



DRIPPING SPRINGS
Texas

Wild Ridge/Cynosure PDD and Transportation Enhancement Agreement

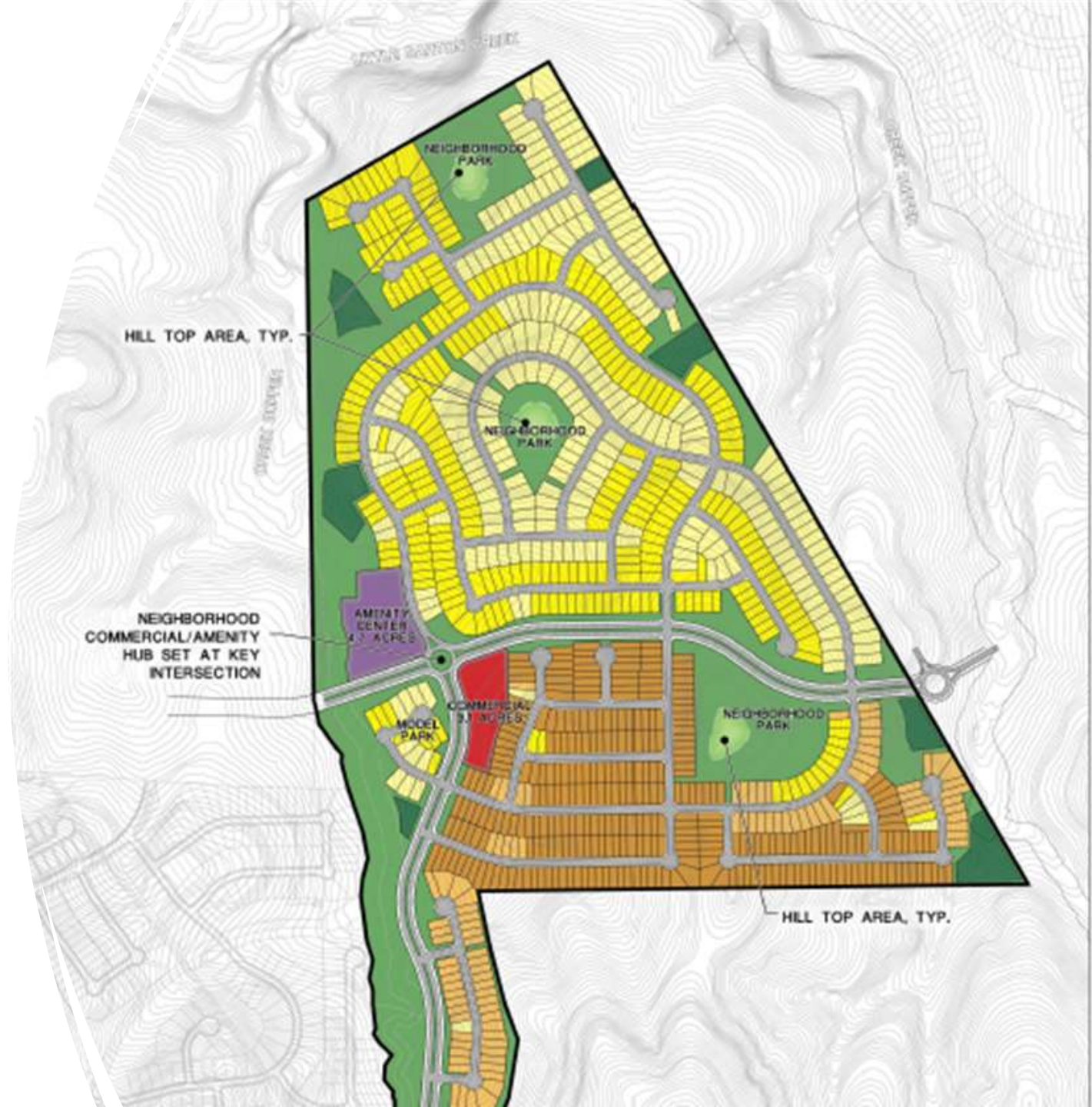
Laura Mueller, City Attorney

Leslie Pollack, Transportation Engineer

Chad Gilpin, City Engineer

Wild Ridge (Cynosure)

- 283 acres
- Commercial
- 960 residences
- 40, 45, 50, and 60 foot lots
- Transportation Enhancement Agreement
- In City MUD on City Request



