

**From:** [Jon Thompson](#)  
**To:** [Amanda Padilla](#)  
**Cc:** [Evan Whitenight](#)  
**Subject:** Response to questions for the CUP at 101 Woods Loop  
**Date:** Thursday, October 22, 2020 8:55:29 PM  
**Attachments:** [Impervious Cover Worksheet for 101 Woods Loop.xlsx](#)  
[101 Woods Loop Accessory Structure Elevation and Plans.pdf](#)  
[New Survey.pdf](#)

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Amanda,  
Please find the responses to the questions you asked below in regard to the CUP

First list of questions:

1. Utilities - power and water are already in place and have been set in the easement noted on the attached survey on the southeast corner of the property. PEC has already set a new pole and transformer and run power to a power pole and meter in the easement. Dripping Springs Water Company has already tapped the 6" main and installed a new meter for service and placed the meter in the same easement for ease of service and reporting. We have also contracted and done a septic engineering study and the proposed placement of the new wastewater septic is also noted on the attached survey.
2. Attached is the impervious cover worksheet we have done which includes the existing cover as well as the new cover. Based on our calculations and the lot size of 3.08ac our projected impervious cover is 7.39%
3. The driveway to the new structure is not existing and is in the plan for the impervious cover restrictions as it will be stained concrete to match the existing main dwelling.

Second list:

1. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
  - o On the attached survey there is an existing driveway that will be purposed for the ingress and egress of the proposed ADU which will provide the same accessibility as the main dwelling and accessibility that already exists on Woods Loop from before we acquired the property.
2. Off-street parking areas, loading areas, and pavement type;
  - o On the attached survey there is the new driveway that is called out that will accommodate off street parking on the site as well as an attached 13'8" x 21' single car garage included in the structure
3. Refuse and service areas;
  - o The City's solid waste franchisee will be alerted and an additional trash can will be delivered upon completion of the ADU and will be picked up with the existing trash and recycle can from the main dwelling
4. Utilities with reference to location, availability, and compatibility;
  - o See number 1 above
5. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
  - o The ADU is set 50' off of the south build line and 155' off of the west build line. No trees have been removed from the property at all to maintain adequate

- cover and buffer from the main dwelling structure and any neighboring properties or easements
6. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
    - We plan on only having three exterior lights, two in the front and one on the back patio. The back patio will be recessed in the ceiling of the patio and will be facing down. The ones in the front will be “hat” style to match the existing dwelling which comply with the dark sky requirements based on the lighting compliance application we have signed along with our CUP.
  7. Required yards and open space;
    - The ADU will have access to the open space and yard of the main dwelling per the attached survey
  8. Height and bulk of structures;
    - See attached ADU plan document, the height of the structure is noted on page 4 and is 17’ top of ridge height per build plan and with the foundation will be 19’ total in building height which is under the restrictions of 25’ for an ADU on SF-1. The size of the structure in terms of sq ft and dimensions is also called out in this attachment.
  9. Exterior construction material, building design, and building facade treatment;
    - See the ADU plan attachment, on page 1 is the architectural rendering of the front elevation. The exterior will be Hardy siding board and batten to match the main dwelling exactly along with exact matching colors and will also feature the same stone accent work on the front of the ADU as the main dwelling has.
  10. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and
    - No existing roadway adjustments are needed as prior to purchase of the property a gate and a driveway existed on the property as noted on the survey from the previous owners and the city. We will be utilizing this as the means of ingress and egress per number 1 above.

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