

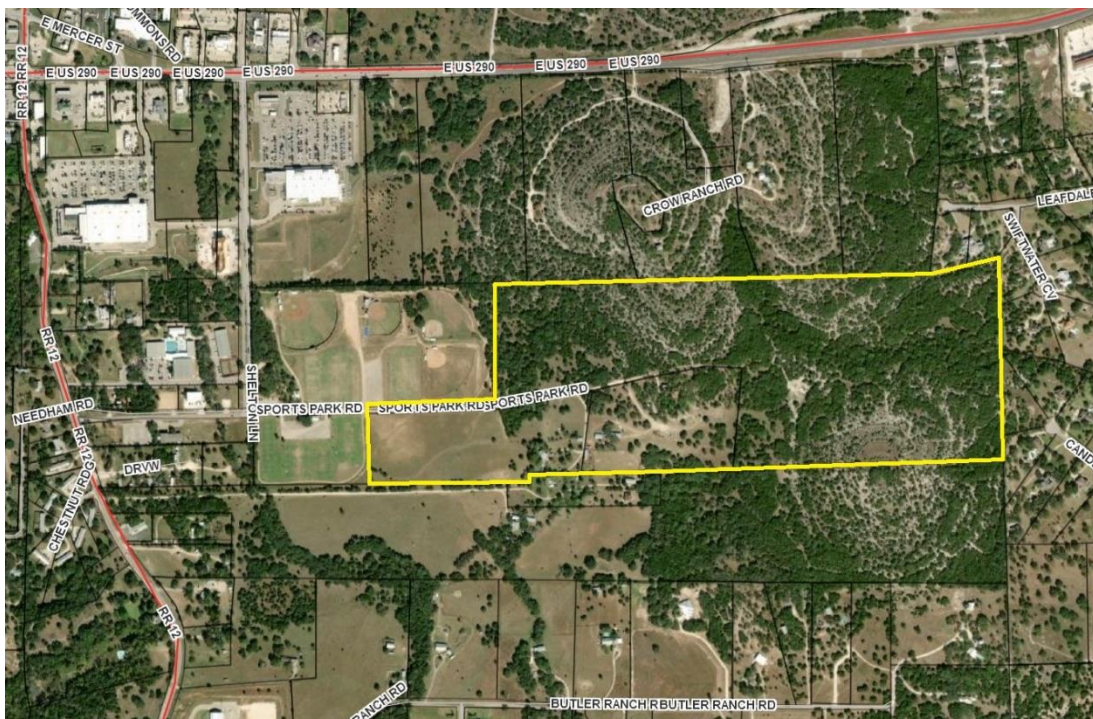


# City of Dripping Springs

511 Mercer Street  
Dripping Springs, Texas 78620

**Agenda Item Report from:** Howard Koontz, Planning Director; Laura Mueller, City Attorney;  
Leslie Pollack, Transportation Engineer.

<b>Meeting Date:</b>	June 21, 2022
<b>Agenda Item Wording:</b>	<b>Public hearing and consideration of approval of an Ordinance rezoning a property from AG to PDD # 14 with a base zoning of SF-3, SF-5, and LR with primarily residential uses with some local retail and governmental uses for property located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park and commonly known as “Village Grove”, directly south and adjacent to Wallace Mountain, and directly west and adjacent to The Preserve subdivision.</b>
<b>Agenda Item Requestor:</b>	Matthew Scrivener, Austin Land Innovations
<b>Applicant:</b>	Matthew Scrivener, Austin Land Innovations
<b>Owner:</b>	Austin Land Innovations
<b>Date of Application:</b>	November 30, 2021
<b>P&amp;Z Recommendation</b>	P&Z at their regular May meeting recommended <b>approval</b> of the project, as presented, with the requirement that the ancillary agreements required for performance of the project also be completed.
<b>Staff Recommendation</b>	Staff recommends approval of the project as presented in this report, including those ancillary agreements required for the project such as off-site road, civic uses, and waste water agreements.





