



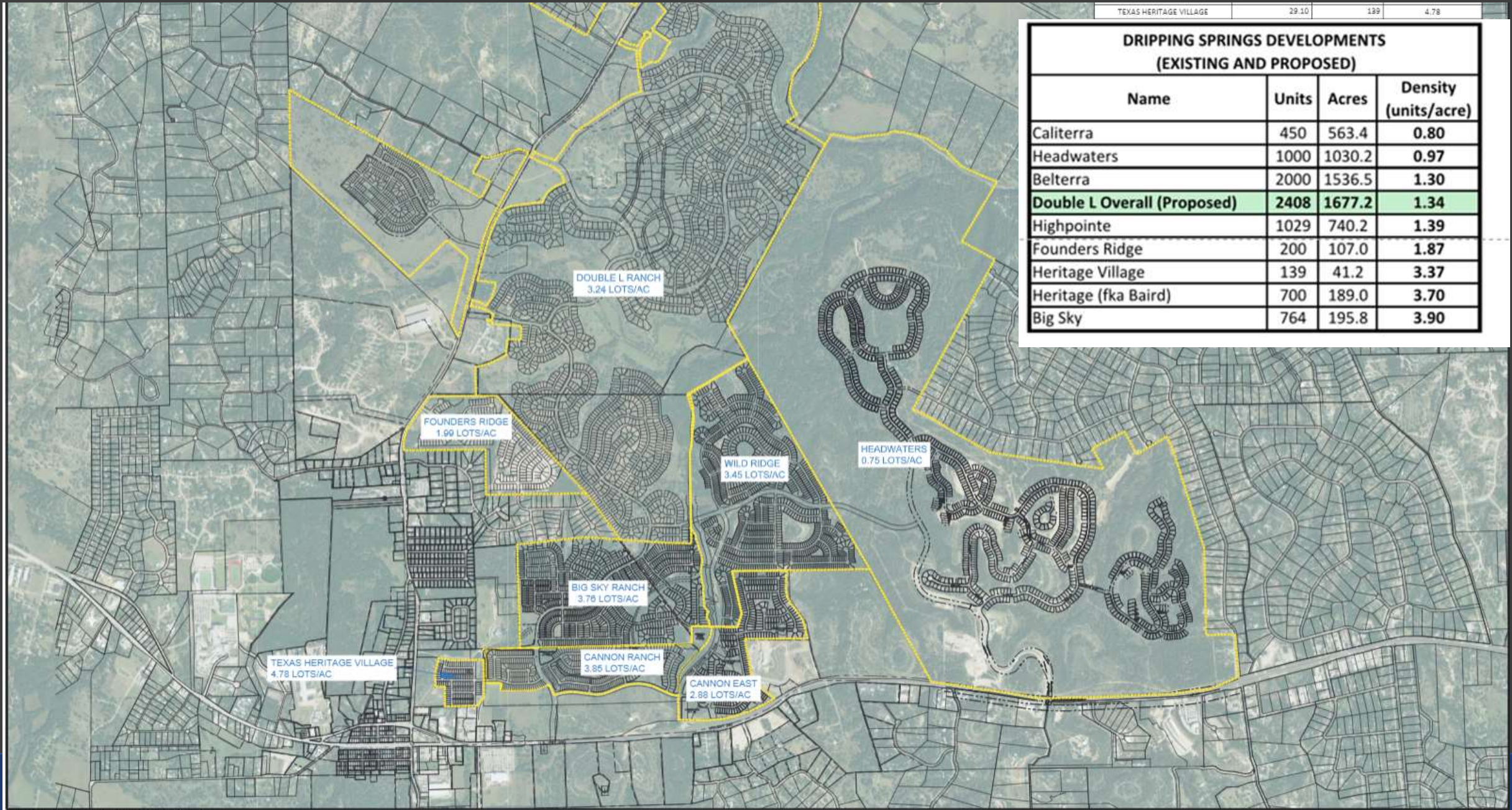
## Cannon-Ashton Woods PDD

Laura Mueller, City Attorney

Amanda Padilla, Senior Planner

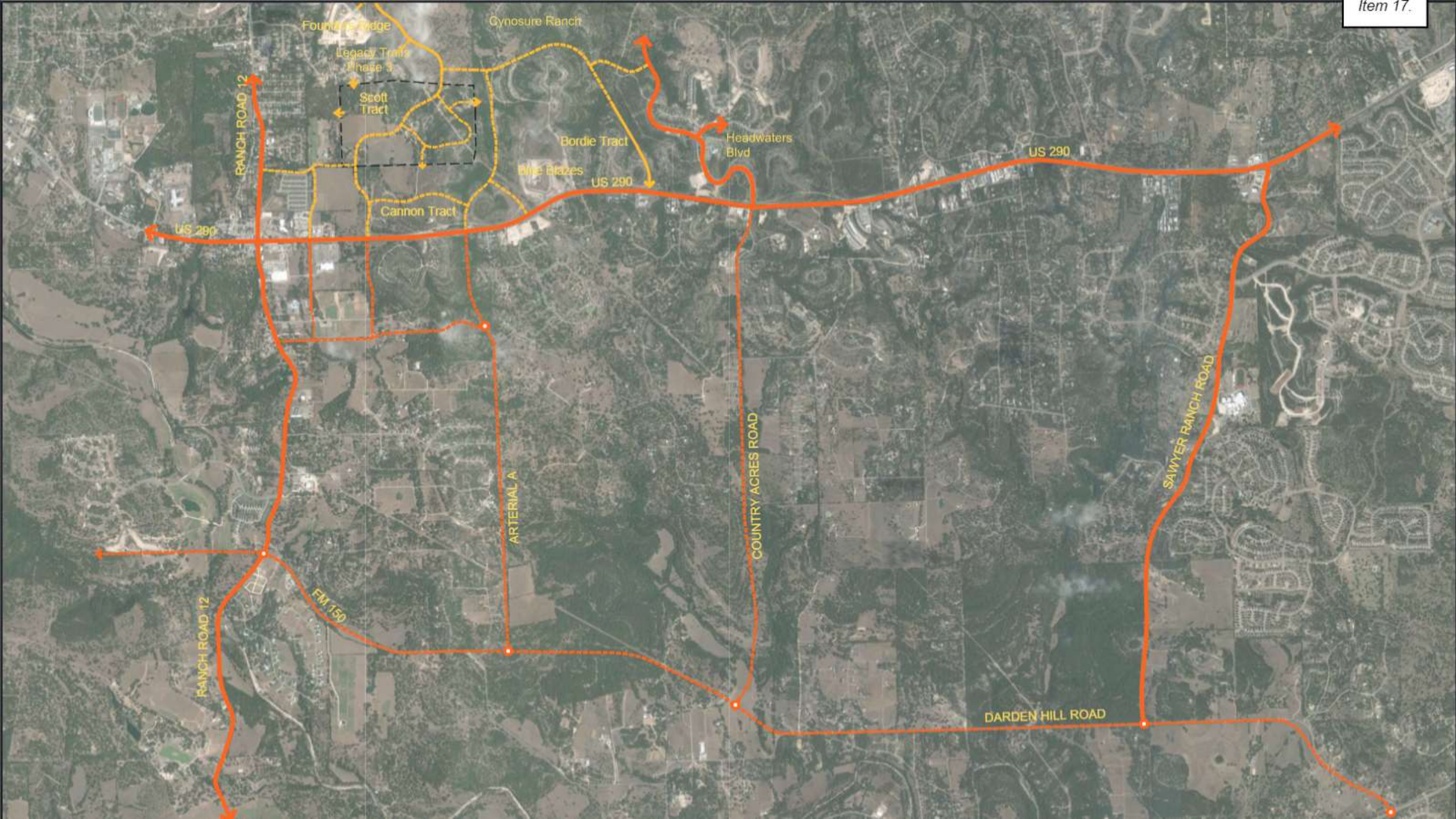
Leslie Pollack, Transportation Engineer





DRIPPING SPRINGS DEVELOPMENTS (EXISTING AND PROPOSED)			
Name	Units	Acres	Density (units/acre)
Caliterra	450	563.4	0.80
Headwaters	1000	1030.2	0.97
Belterra	2000	1536.5	1.30
Double L Overall (Proposed)	2408	1677.2	1.34
Highpointe	1029	740.2	1.39
Founders Ridge	200	107.0	1.87
Heritage Village	139	41.2	3.37
Heritage (fka Baird)	700	189.0	3.70
Big Sky	764	195.8	3.90





