



City of Dripping Springs

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

Agenda Item Report from: Laura Mueller, City Attorney

Meeting Date:	November 10, 2020
Agenda Item Wording:	<i>Discuss and consider an Amended and Restated Wastewater Agreement with CRTX Development, LLC for property in PDD 11 formerly known as Terry's Mobile Home Park.</i>
Agenda Item Requestor:	Laura Mueller, City Attorney
Member Sponsor:	

Summary/Background:

The applicant was approved for a Planned Development District for an approximately eight (8) acre tract of land, generally located at 27110 Ranch Road 12, and is the current site of Terry's Mobile Home Park. The base zoning district of Multi-Family Residential (MF) with the intent of developing a multi-family complex.

As part of the development process, the applicant entered into a Wastewater Agreement with the City of Dripping Springs for up to 70 LUEs. As part of the agreement, certain timelines were entered into to keep the LUEs including timing for the Plat and Site Development Permit. Applicant has requested an extension on the timing for expiration of the LUEs. The applicant has already submitted its plat application and its submission schedule for Site Development is the same, but the City and Applicant have additional time for review and approval of the Site Development Permit. The date for payment of impact fees was also changed to be more concrete and on request of City Staff. A submission schedule for the transportation improvements is also included in the new draft on request of City Staff.

The LUEs release dates changed as follows:

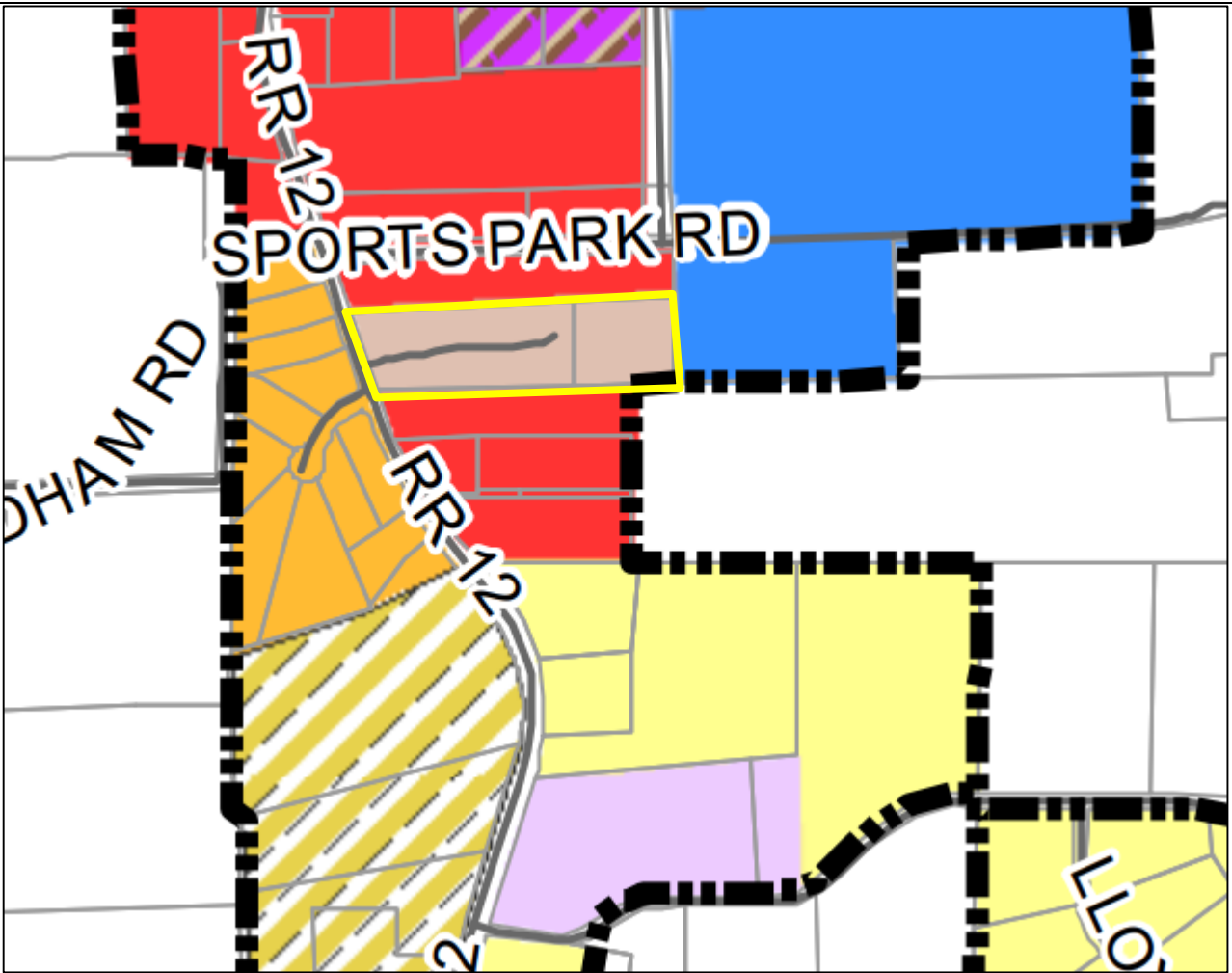
Submission/Approval	Original	Amended	Current Progress
PDD	<u>June 30, 2020</u> approved	Same	Approved
Site Development	<u>May 12, 2021</u> Submitted	<u>May 12, 2021</u> submitted and administratively complete	Waiting on Plat
Replat	<u>November 12, 2020</u> Approved	<u>November 12, 2020</u> Submitted and Administratively Complete; Approved by <u>May 12, 2021</u>	Submitted and administratively complete, set for P&Z agenda for November 18, 2020
Building Permits	<u>November 12, 2021</u> -approved	Same	After Site Plan
Temporary WW Service Facilities Design Approval	<u>May 12, 2021</u> design approved	Submit with Site Plan application, must be approved by <u>May 12, 2021</u>	With Site Plan
Onsite and Offsite Facilities Construction	<u>May 12, 2023</u> built	Same	Not submitted
TXDOT Donation Agreement	N/A	<u>60 days from receiving ROW or May 12, 2021 submission to TXDOT</u>	City and Developer working on ROW