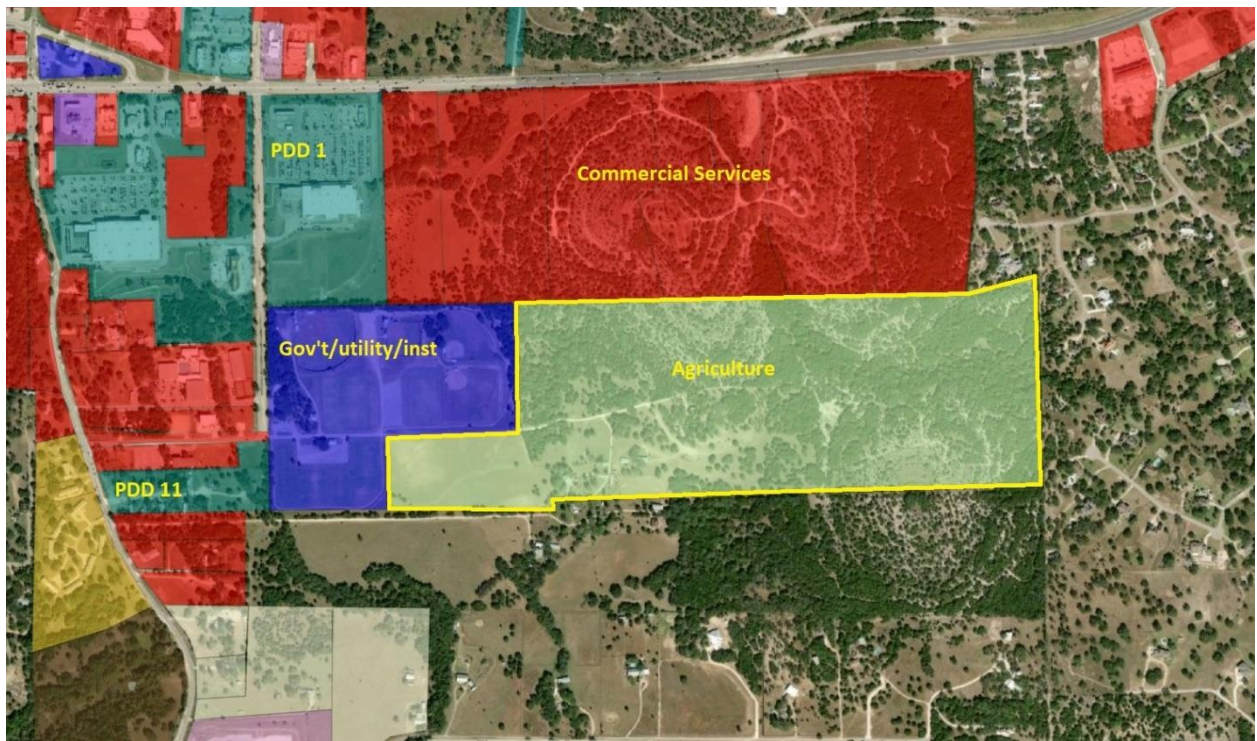


**Physical and Natural Features:**

The property features a landscape usual and typical of the city of Dripping Springs, a well-drained, sandy soil of moderate slopes with a high concentration of surface rocks, sparse ground cover, patches of dense cedars, and in much more limited instances Live Oaks. The property is generally saddle-shaped, with its highest elevations to the north and southeast, and predominantly slopes downward toward both the southwest and east. Although the 112 acres are situated between two prominent and mostly off-site hilltops, one central in the north and the other to the southeast, neither create much of a steep slope condition along any of the real estate proposed for improvements.

**Surrounding Properties:**

The subject property is within the core of the City of Dripping Springs. The City has seen fast growth in this area of the City and should take various measures to ensure the proper development and compatibility with the surrounding area.

