wide concrete trail along the Founders Park Road extension (approximate value of \$83,679) provides a de facto extension of the City wide trail system and a connection to Founders Memorial Park from Cannon Ranch development.

Section II-4 of the parkland dedication narrative states the following:

“Due to the improvements being constructed on-site with the trails being valued at \$217,619 and the private park improvements being valued at \$75,000, the Applicant would like consideration to waive a portion of the Parkland Development Fee. In addition to the value of the improvements constructed on-site, the applicant will be paying a total of 1/3 of the Parkland fee to the City, which equates to \$81,000. The total Parkland Development Fee required is \$243,000 and the total improvements being constructed in the parkland and open spaces are valued at \$292,619. Including the fee payment, this gives a delta of \$130,619 in improvements and cash payments in excess of the required Parkland Fee amount.”

Cannon Ranch was not vested under the old parkland dedication ordinance but was halfway through negotiations when the City adopted the new parkland dedication ordinance so there is an equity argument on why we should not be as strict with allowing mitigation; and the Developer Agreement has been heavily negotiated.

Cannon will be providing amenities at the 2-acre neighborhood park that include:

1. A Children’s Playground (school ages 5-12): ADA access children’s playscape with
2. twelve-inch (12”) depth engineered mulch playground surfacing
3. Sidewalks
4. Picnic Areas
5. Seating Areas with Shade
6. Unstructured play area
7. Irrigated and enhanced landscaping

**Highlights:**

1. A major 4 lane roadway will be built from Founders Park Road south to 290. An east/west road will be constructed from the major 4 lane roadway to the edge of the project.
2. They will improve the north section of Rob Shelton to Founders Park Road to be the same as the southern portion including a median, but with City reimbursement. The offsite road agreement gives the City the flexibility at time of cost estimate to determine whether it wants these improvements to be constructed.
3. In consideration of the road improvements which exceed the project’s impact, they are requesting not to build a shared use path on their property for the east/west road and for reimbursement for the improvements on Rob Shelton.
4. They have agreed to the City’s design requests.

**Evaluation:**

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

<b>Article 30.03.007 (c)(3)</b>	
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 impact the existing natural resources on the site. The development will be off setting the impact by planting two 65-gallon size trees per residential lot and one 65-gallon size tree for each 25 feet of frontage for non-residential lots. The development will preserve existing natural drainageways by establishing Water Quality Buffer Zones along them per the City’s water quality ordinance. The development will preserve Critical Environmental Features (CEFs) by providing a geologic assessment for the tract and establishing protective setbacks for any CEFs identified per the City’s subdivision ordinance. The development will also protect existing natural drainageways and water quality by providing stormwater detention and water quality facilities per City and TCEQ regulations.

<p>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.</p>
<p>The proposed development is a compatible use with the surrounding lots/uses. The development is proposing design standards for the homes. The standards would require 100% masonry on all elevations which include native stone, brick, masonry, stucco, and cementitious siding.</p> <p>The development will also provide variation on the front façade of all residential homes to ensure a nonrepetitive streetscape (See 2.4.8 of the Proposed PDD.)</p>
<p>d) The provision of a safe and efficient vehicular and pedestrian circulation system.</p>
<p>The applicant has worked with staff to ensure safe and efficient vehicular and pedestrian circulation. The applicant presented their request to the Transportation Committee in April 2021 and the Committee recommended approval of the transportation plan. As stated above the applicant will be providing a 4-lane north/south connection through the property from Lone Peak Way to US Highway 290 that will provide the site and surrounding sites with sufficient vehicular circulation.</p> <p>The applicant will also provide an east/west connection that will provide future developments with proper connectivity.</p>
<p>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.</p>
<p>Section 2.4.7 states the parking requirements for the development. The parking for residential uses is compatible with the city’s current parking requirements for residential dwellings.</p> <p>The parking for parkland is compatible with the city’s parking ordinance and staff has worked out the details with the applicant. If any of the amenities on the parkland lots are to change parking will be reevaluated by the Development Review Committee (City Planner, City Engineer, City Administrator, Building Official.)</p>
<p>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.</p>
<p>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.</p> <p>The street widths exceed our current ordinance and meet the proposed Master Transportation Plan.</p>
<p>g) The coordination of streets so as to arrange a convenient system consistent with the transportation plan of the city.</p>
<p>The applicant has worked with staff to ensure that transportation system within the development is compatible with the city’s current Transportation Plan as well as the proposed Master Transportation Plan. The current transportation plan extends Lone Peak Way to US Highway 290.</p>

<p>The proposed master transportation plan proposes the 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.</p>
<p>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.</p>
<p>The applicant is not proposing any screening for adjacent lots or surrounding uses outside of their property boundaries. Within the development the applicant is proposing an 8ft fence along any collector or arterials streets to provide a buffer from the adjacent residential lots.</p>
<p>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.</p>
<p>The development will comply with the city’s lighting ordinance.</p>
<p>j) The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses</p>
<p>The applicant presented their Parkland Dedication and Development Fee to the Parks Commission on June 7, 2021. The Parks Commission voted 6-1 to recommend approval of the Parkland dedication and development fee proposed. (see above parkland section for more information).</p>
<p>k) Protection and conservation of soils from erosion by wind or water or from excavation or grading.</p>
<p>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.</p>
<p>l) Protection and conservation of watercourses and areas subject to flooding.</p>
<p>There is no FEMA floodplain located on this site, but the applicant will be required to provide water quality, which is shown on the concept plan as being underground.</p>
<p>The project does contain water quality buffer zones that is a tributary to Barton Creek</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, however, in the event that there are not enough to accommodate the development, they are proposing an interim septic system. 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 mixed-use which allows for a mixture of uses such as retail, office, and residential. Though the development is primarily residential it is a compatible with the mixed-use designation as there are other surrounding areas within the mixed-use designation that could offer other compatible uses to meet the intention of the comprehensive plan.</p>

<b>Commission Recommendations:</b>	<p>The DAWG requested various road improvements for the 375 density which the developer agreed to in the form of construction with some reimbursement.</p> <p>The Transportation Committee recommended approval at the April 2021 meeting; and</p> <p>The Parks &amp; Recreation Commission recommended approval at their June 7, 2021 meeting.</p>
<b>Actions by Other Jurisdictions/Entities:</b>	The TIA is still under review by the Texas Department of Transportation.
<b>Previous Action:</b>	No previous action taken.
<b>Recommended Action:</b>	Recommendation of Approval of the Planned Development District as presented.
<b>Alternatives/Options:</b>	Recommendation of Disapproval of the Planned Development District; Recommendation of Approval of the Planned Development District with conditions deemed necessary by the Commission
<b>Budget/Financial Impact:</b>	The City will gain additional property tax, roads, trails, a partial park development fee, and various development fees.
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>- Proposed Planned Development District</li> <li>- Exhibits</li> <li>- Offsite Road Agreement</li> <li>- Staff Report</li> </ul>
<b>Related Documents at City Hall:</b>	Annexation documents.
<b>Public Notice Process:</b>	Notice was published in the newspaper.
<b>Public Comments:</b>	None Received at this time.
<b>Enforcement Issues:</b>	N/A
<b>Comprehensive Plan Element:</b>	This property is listed as Mixed Use on the Future Land Use Plan.



**Draft Planning and Zoning Commission**

June 22, 2021

**PLANNED DEVELOPMENT DISTRICT No.:**  
**Cannon Ranch**

Planned Development District Ordinance

Approved by the Planning & Zoning Commission on:

June 22, 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 97.049 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Cannon Ranch” 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 Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD 12”; 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 reviewed this proposed Ordinance, the PD Master Plan, for Cannon Ranch 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; 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 12 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 12.
- B. Zoning Map Amended.** The official zoning map of the City is hereby amended to demarcate the boundaries of PDD 12 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. If this Ordinance and the PD Master Plan conflict, this Ordinance controls. 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 the location of use classifications; slight adjustments to the internal street and drive alignments in accordance in Section 2.6.2 Roadway Alignments; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover, or a decrease in

parkland, trails, or open space in excess of two acres, and that otherwise comply with the Applicable Rules. 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. City Administrator may refer a dispute concerning a Minor Change to the Planning and Zoning Commission for recommendation and the City Council for final approval including the question of whether a change is a minor modification.

**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

<b>Exhibit A</b>	<b>Property Legal Description</b>
<b>Exhibit B</b>	<b>PD Master Plan</b>
<b>Exhibit C</b>	<b>Parks, Trails, and Open Space Plan</b>
<b>Exhibit D</b>	<b>PDD Code Modifications Chart</b>
<b>Exhibit E</b>	<b>PDD Street Standards</b>
<b>Exhibit F</b>	<b>Water Quality Buffer Zones</b>
<b>Exhibit G</b>	<b>PDD Phasing Plan</b>
<b>Exhibit H</b>	<b>PDD Uses Chart</b>
<b>Exhibit I</b>	<b>Transportation Plan</b>
<b>Exhibit J</b>	<b>Lotting Plan</b>

**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. 12:

##### ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD 12 Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property, as more particularly described in Exhibit “A”.
- 1.3. **PD Master Plan.** The PD Master Plan, as shown Exhibit “B”, 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):

**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 at the time of the Effective Date except as modified by the Project Approvals and variances granted

under this Ordinance. This term does not include Building Codes, Sign Ordinance, the Water Quality Protection Ordinance, Lighting Ordinance, Base Zoning District and Zoning Regulations, Subdivision Ordinance, Site Development 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. There can be more than one association.

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

**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:** Landscaping and Tree Preservation ordinance provisions in the Subdivisions and Site Development Codes of the City of Dripping Springs Code of Ordinances.

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

**Parks, Trails, and Open Space Plan:** As incorporated herein as “Exhibit C”.

**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 D*”.

**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 "G"*. 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 the entire Land, 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 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. Outdoor burning of brush and related materials is not allowed.
- 2.3. Permitted Uses.**
- 2.3.1. Base Zoning:** The base zoning district for the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.
- 2.3.2. Allowed Uses:** Those uses listed in the PD Uses Chart attached as *Exhibit "H"* 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 fifty percent (50%) over the entire Project. Each residential lot may be developed with an Impervious Cover not to exceed sixty-five percent (65%).
- 2.4.2 Minimum Lot Area:** Four thousand six hundred (4,600) square feet.

**2.4.3 Building Height and Width.** Buildings shall not exceed 2 ½ stories or 40 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. Minimum width of residential building shall be twenty-five (25) feet.

**2.4.4 Minimum Lot Width**

- a. **Internal Lot Width:** Forty (40) feet measured from the front set back line.
- b. **Corner Lot Width:** Fifty (50) feet measured from the front set back line.

**2.4.5 Setbacks.** Building setbacks shall be as follows:

- a. **Minimum Front Yard:** Building setbacks for all uses shall be twenty (20) feet from the street right of way.
- b. **Minimum Side Yard:** Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of fifteen (15) feet from the street right of way this term includes alley right-of-way.
- c. **Minimum Rear Yard:** Building setbacks shall be ten (10) feet.
- d. **Minimum Setback for Accessory Building:** Five (5) feet; no accessory buildings, fences, or structures including pools and pool equipment are permitted in any front yard or any public utility easement (PUE).
- e. **Maximum Height of Fence within front Street Yard:** Three (3) feet and shall provide a finished face to abutting streets.
- f. **Maximum Height of Fence Outside of Street Yard:** 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. Material of a fence in excess of six (6) feet shall be constructed of masonry, reinforced concrete, or other approved materials that do not contain openings. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence. Approval shall be by the Development Review Committee.

**2.4.6 Cut & Fill.** Improvements requiring a site development permit will be held to no more than twelve (12) feet of cut or fill and fourteen (14) feet of cut for ponds; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than twelve (12) feet or fourteen (14) feet for ponds, 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.

#### 2.4.7 Parking.

**A. Residential Parking.** Development of the Property shall include parking at a minimum of two spaces per residence.

**B. Parkland Areas.** If it is determined by City staff that the development of parks requires parking to be provided for recreational areas, the quantity of spaces shall be determined under Section 5.6.2 (12) Commercial amusement (outdoor) of the City's Zoning Ordinances. The quantity of required parking spaces shall be met by on-street parallel parking. Current parkland elements include but are not limited to, a Children's Playground, sidewalks, picnic areas, seating areas and an unstructured play area. If additional elements are added to the park, then the increase of required parking shall meet the City Ordinance requirements and may be administratively approved by the Development Review Committee. A parking study may be commissioned by the applicant to justify a reduction in the overall amount of off-street parking required for an amenity center, but in no case shall the reduction exceed twenty percent (20%). The intent of this provision is to best facilitate a walkable environment where additional surface parking would be detrimental to the overall development.

**2.4.8 Design of Residences:** Homes 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 plan across the entire width of the front elevation. 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.

**2.4.9 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.

**2.4.10 Density of Development:** With respect to the density of the Project, Owner will have the right to develop the Land at a density not to exceed 375 Dwelling Units (DUs). The Project will have the following lot sizes and same are shown on the Lotting Plan attached as hereto as Exhibit "J" :

- a. a maximum of 148 forty-foot (40') lots.
- b. a maximum of 312 combined forty-foot (40') and forty-five-foot (45') lots.
- c. a minimum of 60 sixty-foot (60') lots or larger.
- d. lot placement shall generally conform to the PD Master Plan.

**2.4.11 Parkland:** The Project is required to have 16.30 acres of Parkland. The Project will include approximately 19.06 net acres that will be dedicated for Parkland, the area being shown more fully 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 Article 28.03 (Parkland Dedication) under the City's Code of Ordinances and Sections 19.1 and 19.4 (Subdivisions). Owner has prepared a Parks, Trails, and Open Space Plan which has been approved by City.

- 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 Parks, Trails, and Open Space Plan shall be approved by the City prior to approval of the first preliminary plat for the Project. The Parks, Trails, and Open Space Plan shall address all issues regarding public dedication, public access, and maintenance, including the Park Development Fee.
- 2.6. Access.**
- 2.6.1 Traffic Impact Analysis.** Owner has provided to the City, and the Traffic Impact Analysis shall be finalized within thirty (30) days of approval of this ordinance.
- 2.6.2 Roadway Alignments:** The roadway alignments shown on the Transportation Plan and the Master Plan are approved by the City. All roadways and driveways not shown on the Transportation Plan or the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.
- 2.7. Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.
- 2.8. 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 Homeowners Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the Covenants, Conditions, and Restrictions (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 D**.
- 2.9. Tree Preservation:** The City of Dripping Springs City Code Landscaping and Tree Preservation Ordinance shall apply to the project except as modified by this Ordinance. Full tree survey to be submitted with each preliminary plat.
- 2.9.1 Tree Replacement Plan.**
- 2.9.1.1** Subject to 2.9.1.2, 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.
- 2.9.1.2** The cash-in-lieu fees are determined to be \$467,934. There will be 77.989 of Disturbed Acres (77.989 acres times \$6,000 equals \$467,934). Owner

shall receive credit against the cash-in-lieu fees equal to the following:  
375 lots with two 65 gallon size trees per lot at \$685.00 per tree for a lot credit of \$513,750.

The total credit will be \$513,750. 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.

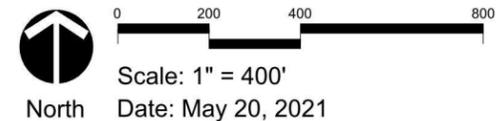
- 2.9.2** Nonresidential Street Tree Requirements. At least one (1) required 65 gallon size tree, shall be planted adjacent to or near the street right-of-way along the Project's roadway frontage for each twenty-five (25) feet, or fraction thereof, of linear street frontage, in accordance with the Street Standards shown on Exhibit E. The required number of trees need not be placed uniformly, but may be clustered in groups.
- 2.10** **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 Agreement in Exhibit D and elsewhere.



**LAND USE SUMMARY**

West of Cannon Dr.	Units	Mix
40' x 115' Residential	65 units	53.28 %
45' x 115' Residential	57 units	46.72 %
<b>Sub-Total:</b>	<b>122 units</b>	
East of Cannon Dr.	Units	Mix
40' x 115' Residential	83 units	32.81 %
45' x 115' Residential	107 units	42.29 %
60' x 120' Residential	63 units	24.90 %
<b>Sub-Total:</b>	<b>253 units</b>	
Total	Units	Mix
40' x 115' Residential	148 units	39.47 %
45' x 115' Residential	164 units	43.73 %
60' x 120' Residential	63 units	16.80 %
<b>Total:</b>	<b>375 units</b>	
Gross Site Area	97.43 acres	
Gross Density	3.85 du./ac.	
Detention/Water Quality	4.1 acres	
Parkland Credit	18.82 acres	

Residential yield requires 16.3 acres of parkland credit. Parkland credit provided is 18.82 acres.



**OFFSITE ROAD AGREEMENT**

This Offsite Road Agreement ("Agreement") is between the **City of Dripping Springs**, a Type A General Law City located in Hays County, Texas (the "City"), and **Ashton Austin Residential, L.L.C.**, a Texas limited liability company ("Owner").

**RECITALS:**

**WHEREAS**, Owner owns approximately 97.049 acres of land (the "Land") as shown on **Exhibit A** and more particularly described on **Exhibit B**, which Land is being annexed into the City; and

**WHEREAS**, it is intended that the Land will be developed as a master-planned community by Owner, its affiliates and/or their successors and assigns, including future owners and developers (the "Project"); and

**WHEREAS**, City approved on the same date as this Agreement that certain "Annexation agreement and PDD Ordinance" that contains terms and agreements regarding the annexation and development of the Land; and

**WHEREAS** Owner desires to design and construct, or cause to be designed and constructed, Offsite Road improvements (as hereinafter defined) and also desires to have the option to provide funding for the Offsite Roads in order to provide a special benefit for the proposed development of the Land.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, City and Owner agree as follows:

**ARTICLE 1  
RECITALS**

**1.1** The recitals set forth above are true and correct and are incorporated herein and made a part hereof as findings for all purposes.

**ARTICLE 2  
DEFINITIONS**

**2.1 Annexation and PDD Ordinance:** That certain Annexation agreement and PDD Ordinance executed between Owner and City on the same date as this Agreement.

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

- 2.3 City Council:** The governing body of the City of Dripping Springs, Texas.
- 2.4 City Engineer:** The person or firm designated by the City Council as engineer for the City of Dripping Springs, Texas.
- 2.5 City Review Fees:** The fees set out in City's Fees Schedule Ordinance as may be amended from time to time.
- 2.6 City Construction Standards:** The following City standards for planning, design, location, and construction of the Offsite Road in effect on the date hereof, and as the same may be amended by the cross-sections or design descriptions as adopted as exhibits to the Annexation agreement and PDD Ordinance attached hereto. If not addressed in the Annexation agreement and PDD Ordinance then the standards shall be:
- 2.6.1 Subdivision Ordinance and Regulations;
  - 2.6.2 Development Ordinance and Regulations; and
  - 2.6.3 Dripping Springs Technical Criteria.
- 2.7 Contractor:** A person or entity that constructs the Offsite Roads.
- 2.8 Effective Date:** The date that this Agreement is approved by City.
- 2.9 Land:** Has the meaning set forth in the Recitals.
- 2.10 Notice:** Notice as defined in Section 7.3 of this Agreement.
- 2.11 Offsite Roads:** Has the meaning set forth in Section 3.1.
- 2.12 Parties:** Parties are City of Dripping Springs and Ashton Austin Residential, L.L.C., a Texas limited liability company.
- 2.13 Project:** Has the meaning set forth in the Recitals.

Unless indicated otherwise herein, other capitalized terms in this Agreement shall have the same respective meanings as are ascribed to them in the Annexation agreement and PDD Ordinance.

**ARTICLE 3**  
**DESIGN AND CONSTRUCTION OF OFFSITE ROAD**

**3.1 Offsite Roads:**

a. Owner will:

(i) construct, or cause to be constructed, the four lane north-south arterial roadway from the southern boundary of the Land to US 290 as shown on the Transportation Diagram attached hereto as **Exhibit C** (referred to herein as the “Offsite Cannon Roadway”), this portion being the required roadway section for the proposed residential development of the Land, that being the final Offsite Cannon Roadway conforming to the typical section as shown in **Exhibit D**;

(ii) construct or cause to be constructed, the two lane east-west collector to the southeastern boundary of the Land as shown on the Transportation Diagram (referred to herein as the “East-West Roadway”) conforming to the typical section as shown in **Exhibit D**. The Offsite Cannon Roadway and the East-West Roadway are referred to herein jointly as the “Offsite Roads”); and

(iii) dedicate required right-of-way sufficient for the improvements to the existing Rob Shelton Blvd. to create a two-lane divided major collector to Founders Park Road (the “Rob Shelton Improvements”) in accordance with the Rob Shelton street section attached hereto as **Exhibit D** including area for Rob Shelton Blvd. to intersect Founders Park Road such that it intersects at 80-110 degrees, and does not adversely impact the intersection with Founders Park Driveway and allows for construction of a future roundabout, as shown in **Exhibit E** attached hereto. The Owner will construct the Rob Shelton Improvements if requested by the City through the process described in this section. Prior to commencing construction of the Rob Shelton Improvements, the budget for the Rob Shelton Improvements will be prepared by Owner and submitted to City for approval, such approval not to be unreasonable withheld, conditioned, or delayed. If the construction of the improvements and the budget is approved and the Rob Shelton Improvements completed and accepted by City, all of the budgeted expenses actually incurred by Owner relating to the Rob Shelton Improvements will be credited to the Owner by the City by way of planning fees, building permit fees, and other City fees as are necessary to fully reimburse the Owner. The obligation to construct the Rob Shelton Improvements is predicated on the first phase of infrastructure of the Project being under construction and City's granting any necessary rights-of-way and approving the budget. Acquisition of rights-of-way is primarily the responsibility of the Owner, but if needed, the City will employ its eminent domain/condemnation powers to acquire the rights-of way, all as described in Section 3.6 hereof. If the construction and/or budget is not approved by the City, the obligation of Owner to construct the Rob Shelton Improvements is released.

The north-south roadway within the Land shall be a four-lane minor arterial. Construction shall be generally in accordance with the cross-sections and design specifications as shown in the Annexation agreement and PDD Ordinance, typical sections of which are shown in **Exhibit D**, subject to plan review and acceptance by City pursuant to Section 3.4 and by the Texas Department of Transportation as applicable. Owner will coordinate this effort with City. The obligation to construct the Offsite Roads is predicated on the first phase of infrastructure of the Project being under construction and City's granting any necessary rights-of-way. Acquisition of rights-of-way is primarily the responsibility of the Owner, but if needed, the City will employ its eminent domain/condemnation powers to acquire the rights-of way, all as described in Section 3.6 hereof.

Owner will dedicate the right-of-way shown on **Exhibit E** to City of Dripping Springs for (i) future construction of roundabout at Rob Shelton Boulevard and Founders Park Road, (ii) future expansion of Founders Park Road, and (iii) future construction of a roundabout at Founders Park Road and “Offsite Cannon” Roadway.

- b. Owner shall be required to commence construction of the Offsite Cannon Roadway at such time as Owner has begun construction of the first phase of infrastructure of the Project; the East-West Roadway will be built in three phases, starting at the western most point of the East-West Roadway and moving east to connect to the onsite roadways as they are built, as shown on the Transportation Diagram and in accordance with the “Phasing Plan – Exhibit G” in the Cannon Ranch PDD. Owner shall coordinate with the City, TxDOT, Hays County, and any property owner needed to construct these improvements in a manner that allows this timing to be completed. Acquisition of rights-of-way is primarily the responsibility of the Owner, but if needed, the City will employ its eminent domain/condemnation powers to acquire the rights-of way all as described in Section 3.6 hereof.
  
- c. Based upon the Traffic Impact Analysis (“TIA”) that has been approved by City and Owner, Owner and City have agreed upon the amount of Owner’s required participation in the costs of associated with the offsite traffic impact brought on by the Project (the “Participation Costs”). Owner’s obligations to construct the Offsite Roads and dedicate specified ROW and post \$307,500.00 in fiscal for transportation improvements shall fully satisfy Owner’s Participation Costs. The \$307,500.00 will be used for improvements related to the construction of the proposed traffic signal at US 290 and Offsite Cannon Roadway (the “Signal Improvements”). If the traffic signal is warranted by the Texas Department of Transportation prior to the final phase of construction of the Project, the Owner shall construct or fund the Signal Improvements and upon completion of the Signal Improvements, the City will deliver to the Owner the costs of the Signal Improvements incurred by the Owner up to \$307,500.00. For those amounts incurred by Owner in constructing or funding the Signal Improvements in excess of the \$307,500.00, the City will require adjacent

landowners to reimburse the Owner for their pro rata share of the cost prior to the City approving any plat, site plan, utility connection, or other developmental requirement requested by the adjacent landowners.

- d. Notwithstanding the foregoing, City and Owner acknowledge that this Agreement is subject to plan review and acceptance by Texas Department of Transportation and any further requirements by Texas Department of Transportation shall be met by Owner.