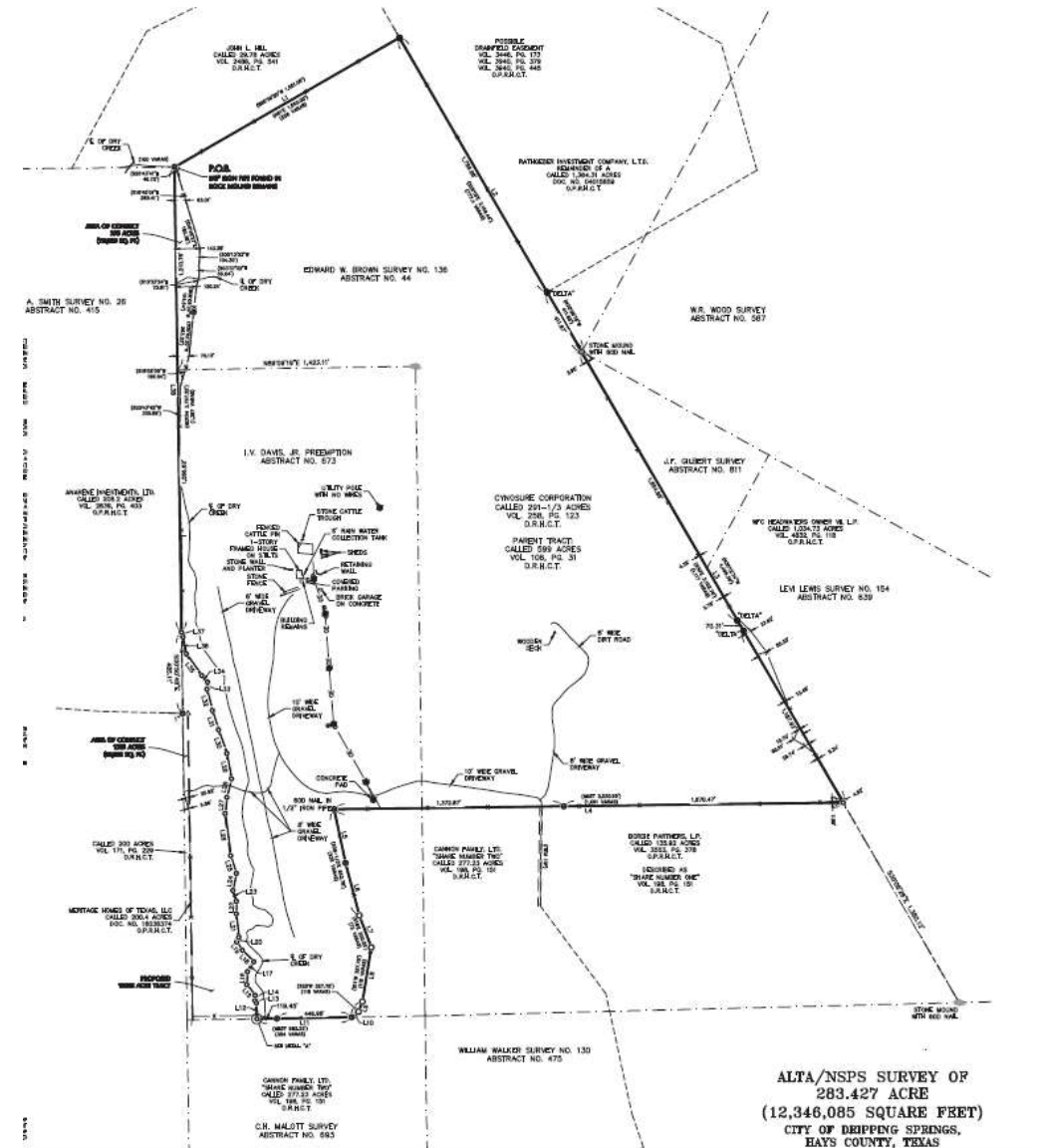


HIGHLIGHTS

1. A 4-lane arterial will be built within Cynosure/Wild Ridge east west and from center of development to edge of property.
2. 4 lane road 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.

ANNEXATION OF 283 Acres of the Cynosure Tract

- Petitioned for Annexation through MUD Consent Petition on request of City
- Annexation Ordinance
- Annexation Agreement (Municipal Services Agreement)
- City's first In City Municipal Utility District



