



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, July 27, 2021 at 6:30 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
City Engineer Chad Gilpin
Planning Consultant Robyn Miga

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 July 13, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Public hearing and consideration of recommendation regarding ZA2021-0003: an application for a Zoning Amendment and Conditional Use Overlay to consider a**

proposed zoning map amendment from Two-Family Residential- Duplex (SF-4) to Single Family Residential-Town Center (SF-3) and with a proposed conditional use overlay restricting the site further for two properties located approximately at 102 S. Bluff Street, Dripping Springs, Texas. Legal Description ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 4-5-6 & 9, ACRES 0.519 and ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 1-3 & 10-12, ACRES 0.9445. Applicant: Jon Thompson, J Thompson Professional Consulting, LLC

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. Zoning Amendment and Conditional Overlay

3. Public hearing and consideration of recommendation regarding ZA2021-0004: an application for a Zoning Amendment to consider a proposed zoning map amendment from SF-1 (Single-Family Residential — Low Density) to SF-2 (Single-Family Residential-Moderate Density) for an approximately 1.82-acre tract at 1232 Creek Road, Dripping Springs, Texas. Legal Description CREEK ROAD VILLAS, LOTS 1-2, ACRES 1.82; and P.A SMITH SURVEY 0.99 ACRE A0415. Applicant: Jon Thompson, J Thompson Professional Consulting, LLC

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. Zoning Amendment

4. Public hearing and consideration of recommendation regarding PDD2021-002 Cynosure-Wild Ridge: an application for a Planned Development District to consider an ordinance enacting Planned Development District Number 13 and approving the zoning change from Agriculture (AG) to Planned Development District Number 13 (PDD #13) with a base zoning of SF-3 for up to 960 units with some local retail uses to be located on approximately 283 acres on the Cynosure Tract north of the Cannon Tract and east of the Scott Tract northeast of city limits. Applicant: Rex Baker, Baker & Robertson

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

5. Discuss and consider the Nomination of a member of the Planning & Zoning Commission to serve as the Representative on the Transportation Committee.

PLANNING & DEVELOPMENT REPORTS

6. DA2020-0002 Anarene/Double L Amended Development Agreement. Applicant: Pablo Martinez, BGE, Inc.

7. Planning 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 Meetings

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

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

September 14, 2021, at 6:30 p.m.

September 28, 2021, at 6:30 p.m.

City Council & BOA Meetings

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

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

September 7, 2021, at 6:00 p.m.(CC & BOA)

September 21, 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, on **July 23, 2021 at 12:00 p.m.***

City Secretary

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



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, July 13, 2021 at 6:30 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:32 p.m.

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
Evelyn Strong (arrived at 6:39 p.m.)
Tammie Williamson

Commission Members absent were:

John McIntosh
Doug Crosson

Staff, Consultants & Appointed/Elected Officials present were:

City Secretary Andrea Cunningham
Planning Consultant Robyn Miga
Council Member Sherrie Parks
Mayor Bill Foulds, Jr.

PLEDGE OF ALLEGIANCE

Commissioner Williamson led the Pledge of Allegiance to the Flag.

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.

Mayor Bill Foulds, Jr. spoke, welcoming new members and thanking the Commissioners for their time and service. He also updated the Commission on the Planning & Development Department status.

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 SUB2021-0030: a Final Plat for Bunker Ranch Phase 4 an approximately 38.94 acre tract located at 2751 US 290, Dripping Springs, TX 78620, Legal Description ABS 222 BENJAMIN F HANNA SURVEY 0.74 AC.** Applicant: Brian Estes, Civil & Environmental Consultants, Inc.
2. **Approval of the June 22, 2021, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Williamson to approve Consent Agenda Items 1 – 2. Vice Chair Martin seconded the motion which carried unanimously 4 to 0.

BUSINESS

3. **Public hearing and consideration of possible action regarding SUB2021-0036: an application to consider a Replat for an approximately 18.58 acre tract located at 501 Springlake Drive, Dripping Springs, TX 78620, Legal Description SPRINGLAKE, LOT PT OF 76A-1, ACRES 2.11.** Applicant: Jon Thompson

a. Presentation

Jon Thompson presented the item.

b. Staff Report

Robyn Miga presented the staff report which is on file. Staff recommends approval with the condition that the applicant clear outstanding comments.

c. Public Hearing – No one spoke during the Public Hearing.

d. Replat

A motion was made by Commissioner Williamson to approve SUB2021-0036: an application to consider a Replat for an approximately 18.58 acre tract located at 501

Springlake Drive, Dripping Springs, TX 78620 with the condition that the applicant clear outstanding comments. Vice Chair Martin seconded the motion which carried unanimously 5 to 0.

4. Discuss and consider approval of the Appointment of a member of the Planning & Zoning Commission to serve as Vice Chair of the Commission for a term of one year.

A motion was made by Commissioner Strong to reappointment Commissioner Jim Martin as Vice Chair for a term of one year. Commissioner Bourguignon seconded the motion which carried unanimously 5 to 0.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available for review upon request.

5. Monthly Planning & Development 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.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

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 & BOA Meetings

July 20, 2021, at 5:00 p.m. (Special Budget Meeting)

July 20, 2021, at 6:00 p.m.

July 29, 2021, at 6:00 p.m. (Special Budget Meeting)

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

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

ADJOURN

A motion was made by Commissioner Bourguignon to adjourn the meeting. Commissioner Williamson seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 6:42 p.m.

City of Dripping Springs

511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725
cityofdrippingsprings.com



DRIPPING SPRINGS
Texas

Open spaces, friendly faces.

**CITY OF DRIPPING SPRINGS
NOTICE OF PUBLIC HEARING
FOR A ZONING AMENDMENT
APPLICATION CASE #: ZA2021-0003
102 S BLUFF ST.**

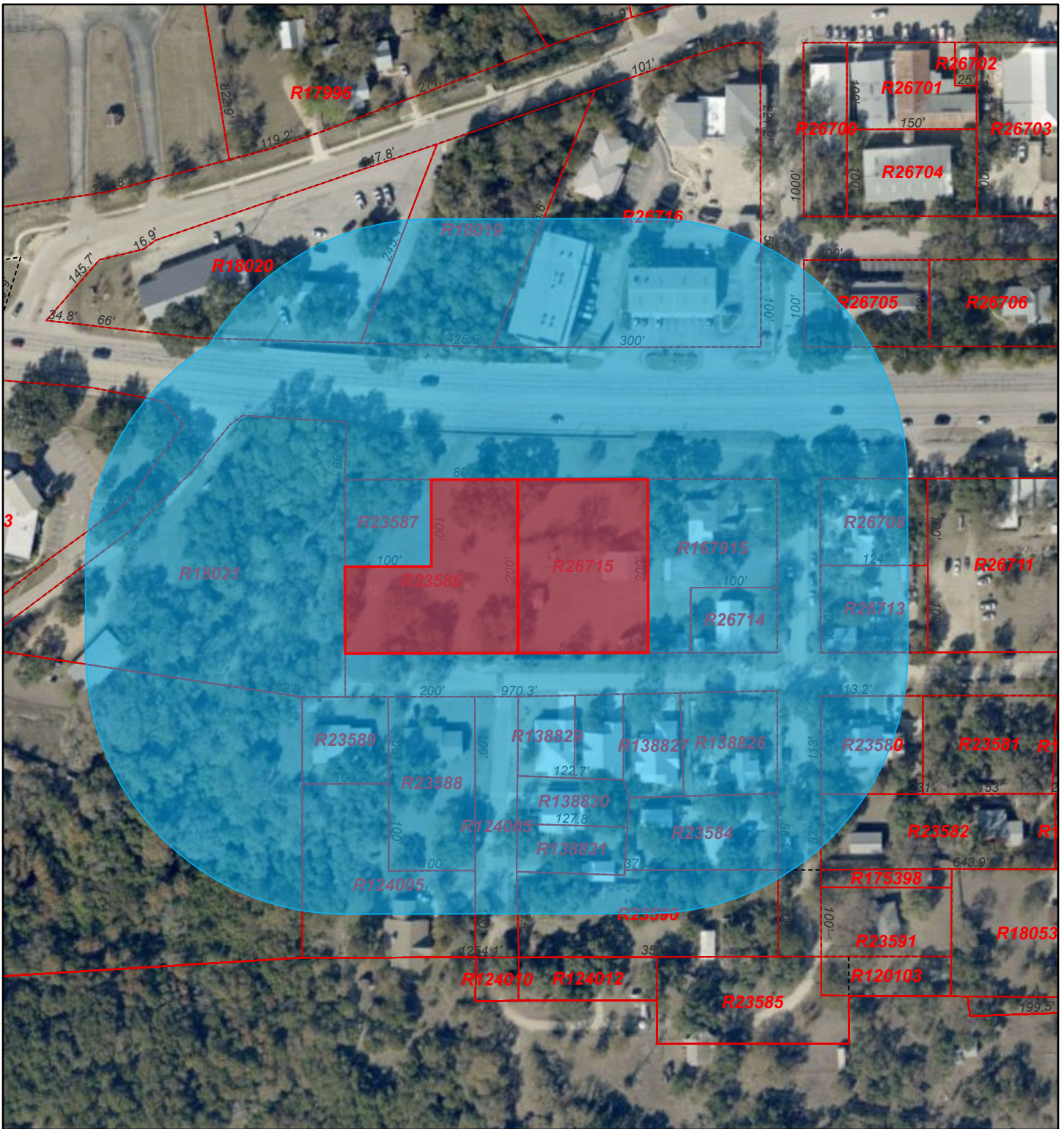
A public hearing will be held at the City of Dripping Springs Planning & Zoning Commission meeting at 6:30 p.m. on July 27, 2021, meeting at Dripping Springs City Hall, 511 Mercer Street, Dripping Springs, Texas, to consider a Zoning Amendment and Conditional Use Overlay for two properties located approximately at 102 S Bluff Street, Dripping Springs, TX 78620, Legal Description ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 4-5-6 & 9, ACRES 0.519 and ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 1-3 & 10-12, ACRES 0.9445. This amendment is to change the current zoning of Two-Family Residential- Duplex (SF-4) to Single Family Residential-Town Center (SF-3) and with a proposed conditional use overlay restricting the site further.

When City Hall is open, the proposed replat application is available for viewing at Dripping Springs City Hall, 511 Mercer Street, during regular business hours: 8:00 a.m. to 5:00 p.m., Monday through Friday. If City Hall is closed to visitors during this period, you can request review of any documents by emailing planning@cityofdrippingsprings.com. If City Hall is closed to visitors on the day of the meeting, or the meeting is virtual for another reason, the City will post this information on its website at www.cityofdrippingsprings.com so that the public may have access to the meeting.

Comments regarding this project may be emailed to planning@cityofdrippingsprings.com or mailed to PO Box 384, Dripping Springs, TX 78620. Comments received by July 23, 2021, will be included in agenda packets for the meetings. For more information call City Hall at (512) 858-4725.

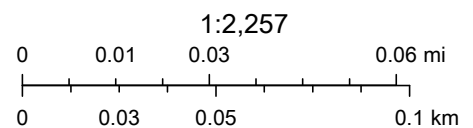
Property Owner Notification Letter for ZA2021-0003

Item 2.



7/2/2021, 9:23:19 AM

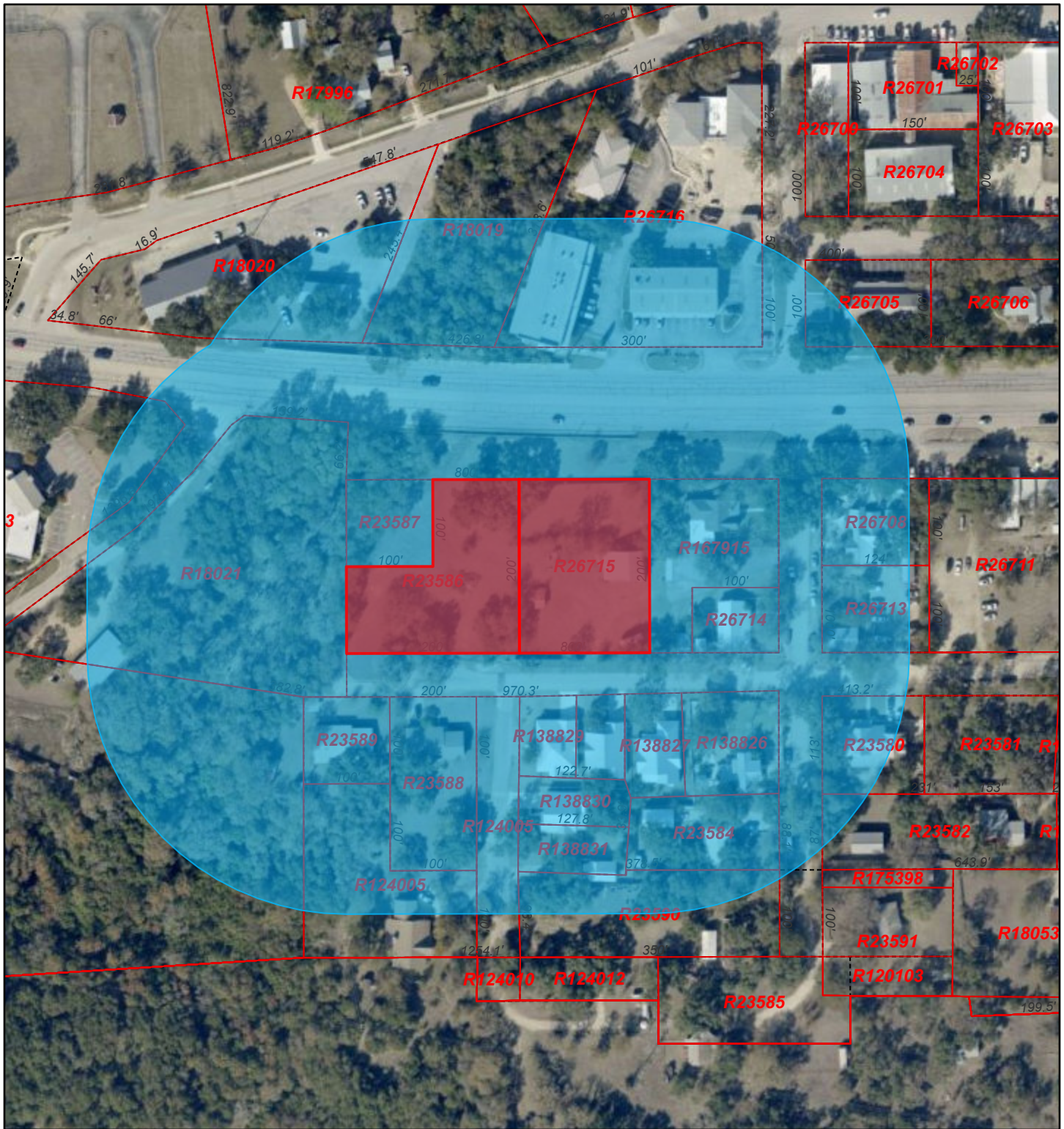
-  Parcels
-  Subject Parcel
-  300 Foot Buffer



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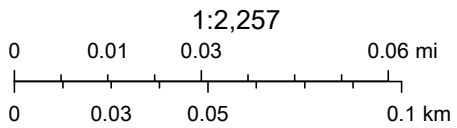
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7/2/2021, 9:23:19 AM

-  Parcels
-  Subject Parcel
-  300 Foot Buffer



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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 Charles W. & Sherry E Haydon / Robert L. & Martha Haydon

STREET ADDRESS 601 Gatlin Creek Road

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 924-7728 EMAIL 601charliesherry@gmail.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.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	Willie Mae Haydon Estate c/o Charles W. & Robert L. Haydon
PROPERTY ADDRESS	No address
CURRENT LEGAL DESCRIPTION	W.T. Chapman Fifth Addition, Lots 1, 2, 3, 4, 7, & 8 Block 1
TAX ID#	R23586
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF4
REQUESTED ZONING/AMENDMENT TO PDD	SF3
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Proposed zoning change is to reflect the proposed replat of the property into six residential lots.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	The proposed use is for residential single family detached residential town homes.

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 Jon Thompson 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. _____.) Cause #18-0113-)

Charles Hayden
Name

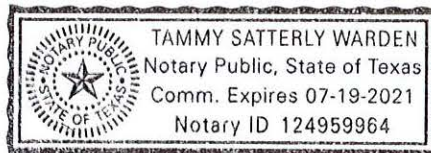
Owner
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 17 day of June,
2021 by Charles Hayden.

Tammy Satterly Warden
Notary Public, State of Texas

My Commission Expires: 7-19-2021



Jon Thompson, J Thompson Professional Consulting, LLC
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:

Jon Thompson
Applicant Signature

June 14, 2021
Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted Documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input 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 N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation N/A
<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"/>	Copy of Planned Development District (<i>if applicable</i>) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment N/A

Exempt

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 102 South Bluff Street

Commercial Residential

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

Jim Polkinghorn

Applicant's Address: 365 Poco Rnach Road, Dripping Springs, Texas 78620

Applicant's Email: _____

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:

IF APPLYING FOR:

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Development Permit |
| <input checked="" type="checkbox"/> Zoning Amendment Application | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Subdivision Approval | <input type="checkbox"/> Alcoholic Beverage Permit |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Food Establishment Permit |
| | <input type="checkbox"/> On-Site Sewage Facility Permit |

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

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

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

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

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

Signature

6/17/2021
Date

Received on/by:

Project Number: _____ - _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Jon Thompson, J Thompson Professional Consulting, LLC

Project Address: 102 South Bluff Street

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting, LLC

Billing Contact Information

Name: Jim Polkinghorn

Mailing Address: 365 POCO RANCH ROAD
DRIPPING SPRINGS, TEXAS 78620

Email: _____ Phone Number: (512) 431-0778

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

06/16/21
Date



Planning and Zoning Commission Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting: July 27, 2021

Project No: ZA2021-0003

Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: 102 South Bluff Street Zoning Change

Property Location: North line of Hays Street at the terminus of Hays Street and Haydon Street

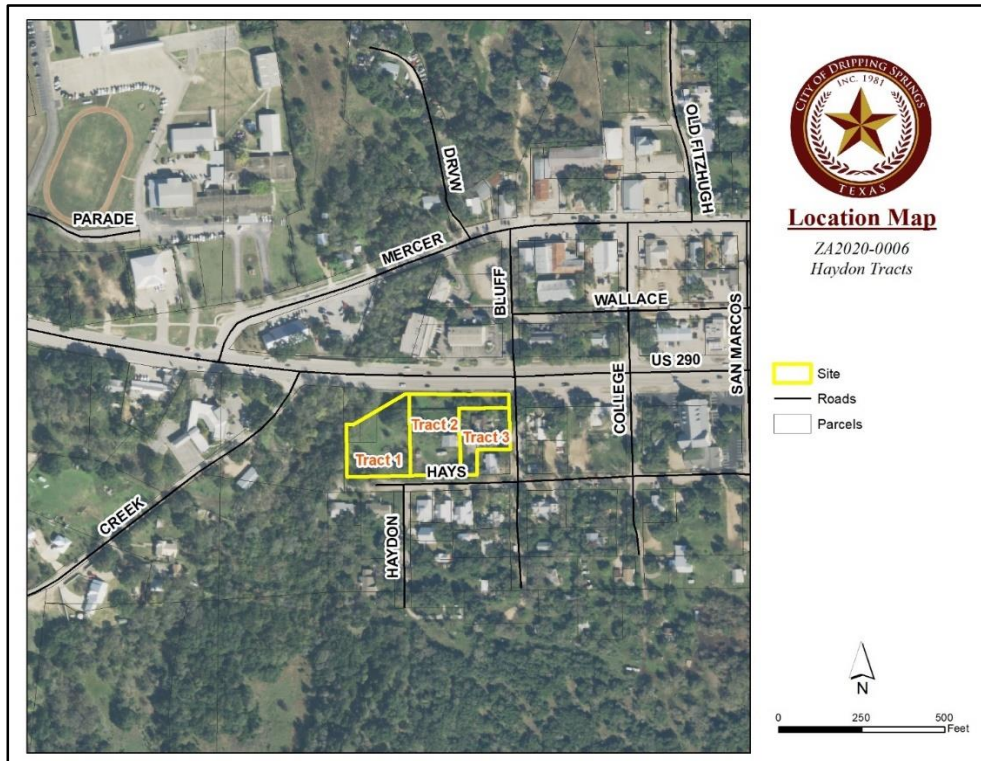
Legal Description: W T CHAPMAN #5 LOT 1,2,3,4,7,8 BLK 1 9-2210-17-02 & 0.68 AKA SPRING ST

Applicant: Jon Thompson; J Thompson Professional Consulting LLC

Property Owner: Haydon Willie Mae Estate

Request: A zoning map amendment from SF-4 Two-Family Residential – Duplex zone to SF-3 Single-Family Residential – Town Center zone, within the Hays Street Historic District

Tracts 1 and 2 proposed for rezoning Location Map



Background

The property is currently zoned SF-4, Two-Family Residential- Duplex.

Per Ch. 30 Exhibit A, §3.5-3.6

- **SF-4 Two-family residential – Duplex:** The SF-4, two-family residential district is intended to provide for development of detached, two-family residence structures on moderate size lots of at least 10,000 square feet in size.

The applicant is requesting to rezone the property from SF-4, Two-Family residential – Duplex, to SF-3, Single-Family Residential – Town Center with a conditional overlay that would restrict the site to only allow single-family residential detached housing, as well as prohibits accessory dwelling units, multi-family uses, and places a minimum lot/unit size of 7,540 sq. ft. Furthermore staff has requested that this conditional overlay have a non-buildable area within 60’ of U.S. 290 right-of-way, and requires a 35’ landscape buffer to be planted at the back of the lots to provide a buffer from the arterial.

- **SF-3 Single-family residential – Town Center:** The SF-3, single family residential district is intended to promote stable, quality, detached-occupancy residential development on individuals 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.

Site Information

Location:

The Subject property is located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District.

Physical and Natural Features:

The tracts are currently undeveloped with a barn/shop and shed. The tracts contain clusters of heritage trees that will be addressed at the COA and Site Plan.

Future Land Use and Zoning Designation:

The City’s Future Land Use Map does not show this property on the Map. The property is within the Hays Street Historic District and shall comply with the Historic District Overlay use chart.

Overview

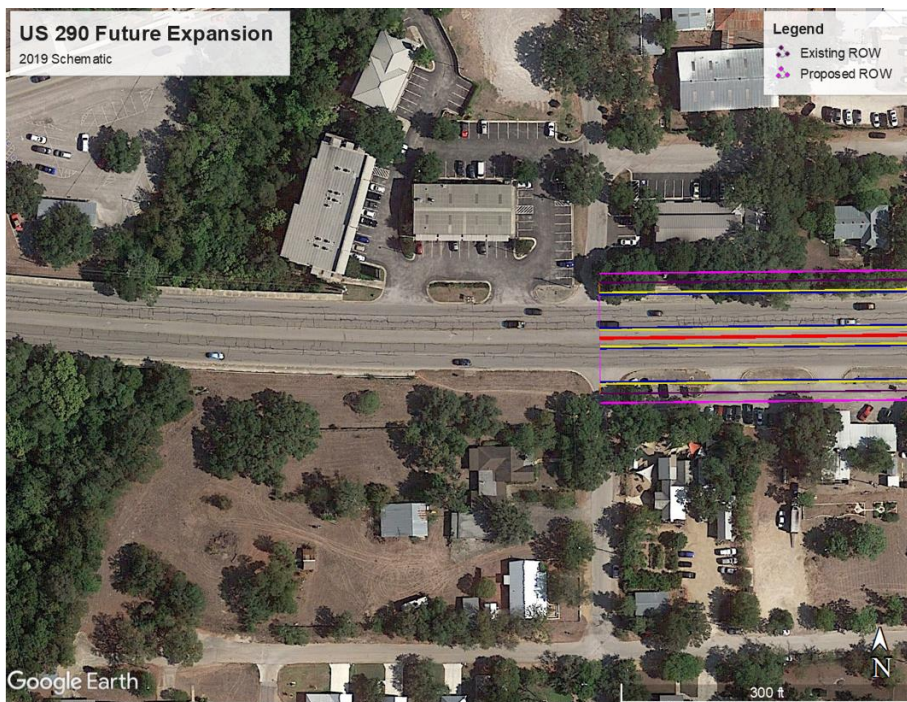
The property is undeveloped and approximately ±1.855 acres. It is found in the Hays Street Historic District and is generally located on the north line of Hays Street at the terminus of Hays Street and Haydon Street, approximately ±0.4 miles southwest of City Hall. Currently the applicant is requesting a zoning map amendment from SF-4 to SF-3 to develop a proposed detached residential subdivision with lots/units that are a minimum of 7,540 sq. ft.

