

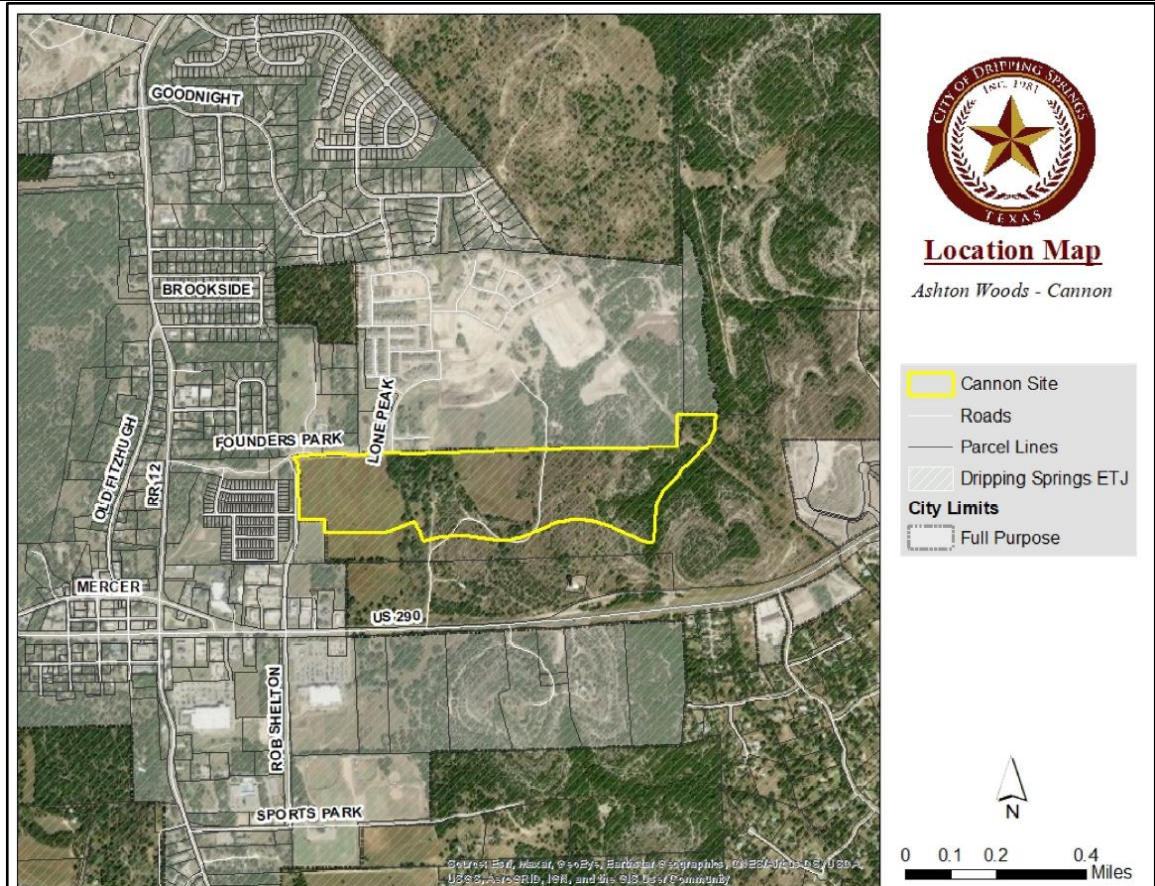


City of Dripping Springs

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

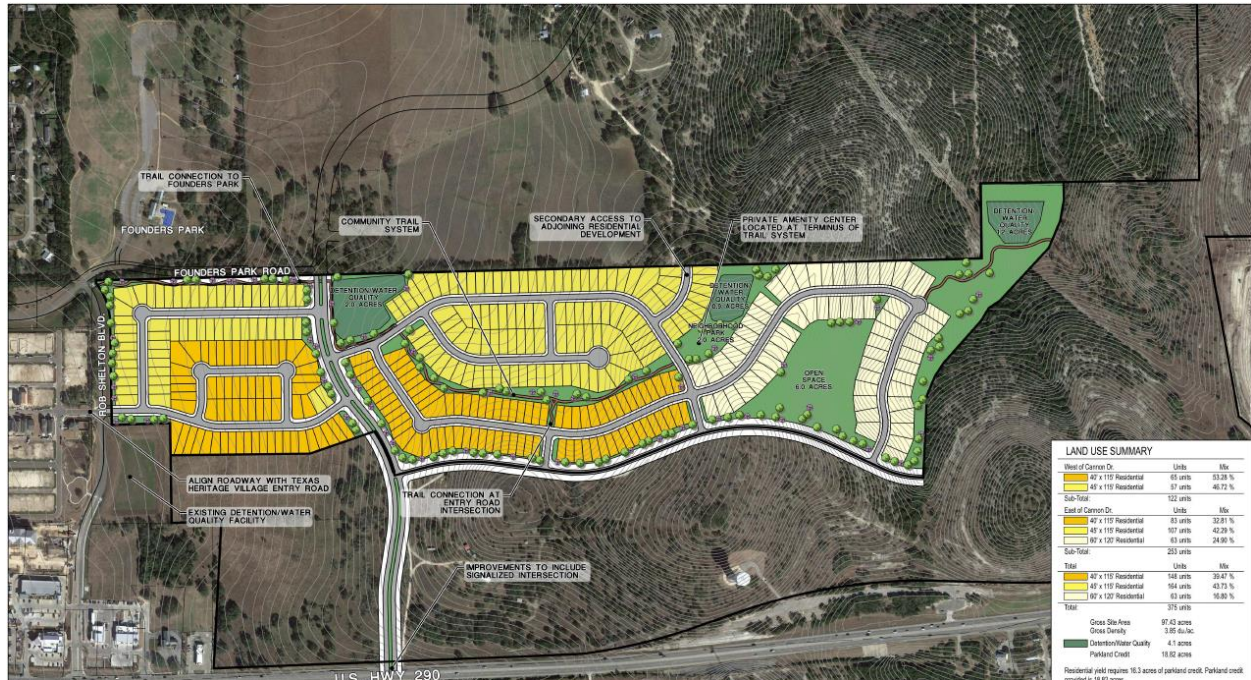
Agenda Item Report from: Laura Mueller, City Attorney; Leslie Pollack, Transportation Engineer;
Amanda Padilla, Senior Planner

Meeting Date:	June 22, 2021
Agenda Item Wording:	Public hearing and consideration of recommendation regarding PDD2020-003 Cannon Ranch-Ashton Woods: an application for a Planned Development District to consider an ordinance approving the zoning change from Agriculture (AG) to Planned Development District Number 12 (PDD #12) with a base zoning of SF-3 for up to 375 units to be located on approximately 97 acres on the northern portion of Cannon Ranch just east of Rob Shelton and just south of Founders Park Road.
Agenda Item Requestor:	Steven Pierce, Ashton Austin Residential, LLC
Applicant:	Steven Pierce, Ashton Austin Residential, LLC
Owner:	Cannon Family Ltd., 100 Cannon Ranch Road Dripping Springs, TX
Date of Application:	May 27, 2020
Staff Recommendation	Recommendation of Approval as presented.



Summary/Background:

The subject property is currently located in the extraterritorial jurisdiction (ETJ) but will be annexed into the City. Upon annexation, the applicant is requesting a Planned Development District for an approximately 97.049 acre tract of land, generally located at Cannon Ranch. This parcel is part of a larger tract known as the Cannon Ranch Tract. The applicant is requesting a Planned Development District with base zoning district of Single-family residential—Town center (SF-3) with the intent of developing 375 single family lots including up to 148 40-foot lots, 164 45-foot lots, and the remainder as 60-foot lots.



This project also involves an Offsite Road Agreement for roads connecting the property to 290 and improvements on Rob Shelton for which they are seeking reimbursement. This application was submitted in May 2020 and the City has had multiple meetings with developer including with the Development Agreement Working Group.

Location:

The property is located north of US Highway 290 and south of the intersection of Lone Peak Way and Founders Park Road.

Physical and Natural Features:

The property primarily has grasslands, has some tree clusters, and the topography is more intense on the east.

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.

