

**PLANNED DEVELOPMENT DISTRICT NO. 5:
HERITAGE SUBDIVISION**

Planned Development District Ordinance No. 1220.124

Recommended for Approval by the Planning & Zoning Commission on:

September 26, 2017

Approved by the City Council on:

October 10, 2017

City of Dripping Springs

Ordinance No. 1220.124

Planned Development District No. 5 – Heritage Subdivision

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (THIS “ORDINANCE”) IS ENACTED PURSUANT TO THE CITY OF DRIPPING SPRINGS ZONING ORDINANCE TITLE 2, CHAPTER 30, ARTICLE 30.3 AND PLANNED DEVELOPMENT DISTRICTS ORDINANCE, TITLE 2, ARTICLE 15, CHAPTER 22, PERTAINING TO THE “PROPERTY” DEFINED BELOW.

- WHEREAS**, the Owner is the owner of certain real property consisting of approximately 189 acres located within the City limits of Dripping Springs, in Hays County, Texas, commonly known as “Heritage Subdivision” and as more particularly identified and described in **Exhibit A-1** (the “Property”). On the Effective Date, the portion of the Property identified in **Exhibit A-2** attached hereto and described as “Tracts 1-4” on **Exhibit A-1** is owned by SLF IV – Dripping Springs JV, L.P. and the portion of the Property identified on **Exhibit A-3** attached hereto and described as “Tract 5: on **Exhibit A-1** is owned by BobWhite Investments, L.P.; and
- WHEREAS**, the Owner owns the Property and intends that the Property will be subdivided by Owner, its affiliates or their successors and assigns for development in general accordance with the PD Master Plan shown as **Exhibit B**; and
- WHEREAS**, numerous recommendations of the City’s Sustainable Places Project have been implemented into the Project, which include a community that provides recreational amenities, a walkable neighborhood with a mix of housing types with natural areas and greenspaces, preservation of the natural environment and provides for a network of local roadways and trail system that connects destinations without traveling on the highway; and
- WHEREAS**, the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD-5”; and
- WHEREAS**, pursuant to the City’s Planned Development Districts Ordinance, Title 2, Article 30.03, Chapter 30 of the City’s Code of Ordinances (the “PDD Ordinance”), the Owner has submitted a PD District Master Plan, which is attached to this Ordinance as **Exhibit B**; and
- WHEREAS**, this Ordinance, PD District Master Plan, and the Heritage Annexation and Development Agreement that will be applicable to the Property, will control development of the Property; and

WHEREAS, the City Council has reviewed this proposed Ordinance, PD District Master Plan, and the Heritage Annexation and Development Agreement and determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs, and complies with the intent of the City of Dripping Springs Comprehensive Plan-2016; and

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapter 211 and Chapter 51.014; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and recommended for approval by the City's Planning and Zoning Commission.

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

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. Ordinance.** This Ordinance is hereby established so to read in accordance with *Attachment "A,"* which is attached hereto and incorporated into PDD-5 Ordinance No. 1220.124 for all intents and purposes.
- B. Zoning Map.** The official zoning map of the City is hereby amended to reflect the zoning designations established in *Attachment "A "*.
- C. Development Plan.** This Ordinance, together with *Attachment "A"* and the exhibits thereto and the Heritage Annexation and Development Agreement ("Annexation and Development Agreement"), constitutes the development plan for the Property covered by this Ordinance. All land use and development of the Property must conform to the limitations and conditions set forth in the Code, this Ordinance, and Attachment A and the exhibits thereto and the Annexation and Development Agreement. Enactment of this Ordinance shall constitute City Council's approval of the development plan.
- D. PD District Master Plan.** The PD District Master Plan attached to *Attachment "A"* as **Exhibit B** is hereby approved. Permits for the Project will be issued by the City upon application and approval for construction activities in conformance with this Ordinance, the Code, the Annexation and Development Agreement and in conformance with the PD Master Plan.
- E. Development Standards.** The approval of this Ordinance and the attached *Attachment "A"* and **Exhibits A-K** and the Annexation and Development Agreement constitutes the approval of development standards and the approval of variances, exceptions, and alternative standards from conflicting provisions of the Code.
- 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. 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. 5 and Zoning Map
Exhibit A-1	Property Legal Description
Exhibit A-2	Property Owned by SLF IV-Dripping Springs JV, L.P.
Exhibit A-3	Property Owned by Bpb White Investments, LP
Exhibit B	PD District Master Plan (also known as Conceptual Plan)
Exhibit C	PD District Open Space Plan
Exhibit D	PD District Uses Chart
Exhibit E	PD District Development Standards
Exhibit F	PD District Street Standards
Exhibit G	PD District Code Modifications Chart
Exhibit H	PD District Signage
Exhibit I	Water Quality Buffer Zones
Exhibit J	PD District Phasing Plan
Exhibit K	Location of Temporary On-Site Wastewater Treatment Plant on Parcel F

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 person, company, corporations or their agenda 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 V.T.C.A. Local Government Code Section 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 Chapter 52 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 AND APPROVED, this the 10th day of October 2017, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:


Todd Purcell, Mayor

ATTEST:


Andrea Cunningham, City Secretary



Attachment “A”

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS PLANNED DEVELOPMENT DISTRICT NO. 5:

ARTICLE I. ENACTMENT PROVISIONS

1.1. Popular Name.

This Chapter shall be commonly cited as the “PDD-5 Ordinance”, also referred to as “this Ordinance” herein.

1.2. Purpose.

The enactment of this Ordinance memorializes the City Council’s legislative approval of the Planned Development District Ordinance. This Ordinance also creates the zoning classification “Planned Development District No. 5 (PDD-5).”

1.3. Scope.

This Ordinance applies to the Property as described in **Exhibit A-1** of this Ordinance.

ARTICLE II. GENERAL PROVISIONS

21. Purpose. The purpose of this Ordinance is to provide a master plan and development standards that allows for a walkable neighborhood with a mix of housing types under Article 30, Exhibit A Zoning Ordinance, Section 3.7 of the Code and allows for the adjustment of changing community demands by meeting one or more of the following criteria, namely that it:

- (a) provides for subdivision design that meets or exceeds City standards;
- (b) provides for increased recreation and parkland opportunities for public use;
- (c) provides amenities or features that would be of special benefit to the property users or community;
- (d) protects and preserves natural amenities and environmental assets such as floodplain and

- trees; and
- (e) provides for a balance between the intensity of development and the ability to provide supporting public facilities and services.

22 PD Development Standards Approved. The development standards set out in Article III of this Ordinance and **Exhibits A–K** attached to this Ordinance are hereby approved. All uses and development within the Property shall conform to the PD Master Plan.

23 Changes. In order to provide flexibility with respect to certain details of the development of the Project, Owner may seek changes in the location and configuration of the use classifications shown on the PD District Master Plan, including changes within the proposed residential or parkland areas shown on the PD District Master Plan. Subject to the terms below, such changes may require an administrative amendment.

231 Minor Changes. Minor Changes (hereinafter defined) may be made to this Ordinance, including the PD District Master Plan, by application by Owner and administrative approval by the City’s Administrator (the “Administrator”) without consent or action of the City Council or Planning & Zoning Commission, as allowed by law. Such Minor Changes shall include any changes that do not meet the definition of “Major Change,” for example, but not limited to, minor adjustments to the street and drive alignments, minor changes to any matters depicted on exhibits hereto that are intended to be substantially accurate, but approximate according to the terms hereof, and other adjustments that do not result in overall increases to traffic, density, or impervious cover as set forth in the PD District Master Plan and which do not require a Major Change of this Ordinance (“Minor Change”). The Owner may change development parcel lines and interior streets upon receipt of written administrative approval from the City Administrator or City Engineer. Any dispute between the Owner and City Administrator or City Engineer regarding whether or not a change is a “Minor Change” shall be referred to the Planning & Zoning Commission for recommendation and the City Council for final approval.

232 Major Changes. Major Changes shall only be (i) those that increase the overall number of Dwelling Units specified in Section 3.8 below, (ii) a change to the PD District Master Plan that converts the land uses permitted on a given development parcel to a land use that is not permitted on a development parcel pursuant to Table 2 of the PD District Master Plan; or (iii) increase the impervious cover of the Project, as specified in Section 3.7 below. Major Changes to this Ordinance or the PD District Master Plan shall require a zoning amendment with recommendation by the Planning and Zoning Commission and final approval by the City Council.

24 PD District Master Plan. The PD District Master Plan attached hereto as **Exhibit B** shows the boundary of the Property, location of water quality pond(s), a future extension of a roadway from RR 12 that connects to Sportsplex Drive and provides direct connectivity to the north of Dripping Springs High School, notable drainage areas, curb cuts from the Property to RR12 with potential future roadway connections and trail connections, and differentiation of areas of different housing types. The PD District Master Plan, along with the other exhibits attached

hereto, also provide private parkland areas, building setbacks, and other pertinent development features.

25 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):

Amenity Center: Amenity Center shall mean the common area facilities on Development Parcel G in the area depicted on **Exhibit B** constituting the main gathering facilities within the Project where residents may gather to recreate.

Amenity Center Uses: Pools, parks and other recreational type uses (other than the main gathering facilities for the Project) where residents may gather to recreate.

Annexation and Development Agreement: That certain Annexation and Development Agreement adopted on the same date by and between the City and Owner.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term shall also include the Deputy City Administrator.

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

City Engineer: The engineer of the City of Dripping Springs, Texas.

Code: The City's Code of Ordinances, including, without limitation, the PDD-5 Ordinance, the Zoning Ordinance, and the Water Quality Protection Ordinance as such Code exists on the Effective Date of this Ordinance.

Detention Pond: The detention pond, water quality pond, and amenity feature depicted on **Exhibit B** attached hereto.

Dwelling Unit: Real property improved with a house, apartment, condominium, or similar improvement that provides basic living accommodations including sleeping space, bathroom and cooking facilities.

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

FEMA: The Federal Emergency Management Agency or its successor agency.

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

collection systems, the structure covering specifically the rainwater collection tanks, decomposed granite surfaces, permeable concrete, or any other permeable surface.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of gross acres included in the Property. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Administrator based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as pervious for all purposes: parkland, greenbelt, mitigation land, park, irrigation field, flood plain, unlined water quality and/or drainage facility and/or area, unlined detention facility, effluent holding pond, swale, irrigation area, playground, athletic fields, trails and sidewalks constructed of pervious materials determined by the City Engineer, and recreational facilities.

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code, in effect on the date, hereof, as modified by Exhibit G (PD District Code Modifications Chart).

Offsite Road and Trail Agreement: That certain Offsite Road and Trail Agreement executed on the same date as the adoption of PDD 5.

Owner: SLF IV-Dripping Springs JV, L.P., a Texas limited partnership and BobWhite Investments, LP, a Texas limited partnership, and their 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 Exhibit B.

Property: As described in the Recitals.

Property Owner 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 Property Owners Association or Home Owners Association.

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

TCSS Manual: The City of Dripping Springs Technical Construction Standards and Specifications Manual.

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.

**ARTICLE III.
PD DISTRICT MASTER PLAN**

3.1. General Site Regulations and PD District Development Standards. Except as otherwise provided in this Ordinance, and on **Exhibits A through K** attached hereto, the Property shall be governed by the site regulations and development standards contained in the Code.

3.2. Permitted Uses.

3.2.1. Allowed Uses: The uses set forth in the PD District Uses Chart on **Exhibit D** are hereby permitted by right within the Project; provided, however, that **Exhibit B** contains a chart that limits the uses allowed on each development parcel. The “Village Condo” and “Courtyard Housing” uses listed on **Exhibit D** shall be defined as follows:

Village Condominiums: Village condominium is a multiple-unit cluster of residential housing (detached or attached housing), of which the residential units are individually owned, each owner receiving a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and the common grounds, passageways, etc. are held in joint ownership.

Courtyard Housing: Courtyard housing is a single family detached housing type centered on a shared outdoor open space court and surrounded by residential units typically accessed by common access drive from a public street.

3.2.2. Temporary On-Site Services: Temporary On-Site Services for wastewater are an authorized use within the Property in accordance with the Wastewater Service and Impact Fee Agreement approved contemporaneously with this Ordinance.

3.3 Parks, Trails and Open Space

3.3.1 Master Parks and Trails Plan. Parkland and open space and associated improvements shall meet or exceed the Code requirements and comply with Exhibit C attached hereto. A Master Parks and Trails Plan shall be submitted and approved prior to approval of the first preliminary plat for the Project.

3.3.2 Trail Connection. To the extent feasible, the Property Owners Association will cooperate with owners of property adjacent to common areas of the Project, to allow such adjacent property owners, at their sole cost and expense (for construction and maintenance) to connect to the trail system within the Project.

3.3.3 Trail and Parkland Maintenance. Maintenance of the Amenity Center, parkland and trails will be handled in accordance with **Exhibit C**.

334 Offsite Trails. The construction of offsite trails is addressed in the Offsite Road and Trail Agreement.

3.4 Access.

341 Traffic Study and Traffic Impact Analysis. Prior to the Effective Date of this Ordinance, Owner has provided to the City a capacity analysis study (the “Traffic Study”), which will be updated to constitute a Traffic Impact Analysis with the submittal of the first preliminary plat. The City will accept and approve the TIA when satisfactorily complete. If additional information is needed by the City to satisfactorily complete the TIA, then the Owner, at its cost, will perform the necessary work to assure satisfactory completion. The approved TIA will set forth transportation improvements and estimated costs to be satisfied by the Owner which develops each Development Parcel at the time set forth in the TIA or as otherwise required in the Offsite Road and Trail Agreement. If the Traffic Study or Traffic Impact Analysis recommend revisions to roadway alignments, intersections or other revisions that would require changes to the PD Master Plan, such changes shall be considered Minor Changes so long as the Impervious Cover Percentage set forth in Section 3.7 is not increased and the maximum density of the Property set forth in Section 3.8 is not increased.