ZONING

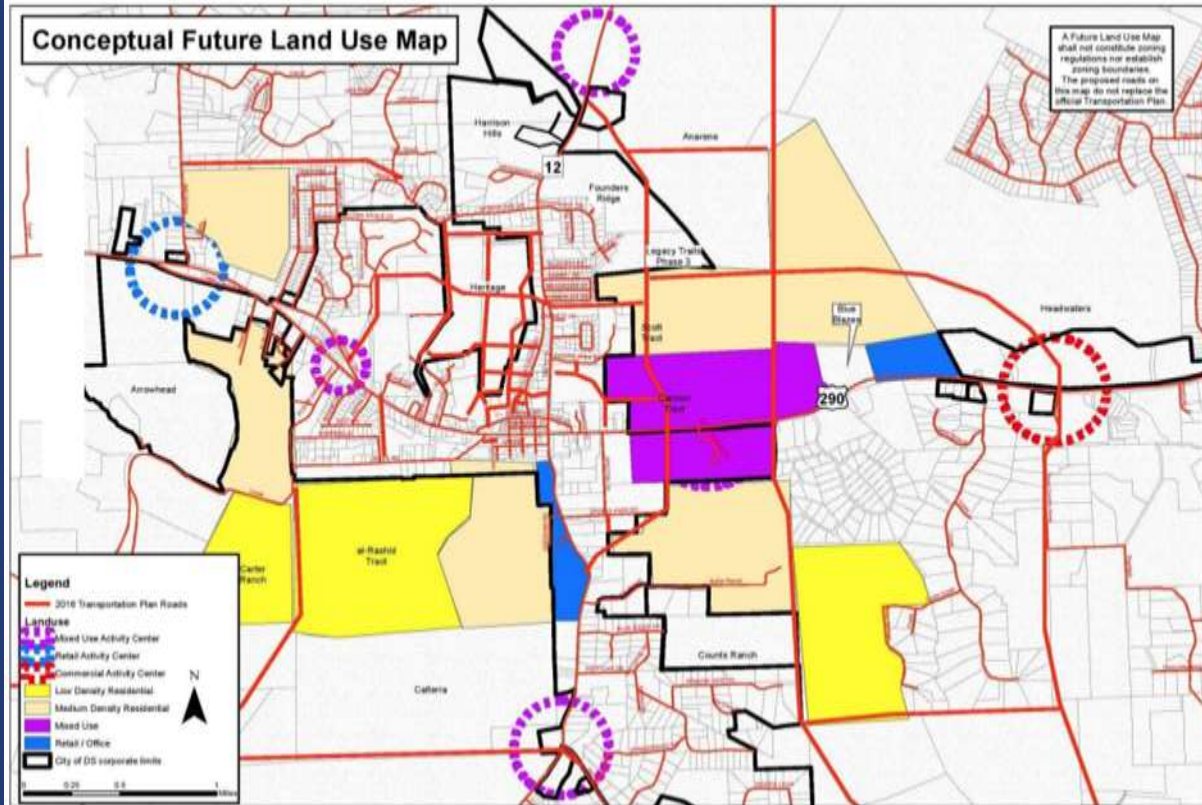


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Direction	Zoning District	Existing Use	Comprehensive Plan / Future Land Use Plan
North	ETJ (Anarene/Headwaters)	Undeveloped /Residential	Not in Future Land Use Plan
East	ETJ (Headwaters Tract)	Residential	Residential
South	ETJ (Cannon Tract)	Undeveloped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

Zoning



- Future Land Use Map as Medium Residential
- Base zoning of Single-family residential—Town center (SF-3)
 - connectivity and access to adjacent neighborhoods and amenities such as parks and future schools
 - compatible with the adjacent tracts