**3.2 Infrastructure Standards.** The Offsite Roads shall be planned, designed and constructed in compliance with this Article 3 and the City Construction Standards that apply to the Land. Owner agrees to engage a professional engineer registered in the State of Texas to provide design phase, bid phase, and construction phase services necessary for the design, bidding, construction, and installation of the Offsite Roads. Owner shall not be required to publicly bid the project in accordance with all applicable City procedures and the Laws of the State of Texas. However, Owner will request at least three bids from qualified firms for each construction contract for the Offsite Roads work with City to provide locally-based, qualified firms access to bidding opportunities as allowed by state law.

**3.3 Engagement of Contractor.** Owner shall engage a contractor to construct the Offsite Roads in accordance with the terms and conditions of this Agreement and with the approved construction plans and specifications. The construction contract shall require that any and all change orders in excess of \$25,000.00 shall be jointly agreed to in writing by City and Owner, shall incorporate the requirements of this Article 3, and shall provide that City is a third-party beneficiary of the contract and may enforce such contracts against the Contractor. Change orders must represent an individual change to the contracted work such that large change orders are not subdivided for the sole purpose of arriving at a cost less than \$25,000.00 for any of the subdivided changes.

**3.4 Plan Review, Payment of Fees, and Pre-Construction Conference.** Construction of the Offsite Roads shall not commence until the plans and specifications have been reviewed and approved by the City for compliance with City Construction Standards and TxDOT, as applicable, for compliance with the TxDOT Construction Standards; a pre-construction conference has been held by the Contractor, Owner’s Engineer, and the City Engineer, Hays County Fire, and TxDOT (as applicable); all applicable City Review Fees are hereby waived as to the road improvements related to this Agreement except those fees incurred by usage of third-party consultants for review, which shall be paid by the Owner. At such preconstruction conference, the City’s Engineer shall designate the individual who will serve as the City’s project manager and inspector (the “City Inspector”).

**3.5 Inspection by City.** City has the right, but not the obligation, to inspect and test the Offsite Roads at any time. Further, City has the right to participate in a final inspection of the Offsite Roads. Owner, or its Engineer or Contractor, shall notify the City Inspector when each of the Offsite Roads is ready for final inspection. If the City

Inspector concurs that construction of the Offsite Roads is substantially complete, then the City Inspector will schedule a final inspection by the City's Engineer within 15 days. Upon such final inspection and correction of any punch list items, Owner shall request that City formally accept the improvements, subject to the provisions of this Agreement.

- 3.6 Easements and Rights-of- Way.** Acquisition of right-of-way is primarily the responsibility of the Owner, but if the Owner is unable to obtain all required off-site easements or right-of-way, then within 60 days after request by Owner, City shall attempt to acquire the easements and right-of-way, using its powers of eminent domain if necessary; provided specifically that City and Owner shall jointly incur the expense of attorneys' fees for counsel other than City staff; survey fees and expenses; appraisal fees and expenses; expert fees and expenses, and all other fees, costs, and expenses associated with the acquisition. City shall incur at its sole expense the cost of City staff time for oversight, legal advice provided to the City, and project management.

#### **ARTICLE 4 FEES, PERFORMANCE, PAYMENT AND MAINTENANCE BONDS**

- 4.1 Payment of Fees.** All City Review Fees and City Inspection Fees for the Offsite Roads constructed by Owner as set out in the City's Fee Schedule are hereby waived.
- 4.2 Payment of Costs.** Except as otherwise provided herein, Owner will pay all costs incurred by Owner associated with the design and construction of the Offsite Road and any cost overruns.
- 4.3 Payment, Performance, and Maintenance Bonds.** City shall require Owner or Owner's Contractor(s) to provide performance and payment bonds at the time of construction of the Offsite Roads as applicable, in accordance with Applicable Rules. Owner or Contractor shall provide a two (2) year maintenance bond upon acceptance by City.

#### **ARTICLE 5 OWNERSHIP AND OPERATION OF OFFSITE ROADS**

- 5.1** Within sixty (60) days after City's final approval of the Offsite Roads and the inspection and correction of punch list items pursuant to Section 3.5 above, City will accept the Offsite Roads except any roads maintained and operated by the State of Texas.
- (a) Owner shall provide the City Engineer with a set of as-built drawings, for permanent record.
- (b) Owner or Owner's Contractor shall provide the City Administrator or designee

with a two year maintenance bond for the Offsite Roads.

- 5.2 All warranties secured for construction of the Offsite Roads and all bonds, guarantees, other assurances of performance, record drawings, project manuals, and all other documentation related to the Offsite Roads will be delivered to City. Owner agrees that City will not accept the Offsite Roads burdened by any mechanic’s lien created by, through or under Owner.
- 5.3 After acceptance by City, City will operate and maintain the Offsite Roads according to City's policies and ordinances, as amended from time to time. Nothing in this Agreement will be construed to limit, restrict, modify, or abrogate City's governmental authority or ordinances respecting the operation and maintenance of its road systems nor its duty to provide for the public health, safety, and welfare in the operation and maintenance of same.
- 5.4 Maintenance of roadway and storm water infrastructure within the right-of-way will become the responsibility of the City through acceptance by the City Council under the current ordinances. All storm water infrastructure associated with roadways that is outside the right-of-way will remain the maintenance responsibility of the Owner or its assigns.

**ARTICLE 6  
INSURANCE AND INDEMNIFICATION**

6.1 **Insurance.** Owner or its Contractor(s) shall acquire and maintain, during the period of time when any of the Offsite Roads are under construction by Owner (with full coverage in force for matters occurring prior to City’s acceptance of the Offsite Road until expiration of two (2) years after the latter to occur of full and final completion of the Offsite Roads and acceptance thereof by City): (a) workers compensation insurance in the amount required by law and (b) commercial general liability insurance including personal injury liability, premises operations liability, and contractual liability (e.g. deletion of exclusions for liability assumed under any indemnification provisions of this Agreement) , with limits of liability for bodily injury, death and property damage of not less than \$1,000,000.00 per occurrence and general aggregate coverage for bodily injury, death and property damage of not less than \$2,000,000.00 (per project); provided, however, if the applicable construction contract is for a sum greater than \$3,000,000.00, then either (at Owner’s election) the general aggregate coverage for bodily injury, death and property damage shall be no less than \$5,000,000.00 (on a per project basis), or an additional \$3,000,000.00 of umbrella or excess liability insurance shall be acquired and maintained. Such insurance shall cover claims for bodily injury, death and property damage which might arise out of the construction contracts for the Offsite Roads, whether by Owner, a contractor, subcontractor, material man, or otherwise. Commercial general liability insurance coverage in the amount of \$1,000,000.00 must be on a “per occurrence” basis. All such insurance shall be issued by a carrier which is rated “A-1” or better by A.M. Best’s Key Rating Guide and licensed to do the business of insurance

in the State of Texas. The commercial general liability insurance shall name City including its current and future officers, councilmembers, employees, representatives, and other agents as additional named insureds and contain a waiver of subrogation endorsement in favor each additional named insured. Upon the later to occur of Owner’s execution of a construction contract for the Offsite Roads or five (5) days prior to commencement of construction under a construction contract for the Offsite Roads, Owner shall provide to City certified copies of all declarations, contracts, and policies of insurance, including all riders, exclusions, and all other attachments to each, evidencing such insurance coverage, along with the endorsement naming City as an additional insured. As to insurance required for current and for future Owners, even where Owner or the insurer has the right to cancel, fail to renew, or modify insurance coverage, each such policy shall provide that, at least thirty (30) days’ prior to the cancellation (including for non-payment of premiums), non- renewal or modification of the same, City and Owner or Owner’s contractor shall receive written notice of such cancellation, non-renewal or modification; furthermore, if Owner receives ten (10) days’ written notice for non-payment of premiums pursuant to Section 551.053 of the Texas Insurance Code, or if Owner is provided such notice by Owner’s contractor, then Owner shall provide such notice to City within five (5) business days. The commercial general liability insurance discussed in this Section 6.1 will not have exclusions or reduced limits for risks assumed pursuant to this Agreement. If insurance coverage that names a city as an “additional named insured” is commercially available to contractors which would bid for a construction project within the Cannon Ranch development at commercially reasonable rates, then City shall be named as an “additional named insured” to the insurance policy for such construction project.

**6.2 DEFENSE, INDEMNIFICATION and HOLD HARMLESS.** OWNER (IN THE EVENT OF AN ASSIGNMENT PURSUANT TO SECTION 8.5 BELOW “OWNER” FOR PURPOSES OF THIS SECTION 6.2 SHALL MEAN SUCH ASSIGNEE) HEREBY COVENANTS AND AGREES, TO THE EXTENT PERMITTED BY CHAPTER 151 OF THE TEXAS INSURANCE CODE, AND NO FURTHER, TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CITY, AND ITS PAST, PRESENT, AND FUTURE OFFICIALS, OFFICERS, REPRESENTATIVES, EMPLOYEES, AND OTHER AGENTS (IN THIS SECTION, COLLECTIVELY THE “CITY”) AGAINST AND FROM (AND WILL PAY TO CITY OR THE CLAIMANT, AS APPLICABLE, THE AMOUNT OF SUCH DAMAGES TO THE EXTENT THAT PAYMENT OBLIGATIONS UNDER THIS INDEMNITY ARISE) ALL ACTIONS, DAMAGES, CLAIMS, LOSSES, OR EXPENSE OF ANY TYPE (COLLECTIVELY, “DAMAGES”), ARISING FROM (i) THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY OWNER OR (ii) ANY THIRD PARTY CLAIMS RELATING TO ANY PUBLIC IMPROVEMENT CONSTRUCTED BY OWNER ACQUIRED UNDER THIS AGREEMENT, INCLUDING ANY CLAIM RELATING TO THE SOLE NEGLIGENCE OF CITY OR RESULTING FROM ANY INJURY TO ANY PERSON OR DAMAGE TO PROPERTY RESULTING FROM THE ACTS OR OMISSIONS OF OWNER, ITS CONTRACTOR OR SUBCONTRACTORS, IN OWNER’S CONSTRUCTION OF THE OFFSITE ROADS FOR THE PROJECT.

OWNER WILL DEFEND CITY AGAINST ALL SUCH CLAIMS OTHER THAN THOSE CLAIMS RELATING TO CITY’S SOLE NEGLIGENCE AND CITY WILL REASONABLY COOPERATE AND ASSIST IN PROVIDING SUCH DEFENSE. CITY SHALL HAVE THE RIGHT TO REASONABLY APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY OWNER IN FULFILLING ITS OBLIGATIONS HEREUNDER SUBJECT TO THE TERMS AND CONDITIONS OF ANY INSURANCE POLICY APPLICABLE TO SUCH CLAIM AND THE INSURER’S RIGHT TO RETAIN COUNSEL ON BEHALF OF ANY INSURED OR ADDITIONAL INSURED. CITY RESERVES THE RIGHT, BUT IS NOT REQUIRED, TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE AT ITS OWN EXPENSE. OWNER SHALL RETAIN DEFENSE COUNSEL WITHIN 10 BUSINESS DAYS OF WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHTS TO DEFENSE AND INDEMNIFICATION, AND IF OWNER DOES NOT DO SO, CITY MAY RETAIN ITS OWN DEFENSE COUNSEL IF REASONABLY NECESSARY AND OWNER WILL BE LIABLE FOR ALL REASONABLE COSTS AND EXPENSES OF SUCH COUNSEL INCURRED UNTIL OWNER HAS RETAINED DEFENSE COUNSEL. THIS SECTION SURVIVES THE TERMINATION OF THIS AGREEMENT INDEFINITELY WITH RESPECT TO MATTERS OCCURRING PRIOR TO CITY’S ACCEPTANCE OF THE OFFSITE ROAD, SUBJECT TO APPROPRIATE STATUTES OF LIMITATIONS, AS THEY MAY BE TOLLED OR EXTENDED BY AGREEMENT OR OPERATION OF LAW. OWNER WILL NOT SETTLE ANY CLAIM IF SUCH SETTLEMENT PROVIDES FOR INJUNCTIVE OR DECLATORY RELIEF AGAINST CITY WITHOUT THE WRITTEN CONSENT OF CITY, WHICH SHALL NOT BE UNREASONABLY WITHHELD (CITY SHALL NOT HAVE APPROVAL RIGHTS OVER MONETARY SETTLEMENTS, UNLESS AFFIRMATIVE ACTION IS REQUIRED BY CITY IN CONNECTION WITH SUCH SETTLEMENT); HOWEVER, LIMITS ON FUTURE GOVERNMENT ACTION AND PRECEDENTIAL CONSIDERATIONS RELATED TO OR POTENTIALLY ARISING FROM ANY PROPOSED SETTLEMENT ARE AMONG REASONS ON WHICH CITY MAY BASE REFUSAL TO CONSENT TO ANY PROPOSED SETTLEMENT.

6.3 At no time shall City have any control over or charge of Owner’s design, construction, or installation of any of the Offsite Roads, nor the means, methods, techniques, sequences, or procedures utilized for said design, construction or installation. This Agreement does not create a joint enterprise or venture between City and Owner.

6.4 **Insurance and Indemnity by Contractors:** Insurance and Indemnity by Contractors: If Owner engages a Contractor to construct the Offsite Roads, Owner shall include in the contract requirements that the Contractor must provide commercial general liability insurance naming City as an additional named insured as required in Section 6.1. To the extent allowed by applicable law, Owner shall use reasonable efforts to cause the contract to provide THAT THE CONTRACTOR COVENANT AND AGREE, TO THE EXTENT PERMITTED BY CHAPTER 151 OF THE TEXAS INSURANCE CODE, AND NO FURTHER, TO INDEMNIFY, HOLD HARMLESS AND DEFEND CITY

AGAINST ANY AND ALL SUITS OR CLAIMS FOR DAMAGES OF ANY NATURE ARISING OUT OF THE PERFORMANCE OF SUCH CONTRACT, EVEN IF SUCH LIABILITIES ARISE FROM OR ARE ATTRIBUTED TO STRICT LIABILITY, OTHER THAN SUCH LIABILITIES THAT ARISE DUE TO THE SOLE NEGLIGENCE OF CITY.

**ARTICLE 7.**  
**DEFAULT AND REMEDIES FOR DEFAULT**

- 7.1 **Preventative Default Measures.** The Parties presently enjoy a good working relationship and understand the meaning and intent of this Agreement; however, the Parties recognize that individual representatives of each of the Parties will likely change over the course of this Agreement. City agrees that day-to-day oversight of the implementation of this Agreement shall at all times during the Term be assigned directly to City Administration. In the event of a dispute involving an interpretation or any other aspect of this Agreement, upon Owner’s request, the City Administration shall convene a meeting of the Parties as soon as reasonably practical and use all reasonable efforts to avoid processing delays and to resolve the dispute and carry out the spirit and purpose of this Agreement.
  
- 7.2 **Default.** If either Party defaults in its obligations under this Agreement, the other Party must, prior to exercising a remedy available to that Party arising out of the default, give written notice to the defaulting Party specifying the nature of the alleged default and the manner in which it can be satisfactorily cured, and extend to the defaulting Party at least thirty (30) days from receipt of the notice to cure the default. If the nature of the default is such that it cannot reasonably be cured within the thirty (30) day period, the commencement of the cure within the thirty (30) day period and the diligent prosecution of the cure to completion will be deemed a cure within the cure period.
  
- 7.3 **Remedies Between City and Owner.** If a Party contends that the other Party is in default of this Agreement, the non-defaulting Party shall give written notice of such contention to the defaulting Party, specifying the nature of the alleged default, and allow the applicable time period for cure of the default set forth in Section 7.2 above. The defaulting Party shall either cure the alleged default timely, or if the non-defaulting Party and defaulting Party agree in writing for an extension of the time to cure, not later than the extended cure deadline, or, within the time for cure stated in the non-defaulting Party’s initial notice of default, give written notice to the non-defaulting Party denying the existence of the alleged default and invoking the following dispute resolution mechanisms. First, if both Parties shall mutually agree to submit to mediation, they shall attempt to resolve the dispute amicably. If mediation is unsuccessful or if one or both of the Parties decline to engage in mediation, then either Party may institute legal proceedings in a state district court in Hays County, Texas, pursuing all available remedies at law or equity, including without limitation a suit for specific performance and/or a Writ of Mandamus in the event of a default by City. All matters of fact and law

shall be submitted to and determined by the court (subject to appeal). Each party shall pay its own costs and attorney fees.

## ARTICLE 8 MISCELLANEOUS

- 8.1 Governing Law; Jurisdiction and Venue:** This Agreement shall be construed under and in accordance with the laws of The State of Texas. All obligations of the parties created hereunder are performable in Hays County, Texas and venue for any action arising hereunder shall be in Hays County.
- 8.2 Conspicuous Provisions:** City and Owner acknowledge that the provisions of this Agreement set out in **bold, CAPITALS** (or any combination thereof) satisfy the requirements for the express negligence rule or are conspicuous.
- 8.3 Notices:** Any notices, approvals, or other communications required to be given by one Party to another under this Agreement (a "Notice") shall be given in writing addressed to the Party to be notified at the address set forth below and shall be deemed given: (a) when the Notice is delivered in person to the person to whose attention the Notice is addressed; (b) when received if the Notice is deposited in the United States Mail, certified or registered mail, return receipt requested, postage prepaid; (c) when the Notice is delivered by Federal Express, UPS, or another nationally recognized courier service with evidence of delivery signed by any person at the delivery address; or (d) five business days after the Notice is sent by FAX (with electronic confirmation by the sending FAX machine) with a confirming copy sent by United States mail within 48 hours after the FAX is sent. If any date or period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the Notice shall be extended to the first business day following the Saturday, Sunday, or legal holiday. For the purpose of giving any Notice, the addresses of the Parties are set forth below. The Parties may change the information set forth below by sending Notice of such changes to the other Party as provided in this section.

**To City:**

City of Dripping Springs, Texas  
 Attn: City Secretary  
 P. O. Box 384  
 Dripping Springs, Texas 78620  
 FAX: (512) 858-5646

City of Dripping Springs, Texas

Attn: City Administrator  
P. O. Box 384  
Dripping Springs, Texas 78620

City of Dripping Springs, Texas  
Attn: City Attorney  
P. O. Box 384  
Dripping Springs, Texas 78620

**To Owner:**

*Original:* Ashton Austin Residential L.L.C.  
10721 Research Blvd, Suite B-210  
Austin, Texas 78759  
Attention: Keith Pearson

Ashton Austin Residential L.L.C.  
10721 Research Blvd, Suite B-210  
Austin, Texas 78759  
Attention: Steven Pierce

Ashton Woods  
3820 Mansell Road, Suite 400  
Alpharetta, Georgia 30022  
Attention: Christina Malone

*Copies to:* Baker & Robertson  
P O Box 718  
Dripping Springs, Texas 78620  
Attn: Rex G. Baker, III

Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701  
Attention: Kevin M. Flahive

**8.4 City Consent and Approval:** In any provision of this Agreement that provides for the consent or approval of City staff or City Council, such consent or approval must be granted in writing, and unless otherwise specified in this Agreement may be withheld or conditioned by the staff or City Council based on compliance with the terms of this Agreement and applicable laws and ordinances.

**8.5 Assignment:** This Agreement and the rights and obligations of Owner hereunder may be assigned by Owner may assign all or an undivided interest in this Agreement to an affiliate of Owner, a land bank entity or other entity that facilitates the acquisition, development, or disposition of the Property, a person or entity that will have a

co-ownership interest in all or a portion of the Property, or a joint venture in which Owner or an affiliate of Owner is a member, without the consent of City. As used in this Section, “affiliate” means (a) an officer, director, employee, shareholder, or partner of Owner; (b) any corporation, partnership, limited liability company, trust, or other entity controlling, controlled by, or under common control with Owner (whether directly or indirectly through one or more intermediaries); or (c) any officer, director, trustee, general partner, or employee of any person or entity described in (b) above.

For assignments other than to an affiliate as provided in the above paragraph, but including any assignment to a land bank entity or other entity that facilitates the acquisition, development, or disposition of the Property or other homebuilder, Owner may, in its sole and absolute discretion, assign this Agreement with respect to all or part of the Project from time to time to any party provided that the assignee has provided to Owner with a copy to City in a writing, certified by an officer with the authority to bind the assignee, stating that such assignee (i) does not owe delinquent taxes or fees to City, (ii) is not in material default (beyond any applicable notice and cure period) under any development agreement with City, and (iii) has the experience, expertise and the financial capacity and ability to perform the duties or obligations so assigned under this Agreement. In the event the proposed assignee is a company that is publicly traded and listed on the New York Stock Exchange, then an officer of such proposed assignee shall provide this information in the certification described in this Section 8.5 in lieu of the requirements of (iii), above. Owner shall provide City sixty (60) days prior written notice of any such assignment, and Owner shall provide City with a copy of the writing described in this Section 8.5. Upon assignment pursuant to this Section 8.5, Owner shall be released of any further obligations under this Agreement.

- 8.6 **No Third Party Beneficiary:** This Agreement is solely for the benefit of the Parties, and neither City nor Owner intends by any provision of this Agreement to create any rights in any third-party beneficiaries or to confer any benefit upon or enforceable rights under this Agreement or otherwise upon anyone other than City and Owner.
  
- 8.7 **Amendment:** This Agreement may be amended only with the written consent of Owner and with approval of the governing body of City.
  
- 8.8 **No Waiver:** Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party hereto of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.
  
- 8.9 **Severability:** The provisions of this Agreement are severable and, in the event any word, phrase, clause, sentence, paragraph, section, or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be held or determined

to be invalid, illegal, or unenforceable for any reason, and the extent of such invalidity or unenforceability does not cause substantial deviation from the underlying intent of the Parties as expressed in this Agreement, then such provision shall be deemed severed from this Agreement with respect to such person, entity or circumstance, without invalidating the remainder of this Agreement or the application of such provision to other persons, entities or circumstances, and a new provision shall be deemed substituted in lieu of the provision so severed which new provision shall, to the extent possible, accomplish the intent of the Parties as evidenced by the provision so severed.

- 8.10 Captions:** Captions and headings used in this Agreement are for reference purposes only and shall not be deemed a part of the agreement.
- 8.11 Interpretation:** The Parties acknowledge that each party and, if it so chooses, its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto. As used in this Agreement, the term "shall include" means "shall include without limitation."
- 8.12 Exactions Roughly Proportionate:** Owner hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 of the Texas Local Government Code, arising out of this Agreement. Both Owner and City further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Agreement or the future zoning ordinance covering the Land. Owner further acknowledges that the benefits of platting and master planning have been accepted with full knowledge of potential claims and causes of action which may be raised now and in the future, and Owner acknowledges the receipt of good and valuable consideration for the release and waiver of such claims. Notwithstanding the foregoing, Owner does not waive any of its rights or claims with respect to any future requests or exactions from City not covered or determined by this Agreement or the future zoning ordinance covering the Land.
- 8.13 Counterpart and Originals:** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original.
- 8.14 Term.** The term of this Agreement will commence on the Effective Date and continue until City's acceptance of the Offsite Roads, unless terminated on an earlier date by written agreement of City and Owner.