The following are the development regulations for the current and proposed zoning districts for the site.

	SF-4	SF-3	Differences between SF-4 to SF-3
Max Height	2-1/2 stories, or 40 feet	2-1/2 stories, or 40 feet	None
Min. Lot Size	10,000-sq-ft	3,500-sq-ft	6,500-sq-ft less
Min. Lot Width	70 feet	35 feet	35 feet less
Min. Lot Depth	100 feet	N/A	N/A
Min. Front/Side/Rear Yard Setbacks	20 feet / 10 feet / 20 feet	10 feet / 5 feet / 10 feet	10 feet / 5 feet / 10 feet less
Impervious Cover	50%	65%	15% more

Staff is requesting that added criteria to the conditional overlay to preserve the proposed lots from U.S. 290 and future expansions of that arterial. The request is for 60’ of non-buildable area from the U.S. 290 right-of-way, with a required 35’ landscape buffer required at the rear of the lots. The reason for this request is because of schematics of U.S. 290 in this area show that approximately 30’ of right-of-way will be needed along the north boundary of this property. Furthermore, structures that back onto an arterial should have a significant buffer to provide a barrier from high-level roadways.

The following exhibit shows the future expansion of U.S. 290 as it aligns just east of the property proposed for rezoning. TxDOT plans are proposed to continue this similar right-of-way width, and start tapering toward Sportsplex Dr.



The following language is proposed for the conditional overlay:

1.3.2. Prohibited Uses:

- a) Accessory Dwelling Units
- b) Multi-family uses

1.3.3. Density:

- a) One (1) dwelling unit per lot/unit.

1.3.4. Lot Sizes

- a) Minimum lot size shall be 7,540 sq. ft.

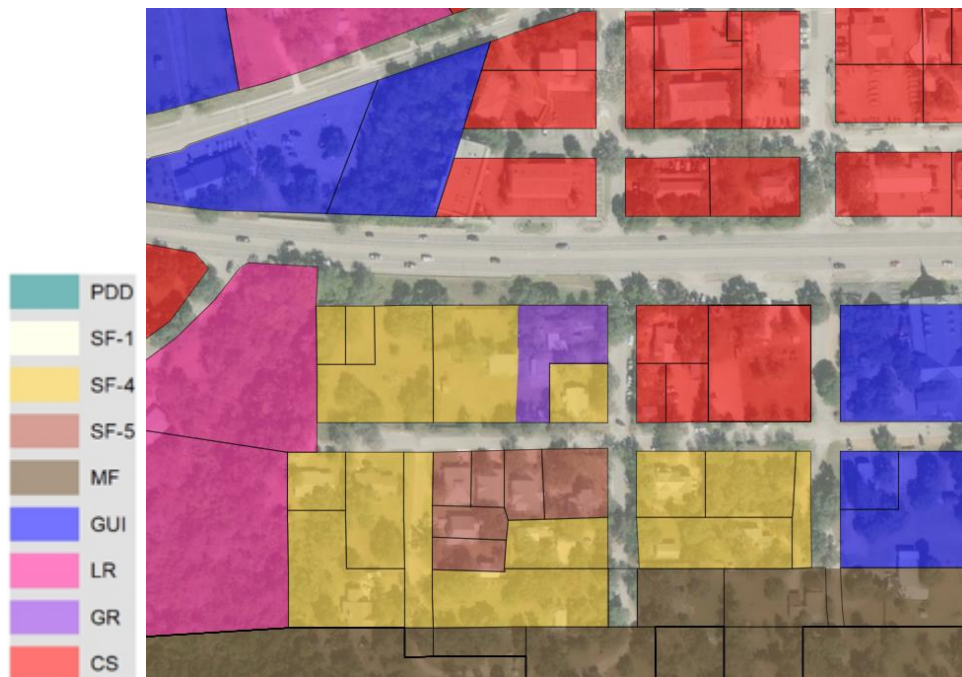
1.3.5. Non-Buildable Area

- a) There shall be no structures built within 60 feet from the right-of-way of U.S. 290 as depicted in Attachment A.

1.3.6. Landscape Buffer

- a) There shall be a 35-foot landscape buffer planted parallel to U.S. 290 at the rear of the platted residential lots/units.
- b) Planting Requirements:
 - a. All plant material shall be of native or adapted species.
 - b. All new proposed shade trees shall be a minimum of four inches in diameter.
 - c. All proposed ornamental trees shall be a minimum of two inches in diameter.
 - d. All shrubs shall be a minimum of five-gallon container size and small shrubs/groundcovers a minimum of one-gallon container size.
- c) Landscape buffer spacing requirements. The following landscape buffer spacing requirements shall apply to the 35' landscape buffer.
 - a. Shade trees (such as live oak or cedar elm). One per 50' of buffer frontage.
 - b. Ornamental trees (such as crape myrtle or desert willow). One per 25 feet of buffer frontage.
 - c. Small shrubs/groundcovers, one gallon (such as lantana liriopse). One per three feet of buffer frontage.
- d) This buffer area shall contain either native vegetation in the form of trees and bushes left in their natural, undisturbed condition, or, if no such native vegetation exists, shall consist of landscaping in conformance with this article. If the area consists of landscaped plantings, maintenance of such plantings shall be the sole responsibility of the developer or the homeowners' or property owners' association.

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	Future Land Use
North	Government, Utility, Institutional (GUI), Commercial Services (CS)	City Hall, Office & Retail (Spring Bluff Center)	Not Shown on the Future Land Use Map
East	General Retail with a Conditional Use Overlay	Existing residential uses	
South	Single-Family Attached Residential District (SF-5) Garden Home	Garden Homes	
West	Local Retail (LR)	Commercial Development/ Vacant Building	

Approval Criteria for Zoning Amendment (Chapter 30 Zoning, Exhibit A, Sec 2.28.1 and 2.28.2)

2.28.2 In making a determination regarding a requested zoning change, the P&Z and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	The proposed change from SF-4 to SF-3 with a Conditional Overlay is an appropriate change. The Conditional Overlay provides

	development standards that allows for the Tracts to fit in well with the adjoining lots, as well as provides buffer protections to the lots from U.S. 290.
2. their relationship to the general area and the City as a whole;	Staff worked with the applicant to provide a conditional overlay that complemented the area and the City as a whole.
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;	The tracts are not within any existing or proposed City Plans.
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;	This rezoning will not impact any undeveloped land in the vicinity with the same zoning district.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	Moderately/High Dense residential developments are at an influx within the City of Dripping Springs.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	No areas designated for similar development will be affected by this proposed amendment.
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	The proposed change does not treat the subjects tracts of land in a manner which is significantly different from decisions made involving other, similarly situated parcels.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The rezoning does not affect the public health, safety, morals, or general welfare.

Staff Recommendation

Staff recommends approval of the rezoning request with the proposed Conditional Overlay.

Planning and Zoning action:

2.34.1 The P&Z shall hold a public hearing on a zoning an amendment to the Zoning Ordinance. After all public input has been received and the public hearing closed, the P&Z shall make its recommendations on the proposed zoning request and concept plan, if submitted, stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the City's Comprehensive Plan. The P&Z may, on its own motion or at the applicant's request, defer its decision recommendations until it has had an opportunity to consider other information or proposed modifications to the request which may have a direct bearing thereon. If the P&Z elects to postpone or defer its hearing on the request, such action shall specifically state

the time period of the postponement by citing the meeting date whereon the request will reappear on the P&Z's agenda.

2.34.2 *When the P&Z is ready to act upon the zoning request, it may recommend:*

- (a) *approval of the request as it was submitted by the applicant;*
- (b) *approval of the request subject to certain conditions as in the case of a Planned Development District (PDD) or a Conditional Use Permit (CUP); or*
- (c) *disapproval of the request.*

2.34.3 *The P&Z's recommendation will be automatically forwarded to the City Council for a second public hearing thereon.*

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 zoning map amendment. To date, no letters for or against the request have been received.

Attachments

- Exhibit 1 – Zoning Map Amendment Application
- Exhibit 2 – Proposed Ordinance & Survey
- Exhibit 3 - Implementation Standards Historic Districts

Recommended Action:	Recommend approval of the requested zoning map amendment for Tracts 1 & 2 with the conditional use overlay.
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A
Comprehensive Plan Goal:	Livability /Quality of Life Support Housing Options in Dripping Springs

CITY OF DRIPPING SPRINGS

ORDINANCE No. _____

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING TWO TRACTS OF LAND, TOTALING APPROXIMATELY 1.855 ACRES FROM TWO-FAMILY RESIDENTIAL - DUPLEX (SF-4) TO SINGLE-FAMILY RESIDENTIAL – TOWN CENTER, SF-3; ADOPTING A CONDITIONAL USE OVERLAY; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

WHEREAS, the City Council of the City of Dripping Springs (“City Council”) seeks to promote orderly land use and development within the City; and

WHEREAS, the City Council finds to be reasonable and necessary the rezoning of the tracts, described more fully in *Attachment “A”* and totaling approximately 1.855 acres, from Two-Family Residential - Duplex (SF-4) to Single-Family residential – Town-Center (SF-3) with a Conditional Use Overlay; and

WHEREAS, the City Council finds to be reasonable and necessary the adoption of a conditional use overlay to the tracts in addition to the rezoning, described more fully in *Attachment “B”* and totaling approximately 1.855 acres, from Two-Family Residential - Duplex (SF-4) to Single-Family residential – Town Center (SF-3); and

WHEREAS, the City Council recognizes changed conditions and circumstances in the particular location; and

WHEREAS, the City Council finds that the zoning change is compatible with the surrounding area and with the City’s Zoning Ordinance and Comprehensive Plan; and

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on July 27, 2021 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

WHEREAS, after public hearing held by the City Council on August 17, 2021, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

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

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

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

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

1. FINDINGS OF FACT

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

2. ENACTMENT

Two tracts of land totaling approximately 1.855 acres and described more fully in *Attachment "A"*, is hereby rezoned from Two-Family Residential - Duplex (SF-4) to Single-Family residential – Town Center (SF-3) with a Conditional Use Overlay as attached in Attachment B.

Further, the property will also have a conditional overlay that limits certain development standards on the property. The conditional use overlay is described in *attachment "B"*.

3. REPEALER

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

4. SEVERABILITY

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

5. CHANGE ON ZONING MAP

The City Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Dripping Springs, Texas.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

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, a public hearing was held, and that public notice of the time, place and Purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the ___ day of _____, 2021, by a vote of _____(ayes) to _____(nays) to _____(abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment "A" Survey and Metes and Bounds

PROPERTY DESCRIPTION

BEING A 0.876 OF ONE ACRE OF LAND, BEING A PORTION OF A CALLED 2,996 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA AND WILLIE MAE HAYDON RECORDED IN DOCUMENT NO. 70025404, VOLUME 3237, PAGE 802 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A PORTION OF BLOCK NO. 1 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS; SAID 0.876 OF ONE ACRE BEGIN MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 4203.

BEGINNING at a TxDOT Type 1 monument found (TxDOT Sta. 492+00, 150.00' Rt) located on the southerly right of way line of U.S. Hwy 290 in Dripping Springs, Texas;

THENCE, with said southerly right of way line, N59°19'41"E, 182.45 feet to a ½-inch iron rod set with cap stamped "AST" for the beginning of a non-tangent curve to the left;

THENCE, with the arc of said non-tangent curve to the left 11.38 feet, having a radius of 5730.18 feet, a central angle of 00°06'50" and a chord bearing and distance of S88°14'04"E, 11.38 feet to a ½-inch iron rod set with cap stamped "AST" marking the northeast corner of said 2996 square foot tract, same being the northwest corner of a called 12750 square foot tract described in a deed to Alva Haydon and executed December 9, 1966;

THENCE, leaving said southerly right of way line and with the easterly line of said 2996 square foot tract and the westerly line of said 12750 square foot tract, S00°57'47"E, passing at approximately 45.5 feet the northerly line of Blocks 1 and 10 of said Fifth Addition to the Town of Dripping Springs and continuing for a total distance of 246.80 feet to a ½-inch iron rod set with cap stamped "AST" for the southeast corner of the herein described tract and being the southeast corner of said Block 1 and the southwest corner of said Block 10, same being on the northerly right of way line of Hays Street;

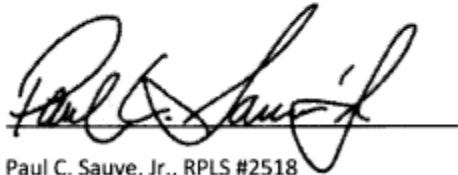
THENCE, with the northerly right of way line of said Hays Street, same being the southerly line of said Block 1, S89°02'13"W, 190.83 feet to a ½-inch iron rod set with cap stamped "AST" on the easterly line of a 1.741 acre tract of land as described in a deed to TAMBJM, LLC as recorded in Document No. 18014079 of said Official Public Records, same being the southwest corner of said Block 1;

THENCE, leaving said northerly right of way line and with the easterly line of said Block 1, same being the westerly line of said 4.741 acre tract, N01°00'16"W, 158.68 feet to a ½-inch iron rod set with cap stamped "AST" on the southerly right of way line of said U.S. Hwy 290;

THENCE, with said southerly right of way line, S86°11'22"E, 21.18 feet to the **POINT OF BEGINNING** and containing 0.876 of one acre of land, more or less.

SURVEYOR'S STATEMENT

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.

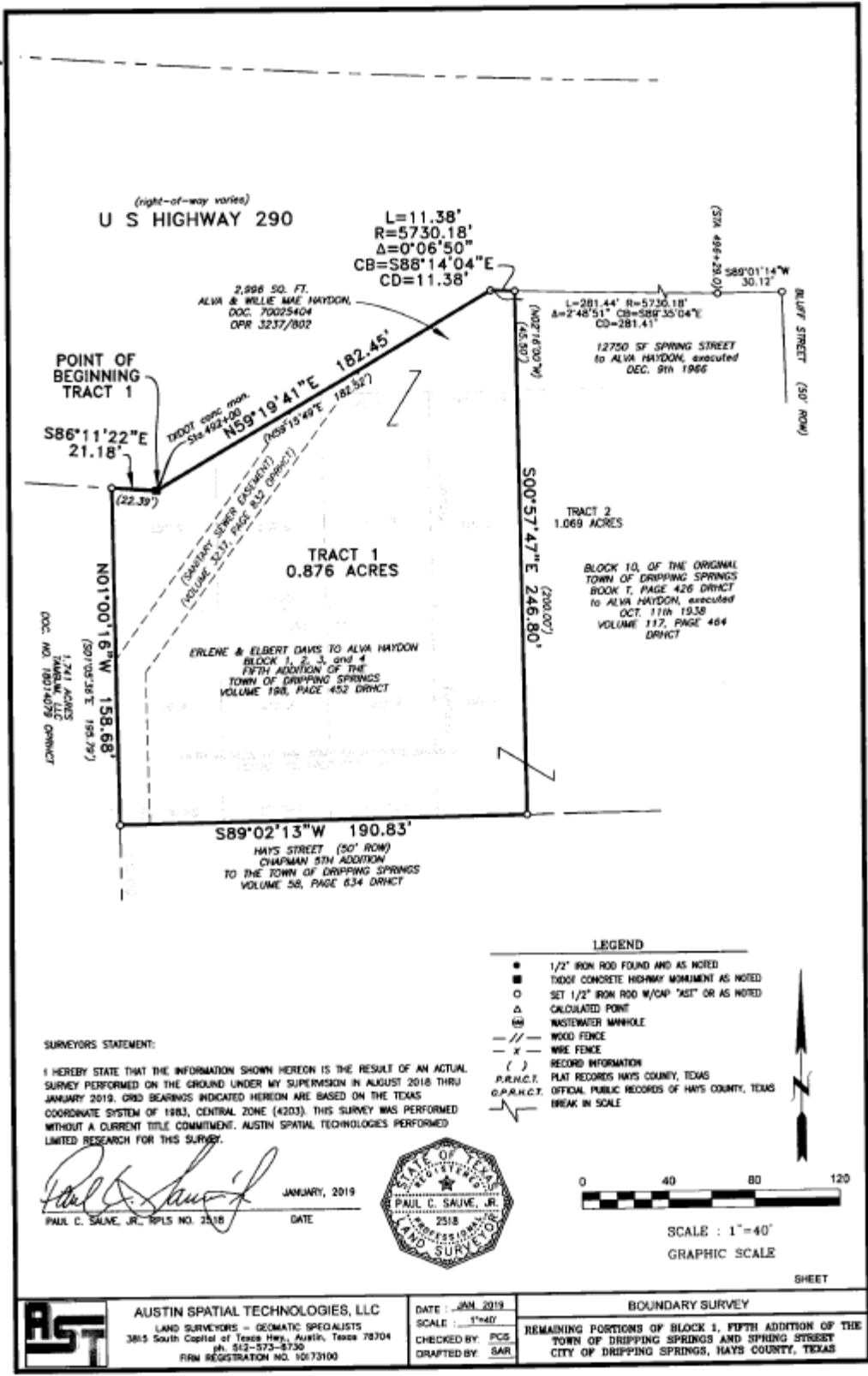


Paul C. Sauve, Jr., RPLS #2518
Austin Spatial Technologies, LLC
January 18, 2019



DRAFT

DRAFT



PROPERTY DESCRIPTION

BEING A 0.979 OF ONE ACRE OF LAND, 42,639 SQ. FT., BEING A ALL OF A CALLED 12,750 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA HAYDON RECORDED IN EXECUTED DECEMBER 9, 1966 AND A PORTION OF BLOCK NO. 10 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS; SAID 0.979 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 4203.

COMMENCING at a TxDOT Type 1 monument found (TxDOT Sta. 492+00, 150.00' Rt) located on the southerly right of way line of U.S. Hwy 290 in Dripping Springs, Texas;

THENCE, with said southerly right of way line the following courses and distance:

- 1. N59°19'41"E, 182.45 feet to a ½-inch iron rod set with cap stamped "AST" for the beginning of a non-tangent curve to the left;
- 2. with the arc of said non-tangent curve to the left 11.38 feet, having a radius of 5730.18 feet, a central angle of 00°06'50" and a chord bearing and distance of S88°14'04"E, 11.38 feet to a ½-inch iron rod set with cap stamped "AST" marking the northeast corner of said 2996 square foot tract, same being the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with said southerly right of way line the following courses and distances:

- 1. continuing along the arc of a said curve to the left, 270.06 feet, having a radius of 5730.18 feet, a central angle of 02°42'01" and a chord bearing and distance of S89°38'29"E, 270.03 feet to a ½-inch iron rod set with cap stamped "AST" (TxDOT Sta. 496+29.0, 50' Rt.)
- 2. N89°01'14"E, 30.12 feet to a ½-inch iron rod set with cap stamped "AST" on the westerly right of way line of Bluff Street (50 feet wide ROW);

THENCE, leaving said southerly right of way and with the westerly right of way line of Bluff Street, S00°58'46"E, 40.58 feet to a ½-inch iron rod set with cap stamped "AST" on the northerly line of said Block 10;

THENCE, leaving said westerly right of way line and with the northerly line of said Block 10, S89°03'37"W, 152.60 feet to a ½-inch iron rod set with cap stamped "AST";

THENCE, leaving said northerly line and crossing said Block 10, the following courses and distances:

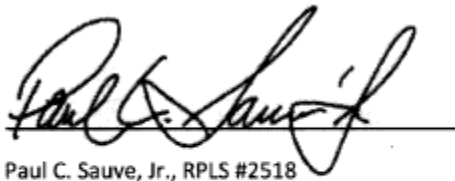
- 1. S01°22'29"E, 77.69 feet to a ½-inch iron rod set with cap stamped "AST";
- 2. N88°01'03"E, 1.98 feet to a ½-inch iron rod set with cap stamped "AST";
- 3. S01°58'57"E, 47.42 feet to a ½-inch iron rod set with cap stamped "AST";
- 4. S00°57'47"E, 75.00 feet to a ½-inch iron rod set with cap stamped "AST" on the northerly right of way line of Hays Street;

THENCE, with said northerly right of way line, same being the southerly line of said Block 10, S89°02'13"W, 150.87 feet to a ½-inch iron rod set with cap stamped "AST", same being the southeast corner of Block 1 of said Fifth Addition to the Town of Dripping Springs;

THENCE, leaving said northerly right of way line and with the common line of Blocks 1 and 10, N00°57'47"W, 246.80 feet to the **POINT OF BEGINNING** and containing 0.979 acres of land, more or less.

SURVEYOR'S STATEMENT

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.

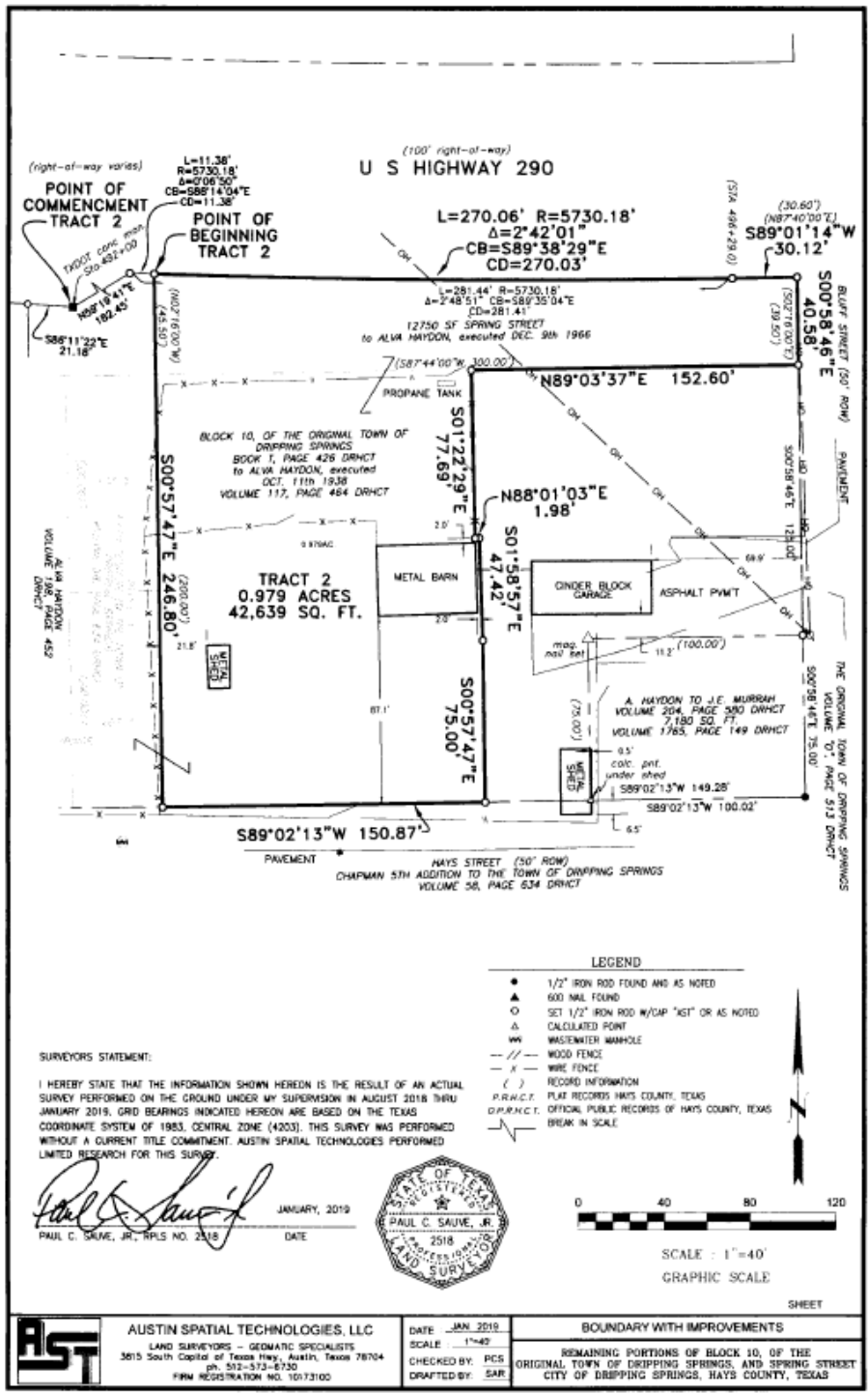


Paul C. Sauve, Jr., RPLS #2518
Austin Spatial Technologies, LLC
January 29, 2019



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City of Dripping Springs

CODE OF ORDINANCES

CHAPTER 30: ZONING

EXHIBIT A

1.1. Applicability

This Ordinance shall apply solely to the following tracts, which shall herein be referred to as the subject properties;

Tract 1:

Being a 0.876 of one acre of land, being a portion of a called 2,996 square foot tract as described in a deed to Alva and Willie Mae Haydon recorded in document no. 70025404, volume 3237, page 802 of the official public records of Hays County, Texas and a portion of block No. 1 of the fifth addition of the town of dripping springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County Deed records;

Tract 2:

Being a 0.979 of one acre of land, 42,639 sq. ft., being all of a called 12,750 square foot tract as described in a deed to Alva Haydon recorded in executed December 9, 1966 and a portion of block No. 10 of the fifth addition of the town of Dripping Springs as conveyed in a deed to Alva Haydon in volume 198, page 452 of the Hays County deed records;

1.2. Base Zoning District

Except as provided in section 1.3 (below), the subject property shall be governed by the rules applying in Single-Family Residential – Town Center (SF-3) zoning district.