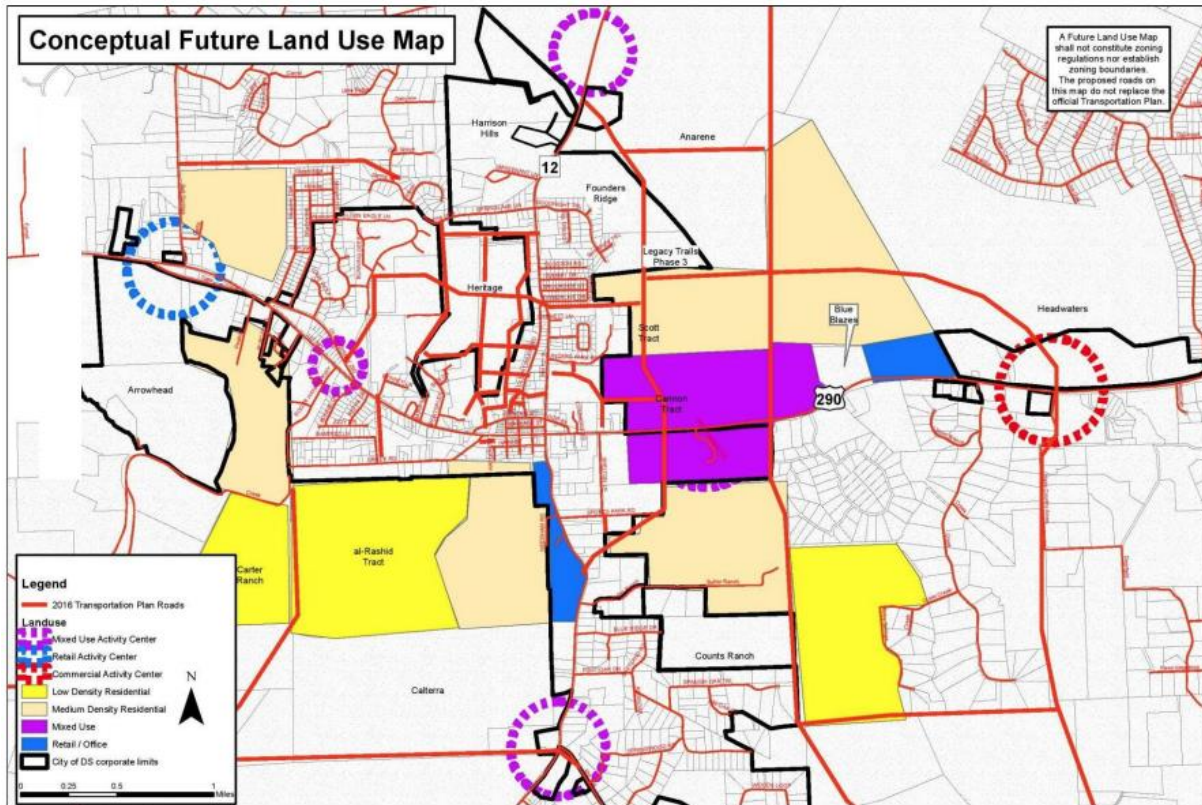


The current zoning, future land use designation, and existing uses on the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan / Future Land Use Plan
North	Commercial Services	Vacant; SFR; Wallace Mountain Cemetery	Mixed Use
East	ETJ (The Preserve subdivision)	SFR	N/A
South	ETJ (Private ranch/large lot residential)	Ranch/Estate SFR	Medium Density Residential
West	GUI	Sports Park	N/A

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

The subject property is designated on the Future Land Use Map as Medium Density Residential. This category includes small lot, single-family homes used for residential uses. A portion of the proposed PDD (7 of the 112 acres) is designated for mixed use, which is congruent with the development of the remainder, as the mixed use is directly adjacent to off-site properties assigned to be mixed use, and the Sports Park to the west would function symbiotically with general, high-turnover convenience retail. Lastly, the residents of the PDD would benefit from nearby, convenience retail that would defer trips by automobile onto 290 for immediate goods and services.

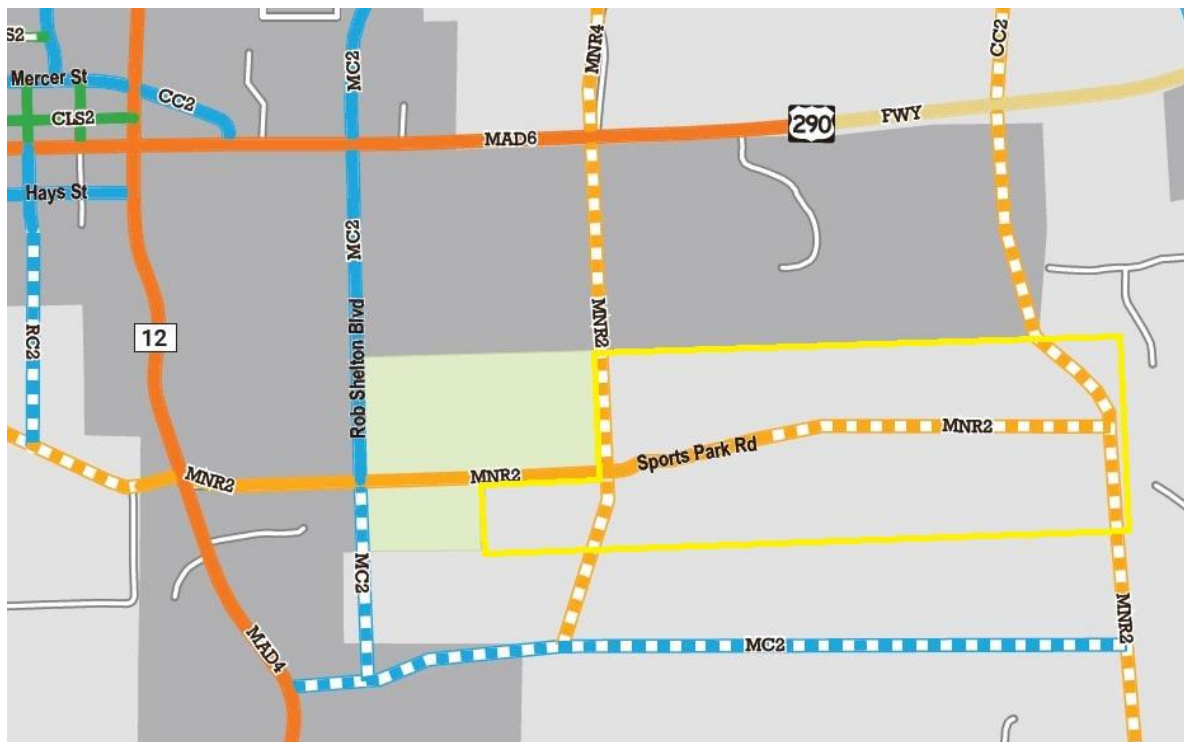


The base zoning of Single-family residential—Town center (SF-3) allows for connectivity and access to adjacent neighborhoods and amenities such as parks and nearby retail. The Planned Development districts places regulations that are compatible with the adjacent tracts and allows for a smooth transition from high density (toward the city center) to less intense density (away from RR12 & 290). The provided land plan is designed to have more intense residential lots to the west, near Sports Park and the established retail in and around PDD #1, and less intense residential to the east (towards The Preserve subdivision) and south (ranch and estate residential), in the City's ETJ.

### **Other Master Plans:**

The 2021 Future Transportation Plan shows a proposed east/west vehicular connection through the subject property, effectively extending Sports Park Road to the north/south collector to the east. In the proposed lotting plan, that connection has instead been shifted south, along the southern parent boundary. The reasoning for this adjustment was primarily to keep heavy arterial traffic from driving through the Sports Park which when occupied features a number of pedestrians, but tertiary benefits include better utilization of the lot for development and improvements, and a more direct route for connection to Ranch Road 12.