Foundations Ridge

Gynosure Ranch

Legacy Trails  
Phase 3

Scott  
Tract

Bordie Tract

Blue Blazes

Headwaters  
Blvd

US 290

Cannon Tract

US 290

RANCH ROAD 12

ARTERIAL A

COUNTRY ACRES ROAD

SAWYER RANCH ROAD

RANCH ROAD 12

FM 150

DARDEN HILL ROAD



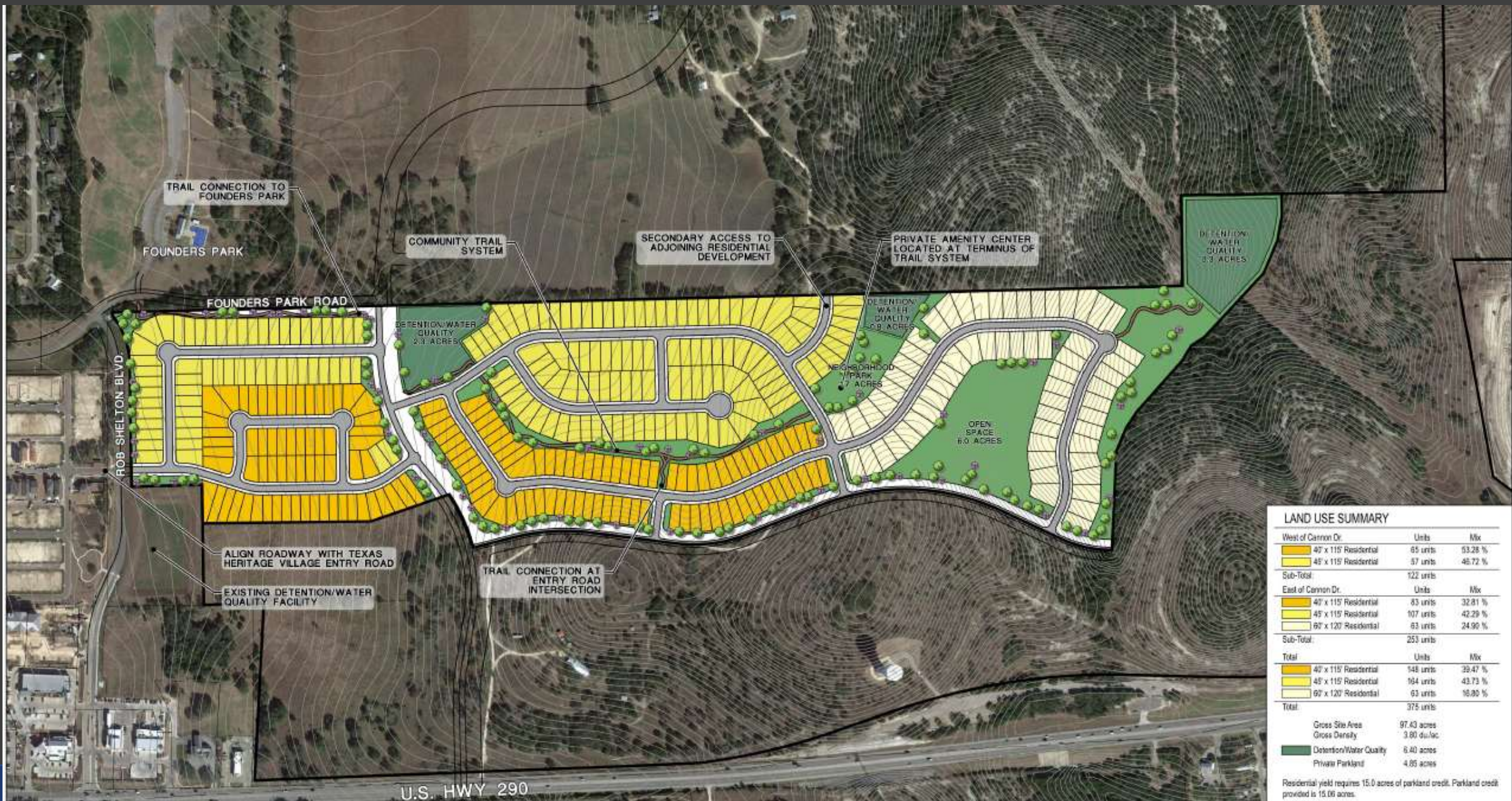
# Cannon – Ashton Woods

- 97 acres
- 375 residences
- 40, 45, and 60 foot lots
- Offsite Road Agreement

LAND USE SUMMARY	
West of Cannon Dr	Units
40' x 120' Residential	81 units
45' x 120' Residential	87 units
Sub Total:	168 units
East of Cannon Dr	Units
40' x 120' Residential	81 units
45' x 120' Residential	107 units
40' x 120' Residential	87 units
Sub Total:	275 units
Total	Units
40' x 120' Residential	162 units
45' x 120' Residential	194 units
40' x 120' Residential	87 units
Total	443 units
Other Site Area	97.42 acres
Other Site Area	3.00 acres
Waterbody/Other Use	0.40 acres
Waterbody/Other Use	0.40 acres

Residential plot requires 10-15 acres of parking per 100 units to 15-20 acres





#### LAND USE SUMMARY

West of Cannon Dr.	Units	Mix
40' x 115' Residential	65 units	53.28 %
45' x 115' Residential	57 units	46.72 %
Sub-Total	122 units	
East of Cannon Dr.	Units	Mix
40' x 115' Residential	63 units	32.81 %
45' x 115' Residential	107 units	42.29 %
60' x 120' Residential	63 units	24.90 %
Sub-Total	253 units	
Total	Units	Mix
40' x 115' Residential	148 units	39.47 %
45' x 115' Residential	164 units	43.73 %
60' x 120' Residential	63 units	16.80 %
Total	375 units	
Gross Site Area	97.43 acres	
Gross Density	3.80 du/ac	
Detention/Water Quality	8.40 acres	
Private Parkland	4.85 acres	

Residential yield requires 15.0 acres of parkland credit. Parkland credit provided is 15.06 acres.