1.3. Overlay

1.3.1. The Conditional Overlay is hereby amended and effectuated upon the subject property. The boundary of the Overlay District shall be coterminous with the perimeter of the subject properties.

1.3.2. Prohibited Uses:

- a) Accessory Dwelling Units
- b) Multi-family uses

1.3.3. Density:

- a) One (1) dwelling unit per lot/unit.

1.3.4. Lot Sizes

- a) Minimum lot size shall be 7,540 sq. ft.

1.3.5. Non-Buildable Area

- a) There shall be no structures built within 60 feet from the right-of-way of U.S. 290 as depicted in Attachment A.

1.3.6. Landscape Buffer

- a) There shall be a 35-foot landscape buffer planted parallel to U.S. 290 at the rear of the platted residential lots/units.
- b) Planting Requirements:
 - a. All plant material shall be of native or adapted species.
 - b. All new proposed shade trees shall be a minimum of four inches in diameter.
 - c. All proposed ornamental trees shall be a minimum of two inches in diameter.
 - d. All shrubs shall be a minimum of five-gallon container size and small shrubs/groundcovers a minimum of one-gallon container size.
- c) Landscape buffer spacing requirements. The following landscape buffer spacing requirements shall apply to the 35' landscape buffer.
 - a. Shade trees (such as live oak or cedar elm). One per 50' of buffer frontage.
 - b. Ornamental trees (such as crape myrtle or desert willow). One per 25 feet of buffer frontage.
 - c. Small shrubs/groundcovers, one-gallon (such as lantana liriopae). One per three feet of buffer frontage.
- d) This buffer area shall contain either native vegetation in the form of trees and bushes left in their natural, undisturbed condition, or, if no such native vegetation exists, shall consist of landscaping in conformance with this article. If the area consists of landscaped plantings, maintenance of such plantings shall be the sole responsibility of the developer or the homeowners' or property owners' association.

DRAFT

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2015-10

**VISION STATEMENTS AND IMPLEMENTATION STANDARDS
AND GUIDELINES FOR HISTORIC DISTRICTS**

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS
AMENDING THE HISTORIC PRESERVATION PROGRAM
IMPLEMENTATION MANUAL TO INCLUDE VISION
STATEMENTS AND DESIGN AND DEVELOPMENT
STANDARDS FOR HISTORIC DISTRICTS

WHEREAS, the City of Dripping Springs City Council adopted the “City of Dripping Springs Historic Preservation Program Implementation Manual” on September 11, 2007;

WHEREAS, the “Historic Preservation Program Implementation Manual” includes design and development standards for Historic Districts;

WHEREAS, the Implementation Manual should be reviewed from time to time and may be modified and new design and development guidelines may be adopted in accordance with the City of Dripping Springs Code of Ordinances, Section 24.07.012 (a);

WHEREAS, City staff developed vision statements (incorporated herein as *Attachment “A”*) to encourage the preservation of existing structures and compatible growth in the historic districts; and

WHEREAS, City Staff has reviewed the current design and development standards and recommend that they be amended in light of the vision statements; and

WHEREAS, the City Council finds it to be reasonable, necessary, and in the public interest to review and amend the Implementation Manual.

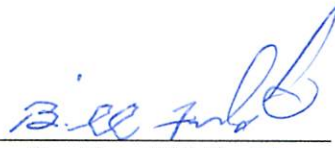
NOW, THEREFORE, BE IT RESOLVED by the City of Dripping Springs City Council:

1. The Council hereby amends the Implementation Manual to include Historic Districts Vision Statements in accordance with *Attachment “A”*, incorporated herein.
2. The Council hereby amends the Implementation Manual to include Design Development Standards in accordance with *Attachment “B”*, incorporated herein.
3. The City Secretary is directed to post the amended Implementation Manual on the City’s website and make it available to the public at City Hall.

- 4. The meeting at which this Resolution 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.

PASSED & APPROVED this, the 17th day of February 2015, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

by: 
Mayor Pro Tem Bill Foulds

ATTEST:


Kerri Craig, City Secretary

Attachment "A"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
DRIPPING SPRINGS HISTORIC DISTRICTS VISION STATEMENTS
February 17, 2015

DRIPPING SPRINGS - HISTORIC DISTRICTS

* * *

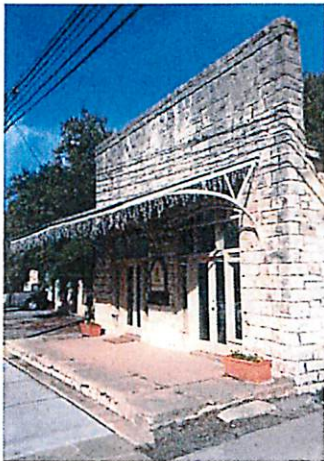
Overall Vision Statement City of Dripping Springs 2/17/15

Vision Statement:

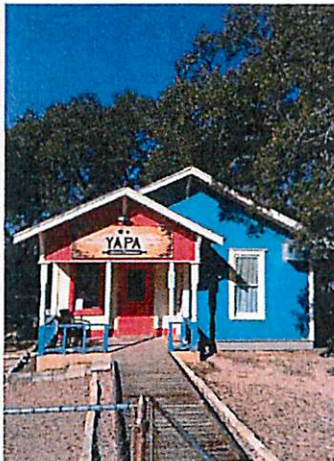
The overall vision for the **Historic Districts of Dripping Springs** is to preserve and enhance the heritage, historic character and resources of these districts, while encouraging revitalization through complementary new uses.

Visions and policies for each individual Historic District will complement, reflect and implement this overall vision through a recognition and understanding of its' own unique qualities, character, historic resources, role within the larger community and future prospects:

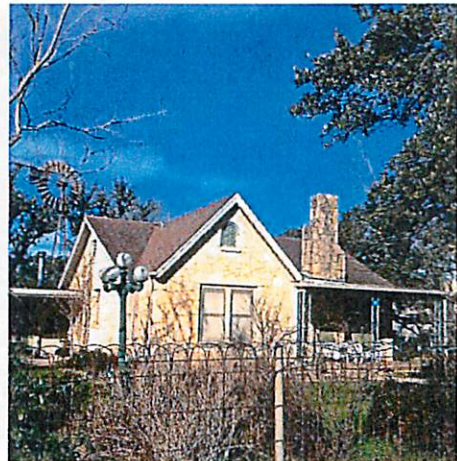
- **Mercer Historic District:** The town's original "Main Street" and first Historic District;
- **Old Fitzhugh Road Historic District:** An emerging, eclectic mixed-use Historic District.; and
- **Hays Street Historic District:** A surviving neighborhood dating from the origins of the town.



Mercer Street District



Old Fitzhugh Rd District



Hays Street District

* * *

City of Dripping Springs
 P.O. Box 384
 Dripping Springs, Texas 78620
 512-858-4725

MERCER - HISTORIC DISTRICT

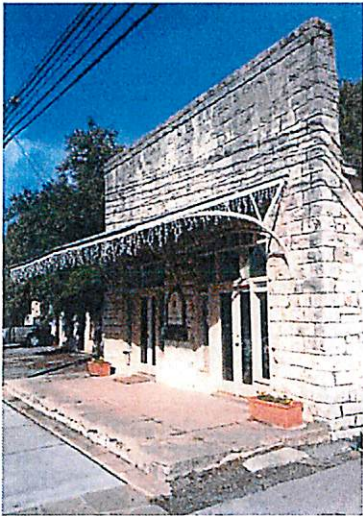
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Vision Statement / Historic Characteristics/Planning Concepts /Policy Recommendations
City of Dripping Springs
2/17/15

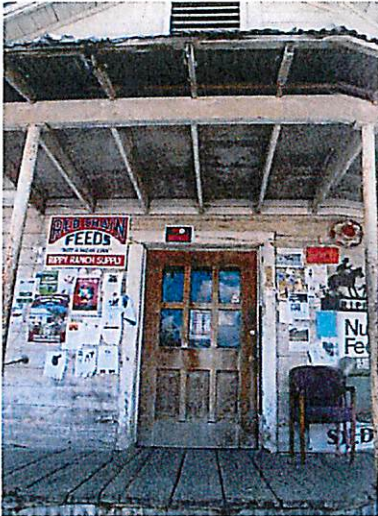
Vision Statement:

The vision for the Mercer Historic District is to preserve, enhance, and build upon the heritage, character, vitality, walkable scale and informal charm of the original historic “Main Street” and commercial town center of Dripping Springs.

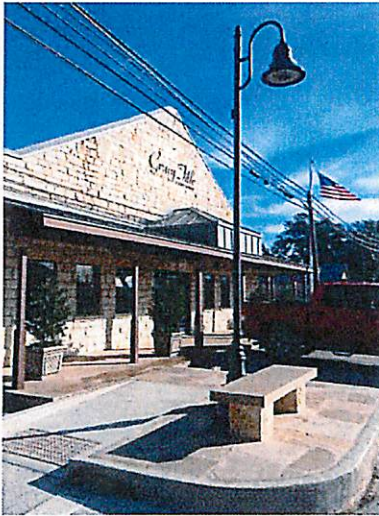
- **Community Focal Point:** Foster it’s emergence as a vibrant, symbolic gathering place for the entire community and promote it as a memorable center for civic activities and public events;
- **Preserve Historic Resources:** Continue to preserve the heritage buildings, storefronts, landscapes and public spaces of Mercer Street, through careful stewardship, appropriate rehabilitation and sensitive adaptive re-use; and
- **Promote Revitalization:** Encourage compatible, attractive new infill development and harmonious businesses that cater to serving residents and visitors with family-friendly, pedestrian-oriented mixed-uses.



Walkable Scale



Rustic Character



Pedestrian Orientation

Distinguishing Historical Characteristics

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Mercer Historic District was established as the City's first Historic District, recognizing a "distinctive and locally significant collection of commercial, institutional and residential buildings that represent the city's development in the mid-nineteenth to mid-twentieth century around the landmark springs for which the town is named." (City of Dripping Springs, Historic Preservation Program Manual- 2007, p. 47). The Historic District was "Listed" in the National Register of Historic Places in 2013.

As the town's original east-west thoroughfare and historic commercial center, Mercer Street forms the core of the Historic District, and east and west "gateways" are formed at convergences with US Hwy 290.

Some of the City's prime historic and cultural resources are found in this District, arrayed along Mercer St. and the adjacent blocks north of Hwy 290. Recent streetscape improvements, including street lighting, sidewalks, crosswalks and plazas, curb & gutter and pedestrian amenities have increased the safety, functionality and comfort of Mercer St. while complementing its historic character and boosting aesthetic appeal. This district serves to preserve the City's historical and cultural identity while providing an identifiable framework for vibrant "Town Center" redevelopment, reinvestment and economic activity.

Defining Qualities & Design Elements

- **Historic Town Center:** concentration of historic commercial, institutional, residential structures
- **Walkable Scale:** pedestrian-friendly streetscapes with convenient parking and traffic calming
- **Public Events & Festivals:** Focal point for regular public events & festivals (Founders Day, etc)
- **Mixed-Use:** a full range of urban uses, especially commercial, retail, public and institutional

Planning Concepts & Future Vision

- **Historic Character:** maintain historic character while promoting complementary new businesses
- **Pedestrian Orientation:** promote attractive street frontages, inviting storefronts & entries, comfortable sidewalks, gathering places, public amenities, porches, awnings and shading devices
- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate mixed-use rehabilitation
- **Sensitive Infill:** maintain predominant influence of historical resources, encourage context-sensitive, compatible new development/redevelopment on available properties

Policy Recommendations & Tools

- **HPC Implementation Manual:** maintain, administer & enforce "Certificate of Appropriateness" criteria to achieve desired vision
- **HP Standards & Design Guidelines:** tighten focus on preserving Historic Character while allowing more variety, freedom & creativity
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that complement Historic character and bring invigorating new uses
- **Historical Zoning Overlay:** encourage compatible mixed-uses while protecting historic qualities

City of Dripping Springs
P.O. Box 384
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512-858-4725

OLD FITZHUGH ROAD - HISTORIC DISTRICT

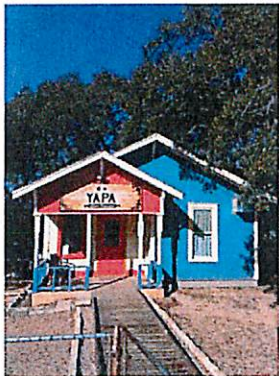
* * *

Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations City of Dripping Springs 2/17/2015

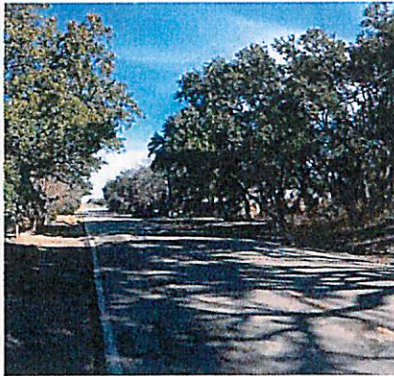
Vision Statement:

The vision for the **Old Fitzhugh Road Historic District** is to preserve the unique character and rustic qualities of this linear collection of small historic farmsteads and residences, while guiding its harmonious evolution into a new and vibrant, eclectic mixed-use commercial and residential district that is well-connected to the Mercer Historic District.

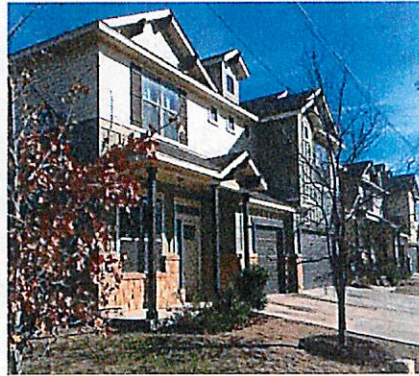
- **Historic Renovation & Landscape Preservation:** Encourage the renovation, upkeep and continued care for historic dwellings; preserve mature tree canopies, informal roadway, rural landscape features, outbuildings and supporting structures defining the character of this district;
- **Adaptive Re-Use:** Continue the flexible, adaptive transformation of existing historic properties to a variety of appropriate commercial, residential and mixed use rehabilitation projects; and
- **Eclectic Revitalization:** Encourage a wide range of new uses and compatible businesses, in a harmonious mixture of new and old buildings, through appropriate rehabilitation and well-scaled, context-sensitive new infill development.



Eclectic Revitalization



Tree Preservation



Context-Sensitive Infill

* * *

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512-858-4725

Distinguishing Historical Characteristics

Old Fitzhugh Road Historic District (OFRHD) encompasses a loose collection of historic single-family residences and small family farmsteads (interspersed with more recent mobile home & other uses) extending approx. ½ mi. north from the heart of Mercer St to its termination at Ranch Road 12.

These historic resources developed organically, in a linear fashion, along an informal, rustic street enveloped with a nearly continuous canopy of mature Live Oak trees. Taken as a whole, this District maintains a unique character and sense of place, whose preservation plays a role in connecting the City to its rural heritage. In its current state, OFRHD “retains buildings and landscapes that reflect the area’s evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.” (Roark-Foster-Consulting: “Historic Resources Survey Report, Old Fitzhugh Road- August 5, 2014).

Defining Qualities & Design Elements

- **Rural Roadway:** rustic road with meandering alignment, irregular frontage setbacks
- **Landscape / Trees:** nearly continuous streetscape & unifying canopy of mature oak trees
- **Farmsteads w/Dependencies:** dwellings w/ domestic and agricultural outbuildings beside/behind
- **Architectural Variety:** collection of period residential styles, materials, building techniques

Planning Concepts & Future Vision

- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate commercial rehabilitation
- **Sensitive Infill:** encourage compatible new development/redevelopment on available parcels
- **Eclectic Character:** promote harmonious mix of new and old, with appropriate scale & character
- **Landscape / Streetscape / Tree Preservation:** maintain District-wide continuity & character, while connecting, screening & accommodating a wide variety of architectural responses

Policy Recommendations & Tools

- **HPC Implementation Manual:** tailor “Certificate of Appropriateness” criteria to achieve vision
- **HP Standards & Design Guidelines:** adapt to promote Eclectic Character & allow variety
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that fit
- **Historical Zoning Overlay:** encourage compatible uses while protecting historic characteristics

HAYS STREET - HISTORIC DISTRICT

* * *

**Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations
City of Dripping Springs
2/17/2015**

Vision Statement:

The vision for the **Hays Street Historic District** is to protect the primarily historic residential character of this surviving neighborhood dating from the origins of Dripping Springs.

- **Neighborhood Preservation:** Protect neighborhood scale and character; preserve existing historic resources and harmonious structures;
- **Adaptive Re-Use / Sensitive Infill:** Allow small-scale, context-sensitive rehabilitation and sensitive new infill development of residential properties and appropriate mixed-use commercial development along Hwy 290 corridor; and
- **Landscape / Streetscape /Tree Preservation:** Maintain mature trees, unique site features and character-giving elements of the rural landscape.



Historic Neighborhood Character

* * *

City of Dripping Springs
P.O. Box 384
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512-858-4725

Distinguishing Historical Characteristics

Hays Street Historic District (as proposed) is formed by “a surviving grid of city blocks and streets that flank Hays Street, south of and parallel to U.S. Hwy 290....Hays Street serves as an axis that unifies adjoining blocks into a discreet neighborhood that has remained almost entirely residential and pedestrian-friendly. The character of the neighborhood is defined....especially west of San Marcos Street, by twentieth century, single-story, single-family dwellings with informal yards, quaint landscaping features and mature trees.” (Roark-Foster-Consulting: “Historic District Assessment”- October 31, 2014)

This neighborhood, a part of the original town plan, has retained significant integrity and character despite being severed from the Mercer St. blocks to the north by the construction of Hwy 290 between 1958 and 1962. The District’s notable historic resources include the landmark Jones House, dating from the late nineteenth century, which survives in good condition with a high degree of architectural integrity. Other resources of importance to the community include the site and group of church-related structures associated with the First Baptist Church (sanctuary rebuilt after destruction by fire in 2007), six (6) surviving historic age homes from the Pre-WWII (1945) era, and eight (8) additional Post-War dwellings from circa 1945 to circa 1965. The District’s Hwy 290 and RR 12 margins (with some exceptions) reflect commercial development in response to highway visibility and real estate pressures, negatively-impacting the historical qualities of most of the highway frontage properties.

Defining Qualities & Design Elements

- **Residential Scale:** recognizable residential neighborhood from the town’s early development
- **Landscape / Trees:** scattered canopy of mature trees, within private yards and along streets
- **Historic-Age Dwellings:** 19th/20th C. surviving homes w/ informal yards, landscape features
- **Architectural Vernacular:** distinctive residential styles; local responses to national trends

Planning Concepts & Future Vision

- **Neighborhood Preservation:** protect residential character, preserve historic resources
- **Adaptive Re-Use:** allow small-scale, context-sensitive rehabilitation of residential properties
- **Sensitive Infill:** encourage appropriate new development/redevelopment on available parcels
- **Landscape / Streetscape / Tree Preservation:** maintain mature trees & landscape character

Policy Recommendations & Tools

- **HPC Implementation Manual:** administer “Certificate of Appropriateness” criteria per vision
- **HP Standards & Design Guidelines:** adapt to protect Neighborhood Character & allow infill
- **Alternative Design Standards:** promote flexibility/creativity for fit projects of suitable quality
- **Historical Zoning Overlay:** encourage compatible Land Uses while protecting historic characteristics





City of Dripping Springs
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512-858-4725

Attachment "B"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
IMPLEMENTATION STANDARDS AND GUIDELINES FOR HISTORIC DISTRICTS
February 17, 2015

**City of Dripping Springs
Historic Districts
Design & Development Standards**

City Council Approval- 2/17/15

Character	All Districts 	Mercer Street 	Old Fitzhugh Road 	Hays Street 
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Revitalization Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> Historic Main Street Foster a Community Focal Point Preserve Historic Resources- Rehab & Adaptive Re-Use Promote Revitalization 	<ul style="list-style-type: none"> Historic Small Farmsteads Eclectic Revitalization- new/old Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation 	<ul style="list-style-type: none"> Historic Remnant Neighborhood Neighborhood Preservation Adaptive Re-Use / Sensitive Infill Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> Per Implementation Manual / COA (existing criteria & requirements) Provide Alternative Design (a new provision, route & process) Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> Protect Historic Pedestrian Scale & Main Street Character Promote Walkable Scale & Sidewalk Activity Zones Provide Pedestrian Shading Devices @ Sidewalk Frontage New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Dwellings Allow Context-Sensitive Infill @ Vacant Properties & Hwy 290 New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> Pedestrian-Oriented Family-Friendly uses / activities Full Mix of Uses allowed 	<ul style="list-style-type: none"> Mixed-Use Rehab- OFR Retail / Commercial – RR 12 Residential Rehab or Infill 	<ul style="list-style-type: none"> Residential Rehab/Infill Hays St. Retail / Commercial Mixed-Use- Hwy 290
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> "Build-To" Mercer St. Frontage 0' setback Sides: 0' setback Rear: 10' setback 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Sides: 5' setback 	<ul style="list-style-type: none"> Site Buildings Facing Local Streets & Hwy 290 Front / Rear: 10' setback Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> Street Parking Onsite Lots in Rear Offsite Remote Lots 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees) 	<ul style="list-style-type: none"> Residential Garages Onsite Lots @ Rear of Property Small Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 10,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,500 sf max massing increments 1-1/2 Sty to 2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 40' max storefront width or 40' max. articulation increments 	<ul style="list-style-type: none"> 45' max; 60' max @ RR 12 45' max. articulation increments 	<ul style="list-style-type: none"> 40' max; 60' max @ Hwy 290 40' max. articulation increments
Porches	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Porches / Awnings @ Street across min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net area sf. Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> COA Review (revised requirements) 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord. Site Plan Review (new req'mt) 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review COA / Design Review (new) 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features

City of Dripping Springs

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cityofdrippingsprings.com



DRIPPING SPRINGS
Texas

Open spaces, friendly faces.