**8.15 Incorporation of Exhibits by Reference:** All exhibits attached to this Agreement are incorporated into this Agreement by reference for the purposes set forth herein, as follows:

Exhibit A – Depiction of Land

Exhibit B – Legal Description of Land

Exhibit C – Transportation Diagram

Exhibit D – Typical Sections

Exhibit E – Offsite Roadway Dedication Rob Shelton and Founder’s Park (including future Roundabouts)

**The Effective Date** of this Agreement is \_\_\_\_\_, 2021.

**[Signature Pages to follow]**

**THE UNDERSIGNED PARTIES HEREBY EXECUTE THIS AGREEMENT:**

**CITY:**

**CITY OF DRIPPING SPRINGS,**  
a Type A General-Law Municipality

By: \_\_\_\_\_  
Name: Bill Foulds, Jr.  
Title: Mayor

**ATTEST:**

By: \_\_\_\_\_  
Name: Andrea Cunningham  
Title: City Secretary

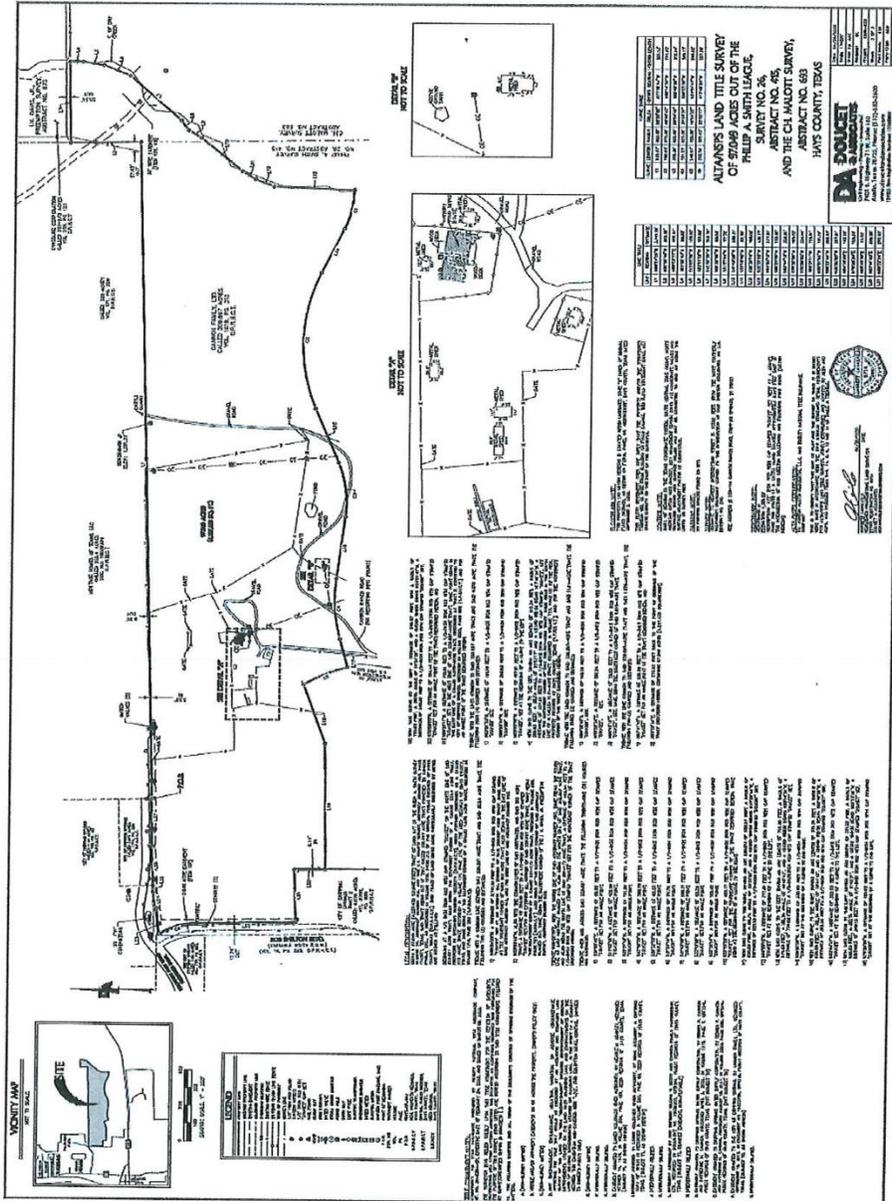
**OWNER:**

**ASHTON AUSTIN RESIDENTIAL, L.L.C.**  
a Texas limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

# Exhibit A

## Depiction of Land



**Exhibit B**

## Legal Description of Land

**DESCRIPTION**

For a 97.049 Acre [4,227,433 Square Feet] Tract

**BEING A 97.049 ACRE [4,227,433 SQUARE FEET] TRACT OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, AND THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, SAID TRACT BEING OUT OF THAT CALLED 209.697 ACRE TRACT CONVEYED TO CANNON FAMILY, LTD., AS RECORDED IN VOLUME 1619, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod with cap stamped "DOUCET" on the north line of said 209.697 acre tract, same being the southwest corner of a called 200.4 acre tract, recorded in Document Number 18036374 [O.P.R.H.C.T.], being further described as a called 200 acre tract, recorded in Volume 171, Page 279, of the Deed Records of Hays County, Texas [D.R.H.C.T.], and same being at the southeast corner of a called 1.978 acre tract, recorded in Volume 1714, Page 289 [O.P.R.H.C.T.];

**THENCE** with a common line between said 209.697 acre tract and said 200.4 acre tract, the following two (2) courses and distances:

- 1) N88°34'55"E, a distance of 3,741.16 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set at an interior ell corner of said 209.697 acre tract, same being at the southeast corner of said 200 acre tract, also being on the east line of said Abstract Number 415, and the west line of said Abstract Number 693, and
- 2) N00°50'48"W, also with the common lines of said abstracts, and said 200 acre tract, a distance of 365.86 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an exterior ell corner of said 209.697 acre tract, same being the southwest corner of a called 291-1/3 acre tract, recorded in Volume 258, Page 123 [D.R.H.C.T.], also being at the northwest corner of said Abstract Number 693, same being the southwest corner of the I.V. Davis, Jr. Preemption Survey, Abstract Number 673;

**THENCE** N89°00'33"E, with the north line of said Abstract Number 693, same being the south line of said Abstract Number 673, also being the north line of said 209.697 acre tract, and also being the south line of said 291-1/3 acre tract, a distance of 456.94 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the northeast corner of the tract described herein;

(CONTINUED ON NEXT PAGE)



**THENCE** over and across said 209.697 acre tract, the following twenty-one (21) courses and distances:

- 1) S01°05'40"E, a distance of 69.82 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 2) S10°05'59"W, a distance of 106.90 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 3) S22°51'12"W, a distance of 151.89 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 4) S42°50'39"W, a distance of 368.76 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 5) S56°32'56"W, a distance of 68.53 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 6) S31°27'14"W, a distance of 77.76 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 7) S41°42'08"W, a distance of 288.31 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 8) S33°10'59"W, a distance of 82.38 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 9) S22°35'14"W, a distance of 106.02 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 10) S02°33'22"W, a distance of 420.17 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the southeast corner of the tract described herein, same being at the beginning of a curve to the right,
- 11) With said curve to the right, having an arc length of 222.97 feet, a radius of 500.00 feet, a delta angle of 25°33'03", and a chord which bears N77°36'44"W, a distance of 221.13 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 12) N64°50'13"W, a distance of 277.81 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set at the beginning of a curve to the left,
- 13) With said curve to the left, having an arc length of 796.60 feet, a radius of 975.00 feet, a delta angle of 46°48'43", and a chord which bears N88°14'34"W, a distance of 774.62 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,

(CONTINUED ON NEXT PAGE)



- 14) S68°21'05"W, a distance of 330.60 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set at the beginning of a curve to the right,
- 15) With said curve to the right, having an arc length of 315.38 feet, a radius of 625.00 feet, a delta angle of 28°54'42", and a chord which bears S82°48'26"W, a distance of 312.04 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 16) N82°44'13"W, a distance of 352.20 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set at the beginning of a curve to the left,
- 17) With said curve to the left, having an arc length of 351.23 feet, a radius of 925.00 feet, a delta angle of 21°45'21", and a chord which bears S86°23'06"W, a distance of 349.13 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 18) S75°30'26"W, a distance of 165.02 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point of the tract described herein at the beginning of a curve to the left,
- 19) With said curve to the left, having an arc length of 249.67 feet, a radius of 750.00 feet, a delta angle of 19°04'25", and a chord which bears N24°01'47"W, a distance of 248.52 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 20) S70°59'50"W, a distance of 354.44 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point, and
- 21) S89°21'11"W, a distance of 715.61 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set on the west line of said 209.697 acre tract, same point being on the east line of a called 4.078 acre tract, described as Tract 2, conveyed to City of Dripping Springs, recorded in Volume 5200, Page 886 [O.P.R.H.C.T.], and for an angle point of the tract described herein;

**THENCE** with the common line of said 209.697 acre tract and said 4.078 acre tract, the following four (4) courses and distances:

- 1) N00°51'53"W, a distance of 161.19 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 2) S88°22'44"W, a distance of 299.63 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 3) N00°50'55"W, a distance of 517.61 feet to a 1/2-inch iron rod with cap stamped "DOUCET", set at the beginning of a curve to the left, and

(CONTINUED ON NEXT PAGE)



- 4) With said curve to the left, having an arc length of 210.34 feet, a radius of 355.63 feet, a delta angle of 33°53'17" and a chord which bears N17°49'24"W, a distance of 207.29 feet to a 1/2-inch iron rod with cap stamped "DOUCET", set for the northwest corner of said 209.697 acre tract, same being in the south line of a called 11.61 acre tract, recorded in Volume 733, Page 101 of the Real Property Records of Hays County, Texas [R.P.R.H.C.T.], and for the northwest corner of the tract described herein;

**THENCE** with the lines common to said 209.697 acre tract and said 11.61 acre tract, the following three (3) courses and distances:

- 1) N84°18'45"E, a distance of 142.18 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 2) N79°26'34"E, a distance of 100.24 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, and
- 3) N88°45'18"E, a distance of 33.52 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, at the southwest corner of said 1.978 acre tract;

**THENCE** with the common line of said 209.697 acre tract and said 1.978 acre tract, the following two (2) courses and distances:

- 1) N87°41'40"E, a distance of 226.58 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point of the tract described herein, and

(CONTINUED ON NEXT PAGE)



- 2) N89°32'34"E, a distance of 270.93 feet to the **POINT OF BEGINNING** of the tract described herein, and containing 97.049 Acres [4,227,433 Square Feet].

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 using the surface adjustment factor of 1.000077936. Units: U.S. Survey Foot.

This survey was performed with the benefit of a title commitment issued by Fidelity National Title Insurance Company, GF No. 20-0354-CH, with an Effective Date of February 24, 2020, and an Issued date of March 6, 2020. The surveyor has relied upon the referenced title commitment for easements, restrictions and other matters affecting this property. No additional research was performed for the purpose of this survey.

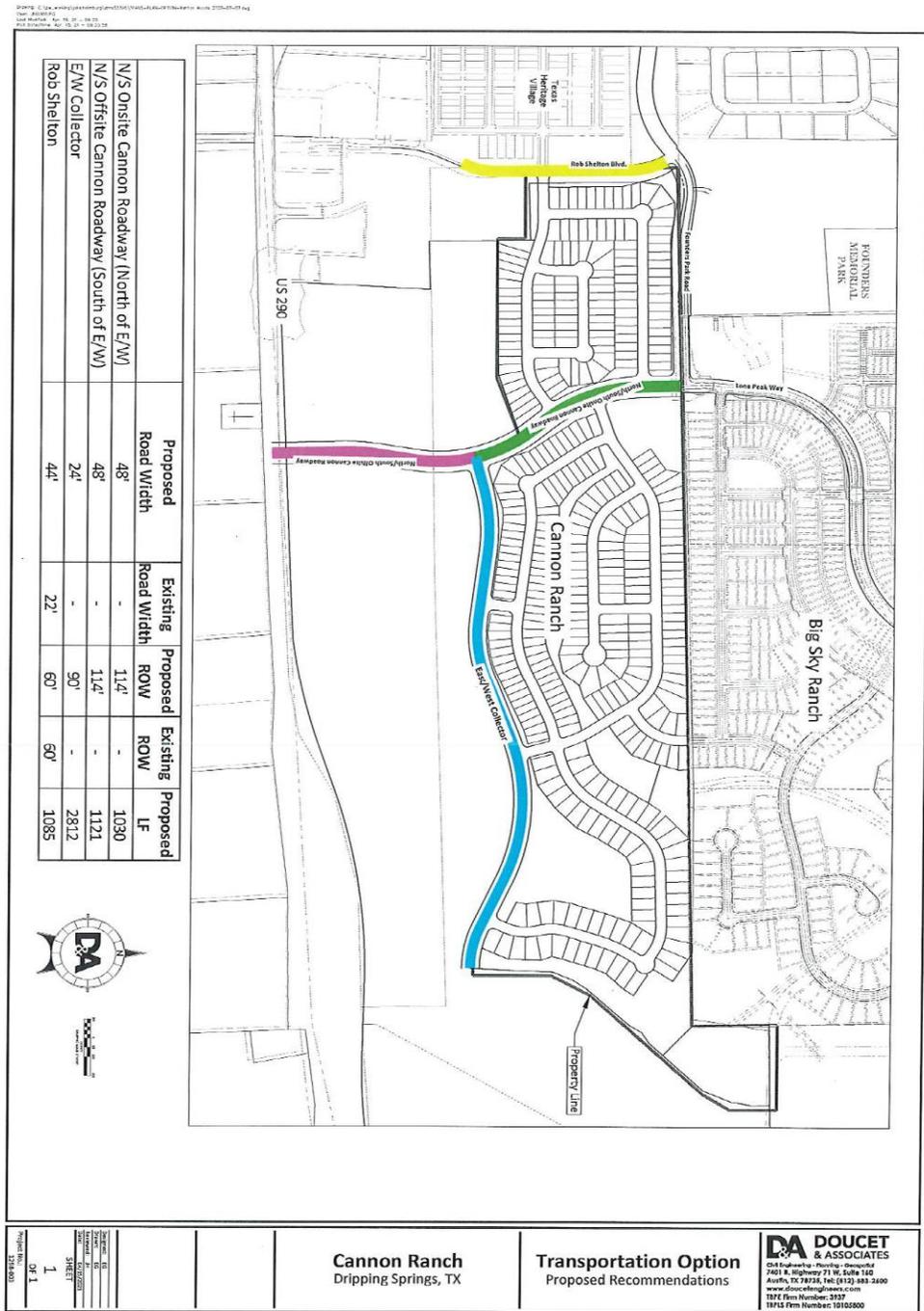
I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground under my supervision.

*GCav* 4/29/20  
 \_\_\_\_\_  
 Date  
 Garrett Cavaiuolo  
 Registered Professional Land Surveyor  
 Texas Registration No. 6714  
 Doucet & Associates  
 GCavaiuolo@DoucetEngineers.com  
 TBPELS Firm Registration No. 10105800



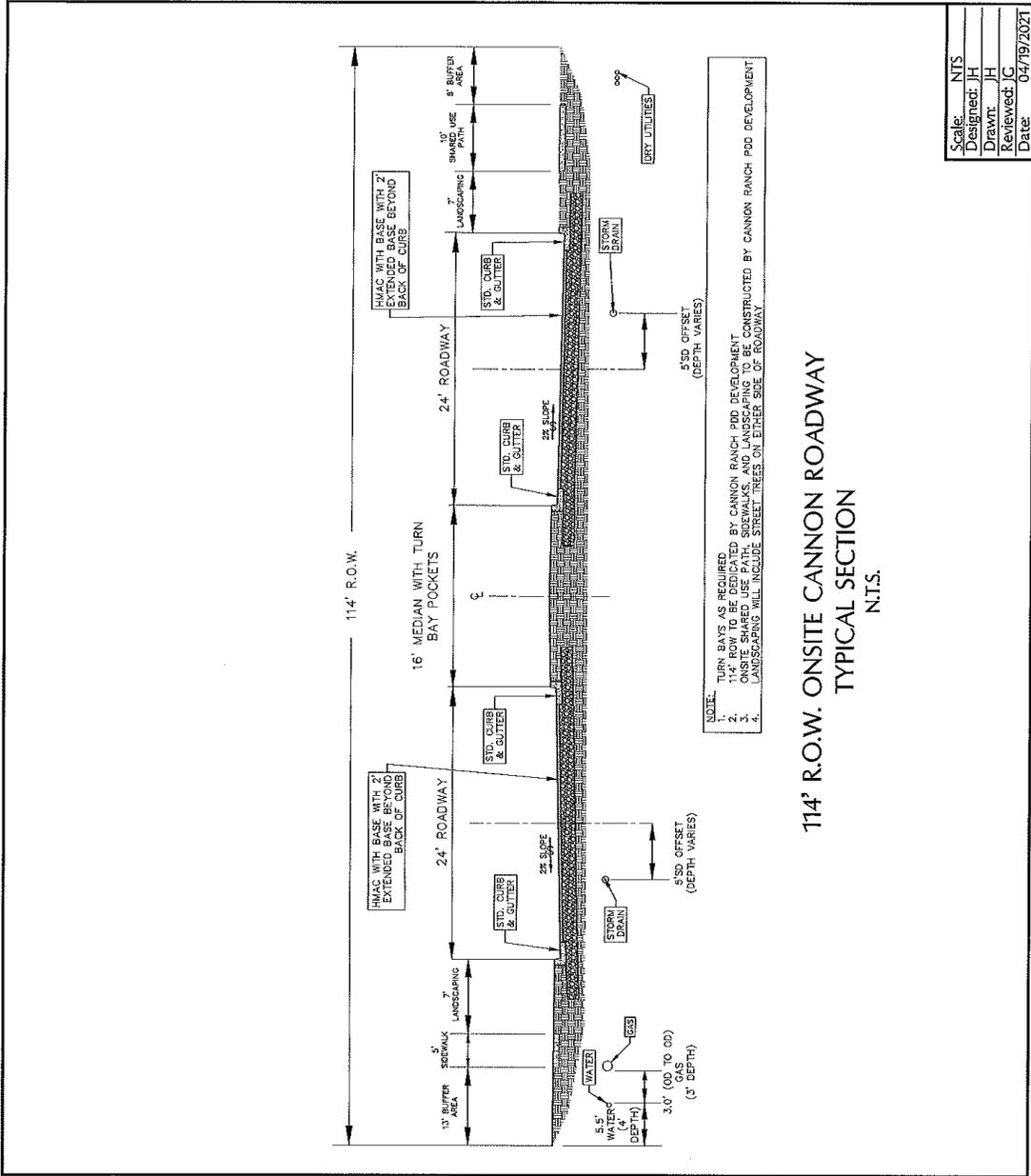
### Exhibit C

### Transportation Diagram





User: JHELMBURG Plot Date/Time: Apr. 21, 21 - 15:51:42  
 Drawing: C:\p\_w\_working\joke.helmburg\dms31046\cross-sections.dwg



- NOTE:**
1. TURN BAYS AS REQUIRED.
  2. 114' ROW TO BE DEDICATED BY CANNON RANCH PDD DEVELOPMENT.
  3. ONSITE SHARED USE PATH, SIDEWALKS, AND LANDSCAPING TO BE CONSTRUCTED BY CANNON RANCH POD DEVELOPMENT.
  4. LANDSCAPING WILL INCLUDE STREET TREES ON EITHER SIDE OF ROADWAY.

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	IC
Date:	04/19/2021

**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

TYPICAL ROAD  
 CROSS SECTION - N-S  
 ONSITE CANNON ROADWAY  
 (114' R.O.W.)

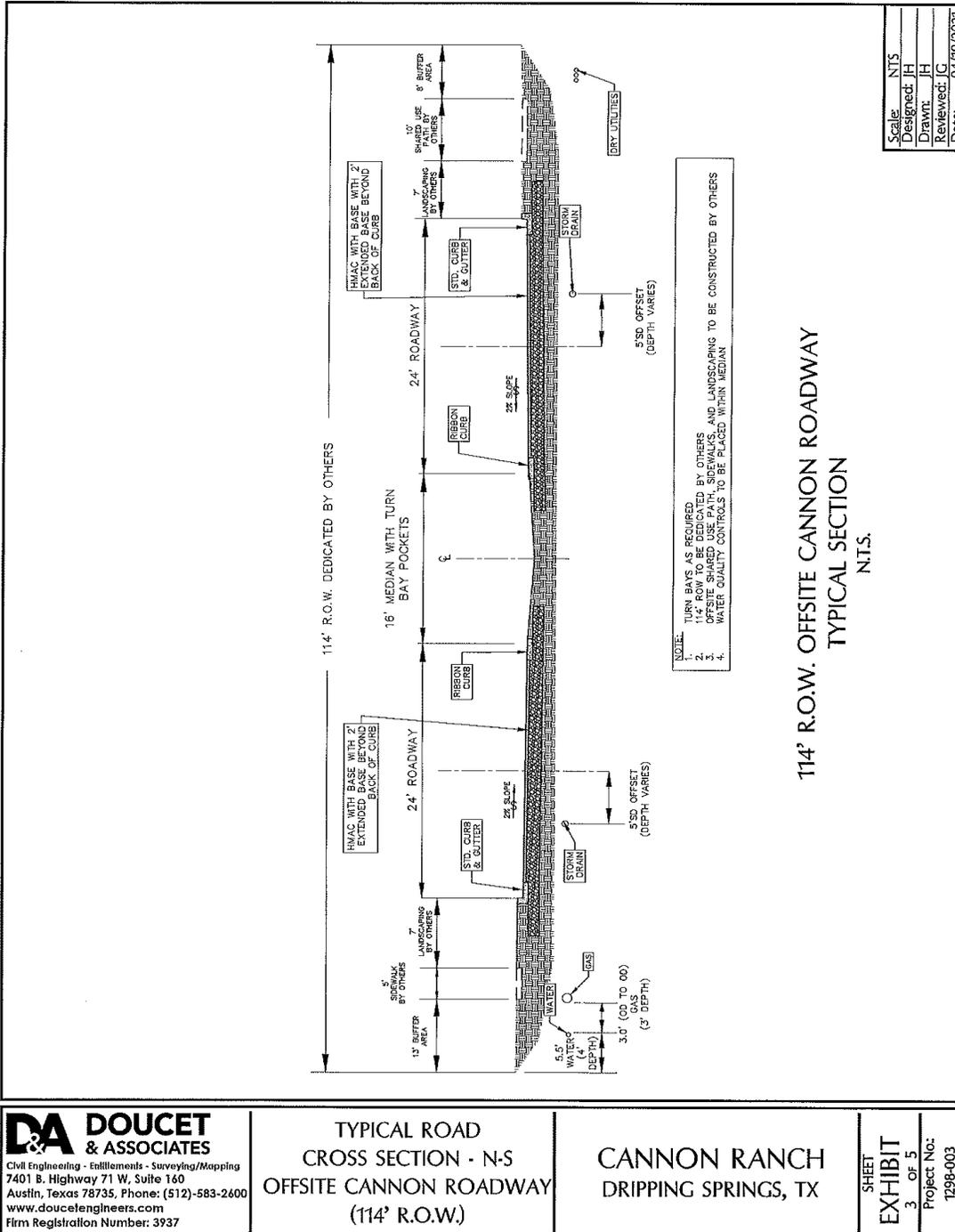
CANNON RANCH  
 DRIPPING SPRINGS, TX

SHEET	2
EXHIBIT	OF 5
Project No.:	1298-003

User: JHELMBURG

Plot Date/Time: Apr. 21, 21 - 15:51:18

Drawing: C:\pw\_working\jake.helmburg\dms31046\cross-sections.dwg



**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

TYPICAL ROAD  
 CROSS SECTION - N-S  
 OFFSITE CANNON ROADWAY  
 (114' R.O.W.)

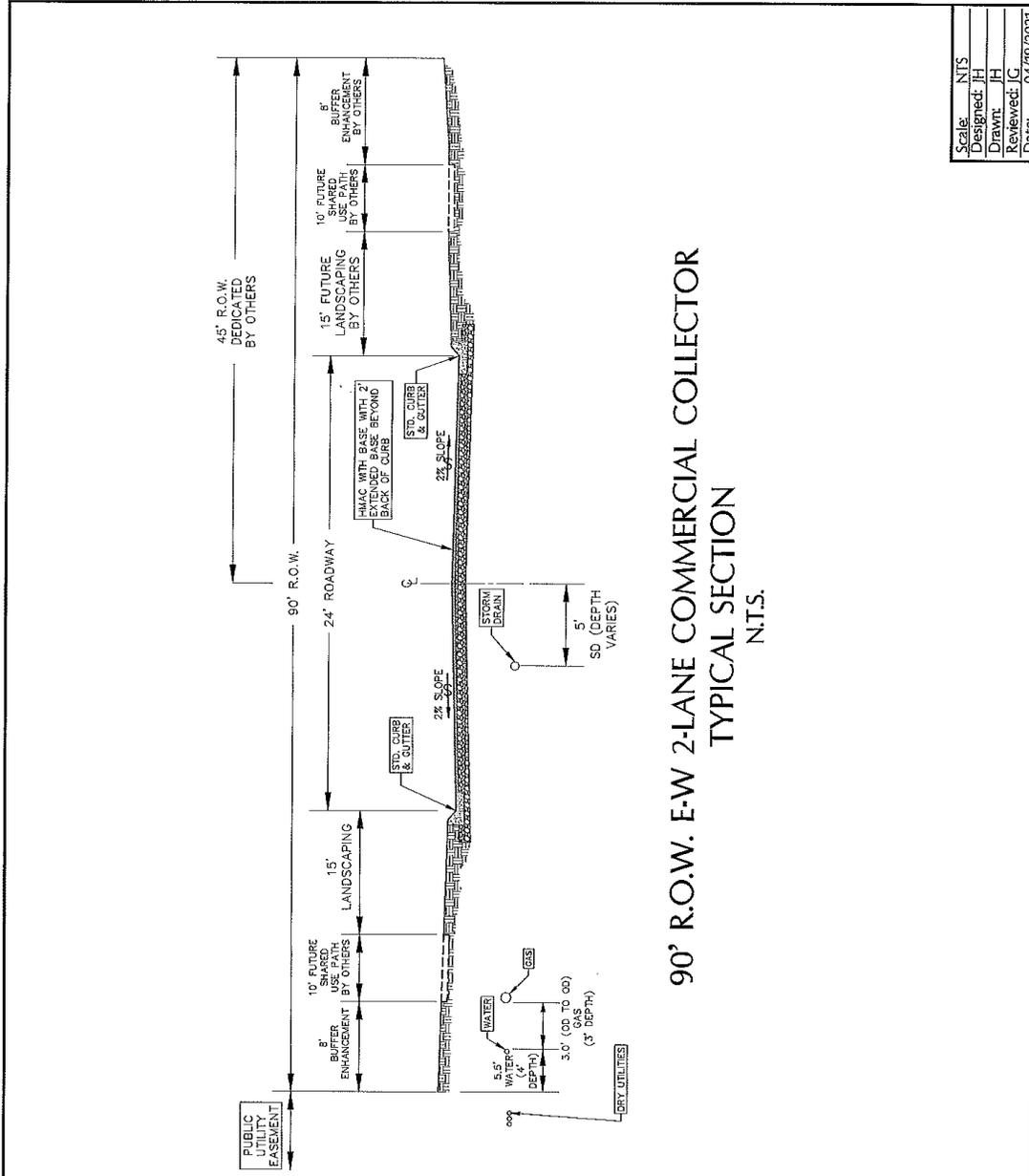
CANNON RANCH  
 DRIPPING SPRINGS, TX

SHEET  
**EXHIBIT**  
 3 OF 5  
 Project No.:  
 1298-003

User: JHELMBURG

Plot Date/Time: Apr. 21, 21 - 15:52:07

Drawing: C:\pw\_working\jake.helmburg\dms31046\cross-sections.dwg



Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	IC
Date:	04/19/2021

90' R.O.W. E-W 2-LANE COMMERCIAL COLLECTOR  
TYPICAL SECTION  
N.T.S.