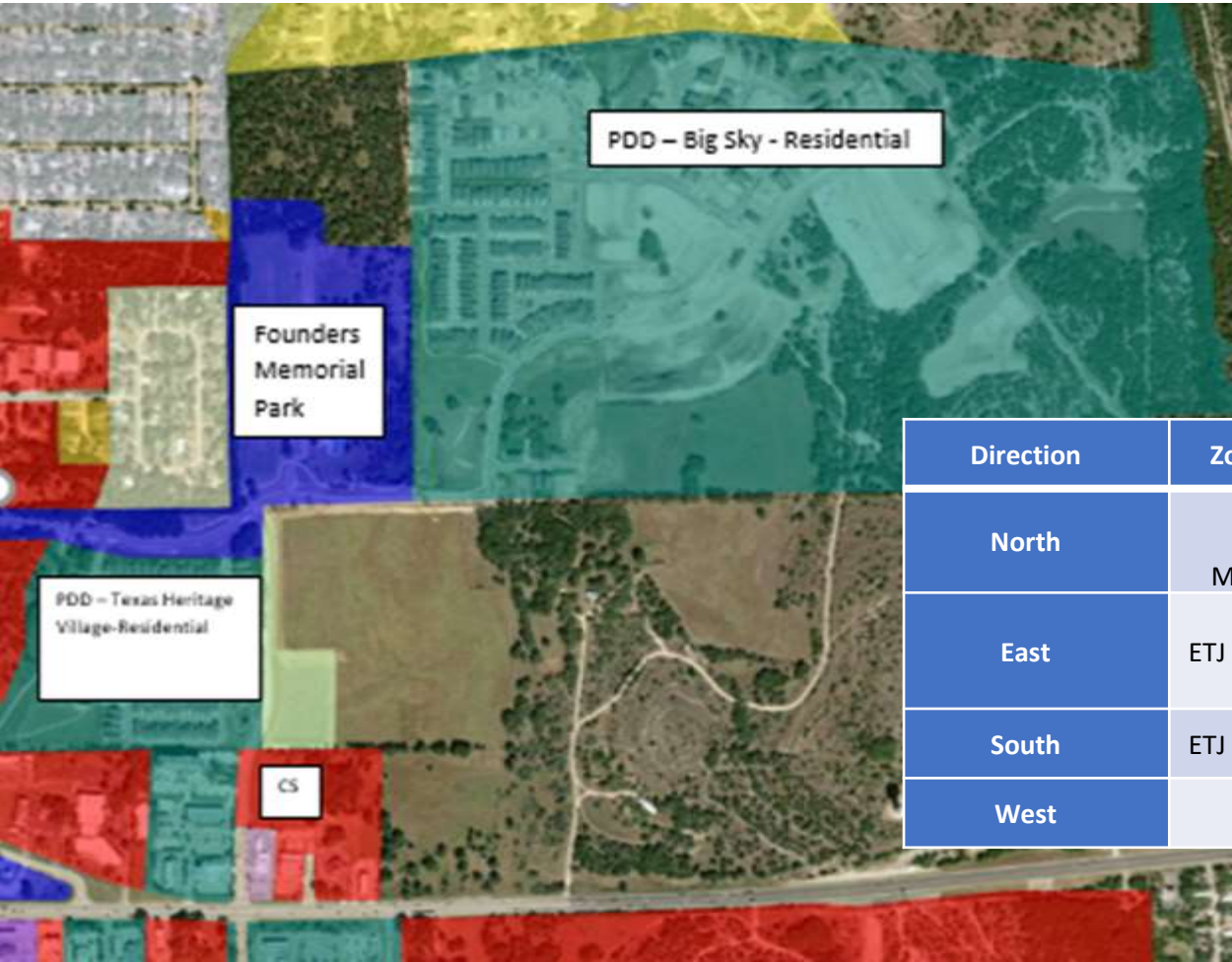




## HIGHLIGHTS

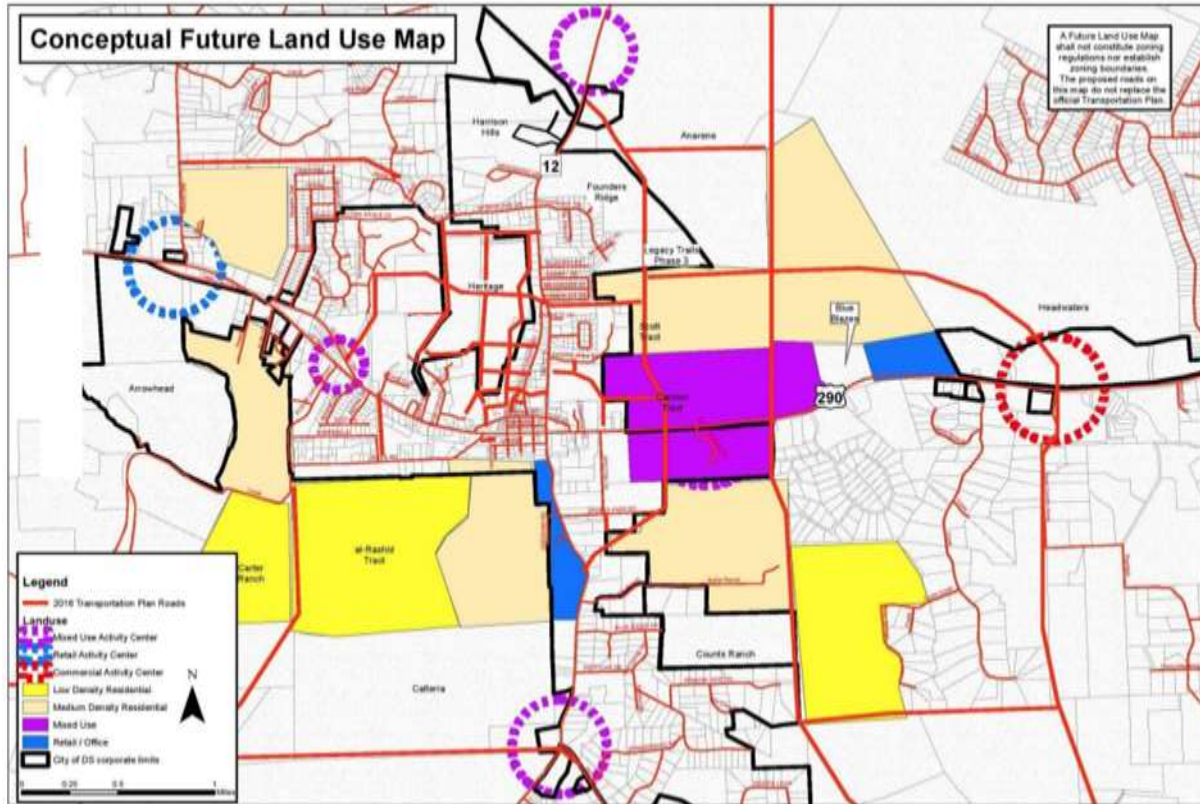
1. A 4-lane arterial will be built from Founders Park Road south to 290. An east/west collector will be constructed from the 4-lane arterial to the edge of the project.
2. Ashton Woods will improve the north section of Rob Shelton to Founders Park Road to be the same as the southern portion including a median, but with City reimbursement. The offsite road agreement gives the City the flexibility at time of cost estimate to determine whether it wants these improvements to be constructed and paid for with city funds.
3. In consideration of the proposed road improvements which exceed the project's impact, they are requesting