**CITY OF DRIPPING SPRINGS
NOTICE OF PUBLIC HEARING
FOR A ZONING AMENDMENT
APPLICATION CASE #: ZA2021-0004
CREEK RD VILLAS**

A public hearing will be held at the City of Dripping Springs Planning & Zoning Commission meeting at 6:30 p.m. on July 27, 2021, meeting at Dripping Springs City Hall, 511 Mercer Street, Dripping Springs, Texas, to consider Zoning Amendments for an approximately 2.81-acre tract located at 1232 Creek Road, Dripping Springs, TX 78620, Legal Description CREEK ROAD VILLAS, LOTS 1-2, ACRES 1.82; and P.A SMITH SURVEY 0.99 ACRE A0415. This request is to change the current zoning of SF-1 to SF-2. Parcels R70798 and R70799 are proposed to be reconfigured in an amending plat. However, since the lots are 0.91 acre each, they are about 0.09 acre too small to comply with the Zoning Ordinance's minimum lot size for SF-1 which is 1.0 acre. By rezoning to SF-2, the lots would be compliant with the minimum lot size.

When City Hall is open, the proposed replat application is available for viewing at Dripping Springs City Hall, 511 Mercer Street, during regular business hours: 8:00 a.m. to 5:00 p.m., Monday through Friday. If City Hall is closed to visitors during this period, you can request review of any documents by emailing planning@cityofdrippingsprings.com. If City Hall is closed to visitors on the day of the meeting, or the meeting is virtual for another reason, the City will post this information on its website at www.cityofdrippingsprings.com so that the public may have access to the meeting.

Comments regarding this project may be emailed to planning@cityofdrippingsprings.com or mailed to PO Box 384, Dripping Springs, TX 78620. Comments received by July 23, 2021, will be included in agenda packets for the meetings. For more information call City Hall at (512) 858-4725.

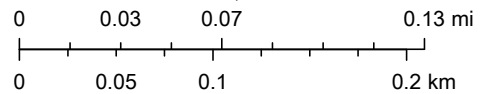
Property Owner Notification Map for ZA2021-0004

Item 3.



6/29/2021, 10:33:05 AM

1:4,514



-  Parcels
-  Subject Parcel
-  300 Foot Buffer

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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 Hancock/Hanks Investments, Ltd.

STREET ADDRESS PO Box 1676

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 627-8556 EMAIL whit@whithanks.com

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting, LLC

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 568-2184 EMAIL jthompconsultingds@gmail.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	Hanks/Hancock Investment, Ltd.
PROPERTY ADDRESS	1232 Creek Road
CURRENT LEGAL DESCRIPTION	Creek Road Villas, Lots 1-2; and P.A. Smith Survey 0.99 acre A0415
TAX ID#	R70799, R70798, R99203
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-1
REQUESTED ZONING/AMENDMENT TO PDD	SF-2
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Parcels R70798 and R70799 are proposed to be reconfigured in an amending plat. However, since the lots are 0.91 acre each, they're about 0.09 acre too small to comply with the Zoning Ordinance's minimum lot size for SF 1 which is 1.0 acre. By rezoning to SF2, the lots would be compliant with the minimum lot size.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	There are no plans for the property at present other being residential and the property lines being realigned on an amending plat.

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 Jon Thomson 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. 1774, Pg. 418.)

Whit Hawk

Name

Pres

Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 17 day of June

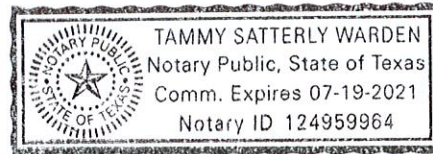
2021 by Whit Hawk

Jay Shel

Notary Public, State of Texas

My Commission Expires: 7-19-2021

Jon Thompson, J Thompson Professional Consulting, LLC
Name of Applicant



ZONING AMENDMENT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

Applicant Signature Jon Thompson

June 14, 2021
Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted Documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GIS Data - copy of digital data for proposed plat can be provided but will not include the third parcel which is not platted and not part of amending plat
<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 type="checkbox"/>	Concept Plan N/A
<input type="checkbox"/>	<input type="checkbox"/>	Plans N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps Copy of Draft Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation N/A
<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"/>	Copy of Planned Development District (<i>if applicable</i>) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment N/A

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 1232 Creek Road

Commercial Residential

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

Whit Hanks, Hancock/Hanks Investments, Ltd.

Applicant's Address: PO Box 1676, Dripping Springs, Texas 78620

Applicant's Email: whit@whithanks.com

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:

IF APPLYING FOR:

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

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

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

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

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

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

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

Whit H. Hanks
Signature

June 17, 2021
Date

Received on/by:

Project Number: _____ - _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Zoning Amendment - 1232 Creek Road

Project Address: 1232 Creek Road

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting

Billing Contact Information

Name: Hancock/Hanks Investments, Ltd.

Mailing Address: PO Box 1676

Dripping Springs, Texas 78620

Email: whit@whithanks.com Phone Number: (512) 627-8556

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

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

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

Signature of Applicant

06/16/21
Date



Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: July 27, 2021
Project No: ZA2021-0004
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: Creek Road Villas Rezoning
Property Location: 1232 Creek Road (R707)
Legal Description: Approximately 1.82 acres, known as lots 1 and 2 in the Creek Road Villas subdivision, and situated in the P.A. Smith Survey.
Applicant: J. Thompson Professional Consulting LLC c/o Jon Thompson
Property Owners: Hanks/Hancock Investment, Ltd
Request: Rezoning request from Low-Density Residential (SF-1), to SF-2, Moderate Density Residential
Staff Recommendation: Staff is recommending approval of the SF-2 Zoning district.

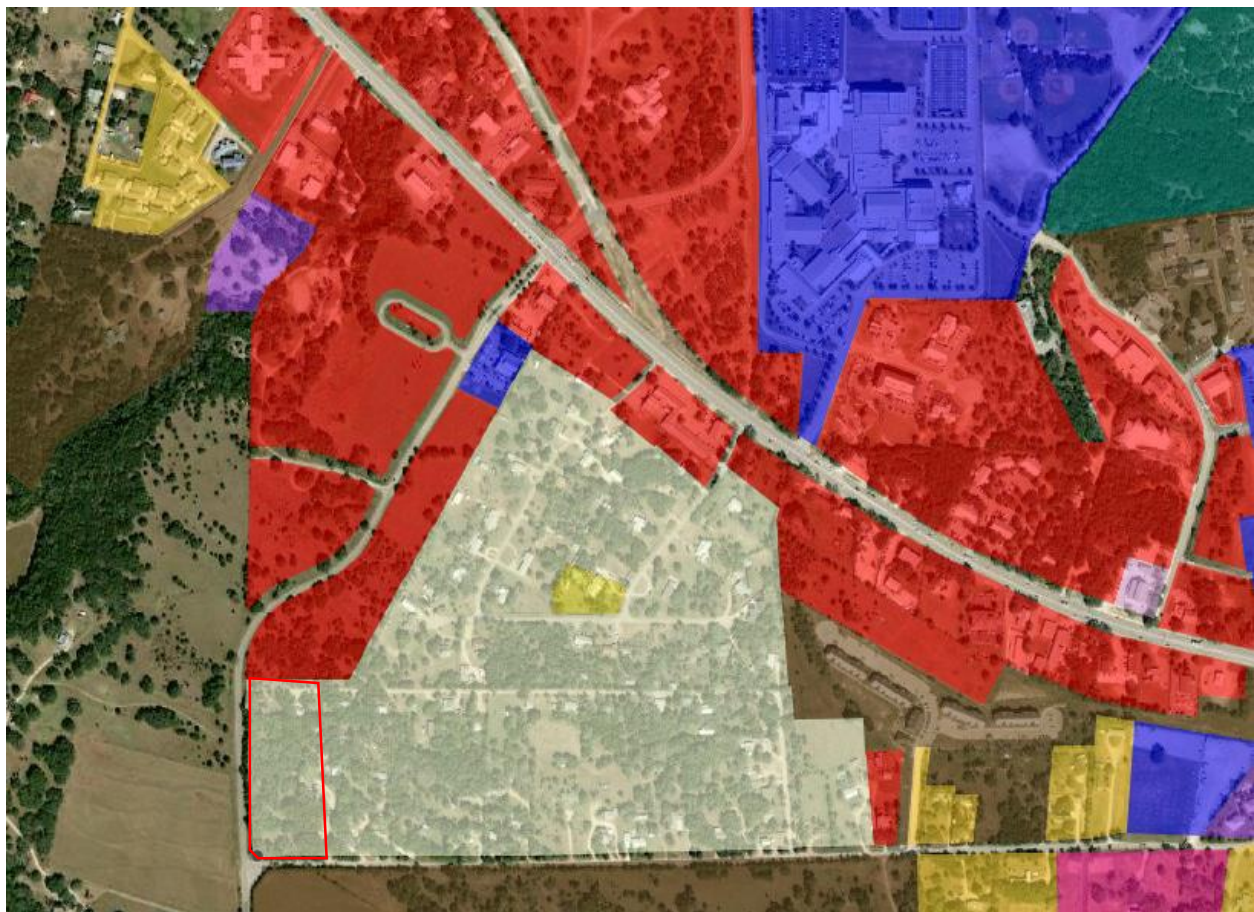


Figure 1. Location Map

Overview

The property is located at the northeast corner of Roger Hanks Parkway and Creek Road, of what is currently known as lots 1 and 2 of the Creek Road Villas subdivision. The original lots in the Creek Road Villas subdivision are lot 1 - .987 acres; and lot 2 – 1 acre, however, after some right-of-way acquisition, the lots lost some acreage. Therefore, the lots as they exist today do not meet the zoning criteria for SF-1, which requires a one-acre minimum. The applicant is requesting the rezoning to SF-2 to allow for the lots to comply with zoning. Following the rezoning request, the applicant intends to move forward with platting, but changing the configuration slightly, but both

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	SF-1	Residential	Low and Moderate Density Residential
East	SF-1	Residential (Bunker Ranch Subdivision)	
South	ETJ	Vacant	
West	ETJ	Vacant	

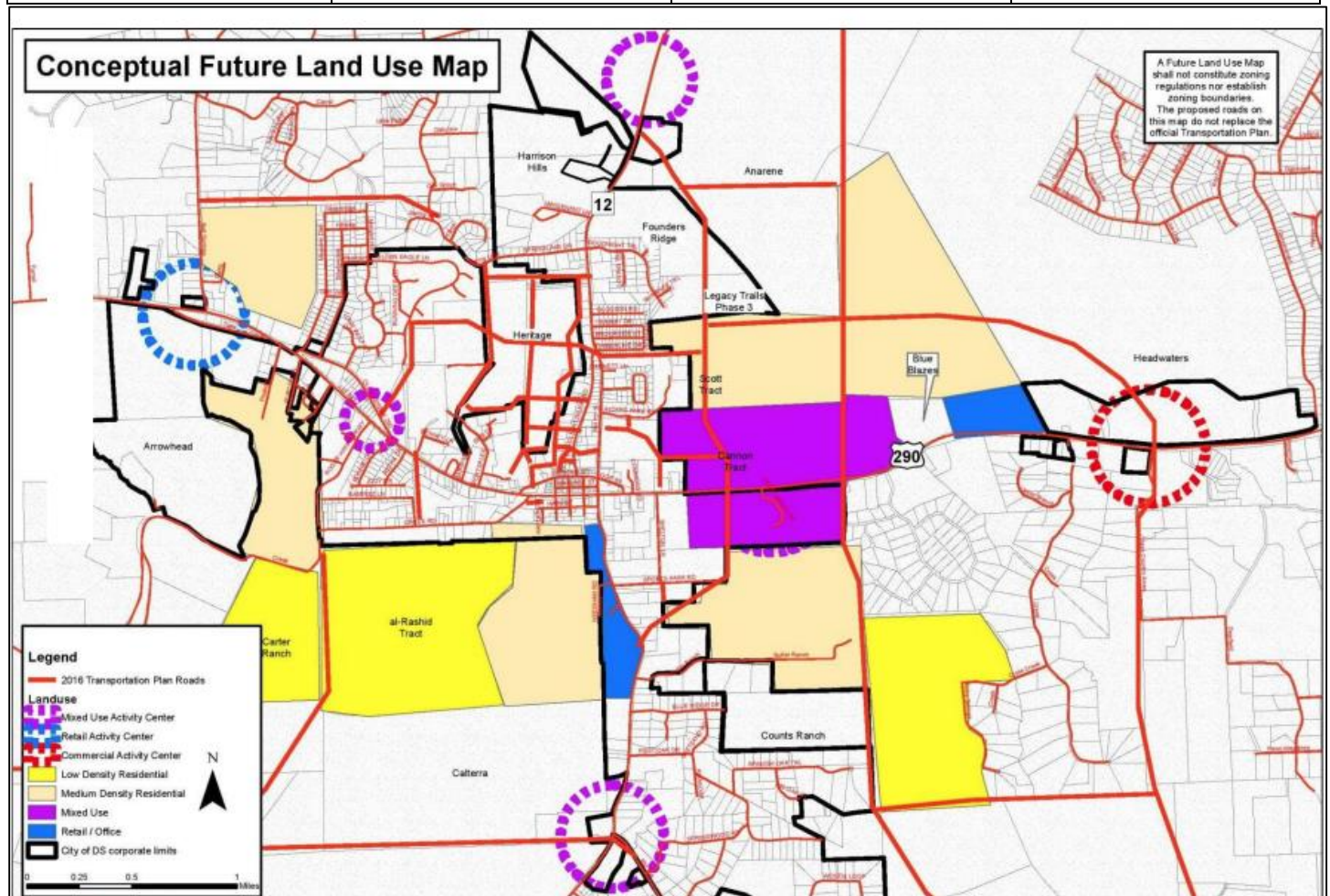


Figure 6. Conceptual Future Land Use Map

Development Standards

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

Summary

2.28.2 In making a determination regarding a requested zoning change, the P&Z and the City Council shall consider the following factors:

Factors	Staff Comments
1. Whether the proposed change will be appropriate in the immediate area concerned;	The applicant is proposing to rezone to the SF-2 Zoning district, which is a compatible zoning district for this area. SF-2 is meant for low-density, which is consistent with the area this is proposed.
2. Their relationship to the general area and the City as a whole;	The SF-2 zoning uses proposed will fit in with the general areas zoning districts and will be compatible with the ETJ properties.
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;	This property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.
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;	The City is seeing an increase in residential development and the rezoning of the property to SF-2 is appropriate. The City has not seen any issues with undeveloped land for properties rezoned to SF-2.
5. The recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	The rate of land being developed in this area has increased within the last few years. SF-2 zoning is an appropriate zoning category for the vicinity.
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	This property is being treated similarly to other Zoning changes.

different from decisions made involving other, similarly situated parcels; and	
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.

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.

Recommendation

Staff is recommending approval as presented.

Attachments

- Exhibit 1: Rezoning Application
- Exhibit 2: Zoning Use Chart
- Exhibit 3: Concept Plan
- Exhibit 4: Proposed Configuration of the Rezoning Request

Recommended Action:	Staff is recommending approval of the SF-2 Zoning district and denial of the Multi-family zoning with a Conditional Use Overlay district.
Alternatives/Options:	Recommend denial of the rezoning application.
Budget/Financial Impact:	None calculated at this time.
Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A

CITY OF DRIPPING SPRINGS

ORDINANCE No. _____

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”), REZONING TWO TRACTS OF LAND, TOTALING APPROXIMATELY 1.82 ACRES FROM LOW DENSITY RESIDENTIAL (SF-1) TO TO SINGLE-FAMILY MODERATE DENSITY – SF-2; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY; PROPER NOTICE & MEETING.

WHEREAS, the City Council of the City of Dripping Springs (“City Council”) seeks to promote orderly land use and development within the City; and

WHEREAS, the City Council finds to be reasonable and necessary the rezoning of the tracts, described more fully in *Attachment “A”* and totaling approximately 1.82 acres, from Low Density Residential (SF-1) to Single-Family Moderate Density (SF-2); and

WHEREAS, the City Council recognizes changed conditions and circumstances in the particular location; and

WHEREAS, the City Council finds that the zoning change is compatible with the surrounding area and with the City’s Zoning Ordinance and Comprehensive Plan; and

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on July 27, 2021 to consider the proposed amendment and the Planning and Zoning Commission recommended approval of the proposed change; and

WHEREAS, after public hearing held by the City Council on August 17, 2021, the City Council voted to approve the recommendation of the Planning and Zoning Commission; and

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

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

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

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

1. FINDINGS OF FACT

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

2. ENACTMENT

Two tracts of land totaling approximately 1.82 acres and described more fully in *Attachment "A"*, is hereby rezoned from Low Density Residential (SF-1) to Moderate Density Residential (SF-1).

3. REPEALER

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

4. SEVERABILITY

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

5. CHANGE ON ZONING MAP

The City Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Dripping Springs, Texas.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

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, a public hearing was held, and that public notice of the time, place and Purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the ___ day of _____ 2021, by a vote of _____(ayes) to _____(nays) to _____(abstentions) of the City Council of Dripping Springs, Texas.

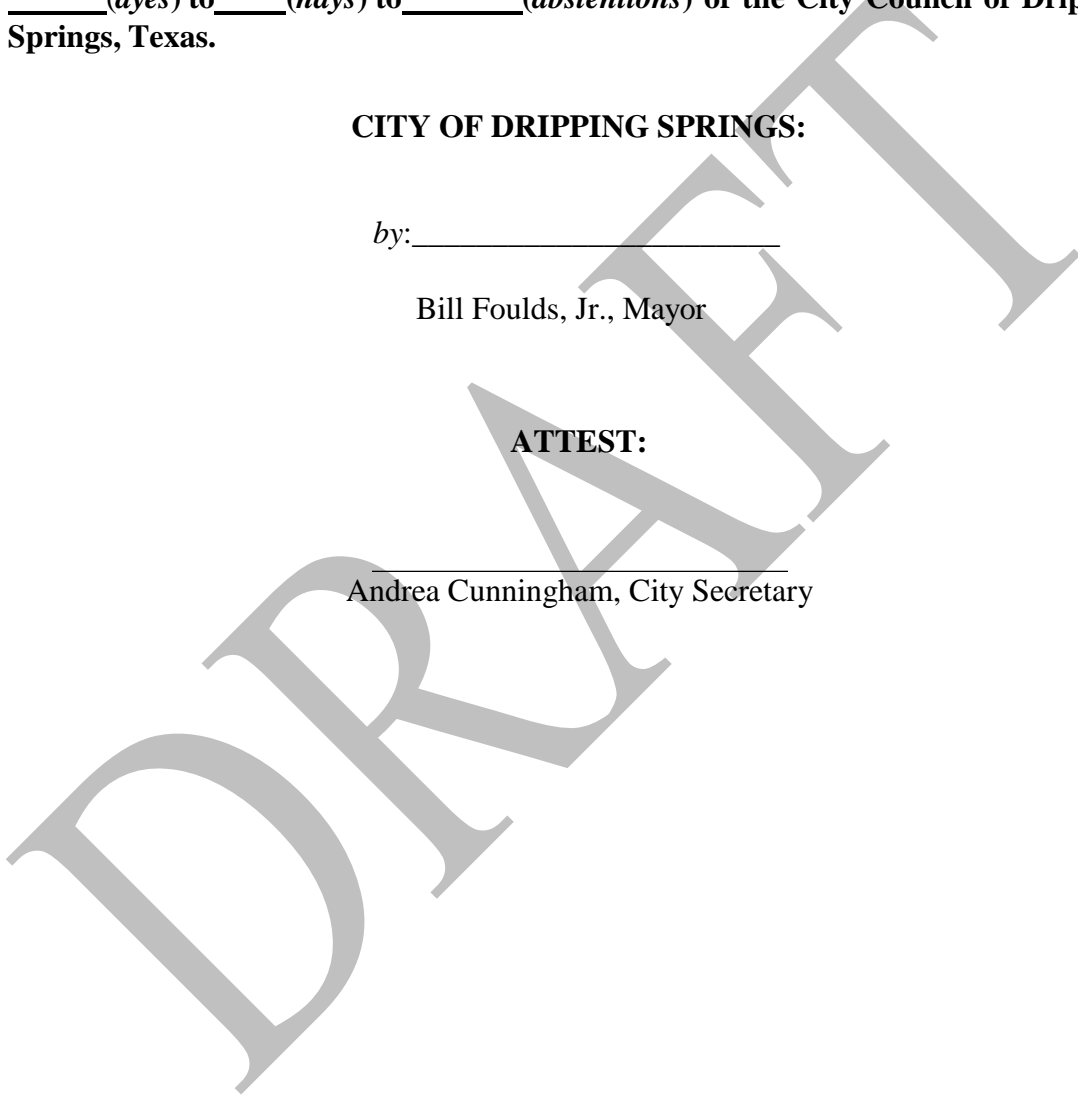
CITY OF DRIPPING SPRINGS:

by: _____

Bill Foulds, Jr., Mayor

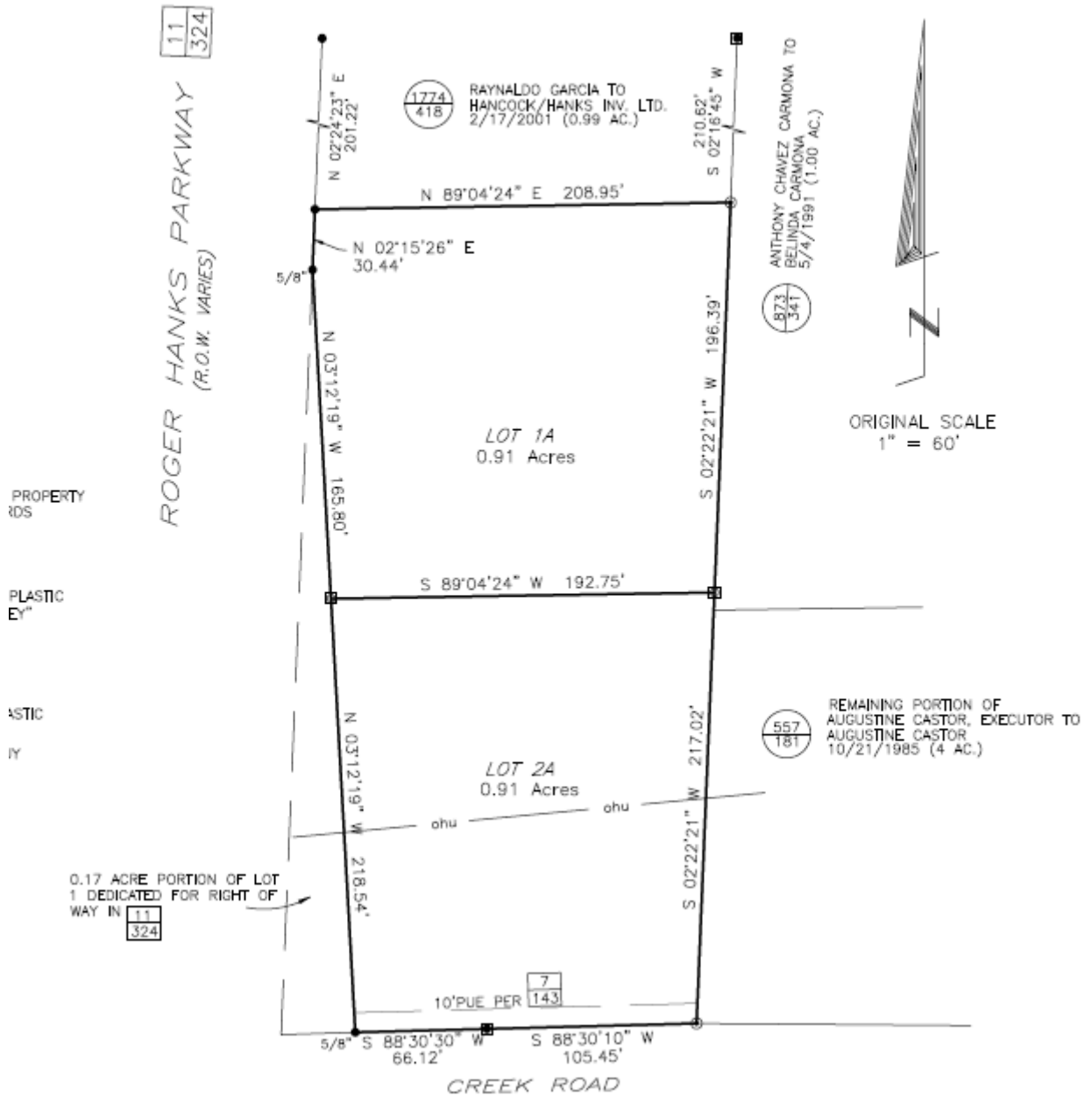
ATTEST:

Andrea Cunningham, City Secretary



Attachment "A" Survey and Metes and Bounds

Lots 1 and 2 of the Creek Road Villas subdivision, being approximately 1.82 acres located north of Creek Road, and east of Roger Hanks Parkway.