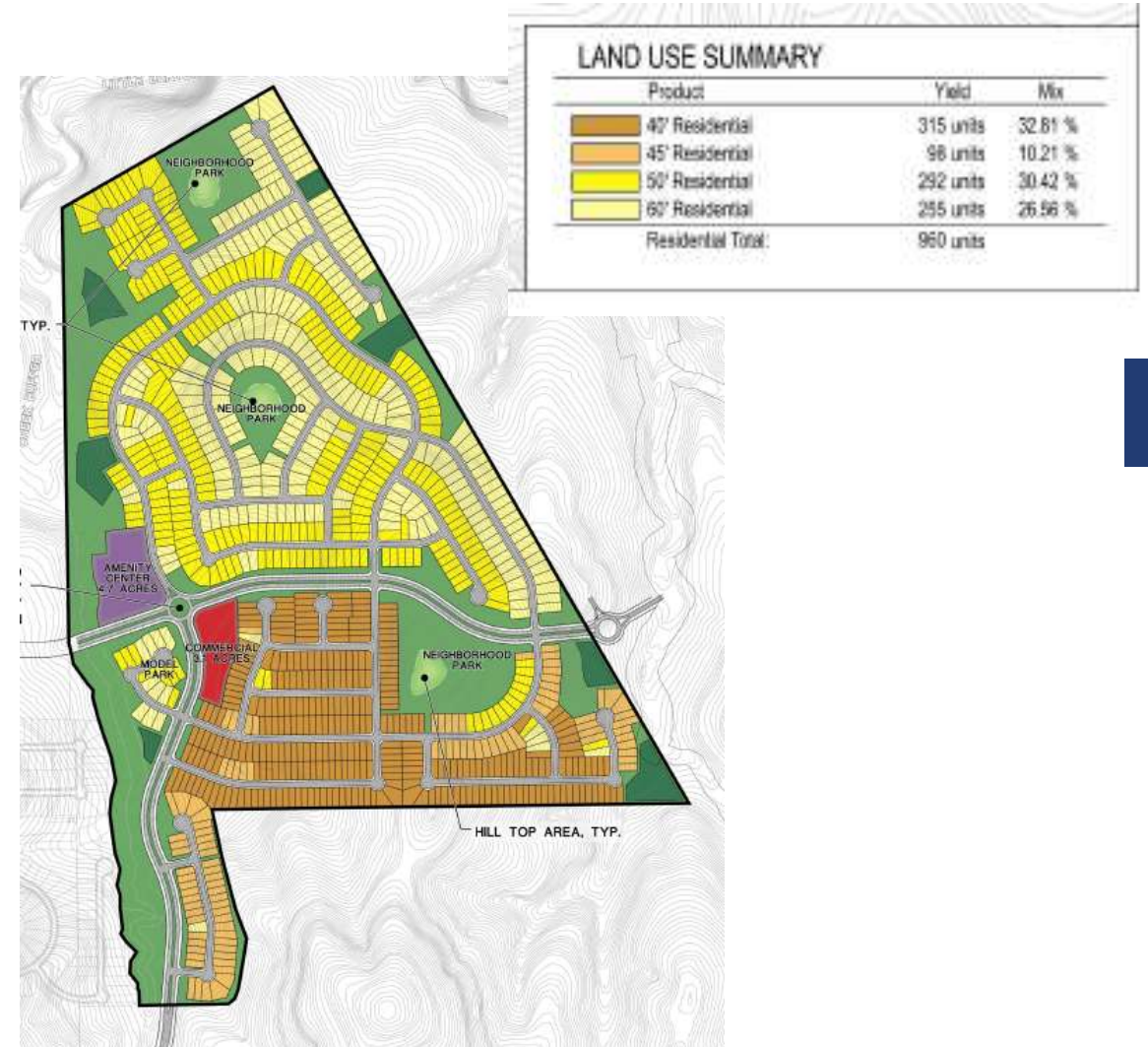
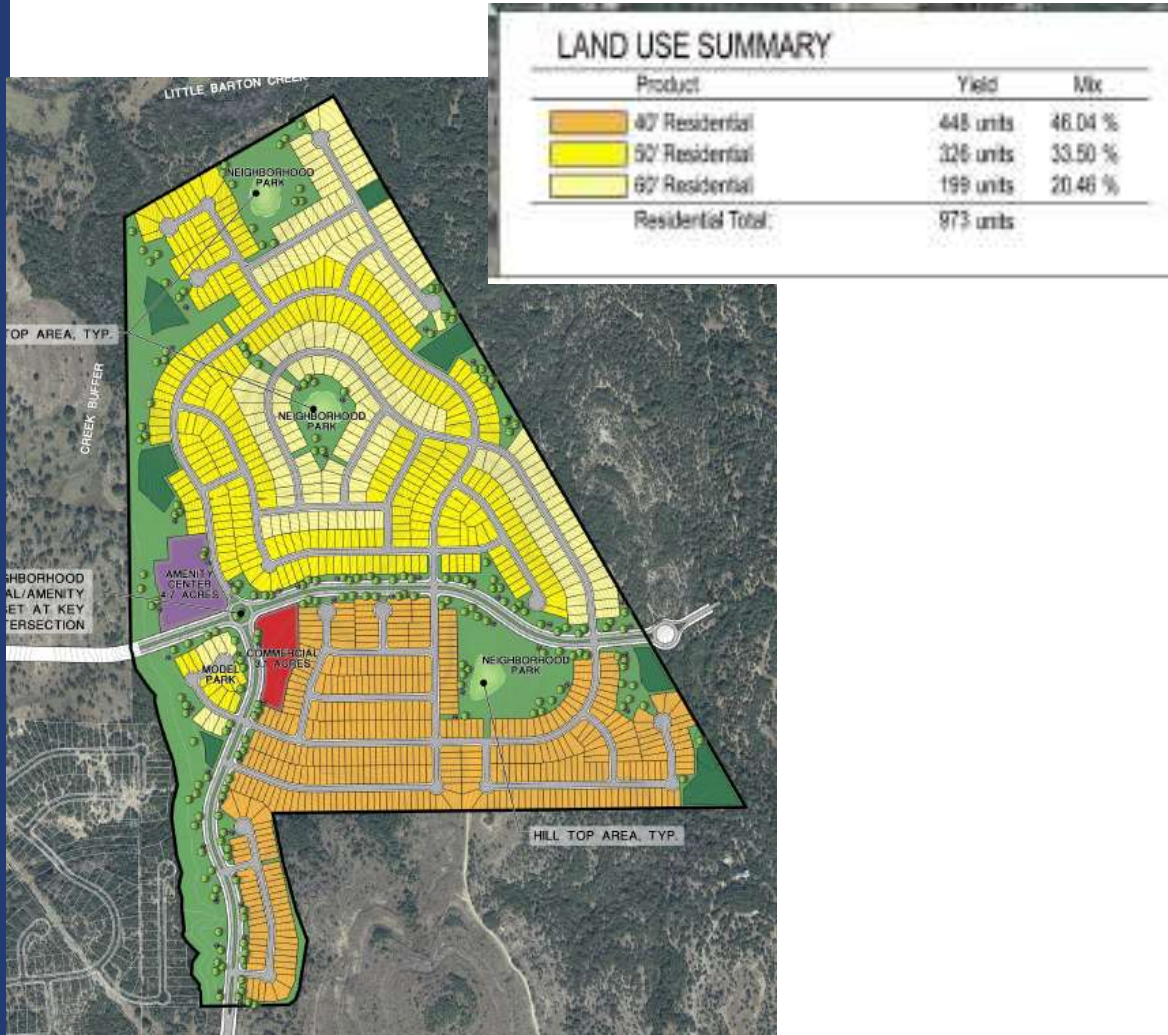
Zoning Districts	Lot Size	Units Per Acre*	Parkland Per Acre**
SF-1	1 acre	1	0.04
SF-2	0.5 acre	2	0.08
SF-3	3,500 sq ft	12.5	0.5
SF-4	10,000 sq ft	4.35	0.174
SF-5	2,500 sq ft	16.67	0.6668
MF	1,815 sq ft	24	0.96

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

DENSITY

Current Proposal:

Original Proposed:



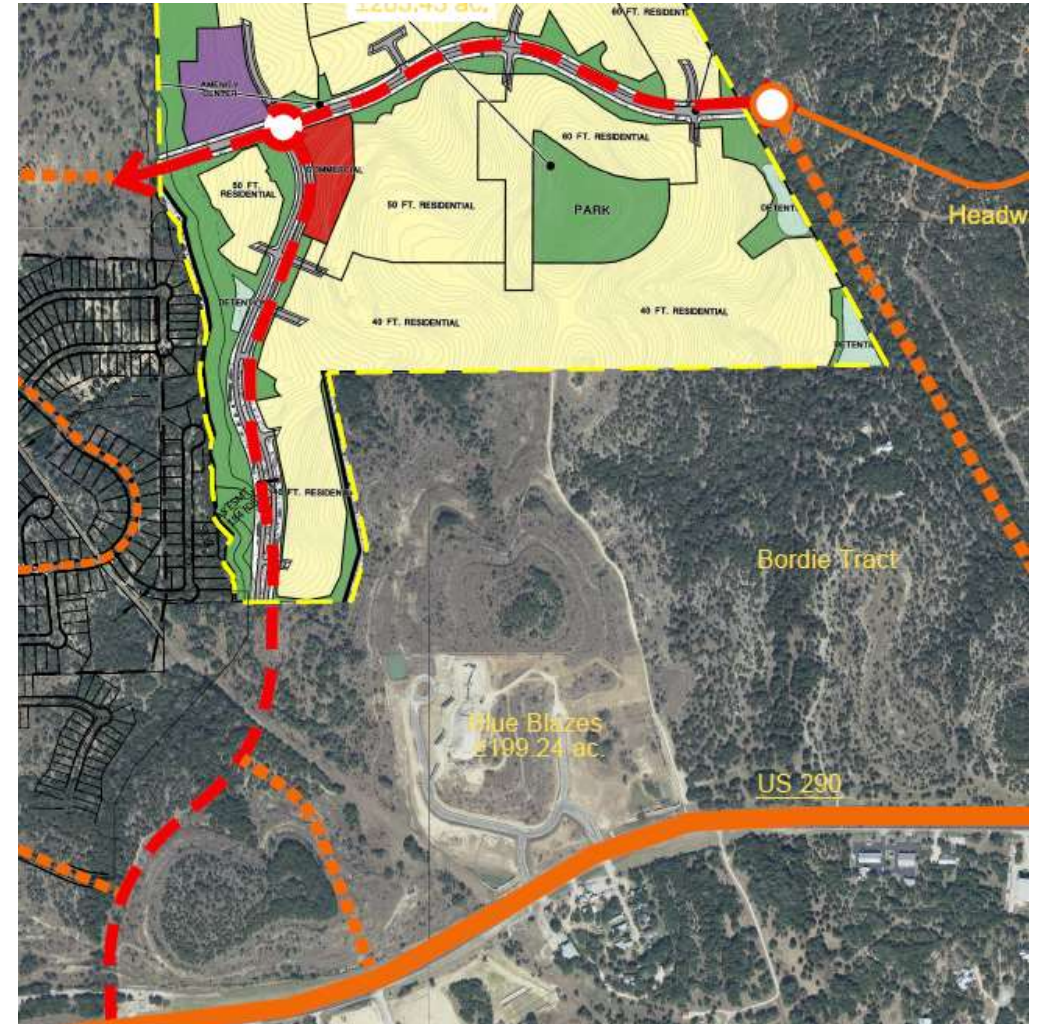
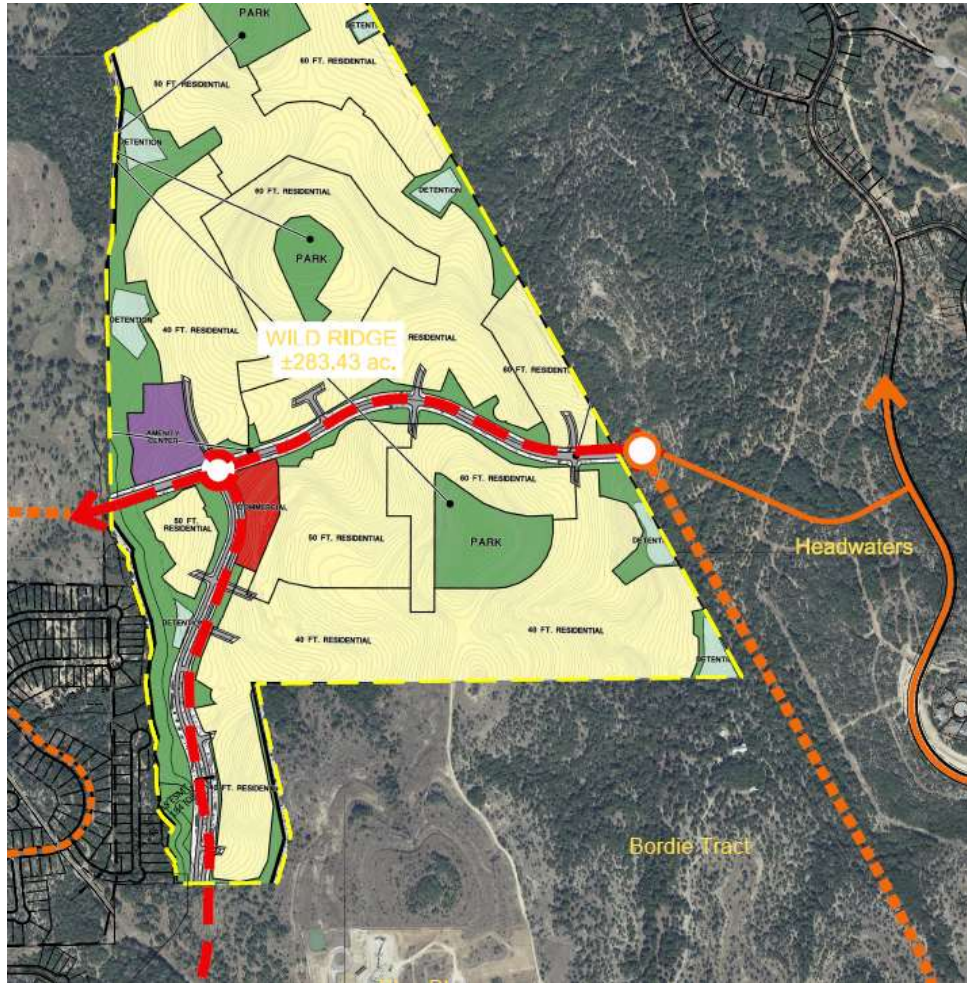