  - not to build a sidewalk on their property for the east/west collector,
  - not to build the pedestrian facilities (sidewalk and shared-use path) on the off-site portion of the 4-lane arterial, and
  - reimbursement for the improvements on Rob Shelton.
4. Ashton Woods has agreed to the City's design requests.

# Surrounding Properties



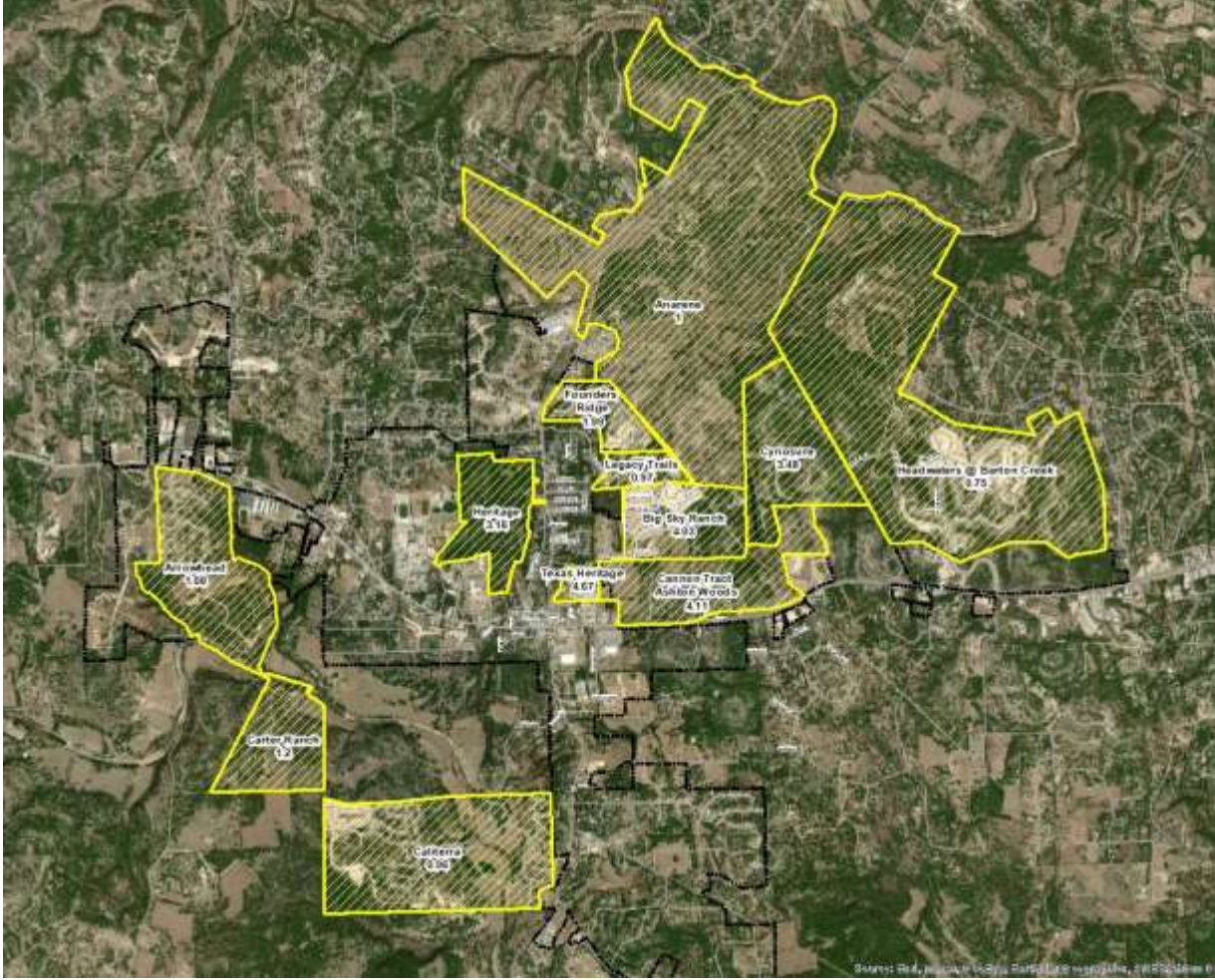
Direction	Zoning District	Existing Use	Comprehensive Plan / Future Land Use Plan
North	PDD Founders Memorial Park	Big Sky Ranch at Dripping Springs	Medium Density Residential
East	ETJ (Cannon Tract)	Undeveloped	Mixed-Use
South	ETJ (Cannon Tract)	Undeveloped	Mixed-Use / Mixed Use- Activity Center
West	PDD	Texas Heritage	Not within the Future Land Use Plan