### **Offsite Road Transportation/ Road Improvements:**

The Village Grove Development Team has had on-going conversations with city staff, two meetings before the Development Agreement Working Group, three meetings before the city's Transportation Committee, and two meetings with TxDOT to discuss transportation improvements associated with the development. Three alternate connectivity scenarios were considered for the development to align with the city's transportation plan. The final, preferred scenario includes a minor arterial roadway constructed between RM 12, south of the PDD 11 Development, to US 290, aligning with the signalized intersection at Wild Ridge Boulevard. The alignment provides a direct route between RM 12 and US 290 without bisecting the city's Sports & Recreation Park. This roadway will ultimately be a four-lane arterial but is proposed to be initially constructed as a two-lane roadway to meet current development demands. Right of Way will be provided for future connectivity to the south on the eastern side of the development, in alignment with the Transportation Master Plan. The traffic signal at RM 12 and Sports Park Road will be relocated to the new arterial and Sports Park Road will become one-way eastbound. The Development will also provide for a future two-lane north/south connection to US 290 and Lone Peak Way, east of Rob Shelton Boulevard and DS Sports & Rec Park, which is also detailed in the city's Transportation Master Plan.

**This project also involves an Offsite Road Agreement for two (2) future roads connecting the property to 290 to the north, one (1) through the Burke tract which the developer will build in the initial phase of construction of this project, and the other through the Shelton property, which will be built from the intersection of Wild Ridge Boulevard on the site's southern border to the southern border of the site's seven-acre civic site. There will also be**

a connection to Ranch Road 12 to the west, thru the Southern portion of Sports and Recreation Park and also across the Kopponen property which again will be completed in the project's first phase of site development. The new intersection at RR12 and Wild Ridge Boulevard will require both intersection improvements and local system re-alignments that will be accomplished by the developer, the costs for which will be reimbursed by the city with reuse fee abatement and a fiscal recovery arrangement among future regional users of the new infrastructure. This application was submitted in November 2021 and the City has had multiple meetings with the developer's design team, including two meetings with the Development Agreement Working Group.

The transportation improvements proposed to be constructed by Village Grove are those that provide additional roadway capacity and much needed relief to the RR 12 & US 290 intersection. These improvements align with the City's transportation priorities. The construction of a four-lane east/west arterial provides needed mobility in this quadrant of the city. A two-lane roadway is needed to meet the traffic demands of the Village Grove development, but ultimately a four-lane roadway is needed for the demands of the entire system area to accommodate future growth. Additional off-site improvements have not yet been determined by the TIA.

This project also has an Offsite Road Agreement directly related to this zoning request. It is on this agenda as a separate item and details the road sections planned for construction and the responsibility for funding the projects, and for actual construction activity.

#### **Wastewater Agreement:**

The Wastewater Utility Agreement for this project has been finalized. Additional information is located in the staff report that is linked to the Wastewater agenda item.

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

The Planned Development District is requesting a base zoning district of Single-family residential—Town center (SF-3), Single-family attached residential, Garden Home (SF-5), and Local Retail (LR) intended to promote stable, quality, attached- and detached-occupancy residential development on individual lots at medium densities. Individual ownership of each unit is encouraged. This district provides a "buffer" or transition district between lower density residential areas (to the south and east) and multiple-family or nonresidential areas or major thoroughfares (to the north).

The Planned Development Districts permitted uses are as follows:

- |   |
|---|
| <ul style="list-style-type: none"><li>○ <b>SF-3 Residential areas permitted uses:</b></li><li>○ <b>Detached, Single Family areas</b><ul style="list-style-type: none"><li>▪ Single-Family Dwelling, Detached;</li><li>▪ Garden Home/Townhome;</li><li>▪ Accessory Bldg/Structure (Residential);</li></ul></li></ul> |
|---|

<ul style="list-style-type: none"> <li>▪ Home Occupation;</li> <li>▪ Swimming Pool, Private; and</li> <li>▪ 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).</li> </ul>
<ul style="list-style-type: none"> <li>○ <b>SF-5 Residential permitted uses:</b>  <b>Townhome areas</b> <ul style="list-style-type: none"> <li>▪ Garden (Non-Retail)</li> <li>▪ Accessory Bldg/Structure (Residential)</li> <li>▪ Duplex/Two-Family</li> <li>▪ Garden Home/ Townhome</li> <li>▪ Home Occupation</li> <li>▪ Single- Family Dwelling Detached</li> <li>▪ Swimming Pool, Private</li> <li>▪ Artist Studio</li> <li>▪ Park and /or Playground</li> <li>▪ Tennis Court</li> <li>▪ Water Supply Facility (Private)</li> </ul> </li> </ul>
<p><b>LR Permitted Uses:</b>  <b>Commercial/ Civic Center Area</b></p> <ul style="list-style-type: none"> <li>▪ Accessory Bldg./ Structure (Non- Residential)</li> <li>▪ Garden Home/Townhome</li> <li>▪ Home Occupation</li> <li>▪ Living Quarters on Site with Business</li> <li>▪ Residential Loft</li> <li>▪ Bank</li> <li>▪ Offices, General / Professional</li> <li>▪ Office, Brokerage Services</li> <li>▪ Office, Health Services</li> <li>▪ Office, Legal Services</li> <li>▪ Office, Professional</li> <li>▪ Office, Real Estate Office</li> <li>▪ Insurance Agency Offices</li> <li>▪ Antique Shop</li> <li>▪ Appliance Repair</li> <li>▪ Art Dealer/ Gallery</li> <li>▪ Artisan's Shop</li> <li>▪ Artist Studio w/out living quarters</li> <li>▪ Bakery or Confectionary Retail</li> <li>▪ Barbershop</li> <li>▪ Beauty Shop/Nail Salon</li> <li>▪ Bicycle Sales and Repair</li> </ul>