342 Access/Roadway Standards: The roadway alignments shown on **Exhibit B** are approved by the City. All roadways and driveways not shown on **Exhibit B** shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld. The Owner which constructs the Project entry road connection to RR 12 shall construct and fund acceleration lanes, deceleration lanes, and traffic control devices that may be required by TxDOT at the Project entry road connection to RR12.

343 Roadways.

(a) The roadways located adjacent to Development Parcels A, B, C, D, E, F and G (except the portions thereof described in Section 3.4.3(b)) shall, subject to final design, be constructed in the approximate locations depicted on **Exhibit B** as each of the applicable Development Parcels is developed.

(b) If requested by the City, the Owner will dedicate or provide for reservation on the final plat for Development Parcels A, B, C and F the right-of-way required for the “ROW Dedication and Potential Onsite Street Extension (Possible Location)” depicted on **Exhibit B** and **Exhibit F** and contained on such Parcel. The Owner shall post any required fiscal security for the ROW Dedication and Potential Onsite Street Extension (Possible Location) at the time of City acceptance of subdivision improvements, which include such area, that shall remain posted with the City for ten (10) years. If the road extensions are not constructed in these locations within ten (10) years from the date of posting thereof, then the City, upon Owner’s written request, will return the posted fiscal to the Owner within 30 days of the expiration of such ten (10) year period. The reservation of the right-of-way shall remain with the City. Fiscal requirements may be required in accordance with Section 3.4.3 (b).

344 Offsite Road and Trails: Notwithstanding anything to the contrary contained herein, additional requirements or obligations of the Owner for offsite roadways are addressed in the Offsite Road and Trail Agreement, as executed on the same date as the Annexation and Development Agreement.

3.5 Street Design.

All streets shall comply with (i) **Exhibit F** or (ii) the Subdivision and Development Ordinance Chapter 28 and the City's TCSS Manual for safety, design, and construction standards, except as modified in **Exhibit G**.

3.6 Water Quality. Owner shall implement and comply with the City's Water Quality Protection Ordinance, except as modified by **Exhibit G**.

361 Water Quality Buffer Zones. No improvements shall be permitted within water quality buffer zones other than those allowed in Code of Ordinances Sec.22.05.017 and as listed on **Exhibit G** and identified on **Exhibit I** attached hereto.

362 Initial Brush Removal. Owner may mechanically remove brush without material soil surface disruption prior to receiving approval of plats in order to determine the location of roads, lots, utilities and drainage areas with regard to preservation of environmental features. Except as provided for in Section 3.6.3 below, Owner shall utilize rubber-tired equipment for brush removal. Prior to the plat approval, Owner may remove any tree with a trunk having a diameter less than six (6) inches measured four (4) feet above the base (ground elevation) of the tree. Prior to plat approval, Owner will not materially alter the existing drainage patterns prior to receiving City approval for construction plans.

363 Use of Track Vehicles. The use of track vehicles is acceptable provided that a preconstruction conference is held on-site with the Owner (or Owner's representative), contractor, and the appropriate staff member. During the conference the Owner will provide the City with the following information:

- (a) the area to be cleared,
- (b) current aerial photograph that is an adequate substitute for a ground tree survey;
- (c) a rough tree exhibit or sketch of the trees to be removed (meaning that with due diligence they have attempted to determine that the trees to be removed are either trees to be saved, or are otherwise diseased, or trees that are okay to remove),
- (d) the area to be cleared having been marked on an exhibit or sketch with all Water Quality Buffer Zones (WQBZ) and other environmental features marked out for being avoided;
- (e) an erosion control plan must be submitted showing what will be in place to manage stormwater runoff, to include silt fencing, rock berms, etc.

364 WQBZ. Work within a WQBZ must be limited to rubber-tired vehicles or hand-clearing only taking care to stay out of the stream itself to the extent possible. A written plan for

work to be done within a WQBZ must be submitted to and approved by the City Engineer prior to any work, describing: (a) work methods, (b) proposed equipment, (c) scope of work, and (d) restoration plans for once work is done.

- 3.7 Impervious Cover.** The Property may be developed with an Impervious Cover Percentage that does not exceed cumulatively and in the aggregate sixty percent (60%) over the entire Property. For purposes of determining the maximum Impervious Cover for the Project, each Dwelling Unit will be deemed to contain the maximum impervious cover for the applicable type of unit as set forth in **Exhibit E** attached hereto.
- 3.8 Density of Development.** 700 Dwelling Units may be developed on the Property within the areas identified on the PD District Master Plan.
- 3.9 Property Owners Association.** The Property Owners Association’s creation document, including covenants and deed restrictions, shall be recorded prior to or concurrently with the first final plat that contains Dwelling Units within the Property and shall contain any relevant items required to be covered by the Property Owners Association contained in this Ordinance.
- 3.10 Signage.** During the site plan or preliminary plat approval process, Owner shall be required to prepare and comply with a Master Sign Plan for the Property. The Master Sign Plan will be submitted for approval by the P&Z and the City Council and will address types, size, design, and placement for all signs for the Project in accordance with modifications on **Exhibit G** and signage depicted on **Exhibit H**. Any types of signs not addressed in the Master Sign Plan shall comply with the City’s Sign Ordinance in effect on the date hereof, except as modified on **Exhibit G**, attached hereto. Signage depicted on **Exhibit H** attached hereto is approved by the City.
- 3.11 Outdoor Lighting.** 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 Annexation and Development Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance and amendments shall control. The 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 Outdoor Lighting Ordinance, as may be amended. Owner agrees that the CCRs for the Project shall reinforce this provision and be applied to all construction and builders.
- 3.12 Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground. The requirement that utilities be located underground does not apply to the Temporary On- Site Wastewater Facility described in Section 3.13.
- 3.13 Temporary On-Site Wastewater Facility.** Temporary On-Site Wastewater treatment plant facilities (not including drip disposal fields) will be surrounded by a fenced enclosure. Perimeter berm or landscaping shall be installed or planted within 30 feet from the perimeter fence (Vegetative Planting Zone), not including areas that may be covered with drive lanes, pedestrian

paths, parking lots, utility appurtenances or other locations that hamper routine access and operation of the facility. Prior to the issuance of the Certificate of Occupancy for the waste water treatment plant, a hedge-like screen of evergreen plant materials of a minimum of 2.0 feet in height when planted and capable of attaining a minimum height of five (5) feet at maturity and spaced no more than five (5) feet from each other will be planted within the Vegetative Planting Zone. All of the above requirements will be reviewed with the site plan review process.

Where temporary wastewater treatment plant facilities are located within 150 feet of residential structures, facilities will include odor control measures in conformance with TCEQ permitting requirements.

3.14 Water Wells. Water wells are permitted to be drilled on the Property. Existing and new wells may be utilized only for wet pond make-up water, effluent holding pond make-up water, all agricultural uses, community gardens, and irrigation of parkland and common open space, except during times of drought, as permitted by the Hays Trinity Groundwater Conservation District. The foregoing restriction on the drilling of water wells on the Property shall not apply to the Dripping Springs Water Supply Corporation or any other supplier of water service to the Project.

3.15 Architectural Standards.

3.151 Non-Residential Architectural Standards. All non-residential buildings shall comply with the City's Exterior Design and Architectural Standards Ordinance.

3.152 Residential Architectural Standards.

3.1521 Design guiding principles. Achieving quality architectural design for residential buildings within the Project is a principal goal of the architectural design standards herein. The Project intends to draw from the values and reflect the character of Dripping Springs to create a built environment that is stitched into the fabric of the greater Dripping Springs community.

Given the close proximity to historic Mercer Street, Old Fitzhugh, and downtown, the general architectural character of the Project will be responsive to the scale of the downtown's look and feel. The existing historic structures evident throughout Dripping Springs provide an inspiration of utilitarian and durable materials, built for the harsh Central Texas climate. Therefore, variations of a Texas Hill Country style shall be reflected through the use of vernacular forms, natural materials and textures, yet interpreted in a clean, crisp, contemporary manner.

These architectural standards are intended to assist design professionals and builders in the design and implementation of residential structures and associated site elements to establish and maintain a compatible character that reflects the natural and built environment of Dripping Springs.

3.1522 Exterior Surface Materials and Colors. All residential buildings within the

Project should be designed with an attention to detail, with careful attention to the combination of and interface between materials. All residential architecture should reflect quality and craftsmanship, both in design and construction. The use of unusual shapes, colors, and other characteristics that cause disharmony should be avoided.

Reflecting the character of Dripping Springs, exterior materials shall express the natural environment and range of natural materials found in Central Texas. The use of color shall generally be oriented to earth tones or natural colors found in the immediate surroundings such as tan, ochre, beige, deep olive and evergreens, warm grays, rust browns, and terra cotta. This natural color palette shall apply to new structures as well as additions and/or alterations to existing structures. Garish or fluorescent colors and primary color combinations, and/or unusual designs are discouraged. No bright or mirrored surfaces will be allowed.

31523 Front elevations. Residential building façades in the Project shall be constructed primarily of native stone masonry, and may also include accents and trim elements consisting of clay brick, natural stone and cast stone. E.I.F.S. is not permitted as a building façade material. Multiple-coat stucco finishes on masonry backup or a mechanically fastened system is acceptable. Durable materials such as terra cotta and metal fascia are encouraged for architectural detailing and accents where appropriate.

“Primary” building exterior materials must be used in their natural context and color. Native stone masonry and acceptable accent or trim materials, plus window & door openings and glazing units must combine to comprise at least 75% of front exterior surface area. Wood, fiber-cement siding, metal panels of an approved type, and stucco are examples of appropriate “Secondary” exterior materials.

Houses on corner lots may face either fronting street. The street façades shall be articulated with exterior siding materials continuing on both facades.

More articulated use of details and accent materials are encouraged at building entries. Solid wood planking, decorative cement-fiber panels and other durable materials may be used for accent features such as window and door trim, soffits and other features. A variety of textures and natural materials may be used to provide visual interest and richness, particularly at the pedestrian eye-level.

The design and location of building entrances should take into account pedestrian circulation and protection from the elements. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments.

Concrete foundation walls on front facades shall generally not be exposed in excess of 12” and shall be faced or finished to blend with the general architectural design of the building.

31524 Roofs and overhead structures. 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 of an approved type.

The use of canopies, awnings, and trellises are permitted to provide both visual interest and protection from the harsh Central Texas climate. The materials and colors shall be consistent with the roof materials (composite shingles or metal) and generally complement and harmonize with the exterior design of the building.

3.1525 Porch elements. Where incorporated into a building façade, a porch shall provide coverage of 5-ft deep and 6-ft wide, minimum. Porch elements shall incorporate front façade materials such as native stone masonry or wood trim.

3.1526 Walls and fences. Walls and fences shall consist of wood, wrought iron, or native stone masonry walls and caps.

3.1527 Design Review and enforcement. A Master Homeowner Association shall be created and maintained for the Project, empowered to govern and establish design standards, review architectural and landscape designs and enforce regulations and design standards which shall be consistent with this Section, in perpetuity. Each new residential unit and commercial use in the Project will be subject to comprehensive design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs. These regulations and guidelines will provide practical design direction which, when implemented, will create a special residential community environment that is consistent with these architectural standards.

3.1528 Compliance. A set of CCRs will be recorded concurrently with Final Plat(s). A note will be placed on the Final Plat(s) stating that all building lots associated with the plat are subject to the CCRs.

The City shall retain the right to review all building permits for compliance with the requirements of this Section. Upon review, City Staff shall retain the right to reject individual building permits deemed to be non-compliant with the provisions of this Section, or inconsistent with this Ordinance. The Applicant may appeal City Staff's determination(s) to the Board of Adjustments for a final decision(s). Buildings with issued permits shall be deemed acceptable and approved for the purposes of this Ordinance.

3.1529 Alternative Compliance. The CCRs shall provide for and enable changes over time in the architectural design standards without requiring the revision of PDD 5. This provision will allow for Alternative Design Standards with the following defined process and authority, which promotes continued design flexibility while adhering to architectural principles outlined herein.

Upon written request by the Owner to the City for approval of such an Alternative, the City Administrator may, in the exercise of the Administrator's discretion, administratively approve alternatives to the architectural design standards of this Section, as long as the Alternative meets or exceeds the design standards.

Significant or material modifications or deviations from the architectural design standards shall be reviewed by the Planning and Zoning Commission or Board of Adjustments, as applicable, to determine conformance with the intent of this Section and Ordinance.

In order to be approved administratively, the proposed alternatives must, on balance, substantially comply with the foregoing requirements of this Section and be designed to result in increased aesthetic appeal.

A copy or memorandum of any such alternatives, whether approved administratively or by the Planning and Zoning Commission or by the Board of Adjustments, shall be placed in the permanent record of the City.

- 3.16 **Phased Development.** The Project is intended to be developed in phases as shown on **Exhibit J**. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently.

ARTICLE IV. MISCELLANEOUS PROVISIONS

- 4.1 **Conflicts.** 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.
- 4.2 **Annexation and Development Agreement.** The terms and provisions of this Ordinance are also subject to the terms of the Annexation and Development Agreement between Owner and the City executed as of the date of this Ordinance.

