

PLANNED DEVELOPMENT DISTRICT No. ____:
Village Grove

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2022
Approved by the City Council on:
_____, 2022

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (“Ordinance”) is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.3.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 112 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Village Grove” and as more particularly identified and described in *Exhibit “A”* (the “Property”) to *Attachment “A”*; and

WHEREAS, the Property will be subdivided and developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, the Owner, its affiliates or their successors and assigns intends to develop a master-planned community that will include a mix of land uses, together with parkland and roadway connections described herein;

WHEREAS, The City has approved the applications for annexation of the Property into the City as well as the Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1 (the “MUD Consent”);

WHEREAS, the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD – ___”; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on _____, 2022; and

WHEREAS, pursuant to the City’s Planned Development Districts Ordinance, Article 30.03 of the City’s Code of Ordinances (the “PD Ordinance”), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this Ordinance as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, this Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has approved the annexation of the Property, this proposed Ordinance, the PD Master Plan, and the Annexation and Development Agreement for Village Grove and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code §30.03.004: provides for a superior design of lots or buildings; provides for

increased recreation and/or open space opportunities for public use; provides amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewscales, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and approved by the City’s Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

- A. Zoning District Created.** PDD – ___ is hereby established consistent with *Attachment “A,”* which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to add the zoning district identified as PDD – ___.
- B. Zoning Map Amended.** The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – ___ consistent with the boundaries of the Property delineated in the Property Legal Description, *Exhibit “A”* to *Attachment “A”*.
- C. PD Master Plan Approved.** The PD Master Plan attached as *Exhibit “B”* to *Attachment “A”* is hereby approved. The PD Master Plan, together with *Attachment “A”*, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, *Attachment “A”* and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval. This approval shall not be interpreted as approval of a variance, utility sources, or other site plan or plat requirements without specific reference in the ordinance or variance chart, or in future approvals.

- D. Administrative Approval of Minor Modifications.** In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include slight adjustments to the internal street and drive alignments in accordance in Section 2.7.2 Roadway Alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. Changes that affect the lotting plan shall not be minor unless the change does not affect the maximum number of lots or the maximum number of lots of certain widths. Adjustments of lot locations shall not be minor unless the relocated lots are adjacent to previous locations. The City Administrator may approve minor modifications in writing following consultation with the Development Review Committee. Any appeal of the City Administrator’s determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.
- E. Code of Ordinances.** The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment “A”*, or the PD Master Plan.
- F. Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.
- G. Attachments and Exhibits Listed.** The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment “A” – Planned Development District No. ___ and Zoning Map

Exhibit A	Property Legal Description and Survey
Exhibit B	PD Master/Concept Plan
Exhibit C	Parks, Trails and Open Space Plan
Exhibit D	Lotting Plan
Exhibit E	PD Code Modifications Chart
Exhibit F	PD Street Standards
Exhibit G	Water Quality Buffer Zones
Exhibit H	PD Phasing Plan
Exhibit I	PD Uses Chart

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED & APPROVED this, the _____ day of _____, 2022 by a vote of ___ (*ayes*) to (*nays*) to ___ (*abstentions*) of the City Council of Dripping Springs.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. __:

ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD – ___ Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property.
- 1.3. **PD Master Plan.** The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.
- 1.4. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

Applicable Rules: The City’s rules, ordinances, and regulations in effect as of _____, 2022, as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any approvals, variances, waivers, and exceptions to such rules that are approved by the City with respect to the development of the Property, as set forth on *Exhibit E*”, and (iii) any additional restrictions or regulations agreed to by the Developer in writing.

City: The City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term also includes the Deputy City Administrator and City Administrator’s designee.

City Architect: The licensed professional Architect, or firm of licensed professional consulting Architects, that have been specifically employed by the City to assist in

architectural and exterior design-related matters. This term shall also apply if the City retains a person to perform the functions of City Architect as an official City employee.

City Council: The governing body of the City of Dripping Springs, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

Code, City's Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City's ordinances, regulations and official policies in effect as of _____, 2022 except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. The Sign Ordinance shall be the version at the time the Master Sign Plan is submitted to the City. This term does not include Zoning or Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Exterior Design and Architectural Standards Ordinance: Article 24.03, Exterior Design and Architectural Standards, of Chapter 24, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

Dripping Springs Technical Criteria: The criteria adopted in Article 28.07 of the City of Dripping Springs Code of Ordinances that includes technical criteria standard specifications and adopted in Ordinance 2019-39 and as modified.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Homeowners Association: A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Home Owners Association or Property Owners Association.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property.

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

MUD Consent: Agreement Concerning Creation and Operation of dripping Springs

Municipal utility District No. 1.

Outdoor Lighting Ordinance: Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

Owner: Dripping Springs Partners, LLC., a Texas limited liability company, and 740 Sports Park, LLC, a Texas limited liability company, and their respective successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on the PD Master Plan on *Exhibit B*”.

Project Approvals: The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on *Exhibit E*”.

Property: The land as more particularly described in *Exhibit “A”*.

TCEQ: The Texas Commission on Environmental Quality, or its successor agency.

TIA: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

TxDOT: The Texas Department of Transportation or its successor agency.

Water Quality Protection Ordinance: Article 22.05 of Chapter 22, General Regulations of the Code.

ARTICLE II. DEVELOPMENT STANDARDS

- 2.1. **General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. **Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on *Exhibit “H”*. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Construction Plans shall be submitted to the City for approval with each phase. Each plat filed with the City shall contain parkland required for that phase and parkland for the entire Land shall be submitted by separate exhibit with each plat application including the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas. In addition, an impervious cover and LUE tracking chart shall be submitted as an exhibit with each plat filed indicating the amount of impervious cover proposed for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject

to such plat.

2.3. Permitted Uses.

2.3.1. Base Zoning: The base zoning district for the (i) townhome portion of the Property shall be SF-5, (ii) the single family lots portion of the Property shall be SF-3; (iii) commercial and civic center portion of the Property shall be Local Retail (LR).

2.3.2. Allowed Uses: Those uses listed in the PD Uses Chart attached as *Exhibit "I"* are hereby permitted by right within the Project.

2.4. Design Specifications:

2.4.1 Impervious Cover. The Property may be developed with an Impervious Cover Percentage that does not exceed 60% over the entire Project. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

2.4.2 Maximum Residential Density: The overall density of the residential portion of the Project will be a maximum of 4.7 dwelling units per acre, composed of up to 351 single family townhome units and 180 single family detached lots.

2.4.3 Minimum Lot Area: The residential single family detached lots shall have a minimum area of five thousand (5,000) square feet each with a width at street frontage of 50 feet. The townhouse units will be condominiums that are single-family dwellings and shall have a minimum length of two dwelling units, and shall not exceed 200 feet in length or the width of five attached units, whichever is less. Townhouse condominium will be subject to the City's SF 5 zoning classification except as shown on *Exhibit E*. The commercial and GUI lot area shall comply with Local Retail zoning district.

2.4.4 Building Height.

a. Single family detached residential units shall not exceed a height of 2½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the unit to the highest point of a flat or multi-level roof or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances. Townhouse units shall not exceed a height of 3 stories or 50 feet, whichever is less, measured from the average elevation of the finished grade of the unit to the highest point of a flat or multi-level roof or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

b. Building within the LR District shall not exceed a height of 3 stories or 50 feet, whichever is less, measured from the average elevation of the finished grade of the building to the highest point of a flat or multi-level roof or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances. Notwithstanding the building may have a height of up to 55ft with approval of the

City Administrator.

2.4.5 Residential (including Townhouse) Setbacks. Residential building setbacks shall be as follows:

a. Minimum Front Yard: Residential building setbacks shall be ten (10) feet from the street right of way.

b. Minimum Side Yard: Residential building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of ten (10) feet from the street right of way.

c. Minimum Rear Yard: Residential building setbacks shall be ten (10) ten feet.

d. Minimum Setback for Accessory Building: For residential uses five (5) feet; no accessory buildings or structures are permitted in any residential front yard.

e. 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.

f. Buffer areas and Setbacks: The buffer along such shared boundary shall meet the requirements in City Ordinance Section 28.06.052 – Landscape Buffers.

2.4.6 Commercial Setbacks: Commercial building setbacks shall be as approved by the City Administrator at the time of Site Development Permit.

2.4.7 Cut & Fill. Improvements requiring a site development permit will be held to no more than 16 feet of cut or fill; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than 16 feet, except for structural excavation for building foundations, which must be approved by City Engineer. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth. Cut and fill requirements shall not apply to either right-of-way or residential development; further, cut and fill requirements may exceed the maximum amounts to construct offsite roadways and detention ponds associated with the offsite roadways.

2.4.8 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 Area 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.

2.4.9 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 sin 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)

2.4.10 Parkland: The Project is required to have 23.09 acres of Parkland. The Project will include approximately 23.9 net acres that will be dedicated for Parkland, the area being shown more fully shown on *Exhibit “C”* attached hereto and incorporated herein for all purposes (the “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. Owner has prepared a Master Parks and Open Space Plan which has been approved by City. The Park Development Fees in Section 28.03.010 of the Applicable Rules shall be paid at time of Final Platting.

2.5. Parks, Trails and Open Space. Parkland and open space and associated improvements shall be in accordance the standards shown on *Exhibit “C”* attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance including finalizing the location of parks, amenities, trails, and trail connections to adjacent properties. The Park Development Fee shall be paid upon approval of the final plat of the Property.

2.6. Access.

2.6.1 Traffic Impact Analysis. Owner has provided to the City, and the City has approved the Traffic Impact Analysis.

2.6.2 Roadway Alignments: The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.

2.7. Street Standards. The standards for the various street widths and related landscaping and walkways are depicted on *Exhibit “F”*.