DRAFT



City of Dripping Springs

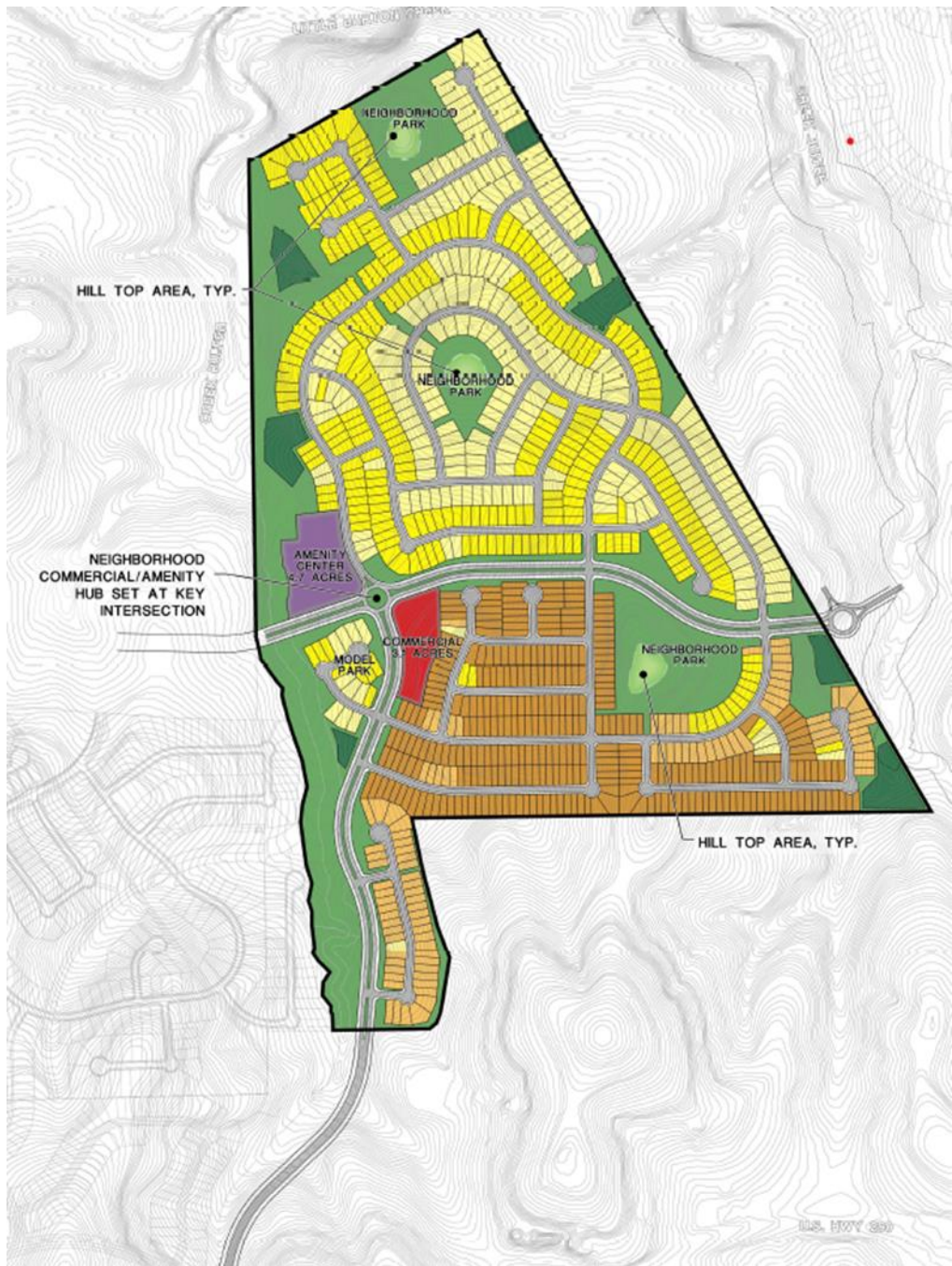
Post Office Box 384
 511 Mercer Street
 Dripping Springs, Texas 78620

Agenda Item Report from: Laura Mueller, City Attorney; Leslie Pollack, Transportation Engineer; Robyn Miga, Consulting Planner

Meeting Date:	July 27, 2021
Agenda Item Wording:	Public hearing and consideration of recommendation regarding PDD2021-002 Cynosure-Wild Ridge: an application for a Planned Development District to consider an ordinance enacting Planned Development District Number 13 and approving the zoning change from Agriculture (AG) to Planned Development District Number 13 (PDD #13) with a base zoning of SF-3 for up to 960 units with some local retail uses to be located on approximately 283 acres on the Cynosure Tract north of the Cannon Tract and east of the Scott Tract northeast of city limits at I.V. DAVIS, jr. Preemption Survey, Abstract Number 673, and the Edward W. Brown Survey Number 136, Abstract Number 44, Hays County, Texas.. Applicant: Rex Baker, Baker & Robertson
Agenda Item Requestor:	Rex G. Baker III, Barker & Robertson
Applicant:	Rex G. Baker III, Barker & Robertson
Owner:	Cynosure Corporation, 171 Benney Lane, Bldg II
Date of Application:	August 27, 2020
Staff Recommendation	Recommendation of Approval as presented.
<p>Blue Lined – Cynosure Ranch</p> <p>Light Gray-City Limits</p> <p>283 acres</p> <p>Proposed Site of Wild Ridge</p>	<p>Parcel Data: CYNOSURE INC E US 290 DRIPPING SPRINGS, TX 78620</p>

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 283 acre tract of land, generally located north of U.S. 290, west of Headwaters Boulevard, and east of Ranch Road 12. The applicant is requesting a Planned Development District with a base zoning district of Single-family residential—Town center (SF-3) with the intent of developing 960 single family lots including up to 315 40-foot lots, 98 45-foot lots, 292 50-foot lots, and the remainder as 60-foot lots (255).



This project also involves a Transportation Enhancement Agreement for roads connecting the property to U.S. 290, and the Anarene and Headwaters developments, for which they are seeking reimbursement for some infrastructure. This application was submitted in May 2020 and the City has conducted multiple meetings with developer, which included many internal meetings with staff, the Development Agreement Working Group, Parks & Recreation Commission, Transportation Committee, as well as workshops with the Planning & Zoning Commission and City Council, including with the Development Agreement Working Group.

Location:

The property is located north of U.S. Highway 290, east of RR 12, west of Headwaters Boulevard, and just east of the Big Sky Development.

Physical and Natural Features:

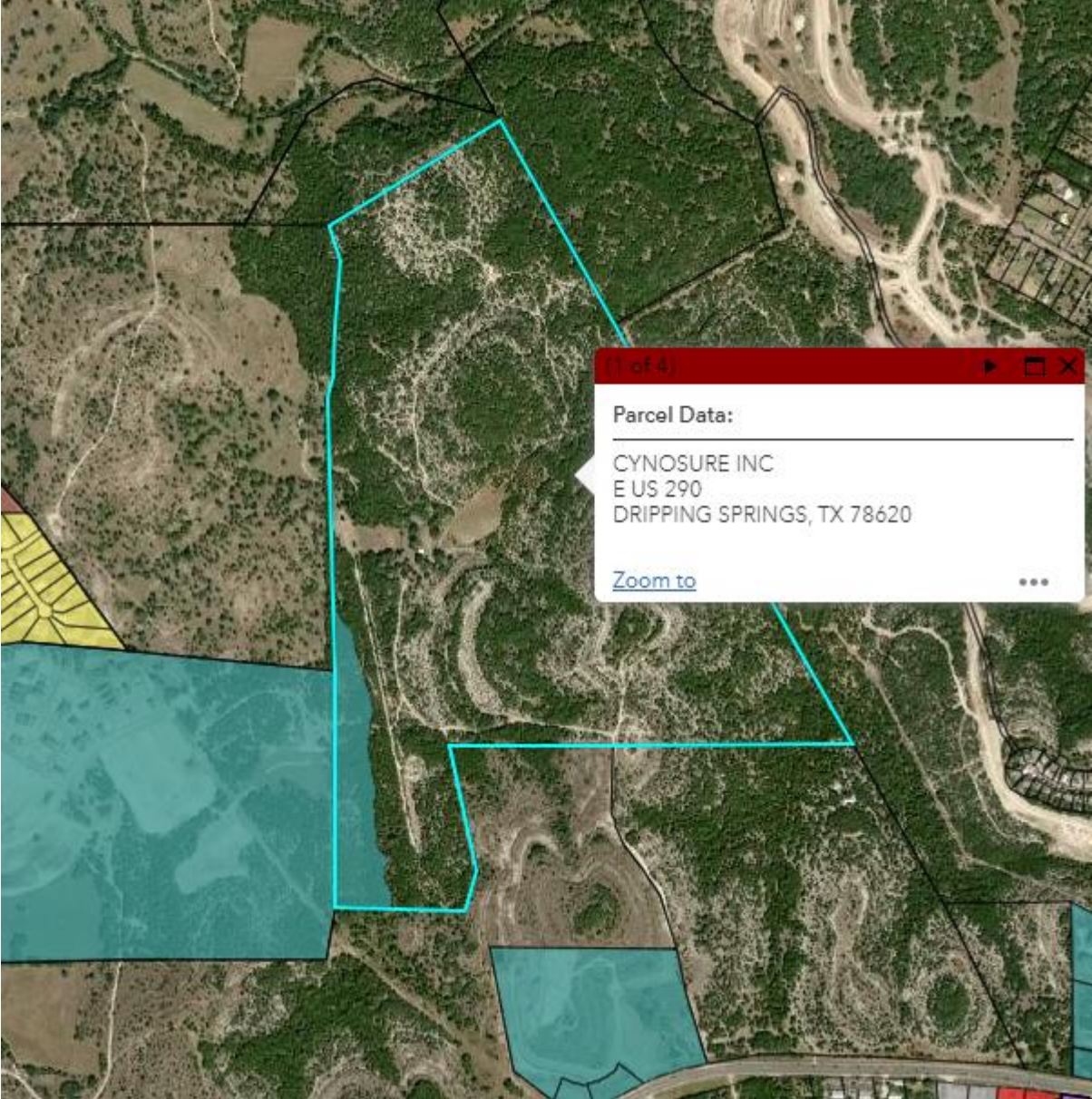
The property is vacant, with tree coverage and three hilltops.

Surrounding Properties:

The western portion of this property is located near the core of the City of Dripping Springs, which has denser development patterns. There has been rapid growth in this area of the City, therefore making it essential to coordinate densities as the property pushes away from the core.

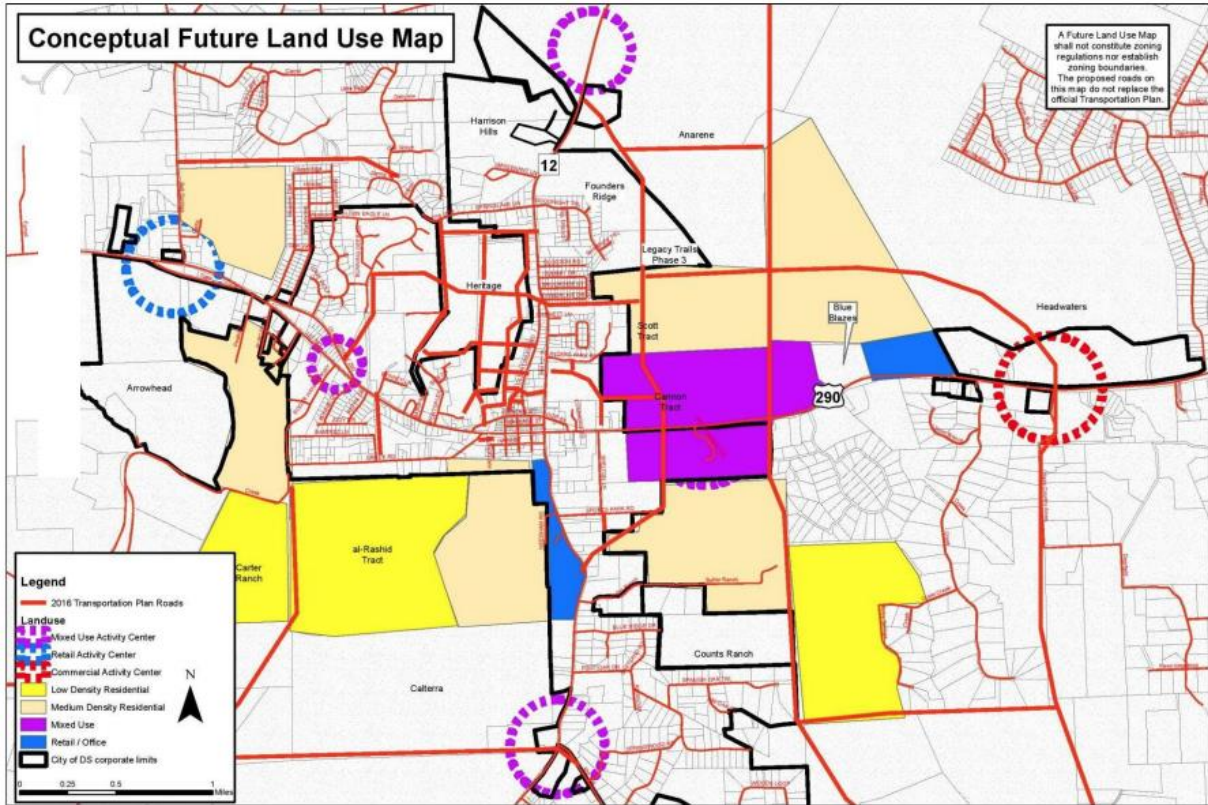
The current zoning, future land use designation, and exiting uses on the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan / Future Land Use Plan
North	ETJ (Anarene/Headwaters)	Undeveloped /Residential	Not in Future Land Use Plan
East	ETJ (Headwaters Tract)	Residential	Residential
South	ETJ (Cannon Tract)	Undeveloped	Mixed-Use
West	PDD-Big Sky	Residential	Medium Density Residential



Future Land use Map and Zoning Designation:

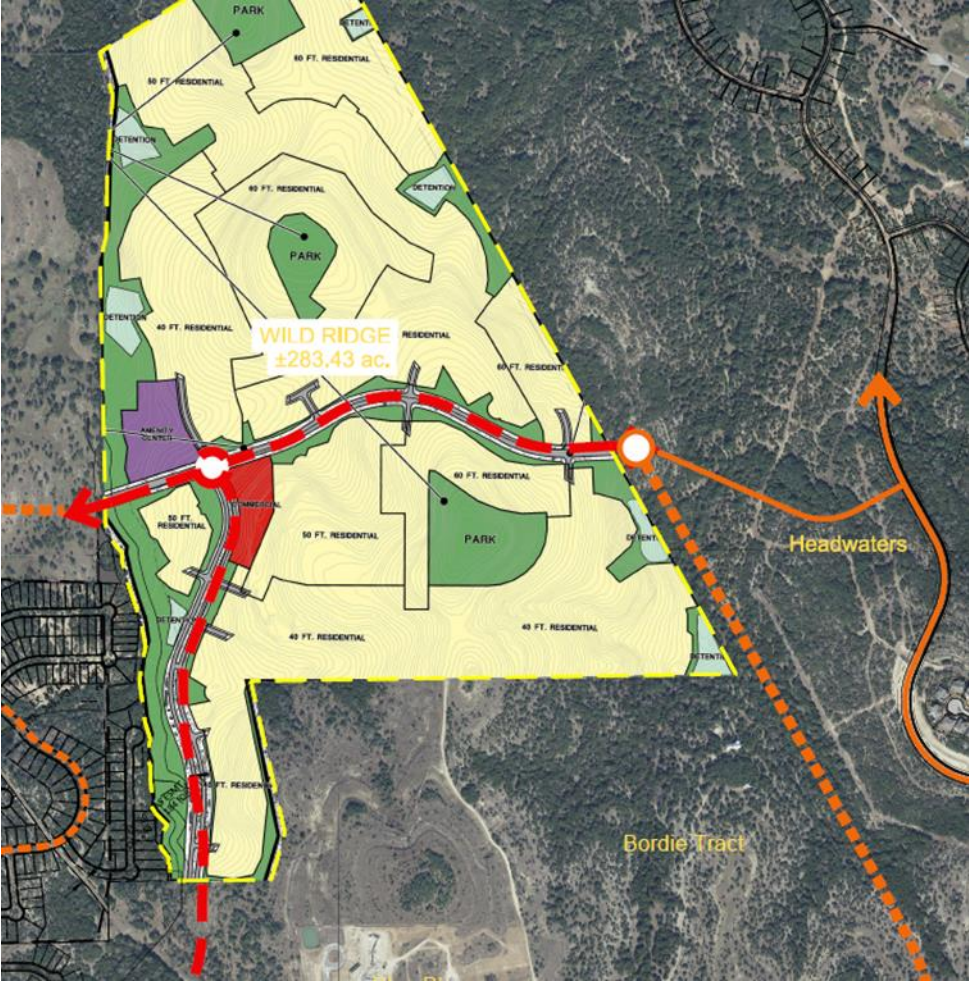
The subject property is designated on the Future Land Use Map as Medium Residential. This category includes smaller lot single family homes. Though the development includes some Local Retail uses, it is primarily single-family homes.



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 from high density to a lower density housing product.

Other Master Plans:

The 2019 Amended Transportation Plan shows a proposed north/south vehicular connection on the eastern border of the development. The proposal is to move it to the center of the development. 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 the East/West Roadway. The East/West Roadway will be constructed as a four-lane minor arterial between Big Sky Ranch and Headwaters. 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.

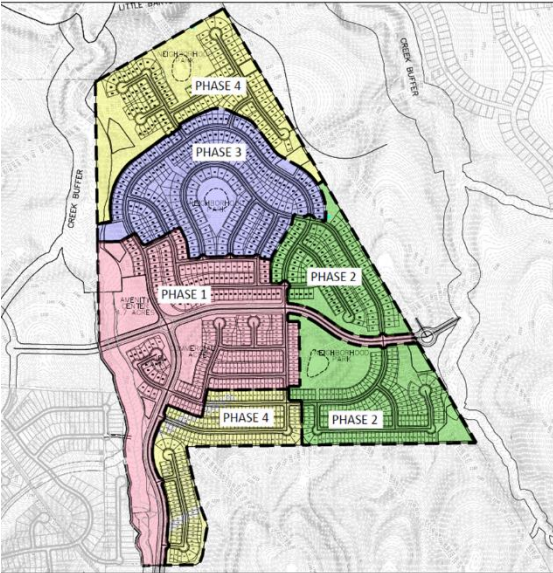
City staff initially requested the following improvements from the Wild Ridge Development:

1. Construction of the North/South Roadway as a two-lane collector with pedestrian facilities between US 290 and East / West Roadway.
2. Construction of the East/West Roadway as a four-lane minor arterial with pedestrian facilities between Big Sky Ranch and Headwaters.
3. Construction of a North/South Roadway on the east property line as a four-lane minor arterial.
4. Intersection improvements as identified in the TIA.

The Wild Ridge Development has agreed to the following:

1. Construction of the North/South Roadway as a four-lane minor arterial with pedestrian facilities between US 290 and East/West Roadway. A 10' shared-use path will be constructed on one side of the North/South Roadway within the subject property.
2. Construction of an East/West Roadway as a four-lane minor arterial with pedestrian facilities between Big Sky Ranch and Headwaters. A 10' shared-use path will be constructed on one side of the East/West Roadway.
3. Construction of a roundabout at North/South Roadway and East/West Roadway.
4. Construction of a roundabout at East/West Roadway and DSISD school property in Headwaters.
5. Intersection improvements as identified in the TIA:
 - Construction of a westbound right-turn lane on US 2920 at the North/South Roadway
 - \$350,000 to a traffic signal at US 290 and North/South Roadway

The transportation improvements proposed to be constructed by the Wild Ridge 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. Two-lane roadways are needed to meet the traffic demands of the Wild Ridge Development, but four-lane roadways are needed for the demands of area including future growth. Collectively, the transportation improvements proposed by Wild Ridge 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;
- Home Occupation;
- Swimming Pool, Private;
- Amenity Center;
- Local Retail. Used allowed in Local Retail (LR) zone except that residential uses, including multifamily, are prohibited in the Commercial Area. Financial institutions are allowed in the Commercial Area.

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

Development Standards		
	Single-family residential— Town center (SF-3)	Planned Development District
Size of Lots		
Minimum Lot area	3,500 square feet	4,800 square ft./dwelling unit
Minimum Lot Width	35 feet	40 feet (Internal); 50 feet (Corner)
Minimum Building Width	25 feet	25 feet
Setback Requirements		
Minimum Front Yard	10 feet	10 feet
Minimum Side Yard	5 feet, 7.5 feet	5 feet; 10 feet (Corner)
Minimum Rear Yard	10 feet	10 feet
Accessory Building	5 feet	5 feet
Height Regulations		
Main Building	2 ½ stories, or 40'	2 ½ stories, or 40'
Other Development Standards		
Impervious Cover	65 %	50% total, maximum 60% per residential lot; 70% per commercial 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 64.26 acres, 59.56 acres of the development is set aside for public parkland dedication; another 16.86 acres of the development is set aside for private parkland dedication and detention ponds. The HOA will be maintaining all public and private part amenities and trails.

The applicant has asked for a waiver of park development fees based on their agreed to maintenance of all public park facilities on their site and their agreement to come within the city limits.

At 23 DUs for the proposed development, Wild Ridge is adding a potential 2,800+ 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 8,847 linear feet of Off-road Nature Trails and Public Parkland Footpaths throughout the development including a 10 foot concrete trails along Lone Peak, East/West Arterial, and the North/South Arterial. A trailhead to Rathgeber Park, pursuant to City direction, is also proposed.

Section of the parkland dedication narrative states the following:

"The Park Development Fee shall be offset by parkland improvements as outlined in this narrative, that exceed the required fee total."

Wild Ridge 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.

Wild Ridge will be providing amenities at their public parks (with some requested reimbursement by the City):

1. A Children’s Playground
2. Disc Golf
3. Trails
4. Sidewalks
5. Picnic Areas
6. Seating Areas with Shade
7. Unstructured play areas
8. Irrigated and enhanced landscaping

Highlights:

1. A 4-lane arterial will be built within Cynosure/Wild Ridge east west and from center of development to edge of property.
2. A 4-lane arterial will be built from southern border of the property to 290.
3. Main roads will be built in Phase 1.
4. Will be annexed on request of City.
5. City will reimburse for some oversizing of roads and utilities and for some public park improvements.
6. Meritage has 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:

Article 30.03.007 (c)(3)	
a)	The plan's compliance with all provisions of the zoning ordinance and other ordinances of the city.
	The PDD is in compliance with all provisions of the city’s code of ordinances, with the exceptions of the amendments requested herein.
b)	The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
	The development of the property will impact the existing natural resources on the site. The development will be off setting the impact by planting two 3-inch size trees per residential lot and 237 4-inch size tree at amenity center and boulevards. 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 May 2021 and the Committee had no opposition to approval of the transportation plan. As stated above the applicant will be providing a 4-lane east/west connection through the property from Anarene to Headwaters and a 4 lane connection from the center of the development to 290. They are requesting reimbursement for portions of these roadways.</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 developer has requested a variance for the parking for the amenity center and staff has worked out the details with the applicant. If any of the amenities on the parkland lots are to change parking outside the approved variance 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 including moving a north/south connector from the eastern border of the development which has difficult topography to the center of the development.</p>

	The proposed master transportation plan proposes a north/south connection as well as the east/west connection. The new master plan will ensure that there is proper safety and circulation for vehicles and pedestrian traffic.
h)	The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
	The applicant is not proposing any screening for adjacent lots or surrounding uses outside of their property boundaries, however they have requested the ability to provide a taller fence along the four-lane arterial that's proposed through the development..
i)	Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
	The development will comply with the city's lighting ordinance.
j)	The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses
	The applicant presented their Parkland Dedication 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).
k)	Protection and conservation of soils from erosion by wind or water or from excavation or grading.
	The applicant will be required to conform to all ordinances as well as State regulations regarding conservation and erosion control at the time of development.
l)	Protection and conservation of watercourses and areas subject to flooding.
	There are no FEMA designated floodplains located on this tract. The applicant will be required to designate local floodplains when applicable per City and County Ordinances. In addition, the Applicant will protect existing natural drainageways by providing stormwater detention and water quality facilities per City and TCEQ regulations as well as establish Water Quality Buffer Zones.
m)	The adequacy of water, drainage, sewerage facilities, solid waste disposal, and other utilities necessary for essential services to residents and occupants.
	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, it is proposing an alternative method only until applicant can construct a package plant, and ultimately connection to the City's wastewater system as soon as it is available. 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.
n)	Consistency with the comprehensive plan.