- Book Store
- Computer Sales
- Consignment Shop
- Cooking School
- Dance/ Drama/ Music Studio or School
- Drapery, Blind Upholstery Store
- Financial Services
- Florist Shop
- Food or Grocery Store – Limited
- Furniture Store (New and/or Used)
- Garden Shop (Inside Storage)
- Hardware Store
- Locksmith
- Market (Public)
- Mobile food vendor- 10 days or less
- Needlework Shop
- Pet Shop/Supplies (no live animal sales)
- Pharmacy
- Photocopying / Duplicating
- Photography Studio
- Restaurant (No Drive- Through Service)
- Tailor Shop
- Travel Agency
- Civic/ Conference Center
- Health Club
- Museum
- Park and /or Playground
- Community Center (Municipal)
- Fire Station
- Medical Clinic or Office
- Library
- Post Office
- Contractors Office (No Outside Storage)
- Government Building (Municipal, County, State, Federal; No outdoor storage of construction/repair materials, heavy equipment, or service vehicles over ¾ tons)

Uses not specifically listed above are not permitted by right within this zoning district.

**Permitted Uses w/ Conditional Approval**

- Sewage Pumping Station
- Wastewater Treatment Plant

SF-3 Residential:

SF-5 Residential:

- Community or Group Home
- Child Day-Care Facility
- Group Day-Care Home
- Home for the Aged, Residential
- Wastewater Treatment Plant
- Contractor's Temporary On-site Office
- Sewage Pumping Station
- Wastewater Treatment Plant

- Bar
- Mobile food vendor- longer than 10 days
- Multi-family dwelling(s)
- Mobile food vendor court
- Studio, Tattoo or Body Piercing
- Temporary Outdoor Sales/ Promotion
- Parking Lot, Commercial
- Parking Structure Commercial
- Day Camp for Children
- Dinner Theater
- Contractor's temporary On-site Office (After initial building of infrastructure and buildings)
- Sewage Pumping Station
- Water Supply (Elevated Storage Tank)

LR Commercial/ Civic Center Area:

- Armed Services Recruiting Center

<b>Development Standards – detached homes</b>		
	<b>Single-family residential— Town center (SF-3)</b>	<b>Planned Development District (SF-3)</b>
<b>Size of Lots</b>		
Minimum Lot area	3,500 square feet	5,000 square feet
Minimum Lot Width	35 feet	50 feet
Minimum Building Width	25 feet	25 feet
<b>Setback Requirements</b>		
Minimum Front Yard	10 feet	10 feet
Minimum Side Yard	5 feet, 7.5 feet	5 feet; 10 feet
Minimum Rear Yard	10 feet	10 feet
Accessory Building	5 feet	5 feet
<b>Height Regulations</b>		
Main Building	2 ½ stories, or 40'	2 ½ stories, or 40'
<b>Other Development Standards</b>		
Impervious Cover	65 %	60% (project-wide)

<b>Development Standards – attached homes</b>		
	<b>Single-family attached residential district (SF-5) garden home</b>	<b>Planned Development District (SF-5)</b>
<b>Size of Lots</b>		
Minimum Lot area	2,500 square feet	Sufficient for structures between
Minimum Lot Width	30 feet	2- and 5-units wide
<b>Setback Requirements</b>		
Minimum Front Yard	15 feet	10 feet
Minimum Side Yard	0 feet/15 feet	5 feet/10 feet
Minimum Rear Yard	20 feet	10 feet
Accessory Building	5 feet	5 feet
<b>Height Regulations</b>		
Main Building	2 ½ stories, or 40’	3 stories, or 50’
<b>Other Development Standards</b>		
Impervious Cover	80 %	60% (project-wide)

#### **Other development regulations:**

**Commercial (Local Retail):** Regulations will follow the zoning district unless modified later but includes an allowance of up to 55’ in height with City Administrator approval, up from the district maximum of 40’ and/or two stories, whichever is less.

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. No fence shall extend into the front Street Yard, nor shall there be artificial mounding of soil to increase the fence height.