2.8. Utilities. All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities and the utility provider’s three phase electric lines providing service to the entire Project). All other issues related to utilities shall be finalized by separate agreement.

2.9. Lighting and Signage. All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City’s Code of Ordinances (“Outdoor Lighting Ordinance”), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR’s for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City’s Sign

Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as *Exhibit “E”*.

2.10. Water Quality Buffer Zones. The Water Quality Buffer Zones are depicted on *Exhibit “G”*.

2.11. Water Quality: Owner agrees to implement and comply with the City's Water Quality Protection Ordinance in place on the Effective Date except as modified by this Ordinance or by specific variance.

2.12. Tree Replacement Plan.

2.12.1. Subject to 2.12.1.2, the Tree Replacement Plan shall be in accordance to the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

2.12..2 The cash-in-lieu fee requirements are determined to be \$539,400. There will be 89.9 acres of Disturbed Trees (89.9 acres times \$6,000 equals \$539,400). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- 180 lots with two 3-inch caliper size trees at \$685.00 per tree for a total lot credit of \$246,600, plus
- 50 townhome buildings with two 3-inch caliper size trees at \$685.00 per tree for a total lot credit of \$68,500, plus
- 237 4-inch caliper size trees to be located in the boulevards and commercial center at \$1,000.00 per tree for a total of \$237,000.

The combined total credit will be \$552,100. The total cost of tree replacements in the Tree Replacement Plan exceeds the minimum the total cost per acre of disturbance in the Tree Removal Plan.



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Doucetengineers.com

112.4 Acre Tract
Hays County, Texas

D&A Job No. 2306-001
January 10, 2022

DESCRIPTION
For a 112.4-Acre

BEING A 112.4-ACRE TRACT OUT OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693 AND THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, SAID 112.4-ACRE TRACT BEING COMPRISED OF FIVE (5) TRACTS OF LAND: 1) A CALLED 79.0723-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO ROBERT MOKHTARIAN, INDIVIDUALLY, ROBERT MOKHTARIAN TRUSTEE FOR EDWARD MOKHTARIAN, AND ROBERT MOKHTARIAN TRUSTEE FOR EDMUND MOKHTARIAN, ALL IN JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, RECORDED IN VOLUME 1128, PAGE 849 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], 2. A CALLED 1.18-ACRE TRACT, DESCRIBED AS TRACT 2, CONVEYED TO ROBERT MOKHTARIAN, INDIVIDUALLY, ROBERT MOKHTARIAN TRUSTEE FOR EDWARD MOKHTARIAN, AND ROBERT MOKHTARIAN TRUSTEE FOR EDMUND MOKHTARIAN, RECORDED IN INSTRUMENT NO. 17041438 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], 3. A CALLED 17.038-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO 740 SPORTS PARK, LLC, RECORDED IN DOCUMENT NO. 21001644, O.P.R.H.C.T., 4. A CALLED 5.000-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO CLINTON D. CUNNINGHAM AND DAWN CUNNINGHAM, RECORDED IN VOLUME 4258, PAGE 618, O.P.R.H.C.T. AND 5. A CALLED 10.00-ACRE TRACT, DESCRIBED AS TRACT II, CONVEYED TO CLINTON D. CUNNINGHAM AND DAWN CUNNINGHAM, RECORDED IN VOLUME 4258, PAGE 618, O.P.R.H.C.T., SAID 112.4-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 79.0723-acre tract, same point for the northeast corner of a called 40.00-acre tract conveyed to Dripping Springs ISD, recorded in Volume 646, Page 754 of the Real Property Records of Hays County, Texas [R.P.R.H.C.T.], same point being in the south line of a called 22.248-acre tract, described as "Tract 1", conveyed to Robert Francis Shelton, Jr., recorded in Volume 918, Page 713, O.P.R.H.C.T. and for the northwest corner of the tract described herein;

THENCE with the north line of said 79.0723-acre tract, the following three (3) courses:

- 1) N88°40'28"E, with the south line of said 22.248-acre tract, described as "Tract 1", and with the south line of a called 22.248-acre tract, described as "Tract 2", conveyed to Lisa Shelton Robertson, recorded in Volume 918, Page 717, O.P.R.H.C.T., for a distance of 465.15 feet to a 3/8-inch iron rod found for an angle corner in the tract described herein,

CONTINUED ON NEXT PAGE

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



- 2) N88°37'30"E, with the south line of said 22.248-acre tract, described as "Tract 2", with the south line of a called 22.248-acre tract, described as "Tract 3", conveyed to James E. Shelton, recorded in Volume 918, Page 702, O.P.R.H.C.T., with the south line of a called 22.248-acre tract, described as "Tract 4", conveyed to Poe Shelton, recorded in Volume 918, Page 706, O.P.R.H.C.T. and with the south line of a called 22.248-acre tract, described as "Tract 5", conveyed to Rebecca Shelton Burke, recorded in Volume 918, Page 710, O.P.R.H.C.T., for a distance of 2,496.40 feet to a 1/2-inch iron rod in a post found for the southeast corner of said 22.248-acre tract, described as "Tract 5", for the southwest corner of Lot 6A, The Preserve Phase One Subdivision, recorded in Volume 10, Page 153 of the Plat Records of Hays County, Texas [P.R.H.C.T.], being that same tract conveyed to Kenneth Davidson and Carol Davidson, recorded in Document No. 21008683, O.P.R.H.C.T., and
- 3) N77°21'46"E, with the south line of said Lot 6A and with the south line of Lot 7A, The Preserve Phase One Subdivision, being that same tract conveyed to Kenneth Davidson and Carol Davidson, recorded in Document No. 21008683, O.P.R.H.C.T., for a distance of 480.45 feet to a 1/2-inch iron rod found for the northeast corner of said 79.0723-acre tract, for the southeast corner of said Lot 7A, for the northwest corner of Lot 8A, The Preserve Phase One Subdivision, being that same tract conveyed to James L. Skiles and Spouse, Sheila K. Skiles, recorded in Volume 3771, Page 864, O.P.R.H.C.T. and for the northeast corner of the tract described herein;

THENCE with the east line of said 79.0723-acre tract, the following two (2) courses:

- 1) S01°38'36"E, with the west line of said Lot 8A, with the west line of Lot 9A, The Preserve Phase One Subdivision, being that same tract conveyed to Daniel Foster, recorded in Volume 2691, Page 163, O.P.R.H.C.T. and with the west line of Lot 25A, Block A, The Preserve Phase Two Subdivision, recorded in Volume 10, Page 321, P.R.H.C.T., being that same tract conveyed to Kevin Rose and wife, Haley Rose, recorded in Document No. 18012163, O.P.R.H.C.T., for a distance of 1,049.59 feet to a 1/2-inch iron rod found for an angle point of the tract described herein, and
- 2) S01°15'12"E, with the west line of said Lot 25A and with the west line of Lot 26A, Block A, The Preserve Phase One Subdivision, being that same tract conveyed to Kristen L. Arnold and Richard C. Arnold, recorded in Document No. 19014013, O.P.R.H.C.T., for a distance of 312.49 feet to a nail found for the southeast corner of said 79.0723-acre tract, for the northeast corner of a called 82.02-acre tract, conveyed to Viktor Kopponen and Sirkka Kopponen, recorded in Volume 1265, Page 776, O.P.R.H.C.T. and for the southeast corner of the tract described herein;

THENCE S88°20'27"W, with the common line of said 79.0723-acre tract and said 82.02-acre tract, for a distance of 1,821.92 feet to a cotton spindle found for the southeast corner of a said 10.00-acre tract, for a southwest corner of said 79.0723-acre tract and for an angle point of the tract described herein;

CONTINUED ON NEXT PAGE



THENCE S88°25'13"W, with the south line of said 10.00-acre tract, partially along the north line of said 82.02-acre tract and partially along the north line of a called 5.00-acre tract, conveyed to Eugene R. Foster, Jr. and Brenda L. Foster, recorded in Document No. 20018901, O.P.R.H.C.T., for a distance of 636.25 feet to a 1/2-inch iron rod found for the southwest corner of said 10.00-acre tract (Tract II), the southeast corner of said 5.000-acre tract (Tract I) and for an angle point of the tract described herein;

THENCE S88°19'47"W, with the common line of said 5.00-acre tract and said 5.000-acre tract, for a distance of 382.34 feet to a 1/2-inch iron rod found for the southwest corner of said 5.000-acre tract (Tract I), the southeast corner of said 17.038-acre tract and for an angle point of the tract described herein;

THENCE with the common line of said 17.038-acre tract and said 82.02-acre tract, the following three (3) courses:

- 1) S88°23'24"W, for a distance of 359.09 feet to a 1/2-inch iron rod found for an interior ell corner of said 17.038-acre tract, for an angle corner of said 5.00-acre tract and for an angle point of the tract described herein,
- 2) S01°34'56"E, for a distance of 69.68 feet to a calculated point for an angle corner of said 17.038-acre tract, for an angle corner of said 5.00-acre tract and for an angle corner of the tract described herein, and
- 3) S88°18'08"W, partially along the north line of said 82.02-acre tract, for a distance of 1,077.44 feet to a 1/2-inch iron rod with cap stamped "KC ENG" found for the southwest corner of said 17.038-acre tract, for the southeast corner of said 40.00-acre tract and for the southwest corner of the tract described herein;

THENCE N02°12'18"W, with the common line of said 40.00-acre tract and said 17.038-acre tract, for a distance of 498.57 feet to a 1/2-inch iron rod found for the northwest corner of said 17.038-acre tract, for the southwest corner of said 1.18-acre tract and for an angle point of the tract described herein;

THENCE with the common line of said 1.18-acre tract and said 40.00-acre tract, the following two (2) courses:

- 1) N02°21'37"W, a distance of 59.91 feet to a 1/2-inch iron rod found for the northwest corner said 1.18-acre tract, a southeast corner of said 40.00-acre tract and the northwest corner of the tract described herein, and
- 2) N87°47'30"E, a distance of 859.86 feet to a 1/2-inch iron rod found for the northeast corner of said 1.18-acre tract, a southeast corner of said 40.00-acre tract, in the west line of said 79.0723-acre tract and for an angle point of the tract described herein;

THENCE N02°13'52"W, with the common line of said 40.00-acre tract and 79.0723-acre tract, for a distance of 788.32 feet to the **POINT OF BEGINNING** of the tract described herein and containing 112.4-acres.