The comprehensive plan and future land use plan designates the area as medium residential density which allows for residential as proposed. Though the development is primarily residential with some commercial it is a compatible with the medium residential use designation.

Commission Recommendations:	<p>The DAWG requested various road improvements for the 960 density which the developer agreed to in the form of construction with some reimbursement.</p> <p>The Transportation Committee recommended approval at the May 2021 meeting; and</p> <p>The Parks & Recreation Commission recommended approval at their June 7, 2021 meeting.</p>
Actions by Other Jurisdictions/Entities:	The TIA is still under review by the Texas Department of Transportation.
Previous Action:	No previous action taken.
Recommended Action:	Recommendation of Approval of the Planned Development District as presented.
Alternatives/Options:	Recommendation of Disapproval of the Planned Development District; Recommendation of Approval of the Planned Development District with conditions deemed necessary by the Commission
Budget/Financial Impact:	The City will gain additional property tax, roads, trails, and various development fees. City will be reimbursing for some of the oversizing of the improvements in recognition of the development annexing into the City.
Attachments:	<ul style="list-style-type: none"> - Proposed Planned Development District - Exhibits - Staff Report
Related Documents at City Hall:	Annexation documents.
Public Notice Process:	Notice was published in the newspaper.
Public Comments:	None Received at this time.

Enforcement Issues:	N/A
Comprehensive Plan Element:	This property is listed as Medium Residential on the Future Land Use Plan.



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

DEVELOPMENT AGREEMENT APPLICATION

Case Number (staff use only): _____ - _____

TYPE OF APPLICATION (check all that apply)

Development Agreement Amended Development Agreement

CONTACT INFORMATION

APPLICANT NAME Rex G. Baker III

COMPANY Baker & Robertson

STREET ADDRESS 171 Benney Lane, Bldg II

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE 512 894-0890 EMAIL rexbaker@bakerattorneys.com

OWNER NAME Cynosure Corporation

STREET ADDRESS 171 Benney Lane, Bldg II

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE 512 894-0890 EMAIL garymorris2020@gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS	Cynosure Ranch, Dripping Springs, Texas 78620		
CURRENT LEGAL DESCRIPTION	283 acres, acres, more or less (see Exhibit "A" attached)		
TAX ID#	R19906, R19907, R12923, R12924		
CURRENT LAND ACREAGE	283 acres		
SCHOOL DISTRICT	DSISD		
ESD DISTRICT(S)			
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/>	PRIVATE	NAME: Bordie easement
	<input type="checkbox"/>	STATE	NAME:
	<input type="checkbox"/>	CITY/COUNTY (PUBLIC)	NAME:
DEVELOPMENT AGREEMENT?	<input checked="" type="checkbox"/>	YES	NAME (PLEASE ATTACH WITH APPLICATION):
	<input type="checkbox"/>	NO	

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 3 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Rex G Baker, III

Applicant Name

Rex G Baker, III

08-27-20

Applicant Signature

Date

Cynosure Corporation

Gary Morris

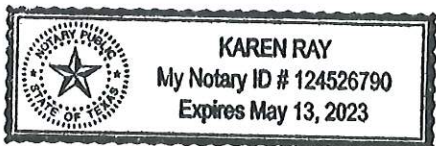
Property Owner Name

08-27-20

Property Owner Signature

Date

Notary Stamp Here



Karen Ray

Notary Signature

08-27-20

Date

DEVELOPMENT AGREEMENT APPLICATION SUBMITTAL

All required items and information (including all applicable below 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 all requirements for a complete submittal:



08-27-20

Applicant Signature

Date

CHECKLIST

*Title II Building and Development Regulations, Chapter 22 General Regulations, Article 22.02
Development Agreements*

STAFF	APPLICANT	
	<input type="checkbox"/>	Completed Application Form - including all required notarized signatures
	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items - please provide a coversheet outlining what digital contents are included on the CD/USB drive.
	<input checked="" type="checkbox"/>	Billing Contact Form
	<input checked="" type="checkbox"/>	Tax Certificates- verifying that property taxes are current
	<input checked="" type="checkbox"/>	Original Development Agreement & Subsequent Amendments (<i>If applicable</i>)
	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
	<input checked="" type="checkbox"/>	Location map of subject property
	<input checked="" type="checkbox"/>	Conceptual Land Use Plan (<i>If applicable</i>)
	<input checked="" type="checkbox"/>	GIS digital data (To Hays County Regulations)
	<input checked="" type="checkbox"/>	Copy of Subdivision Plat or Metes & Bounds
	<input checked="" type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>) \$
	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee

Date, initials



BILLING CONTACT FORM

Project Name: Wild Ridge

Project Address: Cynosure Ranch, Dripping Springs, Tx

Project Applicant Name: Matthew Scivener

Billing Contact Information

Name: Meritage Homes of Texas

Mailing Address: 8920 Business Park Dring, Suite 350
Austin, TX 78759

Email: matthew.scivener@Meritagehomes.com Phone Number: 512 615-6409

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 checked="" 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 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.*

Matthew Scivener
Signature of Applicant

8-27-20
Date

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Scan this code with your mobile phone to view this bill!



Receipt Number: SM-2020-1225290

Payor: GARY MORRIS

Owner: **CYNOSURE INC**
 ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Quick Ref ID: R19906

Property: 10-0673-0002-00000-4

Owner: CYNOSURE INC

Legal Description: AB 673 L V DAVID SURVEY 40.00 AC
 GEO#90401755

Situs Address: E US 290 DRIPPING SPRINGS TX
 78620

Owner Address: ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
North Hays County ESD #1 - EMS	22770	0.030000	6.83	6.83	0.00	6.83
Special Road Dist	22770	0.033800	7.70	7.70	0.00	7.70
Dripping Springs ISD	22770	1.418300	322.95	322.95	0.00	322.95
Hays County	22770	0.389900	88.78	88.78	0.00	88.78
Hays County ESD #6 - FIRE	22770	0.088500	20.15	20.15	0.00	20.15

Total Payment Amount \$446.41

Date Paid: 1/6/2020

Effective Date: 1/2/2020

Station/Till: JOKANE/Internet Import Till - ICC

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Scan this code with your mobile phone to view this bill!



Receipt Number: SM-2020-1225303

Payor: GARY MORRIS

Owner: **CYNOSURE INC**
 ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Quick Ref ID: R19907

Property: 10-0673-0003-00000-4

Owner: CYNOSURE INC

Legal Description: AB 673 L V DAVID SURVEY **80.00 AC**
 GEO#90401756

Situs Address: E US 290 DRIPPING SPRINGS TX
 78620

Owner Address: ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
Special Road Dist	8560	0.033800	2.89	2.89	0.00	2.89
North Hays County ESD #1 - EMS	8560	0.030000	2.57	2.57	0.00	2.57
Hays County	8560	0.389900	33.38	33.38	0.00	33.38
Hays County ESD #6 - FIRE	8560	0.088500	7.58	7.58	0.00	7.58
Dripping Springs ISD	8560	1.418300	121.41	121.41	0.00	121.41
Total Payment Amount						\$167.83

Date Paid: 1/6/2020

Effective Date: 1/2/2020

Station/Till: JOKANE/Internet Import Till - ICC

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Scan this code with your mobile phone to view this bill!



Receipt Number: SM-2020-1225313

Payor: GARY MORRIS

Owner: **CYNOSURE INC**
 ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Quick Ref ID: R12923
 Owner: CYNOSURE INC

Property: 10-0044-0006-00000-4
 Legal Description: ABS 44 EDWARD W BROWN SURVEY
159.38 AC GEO#90400248
 Situs Address: E US 290 DRIPPING SPRINGS TX
 78620

Owner Address: ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
Hays County	16370	0.389900	63.83	63.83	0.00	63.83
Hays County ESD #6 - FIRE	16370	0.088500	14.49	14.49	0.00	14.49
Dripping Springs ISD	16370	1.418300	232.18	232.18	0.00	232.18
North Hays County ESD #1 - EMS	16370	0.030000	4.91	4.91	0.00	4.91
Special Road Dist	16370	0.033800	5.53	5.53	0.00	5.53
Total Payment Amount						\$320.94

Date Paid: 1/6/2020
 Effective Date: 1/2/2020
 Station/Till: JOKANE/Internet Import Till - ICC

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Scan this code with your mobile phone to view this bill!



Receipt Number: SM-2020-1225296

Payor: GARY MORRIS

Owner: **CYNOSURE INC**
 ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Quick Ref ID: R12924
 Owner: CYNOSURE INC

Property: 10-0044-0007-00000-4
 Legal Description: ABS 44 EDWARD W BROWN SURVEY
11.95 AC GEO#90400249
 Situs Address: E US 290 DRIPPING SPRINGS TX
 78620

Owner Address: ATTN: GARY MORRIS
 100 COMMONS RD
 STE 7-148
 DRIPPING SPRINGS, TX 78620

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
Hays County ESD #6 - FIRE	1230	0.088500	1.09	1.09	0.00	1.09
Hays County	1230	0.389900	4.79	4.79	0.00	4.79
North Hays County ESD #1 - EMS	1230	0.030000	0.37	0.37	0.00	0.37
Special Road Dist	1230	0.033800	0.42	0.42	0.00	0.42
Dripping Springs ISD	1230	1.418300	17.45	17.45	0.00	17.45
Total Payment Amount						\$24.12

Date Paid: 1/6/2020
 Effective Date: 1/2/2020
 Station/Till: JOKANE/Internet Import Till - ICC

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: Cynosure Ranch, Dripping Springs, Texas 78620

Commercial Residential

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

Meritage Homes of Texas LLC

Applicant's Address: 8920 Business Park Drive Suite 350, Austin, TX 78759

Applicant's Email: Matthew.scrivener@meritagehomes.com

VOLUNTARY COMPLIANCE with mitigation conditions:
Meritage agrees as per the Development Agreement

MANDATORY COMPLIANCE:
IF APPLYING FOR:

- | | |
|---|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Development Permit |
| <input type="checkbox"/> Zoning Amendment Application | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Subdivision Approval | <input type="checkbox"/> Alcoholic Beverage Permit |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Food Establishment Permit |
| | <input type="checkbox"/> On-Site Sewage Facility Permit |

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

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

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

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

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

Matthew Scrivener

Signature

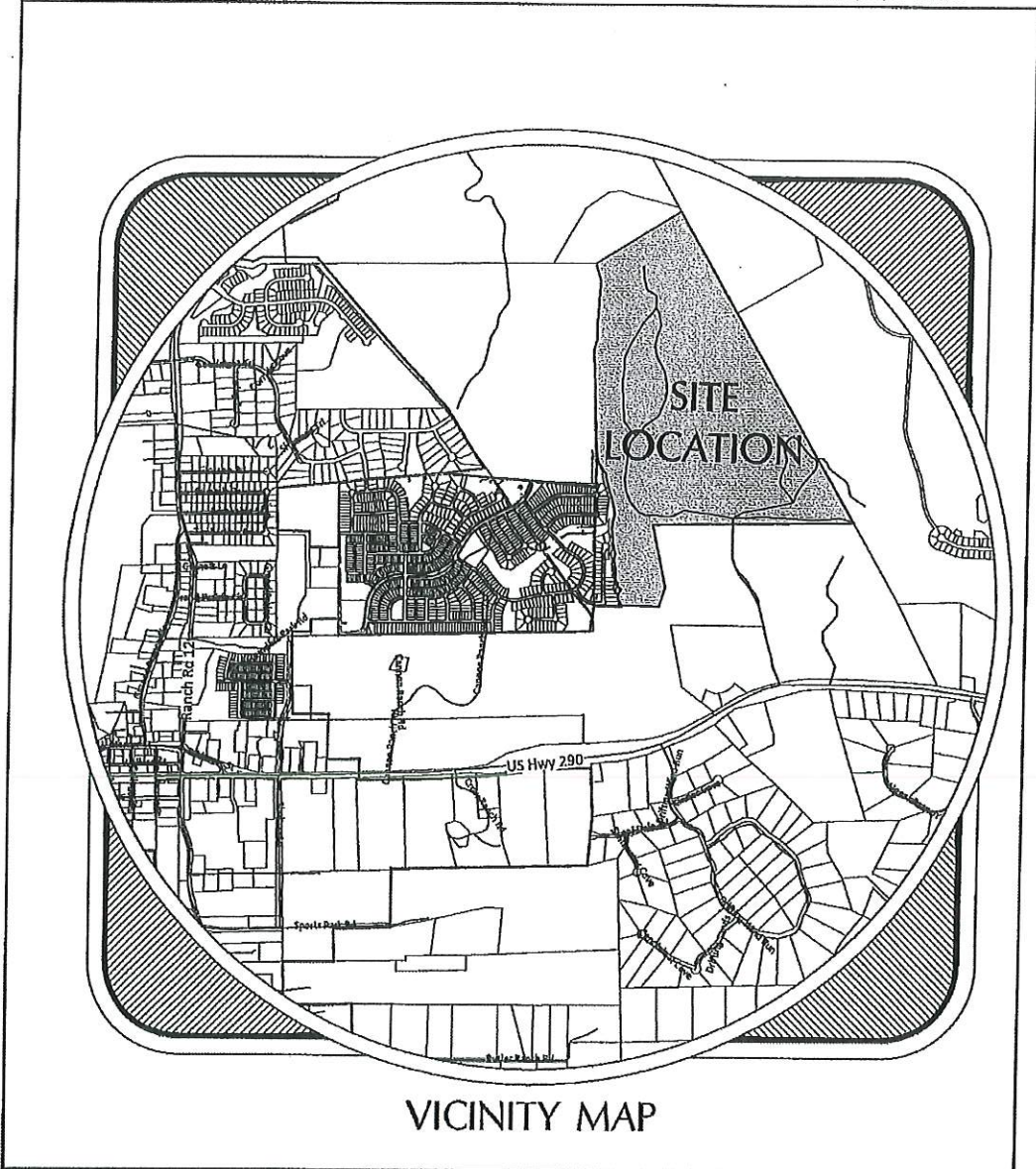
08-27-20

Date

Drawing: C:\pw_working\Jonathan.bankster\dms37737\1692-005 Location Map.dwg

User: JBANISTER

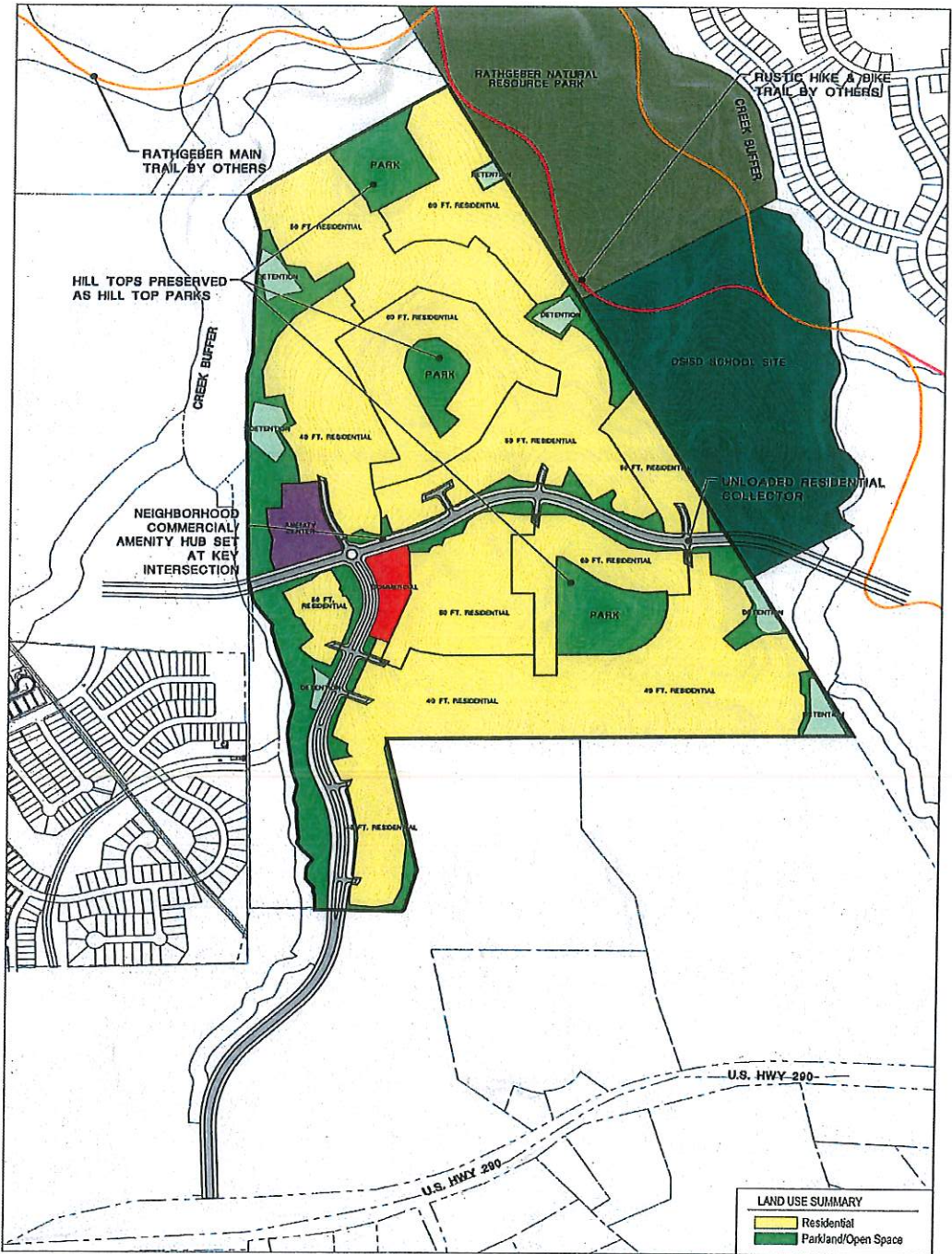
Plot Date/Time: Aug. 10, 20 - 11:10:37



VICINITY MAP

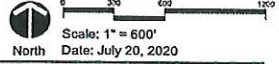
<p>SHEET 1 OF 1 Project No: 1691-005</p>	<p>WILD RIDGE DEVELOPMENT AGREEMENT DRIPPING SPRINGS, TX</p>	<p>LOCATION MAP</p>	<p>DA DOUCET & ASSOCIATES Civil Engineering - Environments - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-593-2600 www.doucetengineers.com Firm Registration Number: 3137</p>
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Conceptual Plan



LAND USE SUMMARY

	Residential
	Parkland/Open Space



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

**CONCEPT PLAN
 CYNOSURE RANCH
 MERITAGE HOMES
 DRIPPING SPRINGS, TEXAS**

SHEET FOR: E:\160\15A\ER\GIS\Map\PLAN\2020\Subarea\Concept Plan\Concept Plan_2020-07-20.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.



Exhibit " — "

7401B Highway 71 West, Suite 160
 Austin, TX 78735
 Office: 512.583.2600
 Fax: 512.583.2601

Doucetengineers.com

Cynosure
 Hays County, Texas

D&A Job No. 1691-004
 August 18, 2020

METES & BOUNDS DESCRIPTION

BEING A 283.42 ACRE TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID 291-1/3 ACRE TRACT BEING OUT OF A CALLED 599 ACRE TRACT DESCRIBED IN VOLUME 106, PAGE 31 [D.R.H.C.T.]; SAID 283.42 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON PIPE IN THE REMAINS OF A ROCK MOUND, FOUND FOR THE NORTHEAST CORNER OF THE PHILIP A. SMITH SURVEY, NUMBER 26, ABSTRACT NUMBER 415, AND A CALLED 206.2 ACRE TRACT, DESCRIBED IN VOLUME 2639, PAGE 403 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAME BEING AN INTERNAL CORNER OF SAID ABSTRACT NUMBER 44, SAME BEING THE SOUTH CORNER OF A CALLED 29.78 ACRE TRACT DESCRIBED IN VOLUME 2486, PAGE 541 [O.P.R.H.C.T.], AND SAME BEING THE NORTHWEST CORNER OF SAID 291-1/3 ACRE TRACT;

THENCE N60°08'25"E, WITH THE SOUTHEAST LINE OF SAID 29.78 ACRE TRACT, A DISTANCE OF 1,550.74 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID 29.78 ACRE TRACT, SAME BEING ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 1,364.31 ACRE TRACT RECORDED IN DOCUMENT NUMBER 04015659 [O.P.R.H.C.T.], AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S30°08'26"E, WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT AND THE SOUTHWEST LINE OF A CALLED 1,034.73 ACRE TRACT, DESCRIBED IN VOLUME 4832, PAGE 118 [O.P.R.H.C.T.], PASSING AT A DISTANCE OF 1,756.96 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND AT THE SOUTH CORNER OF SAID REMAINDER TRACT, SAME BEING THE WEST CORNER OF SAID 1,034.73 ACRE TRACT, AND CONTINUING IN TOTAL 2,168.63 FEET TO A STONE MOUND WITH 60D NAIL FOUND FOR THE COMMON CORNERS OF SAID ABSTRACT NUMBER 44, THE W.R. WOOD SURVEY, ABSTRACT NUMBER 567, AND THE J.F. GILBERT SURVEY, ABSTRACT NUMBER 811, ALL IN HAYS COUNTY, TEXAS;

THENCE CONTINUING S30°08'26"E, WITH THE SOUTHEAST LINE OF SAID 599 ACRE TRACT, THE SOUTHWEST LINE OF SAID 1,034.73 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID ABSTRACT NUMBER 811 AND THE SOUTHWEST LINE OF THE LEVI LEWIS SURVEY NUMBER 154, ABSTRACT NUMBER 639, HAYS COUNTY, TEXAS, PASSING AT A DISTANCE OF 1,854.96 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, PASSING AT A DISTANCE OF

COMMITMENT YOU EXPECT.
 EXPERIENCE YOU NEED.
 PEOPLE YOU TRUST.