**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

TYPICAL ROAD  
CROSS SECTION - E-W  
COMMERCIAL COLLECTOR  
(90' R.O.W.)

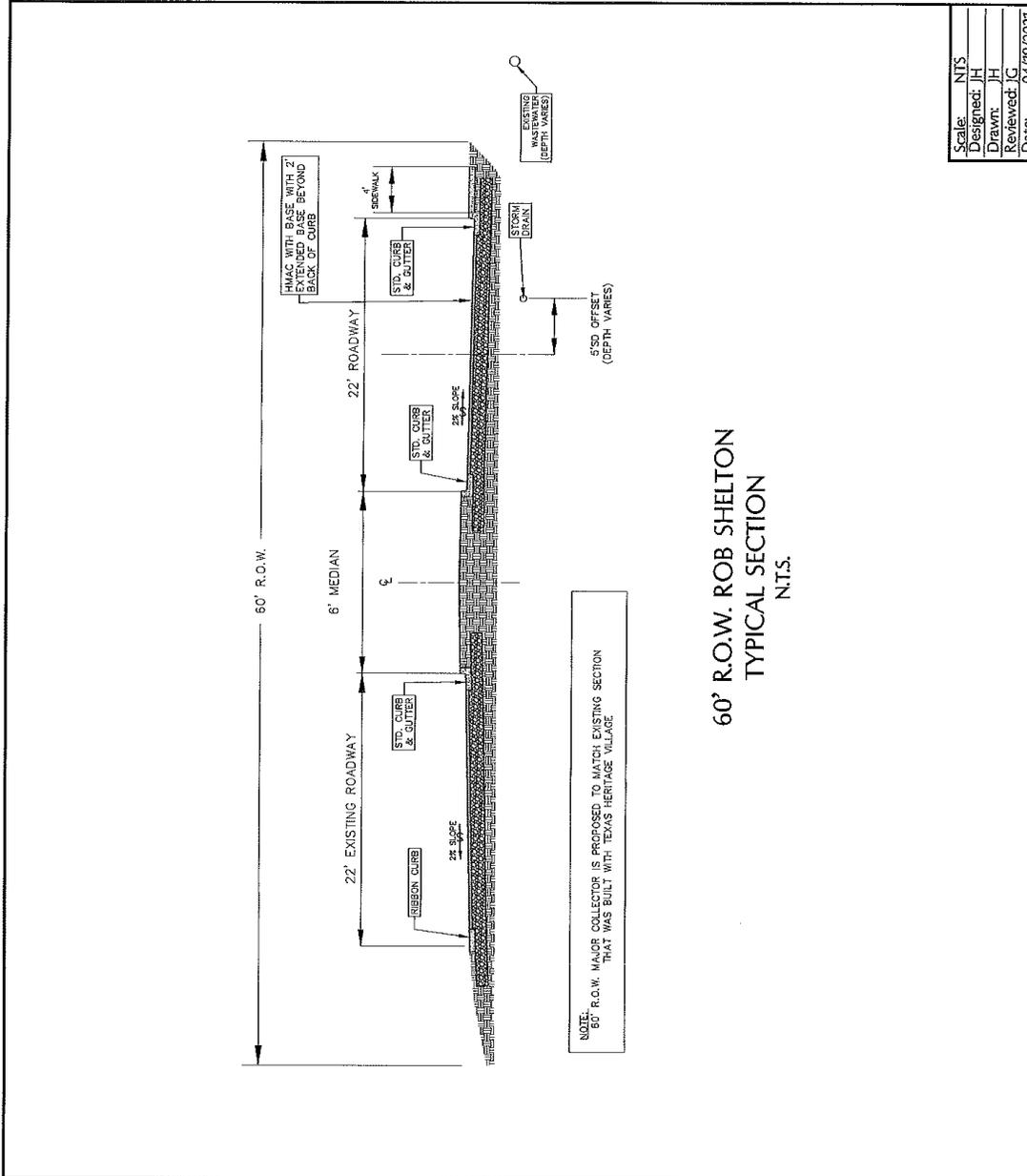
CANNON RANCH  
DRIPPING SPRINGS, TX

SHEET	EXHIBIT
4	OF 5
Project No.:	T298-003

User: JHELMBURG

Plot Date/Time: Apr. 19, 21 - 10:50:54

Drawing: C:\pw\_working\jake.helmburg\dms31046\cross-sections.dwg



Scale:	N.T.S.
Designed:	JH
Drawn:	JH
Reviewed:	IC
Date:	04/19/2021

60' R.O.W. ROB SHELTON  
TYPICAL SECTION  
N.T.S.

NOTE:  
60' R.O.W. MAJOR COLLECTOR IS PROPOSED TO MATCH EXISTING SECTION  
THAT WAS BUILT WITH TEXAS HERITAGE VILLAGE

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

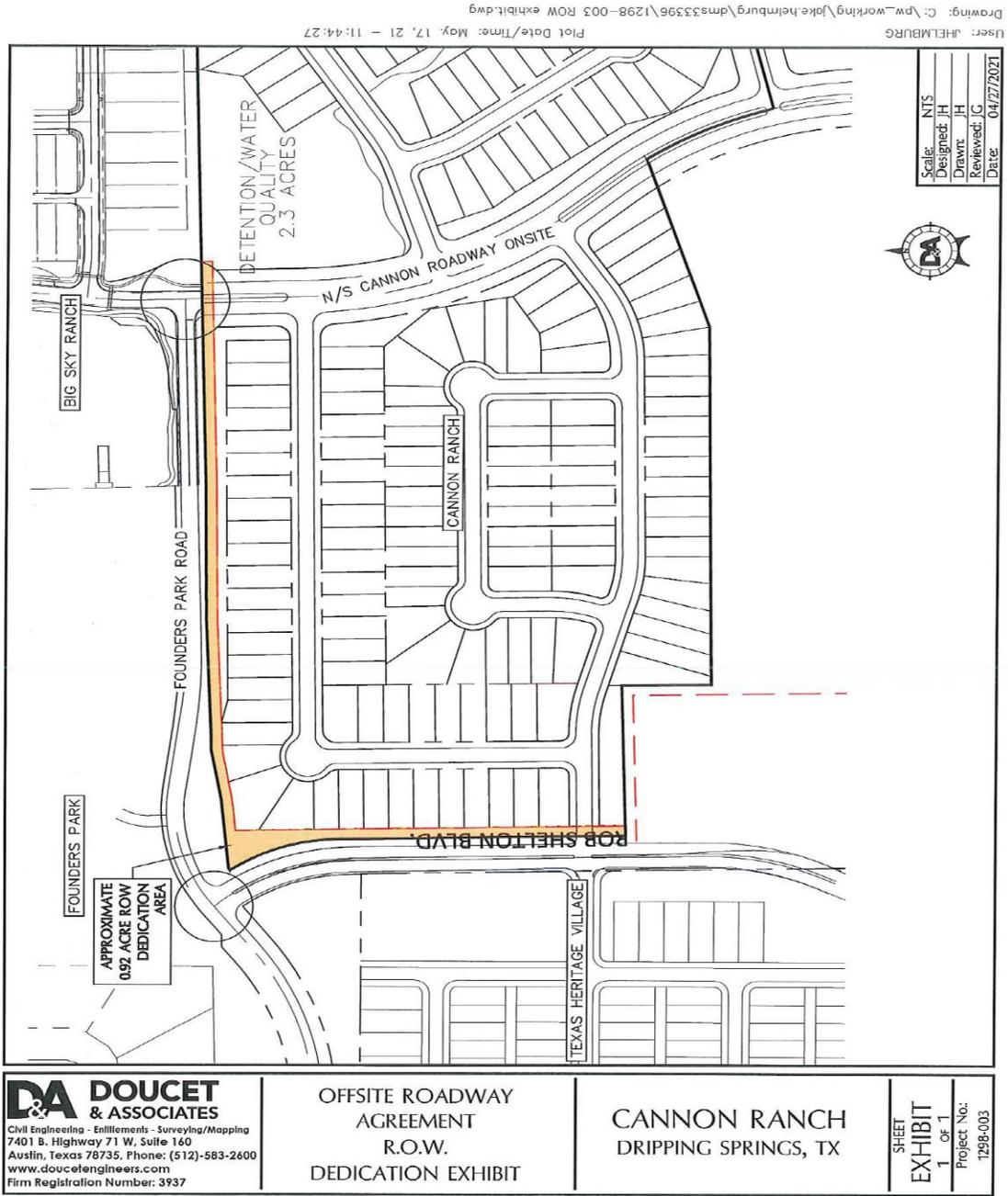
TYPICAL ROAD  
CROSS SECTION - ROB  
SHELTON (60' R.O.W.)

CANNON RANCH  
DRIPPING SPRINGS, TX

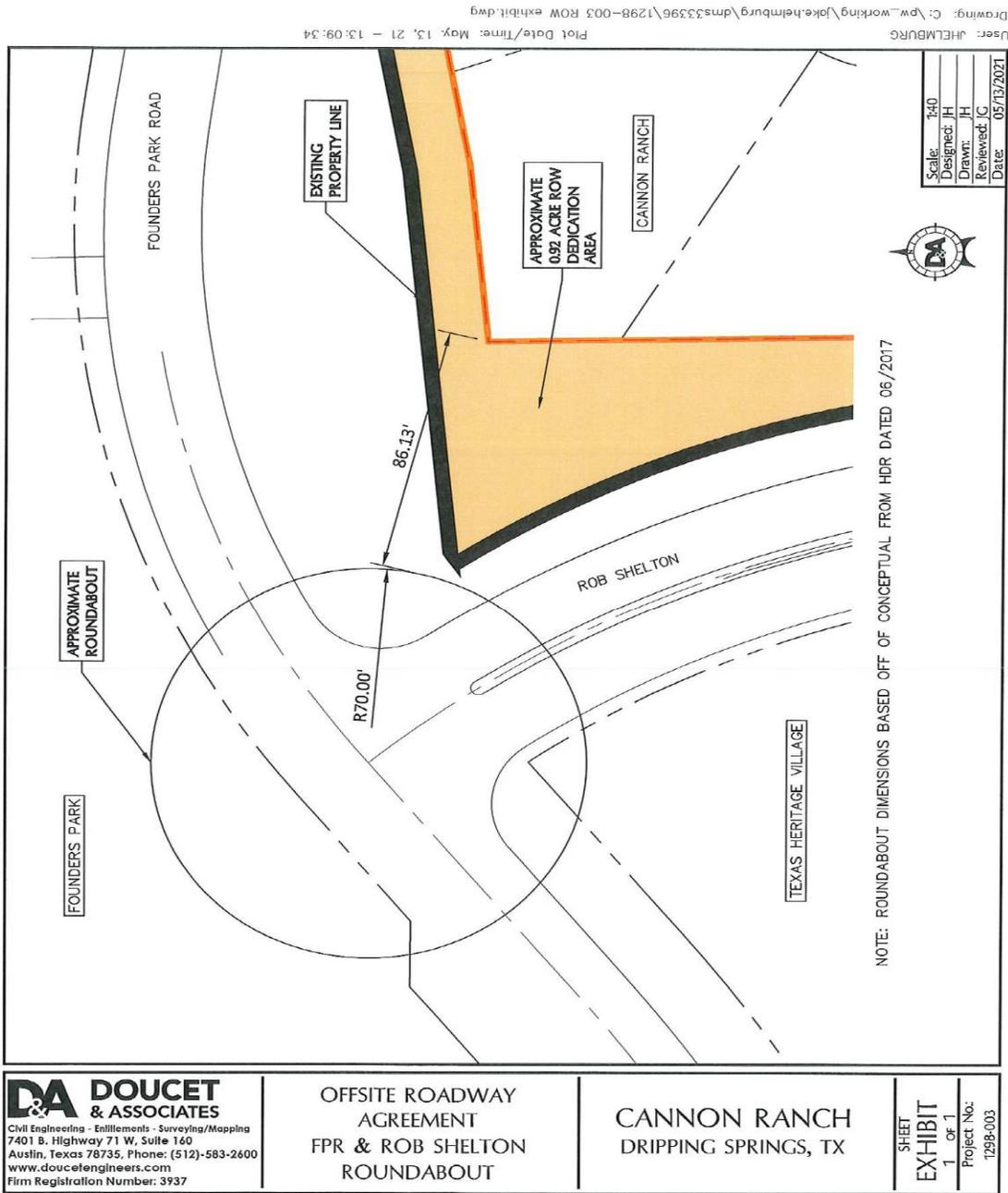
SHEET  
**EXHIBIT**  
5 OF 5  
Project No.:  
1298-003

### Exhibit E

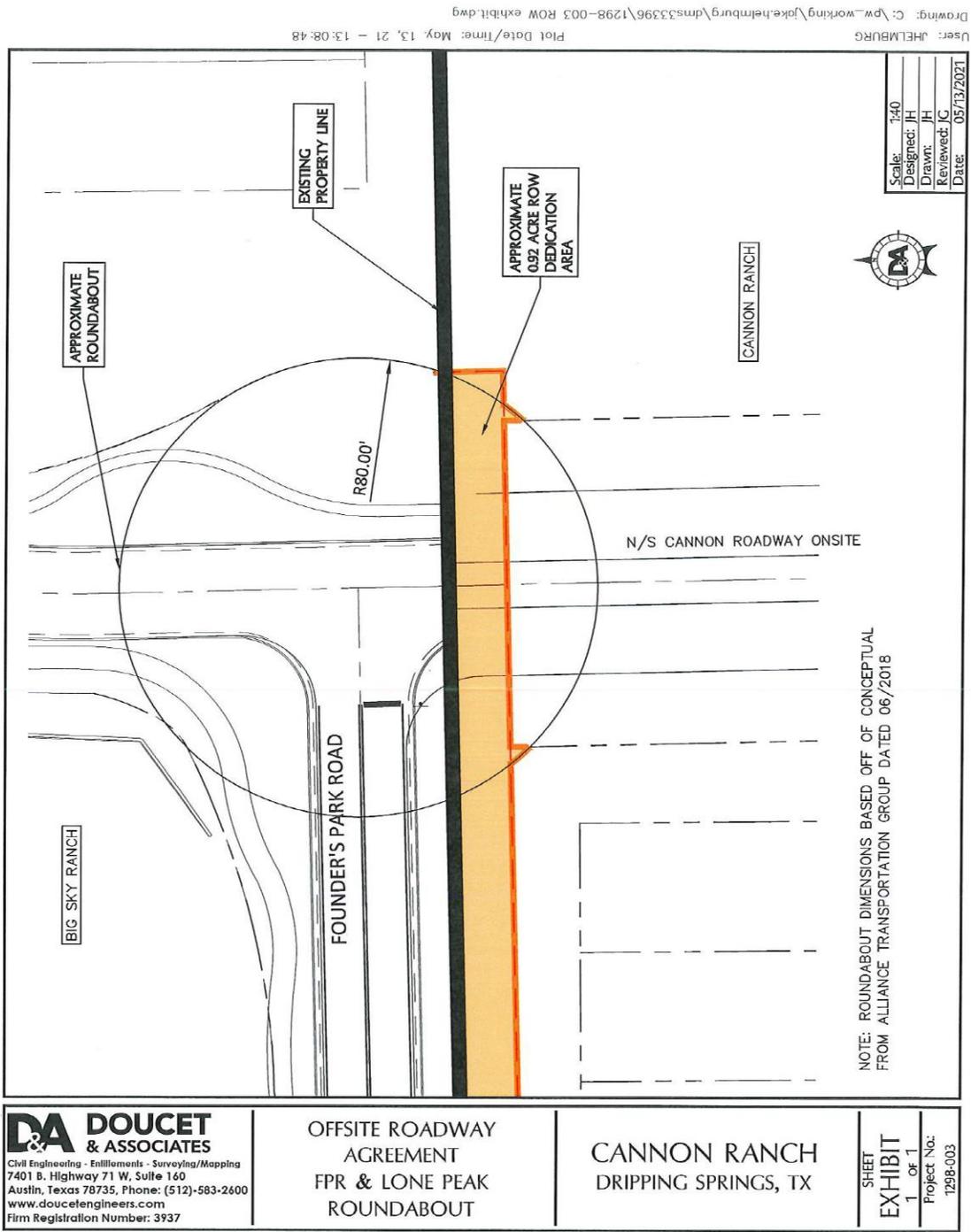
## Offsite Roadway Dedications Rob Shelton and Founder's Park:



# Future Roundabout at Rob Shelton Blvd. and Founders Park Road



# Future Roundabout at Cannon Ranch roadway and Founders Park Road



**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

OFFSITE ROADWAY  
 AGREEMENT  
 FPR & LONE PEAK  
 ROUNDABOUT

CANNON RANCH  
 DRIPPING SPRINGS, TX

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



**Cannon Ranch  
Hays County, Texas**

**D&A Job No. 1298-003  
April 29, 2020**

**DESCRIPTION  
For a 97.049 Acre [4,227,433 Square Feet] Tract**

**BEING A 97.049 ACRE [4,227,433 SQUARE FEET] TRACT OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, AND THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, SAID TRACT BEING OUT OF THAT CALLED 209.697 ACRE TRACT CONVEYED TO CANNON FAMILY, LTD., AS RECORDED IN VOLUME 1619, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod with cap stamped "DOUCET" on the north line of said 209.697 acre tract, same being the southwest corner of a called 200.4 acre tract, recorded in Document Number 18036374 [O.P.R.H.C.T.], being further described as a called 200 acre tract, recorded in Volume 171, Page 279, of the Deed Records of Hays County, Texas [D.R.H.C.T.], and same being at the southeast corner of a called 1.978 acre tract, recorded in Volume 1714, Page 289 [O.P.R.H.C.T.];

**THENCE** with a common line between said 209.697 acre tract and said 200.4 acre tract, the following two (2) courses and distances:

- 1) N88°34'55"E, a distance of 3,741.16 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set at an interior ell corner of said 209.697 acre tract, same being at the southeast corner of said 200 acre tract, also being on the east line of said Abstract Number 415, and the west line of said Abstract Number 693, and
- 2) N00°50'48"W, also with the common lines of said abstracts, and said 200 acre tract, a distance of 365.86 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an exterior ell corner of said 209.697 acre tract, same being the southwest corner of a called 291-1/3 acre tract, recorded in Volume 258, Page 123 [D.R.H.C.T.], also being at the northwest corner of said Abstract Number 693, same being the southwest corner of the I.V. Davis, Jr. Preemption Survey, Abstract Number 673;

**THENCE** N89°00'33"E, with the north line of said Abstract Number 693, same being the south line of said Abstract Number 673, also being the north line of said 209.697 acre tract, and also being the south line of said 291-1/3 acre tract, a distance of 456.94 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the northeast corner of the tract described herein;

**(CONTINUED ON NEXT PAGE)**

**THENCE** over and across said 209.697 acre tract, the following twenty-one (21) courses and distances:

- 1) S01°05'40"E, a distance of 69.82 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 2) S10°05'59"W, a distance of 106.90 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 3) S22°51'12"W, a distance of 151.89 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 4) S42°50'39"W, a distance of 368.76 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 5) S56°32'56"W, a distance of 68.53 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 6) S31°27'14"W, a distance of 77.76 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 7) S41°42'08"W, a distance of 288.31 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 8) S33°10'59"W, a distance of 82.38 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 9) S22°35'14"W, a distance of 106.02 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point,
- 10) S02°33'22"W, a distance of 420.17 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the southeast corner of the tract described herein, same being at the beginning of a curve to the right,
- 11) With said curve to the right, having an arc length of 222.97 feet, a radius of 500.00 feet, a delta angle of 25°33'03", and a chord which bears N77°36'44"W, a distance of 221.13 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 12) N64°50'13"W, a distance of 277.81 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set at the beginning of a curve to the left,
- 13) With said curve to the left, having an arc length of 796.60 feet, a radius of 975.00 feet, a delta angle of 46°48'43", and a chord which bears N88°14'34"W, a distance of 774.62 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,

**(CONTINUED ON NEXT PAGE)**

- 14) S68°21'05"W, a distance of 330.60 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set at the beginning of a curve to the right,
- 15) With said curve to the right, having an arc length of 315.38 feet, a radius of 625.00 feet, a delta angle of 28°54'42", and a chord which bears S82°48'26"W, a distance of 312.04 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 16) N82°44'13"W, a distance of 352.20 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set at the beginning of a curve to the left,
- 17) With said curve to the left, having an arc length of 351.23 feet, a radius of 925.00 feet, a delta angle of 21°45'21", and a chord which bears S86°23'06"W, a distance of 349.13 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 18) S75°30'26"W, a distance of 165.02 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point of the tract described herein at the beginning of a curve to the left,
- 19) With said curve to the left, having an arc length of 249.67 feet, a radius of 750.00 feet, a delta angle of 19°04'25", and a chord which bears N24°01'47"W, a distance of 248.52 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
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- 21) S89°21'11"W, a distance of 715.61 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set on the west line of said 209.697 acre tract, same point being on the east line of a called 4.078 acre tract, described as Tract 2, conveyed to City of Dripping Springs, recorded in Volume 5200, Page 886 [O.P.R.H.C.T.], and for an angle point of the tract described herein;

**THENCE** with the common line of said 209.697 acre tract and said 4.078 acre tract, the following four (4) courses and distances:

- 1) N00°51'53"W, a distance of 161.19 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 2) S88°22'44"W, a distance of 299.63 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 3) N00°50'55"W, a distance of 517.61 feet to a 1/2-inch iron rod with cap stamped "DOUCET", set at the beginning of a curve to the left, and

**(CONTINUED ON NEXT PAGE)**

- 4) With said curve to the left, having an arc length of 210.34 feet, a radius of 355.63 feet, a delta angle of  $33^{\circ}53'17''$  and a chord which bears  $N17^{\circ}49'24''W$ , a distance of 207.29 feet to a 1/2-inch iron rod with cap stamped "DOUCET", set for the northwest corner of said 209.697 acre tract, same being in the south line of a called 11.61 acre tract, recorded in Volume 733, Page 101 of the Real Property Records of Hays County, Texas [R.P.R.H.C.T.], and for the northwest corner of the tract described herein;

**THENCE** with the lines common to said 209.697 acre tract and said 11.61 acre tract, the following three (3) courses and distances:

- 1)  $N84^{\circ}18'45''E$ , a distance of 142.18 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set,
- 2)  $N79^{\circ}26'34''E$ , a distance of 100.24 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, and
- 3)  $N88^{\circ}45'18''E$ , a distance of 33.52 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, at the southwest corner of said 1.978 acre tract;

**THENCE** with the common line of said 209.697 acre tract and said 1.978 acre tract, the following two (2) courses and distances:

- 1)  $N87^{\circ}41'40''E$ , a distance of 226.58 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle point of the tract described herein, and

**(CONTINUED ON NEXT PAGE)**



- 2) N89°32'34"E, a distance of 270.93 feet to the **POINT OF BEGINNING** of the tract described herein, and containing 97.049 Acres [4,227,433 Square Feet].

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 using the surface adjustment factor of 1.000077936. Units: U.S. Survey Feet.

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I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground under my supervision.