CONTINUED ON NEXT PAGE



Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.000077936.

Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this document was prepared under 22 tac §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

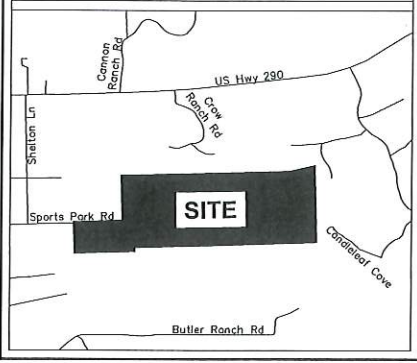
01/10/2022

Date

Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
Cterry@DoucetEngineers.com
TBPELS Firm Registration No. 10105800



VICINITY MAP
NOT TO SCALE



ROBERT FRANCIS SHELTON, JR.
TRACT 1
CALLED 22.248 ACRES
VOL. 918, PG. 713
O.P.R.H.C.T.

LISA SHELTON ROBERTSON
TRACT 2
CALLED 22.248 ACRES
VOL. 918, PG. 717
O.P.R.H.C.T.

JAMES E. SHELTON
TRACT 3
CALLED 22.248 ACRES
VOL. 918, PG. 702
O.P.R.H.C.T.

N88°40'28"E
465.15'
BENT 3/8"

N88°37'30"E 2,496.40'

PHILIP A. SMITH SURVEY
ABSTRACT NO. 415

ROBERT MOKHTARIAN,
INDIVIDUALLY, ROBERT
MOKHTARIAN TRUSTEE FOR
EDWARD MOKHTARIAN, AND
ROBERT MOKHTARIAN TRUSTEE
FOR EDMUND MOKHTARIAN, ALL
IN JOINT TENANCY WITH RIGHT
OF SURVIVORSHIP
CALLED 79.0723 ACRES
VOL. 1128, PG. 849
D.R.H.C.T.

ROBERT MOKHTARIAN,
INDIVIDUALLY, ROBERT
MOKHTARIAN TRUSTEE FOR
EDWARD MOKHTARIAN, AND
ROBERT MOKHTARIAN TRUSTEE
FOR EDMUND MOKHTARIAN
CALLED 1.18 ACRES
DOC. NO. 17041438
O.P.R.H.C.T.

DRIPPING SPRINGS ISD
CALLED 40.00 ACRES
VOL. 646, PG. 754
R.P.R.H.C.T.

N87°47'30"E 859.86'

N02°21'37"W
59.91'

740 SPORTS PARK, LLC
TRACT 1
CALLED 17.038 ACRES
DOC. NO. 21001644
O.P.R.H.C.T.

CLINTON D. CUNNINGHAM
AND DAWN CUNNINGHAM
TRACT I
CALLED 5.000 ACRES
VOL. 4258, PG. 618
O.P.R.H.C.T.

CLINTON D. CUNNINGHAM
AND DAWN CUNNINGHAM
TRACT II
CALLED 10.00 ACRES
VOL. 4258, PG. 618
O.P.R.H.C.T.

S88°23'24"W
359.09'

S01°34'56"E
69.68'

EUGENE R. FOSTER, JR. AND
BRENDA L. FOSTER
CALLED 5.00 ACRES
DOC. NO. 20018901
O.P.R.H.C.T.

S88°19'47"W
382.34'

S88°25'13"W
636.25'

S88°18'08"W 1,077.44'

"KC ENG"

N02°13'52"W 788.32'

N02°12'18"W 498.57'

MATCHLINE SHEET 2

LEGEND

	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	APPROXIMATE SURVEY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	NAIL FOUND
	COTTON SPINDLE FOUND
AC.	ACRES
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.P.R.H.C.T.	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS



VIKTOR KOPPONEN AND
SIRKKA KOPPONEN
CALLED 82.02 ACRES
VOL. 1265, PG. 776
O.P.R.H.C.T.



GRAPHIC SCALE: 1" = 300'

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000077936
UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

Village Grove

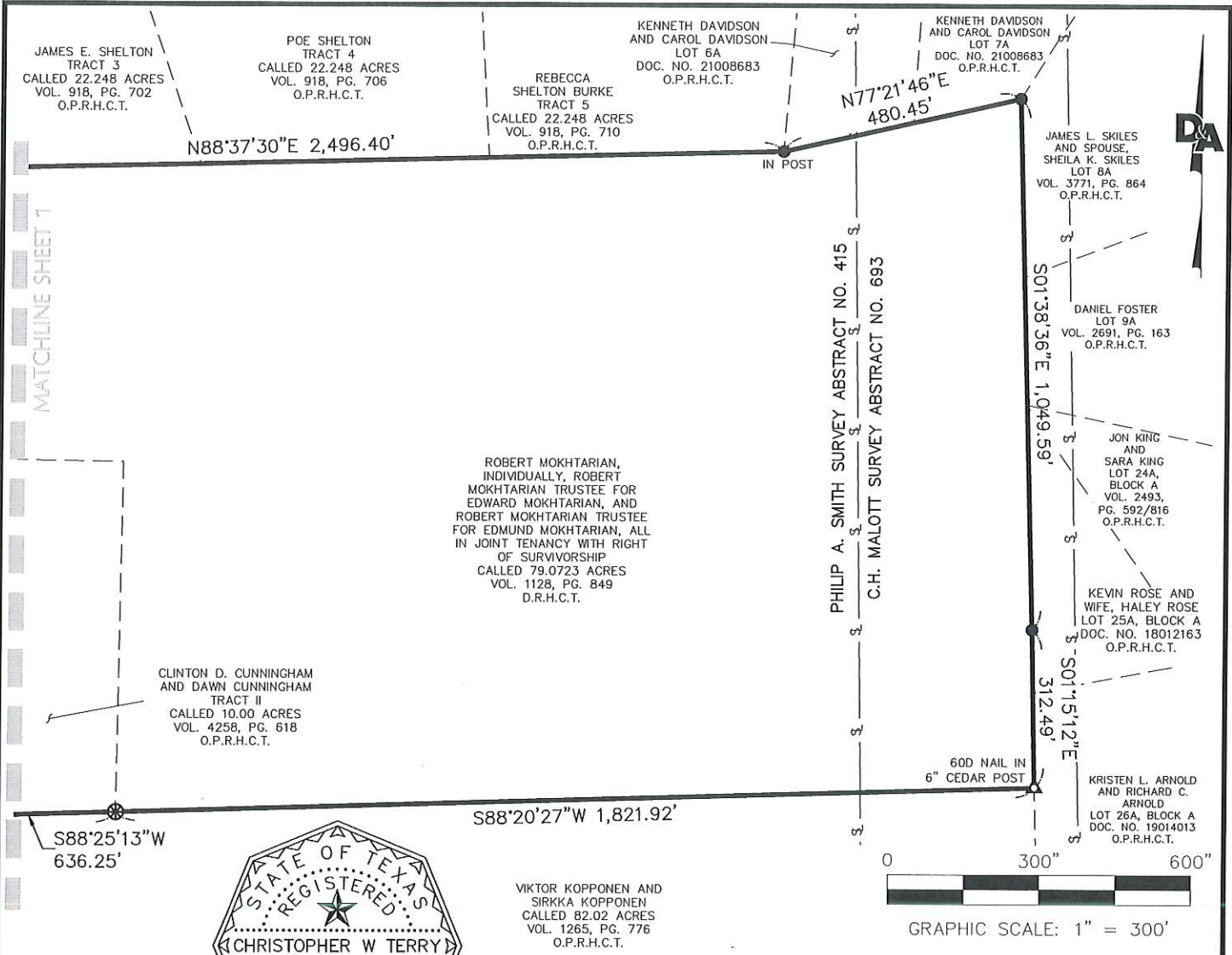
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS



DOUCET

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date:	01/10/2022
Scale:	1" = 300'
Drawn by:	JRT
Reviewer:	CWT
Project:	2306-001
Sheet:	5 OF 6
Field Book:	---
Party Chief:	JMS
Survey Date:	11/24/2021



THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Christopher W. Terry
 CHRISTOPHER W. TERRY DATE 01/10/2022
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6649
 DOUCET & ASSOCIATES, INC.
 CTERRY@DOUCETENGINEERS.COM