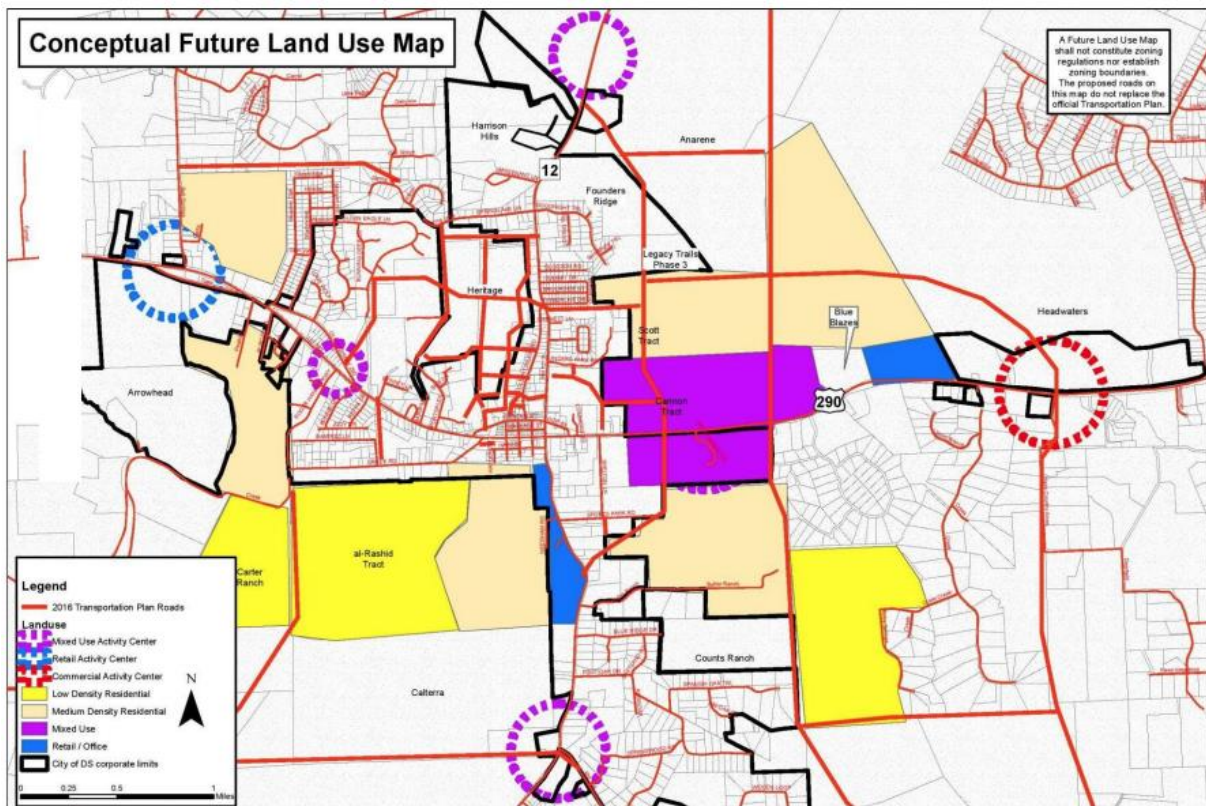


The current zoning, future land use designation, and exiting uses on the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan / Future Land Use Plan
North	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

Future Land use Map and Zoning Designation:

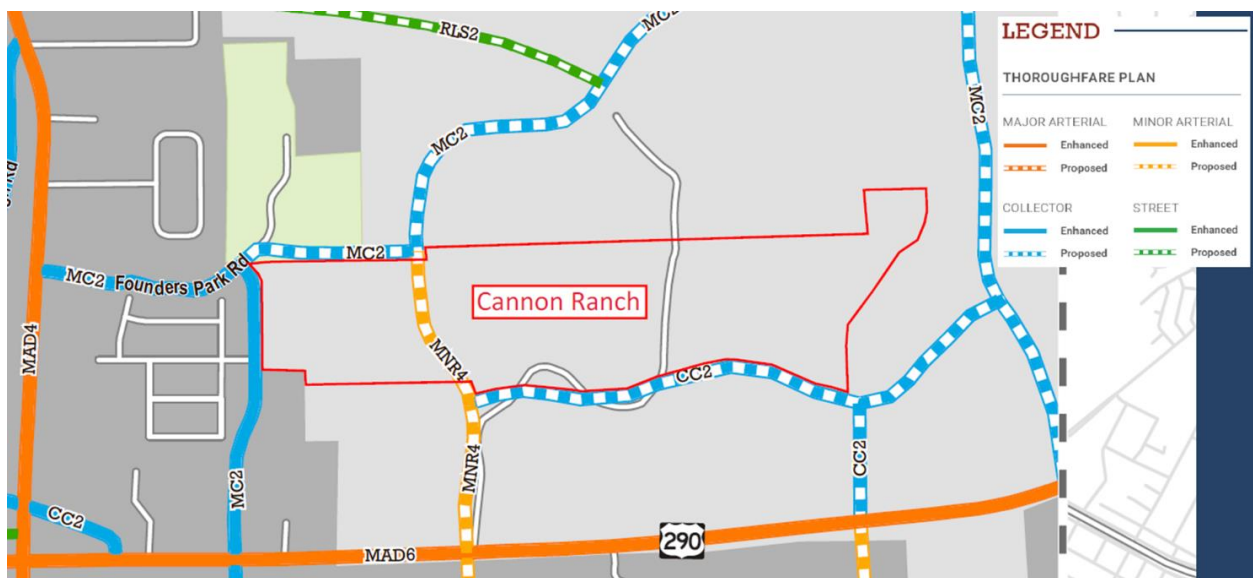
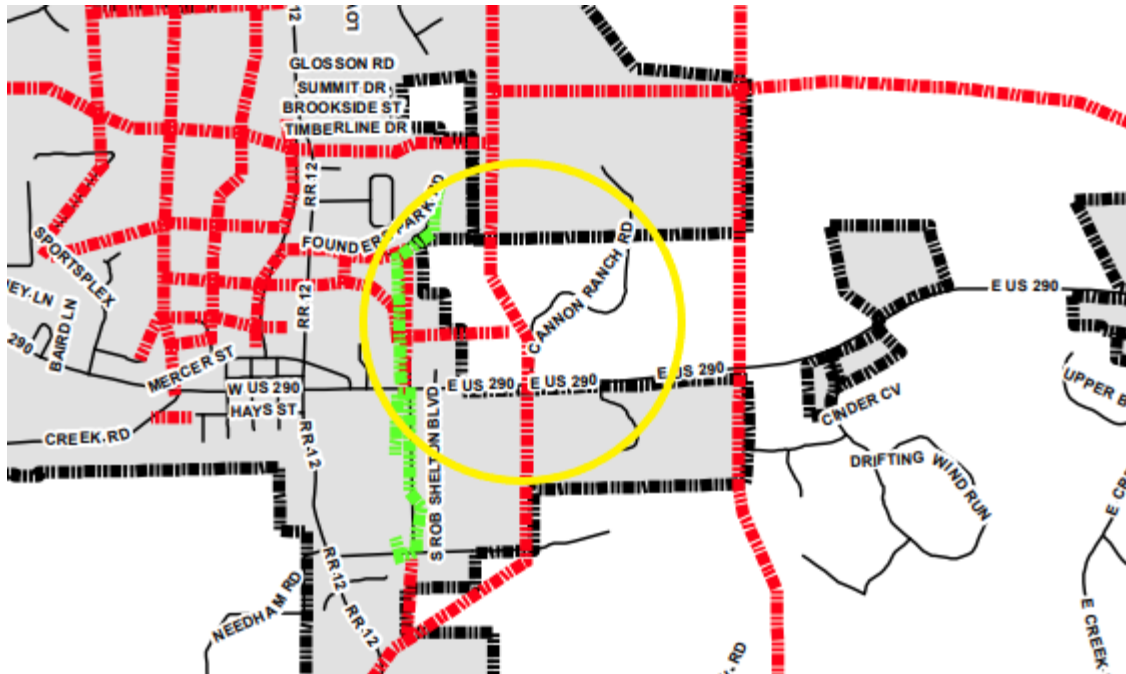
The subject property is designated on the Future Land Use Map as Mixed use. This category includes a blend of retail, office, and residential uses. Though the development is all residential the mixed-use designation covers the entire Cannon Tract Parcels which allows for a mixture of uses to be developed in the other tracts.