## Zoning



- Future Land Use Map as Mixed use
- 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 and allows for a smooth transition for high density to less intense density
  - more intense residential lots near 290 and Rob Shelton Dr and less intense residential more to the east towards the City's ETJ





Development	City Limits/ETJ	Single Family Lot or LUEs	Wastewater	Acreage	Density per Acreage	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			

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



# DENSITY

## Original Proposed:

400 LUEs

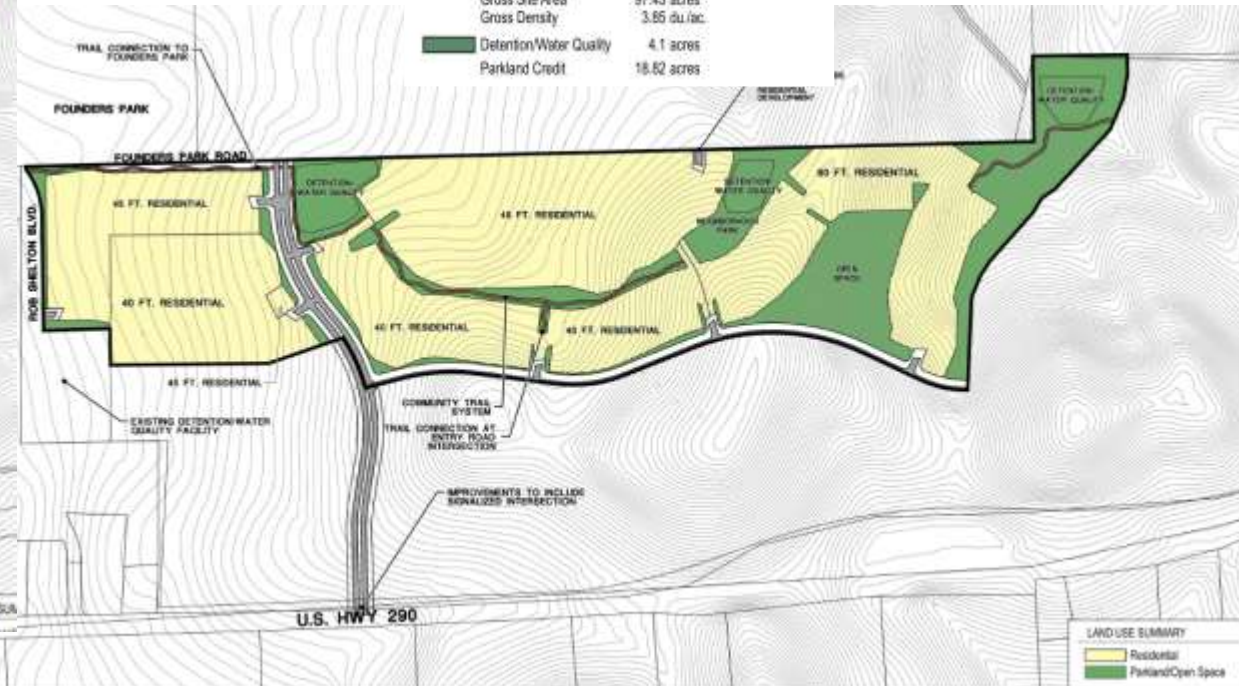
- 40 foot lots
- 45 foot lots



## Current Proposal:

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Total:	375 units	
Gross Site Area	97.43 acres	
Gross Density	3.85 du./ac.	
Detention/Water Quality	4.1 acres	
Parkland Credit	18.82 acres	





<b>Development Standards</b>		
	<b>Single-family residential— Town center (SF-3)</b>	<b>Planned Development District</b>
<b>Size of Lots</b>		
Minimum Lot area	3,500 square feet	4,600 square ft./dwelling unit
Minimum Lot Width	35 feet	40 feet (Internal); 50 feet (Corner)
Minimum Building Width	25 feet	25 feet
<b>Setback Requirements</b>		
Minimum Front Yard	10 feet	20 feet
Minimum Side Yard	5 feet, 7.5 feet	5 feet; 15 feet (Corner)
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 %	50% total, maximum 65% per lot