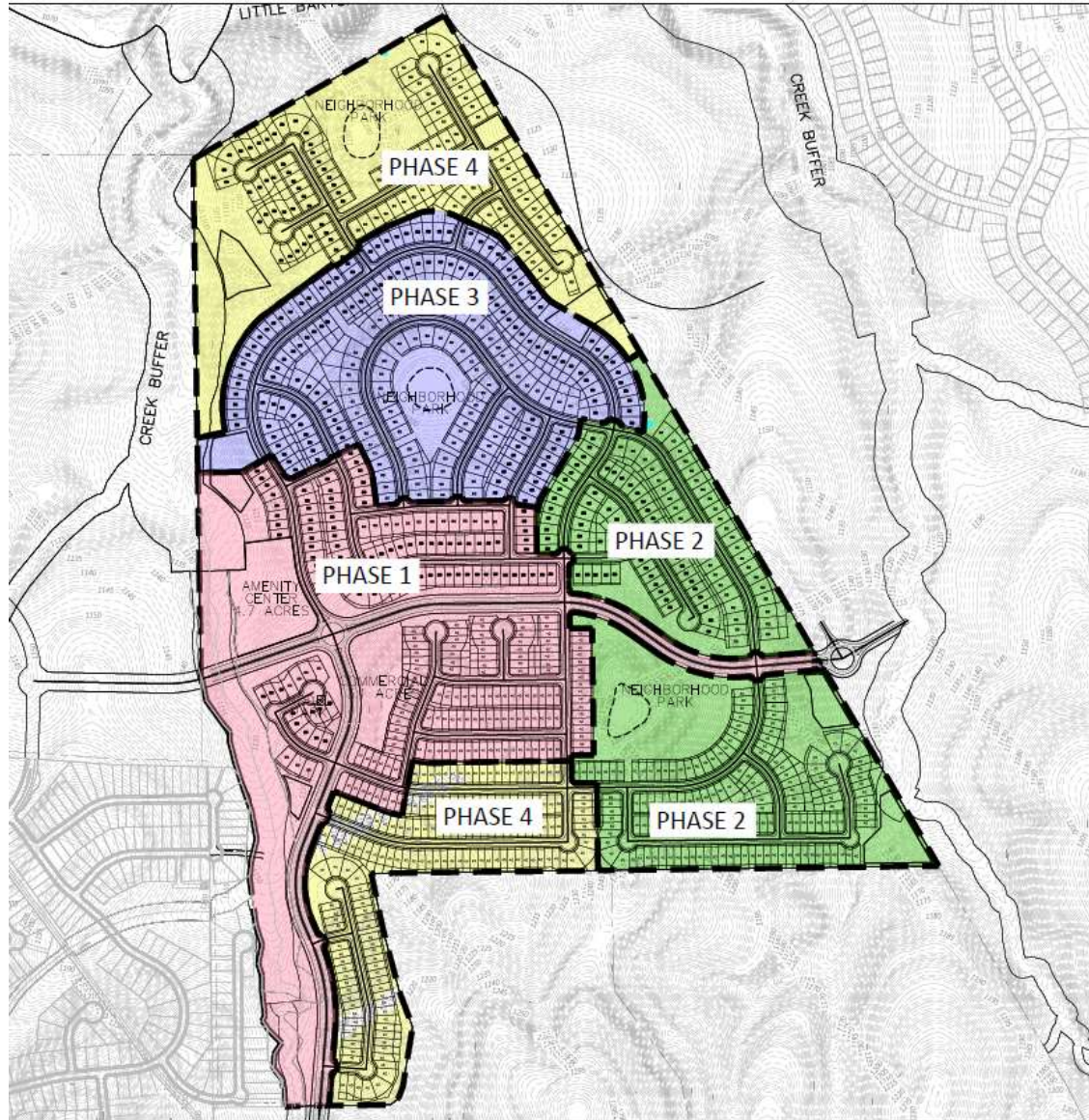
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Development Standards		
	Single-family residential—Town center (SF-3)	Planned Development District
Size of Lots		
Minimum Lot area	3,500 square feet	4,800 square ft./dwelling unit
Minimum Lot Width	35 feet	40 feet (Internal); 50 feet (Corner)
Minimum 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