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 future schools. The Planned Development districts places regulations that are compatible with the adjacent tracts and allows for a smooth transition for high density to less intense density. The concept plan is designed to have more intense residential lots near 290 and Rob Shelton Dr and less intense residential more to the east towards the City's ETJ.

Other Master Plans:

The 2019 Amended Transportation Plan shows a proposed north/south vehicular connection through the subject property. The City is working on an update Master Transportation Plan and Thoroughfare Plan that shows a new east/west connection that would provide pedestrian and vehicular connectivity. The applicant has worked with Staff to comply with the proposed Master Transportation Plan. The below section outlines the Transportation issues.



Transportation/ Road Improvements:

The overall development will be accessed from US Highway 290 with the construction of the North/South Roadway as a four-lane minor arterial between US 290 and Founders Park Road. The pedestrian facilities (sidewalks, etc.) will be provided only within the subject property. An arterial street is intended to serve both local and regional traffic by connecting cities and rural areas to the highway system while limiting access. The other points of access will be from Rob Shelton Boulevard and Founders Park Road, which are both intended as collector streets. Collector streets are intended to provide equal levels of mobility and access by connecting local roads and the arterial network and by providing direct access to developments.

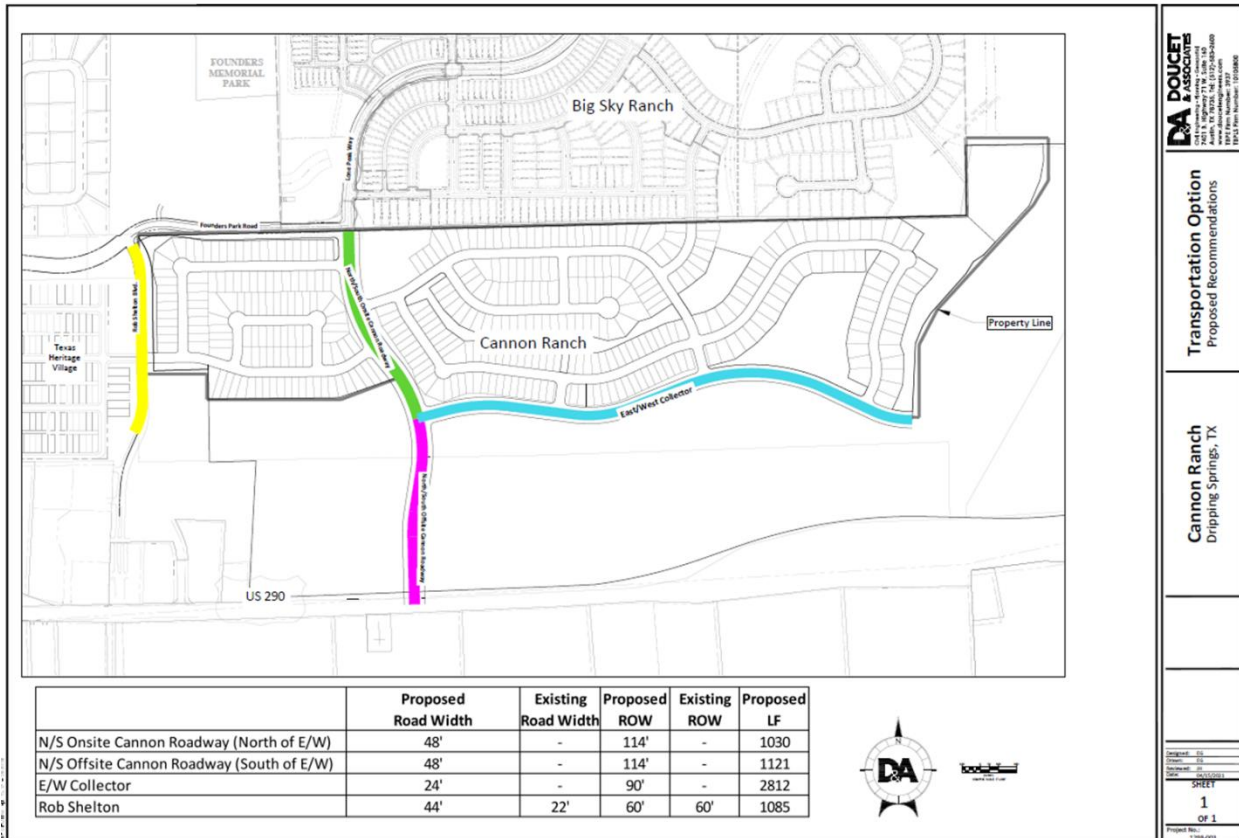
City staff initially requested the following improvements from the Cannon Ranch Development:

1. Expansion of Rob Shelton Boulevard between the commercial and Founders Park Road to match the existing roadway section north of US 290.
2. Expansion of Founders Park Road to match the City's Transportation Master Plan cross-section. This widening would include adding a median and pedestrian facilities.
3. Construction of the North/South Roadway as a four-lane minor arterial with pedestrian facilities between US 290 and Founders Park Road.
4. Construction of the East/West Roadway as a two-lane collector with pedestrian facilities between North / South Roadway and east property line.
5. Construction of a roundabout at Rob Shelton Boulevard and Founders Park Road.
6. Construction of a roundabout at Founders Park Road and North / South Roadway.
7. Intersection improvements as identified in the TIA.

The Cannon Development has agreed to the following:

1. Design and construction of Rob Shelton Boulevard between the commercial and Founders Park Road to match the existing roadway section north of US 290. This will be reimbursed by the City.
2. No improvements are proposed on Founders Park Road, as the recommended improvements do not add capacity.
3. Construction of the North/South Roadway as a four-lane minor arterial between US 290 and Founders Park Road. Pedestrian facilities will be provided only within the property.
4. Construction of the East/West Roadway as a two-lane collector between North / South Roadway and east property line without pedestrian facilities.
5. Reserve right-of-way for a roundabout at Rob Shelton Boulevard and Founders Park Road.
6. Reserve right-of-way for a roundabout at Founders Park Road and North / South Roadway.
7. Intersection improvements as identified in the TIA - \$307,500 to a traffic signal at US 290 and North/South Roadway.

The transportation improvements proposed to be constructed by the Cannon development are those that provide additional roadway capacity. These improvements align with the City's transportation priorities. The construction of a four-lane North/South arterial provides needed mobility in this quadrant of the City. A two-lane roadway is needed to meet the traffic demands of the Cannon Development, but a four-lane roadway is needed for the demands of area including future growth. Collectively, the transportation improvements proposed by Cannon exceed the Development's proportional share identified in the TIA.



Utilities:

The subject lot is within the City of Dripping Springs service area for wastewater and water and will be worked out through an agreement. Electricity will be provided through Pedernales Electric Cooperative (PEC).

Proposed Zoning District and PDD Development Regulations:

The Planned Development District is requesting a base zoning of Single-family residential—Town center (SF-3). Single-family residential—Town center (SF-3) is intended to promote stable, quality, detached-occupancy residential development on individual lots at increased densities. Individual ownership of each lot is encouraged. This district provides a "buffer" or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.

The Planned Development Districts permitted uses are as follows:

- Single-Family Dwelling, Detached;
- Accessory Bldg/Structure (Residential);
- Home Occupation;

- Swimming Pool, Private;
- Amenity Center.

Uses not specifically listed above are not permitted within this zoning district. No accessory dwelling unit is permitted in this zoning district except for lots that are at least sixty (60) feet

Development Standards		
	Single-family residential— Town center (SF-3)	Planned Development District
Size of Lots		
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
Setback Requirements		
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
Height Regulations		
Main Building	2 ½ stories, or 40'	2 ½ stories, or 40'
Other Development Standards		
Impervious Cover	65 %	50% total, maximum 65% per lot

wide.

Other development regulations:

Maximum Height of Fence Outside of Street Yard: 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. Material of a fence in excess of six (6) feet shall be constructed of masonry, reinforced concrete, or other approved materials that do not contain openings. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence. Approval shall be by the Development Review Committee.