The original applicant SK7 Investment Group, LLC assigned the Agreement to CRTX Development LLC. The assignment is on this agenda for approval.

Location

The property is located at 27110 RR 12, and is generally located south of Sports Park Road, east of RR 12, west of Future Rob Shelton Boulevard, and north of Butler Ranch Road.

Location	Use	Zoning	Comprehensive Plan
North	Church, YMCA facility	Commercial Services	N/A
East	Sports and Recreation Park	Government/Utility/ Institution	N/A
South	Office Building	Commercial Services	N/A
West	Residential (Chestnut Ridge Subdivision)	SF-4	Retail/Office



Zoning Map

Agreements

In addition to the Wastewater Agreement, there is also a Road Agreement that is related to the development of this property. City Staff and Applicant are working with the Texas Department of Transportation to ensure approval of the Road Agreement improvements. An amendment to the Road Agreement may be brought to City Council depending on input from TxDOT.



Commission Recommendations:	N/A
Actions by Other Jurisdictions/Entities:	
Previous Action:	The PDD and Agreements were approved in 2019.
Recommended Action:	Approval of the Amended and Restated Wastewater Agreement.
Alternatives/Options:	Postpone or deny approval.
Budget/Financial Impact:	Payment of impact fees will likely be earlier than previously anticipated.
Attachments:	<ul style="list-style-type: none"> - Amended and Restated Wastewater Agreement - Previously approved Agreement - Staff Report
Related Documents at City Hall:	Planned Development District Ordinance Road Agreement Affordable Housing Agreement