#### **2.4.7 Parking.**

- A. Residential Parking. Development of the Property shall include parking at a minimum of two garage spaces per residence and townhouse. There shall be parking along only one side of each internal local street and such side will be the side where there are no fire hydrants. If fire hydrants are on both sides of the street, then parking shall be allowed on only one side and sufficient “no parking” signs or painted curb shall be on either side of the hydrant.
- B. Commercial Parking. Parking shall be provided for the commercial area; the number of parking spaces within the Commercial Area shall be determined in accordance with the City ordinances and the proposed use of the commercial spaces. The total number of parking stalls for the commercial area may be determined by a shared use parking study provided by Owner and accepted by City.

#### **Design of Residences**

Design of all buildings shall meet the requirements of the City Exterior Design and Architectural



Standards Ordinance Sec. 24.03 of the City Code of Ordinances, except as specifically provided in the subsections below. Design review and approval process shall be as defined in Sec. 24.03.012.

(a) Single Family Detached Residences. All residences 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 variety of masonry material is encouraged in the design of each residence.

(i) Elevation Articulation and Enhancement Features. 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 of the building. 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.

(ii) Floor Plan Variety. 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.

(iii) Roof Forms and Treatments. 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.

(b) Townhome Residences. All multi-unit-freestanding townhome residence buildings 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 variety of masonry materials is encouraged in the design of each building.

(i) Townhome Elevations & Enhancements. Street and Greenbelt elevations of all Multi-unit townhome buildings shall comply with the design standards for Elevation Articulation and Enhancement, and Roof Forms & Treatments as defined for Single Family Detached Homes and provided in the subsection above.

(ii) Townhome Building Variety. Multi-unit townhome buildings shall consist of no more than five (5) attached dwelling units. Planning with buildings of a variety of unit mixes is encouraged. Multi-unit townhome buildings consisting of five (5) dwelling units shall not adjoin one another.

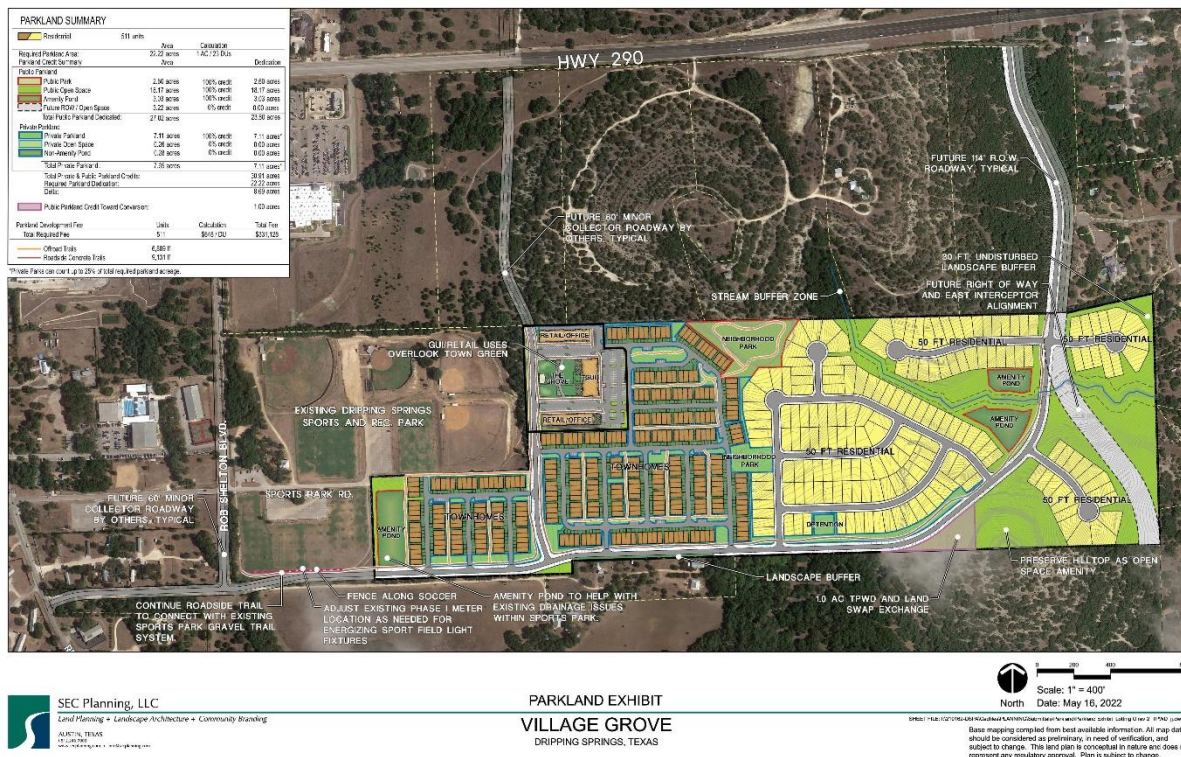
(c) Commercial and Civic Buildings:

(i) Design of all buildings for commercial or civic uses shall meet the requirements of the City Exterior Design and Architectural Standards Ordinance Sec. 24.03 of the City Code of Ordinances.