EXHIBIT A-1
"Property"

TRACT 1:

A DESCRIPTION OF 34.247 ACRES IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 34.29 ACRE TRACT CONVEYED TO JOHN MARCUS BAIRD BY DEED DATED JANUARY 13, 1993 AND RECORDED IN VOLUME 971, PAGE 116 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 34.247 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of the said 34.29 acre tract, being also the northeast corner of a 10.11 acre tract described in Volume 3444, Page 347 of the Official Public Records of Hays County, Texas, and being in the west line of Tract 1 of the P.L. Turner Subdivision, a subdivision of Record in Volume 133, Page 444 of the Deed Records of Hays County, Texas:

THENCE with the south line of the 34.29 acre tract, being also the north line of the 10.11 acre tract, the following four (4) courses and distances:

1. South 81°14'08" West, a distance of 397.32 feet to a 1/2" rebar with Chaparral cap set;
2. South 84°24'01" West, a distance of 7.97 feet to a 1/2" rebar found;
3. South 85°19'17" West, a distance of 78.51 feet to a fence post found;
4. South 37°56'47" West, a distance of 97.35 feet to a 1/2" rebar found for the northwest corner of the 10.11 acre tract, being also the northeast corner of Lot 3 of Burrows Subdivision, a subdivision of record in Book 15, Page 69 of the Plat Records of Hays County, Texas:

THENCE with the south line of the 34.29 acre tract, being also the north line of Burrows Subdivision, the following four (4) courses and distances:

1. South 82°29'22" West, a distance of 88.75 feet to a nail found;
2. South 79°25'37" West, a distance of 76.64 feet to a nail found in a live oak for the northwest corner of Lot 3, being also the northeast corner of Lot 2;
3. South 81°55'21" West, a distance of 126.68 feet to a 1/2" rebar with a 3984 cap found for the northwest corner of Lot 2, being also the northeast corner of Lot 1:

4. South 81°56'23" West, a distance of 126.62 feet to a 1/2" rebar found for the northwest corner of Lot 1, being also the northeast corner of a 2.107 acre tract described in Volume 2840, Page 300 of the Official Public Records of Hays County, Texas:

THENCE continuing with the south line of the 34.29 acre tract, being also the north line of the 2.107 acre tract, the following two (2) courses and distances:

1. South 82°31'24" West, a distance of 142.51 feet to a nail found in a live oak;
2. South 81°27'49" West, a distance of 160.55 feet to a 1/2" rebar found for the northwest corner of the 2.107 acre tract, being also the northeast corner of Lot 1 of Sportsplex Subdivision No. 1, a subdivision of record in Book 7, Page 157 of the Plat Records of Hays County, Texas;

THENCE continuing with the south line of the 34.29 acre tract, being also the north line of Lot 1, the following two (2) courses and distances:

1. South 78°46'14" West, a distance of 283.22 feet to a 5/8" rebar found;
2. South 87°33'15" West, a distance of 75.24 feet a 1/2" rebar found for the northwest corner of Lot 1, being in the east line of Sportsplex Drive, described in Volume 784, Page 217 of the Deed Records of Hays County, Texas:

THENCE with the east line of Sportsplex Drive, crossing the 34.29 acre tract the following two (2) courses and distances:

1. With a curve to the left, having a radius of 309.60 feet, a delta angle of 14°55'01", an arc length of 80.60 feet, and a chord which bears North 67°03'32" West, a distance of 80.38 feet to a calculated point;
2. North 74°27'23" West, a distance of 19.74 feet to a calculated point in the center of a road, being in the west line of the 34.29 acre tract.

THENCE with the west line of the 34.29 acre tract, 25' from and parallel to the east line of a 20.518 acre tract described in Volume 784, Page 210 of the Deed Records of Hays County, Texas, the following six (6) courses and distances:

1. North 15°32'13" East, a distance of 7.31 feet to a calculated point;
2. North 14°52'44" East, a distance of 170.09 feet to a calculated point;
3. North 42°12'50" East, a distance of 247.76 feet to a calculated point;
4. North 34°57'13" East, a distance of 299.47 feet to a calculated point;
5. North 35°47'18" East, a distance of 429.51 feet to a calculated point;



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6. North 43°12'18" East, a distance of 469.74 feet to a 1/2" rebar with Chaparral cap set for the northwest corner of the 34.29 acre tract, from which a 1/2" rebar with Zamorra Warrick Associates cap found for the northeast corner of the 20.518 acre tract, bears South 89°12'58" West, a distance of 34.79 feet.

THENCE North 89°12'58" East, with the north line of the 34.29 acre tract, a distance of 764.65 feet to a 1/2" rebar found for the northeast corner of the 34.29 acre tract, being also in the west line of said Tract 1;

THENCE with the east line of the 34.29 acre tract, being also the west line of Tract 1, the following two (2) courses and distances:

1. South 01°00'24" West, a distance of 791.82 feet to a nail in a fence post found;
2. South 01°57'23" West, a distance of 240.27 feet to the **POINT OF BEGINNING**, containing 34.247 acres of land, more or less.

TRACT 2:

A DESCRIPTION OF 50.206 ACRES IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A TRACT CALLED THE EAST PART OF 152.47 ACRES CONVEYED TO JOHN MARCUS BAIRD BY GENERAL WARRANTY DEED DATED MAY 9, 1978 AND RECORDED IN VOLUME 310, PAGE 718 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAME BEING A PORTION OF A 152.47 ACRE TRACT CONVEYED TO EDNA EARL BAIRD BY DEED DATED FEBRUARY 19, 1937 AND RECORDED IN VOLUME 154, PAGE 59 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 50.206 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an axle found for the northeast corner of the said 152.47 acre tract, being an angle point in the south line of Tract 76 A-1, Replat of the Remainder of Tract 76A, Springlake and Subdivision of Reed Acreage, a subdivision of record in Book 9, Page 47 of the Plat Records of Hays County, Texas;

THENCE South 00°16'33" West, with the east line of the 152.47 acre tract, being a south line of said Tract 76 A-1, a distance of 70.71 feet to a fence post found for an angle point in the south line of Tract 76 A-1, for the northwest corner of a tract of land described in Volume 130, Page 231 of the Deed Records of Hays County, Texas;

THENCE South 02°57'28" West, with the east line of the 152.47 acre tract, and with the west line of a 2 acre tract described in Volume 130, Page 231, and Volume 1658, Page 147 of the Official Public Records of Hays County, Texas, a distance of 174.43 feet to fence post found for the southwest corner of the 2 acre tract, being also the northwest corner of Tract 1 of the P.L. Turner Subdivision, a subdivision of Record in Volume 133, Page 444 of the Deed Records of Hays County, Texas;

THENCE with the east line of the 152.47 acre tract, being the west line of Tract 1, with the fence, the following five (5) courses and distances:

1. South 02°48'03" West, a distance of 431.51 feet to a calculated point.
2. South 02°54'13" West, a distance of 484.14 feet to a calculated point;
3. South 02°03'04" West, a distance of 259.80 feet to a calculated point;
4. South 01°35'37" West, a distance of 300.57 feet to a calculated point;
5. South 01°07'29" West, a distance of 353.19 feet to a 1/2" rebar found for the northwest corner of a 34.29 acre tract described in Volume 971, Page 116 of the Deed Records of Hays County, Texas;

THENCE South 89°12'58" West, with the north line of the 34.29 acre tract, over and across the 152.47 acre tract, a distance of 764.65 feet to a 1/2" rebar with Chaparral cap set for the northwest corner of the 34.29 acre tract, being in the division line of the 152.47 acre tract described in Volume 310, Page 718 and Volume 310, Page 721 of the Deed Records of Hays County, Texas;

THENCE South 89°12'58" West, continuing across the 152.47 acre tract, with the said division line, a distance of 34.79 feet to a 1/2" rebar with Zamorra Warrick Associates cap found for the northwest corner of a 20.518 acre tract described in Volume 784, Page 210 of the Deed Records of Hays County, Texas;

THENCE South 89°12'49" West, with the north line of the 20.518 acre tract, with the said division line, a distance of 196.26 feet to a fence post found for the southeast corner of a 45.53 acre tract described in Volume 2953, Page 181 of the Official Public Records of Hays County, Texas;

THENCE with the east line of the 45.53 acre tract, with the said division line, crossing the 152.57 acre tract, the following four (4) courses and distances:

1. North 01°23'38" West, a distance of 440.21 feet to a 1/2" rebar with Carson Bush cap found.
2. North 00°57'16" West, a distance of 525.11 feet to a nail found at the base of a 13" and 14" live oak;
3. North 09°31'45" West, a distance of 154.92 feet to a 1/2" rebar with Chaparral cap set;
4. North 01°24'08" West, a distance of 484.34 feet to a 1/2" rebar found for the northeast corner of the 45.53 acre tract, being also the southeast corner of Lot 18 of Hidden Springs



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Ranch Section II, a subdivision of record in Book 14, Page 69 of the Plat Records of Hays County, Texas:

THENCE with the east line of Hidden Springs Ranch Section II, continuing with the said division line, crossing the 152.57 acre tract, the following five (5) courses and distances:

1. North 01°22'12" West, a distance of 155.30 feet to a nail found in concrete;
2. North 15°23'51" East, a distance of 18.43 feet to a 1/2" rebar found;
3. North 03°04'23" West, a distance of 27.45 feet to a 1/2" rebar with 4404 cap found for the northeast corner of Lot 18, being also the southeast corner of Lot 17;
4. North 02°18'43" West, a distance of 190.70 feet to a 1/2" rebar with 4542 cap found for the northeast corner of Lot 17, being also the southeast corner of Lot 14;
5. North 01°02'42" West, a distance of 50.06 feet to an axle found for an angle point in the north line of the 152.47 acre tract, being also the southwest corner of Tract 76 A-1:

THENCE North 87°50'05" East, with the north line of the 152.47 acre tract, being also the south line of Tract 76 A-1, a distance of 1141.82 feet to the **POINT OF BEGINNING**, containing 50.206 acres of land, more or less.

TRACT 3:

A DESCRIPTION OF 94.695 ACRES (APPROX. 4,124,910 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 119.7 ACRE TRACT CONVEYED TO NELSON M. DAVIDSON AND DORIS BREED DAVIDSON BY DEED DATED JUNE 23, 1952 AND RECORDED IN VOLUME 154, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 94.695 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar with 3984 cap found in the west line of Old Fredericksburg Road (right-of-way width varies), for the northeast corner of the Doris Breed Davidson Subdivision, a subdivision of record in Book 10, Page 395 of the Plat Records of Hays County, Texas:

THENCE North 01°30'02" West, with the west line of Old Fredericksburg Road, across Tract 1, a distance of 425.26 feet to a 1/2" rebar with Chaparral cap set for the **POINT OF BEGINNING**:

THENCE over and across Tract 1, the following four (4) courses and distances:

1. South 89°48'55" West, a distance of 259.27 feet to a 1/2" rebar with Chaparral cap set;

2. With a curve to the left, having a radius of 970.00 feet, a delta angle of 06°06'33", an arc length of 103.43 feet, and a chord which bears South 86°45'39" West, a distance of 103.38 feet to a 1/2" rebar with Chaparral cap set
3. South 38°42'22" West, a distance of 192.59 feet to a 1/2" rebar with Chaparral cap set;
4. South 00°43'30" West, a distance of 587.78 feet to a 1/2" rebar with Chaparral cap set in the north line of a 9.008 acre tract described in Volume 2102, Page 453 of the Official Public Records of Hays County, Texas, from which a 1/2" rebar with 3984 cap found in the north line of the 9.008 acre tract, for the southwest corner of the Doris Breed Davidson Subdivision, bears North 87°06'31" East, a distance of 205.48 feet;

THENCE South 87°06'31" West, with the north line of the 9.008 acre tract, continuing across Tract 1, a distance of 304.58 feet to a 1/2" rebar found for the northwest corner of the 9.008 acre tract:

THENCE South 07°58'13" West, with the west line of the 9.008 acre tract, continuing across Tract 1, a distance of 1318.37 feet to a nail in concrete found for the southwest corner of the 9.008 acre tract, being also in the north line of a 6.38 acre tract described in Volume 1489, Page 391 of the Official Public Records of Hays County, Texas, for an angle point in the east line of Tract 1:

THENCE South 13°58'09" West, with the east line of Tract 1, being also the west line of the 6.38 acre tract, a distance of 743.78 feet to a 1/2" rebar with 3984 cap found for the southeast corner of Tract 1, being also the southwest corner of the 6.38 acre tract, and being in the north line of a 3.91 acre tract described in Volume 269, Page 226 of the Deed Records of Hays County, Texas:

THENCE South 88°04'18" West, with the south line of Tract 1, being also the north line of the 3.91 acre tract, a distance of 101.94 feet to a nail found in a 6" post for the northwest corner of the 3.91 acre tract, being also the apparent northeast corner of a 6 acre tract described in Volume 110, Page 563 of the Deed Records of Hays County, Texas:

THENCE North 89°32'58" West, with the south line of Tract 1, being also the apparent north line of the 6 acre tract, a distance of 152.30 feet to a fence post found for the apparent northwest corner of the 6 acre tract, and being a northeast corner of the 76.73 acre tract described in Volume 124, Page 515 of the Deed Records of Hays County, Texas:

THENCE South 89°52'25" West, with the south line of Tract 1, being also the north line of the 76.73 acre tract, distance of 311.97 feet to a fence post found for the southwest corner of Tract 1, being an angle point in the east line of the 76.73 acre tract:

THENCE North 01°40'35" East, with the west line of Tract 1, being also the east line of the 76.73 acre tract, a distance of 550.52 feet to a 1/2" rebar found for the northeast corner of the



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76.73 acre tract, being also the southeast corner of a 10.11 acre tract described in Volume 3444, Page 347 of the Official Public Records of Hays County, Texas;

THENCE North 01°55'45" East, with the west line of Tract 1, being also the east line of the 10.11 acre tract, a distance of 660.61 feet to a 1/2" rebar found for the northeast corner of the 10.11 acre tract, being also the southeast corner of a 34.29 acre tract described in Volume 971, Page 116 of the Deed Records of Hays County, Texas;

THENCE with the west line of Tract 1, being also the east line of the 34.29 acre tract, the following two (2) courses and distances:

1. North 01°57'23" East, a distance of 240.27 feet to a nail in fence post found;
2. North 01°00'24" East, a distance of 791.82 feet to a 1/2" rebar found for the northeast corner of the 34.29 acre tract, being in the east line of a 152.47 acre tract described in Volume 310, Page 718 of the Deed Records of Hays County, Texas;

THENCE with the west line of Tract 1, being the east line of the 152.47 acre tract, with the fence, the following five (5) courses and distances:

1. North 01°07'29" East, a distance of 353.19 feet to a calculated point;
2. North 01°35'37" East, a distance of 300.57 feet to a calculated point;
3. North 02°03'04" East, a distance of 259.80 feet to a calculated point;
4. North 02°54'13" East, a distance of 484.14 feet to a calculated point;
5. North 02°48'03" East, a distance of 431.51 feet to a fence post found for the northwest corner of Tract 1, being the southwest corner of a 2 acre tract described in Volume 130, Page 231 of the Deed Records of Hays County, Texas;

THENCE North 86°52'58" East, with the north line of Tract 1, being also the south line of the 2 acre tract, a distance of 1245.48 feet to a fence post found for the northwest corner of a 7.749 acre tract described in Volume 374, Page 743 of the Deed Records of Hays County, Texas;

THENCE South 02°29'58" East, with the west line of the 7.749 acre tract, over and across Tract 1, a distance of 390.22 feet to a 1/2" iron pipe found for the southwest corner of the 7.749 acre tract, being also the northwest corner of a 1.50 acre tract described in Volume 207, Page 49 of the Deed Records of Hays County, Texas;

THENCE South 02°17'26" East, with the west line of the 1.50 acre tract, continuing across Tract 1, a distance of 208.99 feet to a 1/2" iron pipe found for the southwest corner of the 1.50 acre tract;

THENCE North 85°08'49" East, with the south line of the 1.50 acre tract, continuing across Tract 1, a distance of 104.25 feet to a 3/4" rebar found for an angle point in the east line of Tract 1, being also the northwest corner of a 1.00 acre tract described in Volume 1924, Page 385 of the Deed Records of Hays County, Texas, and being the northwest corner of the Turner Tract as shown on the plat of said P.L. Turner Subdivision;

THENCE South 02°05'28" East, with the east line of Tract 1, being also the west line of the 1.00 acre tract, the Turner Tract, a 1.00 acre tract described in Volume 275, Page 499 of the Deed Records of Hays County, Texas, and the west line of Tract 4 of said P.L. Turner Subdivision, a distance of 86.45 feet to a 1/2" rebar with Chaparral cap set, from which a fence corner at a 13" live oak for the southwest corner of the 1.00 acre tract, being also the southwest corner of Tract 4, and being in the north line of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas, bears South 02°05'28" East, a distance of 329.42 feet;

THENCE over and across Tract 1, the following eight (8) courses and distances:

1. South 87°52'26" West, a distance of 119.99 feet to a 1/2" rebar with Chaparral cap set;
2. South 02°07'34" East, a distance of 330.24 feet to a 1/2" rebar with Chaparral cap set;
3. South 87°52'26" West, a distance of 25.11 feet to a 1/2" rebar with Chaparral cap set;
4. South 02°07'34" East, a distance of 254.30 feet to a 1/2" rebar with Chaparral cap set;
5. With a curve to the left, having a radius of 25.00 feet, a delta angle of 91°03'12", an arc length of 39.73 feet, and a chord which bears South 47°39'11" East, a distance of 35.68 feet to a 1/2" rebar with Chaparral cap set;
6. With a curve to the right, having a radius of 1030.00 feet, a delta angle of 02°59'42", an arc length of 53.84 feet, and a chord which bears North 88°19'04" East, a distance of 53.84 feet to a 1/2" rebar with Chaparral cap set;
7. North 89°48'55" East, a distance of 40.73 feet to a 1/2" rebar with Chaparral cap set;
8. North 89°48'55" East, a distance of 217.16 feet to a 1/2" rebar with Chaparral cap set in the west right-of-way line of Old Fredericksburg Road, from which a 1/2" rebar found in the west right-of-way line of Old Fredericksburg Road, for the southeast corner of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas, bears North 01°30'02" West, a distance of 108.46 feet;

THENCE South 01°30'02" East, with the west right-of-way line of Old Fredericksburg Road, crossing Tract 1, a distance of 60.02 feet to the **POINT OF BEGINNING**, containing 94.695 acres of land, more or less.



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TRACT 4:

A DESCRIPTION OF 8.119 ACRES (APPROX. 353,664 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 9.008 ACRE TRACT CONVEYED TO MICKEY DAVIDSON KROLL, NELSON M. DAVIDSON, JR., AND WIFE, BARBARA WATKINS DAVIDSON BY WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 7, 2002 AND RECORDED IN VOLUME 2102, PAGE 453 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 8.119 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar, being an angle point in the east line of the said 9.008 acre tract, being also the northeast corner of Tract 3 of the said P.L. Turner Subdivision, and being also the southwest corner of a 0.754 acre tract described in Volume 4258, Page 404 of the Official Public Records of Hays County, Texas, and being also the northwest corner of a 1 acre tract described in Volume 144, Page 563 of the Deed Records of Hays County, Texas, from which a 3/4" iron pipe found for the southeast corner of the 0.754 acre tract, being in the north line of the 1 acre tract, and being in the west line of Old Fredericksburg Road (right-of-way width varies), bears North 87°52'37" East, a distance of 216.79 feet;

THENCE South 87°35'26" West, with the common line of the 9.008 acre tract and Tract 3, a distance of 236.90 feet to a 1/2" rebar found for an angle point in the east line of the 9.008 acre tract, being also the northwest corner of Tract 3, for the **POINT OF BEGINNING**;

THENCE with the common line of the 9.008 acre tract and Tract 3, the following two (2) courses and distances:

1. South 15°43'23" West, a distance of 521.70 feet to a 1/2" rebar found at the northwest corner of a 3.59 acre tract out of Tract 3, described in Volume 4073, Page 818 of the Official Public Records of Hays County, Texas;
2. South 15°32'41" West, with the west line of the 3.59 acre tract, a distance of 499.23 feet to a 2" iron pipe found for an angle point in the east line of the 9.008 acre tract, being also the southwest corner of the 3.59 acre tract, being also the southwest corner of Tract 3, and being in the north line of a 2.07 acre tract described in Volume 178, Page 571 of the Deed Records of Hays County, Texas;

THENCE with the common line of the 9.008 acre tract and the 2.07 acre tract, the following two (2) courses and distances:

1. North 89°33'06" West, a distance of 183.84 feet to a 1/2" rebar found for an angle point in the east line of the 9.008 acre tract, for the northwest corner of the 2.07 acre tract;

2. South 09°15'30" West, a distance of 216.46 feet to a nail found in an 18" live oak for the southwest corner of the 2.07 acre tract, being also the southeast corner of the 9.008 acre tract, and being in the north line of a 6.39 acre tract described in Volume 1489, Page 391 of the Official Public Records of Hays County, Texas;

THENCE North 89°25'09" West, with the south line of the 9.008 acre tract, being also the north line of the 6.38 acre tract, a distance of 53.15 feet to a nail in concrete found for the southwest corner of the 9.008 acre tract;

THENCE North 07°58'13" East, with the west line of the 9.008 acre tract, crossing said Tract 1, a distance of 1318.37 feet to a 1/2" rebar found for the northwest corner of the 9.008 acre tract;

THENCE North 87°06'31" East, with the north line of the 9.008 acre tract, crossing said Tract 1, a distance of 304.58 feet to a 1/2" rebar with Chaparral cap set, from which a 1/2" rebar with 3984 cap found for the southwest corner of the Doris Breed Subdivision, a subdivision of record in Book 10, Page 395 of the Plat Records of Hays County, Texas, bears North 87°06'31" East, a distance of 205.48 feet;

THENCE over and across the 9.008 acre tract, the following two (2) courses and distances:

1. South 00°43'30" West, a distance of 129.06 feet to a 1/2" rebar with Chaparral cap set;
2. North 87°20'25" East, a distance of 61.68 feet to the **POINT OF BEGINNING**, containing 8.119 acres of land, more or less.

TRACT 5:

A DESCRIPTION OF 1.676 ACRES (APPROX. 73,006 SQ. FT.) IN THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS, BEING A PORTION OF A 119.7 ACRE TRACT CONVEYED TO NELSON M. DAVIDSON AND DORIS BREED DAVIDSON BY DEED DATED JUNE 23, 1952 AND RECORDED IN VOLUME 154, PAGE 290 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1, P.L. TURNER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 133, PAGE 444 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 1.676 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the west right-of-way line of Old Fredericksburg Road, for the southeast corner of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas;

THENCE South 86°32'57" West, with the south line of the said 0.938 acre tract, a distance of 218.28 feet to a 1/2" rebar found at the southwest corner of the 0.938 acre tract for the **POINT OF BEGINNING**;

THENCE crossing Tract 1, the following eight (8) courses and distances:



EXHIBIT A1 - PROPERTY

Planned Development District No.5 Heritage Subdivision

Dripping Springs, TX

18 April 2016

1. South 02°07'34" East, a distance of 96.05 feet to a 1/2" rebar with Chaparral cap set;
2. South 89°48'55" West, a distance of 40.73 feet to a 1/2" rebar with Chaparral cap set;
3. With a curve to the left, having a radius of 1030.00 feet, a delta angle of 02°59'42", an arc length of 53.84 feet, and a chord which bears South 88°19'04" West, a distance of 53.84 feet to a 1/2" rebar with Chaparral cap set;
4. With a curve to the right, having a radius of 25.00 feet, a delta angle of 91°03'12", an arc length of 39.73 feet, and a chord which bears North 47°39'11" West, a distance of 35.68 feet to a 1/2" rebar with Chaparral cap set;
5. North 02°07'34" West, a distance of 254.30 feet to a 1/2" rebar with Chaparral cap set;
6. North 87°52'26" East, a distance of 25.11 feet to a 1/2" rebar with Chaparral cap set;
7. North 02°07'34" West, a distance of 330.24 feet to a 1/2" rebar with Chaparral cap set;
8. North 87°52'26" East, a distance of 119.99 feet to a 1/2" rebar with Chaparral cap set in the east line of Tract 1, being also the west line of a 1.00 acre tract described in Volume 1924, Page 385 of the Deed Records of Hays County, Texas, and being the northwest corner of the Turner Tract as shown on the plat of said P.L. Turner Subdivision, from which a 3/4" rebar found for an angle point in the east line of Tract 1, being also the northwest corner of a 1.00 acre tract, bears North 02°05'28" West, a distance of 86.45 feet;

THENCE South 02°05'28" East, with the east line of Tract 1, being also the west line of the 1.00 acre tract, the Turner Tract, a 1.00 acre tract described in Volume 275, Page 499 of the Deed Records of Hays County, Texas, and the west line of Tract 4 of said P.L. Turner Subdivision, a distance of 329.42 feet to a fence corner at a 13" live oak for the southwest corner of the 1.00 acre tract, being also the southwest corner of Tract 4, and being in the north line of a 0.938 acre tract described in Volume 391, Page 223 of the Deed Records of Hays County, Texas;

THENCE South 85°58'06" West, with the north line of the 0.938 acre tract, crossing Tract 1, a distance of 24.91 feet to a 1/2" rebar found for the northwest corner of the 0.938 acre tract;

THENCE South 02°07'34" East, with the west line of the 0.938 acre tract, continuing across Tract 1, a distance of 185.05 feet to the **POINT OF BEGINNING**, containing 1.676 acres of land, more or less.