CONTROL NOTE:
 BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000077936 UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	APPROXIMATE SURVEY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	NAIL FOUND
	COTTON SPINDLE FOUND
AC.	ACRES
P.O.B.	POINT OF BEGINNING
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PG.	PAGE
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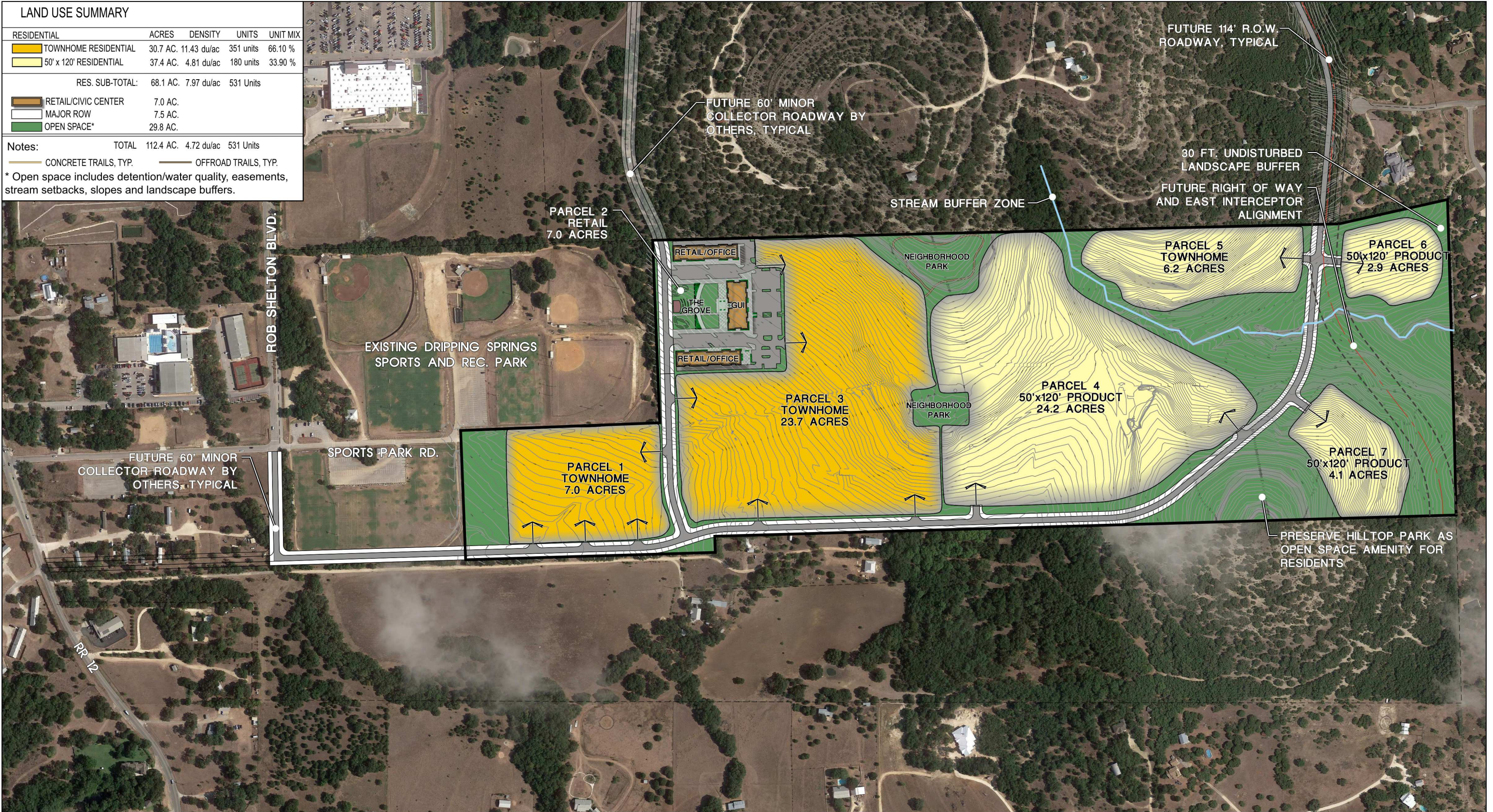
Village Grove
 CITY OF DRIPPING SPRINGS,
 HAYS COUNTY, TEXAS

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Date:	01/10/2022
Scale:	1" = 300'
Drawn by:	JRT
Reviewer:	CWT
Project:	2306-001
Sheet:	6 OF 6
Field Book:	---
Party Chief:	JMS
Survey Date:	11/24/2021

LAND USE SUMMARY				
RESIDENTIAL	ACRES	DENSITY	UNITS	UNIT MIX
TOWNHOME RESIDENTIAL	30.7 AC.	11.43 du/ac	351 units	66.10 %
50' x 120' RESIDENTIAL	37.4 AC.	4.81 du/ac	180 units	33.90 %
RES. SUB-TOTAL:	68.1 AC.	7.97 du/ac	531 Units	
RETAIL/CIVIC CENTER	7.0 AC.			
MAJOR ROW	7.5 AC.			
OPEN SPACE*	29.8 AC.			
Notes:	TOTAL	112.4 AC.	4.72 du/ac	531 Units
CONCRETE TRAILS, TYP.				OFFROAD TRAILS, TYP.

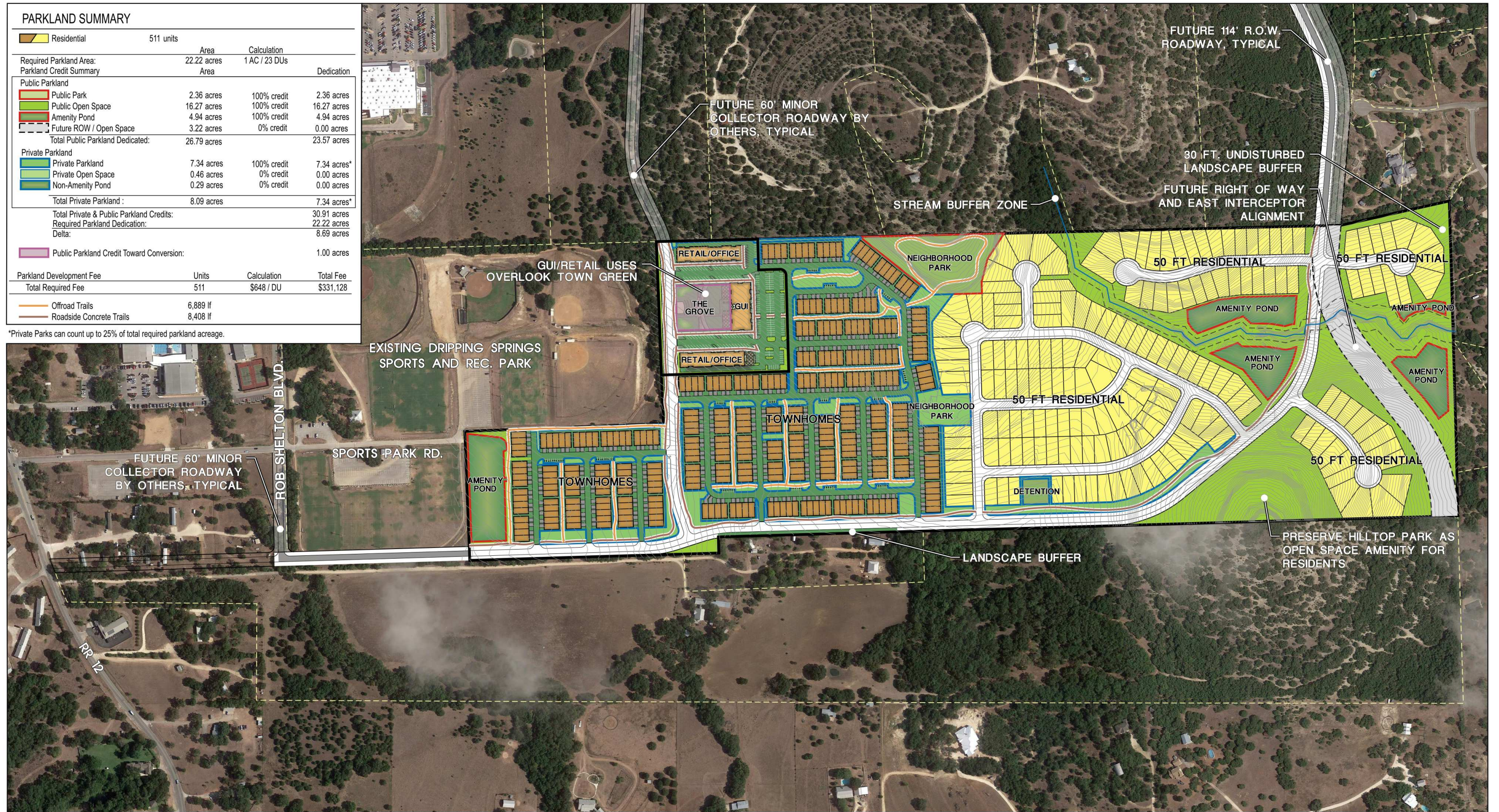
* Open space includes detention/water quality, easements, stream setbacks, slopes and landscape buffers.



PARKLAND SUMMARY

 Residential	511 units		
Required Parkland Area:	22.22 acres	1 AC / 23 DUs	
Parkland Credit Summary	Area		Dedication
Public Parkland			
 Public Park	2.36 acres	100% credit	2.36 acres
 Public Open Space	16.27 acres	100% credit	16.27 acres
 Amenity Pond	4.94 acres	100% credit	4.94 acres
 Future ROW / Open Space	3.22 acres	0% credit	0.00 acres
Total Public Parkland Dedicated:	26.79 acres		23.57 acres
Private Parkland			
 Private Parkland	7.34 acres	100% credit	7.34 acres*
 Private Open Space	0.46 acres	0% credit	0.00 acres
 Non-Amenity Pond	0.29 acres	0% credit	0.00 acres
Total Private Parkland :	8.09 acres		7.34 acres*
Total Private & Public Parkland Credits:			30.91 acres
Required Parkland Dedication:			22.22 acres
Delta:			8.69 acres
 Public Parkland Credit Toward Conversion:			1.00 acres
Parkland Development Fee			
	Units	Calculation	Total Fee
Total Required Fee	511	\$648 / DU	\$331,128
 Offroad Trails	6,889 lf		
 Roadside Concrete Trails	8,408 lf		