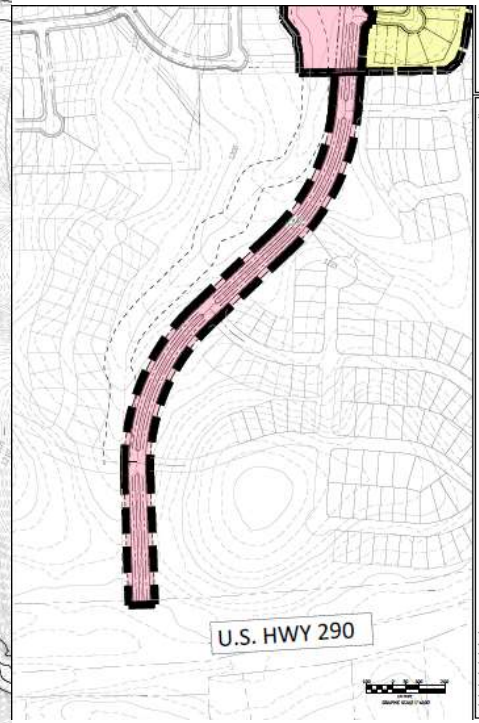


Transportation Plan



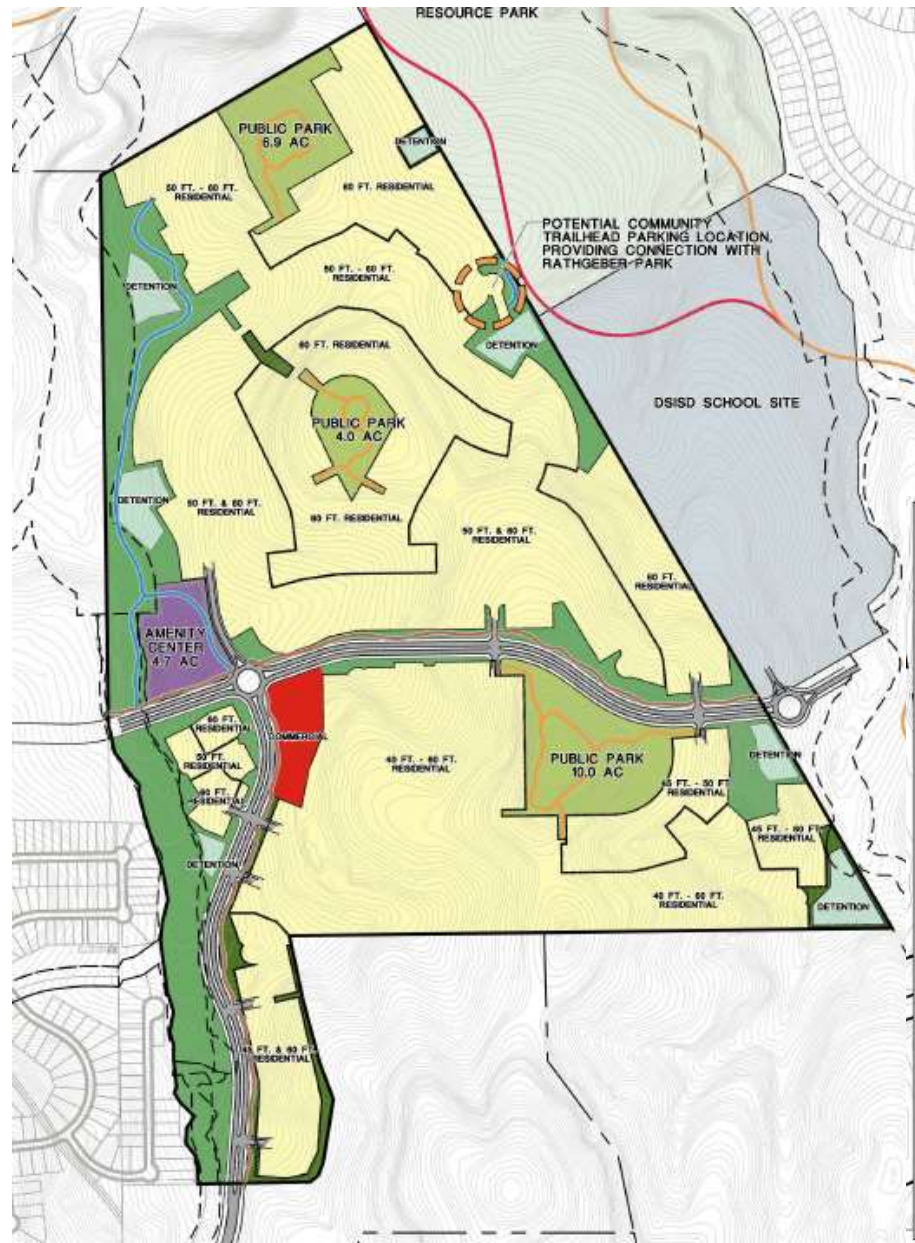


Phasing: East/West and North/South roads will be built in the first phase.



PARKS










- Trails-Public
- Private Amenity Center with Pool
- Disc Golf-Public
- Workout Stations-Public
- Rathgeber Trailhead-Public



Parks Commission:

1. Approved

City has been requested to reimburse some public improvements.