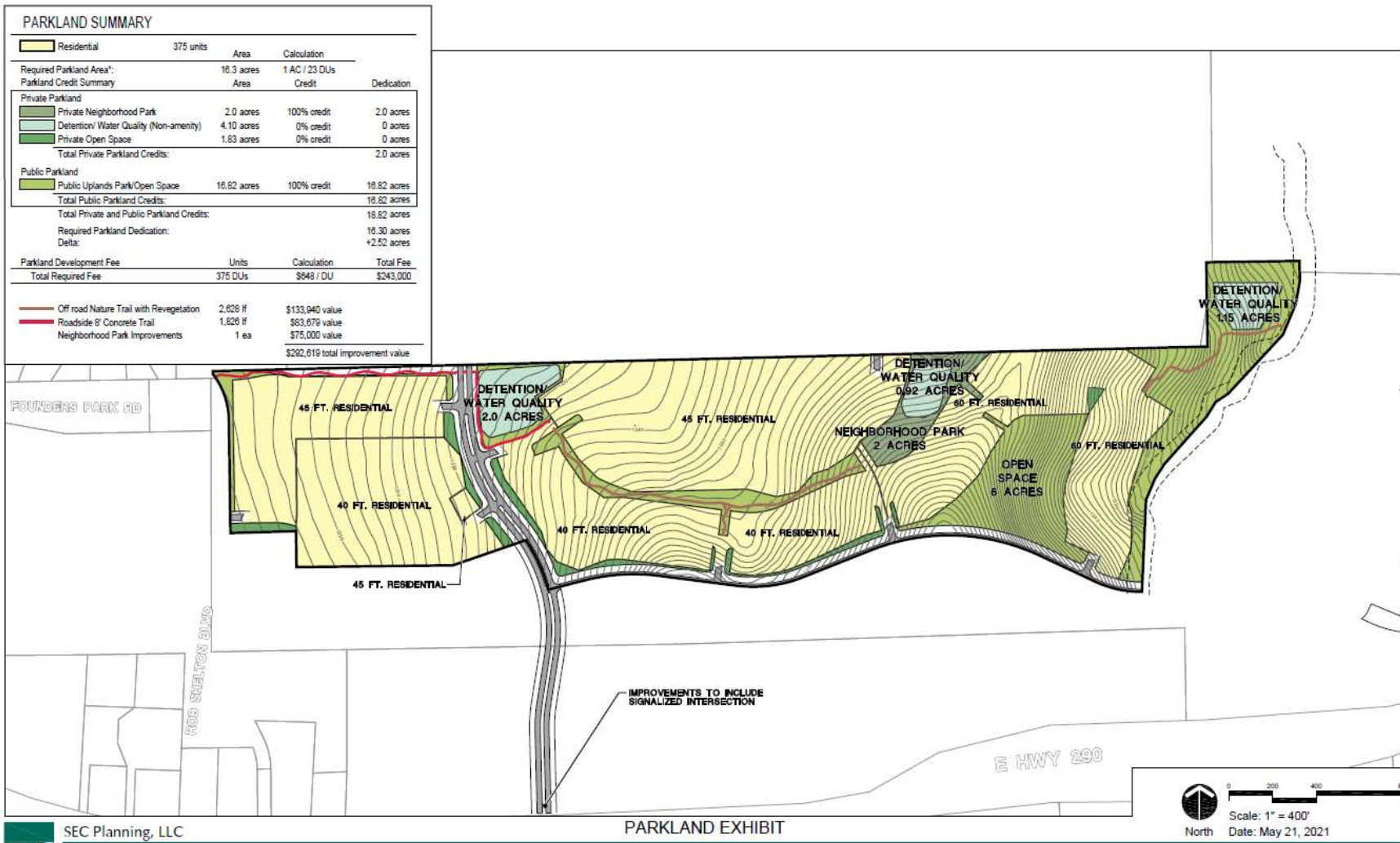


# DESIGN OF RESIDENCES

- **Materials:** Masonry, Native Stone, Brick Masonry, Stucco, and Cementitious Siding
- **Elevations:** Requires at least 2 elements and have to be different elevations near each other:
  - two wall planes on the front elevation, offset a minimum of 18 inches; covered front porches or patio; side-entry or swing-in garage entry; garage door recessed from the primary front facade a minimum of four feet; Enhanced garage door materials; Shed roof or trellis (at least 18" deep; combination of at least two roof types (e.g. hip and gable) or two different roof plane; two or more masonry finishes to compliment the architectural style of the home; and the addition of one or more dormers on the front elevation to compliment
  - the architectural style of the home.
- **Floorplans:** 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.
- 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.