1,925.27 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,113.19 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET AT THE EAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 135.92 ACRE TRACT, RECORDED IN VOLUME 3553, PAGE 378 [O.P.R.H.C.T.] AND BEING DESCRIBED AS "SHARE NUMBER ONE" IN VOLUME 198, PAGE 151 IN THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A STONE MOUND WITH A 60D NAIL FOUND ON THE NORTH LINE OF THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, SAME BEING AT THE SOUTHEAST CORNER OF SAID ABSTRACT NUMBER 44, AND ALSO BEING AT THE SOUTHWEST CORNER OF SAID ABSTRACT NUMBER 639, BEARS S30°08'26"E, A DISTANCE OF 1,380.12 FEET;

THENCE S89°15'51"W, WITH A SOUTH LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 135.92 ACRE TRACT AND THE NORTH LINE OF A CALLED 277.23 ACRE TRACT, SHARE NUMBER TWO, DESCRIBED IN SAID VOLUME 198, PAGE 151 [D.R.H.C.T.], PASSING AT A DISTANCE OF 1,670.47 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,043.33 FEET TO A 60D NAIL FOUND IN A 1/2-INCH IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 277.23 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH AN EAST LINE OF SAID 599 ACRE TRACT, AND THE EAST LINE OF SAID 291-1/3 ACRE TRACT, AND AN OLD WIRE FENCE FOUND FOR THE WEST LINE OF A CALLED 100 ACRE TRACT DESCRIBED IN VOLUME 46, PAGE 53 [D.R.H.C.T.], SAME BEING A WEST LINE OF SAID SHARE NUMBER TWO, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S11°59'53"E, A DISTANCE OF 327.25 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT;
2. S14°46'26"E, A DISTANCE OF 324.06 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
3. S20°28'59"E, A DISTANCE OF 204.36 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
4. S09°17'53"W, A DISTANCE OF 327.10 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
5. S21°13'11"W, A DISTANCE OF 64.75 FEET TO FENCE POST FOUND FOR AN ANGLE POINT;
6. S50°38'14"W, A DISTANCE OF 53.17 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID SHARE NUMBER TWO, ALSO BEING ON THE SOUTH LINE OF SAID ABSTRACT NUMBER 673, SAME BEING THE NORTH LINE OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;



THENCE S89°00'33"W, WITH THE MOST SOUTHERLY LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING A NORTHERLY LINE OF SAID SHARE NUMBER TWO, ALSO BEING THE SOUTH LINE OF SAID ABSTRACT NUMBER 673, SAME BEING THE NORTH LINE OF SAID ABSTRACT NUMBER 693, PASSING AT A DISTANCE OF 446.98 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 566.43 FEET TO A 1/2-INCH IRON ROD WITH A "DOUCET" CAP SET AT THE SOUTHEAST CORNER OF A PROPOSED 13.585 ACRE TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID ABSTRACT NUMBER 673 AND SAID 291-1/3 ACRE TRACT, PARALLEL TO AND OFFSET WEST FROM THE CENTERLINE OF A DRY CREEK BED, THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

1. N02°04'33"W, PASSING AT A DISTANCE OF 18.92 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 94.44 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
2. N30°08'52"W, A DISTANCE OF 18.63 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
3. N04°12'41"E, A DISTANCE OF 29.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
4. N37°58'31"W, A DISTANCE OF 81.75 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
5. N03°03'30"E, A DISTANCE OF 77.47 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
6. N32°35'23"E, A DISTANCE OF 70.59 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
7. N45°11'02"W, A DISTANCE OF 97.26 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
8. N33°29'02"W, A DISTANCE OF 58.75 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
9. N21°39'42"E, A DISTANCE OF 31.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
10. N06°13'51"W, A DISTANCE OF 139.51 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
11. N00°23'49"E, A DISTANCE OF 75.11 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;



12. N17°52'08"W, A DISTANCE OF 67.64 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
13. N11°19'38"E, A DISTANCE OF 104.20 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
14. N17°34'19"W, A DISTANCE OF 110.33 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
15. N07°27'07"W, A DISTANCE OF 254.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
16. N05°34'05"E, A DISTANCE OF 96.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
17. N14°14'54"E, A DISTANCE OF 114.91 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
18. N10°23'00"W, A DISTANCE OF 154.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
19. N19°22'37"W, A DISTANCE OF 148.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
20. N17°43'46"W, A DISTANCE OF 120.76 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
21. N14°17'07"W, A DISTANCE OF 131.27 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
22. N03°58'38"E, A DISTANCE OF 43.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
23. N41°27'27"W, A DISTANCE OF 51.28 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
24. N35°39'02"W, A DISTANCE OF 159.05 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
25. N11°24'17"W, A DISTANCE OF 103.63 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
26. N17°06'33"W, A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET ON THE EAST LINE OF SAID 206.2 ACRE TRACT, SAME BEING THE EAST LINE OF SAID



ABSTRACT NUMBER 415, ALSO BEING THE WEST LINE OF SAID ABSTRACT NUMBER 673 AND SAID 599 ACRE TRACT, AND ALSO BEING THE NORTH CORNER OF SAID PROPOSED 13.585 ACRE TRACT, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 200 ACRE TRACT RECORDED IN VOLUME 171, PAGE 229 [D.R.H.C.T.], SAME BEING THE SOUTHEAST CORNER OF SAID 206.2 ACRE TRACT, ALSO BEING ON THE NORTH LINE OF A CALLED 200.4 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 18036374 [O.P.R.H.C.T.], BEARS S00°50'48"E, A DISTANCE OF 485.11 FEET;

THENCE N00°50'48"W, WITH THE EAST LINE OF SAID ABSTRACT NUMBER 415 AND SAID 206.2 ACRE TRACT, SAME BEING THE WEST LINE OF SAID ABSTRACT NUMBER 673, SAID 291-1/3 ACRE TRACT, AND SAID 599 ACRE TRACT, PASSING AT A DISTANCE OF 1,566.62 FEET, A POINT FROM WHICH A STONE MOUND, FOUND FOR THE NORTHEAST CORNER OF SAID ABSTRACT NUMBER 673, BEARS N89°09'19"E, A DISTANCE OF 1,423.11 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 2,777.38 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 283.42 ACRES.

I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description represents an actual survey performed on the ground under my supervision.



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

8/18/2020
Date



Draft “Planning and Zoning”

July 20, 2021

**PLANNED DEVELOPMENT DISTRICT No. 13:
Wild Ridge**

Planned Development District Ordinance

Approved by the Planning & Zoning Commission on:

July 27, 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 283 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Wild Ridge” 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 – 13”; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on July 27, 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, and the Annexation and Development Agreement for Cynosure 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, viewscapes, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the

ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

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

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

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

1. FINDINGS OF FACT

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

2. ENACTMENT

- A. Zoning District Created.** PDD – 13 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 – 13.
- B. Zoning Map Amended.** The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – 13 consistently with the boundaries of the Property delineated in the Property Legal Description, *Exhibit “A”* to *Attachment “A”*.
- C. PD Master Plan Approved.** The PD Master Plan attached as *Exhibit “B”* to *Attachment “A”* is hereby approved. The PD Master Plan, together with *Attachment “A”*, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, *Attachment “A”* and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval. This approval shall not be interpreted as approval of a variance, utility sources, or other site plan or plat requirements without specific reference in the ordinance or variance chart, or in future approvals.
- D. Administrative Approval of Minor Modifications.** In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include slight adjustments to the internal street and drive alignments in accordance in Section 2.7.2 Roadway Alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover.

Changes that affect the lotting plan shall not be minor unless the change does not affect the maximum number of lots or the maximum number of lots of certain widths. Adjustments of lot locations shall not be minor unless the relocated lots are adjacent to previous locations. The City Administrator may approve minor modifications in writing following consultation with the Development Review Committee. Any appeal of the City Administrator’s determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.

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

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

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

Attachment “A” – Planned Development District No. 13 and Zoning Map

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

3. REPEALER

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

4. SEVERABILITY

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

5. PENALTY

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

6. CODIFICATION

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

7. PROPER NOTICE & MEETING

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

8. EFFECTIVE DATE

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

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

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment “A”

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. __:

ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD – 13 Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property.
- 1.3. **PD Master Plan.** The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.
- 1.4. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

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

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

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

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

Code, City’s Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City’s ordinances, regulations and official policies in effect as of April 1, 2021 except as modified by the Project Approvals and variances granted under this Ordinance. This term does not include Zoning or Building Codes, Sign Ordinance, the

Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Development Review Committee: A group consisting of the city administrator or designee, the city engineer, building official, and the city planner. Also known as the site development review committee.

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

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

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

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

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

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

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

Owner: Meritage Homes of Texas, LLC., an Arizona limited liability company, and their successors and assigns as subsequent owners of any portion of the Property.

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

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

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

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

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

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

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

ARTICLE II. DEVELOPMENT STANDARDS

- 2.1. General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on *Exhibit "H"*. Owner may change the phasing of development from time to time in response to market conditions or other factors other than the roadways indicated in Phase 1 of the Phasing Plan which shall be built in the initial phase of the development. Phases may be developed concurrently. Construction Plans shall be submitted to the City for approval with each phase. Each plat filed with the City shall contain parkland required for that phase and parkland for the entire Land shall be submitted by separate exhibit with each plat application including the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas. In addition, an impervious cover and LUE tracking chart shall be submitted as an exhibit with each plat filed indicating the amount of impervious cover proposed for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject to such plat.
- 2.3. Permitted Uses.**
- 2.3.1. Base Zoning:** The base zoning district for the residential portion of 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. The base zoning district for the commercial portion of the Property shall be Local Retail (LR).
- 2.3.2. Allowed Uses:** Those uses listed in the PD Uses Chart attached as *Exhibit "I"* are hereby permitted by right within the Project.
- 2.4. Design Specifications:**
- 2.4.1 Impervious Cover.** The Property may be developed with an Impervious Cover Percentage that does not exceed 50% over the entire Project. Each residential lot may be developed with an Impervious Cover not to exceed 60%. With regard to the

Commercial portion of the Project, as permitted by the City, Owners shall have the right to impervious cover limits not to exceed 70% of the entire Commercial portion. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

2.4.2 Minimum Lot Area: Four thousand eight hundred (4,800) square feet for residential lots. Commercial lot area shall comply with Local Retail zoning district.

2.4.3 Building Height. 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 or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

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:** Residential building setbacks shall be ten (10) feet from the street right of way. Commercial building setbacks shall be those required by the Local Retail zoning district.

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

c. **Minimum Rear Yard:** Residential building setbacks shall be ten (10) feet. Commercial building setbacks shall be those required by the Local Retail zoning district.

d. **Minimum Setback for Accessory Building:** For residential uses five (5) feet; no accessory buildings or structures are permitted in any residential front yard. Commercial building setbacks shall be those required by the Local Retail zoning district.

e. **Maximum Height of Fence:** Six (6) feet; provided, however, that the Property may have an eight (8) foot maximum height of fence where separating residential lots from adjacent arterial or collector roads. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

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

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

2.4.7 Parking.

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

b. Amenity Center Parking: Parking shall be provided for recreational sites that provide a community pool and other recreational facilities. The Amenity Center site shall include, but not be limited to, the following: A private access resort-style pool, pool restroom building, pavilion(s) and shade structure(s), a multi-age and ADA compliant playground facility, disc-golf course, circuit-training workout stations, and an open lawn for passive recreation. The quantity of parking spaces shall be determined under Section 5.6.2 (12) Commercial amusement (outdoor) of the City's Zoning Ordinances. Based on the current concept of the Amenity Center Site, this would equate to 44 parking spaces required for the entire Amenity Center site and its recreational facilities. On-street parallel parking spaces shall be permitted to count toward the determined required parking spaces to service all park(s) in the development, up to 600 feet away from the site.

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 plane 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. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.

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 960 residential dwelling units.

- a. a maximum of 315 forty foot (40') lots.
- b. a maximum of 413 combined forty foot (40') and forty- five foot (45') lots.
- c. a maximum of 705 combined lots with fifty foot (50') or smaller lots.
- c. remaining lots shall be sixty foot (60') or larger.
- c. lot placement shall generally conform to the Lotting Plan shown on Exhibit D attached hereto.

2.4.11 Parkland: The Project is required to have 41.74 acres of Parkland. The Project will include approximately 59.56 net acres that will be dedicated for Parkland, the area being shown more fully shown on *Exhibit "C"* attached hereto and incorporated herein for all purposes (the "Parkland"). This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of the Parkland Dedication Ordinance under the City's Code of Ordinances and any applicable requirements within the Subdivision Ordinance. Owner has prepared a Master Parks and Open Space Plan

which has been approved by City.

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

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

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

2.12. Tree Preservation. Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project except as modified by this Agreement. Full tree survey to be submitted with each preliminary plat.

2.12.1 Tree Replacement Plan.

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

2.12.1.2 The cash-in-lieu fee requirements are determined to be \$1,410,000.00. There will be 235 acres of Disturbed Trees (235 acres times \$6,000 equals \$1,410,000.00). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- 960 lots with two 3-inch caliper size trees at \$685.00 per tree for a total lot credit of \$1,315,200.00, plus
- 237 4-inch caliper size trees to be located in the boulevards and amenity center at \$1,000.00 per tree for a total of \$237,000.00.

The combined total credit will be \$1,552,200.00. 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.



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

Cynosure
Hays County, Texas

D&A Job No. 1691-004
August 18, 2020

METES & BOUNDS DESCRIPTION

BEING A 283.42 ACRE TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID 291-1/3 ACRE TRACT BEING OUT OF A CALLED 599 ACRE TRACT DESCRIBED IN VOLUME 106, PAGE 31 [D.R.H.C.T.]; SAID 283.42 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON PIPE IN THE REMAINS OF A ROCK MOUND, FOUND FOR THE NORTHEAST CORNER OF THE PHILIP A. SMITH SURVEY, NUMBER 26, ABSTRACT NUMBER 415, AND A CALLED 206.2 ACRE TRACT, DESCRIBED IN VOLUME 2639, PAGE 403 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAME BEING AN INTERNAL CORNER OF SAID ABSTRACT NUMBER 44, SAME BEING THE SOUTH CORNER OF A CALLED 29.78 ACRE TRACT DESCRIBED IN VOLUME 2486, PAGE 541 [O.P.R.H.C.T.], AND SAME BEING THE NORTHWEST CORNER OF SAID 291-1/3 ACRE TRACT;

THENCE N60°08'25"E, WITH THE SOUTHEAST LINE OF SAID 29.78 ACRE TRACT, A DISTANCE OF 1,550.74 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID 29.78 ACRE TRACT, SAME BEING ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 1,364.31 ACRE TRACT RECORDED IN DOCUMENT NUMBER 04015659 [O.P.R.H.C.T.], AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S30°08'26"E, WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT AND THE SOUTHWEST LINE OF A CALLED 1,034.73 ACRE TRACT, DESCRIBED IN VOLUME 4832, PAGE 118 [O.P.R.H.C.T.], PASSING AT A DISTANCE OF 1,756.96 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND AT THE SOUTH CORNER OF SAID REMAINDER TRACT, SAME BEING THE WEST CORNER OF SAID 1,034.73 ACRE TRACT, AND CONTINUING IN TOTAL 2,168.63 FEET TO A STONE MOUND WITH 60D NAIL FOUND FOR THE COMMON CORNERS OF SAID ABSTRACT NUMBER 44, THE W.R. WOOD SURVEY, ABSTRACT NUMBER 567, AND THE J.F. GILBERT SURVEY, ABSTRACT NUMBER 811, ALL IN HAYS COUNTY, TEXAS;

THENCE CONTINUING S30°08'26"E, WITH THE SOUTHEAST LINE OF SAID 599 ACRE TRACT, THE SOUTHWEST LINE OF SAID 1,034.73 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID ABSTRACT NUMBER 811 AND THE SOUTHWEST LINE OF THE LEVI LEWIS SURVEY NUMBER 154, ABSTRACT NUMBER 639, HAYS COUNTY, TEXAS, PASSING AT A DISTANCE OF 1,854.96 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, PASSING AT A DISTANCE OF

1,925.27 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,113.19 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET AT THE EAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 135.92 ACRE TRACT, RECORDED IN VOLUME 3553, PAGE 378 [O.P.R.H.C.T.] AND BEING DESCRIBED AS "SHARE NUMBER ONE" IN VOLUME 198, PAGE 151 IN THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A STONE MOUND WITH A 60D NAIL FOUND ON THE NORTH LINE OF THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, SAME BEING AT THE SOUTHEAST CORNER OF SAID ABSTRACT NUMBER 44, AND ALSO BEING AT THE SOUTHWEST CORNER OF SAID ABSTRACT NUMBER 639, BEARS S30°08'26"E, A DISTANCE OF 1,380.12 FEET;

THENCE S89°15'51"W, WITH A SOUTH LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 135.92 ACRE TRACT AND THE NORTH LINE OF A CALLED 277.23 ACRE TRACT, SHARE NUMBER TWO, DESCRIBED IN SAID VOLUME 198, PAGE 151 [D.R.H.C.T.], PASSING AT A DISTANCE OF 1,670.47 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,043.33 FEET TO A 60D NAIL FOUND IN A 1/2-INCH IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 277.23 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH AN EAST LINE OF SAID 599 ACRE TRACT, AND THE EAST LINE OF SAID 291-1/3 ACRE TRACT, AND AN OLD WIRE FENCE FOUND FOR THE WEST LINE OF A CALLED 100 ACRE TRACT DESCRIBED IN VOLUME 46, PAGE 53 [D.R.H.C.T.], SAME BEING A WEST LINE OF SAID SHARE NUMBER TWO, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S11°59'53"E, A DISTANCE OF 327.25 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT;
2. S14°46'26"E, A DISTANCE OF 324.06 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
3. S20°28'59"E, A DISTANCE OF 204.36 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
4. S09°17'53"W, A DISTANCE OF 327.10 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
5. S21°13'11"W, A DISTANCE OF 64.75 FEET TO FENCE POST FOUND FOR AN ANGLE POINT;
6. S50°38'14"W, A DISTANCE OF 53.17 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID SHARE NUMBER TWO, ALSO BEING ON THE SOUTH LINE OF SAID ABSTRACT NUMBER 673, SAME BEING THE NORTH LINE OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S89°00'33"W, WITH THE MOST SOUTHERLY LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING A NORTHERLY LINE OF SAID SHARE NUMBER TWO, ALSO BEING THE SOUTH LINE OF SAID ABSTRACT NUMBER 673, SAME BEING THE NORTH LINE OF SAID ABSTRACT NUMBER 693, PASSING AT A DISTANCE OF 446.98 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 566.43 FEET TO A 1/2-INCH IRON ROD WITH A "DOUCET" CAP SET AT THE SOUTHEAST CORNER OF A PROPOSED 13.585 ACRE TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID ABSTRACT NUMBER 673 AND SAID 291-1/3 ACRE TRACT, PARALLEL TO AND OFFSET WEST FROM THE CENTERLINE OF A DRY CREEK BED, THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

1. N02°04'33"W, PASSING AT A DISTANCE OF 18.92 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 94.44 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
2. N30°08'52"W, A DISTANCE OF 18.63 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
3. N04°12'41"E, A DISTANCE OF 29.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
4. N37°58'31"W, A DISTANCE OF 81.75 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
5. N03°03'30"E, A DISTANCE OF 77.47 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
6. N32°35'23"E, A DISTANCE OF 70.59 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
7. N45°11'02"W, A DISTANCE OF 97.26 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
8. N33°29'02"W, A DISTANCE OF 58.75 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
9. N21°39'42"E, A DISTANCE OF 31.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
10. N06°13'51"W, A DISTANCE OF 139.51 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
11. N00°23'49"E, A DISTANCE OF 75.11 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;

12. N17°52'08"W, A DISTANCE OF 67.64 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
13. N11°19'38"E, A DISTANCE OF 104.20 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
14. N17°34'19"W, A DISTANCE OF 110.33 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
15. N07°27'07"W, A DISTANCE OF 254.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
16. N05°34'05"E, A DISTANCE OF 96.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
17. N14°14'54"E, A DISTANCE OF 114.91 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
18. N10°23'00"W, A DISTANCE OF 154.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
19. N19°22'37"W, A DISTANCE OF 148.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
20. N17°43'46"W, A DISTANCE OF 120.76 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
21. N14°17'07"W, A DISTANCE OF 131.27 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
22. N03°58'38"E, A DISTANCE OF 43.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
23. N41°27'27"W, A DISTANCE OF 51.28 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
24. N35°39'02"W, A DISTANCE OF 159.05 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
25. N11°24'17"W, A DISTANCE OF 103.63 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
26. N17°06'33"W, A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET ON THE EAST LINE OF SAID 206.2 ACRE TRACT, SAME BEING THE EAST LINE OF SAID

ABSTRACT NUMBER 415, ALSO BEING THE WEST LINE OF SAID ABSTRACT NUMBER 673 AND SAID 599 ACRE TRACT, AND ALSO BEING THE NORTH CORNER OF SAID PROPOSED 13.585 ACRE TRACT, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 200 ACRE TRACT RECORDED IN VOLUME 171, PAGE 229 [D.R.H.C.T.], SAME BEING THE SOUTHEAST CORNER OF SAID 206.2 ACRE TRACT, ALSO BEING ON THE NORTH LINE OF A CALLED 200.4 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 18036374 [O.P.R.H.C.T.], BEARS S00°50'48"E, A DISTANCE OF 485.11 FEET;

THENCE N00°50'48"W, WITH THE EAST LINE OF SAID ABSTRACT NUMBER 415 AND SAID 206.2 ACRE TRACT, SAME BEING THE WEST LINE OF SAID ABSTRACT NUMBER 673, SAID 291-1/3 ACRE TRACT, AND SAID 599 ACRE TRACT, PASSING AT A DISTANCE OF 1,566.62 FEET, A POINT FROM WHICH A STONE MOUND, FOUND FOR THE NORTHEAST CORNER OF SAID ABSTRACT NUMBER 673, BEARS N89°09'19"E, A DISTANCE OF 1,423.11 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 2,777.38 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 283.42 ACRES.

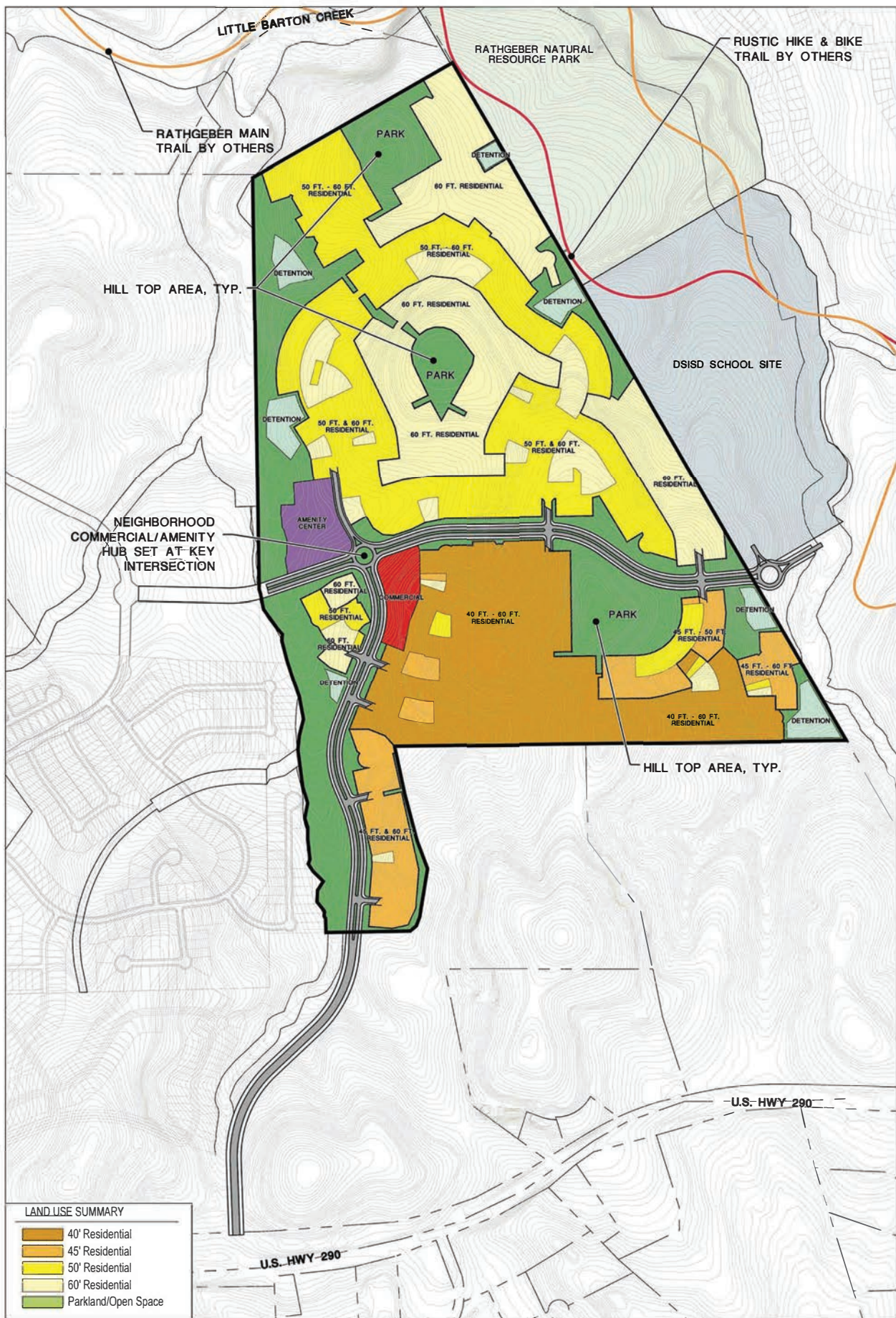
I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description represents an actual survey performed on the ground under my supervision.



