



City of Dripping Springs

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 511 Mercer Street
 Dripping Springs, Texas 78620

Agenda Item Report from: Laura Mueller, City Attorney; Tory Carpenter, Senior Planner; Howard Koontz, Planning Director

Meeting Date:	October 19, 2021
Agenda Item Wording:	Discuss and consider approval of a Resolution consenting to creation and operation of a Municipal Utility District Number 1 regarding three tracts covering approximately 112 acres of the Cunningham, Mokhtarian, and 740 Sports Park Tracts south of 290 and east of RR 12 adjacent to Sports Park Road and the Sports and Recreation Park. Applicant: Matthew Scrivener, P.E., Austin Land Innovations, LLC
Agenda Item Requestor:	Matthew Scrivener, P.E., Austin Land Innovations, LLC
Applicant:	Matthew Scrivener, P.E., Austin Land Innovations, LLC
Owner:	Mokhtarian, Denbow, Cunningham
Staff Recommendation	Provide recommendations related to this project which will be presented for action on October 19 th .

Summary/Background:

The applicant is requesting annexation and consent to creation of Municipal Utility District. The property is 112 acres and is located south and east of the Sports and Recreation Park on Sports Park Road. The proposal includes approving three main issues: (1) agree to creation of a Municipal Utility District; (2) approval of the 531 units including townhomes, duplexes, and 50 foot residential lots; and (3) approval of 23.9 acres of parkland being sufficient to meet the parkland dedication requirements. The tract is also proposed to include a 6.5 acre site that could include civic uses, retail, and a park that would complement the development and the Sports and Recreation Park. The Transportation will include a roadway south of Sports Park Road that will connect to Rob Shelton and well as an eastern access from the development to U.S. 290. The right of way for the northbound access will include a wastewater easement needed for the East Interceptor.

Physical and Natural Features:

The property is vacant with tree coverage.

Surrounding Properties:

The western and northern portion of the property is adjacent to the Sports and Recreation Park. The northern portion is also adjacent to vacant land. There has been rapid growth in the core part of the City and this property would be adjacent to primary retail as well as the Sports and Recreation Park.

Utilities:

The City will provide wastewater. Water will be provided by the Dripping Springs Water Supply Corporation.

Consent to MUD approvals:

- Up to 531 residential units (4.7 units per acre)
- 351 single-family townhome and duplex units
- Up to 180 50 ft single family units
- retail, parkland, and GUI uses
- 100% masonry and façade regulations
- Approval of 23.9 acres of open space and parkland plus a town green in an up to 6.4 civic site with potential retail uses and including a centrally located park for the residents
- Includes easement for roadway to 290 that includes a wastewater easement for the East Interceptor

Evaluation under the City of Dripping Springs MUD Policy:

MUD Policy
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 parkland and a civic site to the City. 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 is proposing providing property for a City park that could be used as a city square. The project will also pay the Park Development Fee that can be used to enhance parkland in the City.
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 provide two roadway improvements that are in the Transportation Master Plan.
e) Projects that provide enhanced water and wastewater infrastructure in the City or the City's ETJ.
This project will assist in providing the easement and construction of the East Interceptor for wastewater.

Planning Department Analysis

Planning staff finds that benefits of this development include the integration to adjacent parkland and variety of housing types. The site’s adjacency to the existing Dripping Springs Sports and Recreation Park can benefit residents of the subdivision as well as patrons of the park. The orientation of the proposed retail site can encourage park patrons to walk to the proposed commercial.

The townhome units can provide an opportunity for homeownership for individuals who may not be able to or desire to purchase a detached single-family home. The variety of housing types allows residents to move from one area of the subdivision to another as their housing needs change.

As with any sizable residential subdivision, special care should be taken during Planned Development District negotiations to ensure that on-site amenities are adequate to serve the proposed number of residences. Every residence should be within a reasonable walking distance to on-site amenities.

Commission Recommendations:	N/A
Actions by Other Jurisdictions/Entities:	N/A
Previous Action:	This issue was discussed in closed session in September.
Recommended Action:	Provide specific recommendations related to the density and product proposals and the park proposal.
Budget/Financial Impact:	The City will gain additional property tax, roads, trails, and various development fees.
Attachments:	<ul style="list-style-type: none"> - Proposed Consent to MUD - Exhibits - Staff Report
Related Documents at City Hall:	Annexation documents.
Public Notice Process:	Notice will be published for the Annexation.
Public Comments:	Comments have not been received.
Enforcement Issues:	N/A
Comprehensive Plan Element:	N/A