(ii) Alternative Design Standards for any building type may be developed in order to create unique or enhanced design standards with equivalent or increased aesthetic effect. The considerations and findings for approval and the approval and appeal process for an Alternative Design Standard shall be as provided in Sec. 24.03.007. Such Alternative Design Standards shall incorporate the building material preferences and incentives as defined in Sec. 24.03.053(c)

### **Parkland:**

The Project is required to have 23.09 acres of Parkland. The Project will include approximately 23.9 net acres (and nearly 31 total acres) that will be dedicated for publicly-accessible 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. The applicant has prepared a Master Parks and Open Space Plan which has been approved in concept by the City's Parks Board. The actual site development and construction plans for the project's parks will have to be reviewed by staff and affirmed by the Parks Board. Park development fees shall be paid at time of Final Platting. For transportation purposes, a land swap is in process for open space in the development's area for property in Sports and Recreation Park needed for roadway. For more details, see Parks Consultant Brent Luck's memo from the April Parks Board meeting, attached.



## Highlights:

1. A minor arterial roadway will be built from Ranch Road 12 eastward to US 290. The right of way and the first two lanes will be built as a function of this project; the remaining two lanes will be built at a future date to be determined.
2. The project will feature roughly 31 acres of public and private amenity parkland and open space, programmed for both passive and active recreational opportunities.
3. The 2021 Future Transportation Plan includes necessary off-highway facility improvements, and this project will further the goals of that study with some 5,000 feet of 10-foot wide paved shared use pathways along the arterial spine road.
4. The developer has included seven acres of mixed use acreage that can be programmed with not only a public plaza, but also a civic center that could serve as a future city hall or other community/civic/institutional amenity. **Improvements on this site, including roads, will be done by separate agreement.**
5. The site features 311 attached, single-family residences which is a product type that is a conspicuous minority of dwelling in Dripping Springs. This style of residential architecture and land use provides a break from the homogeneity of detached dwellings and multi-family dwellings, and also can combat the growing challenge of affordability which threatens economic wellness of the community at-large.

## Outstanding Issues for Future Consideration:

1. Parks: although the concept plan of the layout of the internal parks and the operations and maintenance of the 30+ acres of parkland have been approved by the Parks Board, the



specific site planning and construction drawings will need to be reviewed and approved by the Parks Board prior to construction activities beginning; details of the land swap and location of the parkland being consumed for right-of-way, as administered by Texas Parks & Wildlife. These items will be finalized at later stages of the development but pursuant to the Park Commission prior approvals.

2. **Civic Site Improvements, if any, on the Civic Site, will be negotiated by the City with a third party. A donation agreement for the property and a letter of intent for assistance with negotiation with a third party are a separate item on this agenda.**

### **Evaluation:**

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

<b>Article 30.03.007 (c)(3)</b>	
a) The plan's compliance with all provisions of the zoning ordinance and other ordinances of the city.	
The PDD is in compliance with all provisions of the city's code of ordinances, with the exceptions of the variance 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.	
<p>The development of the property will consume nearly 112 acres of undeveloped land, which today serves as de facto open space. The developer will offset the loss of these open space acres by retaining roughly 30 acres for active and passive recreation, and further by planting two (2) <del>three-inch</del>* <u>2 ½ inch</u> caliper trees for every one-family detached residential lot, two (2) <del>three-inch</del>* <u>2 ½ inch</u> caliper trees for each garden home structure, and 237 2.5-inch caliper trees along the rights of way and commercial areas for a total of 697 newly installed overstory canopy trees. By designing <i>with</i> the primary landforms found on the acreage, as opposed to <i>despite</i> the elevations, the development team has been able to reduce and/or minimize mass grading to the greatest extent possible, so that the natural, pre-development condition of the site can remain as close to intact after construction activities are complete. The city's expectation that grading alterations remain minimal is being monumented in the PDD ordinance language and table of variances as directed by the city's engineer. <del>*to be examined, reduced caliper size proposed</del></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>The proposed development is a closely related use to the residential uses adjacent to the east, is mutually beneficial to the institutional uses to the west and furthers the goals of the future land use map by providing those exact uses called for in the existing comprehensive plan. The development is proposing design standards for the homes consistent with existing city guidelines and projects that have been approved in the city's immediate past. The standards would require 100% masonry on all</p>	