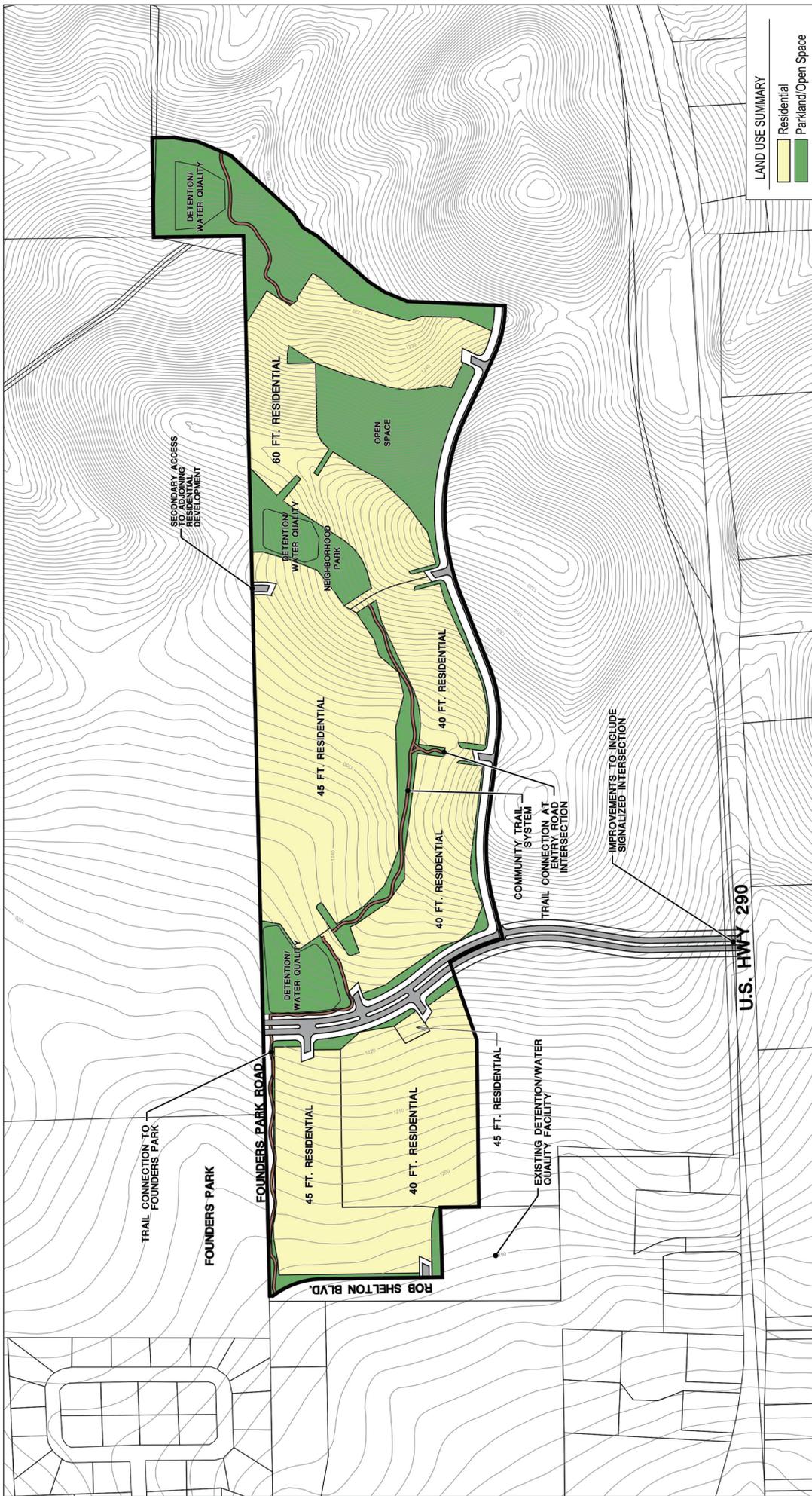
*GCav* 4/29/20  
 \_\_\_\_\_ Date

Garrett Cavaiuolo  
 Registered Professional Land Surveyor  
 Texas Registration No. 6714  
 Doucet & Associates  
 GCavaiuolo@DoucetEngineers.com  
 TBPELS Firm Registration No. 10105800





# EXHIBIT "B" PD Master Plan



**LAND USE SUMMARY**  
 Residential  
 Parkland/Open Space



Scale: 1" = 400'  
 Date: April 12, 2021

## CONCEPT PLAN CANNON RANCH DRIPPING SPRINGS, TEXAS

**SEC Planning, LLC**  
 Land Planning + Landscape Architecture + Community Branding  
 AUSTIN, TEXAS  
 1312.246.7033  
 www.secplanning.com • info@secplanning.com

SHEET FILE: T:\19186-ASW\02\del\PLAN\19186\ASW\Submittal\Concept Plan\Concept Plan 2021-05-20.dwg  
 Base 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.

Item 5.





**Cannon Ranch** – Dripping Springs, Texas  
May 21, 2021

**PARKLAND AND OPEN SPACE CALCULATIONS**

**Property Overview**

Cannon Ranch is a residential community located north of US 290 and east of Rob Shelton Boulevard within the City of Dripping Springs ETJ. The property is approximately 97.4 acres and the Applicant is seeking City of Dripping Springs approval for the development of up to 375 residential lots.

The property is characterized as a mix of open pasture to the west as well as typical hill country with rolling hills and varying topography on the eastern side of the tract. The property is covered with a mix of cedar (Ashe Juniper), live oak and cedar elm hardwoods.

The Cannon Ranch Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a two (2) acre neighborhood park. The park is centrally located and is connected by a series of trails leading to the park and connecting to offsite planned and existing trails. Program elements to be constructed by the developer within the Neighborhood include a playscape, picnic areas, seating areas with shade and irrigated landscaping.

Cannon Ranch is located immediately southeast of Founders Memorial Park. With the community’s proximity to the park in mind, a community open space system has been designed to offer pedestrian trail corridors from the east side of the city, leading to Founders Memorial Park. The community Parkland and Open Space Plan shall provide nearly a mile of roadside and off-road trails. The City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024, Park Needs Implementation Plan identifies “Walking / Hiking / Biking Trails” as the first “High Priorities” listed within the plan. Cannon Ranch’s planned trails system is in alignment with the City of Dripping Springs’ high priority and further extends the public trails system to the east.

**Parkland Calculations**

Following is a summary of parkland requirements and the parkland provided within Cannon Ranch. The calculations are intended to support the Cannon Ranch Parkland and Open Space Plan.

**I. Parkland Required by City of Dripping Springs’ Code of Ordinances**

**1. Required**

- a. One (1) acre of parkland per 23 living unit equivalents (LUE’s), satisfied by cash or land. Based on the maximum 375 residential units within the Development Agreement, a maximum of 16.3 acres of parkland credit shall be required.
- b. A Park Development Fee is required to be paid by the developer to meet the need for the active recreation parks. The fee is calculated by multiplying the number of dwelling units by \$648. The total required Parkland Development Fee for this project will be \$243,000, as shown on the submitted Parkland Exhibit.



## II. Proposed Parkland Compliance Program

### 1. Public Parks

A total of 16.82 acres is being dedicated to the City as a public park and open space as well as public trail corridors. A tract approximately six (6.0) acres in size is located within the southeast portion of the property and shall be dedicated as public open space.

In addition to the six (6.0) acres in the southeast portion of the property, The Parkland and Open Space Plan public open space corridors will include:

- **Roadside Trails**
  - Meandering eight feet (8') width concrete roadside trails will be constructed within public parkland tracts that traverse the property adjacent to the collector right-of-way. The open space tracts and concrete trails will extend to the east and strengthen the City of Dripping Springs' public trails system. Total value of this improvement is estimated to be \$89,184.
- **Off-Road Trails**
  - Off-road trails will be constructed in a set of natural open space corridors within the community. Trails may be built using concrete, mulch or other natural materials and will further expand the City of Dripping Springs' public trails system. Total value of this improvement is estimated to be \$76,455.
  - Trailheads (including one (1) trailhead sign and enhanced landscaping) will be provided various strategic locations where trails connect within the property.

### 2. Private Parks

Per Section 28.03.012 of the Parkland Dedication Ordinance, credit may be allowed for dedication of private parkland, with non-exclusive private amenities up to 25 percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu.

The Cannon Ranch Parkland and Open Space Plan includes a two (2) acre neighborhood park, which will not have restricted access. The neighborhood park will be privately maintained by the H.O.A. This facility will provide \$75,000 worth of improvements which include, but are not limited to the following:

- A Children's Playground (school ages 5-12): ADA access children's playscape with twelve inch (12") depth engineered mulch playground surfacing
- Sidewalks
- Picnic Areas
- Seating Areas with Shade
- Unstructured play area
- Irrigated and enhanced landscaping

### 3. Private Open Space

Private open space will be distributed throughout the community. Some portions of the open space will provide stormwater detention and water quality on the property while other portions of the open space will remain undisturbed. None of the private open space areas



meet the minimum two (2) acre lot size requirement for dedication credit. Therefore, no credit is being requested for private open space lots.

The detention ponds will have natural side slopes as well as earthen embankment structures. These facilities shall be designed as non-amenity style ponds, without parkland elements within the basins. Therefore, no parkland credit is being requested for the water quality/detention ponds.

4. Parkland Development Fee

Due to the improvements being constructed on-site with the trails being valued at \$217,619 and the private park improvements being valued at \$75,000, the Applicant would like consideration to waive a portion of the Parkland Development Fee. In addition to the value of the improvements constructed on-site, the applicant will be paying a total of 1/3 of the Parkland fee to the City, which equates to \$81,000. The total Parkland Development Fee required is \$243,000 and the total improvements being constructed in the parkland and open spaces are valued at \$292,619. Including the fee payment, this gives a delta of \$130,619 in improvements and cash payments in excess of the required Parkland Fee amount.

III. **Parkland Calculation Summary**

Parkland Dedication Requirements. Based on parkland calculations required by the City of Dripping Springs Code, Cannon Ranch is required to provide 16.3 acres of total parkland.

Proposed Parkland Credit. As shown in the Parkland Open Space Plan, a total of 16.45 acres of public open space and private parkland credit shall be provided in association with the development of Cannon Ranch. This provides a surplus of 0.15 acres of parkland credit.

Total Residential Units: 375 units  
Parkland Requirement: 16.3 acres

<b>Parkland Credit Calculations</b>	<b>Area</b>	<b>Credit</b>	<b>Dedication</b>
Private Neighborhood Park	2.0 acres	100% Credit	2.0 acres
Detention / Water Quality (non-amenity)	4.10 acres	0% Credit	0.0 acres
Private Open Space	1.83 acres	0% Credit	0.0 acres
Total Private Parkland Credit:			2.0 acres
Public Uplands Park/Open Space	16.82 acres	100% Credit	16.82 acres
Total Public Parklands Credit:			16.82 acres
Required Parkland Dedication:			16.30 acres
Total Parkland Credit Dedication:			18.82 acres
Delta:			2.52 acres



**IV. Maintenance**

The Parkland and Open Space Plan for Cannon Ranch includes private parks, private and public trails and natural open spaces. All parkland and open space areas will be maintained by the community’s Homeowner Association (H.O.A.) The public open space areas will also be maintained by the H.O.A. through an access easement overlay (to be coordinated with the City). The H.O.A. will maintain this public trail and park to conform with the maintenance level of the community. The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

**V. Phasing**

Cannon Ranch will be a phased residential community. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

- The parkland and trails to the west of the Lone Peak Way extension and to the east of Rob Shelton Boulevard will be improved and dedicated to the City of Dripping Springs with the construction and acceptance of Phase 1 of Cannon Ranch.
- Roadside concrete public trails will be constructed with construction of their associated roadway.
- Off-road trails corridors will be dedicated to the City within six (6) months of the City’s acceptance of the associated residential area. The construction of the trail within each tract shall be complete prior to dedication of the tract.
- The improved private neighborhood park will begin construction in Phase 3 of the development.
- Remaining private and public parkland and open space tracts will be developed with development of the associated residential area.

EXHIBIT D – Modification Chart

CANNON RANCH – LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance	Justification
<i>Chapter 22, Water Quality Protection</i>					
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 site development plans within the Edwards Aquifer Contributing zone and the ETJ will be 50%, with a per lot impervious cover maximum of 65%.	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.
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 per West Travis Public Utility Agency requirements.	Providing stream buffers per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements. 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.
<i>Chapter 28, Subdivisions and Site Development</i>					
3	(Exhibit A), 3.13	Lapse of plat approval	<p>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).</p> <p>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 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 unless such is extended or reinstated pursuant to provisions in this Chapter.</p>	<p>Allows time for the construction of infrastructure improvements prior to recordation of plats.</p>	

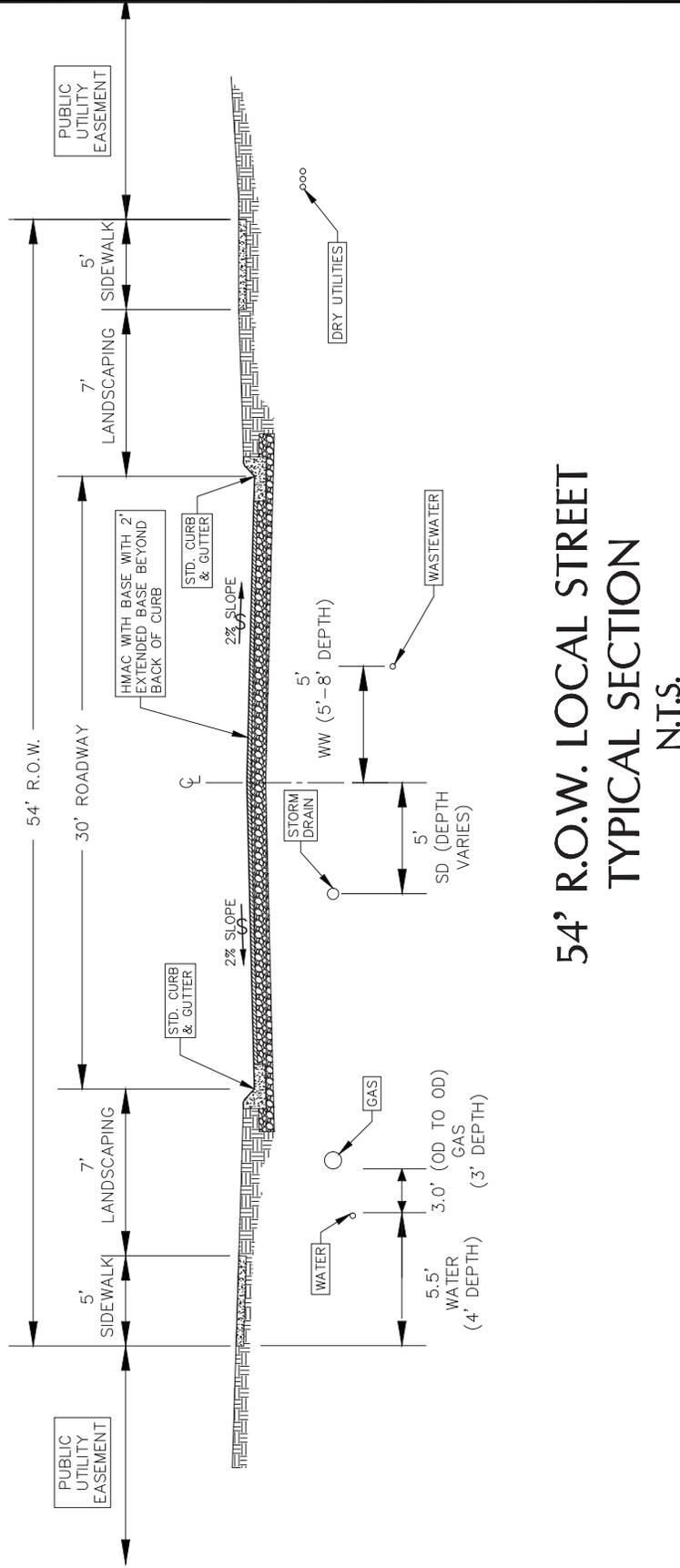
Item 5.

				pursuant to provisions in this Chapter).			
4	(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.
5	(Exhibit A), 11.21.1	Residential block lengths		Shall not exceed one thousand two hundred (1,200) feet between centerlines of street intersections	Shall not exceed one thousand five hundred (1,500) feet between centerlines of street intersections at the perimeter of the property.		This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use.
6	(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.
7	(Exhibit A), 30.2	Performance Guarantees		Required for public improvements	The City of Dripping Springs will not require bonds to be issued to the City for public infrastructure owned and maintained by other jurisdictions.		Performance standards will be provided to owner / user of public improvements.
8	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 12 feet of cut and/or fill and 14 feet of cut for ponds.		To respond to topographic conditions, provide roadways that meet design requirements, and adhere to ATLAS 14 rainfall intensities.
9	28.06.051(a&b)	Residential Street Tree Requirements		Street trees [(2) 4" Trees/50 LF] to be planted adjacent to or near street right-of-way per associated zoning classification	Four-inch (4") caliper or greater street trees planted within five feet (5') of the public right of way shall receive credit towards tree replacement requirements at a ratio of 1:1.		The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.

10	(Exhibit A), 15	Sidewalks	Sidewalks shall be required for all residential developments within the city limits. Sidewalk width and location shall be in accordance with the transportation master plan (TMP).	Sidewalks and shared-use paths shall only be required to conform to the approved Offsite Road Agreement for the Cannon Ranch PDD, as described and depicted in more detail in Exhibits "C" and "D" of the Offsite Road Agreement. Changes to the City's transportation master plan shall not overrule the standards, locations, widths, etc. as included in the Offsite Road Agreement. Future sidewalks will be installed by others in right-of-way dedicated by the Cannon Ranch PDD, in conformance with the transportation master plan.	Roadway, shared-used path, and sidewalk locations and widths were determined during the Planned Development District and Offsite Road Agreement negotiation to align as applicable to the City's DRAFT transportation master plan.
<i>Hays County Development Regulations (2017) Chapter 721 - Roadway Standards</i>					

		Design Speed	Minor Collector= 35 mph	Minor Collector= 30 mph	Enhance Transportation Safety on the East/West Collector.
11	Table 721.02	Minimum Centerline Radius	Urbanized Local = 200 feet Minor Collector = 375 feet	Urbanized Local = 180 feet Minor Collector = 300 feet	Complies with AASHTO standards relative to proposed design speeds. Preserves natural character by minimizing impacts to existing topography.
12	Table 721.02	Cul-de-sac ROW/ Pavement Radius (feet)	70/45 for Urbanized Local	60/48 for Urbanized Local. Islands are allowed in the cul-de-sac.	To preserve the natural character of the site by minimizing roadway impacts.
13	Table 721.02	Knuckles	No provision	Knuckles are allowed. Minimum ROW radius is 50 feet. Minimum pavement radius is 40 feet.	Preserves natural character by minimizing roadway impacts and concentrating residential density.
14	Table 721.02	Side slopes on swales	No steeper than 1 vertical to 6 horizontal	No steeper than 1 vertical to 3 horizontal	Complies with City of Austin, Drainage Criteria Manual 6.4.1.D

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JC
Date:	04/19/2021



**54' R.O.W. LOCAL STREET  
TYPICAL SECTION  
N.T.S.**

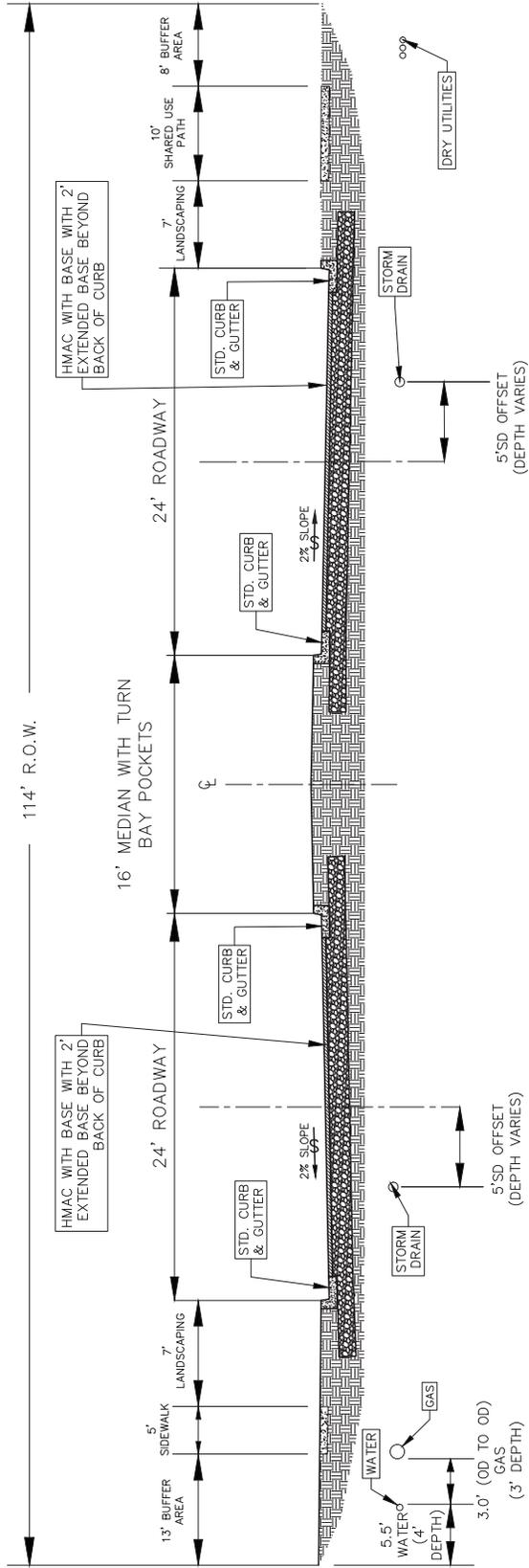
**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Entitlements - Surveying/Mapping  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.doucetengineers.com  
 Firm Registration Number: 3937

TYPICAL ROAD  
 CROSS SECTION -  
 LOCAL RESIDENTIAL  
 STREET (54' R.O.W.)

CANNON RANCH  
 DRIPPING SPRINGS, TX

SHEET  
 EXHIBIT  
 Of 5  
 Project No:  
 1298-003  
 162

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JC
Date:	04/19/2021



NOTE:  
 1. TURN BAYS AS REQUIRED  
 2. 114' ROW TO BE DEDICATED BY CANNON RANCH PDD DEVELOPMENT  
 3. ON-SITE SHARED USE PATH, SIDEWALKS, AND LANDSCAPING TO BE CONSTRUCTED BY CANNON RANCH PDD DEVELOPMENT  
 4. LANDSCAPING WILL INCLUDE STREET TREES ON EITHER SIDE OF ROADWAY

## 114' R.O.W. ONSITE CANNON ROADWAY TYPICAL SECTION N.T.S.

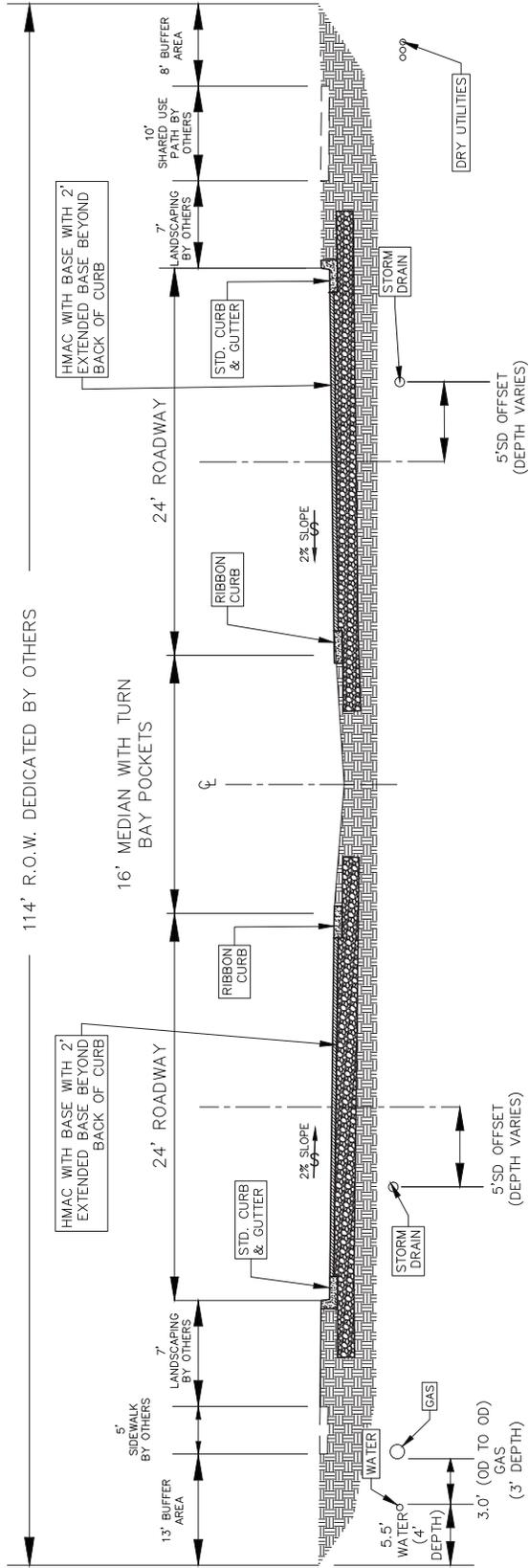
**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Entitlements - Surveying/Mapping  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.doucetengineers.com  
 Firm Registration Number: 3937

TYPICAL ROAD  
 CROSS SECTION - N-S  
 ONSITE CANNON ROADWAY  
 (114' R.O.W.)

CANNON RANCH  
 DRIPPING SPRINGS, TX

SHEET  
**EXHIBIT**  
 Of 5  
 Project No:  
 163  
 1298-003

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JC
Date:	04/19/2021



NOTE:  
 1. TURN BAYS AS REQUIRED  
 2. 114' ROW TO BE DEDICATED BY OTHERS  
 3. OFFSITE SHARED USE PATH, SIDEWALKS, AND LANDSCAPING TO BE CONSTRUCTED BY OTHERS  
 4. WATER QUALITY CONTROLS TO BE PLACED WITHIN MEDIAN

114' R.O.W. OFFSITE CANNON ROADWAY  
 TYPICAL SECTION  
 N.T.S.