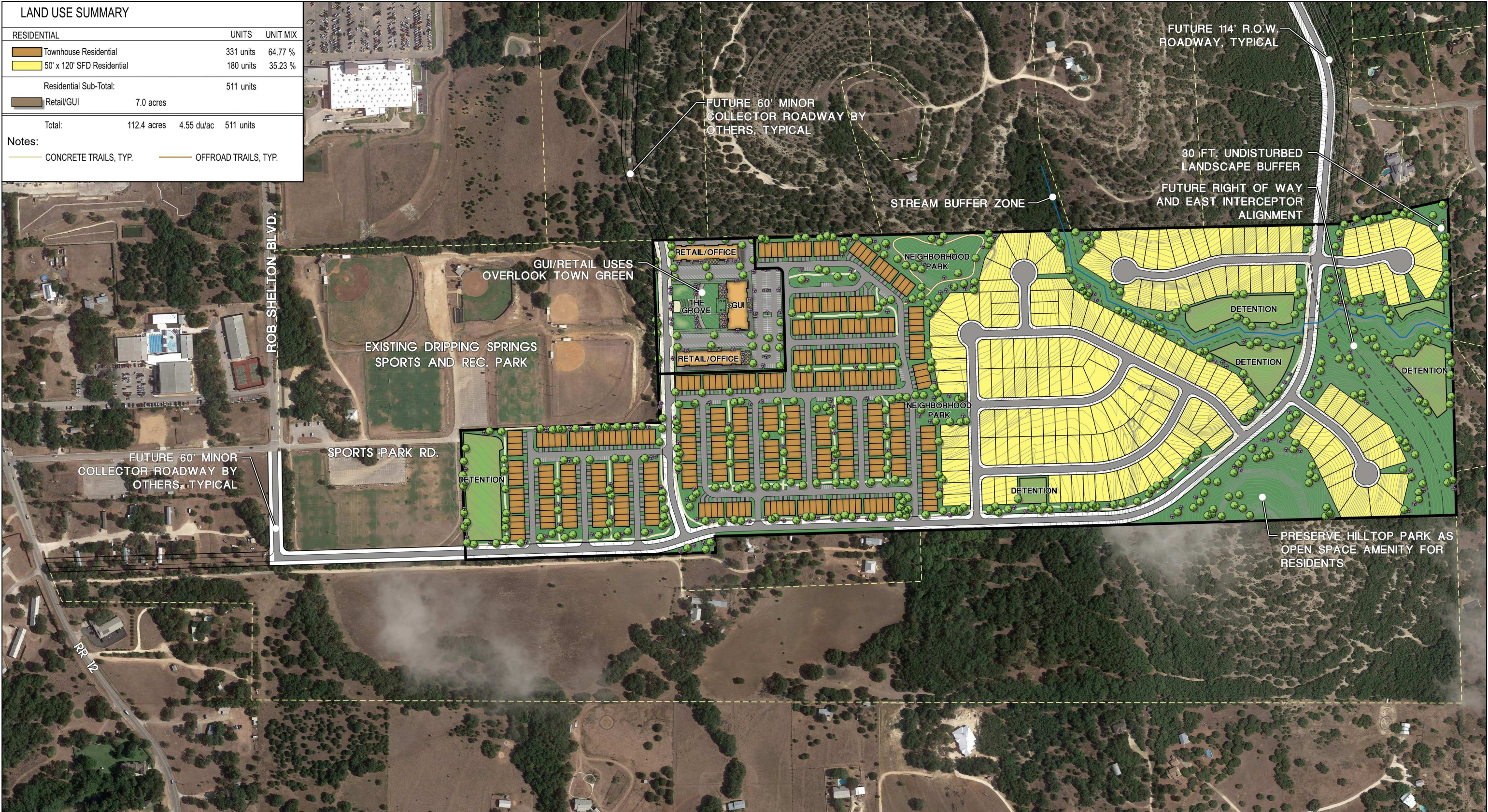
*Private Parks can count up to 25% of total required parkland acreage.



LAND USE SUMMARY			
RESIDENTIAL	UNITS	UNIT MIX	
Townhouse Residential	331 units	64.77 %	
50' x 120' SFD Residential	180 units	35.23 %	
Residential Sub-Total:	511 units		
Retail/GUI	7.0 acres		
Total:	112.4 acres	4.55 du/ac	511 units

Notes:

CONCRETE TRAILS, TYP. OFFROAD TRAILS, TYP.



LOTING PLAN O
VILLAGE GROVE
 DRIPPING SPRINGS, TEXAS

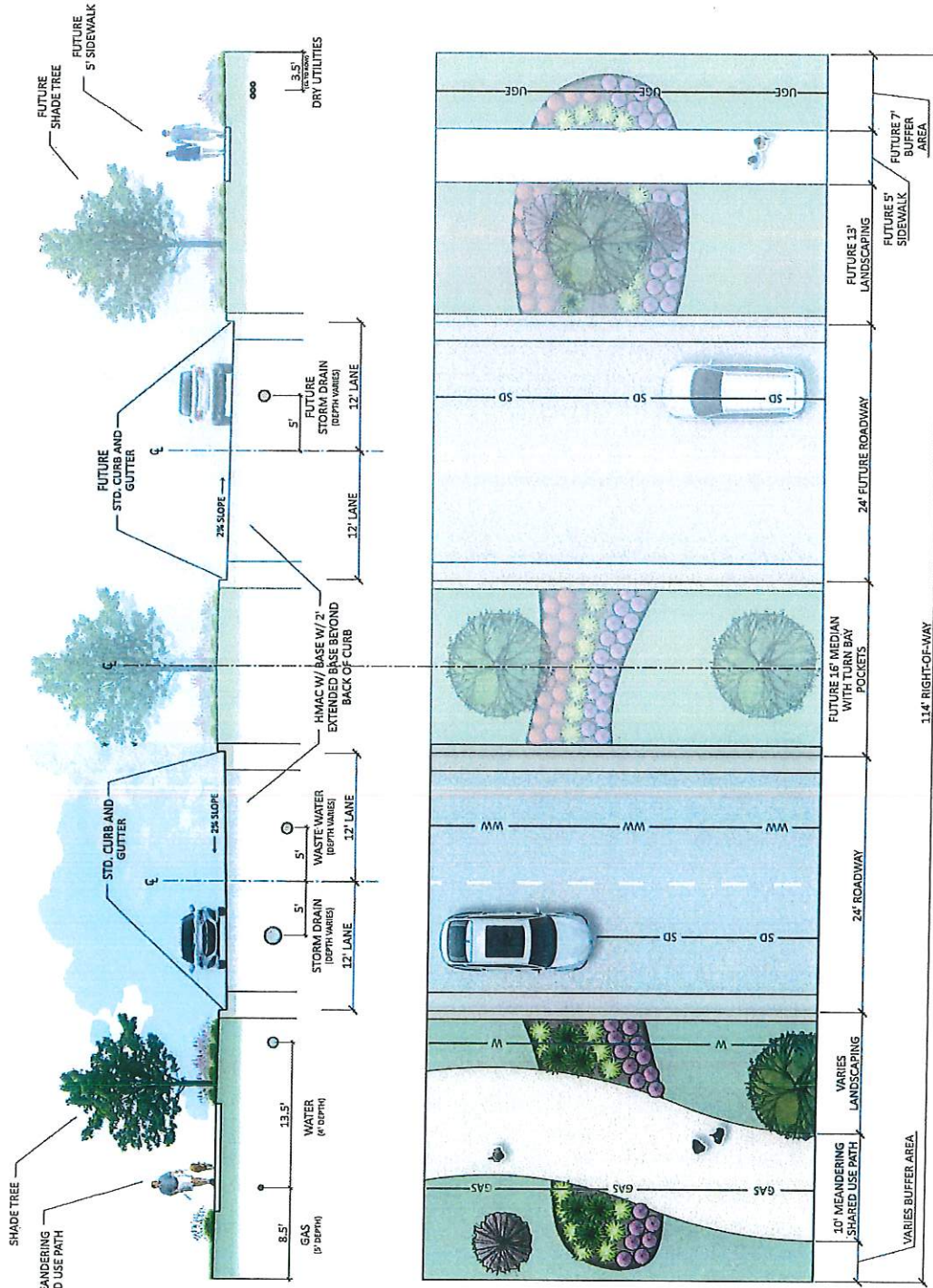
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 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

LIST OF VARIANCES & ALTERNATIVE STANDARDS

#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ to 35%	The area designation and impervious cover will be as follows: SF3 - 65%, SF5 - 80% (exclusive of public ROW and/or utility easements), and CS/GUI 70%.	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes. In addition, to allow major transportation infrastructure and a commercial sector.
2	22.05.015(c)(3)	Performance standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements.	Providing water quality buffer zones per the City of Dripping Springs requirements and including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards.
3	26.05	Prohibited Signs	Off Premises Signs are prohibited	Allow one (1) off premises sign, which shall be a construction/development sign to be erected at the intersection of the primary entry collector leading into the project and Hwy 290.	Entrance to the subdivision is not visible from any existing public roadway. Master sign plan and permit applications are still required. Signs will conform with the forthcoming Master Sign Plan.
4	(Exhibit A), 3.13	Lapse of plat approval	Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter).	Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Multi-Phased Preliminary Plat approval: 1) City Engineer's approval of engineering plans for Phase 1 or additional phases proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction for Phase 1 or additional phases. In addition to the above, an application for approval of the Phase 1 final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter). Once conditions of Phase 1 are met the Preliminary Plat shall be valid for 10 years. In the event City wastewater service is not available, the City will review and approve all documents and permits necessary for development, along with development to proceed and infrastructure be accepted. However, no home construction shall occur until wastewater service is available or the City approves otherwise.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
5	(Exhibit A), 3.13	Lapse of plat approval	Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within thirty (30) calendar days of the date of final approval (The thirty-day period shall commence upon County approval of final plat if the property is in the ETJ).	Final plat approved by the City Staff but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within three hundred and sixty five (365) calendar days of the date of final approval.	Allows time for the construction of infrastructure improvements prior to recordation of plats.