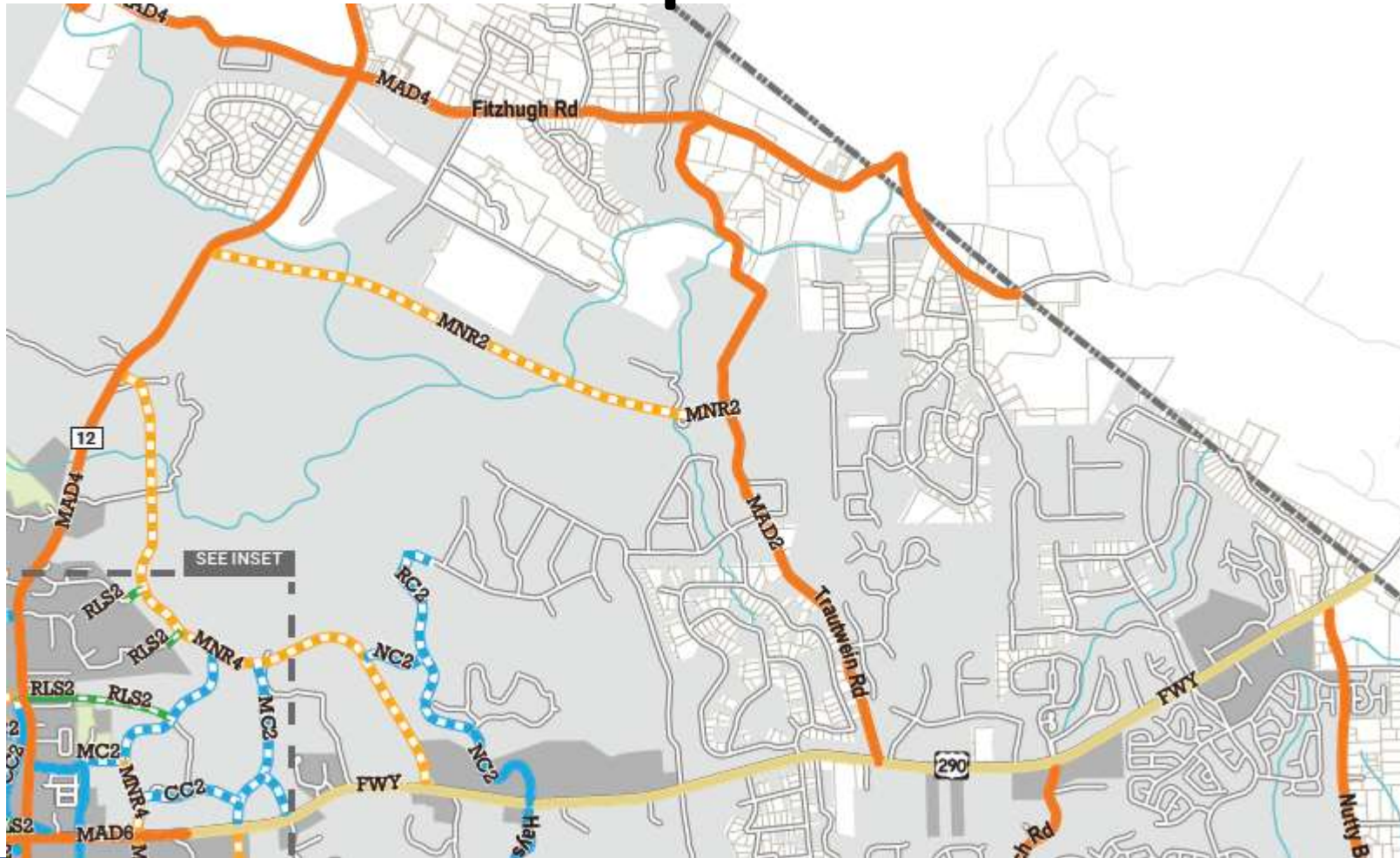
## Parks

- Trail along Founders Park Road
- \$80,000 in Park Development Fee
- Neighborhood Park

*Approved by Parks Committee*

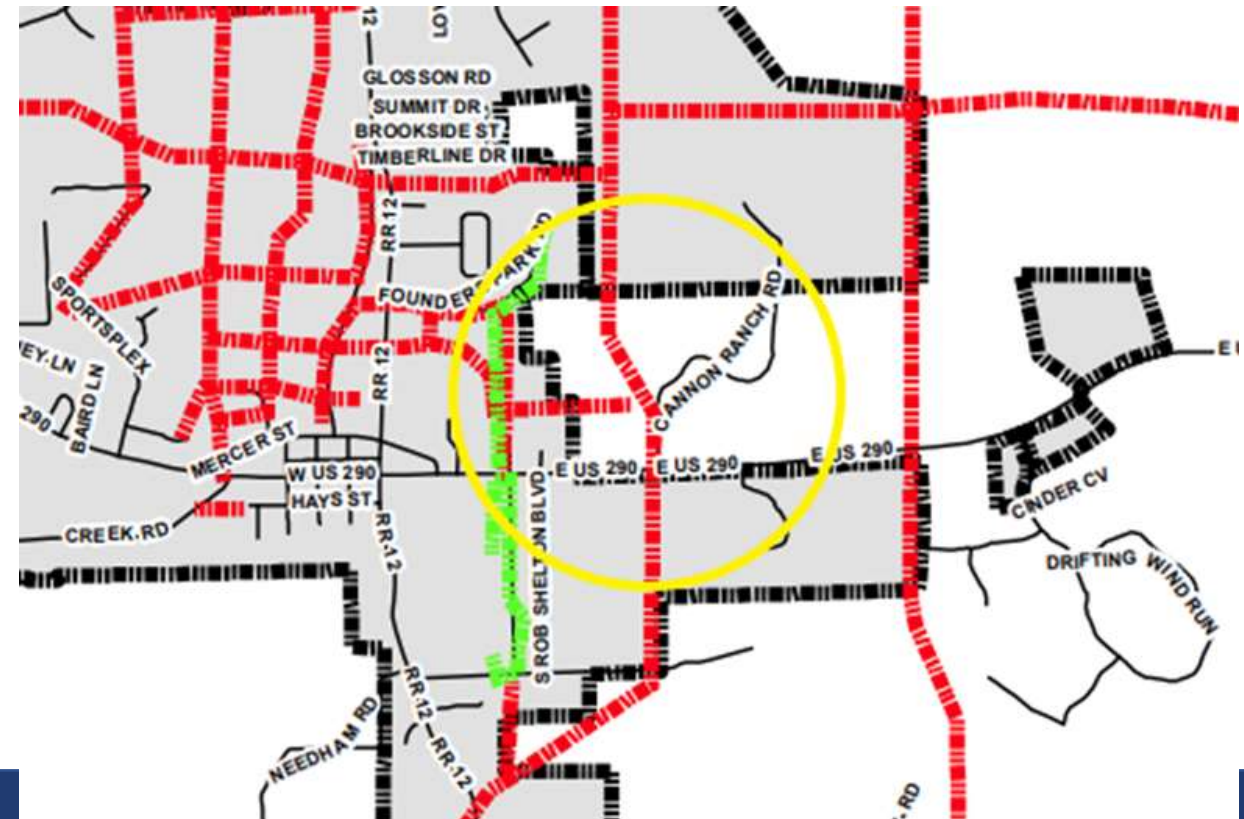
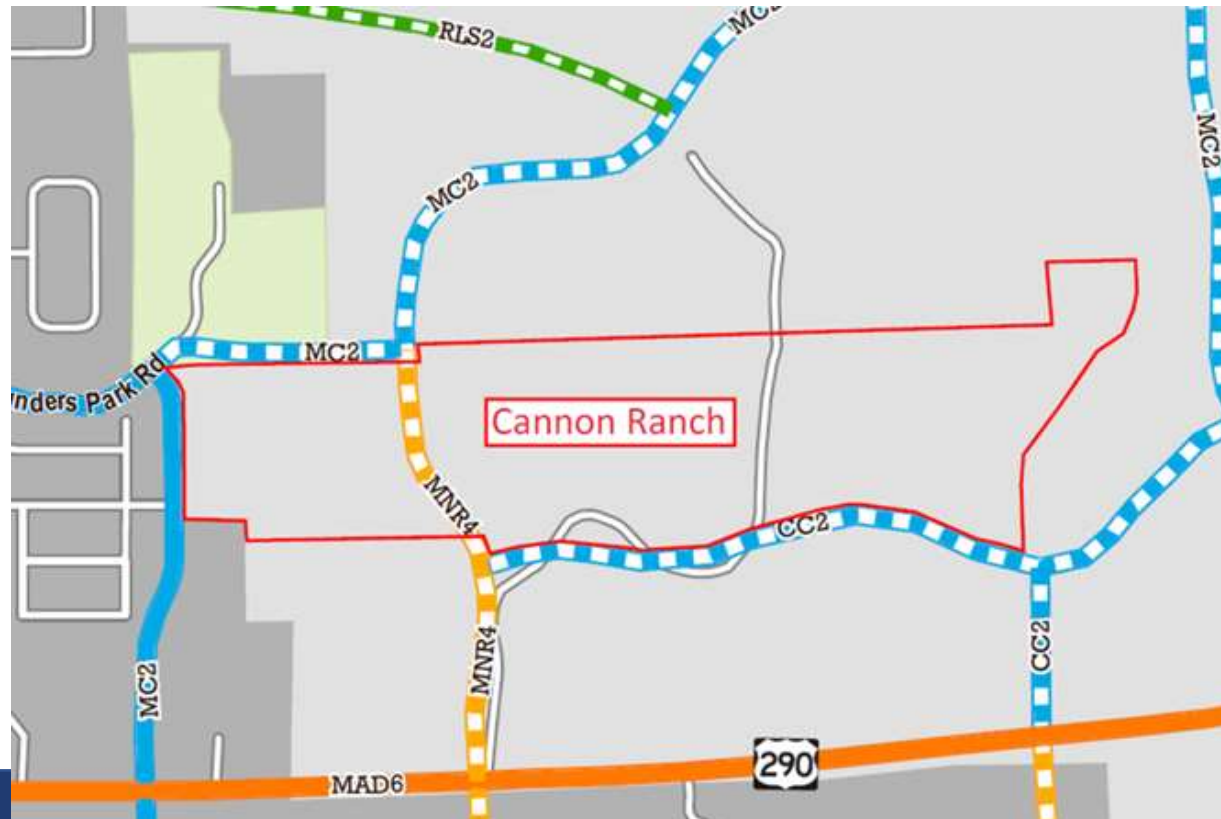