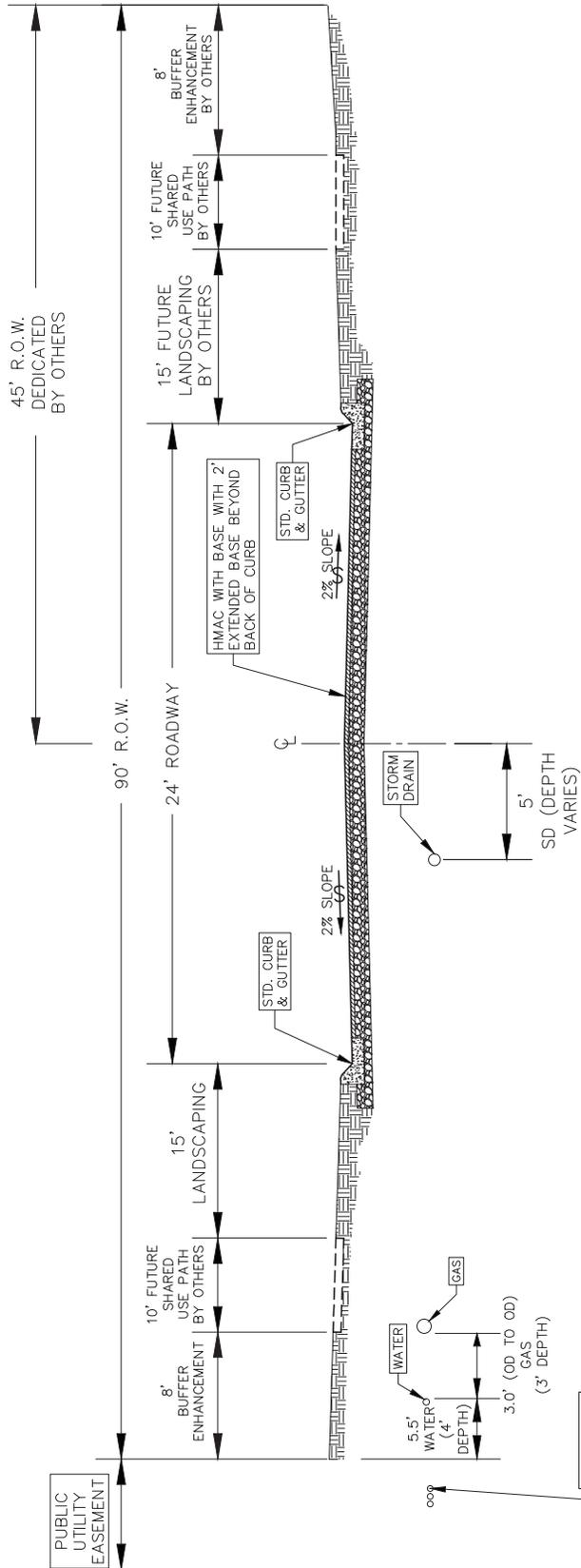
**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Entitlements - Surveying/Mapping  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.doucetengineers.com  
 Firm Registration Number: 3937

TYPICAL ROAD  
 CROSS SECTION - N-S  
 OFFSITE CANNON ROADWAY  
 (114' R.O.W.)

CANNON RANCH  
 DRIPPING SPRINGS, TX

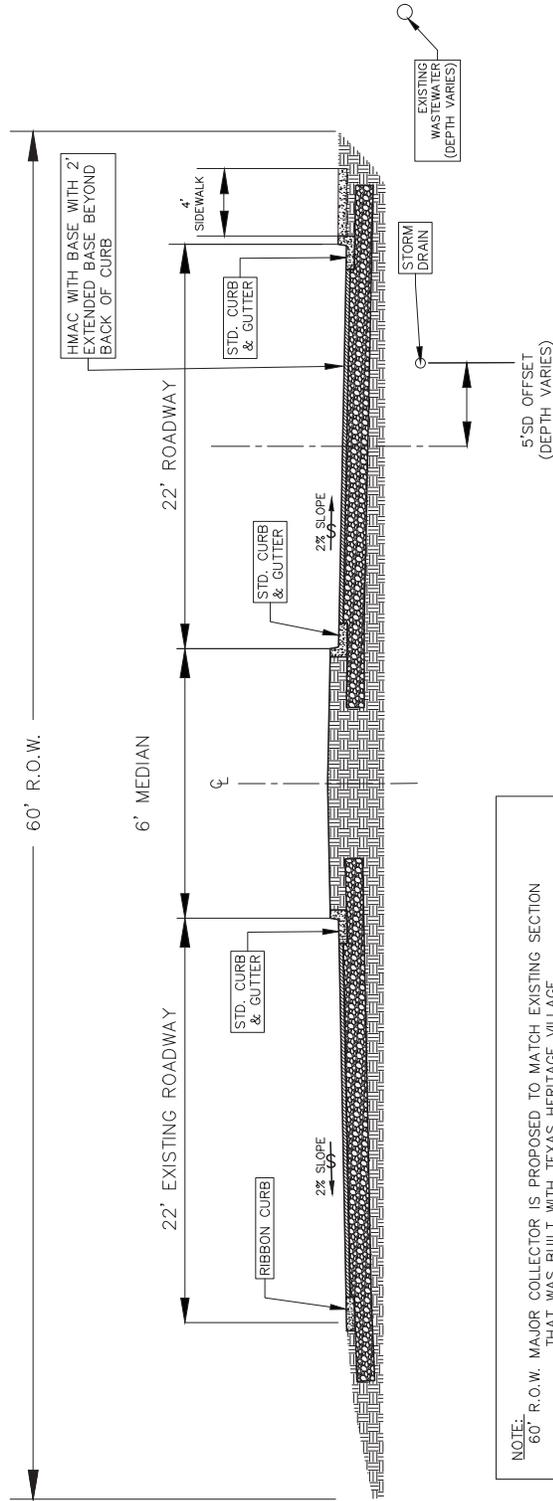
SHEET  
 EXHIBIT  
 Of 5  
 Project No:  
 164  
 1298-003

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JC
Date:	04/19/2021



# 90' R.O.W. E-W 2-LANE COMMERCIAL COLLECTOR TYPICAL SECTION N.T.S.

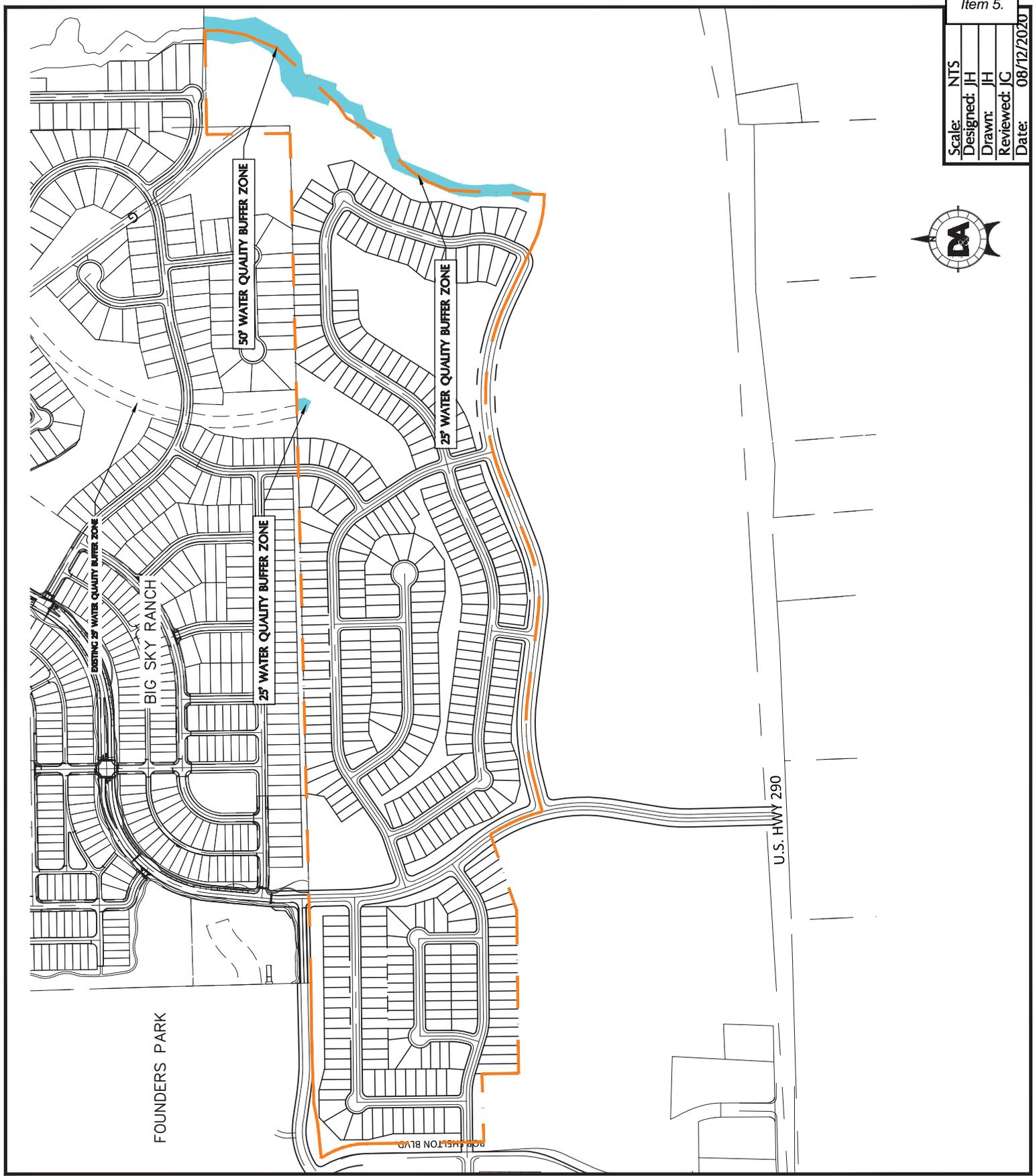
Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JC
Date:	04/19/2021



NOTE:  
60' R.O.W. MAJOR COLLECTOR IS PROPOSED TO MATCH EXISTING SECTION THAT WAS BUILT WITH TEXAS HERITAGE VILLAGE

60' R.O.W. ROB SHELTON  
TYPICAL SECTION  
N.T.S.

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JG
Date:	08/12/2020



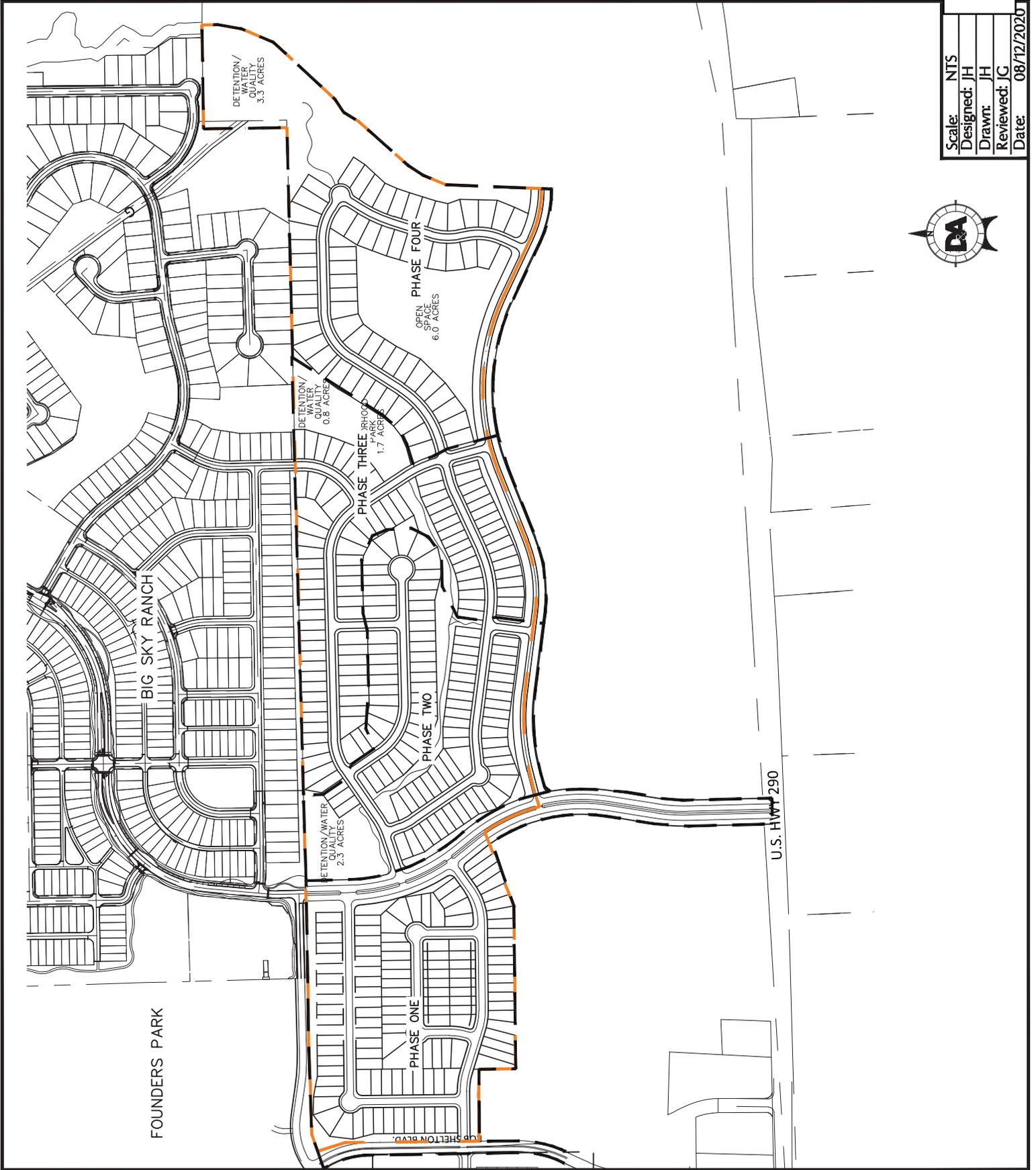
**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Entitlements - Surveying/Mapping  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78735, Phone: (512)-583-2600  
 www.doucetengineers.com  
 Firm Registration Number: 3937

PLANNED DEVELOPMENT DISTRICT  
 Exhibit F - Water Quality Buffer Zones

CANNON RANCH DRIPPING SPRINGS, TX

SHEET EXHIBIT DF 1 167 1298-003

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	JG
Date:	08/12/2020



**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 G · PHASING  
 PLAN

CANNON RANCH  
 DRIPPING SPRINGS, TX

SHEET  
**EXHIBIT**  
 IF 1  
 of No: 168  
 T296-003

## EXHIBIT H

### PD Uses Chart:

The uses permitted in PDD – 12 are as follows:

- Single-Family Dwelling, Detached;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Amenity Center.

Uses not specifically listed above are not permitted within this zoning district. No accessory dwelling unit is permitted in this zoning district.

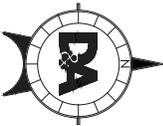
# EXHIBIT "I" TRANSPORTATION PLAN

Drawing: C:\pva\_working\lake\_helmberg\lms33336\TRANS-PLAN-OPTION-Anton Woods 2020-07-07.dwg  
 User: jrl@da.com  
 Last Modified: May 19, 21 - 10:50  
 Plot Date/Time: May 19, 21 - 10:54:18

Item 5.



	Proposed Road Width	Existing Road Width	Proposed ROW	Existing ROW	Proposed LF
N/S Onsite Cannon Roadway (North of E/W)	48'	-	114'	-	1030
N/S Offsite Cannon Roadway (South of E/W)	48'	-	114'	-	1121
E/W Collector	24'	-	90'	-	2812
Rob Shelton	44'	22'	60'	60'	1085



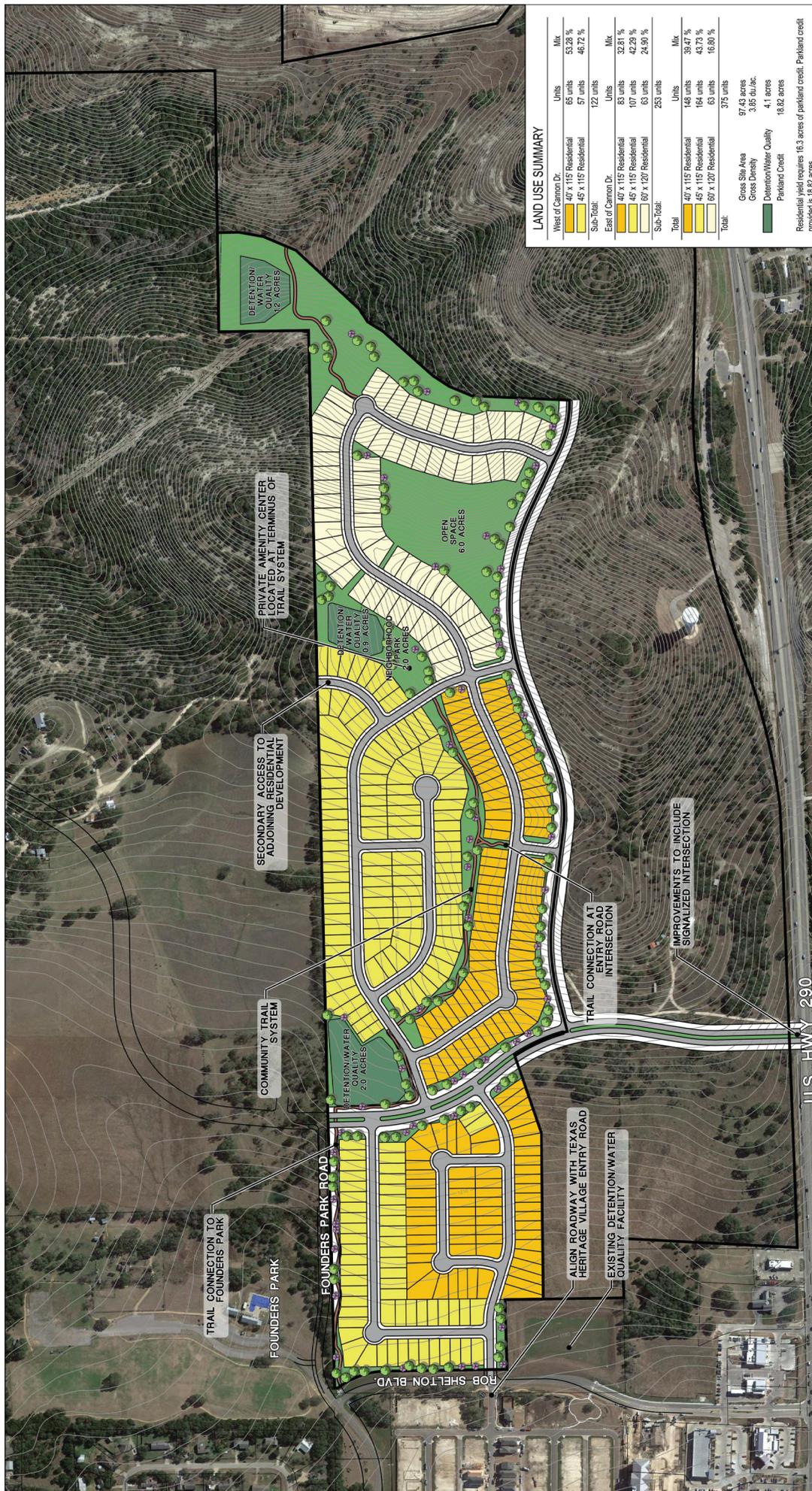
Project No: 1298-008  
 OF 1  
 SHEET 1  
 Date: 05/19/2021  
 Drawn: JRL  
 Checked: JRL  
 Approved: JRL

**Cannon Ranch**  
 Dripping Springs, TX

**Transportation Option**  
 Proposed Recommendations

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Planning - Geospatial  
 7401 B, Highway 71 W, Suite 160  
 Austin, TX 78735, Tel: (512)-553-2600  
 www.doucetengineers.com  
 TBPE Firm Number: 3937  
 TBPLS Firm Number: 10105800

# EXHIBIT "J" - LOTTING PLAN



### LAND USE SUMMARY

West of Cannon Dr.	Units	Mix
40' x 115' Residential	85 units	53.28 %
45' x 115' Residential	57 units	46.72 %
<b>Sub-Total:</b>	<b>122 units</b>	
East of Cannon Dr.	Units	Mix
40' x 115' Residential	83 units	32.81 %
45' x 115' Residential	107 units	42.29 %
60' x 120' Residential	63 units	24.90 %
<b>Sub-Total:</b>	<b>253 units</b>	
Total	Units	Mix
40' x 115' Residential	148 units	39.47 %
45' x 115' Residential	164 units	43.73 %
60' x 120' Residential	63 units	16.80 %
<b>Total:</b>	<b>375 units</b>	
Gross Site Area	97.43 acres	
Gross Density	3.86 du/ac.	
Detention Water Quality	4.1 acres	
Parkland Credit	18.82 acres	

Residential yield requires 16.3 acres of parkland credit. Parkland credit provided is 18.82 acres.



Scale: 1" = 400'  
Date: May 20, 2021

SHEET FILE: I:\1010156-ASW\02\civil\PLANNING\Lotting E Rev 1.dwg  
Base 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 approval.

## LOTTING PLAN E CANNON RANCH DRIPPING SPRINGS, TEXAS

SEC Planning, LLC  
Land Planning + Landscape Architecture + Community Branding  
AUSTIN, TEXAS  
1312.246.7000  
www.secplanning.com • info@secplanning.com

Item 5.