2.4.7 Parking.

A. Residential Parking. Development of the Property shall include parking at a minimum of two spaces per residence.

B. Parkland Areas. If it is determined by City staff that the development of parks requires parking to be provided for recreational areas, the quantity of spaces shall be determined under Section 5.6.2 (12) Commercial amusement (outdoor) of the City's Zoning Ordinances. The quantity of required parking spaces shall be met by on-street parallel parking. Current parkland elements include but are not limited to, a Children's Playground, sidewalks, picnic areas, seating areas and an unstructured play area. If additional elements are added to the park, then the increase of required parking shall meet the City Ordinance requirements and may be administratively approved by the Development Review Committee. A parking study may be commissioned by the

applicant to justify a reduction in the overall amount of off-street parking required for an amenity center, but in no case shall the reduction exceed twenty percent (20%). The intent of this provision is to best facilitate a walkable environment where additional surface parking would be detrimental to the overall development.

2.4.8 Design of Residences: Homes 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. Homes 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) The front elevation of all homes shall contain wall plane articulation. No elevation shall be single wall plan across the entire width of the front elevation. 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.

(b) 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.

Parkland:

The total parkland dedication is 18.82 acres, 16.82 acres of the development is set aside for public parkland dedication; another 2.00 acres of the development is set aside for private parkland dedication. (Note: Per City Ordinance Section 38.03012 Credit of Private Parks, “the City Administrator, after recommendation from the Parks and Recreation Commission, and approval from City Council, may grant a credit up to twenty-five percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu. The credit is not applicable to the Park Development Fee.” The 2.0 acres included in the calculations above for private parkland is approximately 12.2% of the 16.30 acres of parkland required per ordinance, well under that 25% maximum.)

The applicant has asked for a waiver of park development fees. Section II-4 of the parkland dedication narrative requests a waiver of a portion of the calculated \$243,000 Parkland Development Fee because of the \$292,619 value of parks and trail being provided within the development.

At 23 DUs for the proposed development, Cannon Ranch is adding a potential 1,100+ people to the Dripping Springs community that will be using the City’s Community Parks. Per ordinance, the “Parkland Development Fee is meant to provide active recreation parks and sports field options, and /or provide trails that connect park users to existing community parks.”

Approximately 1,826 linear feet of 8’ wide concrete trail along the Founders Park Road extension (approximate value of \$83,679) provides a de facto extension of the City wide trail system and a connection to Founders Memorial Park from Cannon Ranch development.

Section II-4 of the parkland dedication narrative states the following:

“Due to the improvements being constructed on-site with the trails being valued at \$217,619 and the private park improvements being valued at \$75,000, the Applicant would like consideration to waive a portion of the Parkland Development Fee. In addition to the value of the improvements constructed on-site, the applicant will be paying a total of 1/3 of the Parkland fee to the City, which equates to \$81,000. The total Parkland Development Fee required is \$243,000 and the total improvements being constructed in the parkland and open spaces are valued at \$292,619. Including the fee payment, this gives a delta of \$130,619 in improvements and cash payments in excess of the required Parkland Fee amount.”

Cannon Ranch was not vested under the old parkland dedication ordinance but was halfway through negotiations when the City adopted the new parkland dedication ordinance so there is an equity argument on why we should not be as strict with allowing mitigation; and the Developer Agreement has been heavily negotiated.

Cannon will be providing amenities at the 2-acre neighborhood park that include:

1. A Children's Playground (school ages 5-12): ADA access children's playscape with
2. twelve-inch (12") depth engineered mulch playground surfacing
3. Sidewalks
4. Picnic Areas
5. Seating Areas with Shade
6. Unstructured play area
7. Irrigated and enhanced landscaping

Highlights:

1. A major 4 lane roadway will be built from Founders Park Road south to 290. An east/west road will be constructed from the major 4 lane roadway to the edge of the project.
2. They 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.
3. In consideration of the road improvements which exceed the project's impact, they are requesting not to build a shared use path on their property for the east/west road and for reimbursement for the improvements on Rob Shelton.
4. They have agreed to the City's design requests.

Evaluation:

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

Article 30.03.007 (c)(3)	
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 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.
	The development of the property will impact the existing natural resources on the site. The development will be off setting the impact by planting two 65-gallon size trees per residential lot and one 65-gallon size tree for each 25 feet of frontage for non-residential lots. The development will preserve existing natural drainageways by establishing Water Quality Buffer Zones along them per the City's water quality ordinance. The development will preserve Critical Environmental Features (CEFs) by providing a geologic assessment for the tract and establishing protective setbacks for any CEFs identified per the City's subdivision ordinance. The development will also protect existing natural drainageways and water quality by providing stormwater detention and water quality facilities per City and TCEQ regulations.