LIST OF VARIANCES & ALTERNATIVE STANDARDS

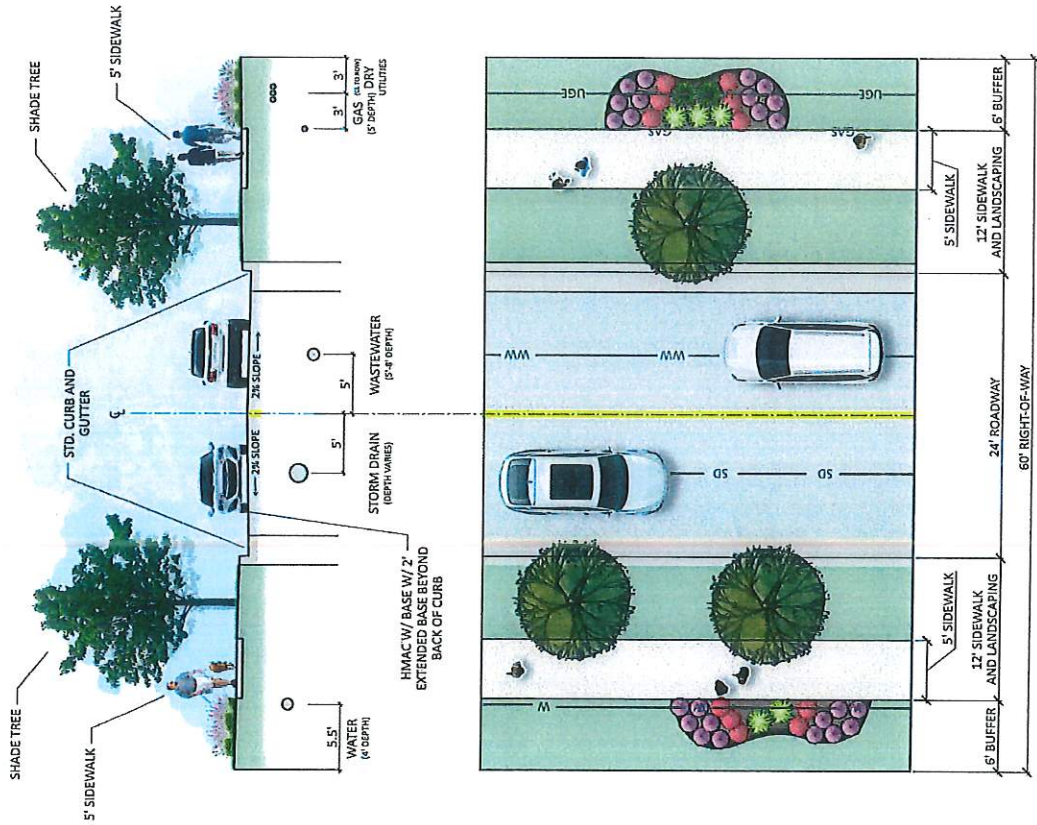
#	Ordinance	Description	Requirement	Requested Variance or Alternative	Justification
6	(Exhibit A), 11.13.2	Frontage on Residential Collector Streets	Shall not exceed 20%	Applicable only to major collectors, minor arterials, and major arterials. No residential driveways may directly connect to a major or minor arterial.	To showcase the lively neighborhood character with homes fronting streets where possible.
7	(Exhibit A), 13.2	Intersecting Streets	Blocks shall not be less than four hundred feet (400') in length	Blocks shall not be less than two hundred feet (200') in length	Considering the walkability within the SF5 area.
8	(Exhibit A), 14.6	Minimum Lot Sizes	For lots using surface water and public wastewater system is 3,500 square feet	Lot size shall be in accordance with the Ordinance in SF3 & SF5 zoning	
9	(Exhibit A), 15.1	Sidewalks	Required on both sides of all streets, 5' min. width or as specified in City TMP.	10' multi-modal use path will be provided on one side of arterial streets, excluding Lone Peak Way. Lone Peak Way will be constructed per the Ordinance. Residential development within the project located on the side without the 10' multi-modal path will mean of access to the the path.	This will facilitate future expansion and/or adding lanes with future development and having sidewalks on the other side would not serve this development or existing needs.
10	(Exhibit A), 20.1.3(g)	Sidewalks	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation.	Sidewalks adjacent to residential lots constructed by the home builders at the time of home construction. Sidewalks not adjacent to residential lots will be constructed at time of roadway construction.	To fuse the hill country character within the community.
11	28.04.019	Sidewalks	A minimum five-foot sidewalk shall be required within ROW on both sides of all streets within the development.	In the SF5 area, a minimum five-foot sidewalk will be required in the open space between buildings.	To incentivise pedestrian connection to open spaces, parks, and CS/GUI area, along with reducing impervious cover.
12	28.04.018	Cuts and fills	No fill or cut on any building site shall exceed a maximum of six (6) feet of depth	Improvements requiring a site development permit will be held to no more than 16 feet of cut and/or fill. Cut and fill may exceed the maximum amounts to construct offsite roadways and detention ponds associated with the offsite roadways.	To respond to topographic conditions.
13	28.06.051 (a&b)	Residential & Non-Residential Street Tree Requirements	Two (2) 4" street trees per residential lot; One (1) 4" street tree per 25 lf of street frontage to be planted adjacent to or near street right-of-way per associated zoning classification.	Two (2) 3-inch street trees per residential lot; 4-inch street trees along arterials, and within the Amenity Center lot to satisfy City tree replacement requirements.	Consistency with industry standards for residential lot trees. The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.
14	CODS DSTC Section 1.1	Design criteria for transportation facilities	Hays County Subdivision and Development Regulations, latest version	City of Austin Transportation Criteria Manual (TCM), as currently amended, or as otherwise specified by the City TMP.	Hays County criteria based on larger lot, rural subdivisions with higher design speeds. City of Austin TCM is better suited for urban subdivisions with slower design speeds and land with significant topography similar to the Property
15	Zoning 5.6.2.12	Parking Requirement for Commercial Amusement (Outdoor)	Ten (10) spaces plus one (1) space for each 500 square feet over 5,000 square feet of building or recreational area.	One (1) parking space per three-hundred (300) square feet of pool surface area.	Private Amenity Centers are meant to be walkable for the community, reducing the reliance on large parking areas. Trail connections and bike racks will be provided at the amenity to reduce the need for excessive parking.



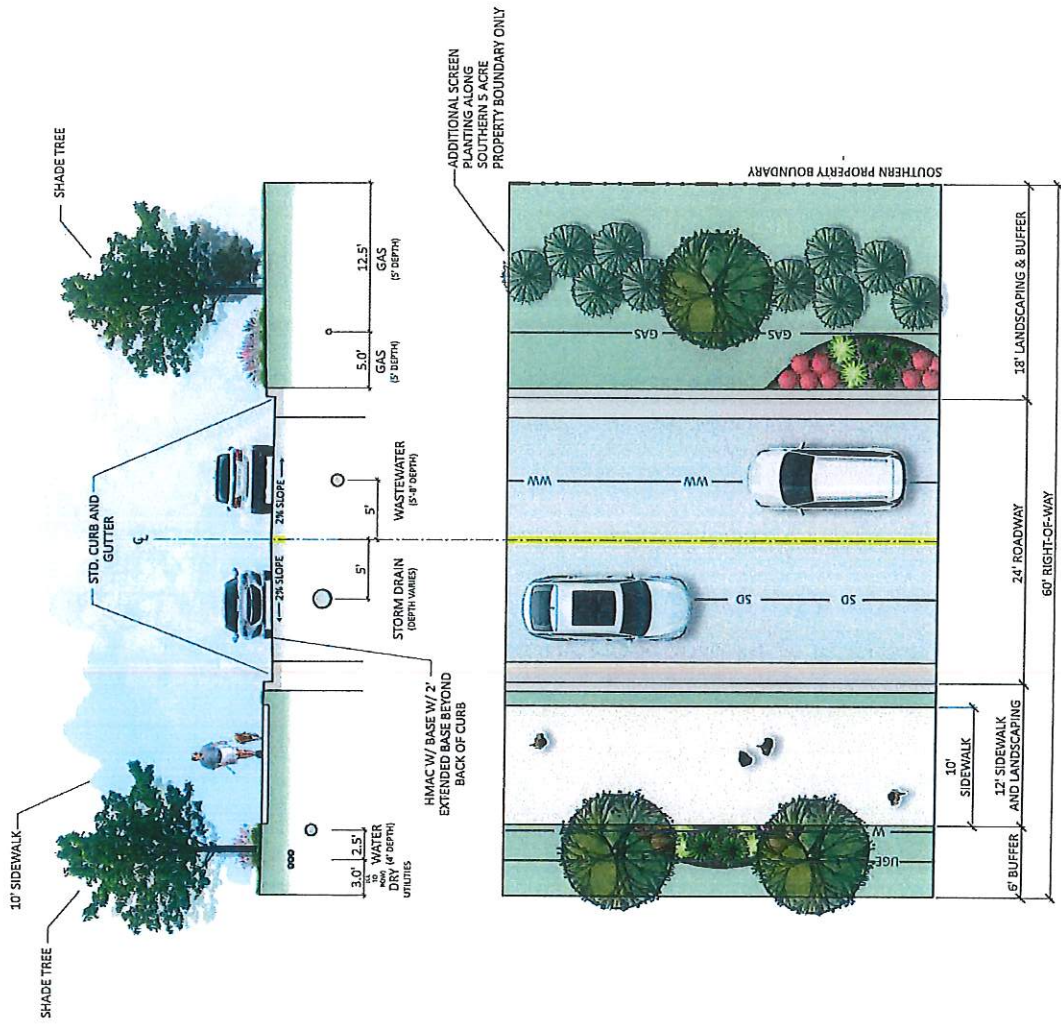
STREET (114' R.O.W.)
 Scale: 1" = 15'