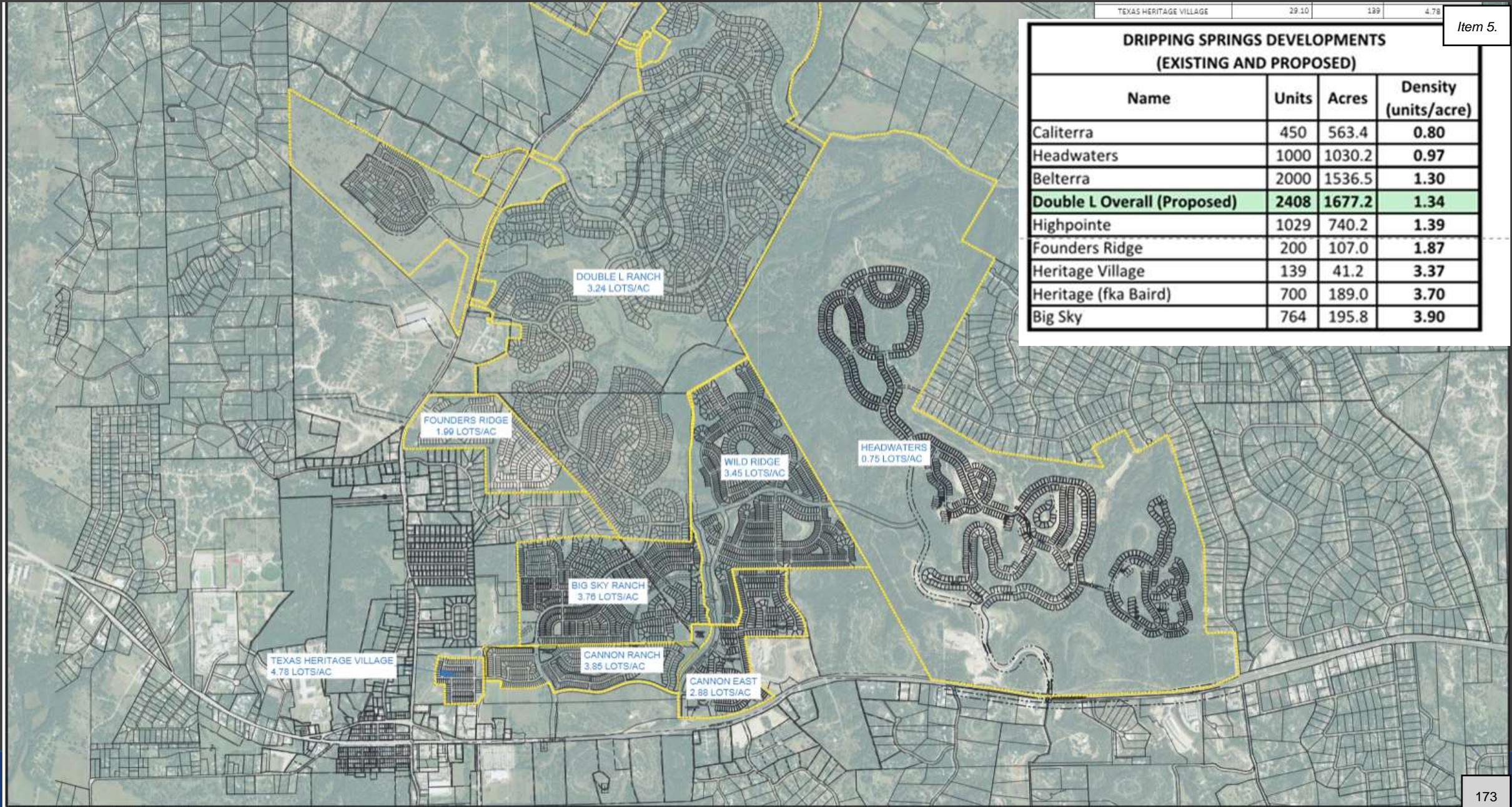


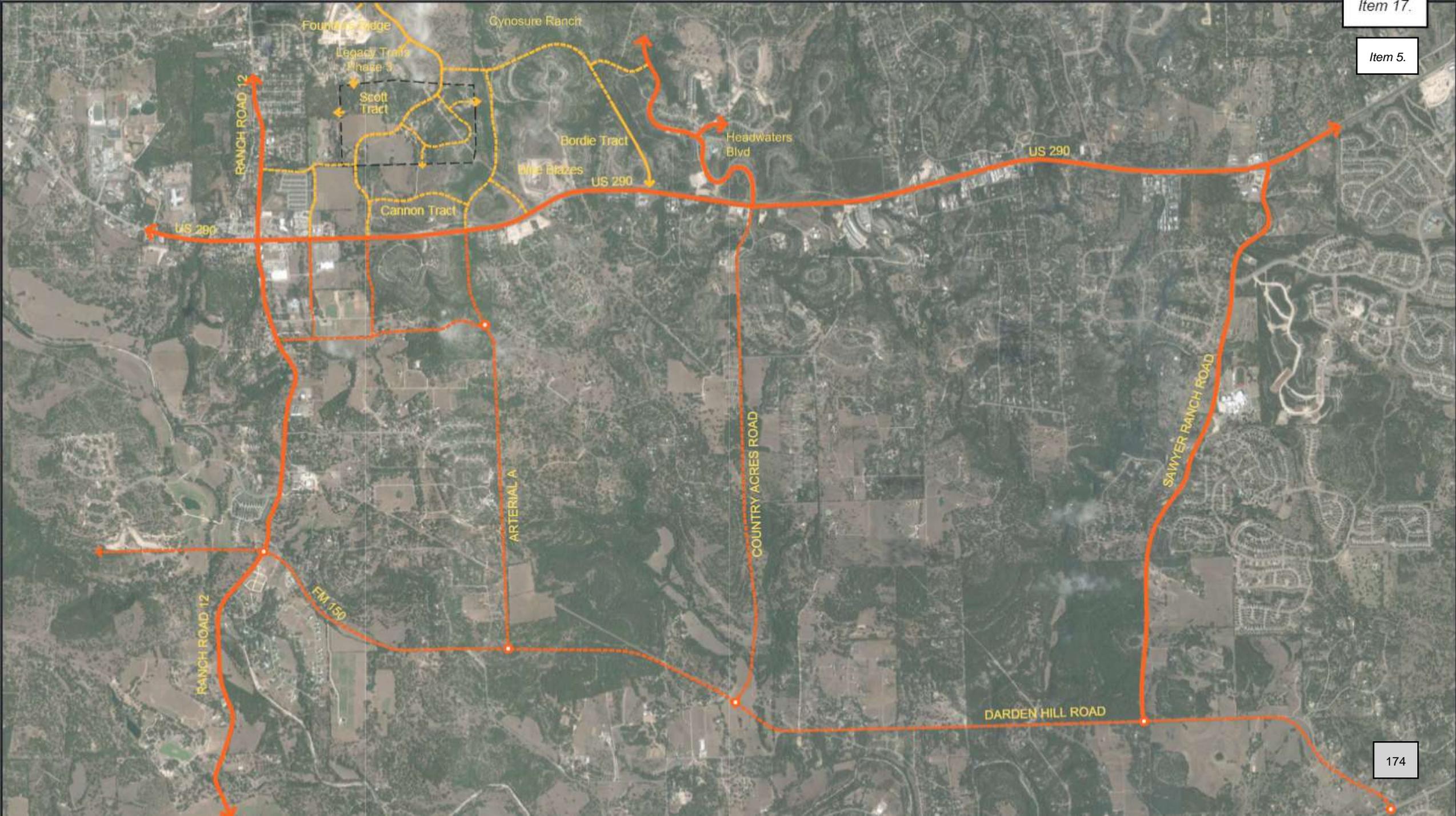
# Cannon-Ashton Woods PDD

Laura Mueller, City Attorney  
Amanda Padilla, Senior Planner  
Leslie Pollack, Transportation Engineer

**DRIPPING SPRINGS DEVELOPMENTS  
(EXISTING AND PROPOSED)**

Name	Units	Acres	Density (units/acre)
Caliterra	450	563.4	0.80
Headwaters	1000	1030.2	0.97
Belterra	2000	1536.5	1.30
<b>Double L Overall (Proposed)</b>	<b>2408</b>	<b>1677.2</b>	<b>1.34</b>
Highpointe	1029	740.2	1.39
Founders Ridge	200	107.0	1.87
Heritage Village	139	41.2	3.37
Heritage (fka Baird)	700	189.0	3.70
Big Sky	764	195.8	3.90





RANCH ROAD 12

US 290

RANCH ROAD 12

FM 150

Founders Ridge

Legacy Trails Phase 3

Scott Tract

Cynosure Ranch

Bordie Tract

Blue Blazes

Cannon Tract

Headwaters Blvd

US 290

ARTERIAL A

COUNTRY ACRES ROAD

DARDEN HILL ROAD

SAWYER RANCH ROAD

# Cannon – Ashton Woods

- 97 acres
- 375 residences
- 40, 45, and 60 foot lots
- Offsite Road Agreement

### LAND USE SUMMARY

West of Cannon Dr	Units
40' x 120' Residential	81 units
45' x 120' Residential	87 units
<b>Sub Total</b>	<b>168 units</b>
East of Cannon Dr	Units
40' x 120' Residential	81 units
45' x 120' Residential	91 units
40' x 120' Residential	81 units
<b>Sub Total</b>	<b>253 units</b>
<b>Total</b>	<b>421 units</b>
40' x 120' Residential	162 units
45' x 120' Residential	178 units
40' x 120' Residential	81 units
<b>Total</b>	<b>421 units</b>
Open Site Area	97.45 acres
Open Density	1.00 acres
Deliverable/Phase 1	0.00 acres
Phase 2/3/4/5	0.00 acres
<b>Total</b>	<b>175</b>

Residential pad requires 10-15 acres of planted area. 1 acre = 43,560 sq. ft.



**LAND USE SUMMARY**

West of Cannon Dr.	Units	Mix
40' x 115' Residential	65 units	53.28 %
45' x 115' Residential	57 units	46.72 %
<b>Sub-Total</b>	<b>122 units</b>	
East of Cannon Dr.	Units	Mix
40' x 115' Residential	63 units	32.81 %
45' x 115' Residential	107 units	42.29 %
60' x 120' Residential	63 units	24.90 %
<b>Sub-Total</b>	<b>253 units</b>	
Total	Units	Mix
40' x 115' Residential	148 units	39.47 %
45' x 115' Residential	164 units	43.73 %
60' x 120' Residential	63 units	16.80 %
<b>Total</b>	<b>375 units</b>	
Gross Site Area	97.43 acres	
Gross Density	3.80 du/ac	
Detention/Water Quality	6.40 acres	
Private Parkland	4.85 acres	

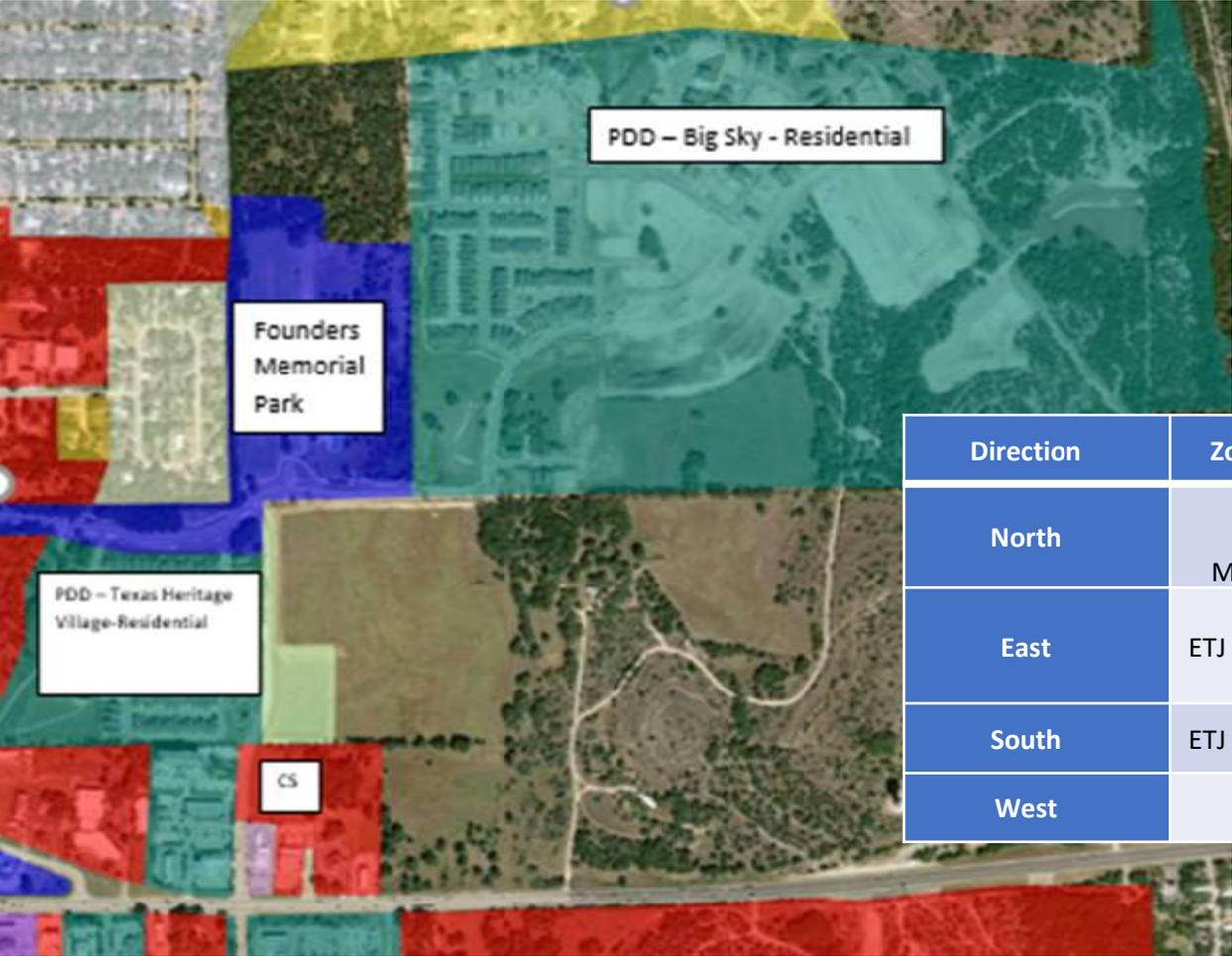
Residential yield requires 15.0 acres of parkland credit. Parkland credit provided is 15.06 acres.



## HIGHLIGHTS

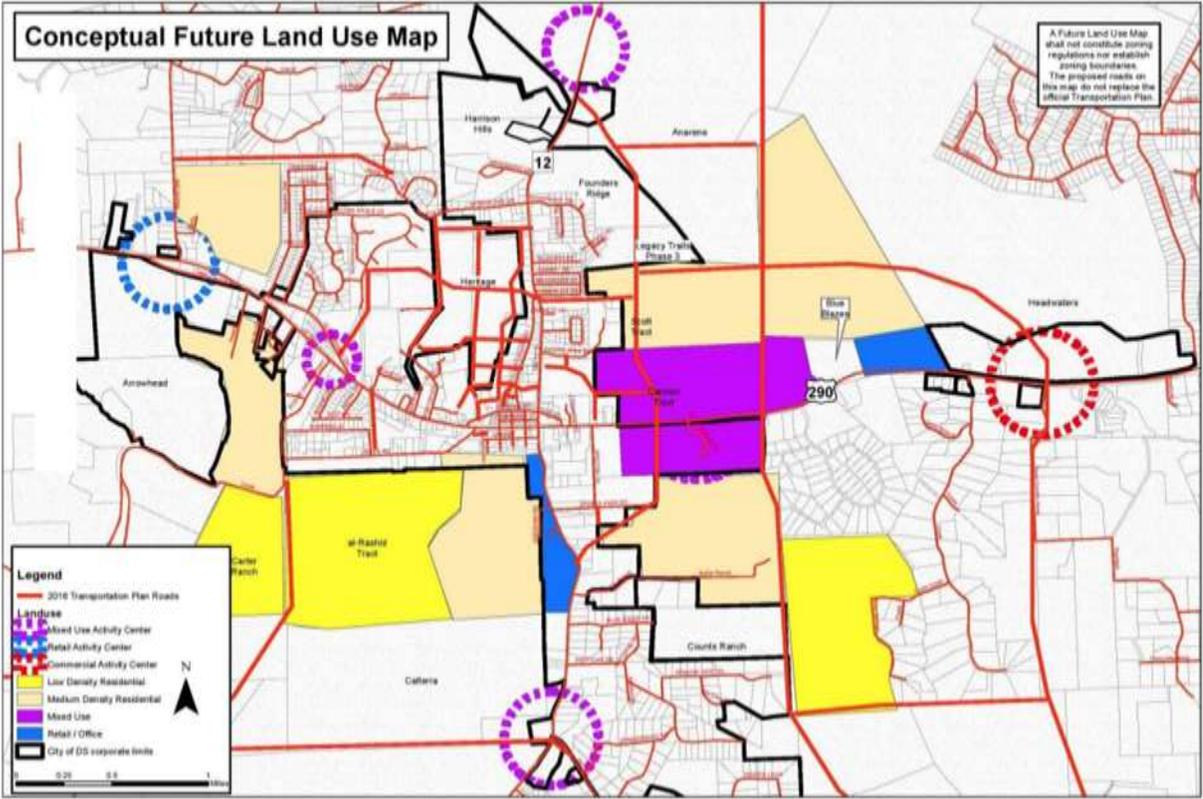
1. A 4-lane arterial will be built from Founders Park Road south to 290. An east/west collector will be constructed from the 4-lane arterial to the edge of the project.
2. Ashton Woods will improve the north section of Rob Shelton to Founders Park Road to be the same as the southern portion including a median, but with City reimbursement. The offsite road agreement gives the City the flexibility at time of cost estimate to determine whether it wants these improvements to be constructed and paid for with city funds.
3. In consideration of the proposed road improvements which exceed the project's impact, they are requesting
  - not to build a sidewalk on their property for the east/west collector,
  - not to build the pedestrian facilities (sidewalk and shared-use path) on the off-site portion of the 4-lane arterial, and
  - reimbursement for the improvements on Rob Shelton.
4. Ashton Woods has agreed to the City's design requests.

# Surrounding Properties

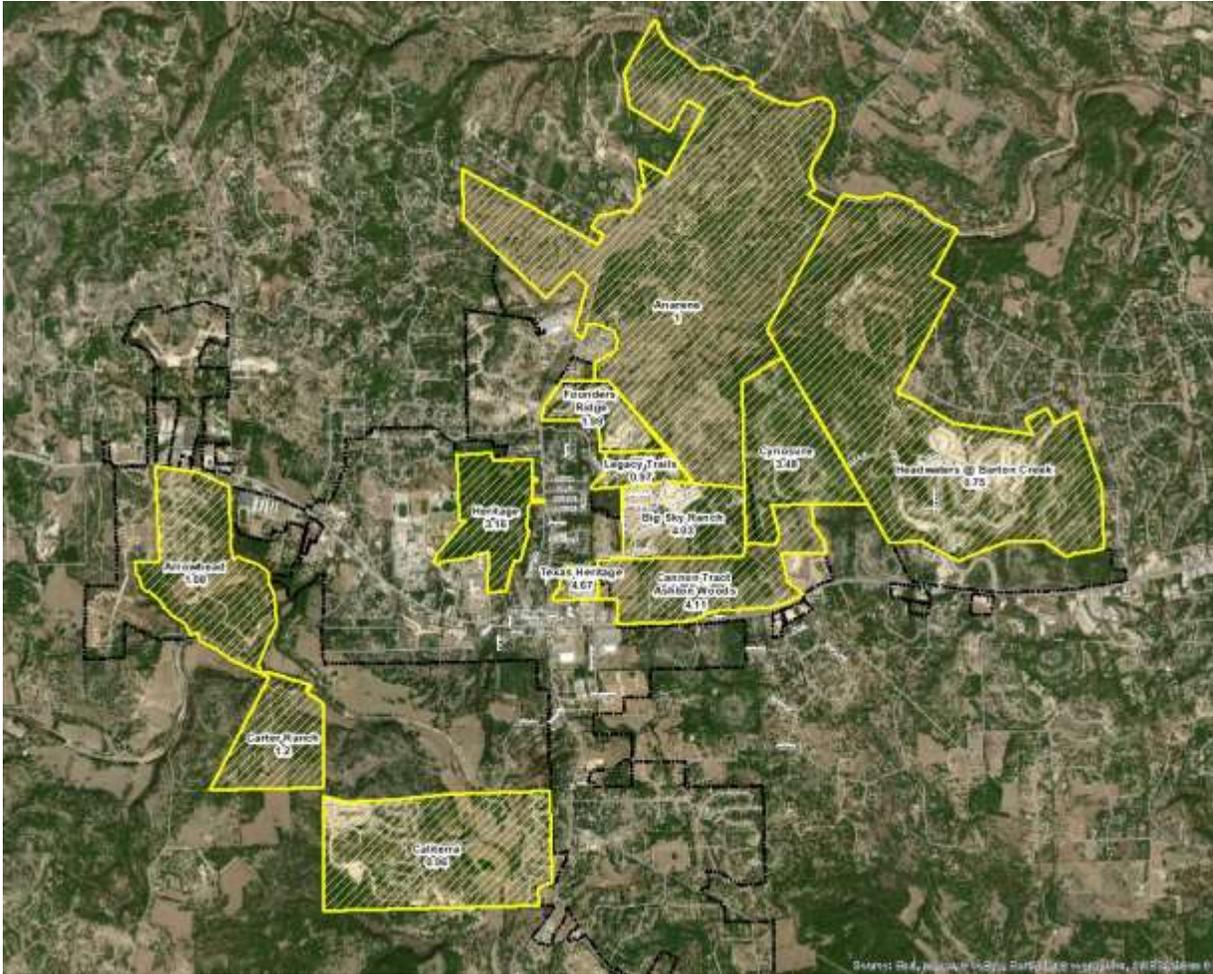


Direction	Zoning District	Existing Use	Comprehensive Plan / Future Land Use Plan
North	PDD Founders Memorial Park	Big Sky Ranch at Dripping Springs	Medium Density Residential
East	ETJ (Cannon Tract)	Undeveloped	Mixed-Use
South	ETJ (Cannon Tract)	Undeveloped	Mixed-Use / Mixed Use-Activity Center
West	PDD	Texas Heritage	Not within the Future Land Use Plan

# Zoning



- Future Land Use Map as Mixed use
- Base zoning of Single-family residential—Town center (SF-3)
  - connectivity and access to adjacent neighborhoods and amenities such as parks and future schools
  - compatible with the adjacent tracts and allows for a smooth transition for high density to less intense density
  - more intense residential lots near 290 and Rob Shelton Dr and less intense residential more to the east towards the City’s ETJ



Development	City Limits/ETJ	Single Family Lot or LUEs	Wastewater	Acreage	Density per Acreage	34/35	40	45	50	60	65
Anarene	ETJ	2886	WW-CODS	1677.61	1.72	X	X	X	X	X	X
Arrowhead	City Limits	403	WW-CODS	374.2	1.08				X	X	X
Big Sky Ranch	City Limits	805	WW-CODS	200	4.03	X		X		X	
Calterra	ETJ	567.7	WW-CODS	592	0.96				X		
<b>Cannon Tract</b>	<b>City Limits</b>	<b>375</b>	<b>WW-CODS</b>	<b>97.049</b>	<b>3.86</b>		<b>X</b>	<b>X</b>		<b>X</b>	
Carter Tract	ETJ	235	WW-CODS	196.8	1.19				X		
Cynosure	ETJ	960	WW-CODS (Proposed)	283	3.39		X	X	X	X	
Founders Ridge	City Limits	204	WW-CODS	102.479	1.99						
Headwaters	ETJ	1000	WW-MUD	1336.7	0.75				X	X	
Heritage	City Limits	595	WW-CODS	188.13	3.16	X	X	X	X	X	
Legacy Trails	City Limits	54	Septic	55.7026	0.97						
Texas Heritage	City Limits	139	WW-CODS	29.784	4.67	X		X			

Zoning Districts	Lot Size	Units per acre*	parkland per acre**
SF-1	1 acre	1	0.04
SF-2	0.5 acre	2	0.08
SF-3	3,500 sq ft	12.5	0.5
SF-4	10,000 sq ft	4.35	0.174
SF-5	2,500 sq ft	16.67	0.6668
MF	1,815 sq ft	24	0.96

# DENSITY

### Original Proposed:

- 400 LUEs
- 40 foot lots
- 45 foot lots

### Current Proposal:

#### LAND USE SUMMARY

West of Cannon Dr.	Units	Mix
40' x 115' Residential	65 units	53.28 %
45' x 115' Residential	57 units	46.72 %
Sub-Total:	122 units	
East of Cannon Dr.	Units	Mix
40' x 115' Residential	83 units	32.81 %
45' x 115' Residential	107 units	42.29 %
60' x 120' Residential	63 units	24.90 %
Sub-Total:	253 units	
Total	Units	Mix
40' x 115' Residential	148 units	39.47 %
45' x 115' Residential	164 units	43.73 %
60' x 120' Residential	63 units	16.80 %
Total:	375 units	
Gross Site Area	97.43 acres	
Gross Density	3.85 du./ac.	
Detention/Water Quality	4.1 acres	
Parkland Credit	18.62 acres	



<b>Development Standards</b>		
	<b>Single-family residential— Town center (SF-3)</b>	<b>Planned Development District</b>
<b>Size of Lots</b>		
Minimum Lot area	3,500 square feet	4,600 square ft./dwelling unit
Minimum Lot Width	35 feet	40 feet (Internal); 50 feet (Corner)
Minimum Building Width	25 feet	25 feet
<b>Setback Requirements</b>		
Minimum Front Yard	10 feet	20 feet
Minimum Side Yard	5 feet, 7.5 feet	5 feet; 15 feet (Corner)
Minimum Rear Yard	10 feet	10 feet
Accessory Building	5 feet	5 feet
<b>Height Regulations</b>		
Main Building	2 ½ stories, or 40’	2 ½ stories, or 40’
<b>Other Development Standards</b>		
Impervious Cover	65 %	50% total, maximum 65% per lot

# DESIGN OF RESIDENCES

- **Materials:** Masonry, Native Stone, Brick Masonry, Stucco, and Cementitious Siding
- **Elevations:** Requires at least 2 elements and have to be different elevations near each other:
  - two wall planes on the front elevation, offset a minimum of 18 inches; covered front porches or patio; side-entry or swing-in garage entry; garage door recessed from the primary front facade a minimum of four feet; Enhanced garage door materials; Shed roof or trellis (at least 18" deep; combination of at least two roof types (e.g. hip and gable) or two different roof plane; two or more masonry finishes to compliment the architectural style of the home; and the addition of one or more dormers on the front elevation to compliment
  - the architectural style of the home.
- **Floorplans:** 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.
- 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.