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 compatible use with the surrounding lots/uses. The development is proposing design standards for the homes. The standards would require 100% masonry on all elevations which include native stone, brick, masonry, stucco, and cementitious siding.</p> <p>The development will also provide variation on the front façade of all residential homes to ensure a nonrepetitive streetscape (See 2.4.8 of the Proposed PDD.)</p>
d) The provision of a safe and efficient vehicular and pedestrian circulation system.	<p>The applicant has worked with staff to ensure safe and efficient vehicular and pedestrian circulation. The applicant presented their request to the Transportation Committee in April 2021 and the Committee recommended approval of the transportation plan. As stated above the applicant will be providing a 4-lane north/south connection through the property from Lone Peak Way to US Highway 290 that will provide the site and surrounding sites with sufficient vehicular circulation.</p> <p>The applicant will also provide an east/west connection that will provide future developments with proper connectivity.</p>
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.	<p>Section 2.4.7 states the parking requirements for the development. The parking for residential uses is compatible with the city's current parking requirements for residential dwellings.</p> <p>The parking for parkland is compatible with the city's parking ordinance and staff has worked out the details with the applicant. If any of the amenities on the parkland lots are to change parking will be reevaluated by the Development Review Committee (City Planner, City Engineer, City Administrator, Building Official.)</p>
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.	<p>The applicant is proposing adequate traffic circulation and will be required to comply with fire code in order to provide adequate access to the structures.</p> <p>The street widths exceed our current ordinance and meet the proposed Master Transportation Plan.</p>
g) The coordination of streets so as to arrange a convenient system consistent with the transportation plan of the city.	<p>The applicant has worked with staff to ensure that transportation system within the development is compatible with the city's current Transportation Plan as well as the proposed Master Transportation Plan. The current transportation plan extends Lone Peak Way to US Highway 290.</p>

The proposed master transportation plan proposes the north/south connection as well as the east/west connection. The new master plan will ensure that there is proper safety and circulation for vehicles and pedestrian traffic.	
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 not proposing any screening for adjacent lots or surrounding uses outside of their property boundaries. Within the development the applicant is proposing an 8ft fence 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 and Development Fee to the Parks Commission on June 7, 2021. The Parks Commission voted 6-1 to recommend approval of the Parkland dedication and development fee proposed. (see above parkland section for more information).	
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 no FEMA floodplain located on this site, but the applicant will be required to provide water quality, which is shown on the concept plan as being underground.	
The project does contain water quality buffer zones that is a tributary to Barton Creek	
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, however, in the event that there are not enough to accommodate the development, they are proposing an interim septic system. 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 mixed-use which allows for a mixture of uses such as retail, office, and residential. Though the development is primarily residential it is a compatible with the mixed-use designation as there are other surrounding areas within the mixed-use designation that could offer other compatible uses to meet the intention of the comprehensive plan.	

Commission Recommendations:	<p>The DAWG requested various road improvements for the 375 density which the developer agreed to in the form of construction with some reimbursement.</p> <p>The Transportation Committee recommended approval at the April 2021 meeting; and</p> <p>The Parks & Recreation Commission recommended approval at their June 7, 2021 meeting.</p>
Actions by Other Jurisdictions/Entities:	The TIA is still under review by the Texas Department of Transportation.
Previous Action:	No previous action taken.
Recommended Action:	Recommendation of Approval of the Planned Development District as presented.
Alternatives/Options:	Recommendation of Disapproval of the Planned Development District; Recommendation of Approval of the Planned Development District with conditions deemed necessary by the Commission
Budget/Financial Impact:	The City will gain additional property tax, roads, trails, a partial park development fee, and various development fees.
Attachments:	<ul style="list-style-type: none"> - Proposed Planned Development District - Exhibits - Offsite Road Agreement - Staff Report
Related Documents at City Hall:	Annexation documents.
Public Notice Process:	Notice was published in the newspaper.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A
Comprehensive Plan Element:	This property is listed as Mixed Use on the Future Land Use Plan.