# Transportation

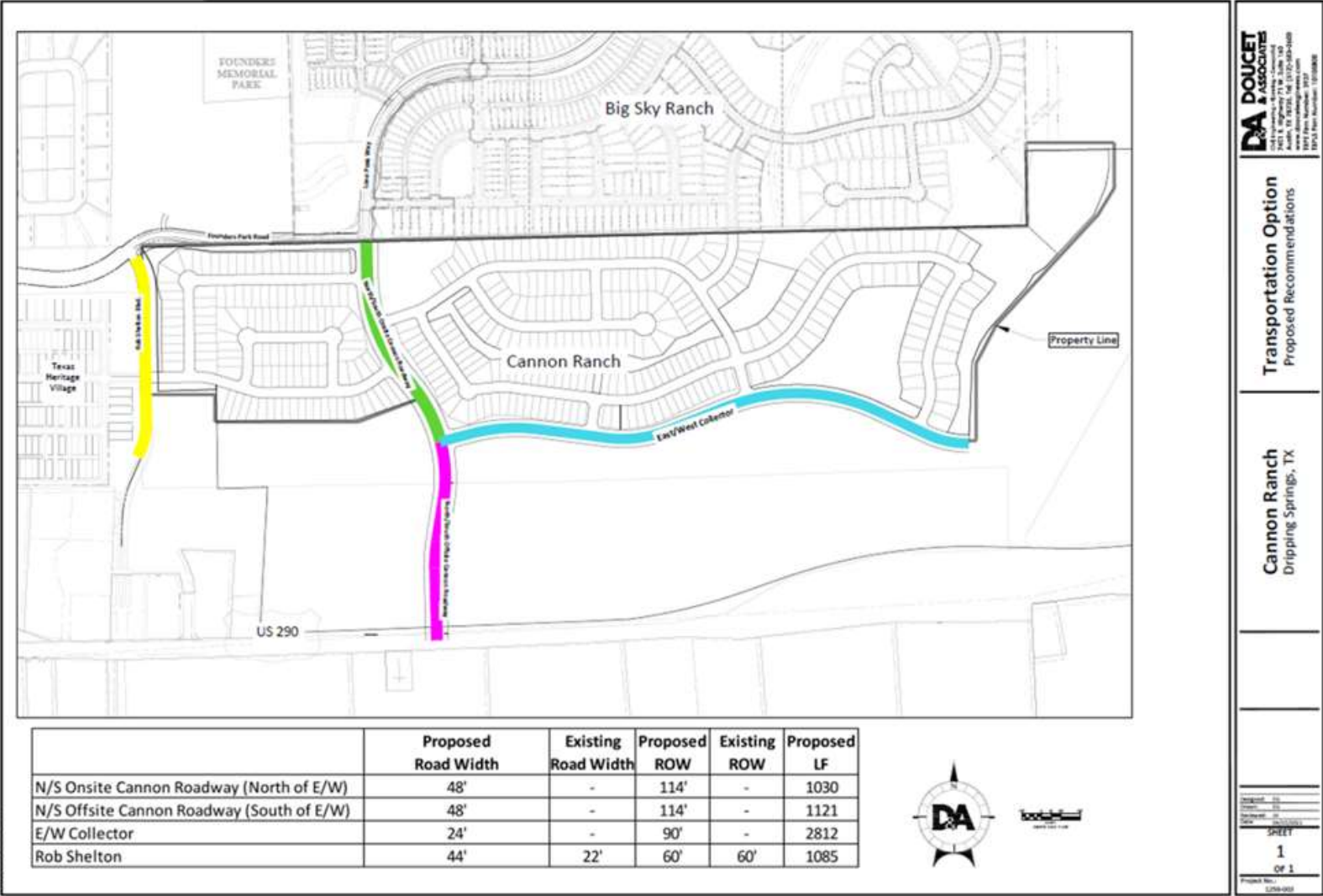




# Transportation



# TRANSPORTATION



## City Initial Request

- 4 lane Arterial to 290
- East/West Collector
- Traffic Signal
- Offsite Roadway Improvements at Rob Shelton (AW)
- Expansion of Founders Park Road with roundabouts

## Current Proposal

- 4 lane Arterial to 290 (sidewalk and shared-use path onsite)
- East/West Collector
- Contribution to Traffic Signal
- Offsite Roadway Improvements at Rob Shelton (CITY)
- Dedicated right-of-way for future roundabouts

***Approved by Transportation Committee***

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Transportation Option  
Proposed Recommendations

Cannon Ranch  
Dripping Springs, TX

1  
OF 1





QUESTIONS