- NOTE:
1. TURN BAYS AS REQUIRED
 2. 114' ROW TO BE DEDICATED BY VILLAGE GROVE PDD DEVELOPMENT

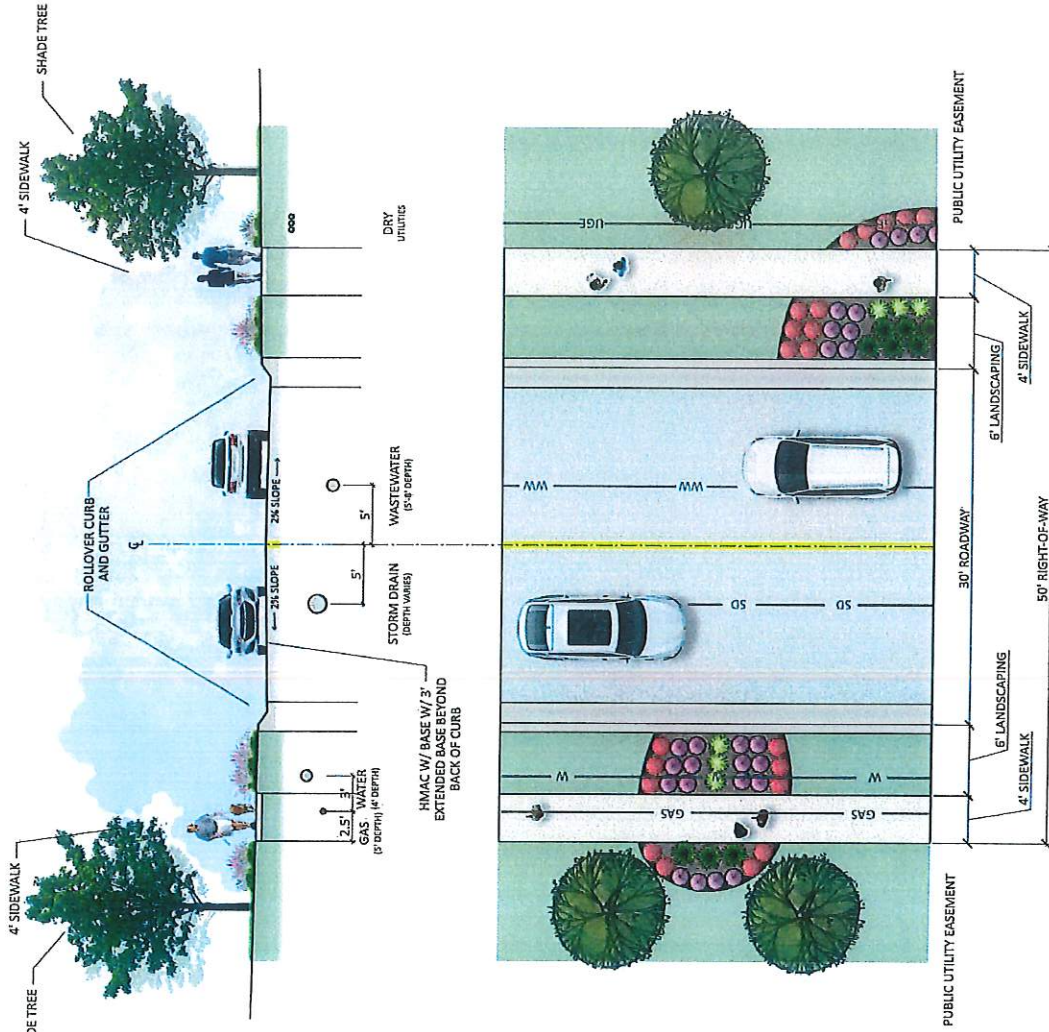
SHEET FILE: C:\Users\jgordon\OneDrive\Documents\Projects\2022\114' Street Section_PDD Base Mapping.dwg
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



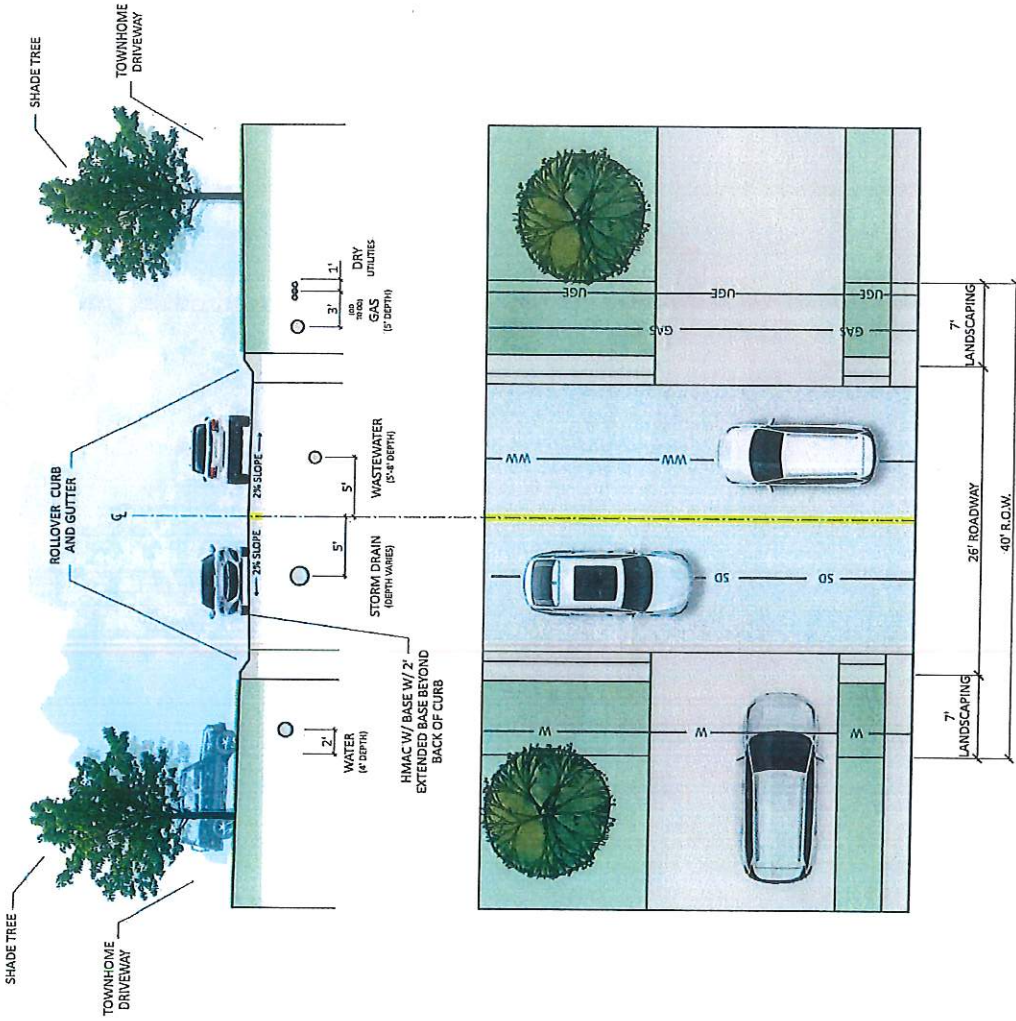
NORTH-SOUTH COLLECTOR (60' R.O.W.)
Scale: 1" = 15'



EAST-WEST COLLECTOR (60' R.O.W.)
 Scale: 1" = 15'



STREET (50' R.O.W.)
Scale: 1" = 15'



STREET (40' R.O.W.)
 Scale: 1" = 15'

- NOTE:**
1. PEDESTRIAN MOBILITY WILL BE IN THE OPEN SPACES BETWEEN TOWNHOME UNITS.