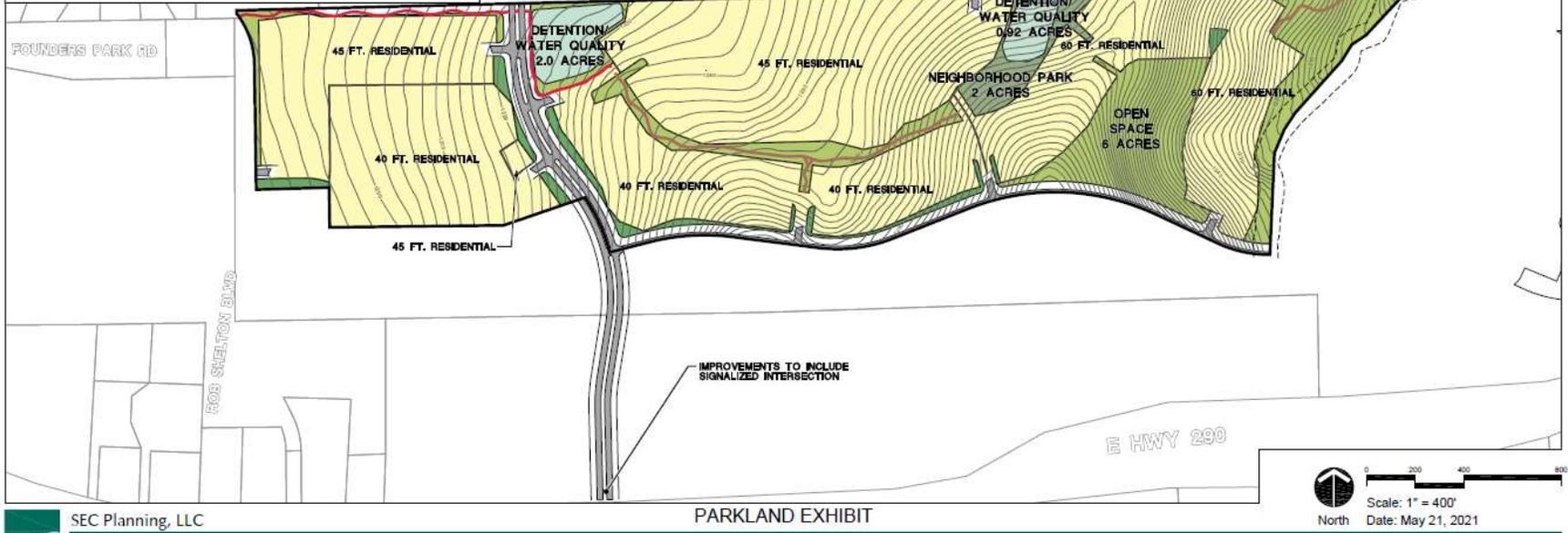


**PARKLAND SUMMARY**

Residential	375 units	Area	Calculation
Required Parkland Area*	18.3 acres	1 AC / 23 DUs	
Parkland Credit Summary		Area	Credit
<b>Private Parkland</b>			
Private Neighborhood Park	2.0 acres	100% credit	2.0 acres
Detention/ Water Quality (Non-amenity)	4.10 acres	0% credit	0 acres
Private Open Space	1.83 acres	0% credit	0 acres
Total Private Parkland Credits:			2.0 acres
<b>Public Parkland</b>			
Public Uplands Park/Open Space	16.82 acres	100% credit	16.82 acres
Total Public Parkland Credits:			16.82 acres
Total Private and Public Parkland Credits:			18.82 acres
Required Parkland Dedication:			18.30 acres
Delta:			+2.52 acres
Parkland Development Fee		Units	Calculation
Total Required Fee		375 DUs	\$948 / DU = \$243,000

Off road Nature Trail with Revegetation	2,628 lf	\$133,940 value
Roadside 8' Concrete Trail	1,620 lf	\$83,678 value
Neighborhood Park Improvements	1 ea	\$75,000 value
		\$292,618 total improvement value

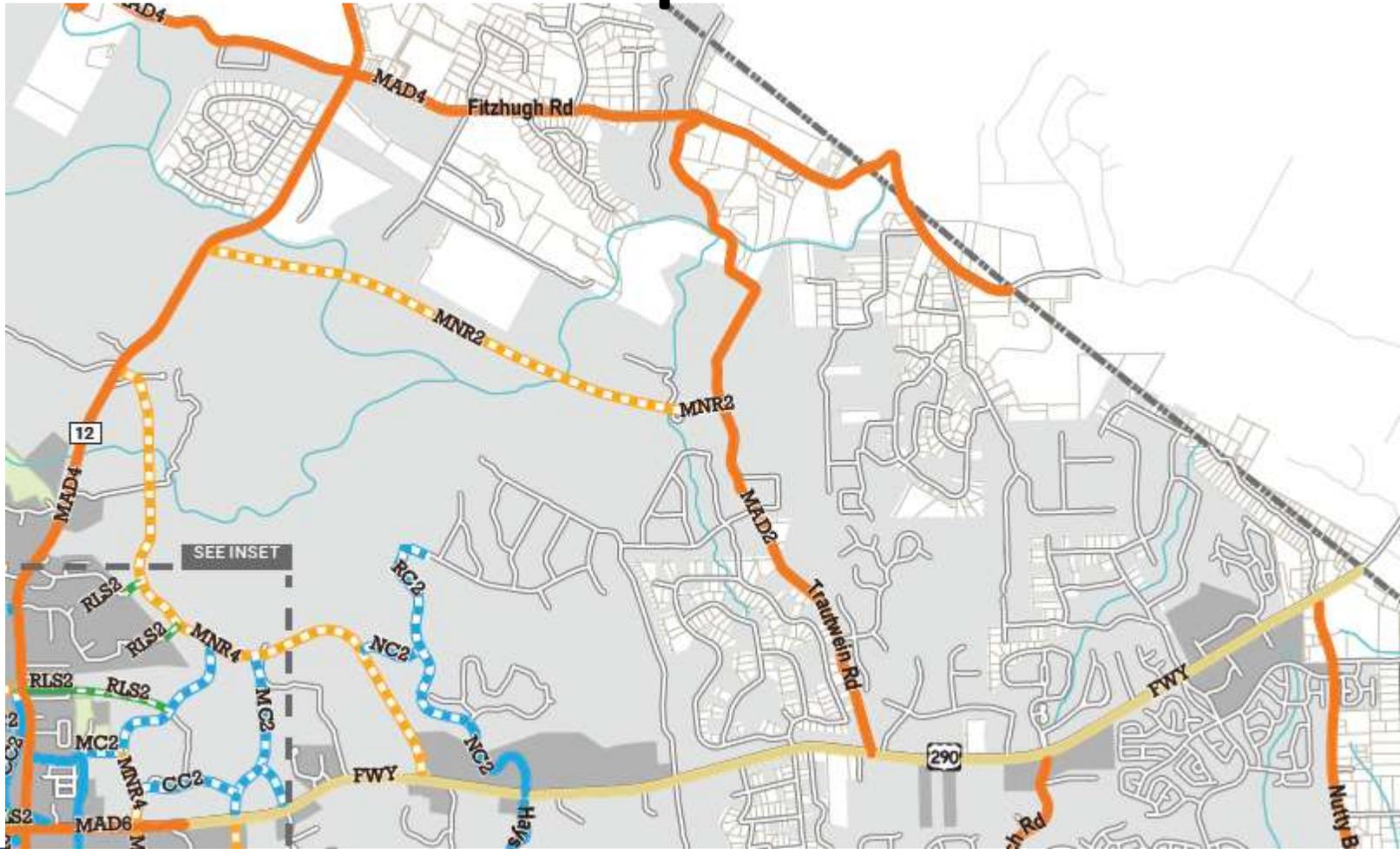


# Parks

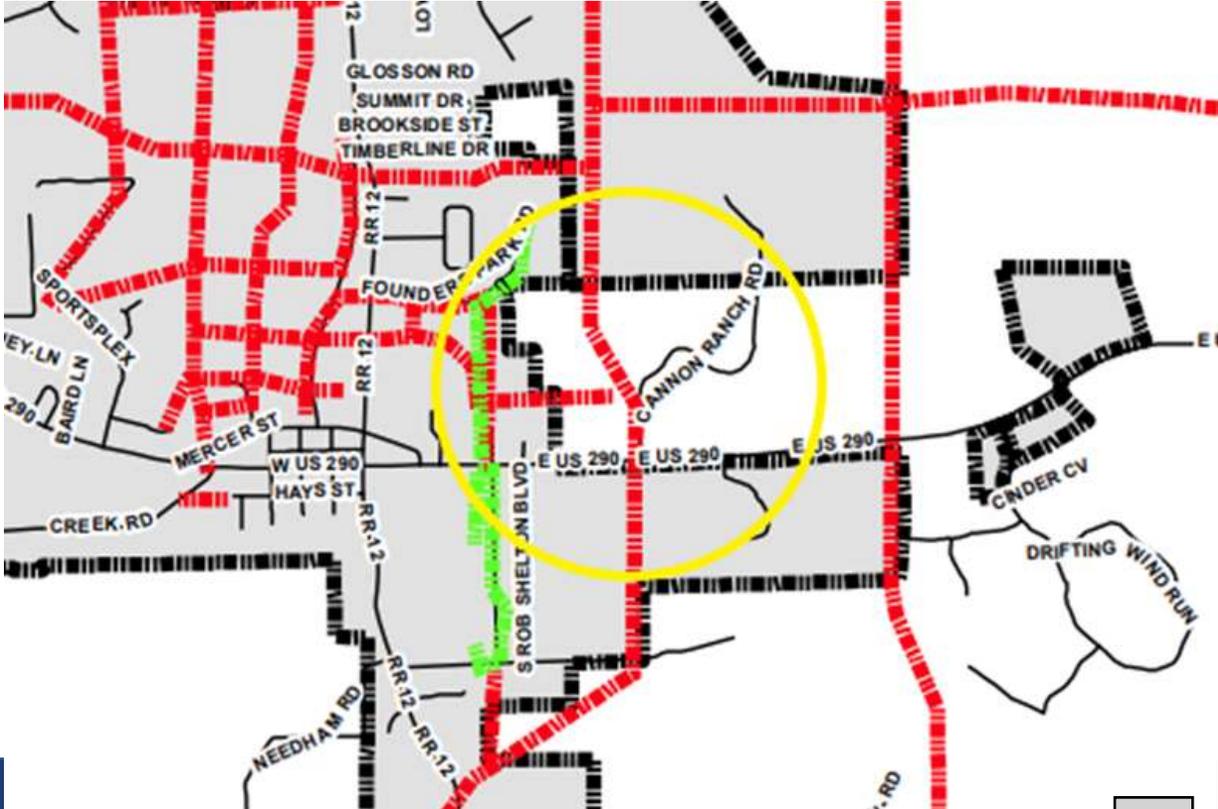
- Trail along Founders Park Road
- \$80,000 in Park Development Fee
- Neighborhood Park

*Approved by Parks Committee*

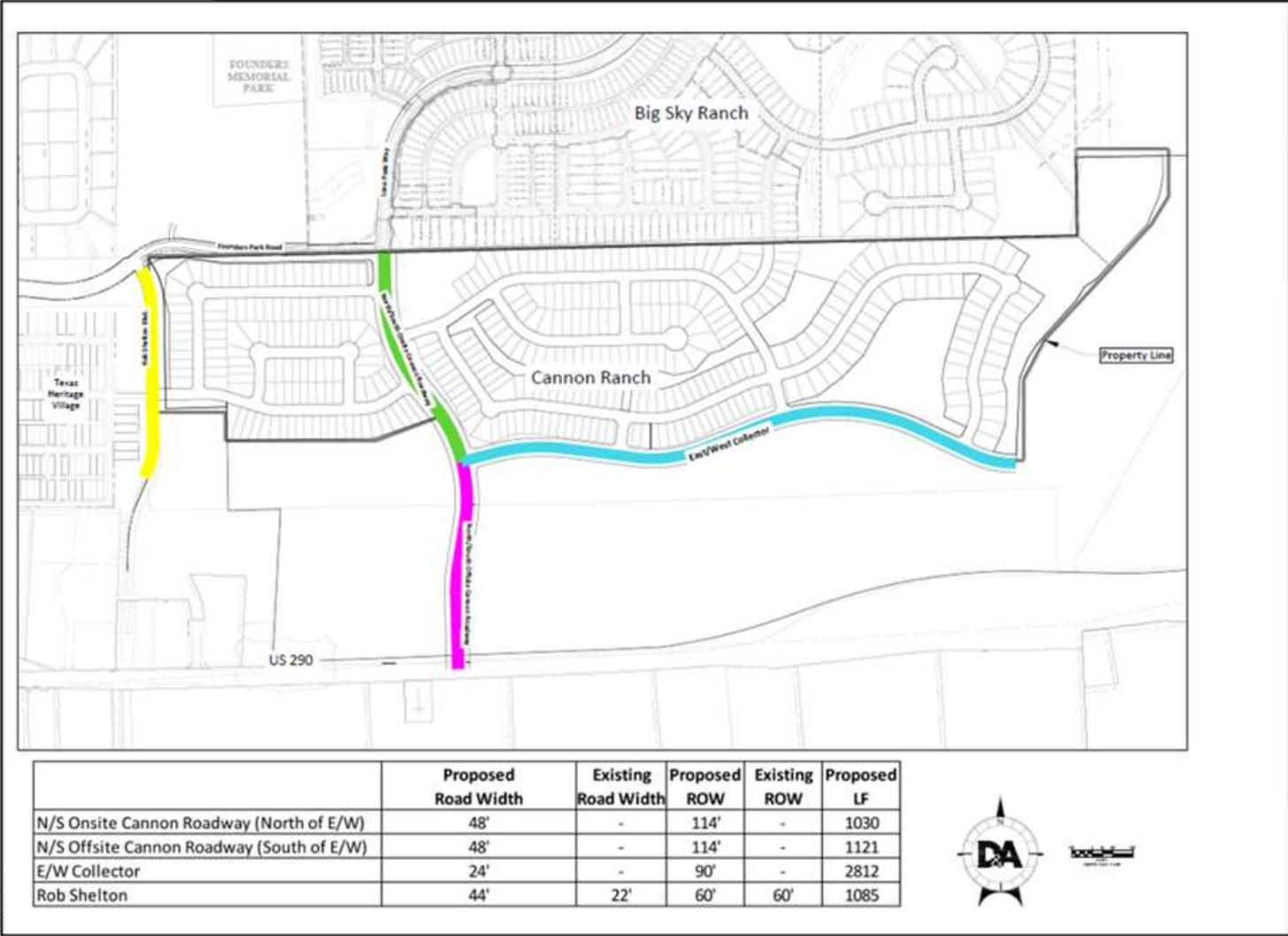
# Transportation



# Transportation



# TRANSPORTATION



**DA DOUCET & ASSOCIATES**  
 1411 W. Loop West, Suite 100  
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 Fax: (512) 484-4449  
 1971 River Road, Suite 100  
 Dallas, TX 75246, Tel: (972) 484-4448

**Transportation Option**  
 Proposed Recommendations

**Cannon Ranch**  
 Dripping Springs, TX

1  
 OF 1

### City Initial Request

- 4 lane Arterial to 290
- East/West Collector
- Traffic Signal
- Offsite Roadway Improvements at Rob Shelton (AW)
- Expansion of Founders Park Road with roundabouts

### Current Proposal

- 4 lane Arterial to 290 (sidewalk and shared-use path onsite)
- East/West Collector
- Contribution to Traffic Signal
- Offsite Roadway Improvements at Rob Shelton (CITY)
- Dedicated right-of-way for future roundabouts

**Approved by Transportation Committee**



# QUESTIONS

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2019-0006_Dog N Bone	CL	310 Old Fitzhugh Rd	Food Tractor and Site Improvements	Waiting on resubmittal
SD2019-0017 Storserv	ETJ	E Hwy 290	Self Storage facility	Approved w conditions
SD2019-0024 Jasons Deli	CL	165 Hargraves Dr	Restaurant	Waiting on resubmittal
SD2019-0025 Merrit Hill Country Amendment	CL	28725 RR 12	minor amendment	Waiting on resubmittal
SD2019-0036 Hart Lane Homes	ETJ	120 Hart Lane	3 SF homes	Waiting on resubmittal
SD2020-0006 Ghost Hill Ranch Phase 2	ETJ	31430 Ranch Road 12, Dripping Springs, Texas	Two Commercial Buildings	Approved with Conditions
SD2020-0016 100 N Canyonwood Dr	etj	100 N Canyonwood Dr	2 office buildings	Waiting on resubmittal
SD2020-0024 421 Sportsplex Correction	cl	421 Sportsplex	adding retaining wall	Waiting on resubmittal
SD2020-0027 Velocity Credit Union	limited purpose district	Lot 1 Block E of Bush Ranch Phase 1 Revised Subdivision	Construction of an assisted living building, parking areas, water service line, on-site sewage facility, and storm water detention pond.	Waiting on resubmittal
SD2020-0029 Headwaters Phase II	CL	Kibo Ridge and Hwy 290	this project includes the construction of four 3-story apartment buildings, associated parking and drives, and utilities	Approved w/ Conditions
SD2020-0030 Howard Ranch Commercial	Cl	FM 150 and RR12	one 5, 110-sf general store/fueling station, two 10,400-sf retail stores, two 6,800-sf retail stores. One 17,600-sf retail store, and a 10,350-sf live/work building to be located on 7.391 acres	Waiting on resubmittal
SD2020-0031 ATX Drainage and Landscaping	ETJ	13400 Nutty Brown Road	construction of a landscape yard, associated 6,055 sqft office/warehouse and parking	Waiting on resubmittal
SD2020-0032 Big Sky Ranch Amenity Center	CL	Lone Peak Way	amenity center for Big Sky Ranch within Phase 2	Waiting on resubmittal
SD2020-0036 Arrowhead Ranch Amenity Center Revision	Cl	Arrowhead Ranch Blvd	Proposed Site Development for future arrowhead ranch amenity Center	Approved w/ conditions
SD2020-0040 Forbes Tract Revision	ETJ	14300 FM 1826	proposed revision would include switching from a bar ditch conveyance system to an underground drainage system	Approved w conditions
SD2020-0042 31300 RR 12 Vet Clinic	ETJ	31300 RR 12	permitting an existing gravel parking lot	Waiting on resubmittal
SD2020-0045 12 South	CL	4500 RR 12	8,000 Sq ft warehouse w associated parking and drainage	Waiting on resubmittal
SD2020-0047 Dripping Springs RV Resort	ETJ	3001 W US 290, Dripping Springs, TX 78600	500 RV lots with associated roadway and drainage. All utilities and infrastructure installed.	Waiting on resubmittal
SD2020-0048 Patriots Hall of Dripping Springs	ETJ	3400 E US 290	New VFW Building with parking infrastructure and water quality	Approved w/ Conditions
SD2021-0001 Belterra Active Adult	ETJ	TBD	Multifamily development with associated parkig and utility improvements	Under Review
SD2021-0002 Driftwood Greeter House	ETJ	214 Thurman Roberts Way	2,100 sq-ft guard house adjacent to entrance gate into Driftwood Subdivision, small driveway connecting the northbound and southbound sides of Thurman Roberts Way, and 3 parking spaces.	Waiting on resubmittal
SD2021-0004 AAA Self-Storage Expansion	CL	2300 Hwy 290	Addition of 2 self-storage buildings, 50,000sqft and 20,400 sqft and connecting pavement	Waiting on resubmittal
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	Under Review
SD2021-0006 Driftwood Lift Station & Interium Phasing Plan	ETJ	11100 RM 967	Proposed 76 lf of 8" gravity wwl and lift station wet well designed with 5,000 gallon capacity as a storage basin for interim pump & haul operations.	Under Review
SD2021-0008 AHC Development (aka PDD 11)	CL	27110 RR 12	Construction of a new Multi-Family complex and its necessary infrastructure and a public extension of S Rob Shelton Blvd	Waiting on resubmittal
SD2021-0010 HaysISD Bus Facility Improvements	ETJ	155 Beacon Hill Road	Improvements to existing paved areas and expansion to provide additional parking. Includes water quality and detention ponds	Waiting on resubmittal
SD2021-0011 Blue Ridge Business Park	CL	26228 RR 12	6 small office buildings with associated parking and utilities	Under Review
SD2021-0012 Pet Paradise	ETJ	13526 W Hwy 290	This project is a pet retreat facility with building, parking, and utilities. The site will drain via a storm sewer network to an existing shared water quality pond.	Under Review
SD2021-0007 Driftwood Club Core Tranche 1	ETJ	Driftwood Club Core	7 commerial cabin buildings along an existing culdesac within the Driftwood Club Core subdivision	Under Review

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
Driftwood Phase 3	ETJ	17901 RM 1826	1 lot subdivision	Waiting on the County
SUB2018-0038_California Ph 4 Sec 11_FP	ETJ	RR12 & FM 150	Subdivision of 108 Residential lots	Turned in Plat amendment adding additional ROW. Comments have been issued.
SUB2018-0061 Headwaters at Barton Creek_AP	ETJ	2401 E Hwy 290	Edits to metes and bounds error	Waiting on resubmittal/ everyone approved as of 6/25/2019
SUB2019-0017 Parten Ranch Amenity Center MP	ETJ	NW Corner of Two Creeks Lane and Parten Ranch Pkwy	1 Lot for amenity center	Waiting on the County
SUB2019-0041 Headwaters Ph. 4 Sec. 6 CP	ETJ	Intersection of Headwaters Blvd and Hazy Hills Loop	4 Lot subdivision	Waiting on the County
SUB2019-0044 Caliterra Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peaksides Circle	amended plat	waiting on resubmittal
SUB2019-0050 Driftwood Golf and Ranch Club Ph. 2 FP	ETJ	Thurman Roberts Way	57 SF lots, 3 Open Space, 4 Golf Course Lots, 8 ROW lots	Gathering Signatures
SUB2018-0055 Quik Trip #4133 Addition Minor Plat	CL	16460 Sawyer Ranch Rd	remaining portion of tract A of the Sawyer Springs Subdivision P.R.	waiting on resubmittal
SUB2020-0020 Polo Business Park East MP	etj	13550 US 290	1 lot subdivision to create a legal lot	Approved with conditions
SUB2020-0027 Sawyer Ranch 33	CL	unaddressed, R95789	3 lot subdivision near 290 and Sawyer ranch	Approved with conditions
SUB2020-0031 Heritage Construction Plans	CL	Sportsplex Drive (Heritage Development)	Construction Plans for the Heritage development	Under Review
SUB2020-0048 611 Butler Ranch Road MP	ETJ	611 Butler Ranch Road	Subdividing 13.03 acres into 2 lots.	Approved with conditions
SUB2021-0002 Roger Hanks Parkway Extension	CL	Roger Hanks Parkway	3120 LF of Collector Roadway. The infrastructure includes all associated streets, grading, and water quality improvements.	Waiting on Resubmittal
SUB2021-0004 Driftwood phase 3 Minor revision	ETJ	Thurman Roberts Way	Adjusting Road and removing lots	Approval with conditions
SUB2021-0006 Treaty Oak MP	ETJ		Establish a lot	Waiting on the County
SUB2021-0007 Headwaters phase 3-5 PP Minor revision	ETJ		Adjusting lots	Approved with conditions
SUB2021-0008 Driftwood Greeter House Road Widening	ETJ	Thurman Roberts Way	Widening the road near the greeter house	Gathering Signatures
SUB2021-0009 Glass Business Park CP	CL	2650 W Hwy 290	Construction Plans for Glass Business Park	Waiting on Resubmittal
SUB2021-0016 Driftwood Club Core Phase 3 SP and CP	ETJ	Thurman Roberts Way	Project will be developed in a condominium regime with 9 detached residential unites and a parking lot. The site will be accessed via driveway that ties to a driveway that is a part of Driftwood Club Core Phase 2 that ties to Thurman Roberts Way.	Waiting on Resubmittal
SUB2021-0019 Bunker Ranch Ph 3 Vacation & Final Plat	CL	2751 US 290		Gathering Signatures
SUB2021-0023 Bunker Ranch 3-4 Preliminary Plat Minor Revision	CL	2751 US 290	A revision to the approved Bunker Ranch Phase 3 and 4 Preliminary Plat to create a ROW reserve for the future connection of the Florio Tract and adjust affect	Approved with conditions
SUB2021-0024 Crooked Oaks Amending Plat	ETJ	823 Post Oak Drive	Adjusting lot lines	Under Review
SUB2021-0025 102 Rose Drive Minor Plat	CL	102 Rose Drive	1 lot subdivision to create a legal lot	Waiting on Resubmittal
SUB2021-0026 Bunker Ranch Phase 2-4 Construction Plans Minor Revision	CL	2751 US 290	A revision to the approved Bunker Ranch Phase 3 and 4 Construction Plans to follow the corresponding Preliminary Plat Minor Revision	Under Review
SUB2021-0027 Parten Ranch Phase 4 Construction Plans	ETJ	600 Two Creek Lane	Phase 4 consists of 73.84 acres with 87 single family lots, 1 utility lot, 4 drainage/open space lots and right of way.	Under Review
SUB2021-0028 500 Butler Ranch Replat & Vacation	ETJ	500 Butler Ranch Road	partial vacation and final plat of lot 1-a-1 and lot 3 block a	Gathering Signatures
SUB2021-0029 Driftwood Creek Ph 2 Prelim Plat	ETJ	Thurman Roberts Way	23 lots on 19.30 acres for the Driftwood Ph 2 Prelim Plat	Under Review
SUB2021-0030 Bunker Ranch Ph 4 Final Plat	CL	2751 US 290	Subdivision of phase 4 of Bunker Ranch, 28 lots on 38.94 acres	Under Review
SUB2021-0031 Parten Ranch Phase 5 Final Plat	ETJ		68 residential lots and 4 open space/drainage/water quality lots on 46.57 acres of Parten Ranch Phase 5 Final Plat	Gathering Signatures
SUB2021-0032 Daisy Acres Minor Plat	ETJ	100 Daisy Lane	Establish a lot	Waiting on Resubmittal
SUB2021-0033 Arrowhead Ranch C-Store Minor Plat	CL		establish 2 commercial lots	Waiting on Resubmittal
SUB2020-0028 CRTX Prelim Plat	CL	27110 RR 12	Establish a lot	Waiting on Resubmittal
SUB2020-0029 CRTX Final Plat	CL	27110 RR 12	Establish a lot	Waiting on Resubmittal
SUB2021-0034 Caliterra Ph 4 Sec 12 Construction Plans	ETJ	Premier Park Loop amd Misty Meadows	42 singfamily lots on 65.17 acres with associated infrastructure	Under Review
SUB2021-0035 Heritage Phase 2 Construction Plans	CL	Sportsplex Drive (Heritage Development)	165 lot (162 residential lots, 2 drainage lots, and 1 parkland lot), 33.96 acre Phase of the Heritage Subdivision	Under Review
SUB2021-0036 Springlake Lot 76A-1 Replat	CL	501 Springlake Dr	replating to 2 lots	Under Review