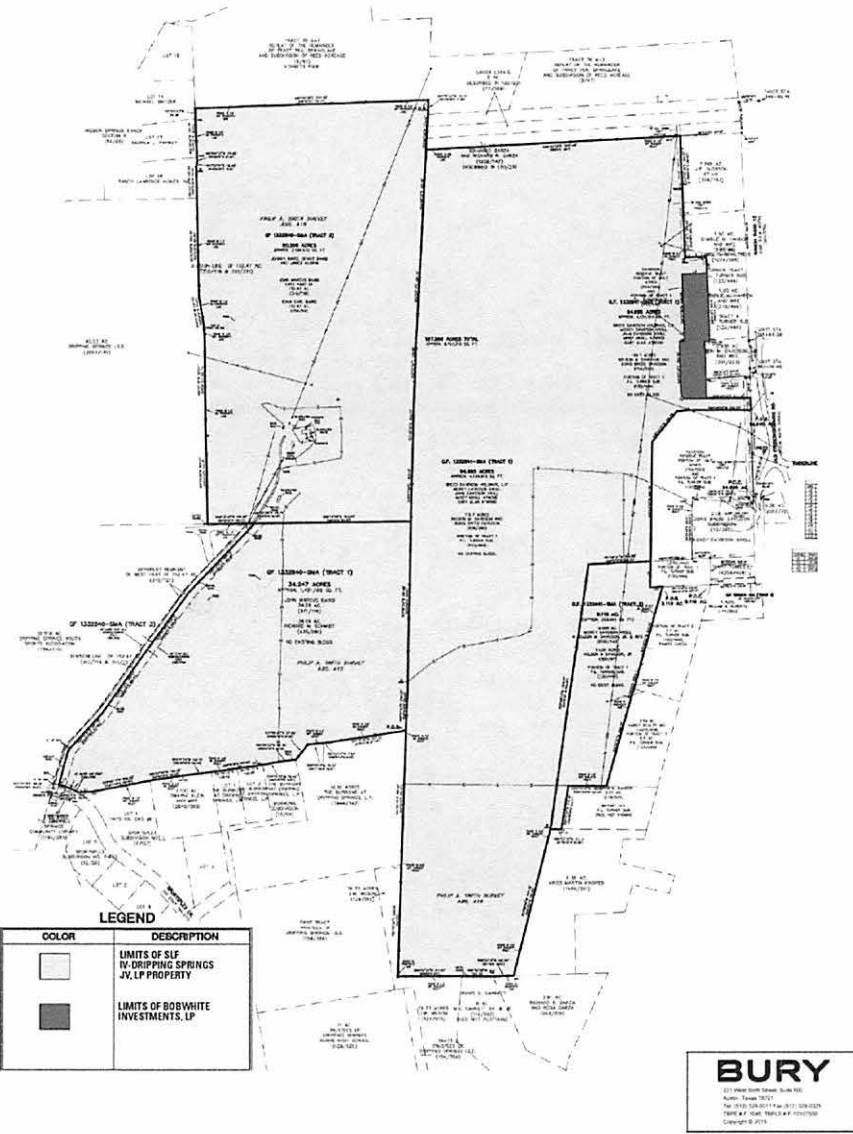


EXHIBIT A1 - PROPERTY

Planned Development District No.5 Heritage Subdivision

📍 Dripping Springs, TX

📅 18 April 2016

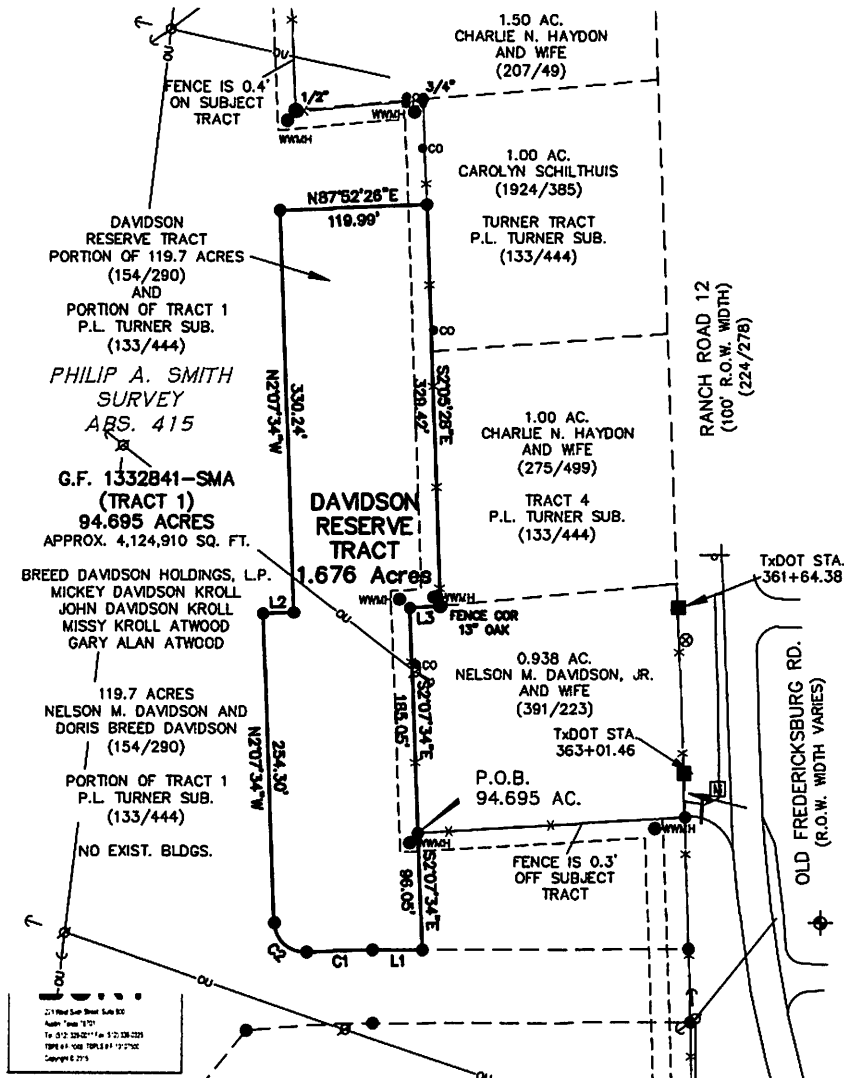


NOTE:
 PER EXHIBIT A1 - TRACTS 1-4 ARE OWNED BY SLF IV - DRIPPING SPRINGS JV, LP AND TRACT 5 IS OWNED BY BOBWHITE INVESTMENTS, LP

TBG **EXHIBIT A2 - PROPERTY OWNED BY SLF IV - DRIPPING SPRINGS JV, LP**
 Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016

City of Dripping Springs
 Ordinance No. 1222124





PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	S89°48'55"W	40.73'
L2	N87°52'26"E	25.11'
L3	S85°58'06"W	24.91'

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	53.84'	1030.00'	2°59'42"	53.84'	S88° 19' 04.23"W
C2	39.73'	25.00'	91°03'12"	35.68'	N47° 39' 10.83"W

NOTE:
 PER EXHIBIT A1 - TRACTS 1-4 ARE OWNED BY SLF IV - DRIPPING SPRINGS JV, LP AND TRACT 5 IS OWNED BY BOBWHITE INVESTMENTS, LP

EXHIBIT A3 - PROPERTY OWNED BY BOBWHITE INVESTMENTS, LP

TBIG Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016

TABLE 1: TOTAL UNIT MIX
TOTAL NUMBER OF DWELLING UNITS PERMITTED IN PD NO. 5 IS 700 DWELLING UNITS

LAND USE	PD PERMITTED USE	REQUIRED	EXAMPLE OF DWELLING UNITS (DU)*	EXAMPLE OF ACRES (AC)*	EXAMPLE OF DU/AC*
	60' Lots 50' Lots 40' Lots	Max. 70% of Total Unit Mix	424 DU 60.57%	127.5 AC	3.3 DU/AC
	Garden Home Village Condo Courtyard	Min. 15% of Total Unit Mix	120 DU 17.14%	15.0 AC	8.0 DU/AC
	Two-Four Family Townhome Multi-Family	Min. 15% of Total Unit Mix	156 DU 22.29%	13.0 AC	12.0 DU/AC
	See Exhibit D	N/A	N/A	3.0 AC	N/A

* Number of dwelling units, acres and density are shown for illustrative uses only. Final product mix shall not exceed minimums and maximums.

TABLE 2: PERMITTED USE MATRIX

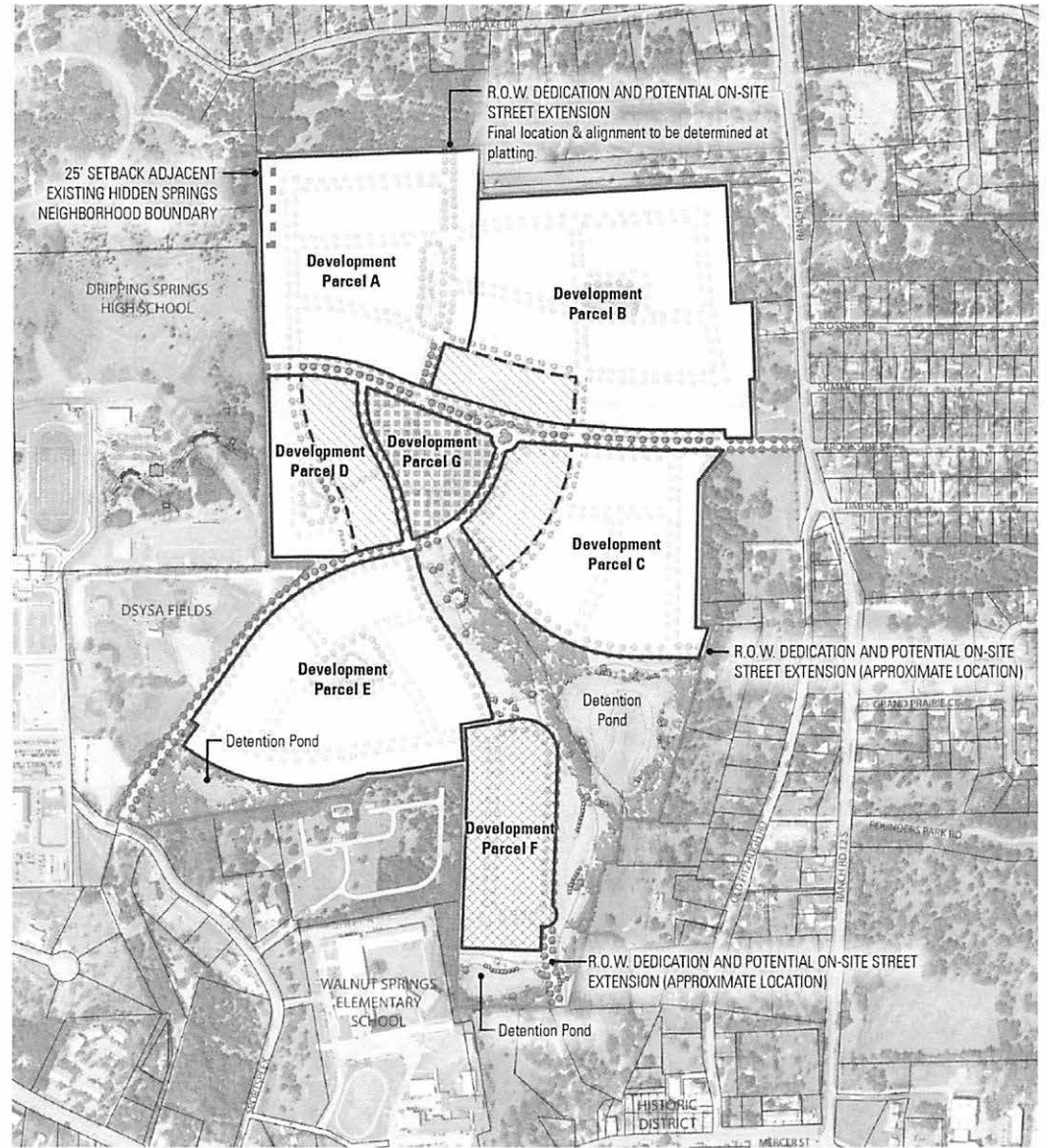
	PD PERMITTED USE :	DEVELOPMENT PARCEL							OPEN SPACE
		A	B	C	D	E	F ⁽⁷⁾	G	
	APPROPRIATE ACREAGE (+/-)	25.5	47.5	26.0	13.5	30.0	13.0	3.0	30.5
	60' Lots	X	X	X	X	X	-	-	-
	50' Lots	X	X	X	X	X	-	-	-
	40' Lots	X	X	X	X	X	-	-	-
	Garden Home	-	X	X	X	-	-	-	-
	Village Condo	-	X	X	X	-	-	-	-
	Courtyard	-	X	X	X	-	-	-	-
	Two-Four Family	-	-	-	-	-	X	-	-
	Townhome	-	-	-	-	-	X	-	-
	Multi-Family	-	-	X	X	-	X	-	-
	COMMERCIAL USES	N/A	-	X ⁽⁶⁾	X ⁽⁶⁾	X ⁽⁶⁾	-	X	X
	AMENITY CENTER USES	N/A	X	X	X	X	X	X	X
	AMENITY CENTER	N/A						X	

LEGEND



- X** Permitted use by the right, subject to PD conditions and requirements set forth in Exhibit D - PD uses chart
- Not a permitted use




NOTES:

- A private amenity center or other private improvements will not be constructed on Parcel G in a manner that would preclude a minimum of 20,000 sq feet of commercial to be constructed on Parcel G.
- Refer to Exhibit C – PD Parks and Trails Plan, for proposed park locations
- Refer to Exhibit D – PD Uses Chart, for description of land uses
- Refer to Exhibit F – PD Street Standards, for street types and locations, reference plan and street standards
- Fiscal may be posted for the proposed north, east and south connectors.
- Only in hatched areas of Parcels B, C, & D.
- General location of temporary wastewater treatment plant and effluent disposal field, if required, will be designed pursuant to the regulations in the Wastewater Agreement. Once the plant is removed, all provisions regarding Parcel F will apply.



LEGEND

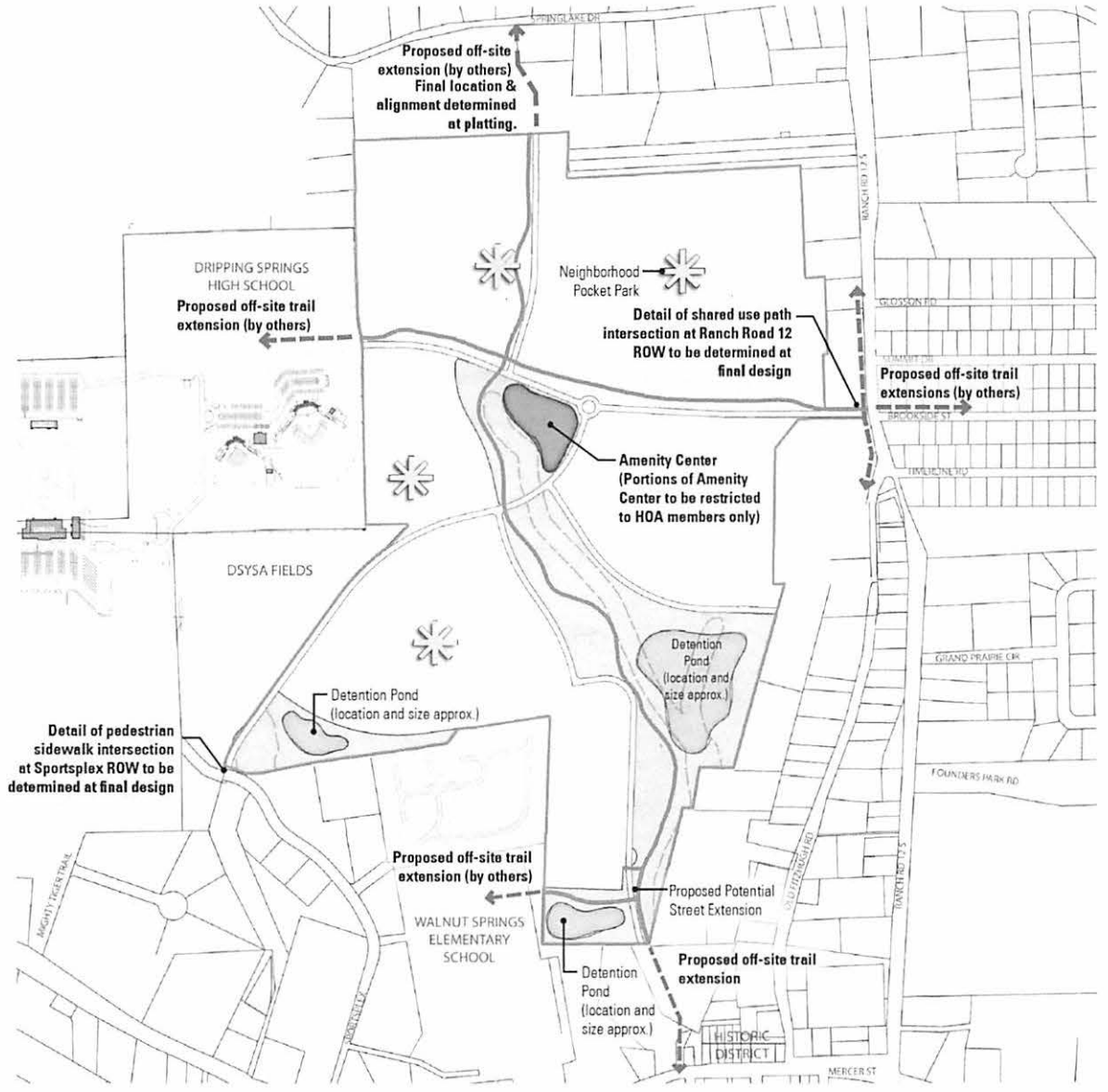
-  **8' WIDE CONCRETE PATH OR TRAIL - CONCEPTUAL ALIGNMENT**
- SHARED USE PATH (ADJACENT TO STREET, IN LIEU OF 5' SIDEWALK)
- MULTI-USE PATH (COMBINED WITH SLIP STREET, MAY BE ASPHALT)
- OFF-STREET TRAIL (SEPARATED FROM STREET AND SIDEWALK NETWORK)
-  **PROPOSED OFF-SITE EXTENSION**