	residential elevations which include native stone, brick, masonry, stucco, and cementitious siding. The development will also provide variation on the front façade of all residences to ensure a nonrepetitive streetscape.
d)	The provision of a safe and efficient vehicular and pedestrian circulation system.
	The applicant has worked with staff to ensure safe and efficient vehicular and pedestrian circulation. The development team has had several conversations with City Staff, DAWG (2), Transportation Committee (3), and TxDOT (2) to discuss transportation improvements associated with the development. As stated above, the applicant will be installing an east/west minor arterial connection through the property from RR12 to US Highway 290 that will provide the site with adequate access, and relieve some of the volume that travels through the RR12/US290 intersection. These system improvements are substantially in compliance with the published terms of the city's Future Transportation Plan, adopted by the Mayor & City Council in October of 2021.
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.
	The parking for residential uses is compatible with the city's current parking requirements for dwellings. If any of the amenities in the project are to change, parking will be reevaluated by the Development Review Committee (City Planner, City Engineer, City Administrator, Building Official.) Parking metrics, including number of parking spaces, locations, and assigned uses will be finally determined in the joint use agreement associated with the 7-acre mixed use site.
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.
	The applicant is proposing efficient traffic circulation and will be required to comply with fire code in order to provide adequate access to the structures. The transportation plan meets the satisfaction of the city's transportation committee and furthers the goals and minimum standards of the city's Transportation Master Plan. Finally, the development of this property, and the associated roadway extension from the northeast corner to US290 creates the opportunity for an additional emergency services access to The Preserve subdivision, off-site to the northeast of this project.
g)	The coordination of streets to arrange a convenient system consistent with the transportation plan of the city.
	The applicant has worked with staff to ensure that roadway network system within the development is compatible with the city's recently adopted Transportation Master Plan. The current transportation plan extends a minor, 2-lane arterial from RR12 to US Highway 290, which will be expanded to 4-lanes when conditions warrant. The proposed transportation plan proposes an off-site north/south connection to directly link the 7-acre mixed-use site with US290 at Lone Peak as well. These new thoroughfares will ensure that there is proper safety and adequate circulation for vehicles and pedestrian traffic despite being added to an existing regional system that is intermittently at- or over capacity.
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 proposing landscape buffer screens for adjacent residential lots to the south and to the east, including a decorative wall along the south boundary with the five-acre residential property to the south. Within the development the applicant is proposing fencing up to 8 feet in height along any collector or arterials streets to provide a buffer from the adjacent residential lots.
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 to the Parks Commission on April 4, 2022. The Parks Commission voted to recommend approval of the Parkland dedication. Once created, site development plans for the construction of the parks in the project will need review and approval by the Parks Commission.
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 is only a minor water course known to cause stormwater flood issues, and it's an off-site channel that traverses the Sports and Recreation Park soccer fields. The applicant will re-design the previous stormwater facility, and create a new water quality detention pond that will capture not only their own stormwater runoff, but intercept that which is currently causing flood conditions inside the park.
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. 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 density residential which allows for a smaller lot residential development. Though the development is primarily residential it will feature approximately seven acres of mixed use that is harmonious with existing adjacent uses.

<b>Commission Recommendations:</b>	<p>The DAWG's primary concern was the overall plan for traffic circulation, especially in light of the project's adjacency to Sports &amp; Rec Park to the west.</p> <p>The Transportation Committee recommended approval at the</p>
------------------------------------	--



	<p>April 2022 meeting;</p> <p>The Parks &amp; Recreation Commission recommended approval at their April 4, 2022 meeting; and</p>
<b>Actions by Other Jurisdictions/Entities:</b>	TxDOT has reviewed the drive connections and has agreed to work with the City and Developer on finalizing the connections.
<b>Previous Action:</b>	<p>The City approved a consent to MUD (a financing mechanism) for the project in October of 2021, and formally approved the annexation of the property effective February 2022. Some of the more major highlights from that agreement include:</p> <ul style="list-style-type: none"> <li>• Up to 531 residential units (4.7 units per acre)</li> <li>• 351 single-family townhome and duplex units</li> <li>• Up to 180 50-ft single family units</li> <li>• Retail, parkland, and GUI on site</li> <li>• 100% masonry and façade regulations</li> <li>• Approval of 23.9 acres of open space and parkland plus a town green in an up to 6.4 civic site with potential retail uses and including a centrally located park for the residents</li> <li>• Includes easement for roadway to 290 that includes a wastewater easement for the East Interceptor</li> </ul> <p>At their regular May 24<sup>th</sup> meeting, the Planning Commission held a Public Hearing, heard testimony from the applicant, and received staff's report on the request. After discussion related to previous reviews and comments from Dripping Springs' volunteer committees and working groups, the commissioners voted to <b>approve</b> the project, as submitted, pursuant to the ancillary agreements (wastewater utility, off-site road, civic site uses and programming) being finally prepared and ready for simultaneous approval by the Council. The vote was 6-0-1 in favor (James abstain).</p>
<b>Recommended Action:</b>	Staff recommends that the Mayor and City Council vote to <b>approve</b> the proposal as presented. Details in the PDD Ordinance language, and the associated specialty agreements have been finalized to staff's satisfaction.
<b>Alternatives/Options:</b>	Postponement to a date certain; or deferral of the item back to a contributing Board, Commission, or working group; or deny as presented.
<b>Budget/Financial Impact:</b>	The City will gain additional property tax, roads, trails, utility infrastructure, an as-yet undetermined amount of civic acreage, a partial park development fee, and various

	development fees.
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>- Proposed Planned Development District</li> <li>- Exhibits</li> <li>- Staff Report</li> <li>- Public comments</li> </ul>
<b>Related Documents at City Hall:</b>	Zoning Application. <b>A separate link with back up information has been provided to City Council by email.</b>
<b>Public Notice Process:</b>	Notice for the May 24, 2022 and June 7, 2022 public hearings were published in the newspaper and on the City's Website. <b>City's Website was updated to include the consideration date of June 21, 2022.</b>
<b>Public Comments:</b>	Yes, please see the exhibits attached to this agenda.
<b>Enforcement Issues:</b>	N/A
<b>Comprehensive Plan Element:</b>	This property is listed as Medium Density Residential on the Future Land Use Map.