

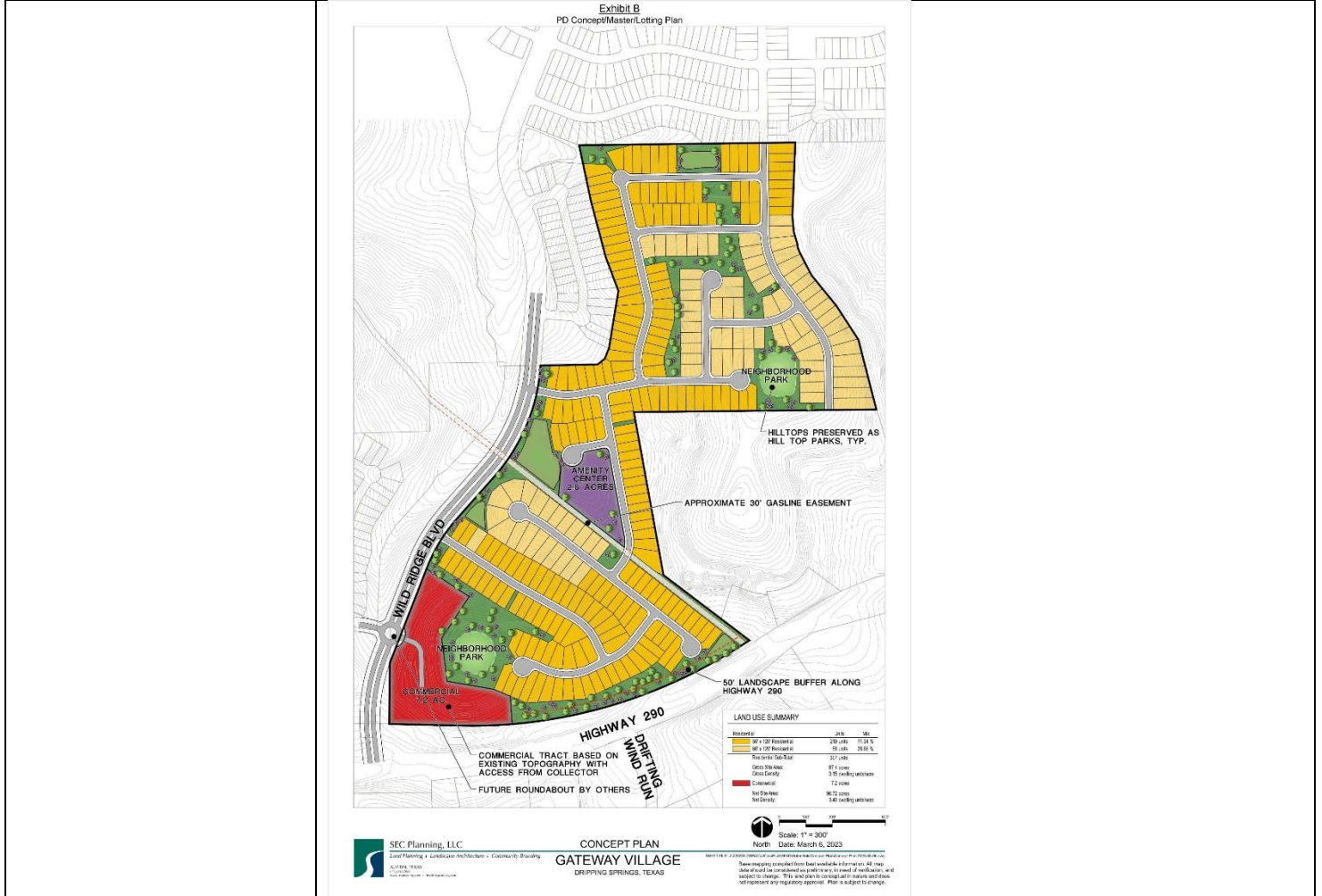


# City of Dripping Springs

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

**Agenda Item Report from:** Laura Mueller, City Attorney; Tory Carpenter, Planning Director

<b>Meeting Date:</b>	April 18, 2023
<b>Agenda Item Wording:</b>	<b>Discuss and consider approval of a First Amendment to Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1. Applicant: Matthew Scrivener</b>
<b>Agenda Item Requestor:</b>	Matthew Scrivener, P.E., Austin Land Innovations, LLC
<b>Applicant:</b>	Matthew Scrivener, P.E., Austin Land Innovations, LLC
<b>Owner:</b>	
<b>Staff Recommendation</b>	Recommend approval of Agreement.



**Summary/Background:**

The applicant is requesting expansion of DS MUD Number 1. The current MUD property is 112 acres and is located south and east of the Sports and Recreation Park on Sports Park Road and is known as Village Grove. The property proposed to be added includes 97.4 acres and is located just north of Highway 290 adjacent to the future Wild Ridge Boulevard. It is named Gateway Village. The proposal includes approving three main issues: (1) agree to expansion of the Municipal Utility District; (2) an increased park development fee for sports lighting as shown in the Planned Development District; and (3) assistance with the East Interceptor. As part of the approval process the property is also being annexed into the City Limits and being zoned as a Planned Development District. In addition, the amount of bonding will increase from \$38,675,000 to \$67,250,000 to fund the improvements in both Gateway Village and Village Grove.

**Physical and Natural Features:**

The property is vacant with tree coverage.

**Evaluation under the City of Dripping Springs MUD Policy:**

<b>MUD Policy</b>	
a)	Improvements or services that advance or exceed the City's code of ordinances, take into consideration environmentally sensitive areas, lighting, or natural features within the area for development.
	This development will include parkland and trails and will be annexed into the City so that it will be required to follow all city ordinances including landscaping, water quality, and lighting. It is also proposed to provide additional funding for sports park lighting and assistance with construction of the East Interceptor. The property has also agreed to exterior architectural design standards.
b)	Projects that create or enhance parks, trails, recreational facilities, open space benefits that exceed what is required by applicable development and parkland dedication regulations.
	The project will pay the Park Development Fee that can be used to enhance parkland in the City in addition to funding for sports park lighting.
c)	Projects that improve environmental protection, storm water quality, drainage, and flood control benefits that meet or exceed what is required by applicable development regulations.
	This project will comply with all city water quality regulations and additional regulations will be considered during the Planned Development District rezoning process.
d)	Projects that provide enhanced benefits to improve the public roadway and sidewalk network in the City or the City's ETJ.
	The project will contribute to Wild Ridge Boulevard.
e)	Projects that provide enhanced water and wastewater infrastructure in the City or the City's ETJ.
	This project will assist in providing construction of the East Interceptor for wastewater.

<b>Commission Recommendations:</b>	N/A
<b>Actions by Other Jurisdictions/Entities:</b>	N/A
<b>Previous Action:</b>	DS MUD 1 was created in 2022. The bond election for MUD 1 has already occurred with the bond amounts being approved.
<b>Recommended Action:</b>	Approve expansion of the MUD. Alternatively, postpone the MUD Consent to May 2, 2023.
<b>Budget/Financial Impact:</b>	The City will gain additional property tax, roads, trails, and various development fees.
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>- Proposed Consent to MUD Resolution</li> <li>- MUD Agreement</li> <li>- PDD and Annexation Ordinances</li> <li>- Staff Report</li> </ul>
<b>Related Documents at City Hall:</b>	DS MUD 1 Creation
<b>Public Notice Process:</b>	Notices were published for the annexation and zoning ordinances.
<b>Public Comments:</b>	Comments have not been received.
<b>Enforcement Issues:</b>	N/A
<b>Comprehensive Plan Element:</b>	N/A