PARKLAND DEDICATION - MINIMUM OF 28 ACRES PROVIDED	
	PARKLAND
	PARKLAND, NEIGHBORHOOD POCKET PARKS (GENERAL LOCATION)
	DEFINED DRAINAGE SETBACK

PDD NO. 5 OPEN SPACE PLAN NOTES:

1. A MASTER PARKS AND TRAILS PLAN (MPTP) FOR PDD NO. 5 SHALL BE APPROVED SEPARATE FROM THIS PDD. THE MPTP SHALL BE APPROVED PRIOR TO THE FIRST RESIDENTIAL PRELIMINARY PLAT AND MAY BE PHASED IN ACCORDANCE WITH THE PHASED PLATTING OF THE PROJECT.
2. OPEN SPACE DEDICATED FOR PARKLAND SHALL BE PUBLICLY ACCESSIBLE. PARKLAND AND IMPROVEMENTS IN THE PARKLAND, INCLUDING TRAILS, SHALL BE CONVEYED TO AND PERMANENTLY MAINTAINED BY A HOMEOWNER ASSOCIATION (HOA) OR OTHER RESPONSIBLE NON-CITY ENTITY.
3. PARKLAND DEDICATION REQUIREMENTS SHALL MEET AND/OR EXCEED CODE REQUIREMENTS. THE HOA MAY ADOPT RULES AND REGULATIONS REGARDING ACCESS, PERMITTED USES, SECURITY (POLICING) AND MAINTENANCE RESPONSIBILITIES.
4. PARKLAND LOCATION AND SIZE IS CONCEPTUALLY SHOWN ON THIS EXHIBIT C. BOUNDARIES OF PARKLAND TO BE DETERMINED AT PRELIMINARY PLAT. DETENTION, WATER QUALITY PONDS, UTILITY EASEMENTS, AND OFF-STREET TRAILS ARE PERMITTED IN PARKLAND.
5. NEIGHBORHOOD POCKET PARKS ARE INCLUDED IN PARKLAND DEDICATION. POCKET PARKS ARE INTENDED TO SERVE THE RECREATIONAL NEEDS OF RESIDENTS, PROVIDE OPPORTUNITIES FOR INTERACTION WITHIN THE NEIGHBORHOOD AND/OR PROVIDE OPPORTUNITIES FOR INTERACTION WITH THE NATURAL ENVIRONMENT
6. SHARED USE PATH/MULTI-USE PATH/OFF-STREET TRAILS:
 - MUST BE CONCRETE, 8FT IN WIDTH, EXCEPT THAT MULTI-USE PATH MAY BE ASPHALT
 - TRAIL/PATH LOCATIONS ARE CONCEPTUAL. TRAIL LOCATION TO BE FURTHER REFINED IN THE MPTP. FINAL ALIGNMENT TO BE DETERMINED AT FINAL PLAT.
 - INDICATED TRAILS AND PATHS OUTSIDE THE PUBLIC ROW WILL BE MAINTAINED BY THE HOA.
7. UNLESS OTHERWISE DEPICTED ON THIS EXHIBIT C WHEREIN A SHARED USE PATH OR MULTI-USE PATH IS PROVIDED ON A STREET, 5FT SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL LOCAL RESIDENTIAL STREETS, PER EXHIBIT F- STREET STANDARDS
8. AMENITY CENTER AREAS INTENDED FOR EXCLUSIVE USE OF THE HOA ARE NOT INCLUDED AS PART OF PARKLAND DEDICATION.

PARKLAND CODE	CODE REQUIREMENTS	PROVIDED
DEDICATION REQUIREMENT	PDD NO. 5 MAX. 700 LUEs (1 AC PARKLAND PER 25 LUEs)	MIN. 28 AC PARKLAND
WATER QUALITY AND DETENTION & STREAM SETBACK FOR DRAINAGE	NOT TO EXCEED 50% OF TOTAL OPEN SPACE	MAX. 14 AC OF THE 28 AC PARKLAND



TBG EXHIBIT C - PDD OPEN SPACE PLAN
 Planned Development District No.5 Heritage Subdivision Dripping Springs, TX

10 July 2016



AGRICULTURE USES	Permitted (P) or Conditional (C)
Garden (Non-retail)	P
RESIDENTIAL USES	Permitted (P) or Conditional (C)
Accessory Bldg/Structure (Nonresidential)	P
Duplex/Two-Four Family	P
Garden Home/Townhome	P
Living Quarters on Site with a Business	P
Multiple-Family Dwelling	P
Residential Loft	P
Swimming Pool, Private	P
OFFICE USES	Permitted (P) or Conditional (C)
Armed Services Recruiting Center	P
Insurance Agency Offices	P
Offices, General/Professional	P
Office, Brokerage Service	P
Offices, Health Services	P
Offices, Legal Services	P
Offices, Professional	P
Offices, Real Estate Office	P
Security Monitoring Company	P
PERSONAL & BUSINESS SERVICES USES	Permitted (P) or Conditional (C)
Antique Shop	P
Appliance Repair	P
Art Dealer/Gallery	P
Artisan's Shop	P
Artist Studio	P
Bakery or Confectionary (Retail)	P
Barbershop	P
Beauty Shop	P

PERSONAL & BUSINESS SERVICES USES CONTINUED	Permitted (P) or Conditional (C)
Bed & Breakfast Inn or Facility	P
Bicycle Sales and Repair	P
Book Store	P
Cafeteria	C
Computer Sales	P
Consignment Shop	P
Convenience Store (Without Gas Sales)	C
Cooking School	P
Dance/Drama/Music Studio or School	P
Drapery, Blind Upholstery Store	P
Financial Services	P
Florist Shop	P
Food or Grocery Store (Limited)	P
Furniture Store (New and/or Used)	P
Garden Shop (Inside Storage)	P
Hardware Store	P
Live-in Security Quarters	P
Locksmith	P
Market (Public)	P
Needlework Shop	P
Pet Shop/Supplies	P
Pharmacy	P
Photocopying/Duplicating	P
Photography Studio	P
Restaurant (No Drive-Through Service)	P
Shoe Repair	P
Studio, Tattoo or Body Piercing	C
Tailor Shop	P
Travel Agency	P
Temporary Outdoor Sales/Promotion	P
Vacuum Cleaner Sales & Repair	P
Veterinarian Clinic (Indoor Kennels)	P
Woodworking Shop (Ornamental, Handmade)	P
TRANSPORTATION & AUTO SERVICES USES	Permitted (P) or Conditional (C)
Parking Structure, Commercial	C

AMUSEMENT/RECREATION USES	Permitted (P) or Conditional (C)
Day Camp for Children	C
Health Club	P
Museum	P
Park and/or Playground	P
Video Rentals/Sales	P
INSTITUTIONAL/GOVERNMENT USES	Permitted (P) or Conditional (C)
Assisted Living Facility	C
Child Day-Care Facility	P
Church, Religious Assembly	P
Civic Club	P
Fire Station	P
Fraternal Lodge or Union	P
Group Day-Care Home	P
Medical Clinic or Office	P
Wireless Communications Tower	C
Home for the Aged, Residential	C
Hospice	C
Hospital (Acute Care, General)	C
Library	P
Maternity Home	C
Nursing/Convalescent Home	C
Orphanage	C
Philanthropic Organization	P
Post Office	P
School, K Through 12 (public or private)	P
Telephone Switching/Exchange Bldg.	C
Wastewater Treatment Plant, Effluent Disposal Field	P
Water Supply (Elevated Storage Tank)	C
Water Supply Facility (Private)	C
LIGHT INDUSTRIAL/MFG. USES	Permitted (P) or Conditional (C)
Contractor's Office (No Outside Storage)	P
Contractor's Temporary On-site Office	C

Note: Wastewater Treatment Plant and Effluent Disposal Field are permitted subject to the provisions in the Wastewater Service and Impact Fee Agreement.



EXHIBIT D - PD USES CHART

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX

18 May 2017

Area Requirements		Single Family, Detached Use (2)	Garden Home Use (2)	Two to Four Family Dwelling Use (2)	Townhome Use (2)(4)	Village Condominium Use (2)(4)	Courtyard Housing Use (2)(4)	Multiple-Family Use (2)(4)	Permitted Commercial Uses
SIZE OF LOTS	Minimum Lot Area	4,000 s.f.	3,500 s.f.	5,175 s.f.	1,500 s.f.	6,900 s.f.	4,200 s.f.	20,000 s.f.; Max 24 du/acre	5,000 s.f.
	Minimum Lot Width at Front Building Line	40 ft.	35 ft.	45 ft.	20 ft.	60 ft.	70 ft.	100 ft.	50 ft.
	Minimum Lot Depth	100 ft.	100 ft.	100 ft.	75 ft.	115 ft.	60 ft.	200 ft.	100ft.
SETBACK REQUIREMENTS	Minimum Front Yard	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	10 ft.
	Minimum Front Yard, Garage Door	20 ft.	20 ft.	20 ft.	N/A (rear entry required)	20 ft.	15 ft.	20 ft.	N/A
	Minimum Side Yard, Interior	5 ft.	0 ft. on one side; 10 ft. other side	5 ft.; 0 ft. for common walls	5 ft.; 0 ft. for common walls	5 ft. ⁽¹⁾	5 ft. ⁽³⁾	15 ft. ⁽¹⁾⁽⁴⁾	10 ft.; 0ft. for common walls
	Minimum Side Yard, Corner	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft. ⁽³⁾	15 ft.
	Minimum Rear Yard	15 ft. ⁽⁶⁾	10ft.	15ft.	None	10 ft.	10 ft.	25 ft. ⁽³⁾	10 ft.
Maximum Impervious Coverage	65%	70%	70%	80%	70%	80%	75%	75% ⁽⁵⁾	
Maximum Building Height	35 ft./2.5 stories	35 ft./2.5 stories	35 ft./2.5 stories	40 ft./3 stories	35 ft./2.5 stories	35 ft./2.5 stories	40 ft./3 stories	2 stories or 40 ft., whichever is less	

- (1) Minimum 10 ft. spacing between buildings
- (2) Residential accessory buildings: maximum building height: 15 ft.; side and rear yard: 5 ft.
- (3) Multiple-family (MF) minimum side yard and minimum rear yard adjacent to city of Dripping Springs single family zoning district when MF building is more than 1 story ht.: 45 ft.
- (4) Village condominium, courtyard housing, townhome and multiple-family housing may be accessed by common access drive.
- (5) The gross floor area for each permitted commercial structure shall not exceed 40,000 sq. ft.
- (6) 25' Rear set back adjacent existing Hidden Springs neighborhood boundary. Illustrated in Parcel A on Exhibit B - PD Master Plan

Setback Encroachments and Exceptions-

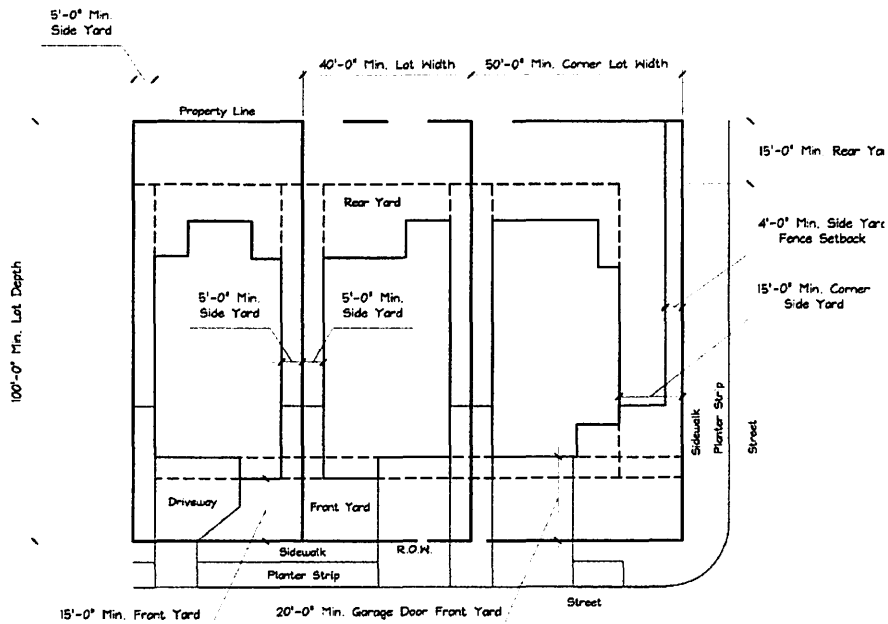
These uses and structures may encroach into a yard or required setback as follows:

Type of structure or use	Residential uses
Air conditioning equipment	Any part of side and rear yard
Arbors and trellises	Any part of yard, at least 5 feet from neighboring property line
Awning, roof overhanging eaves and bay windows	No more than 2 feet into front, side, or rear yard; may overhang over easements
Open deck and covered patios (no enclosed spaces)	No more than 10 feet into rear yard, (only permitted in Garden Home use)



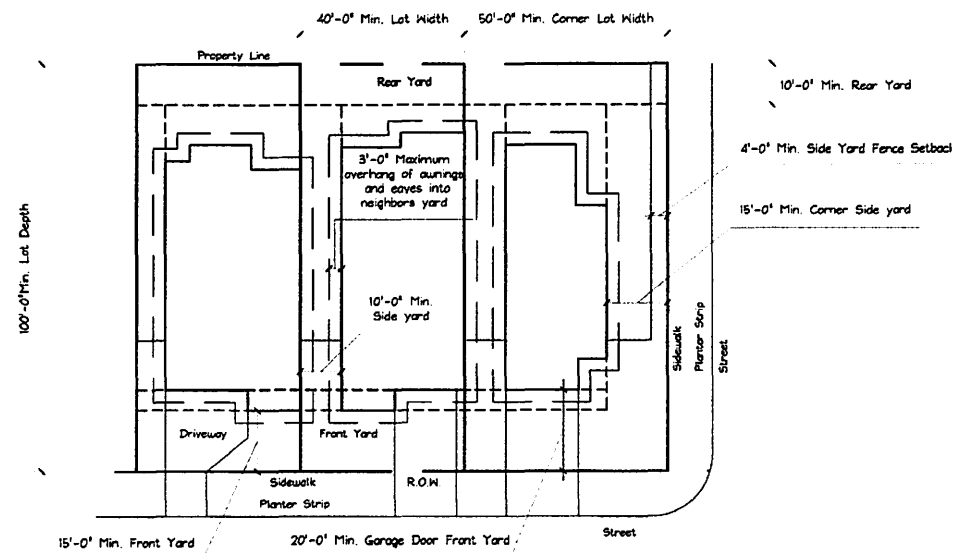
EXHIBIT E - PD DEVELOPMENT STANDARDS

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016



Single Family Detached

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

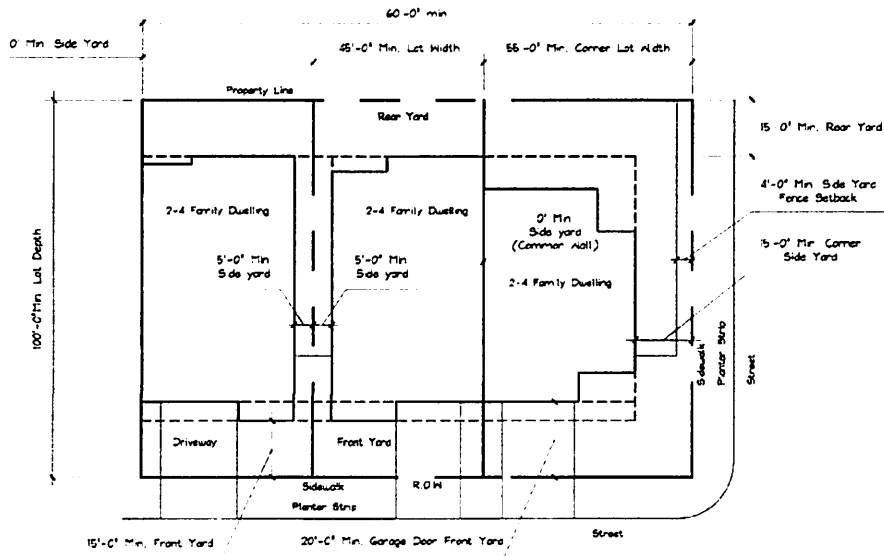


Garden Home

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

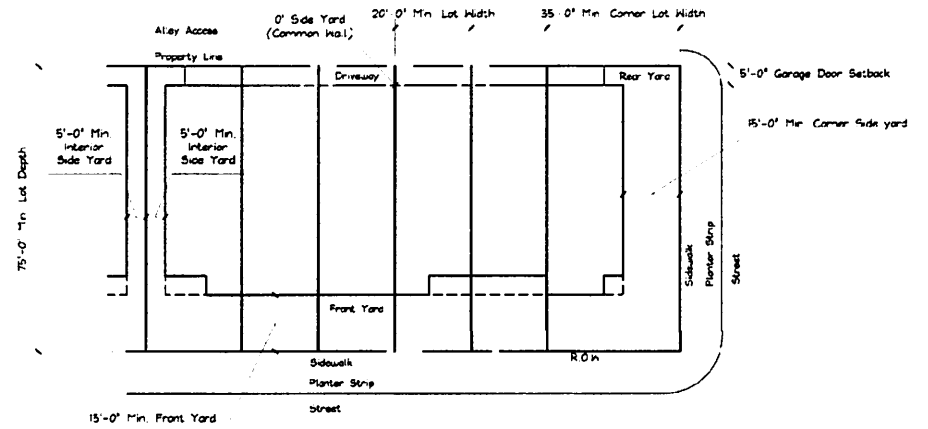
T.B.G. EXHIBIT E - PD DEVELOPMENT STANDARDS - SINGLE FAMILY AND GARDEN HOME USE

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016



Two to Four Family Dwelling

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E



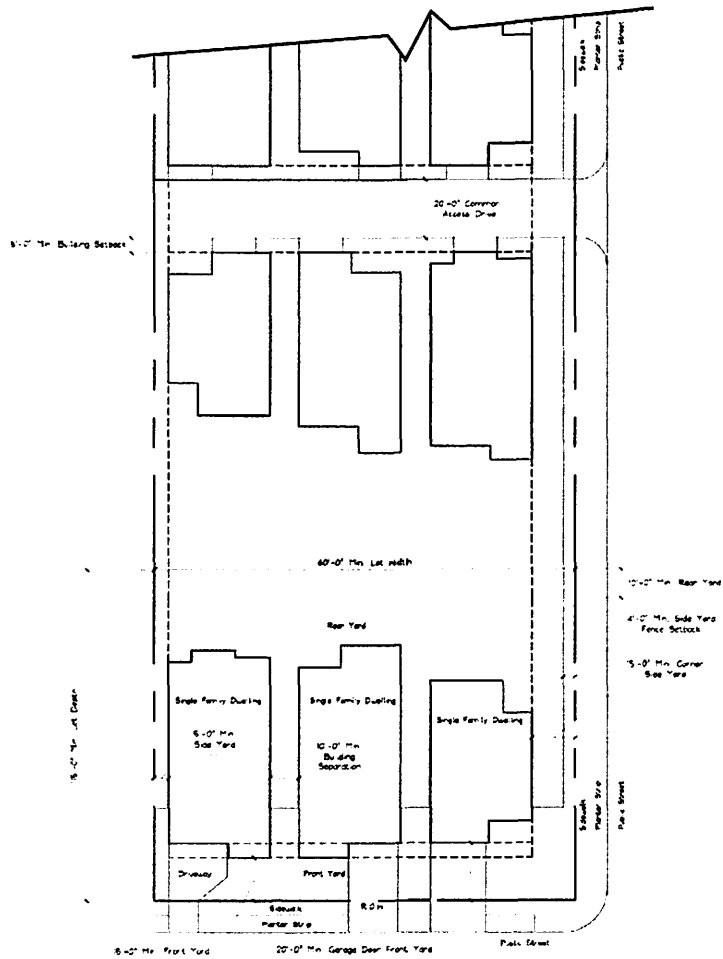
Townhome

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E



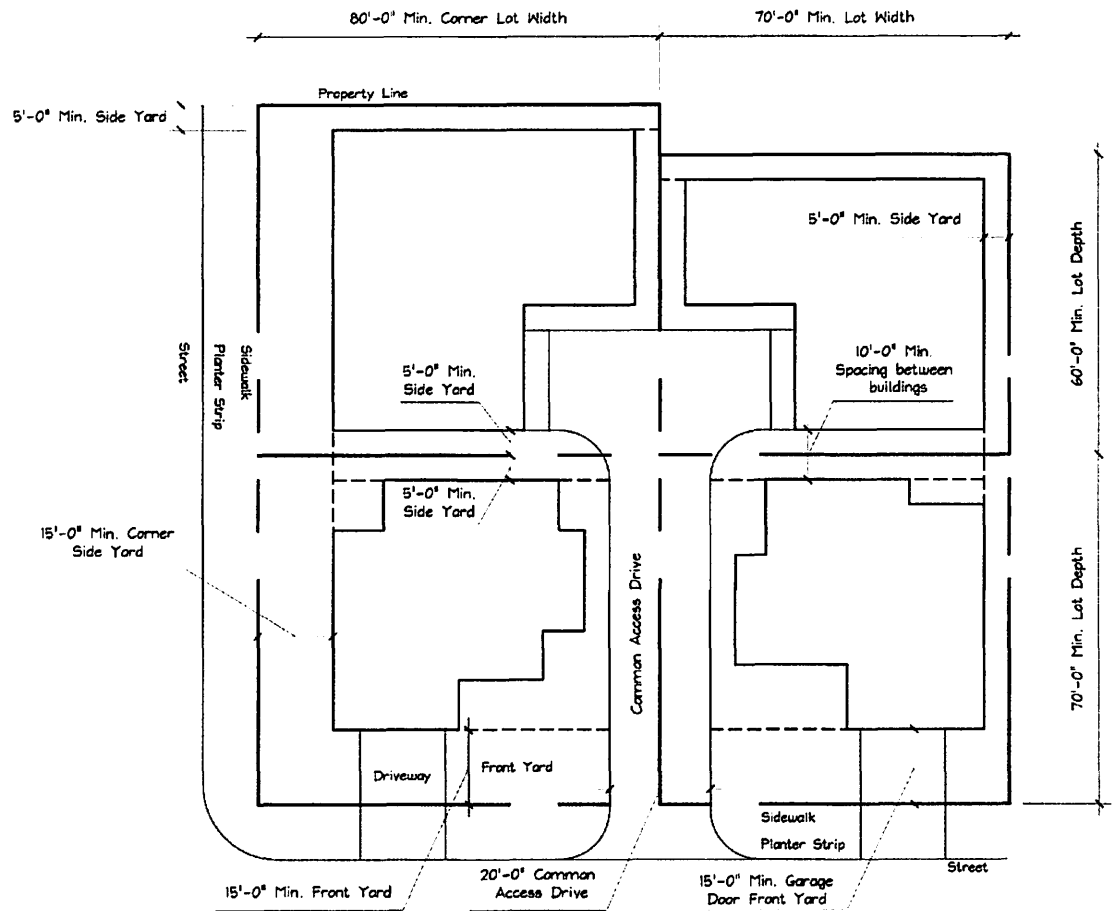
EXHIBIT E - PD DEVELOPMENT STANDARDS - 2-4 FAMILY DWELLING AND TOWNHOME USE

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016



Village Condominium

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

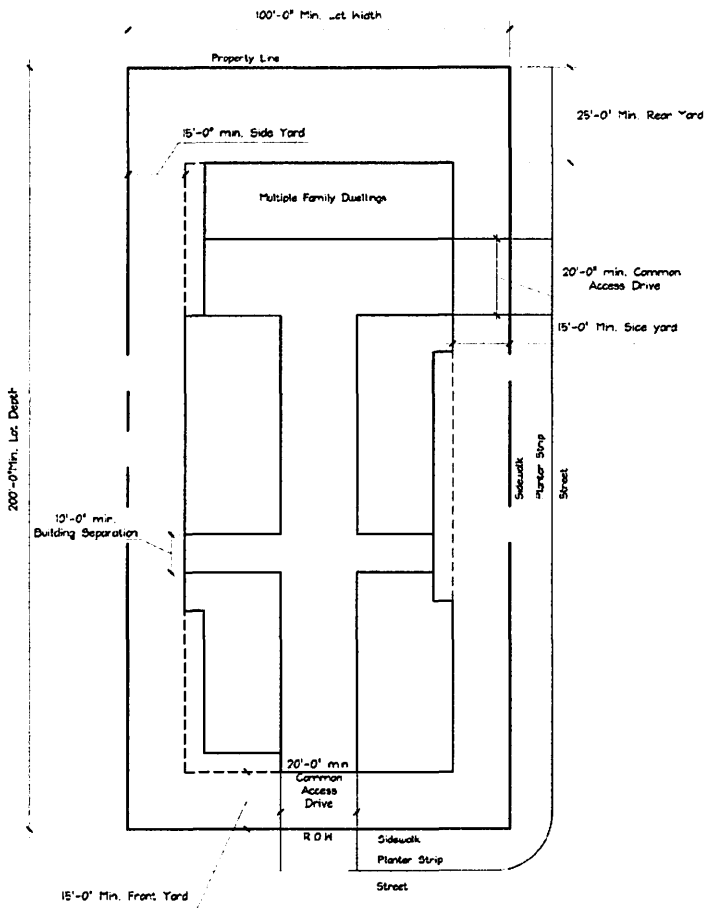


Courtyard Housing

Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E

EXHIBIT E - PD DEVELOPMENT STANDARDS - VILLAGE CONDOMINIUM & COURTYARD HOUSING USE

T&B | Planned Development District No.5 Heritage Subdivision | Dripping Springs, TX | 18 April 2016