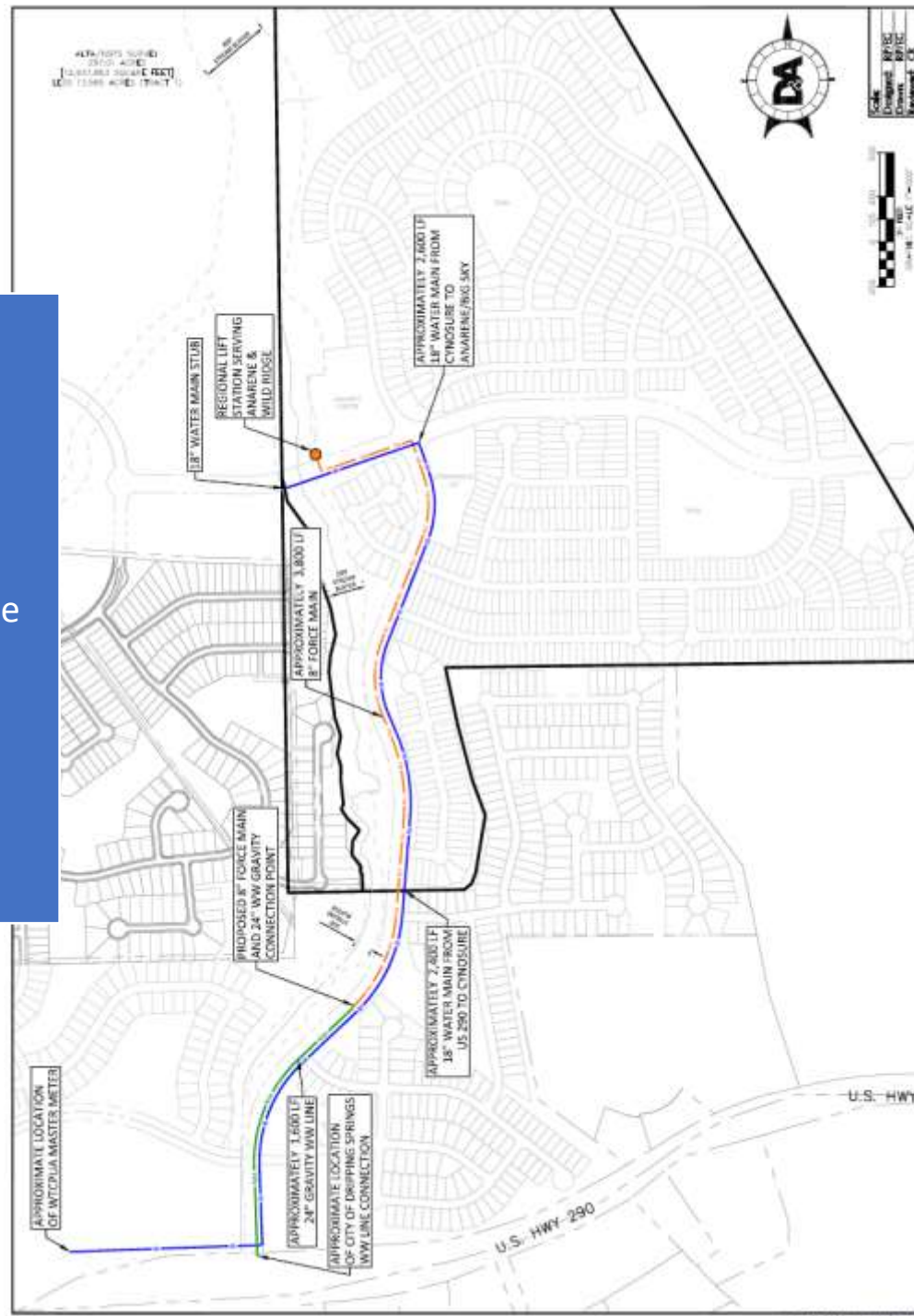
PARKLAND SUMMARY			
	Residential	960 units	
		Area	Calculation
	Required Parkland Area*	41.74 acres	1 AC / 23 DUs
	Parkland Credit Summary	Area	Credit
			Dedication
	Amenity Center	4.70 acres	100% credit
	Private Open Space	4.50 acres	0% credit
	Detention Ponds	7.66 acres	50% credit
	Total Private Parkland Credits:	16.86 acres	8.53 acres*
	Public Park	20.83 acres	100% credit
	Public Open Space	38.73 acres	100% credit
	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 Required Fee	960 DUs	\$648 / DU
			\$622,080
	Roadside Concrete Trail		
	Offroad Nature Trail with Revegetation		
	Public Parkland Offroad Footpath		

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

UTILITY AGREEMENTS

Wastewater and Water Agreements

- Finalizing
- Includes LUEs for entire development
 - **1,050 Water LUEs for Commercial and Residential**
 - **1,014 Wastewater LUEs for Commercial and Residential**
- Infrastructure will be oversized and constructed by Meritage
- City/future development will provide some reimbursement
- All facilities to be dedicated to City
- Meritage pays all fees for permits
- Wastewater and water charges paid to City



TRANSPORTATION ENHANCEMENT AGREEMENT

Summary of Estimated Additional Costs

Item	Cost	Meritage Costs
Transportation/Road Facilities	\$ 5,840,796	\$ 11,336,850
Utility Increased Costs	1,303,894	11,577,829
Additional Amenities and Parks	1,116,992	6,736,756
Estimated Total of Additional Costs for City Facilities	\$ 8,261,682	\$ 29,651,435



Transportation: reimbursement of oversizing major roads from 2 lanes to 4 lanes and related infrastructure

- request reimbursement from future developments
- Ad valorem taxes from Wild Ridge and city limits (capital improvements)

Utility: oversizing water and wastewater infrastructure to provide for future development

- Request reimbursement directly from future developments
- Line extension fees
- Wastewater fees

Parks: public park amenities including disc golf, trails, workout stations, parking, open lawn, playground, and trailhead -- will be maintained by HOA

- Ad valorem taxes from Wild Ridge and city limits (capital improvements)
- Park Fees

CONSENT TO MUD

- Wild Ridge MUD will be created
- Petition for creation of MUD filed
- Up to approximately \$54 million in MUD bonds
- Maximum 30 years
- MUD constructing infrastructure
- Tax rate for residents will pay for portion of MUD bonds attributable to infrastructure that is primarily for the benefit of the residents
- Transportation Enhancement Agreement will pay for portion attributable to public or oversized infrastructure



QUESTIONS



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