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

8/18/2020
Date

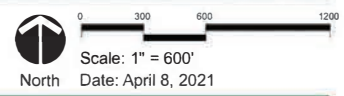


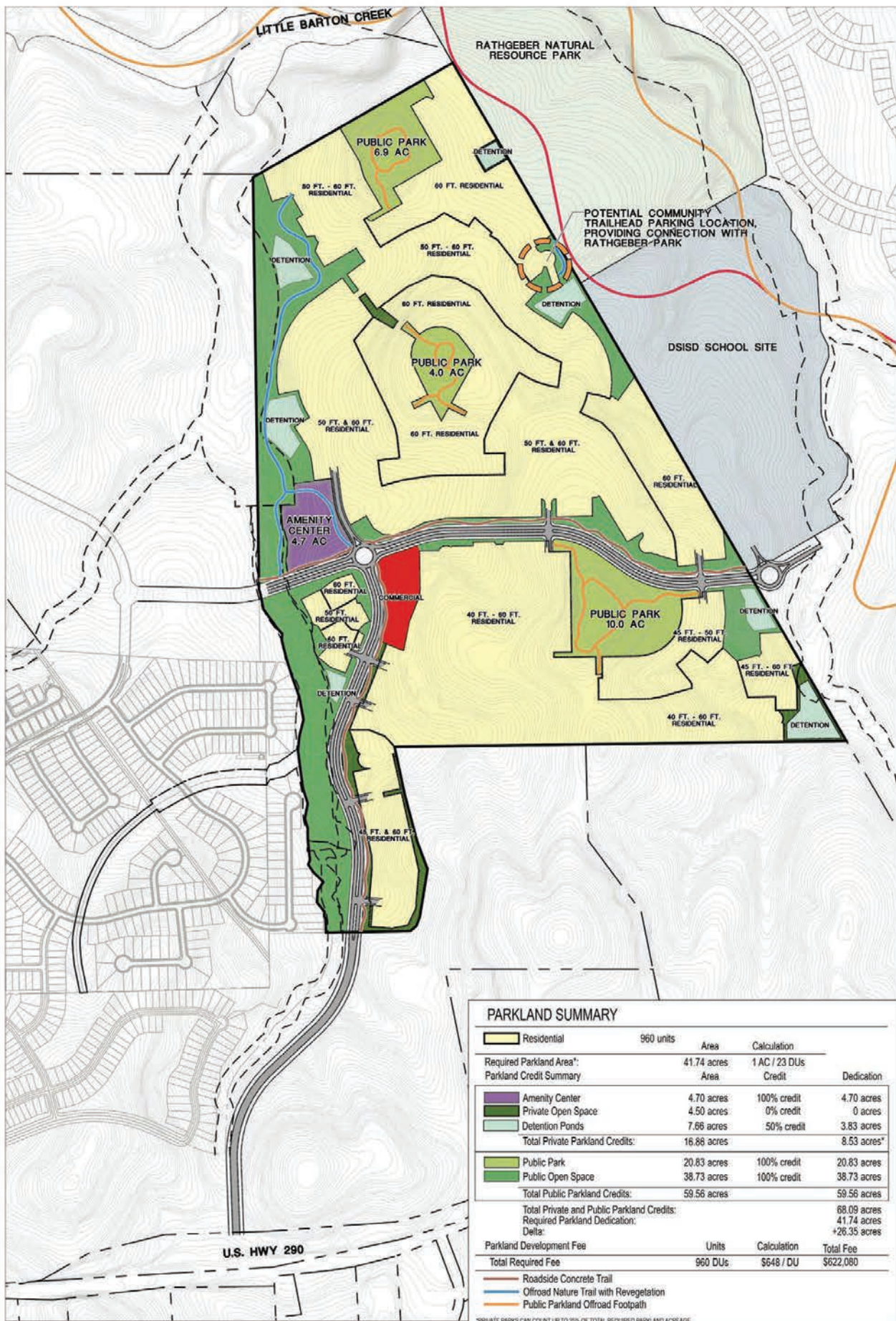


LAND USE SUMMARY	
	40' Residential
	45' Residential
	50' Residential
	60' Residential
	Parkland/Open Space

EXHIBIT B
PD MASTER PLAN
WILD RIDGE

MERITAGE HOMES
DRIPPING SPRINGS, TEXAS





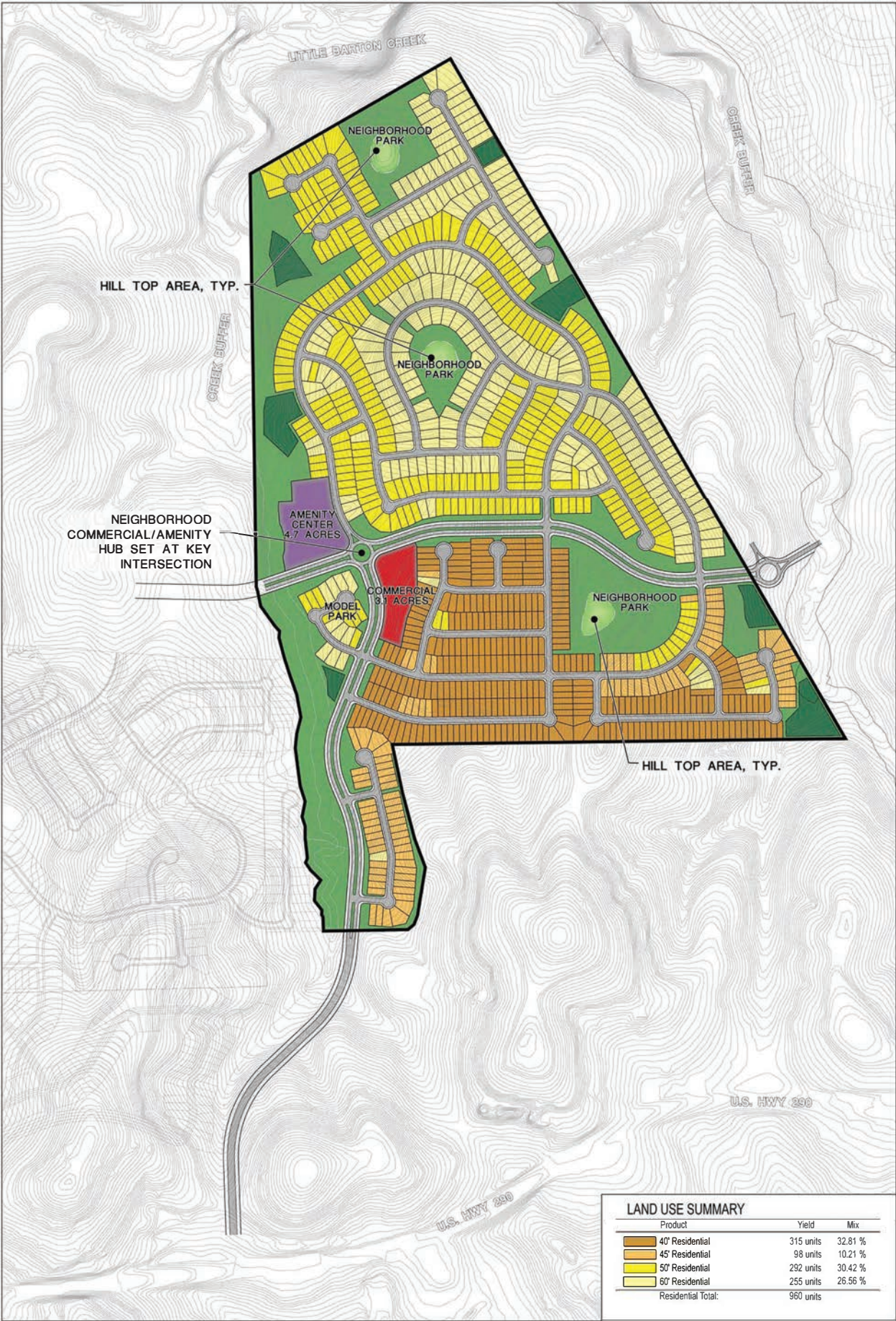
PARKLAND SUMMARY

Residential	960 units	Area	Calculation	
		41.74 acres	1 AC / 23 DUs	
Required Parkland Area*		Area	Credit	Dedication
Amenity Center	4.70 acres	100% credit	4.70 acres	
Private Open Space	4.50 acres	0% credit	0 acres	
Detention Ponds	7.66 acres	50% credit	3.83 acres	
Total Private Parkland Credits:		16.86 acres		8.53 acres*
Public Park	20.83 acres	100% credit	20.83 acres	
Public Open Space	38.73 acres	100% credit	38.73 acres	
Total Public Parkland Credits:		59.56 acres		59.56 acres
Total Private and Public Parkland Credits:				68.09 acres
Required Parkland Dedication:				41.74 acres
Delta:				+26.35 acres
Parkland Development Fee		Units	Calculation	Total Fee
Total Required Fee		960 DUs	\$648 / DU	\$622,080

— Roadside Concrete Trail
— Offroad Nature Trail with Vegetation
— Public Parkland Offroad Footpath

*PRIVATE PARKS CAN COUNT UP TO 25% OF TOTAL REQUIRED PARKLAND ACRES.

**EXHIBIT C
PARKS, TRAILS, & OPEN SPACE
WILD RIDGE**



LAND USE SUMMARY		
Product	Yield	Mix
40' Residential	315 units	32.81 %
45' Residential	98 units	10.21 %
50' Residential	292 units	30.42 %
60' Residential	255 units	26.56 %
Residential Total:	960 units	

EXHIBIT E - VARIANCES

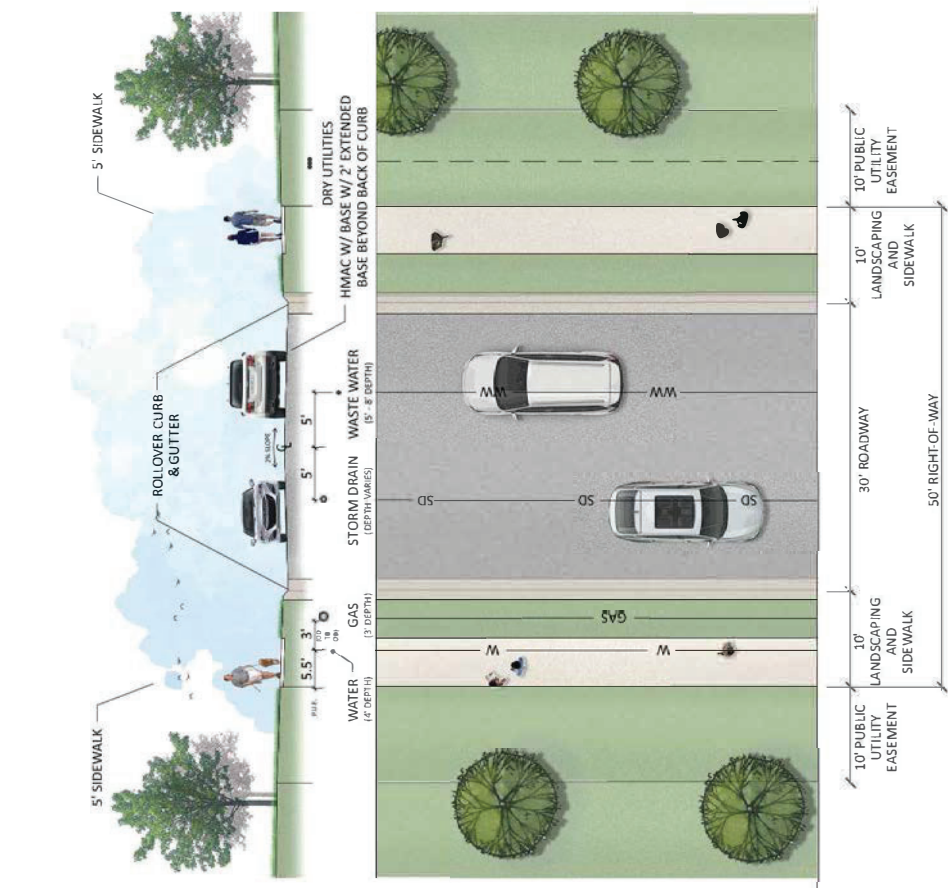
Item 4.

LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ to 35%	Maximum impervious cover for the Property within the Edwards Aquifer Contributing zone will be 50%	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes. In addition, to allow major transportation infrastructure and a commercial sector.
2	22.05.015(c)(3)	Performance standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements.	Providing water quality buffer zones per the City of Dripping Springs requirements and including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards.
3	26.05	Prohibited Signs	Off Premises Signs are prohibited	Allow one (1) off premises sign, which shall be a construction/development sign to be erected at the intersection of the primary entry collector leading into the project and Hwy 290.	Entrance to the subdivision is not visible from any existing public roadway. Master sign plan and permit applications are still required. Signs will conform with the forthcoming Master Sign Plan.
4	26.06.063 (b) & (c)	Monument signs for Subdivisions	Maximum area of a sign shall not exceed thirty-two (32) square feet. Maximum height shall not exceed six (6) feet.	Maximum area and height for monuments signs shall refer to the configuration of the letters only.	Allows flexibility for signage to be included as part of a decorative structure.
5	(Exhibit A), 3.13	Lapse of plat approval	<p><u>Preliminary Plat:</u> All of the following shall occur within the one hundred and eighty-three (183) calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter).</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.</p>	Allows time for the construction of infrastructure improvements prior to recordation of plats.

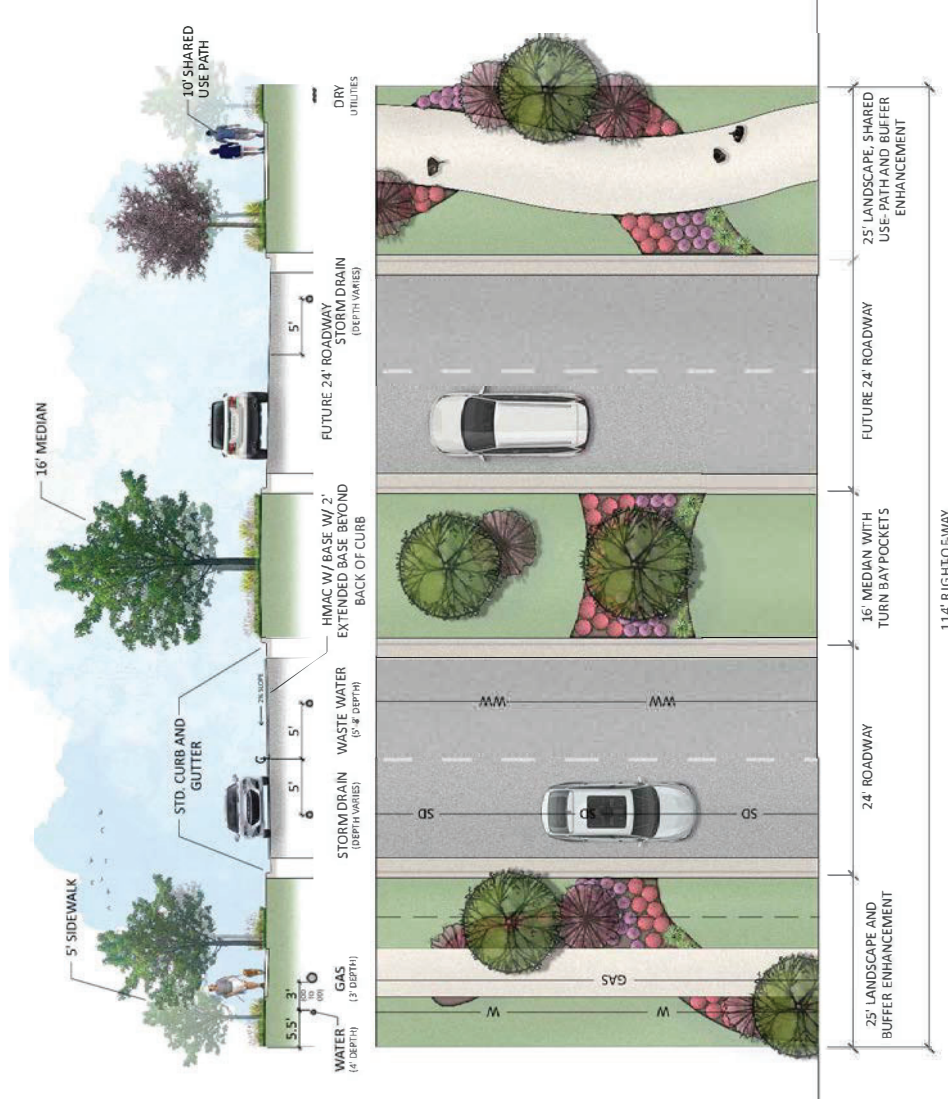
LIST OF VARIANCES & ALTERNATIVE STANDARDS

#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
6	(Exhibit A), 3.13	Lapse of plat approval	<u>Final plat approved by the City Council but not yet filed with Hays County</u> - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within thirty (30) calendar days of the date of final approval (The thirty-day period shall commence upon County approval of final plat if the property is in the ETJ).	<u>Final plat approved by the City Staff but not yet filed with Hays County</u> - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within three hundred and sixty five (365) calendar days of the date of final approval.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
7	(Exhibit A), 11.13.2	Frontage on Residential Collector Streets	Shall not exceed 20%	Applicable only to major collectors, minor arterials, and major arterials.	To showcase the lively neighborhood character with homes fronting streets where possible.
8	(Exhibit A), 11.21	Residential block lengths	Min. 400'. Max 1200-1600' urban subdivisions, 2000' suburban and rural subdivisions.	Property considered a suburban subdivision with a 2000' maximum block length requirement.	This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use
9	(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.
10	(Exhibit A), 14.6	Minimum Lot Sizes	For lots using surface water and public wastewater system is 0.75 acres	No variance requested since Property will be located within city limits.	
11	(Exhibit A), 15.1	Sidewalks	Required on both sides of all streets, 5' min. width or as specified in City TMP.	5' sidewalks and 10' multi-modal use path will be provided on each side of arterial streets.	To fuse the hill country character within the community, and City TMP not yet adopted prior to approval date of this PDD
12	(Exhibit A), 20.1.3(g)	Sidewalks	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation.	Sidewalks adjacent to residential lots constructed by the home builders at the time of home construction. Sidewalks not adjacent to residential lots will be constructed at time of roadway construction.	To fuse the hill country character within the community.
13	(Exhibit A), 30.2.5	Performance Guarantees and Security	Security shall be in an amount equal to 100 percent of the estimated cost of completion of the required public improvements and lot or unit improvements	No variance requested since Property will be located within city limits.	
14	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' of cut and/or fill.	To respond to topographic conditions.
15	28.06.051 (a&b)	Residential & Non-Residential Street Tree Requirements	Two (2) 4" street trees per residential lot; One (1) 4" street tree per 25 lf of street frontage to be planted adjacent to or near street right-of-way per associated zoning classification.	Two (2) 3-inch street trees per residential lot; 4-inch street trees along arterials, and within the Amenity Center lot to satisfy City tree replacement requirements.	Consistency with industry standards for residential lot trees. The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.
16	CODS TCSS Section 2.2.1	Design criteria for transportation facilities	Hays County Subdivision and Development Regulations, latest version	City of Austin Transportation Criteria Manual (TCM), as currently amended, or as otherwise specified by the City TMP.	Hays County criteria based on larger lot, rural subdivisions with higher design speeds. City of Austin TCM is better suited for urban subdivisions with slower design speeds and land with significant topography similar to the Property
17	CODS TCSS Section 9.2.2(a)(1)	Side slopes on swales	No steeper than 1 vertical to 6 horizontal	No steeper than 1 vertical to 4 horizontal	Complies with City of Austin, Drainage Criteria Manual 6.4.1.D

LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
18	City Master Fee Schedule - Section 4.7	Guarantee of Maintenance	Maintenance bond required in amount of 100% of full cost of improvements. This amount applies to utilities, drainage, stormwater quality facilities, stormwater detention facilities, roadways and all related appurtenances. This amount will not be collected if Hays County has collected no less than this amount, where applicable.	Maintenance bond required in amount of <u>10%</u> of full cost of improvements. This amount applies to utilities, drainage, stormwater quality facilities, stormwater detention facilities, roadways and all related appurtenances. This amount will not be collected if Hays County has collected no less than this amount, where applicable.	Consistent with Ordinance 2019-23
19	Zoning 5.6.2.12	Parking Requirement for Commercial Amusement (Outdoor)	Ten (10) spaces plus one (1) space for each 500 square feet over 5,000 square feet of building or recreational area.	One (1) parking space per three-hundred (300) square feet of pool surface area.	Private Amenity Centers are meant to be walkable for the community, reducing the reliance on large parking areas. Trail connections and bike racks will be provided at the amenity to reduce the need for excessive parking.



STREET (50' R.O.W.)
2-LANE RESIDENTIAL LOCAL
 Scale: 1" = 20'



ROADWAY (114' R.O.W.)
4-LANE MINOR ARTERIAL
 Scale: 1" = 20'

EXHIBIT I**PD Uses Chart:**

The uses permitted in PDD – ___ are as follows:

Residential areas:

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

Commercial Area:

- Used allowed in Local Retail (LR) zone except that residential uses, including multi-family, are prohibited in the Commercial Area. Financial institutions are allowed in the Commercial Area.

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	Denied
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	550 RV lots with associated roadway and drainage. All utilities and water connections	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	Approved w/ Conditions
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.	Denied
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	Under Review
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	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
SD2021-0011 Blue Ridge Business Park	CL	26228 RR 12	6 small office buildings with associated parking and utilities	Waiting on resubmittal
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.	Waiting on resubmittal
SD2021-0013 Dreamland	ETJ			Denied
SD2021-0014 Cottages East at Bunker Ranch	CL			Under Review
SD2021-0007 Driftwood Club Core Tranche 1	ETJ	Driftwood Club Core	7 commerical cabin buildings along an existing culdesac within the Driftwood Club Core subdivision	Denied

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 California Ph/2 Sec 7 Block F Lot 9 AP	ETJ	Peaks Circle	amended plat	waiting on resubmittal
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
SUB2020-0048 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
SUB2021-0007 Headwaters phase 3-5 PP Minor revision	ETJ		Adjusting lots	Approved with conditions
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 units 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
SUB2021-0023 Bunker Ranch 3-4 Preliminary Plat Minor Revision	CL	2751 US 290	4 Preliminary Plat to create a ROW reserve for the future connection of the Florio Tract and adjust affect	Approved
SUB2021-0024 Crooked Oaks Amending Plat	ETJ	823 Post Oak Drive	Adjusting lot lines	Denied
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 Buunker Ranch Phase 3 and 4 Construction Plans to follow the corresponding Preliminary Plat Minor Revision	Approved
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.	Approved
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	Waiting on Resubmittal
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	Approved
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	Denied
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 California Ph 4 Sec 12 Construction Plans	ETJ	Premier Park Loop amd Misty Meadows	42 singlfamily lots on 65.17 acres with associated infrastructure	Waiting on Resubmittal
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	Waiting on Resubmittal
SUB2021-0036 Springlake Lot 76A-1 Replat	CL	501 Springlake Dr	replating to 2 lots	Approved with conditions
SUB2021-0037 Headwaters at Barton Creek Ph 5 Sec 1&2 Construction Plans Minor Revision	ETJ	Headwaters Blvd	Construction plan revision to Phase 5 Section 1 and 2	Approved
SUB2021-0038 Big Sky Ranch Phase 3 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 3 of Big Sky Ranch	Under Review
SUB2021-0039 Big Sky Ranch Phase 4 Construction Plans	CL	Lone Peak Way	Construction Plans for Phase 4 of Big Sky Ranch	Under Review