Exhibit F.5
Street Sections

Date: March 16, 2022

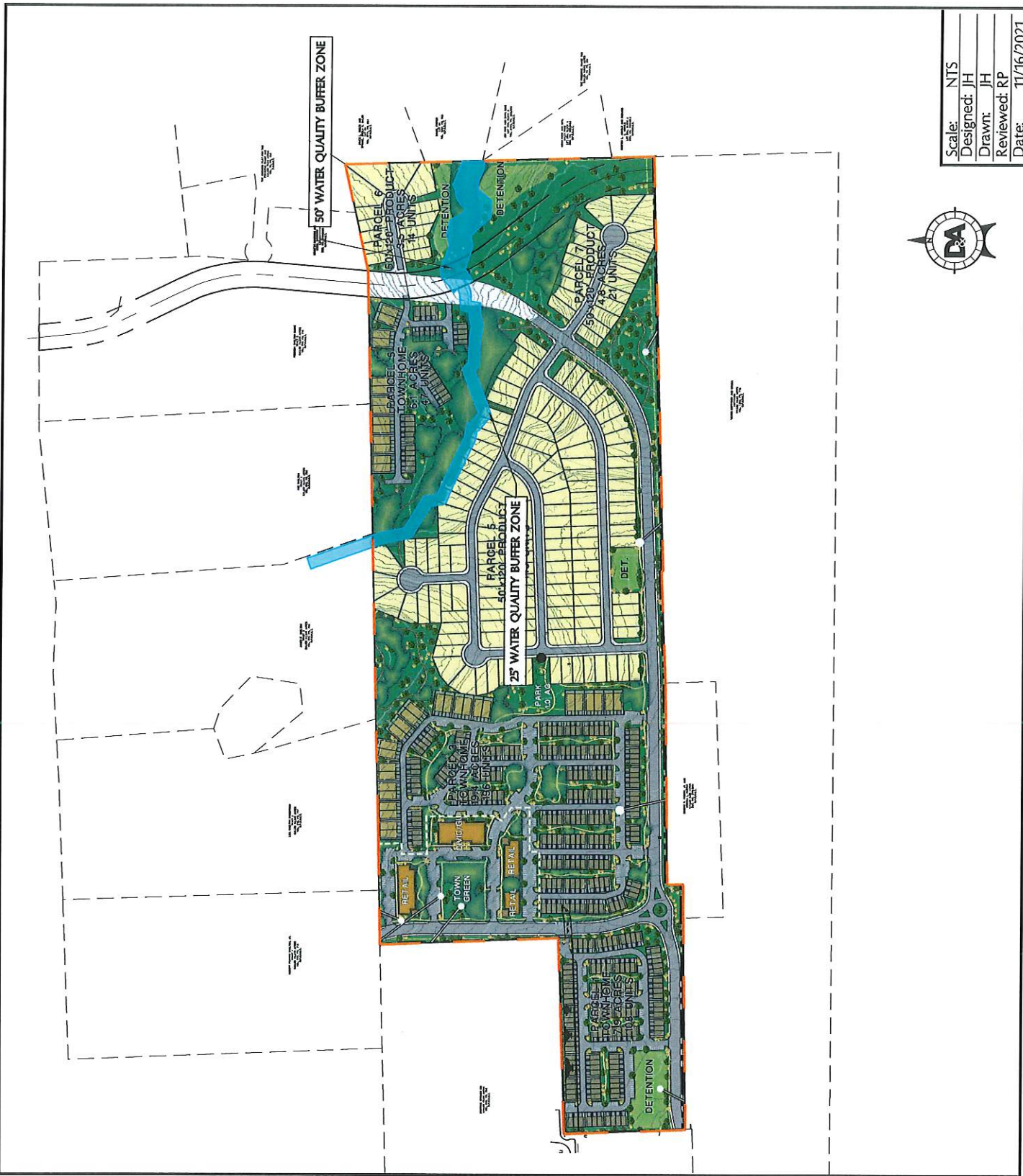
VILLAGE GROVE
 SEC Planning, LLC



Land Planning + Landscape Architecture + Community Planning
 AUSTIN, TEXAS
 13124th Street • 78754 • 512-262-2700
 www.secplanning.com • info@secplanning.com

SHEET FILE: C:\Users\jgarcia\OneDrive\Documents\Projects\2022\22-001\22-001-01.dwg
 Basis mapping compiled from best available information. All map data should be considered as preliminary. In need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Scale:	NTS
Designed:	JH
Drawn:	JH
Reviewed:	RP
Date:	11/16/2021

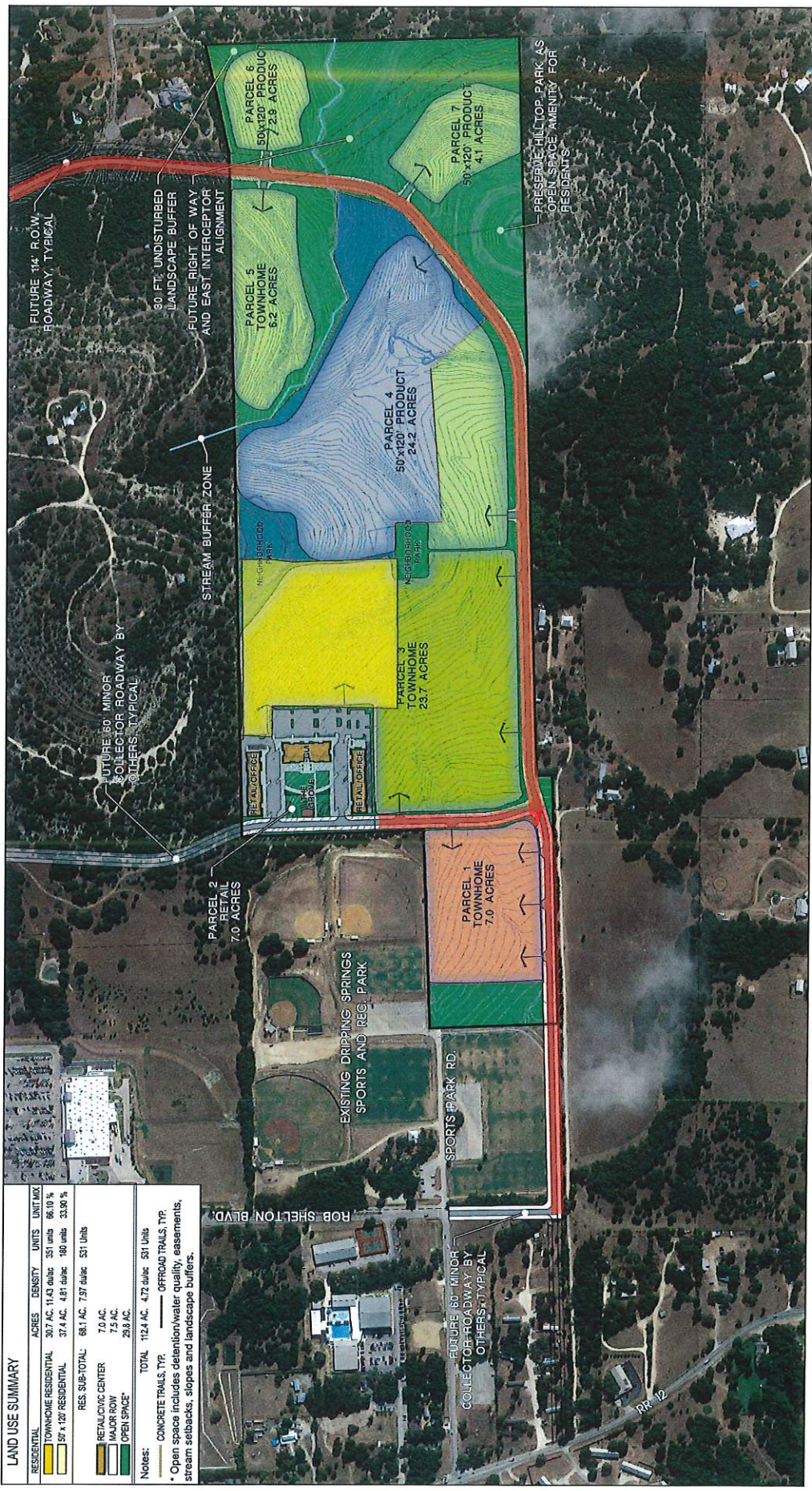


DA DOUCET & ASSOCIATES
 Civil Engineering - Entitlements - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 Firm Registration Number: 3937

PLANNED
 DEVELOPMENT DISTRICT
 Exhibit - Water Quality
 Buffer Zones

VILLAGE GROVE
 DRIPPING SPRINGS, TX

SHEET
EXHIBIT
 1 OF 1
 Project No.:
 1298-003



LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS	UNIT MIX
TOWNHOME RESIDENTIAL	30.7 AC	11.43 du/ac	351 units	86.10 %
50' x 120' RESIDENTIAL	37.4 AC	4.81 du/ac	180 units	33.90 %
RES. SUB-TOTAL:	68.1 AC	7.97 du/ac	531 Units	
RETAIL/COMM CENTER	7.0 AC			
MAJOR ROW	7.5 AC			
OPEN SPACE*	29.8 AC			
TOTAL:	112.4 AC	4.72 du/ac	531 Units	

Notes:
 --- CONCRETE TRAILS, TYP. --- OFFROAD TRAILS, TYP.
 * Open space includes detention/water quality, easements, stream setbacks, slopes and landscape buffers.

PHASING PLAN

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

SEC Planning, LLC
 Land Planning + Landscape Architecture + Community Branding
 AUSTIN, TEXAS
 www.secplanning.com • info@secplanning.com

VILLAGE GROVE
 DRIPPING SPRINGS, TEXAS

North
 Scale: 1" = 400'
 Date: March 15, 2022

SHEET FILE: U:\19165-02\19165-02\19165-02\19165-02.dwg
 Basis mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT I

For PDD # _____ The following uses shall be allowed in each respective base zoning district:

SF-3 Residential areas permitted uses:

- Single-Family Dwelling, Detached;
- Garden Home/Townhome;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private; and
- 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).

SF-5 Residential permitted uses:

- Garden (Non-Retail)
- Accessory Bldg/Structure (Residential)
- Duplex/Two-Family
- Garden Home/ Townhome
- Home Occupation
- Single- Family Dwelling Detached
- Single- Family Industrialize Housing
- Swimming Pool, Private
- Artist Studio
- Park and /or Playground
- Tennis Court
- Church, Religious Assembly
- Fire Station
- Post Office
- School K Through 12 (Public or Private)
- Water Supply Facility (Private)

LR Permitted Uses:

(Commercial/ Civic Center Area)

- Accessory Bldg./ Structure (Non- Residential)
- Garden Home/ Townhomes
- Home Occupation
- Living Quarters on Site with Business
- Multiple- Family Dwelling
- Residential Loft

- Rooming/Boarding House
- Bank
- Armed Services Recruiting Center
- Offices, General / Professional
- Office, Brokerage Services
- Office, Health Services
- Office, Legal Services
- Office, Professional
- Office, Real Estate Office
- Insurance Agency Offices
- Antique Shop
- Appliance Repair
- Art Dealer/ Gallery
- Artisan's Shop
- Artist Studio
- Bakery or Confectionary Retail
- Barbershop
- Beauty Shop
- Bicycle Sales and Repair
- 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
- Billiard/ Pool Facility
- 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)

Permitted Uses with Conditional Approval:

SF-3 Residential :

- Sewage Pumping Station
- Wastewater Treatment Plant

Permit Uses with Conditional Approval:

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

Permit Uses with Conditional Approval:

LR Commercial/ Civic Center Area:

- Accessory Dwelling
- Armed Services Recruiting Center
- Bar
- Mobile food vendor- longer than 10 days
- 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
- Sewage Pumping Station
- Water Supply (Elevated Storage Tank)
- Contractor's Temporary On-site Office