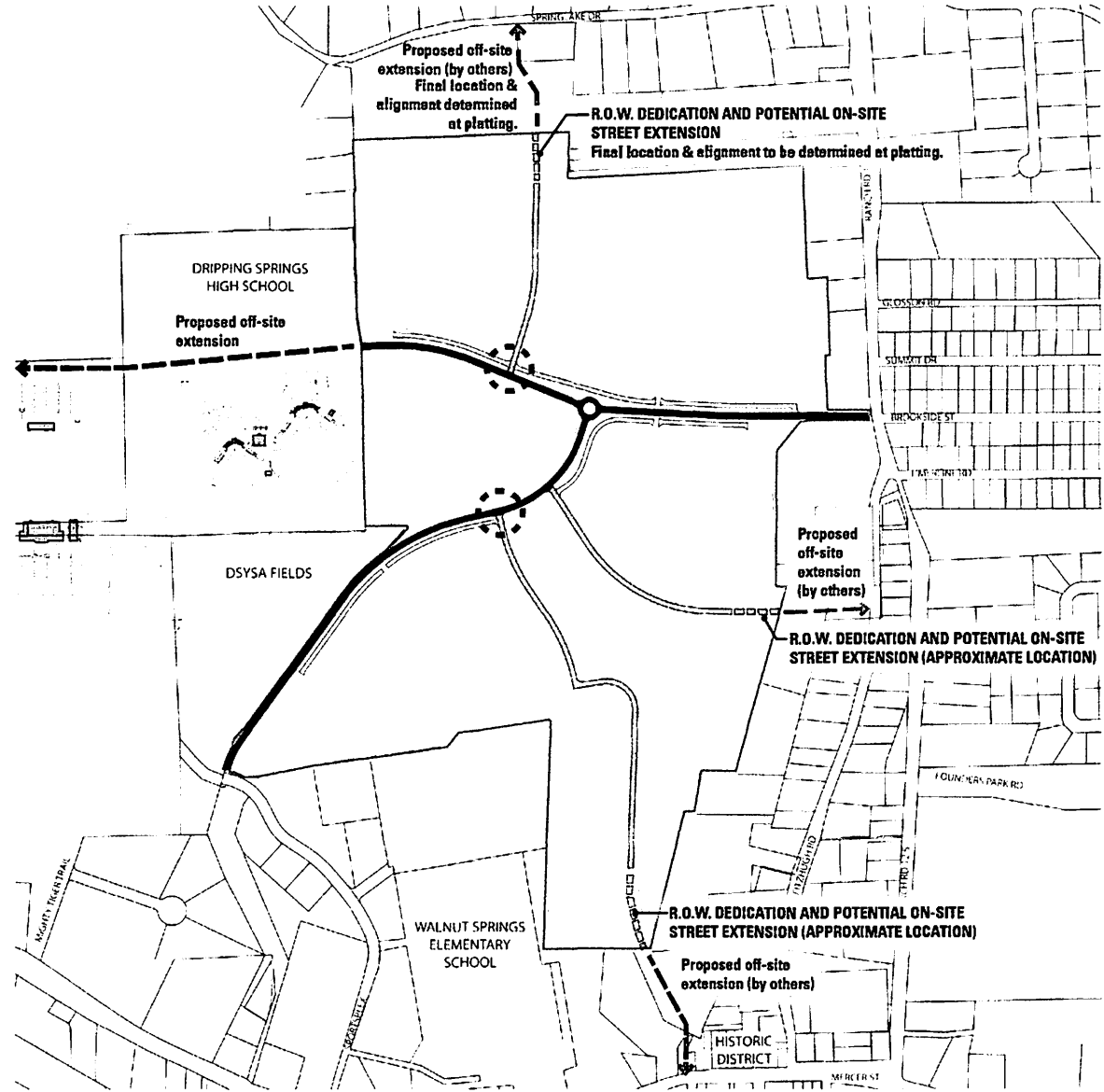


Multiple-Family







Note: Illustration of PD property improvements are illustrative only. Graphic representation of Development Standards. Refer to Exhibit E - PD Use Chart

T B G EXHIBIT E - PD DEVELOPMENT STANDARDS - MULTIPLE-FAMILY USE

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016



PD STREET TYPES

-  MINOR COLLECTOR
-  LOCAL RESIDENTIAL STREET
-  SLIP STREET
-  R.O.W. DEDICATION AND POTENTIAL ON-SITE STREET EXTENSION (APPROXIMATE LOCATION)
-  PROPOSED OFF SITE EXTENSION
-  PEDESTRIAN - ACTIVATED CROSSING AND PEDESTRIAN CROSSWALKS SHALL BE INSTALLED AT TIME OF STREET BUILD OUT (LOCATION DIAGRAMMATIC - TO BE FINALIZED AT TIME OF CONSTRUCTION PLANS)

NOTES:

1. Exact alignment of minor collectors to be determined at Preliminary Plat stage.
2. Locations and alignments of Local Residential, Slip Streets, and Alleys are diagrammatic only and to be determined at Preliminary Plat stage
3. Fiscal may be posted for the proposed north, east and south connectors.

EXHIBIT F - PD STREET STANDARDS - REFERENCE PLAN

T·B·G Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 10 July 2016

PD STREET STANDARDS

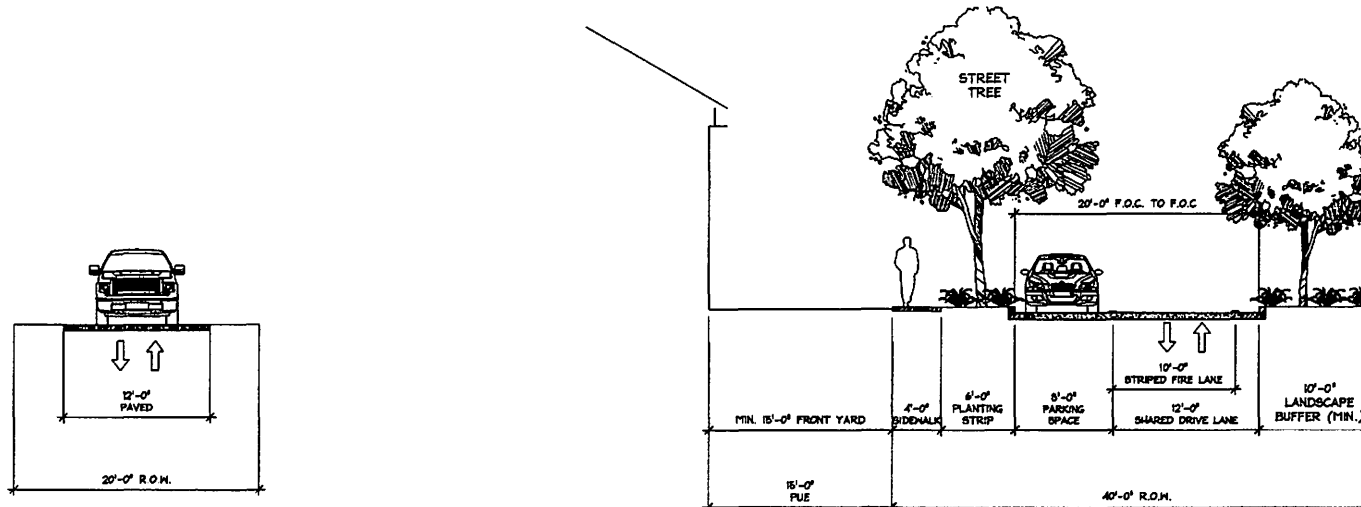
	Common Access Drive	Alley	Slip Street	Local Residential Street	Minor Collector
ROW (Right of Way)	None	20'	40' (minimum, may vary)	52'	56'-57'
FOC-FOC (Face-of-Curb to Face-of-Curb)	(No C/G)	(No C/G)	20'	30'	32'
Travel Lanes	2	1	2	2	2
Bike Lanes	-	-	-	-	(2) 5' Lanes
Lane Width	20'	12'	12-20' (includes parking)	10-15' (includes parking)	11'
Design Speed (miles per hour)	5	5	10	20-25	25-30
Driveways Permitted	Yes	Yes	Yes	Yes	Yes
Parking	No	No	One side, closest to residential dwelling	Both sides	No
Planter Strip (measured from FOC)	No	No	6', one side	6', both sides	6', both sides
Sidewalks	No	No	4', one side	5', both sides	5', both sides*

*Note: Refer to Exhibit C - Parks and Trail Plan for location of shared use path/trail instead of sidewalk



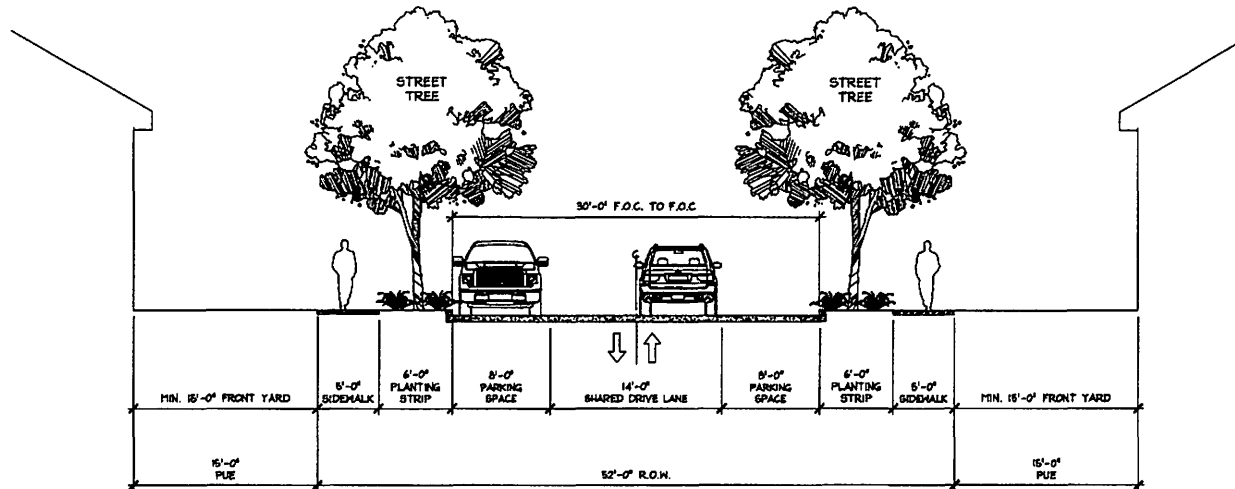
EXHIBIT F - PD STREET STANDARDS - TABLE

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016



ALLEY

SLIP STREET

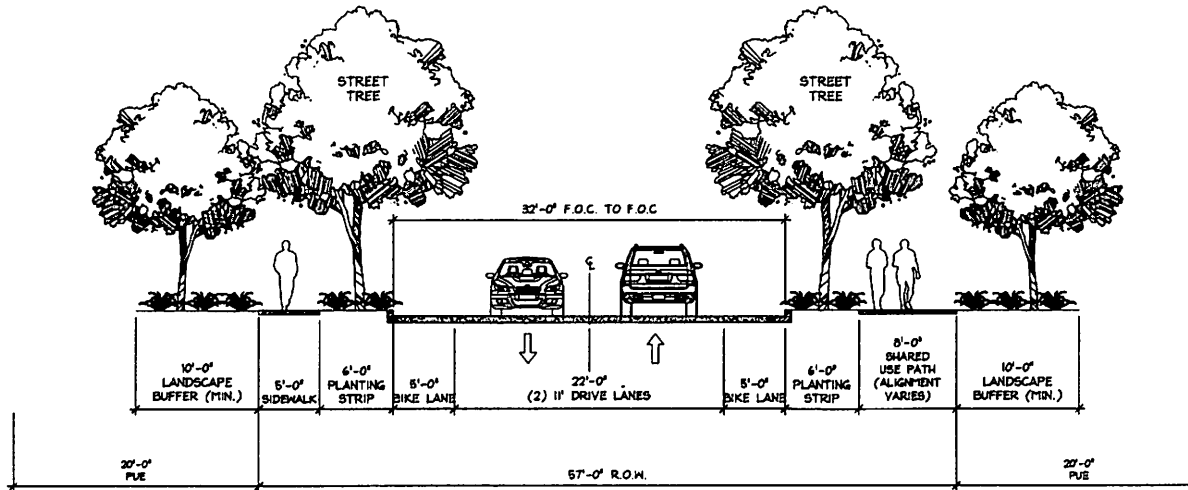


LOCAL RESIDENTIAL STREET

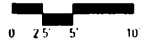
EXHIBIT F - PD STREET STANDARDS - STREET SECTIONS

T.B.G. Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016

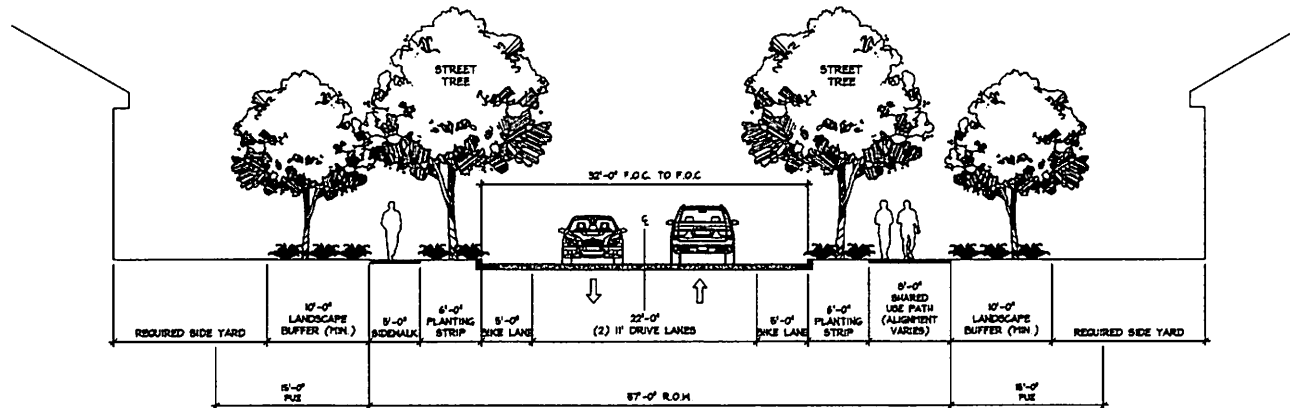




*Note: Turn lanes to be provided as required



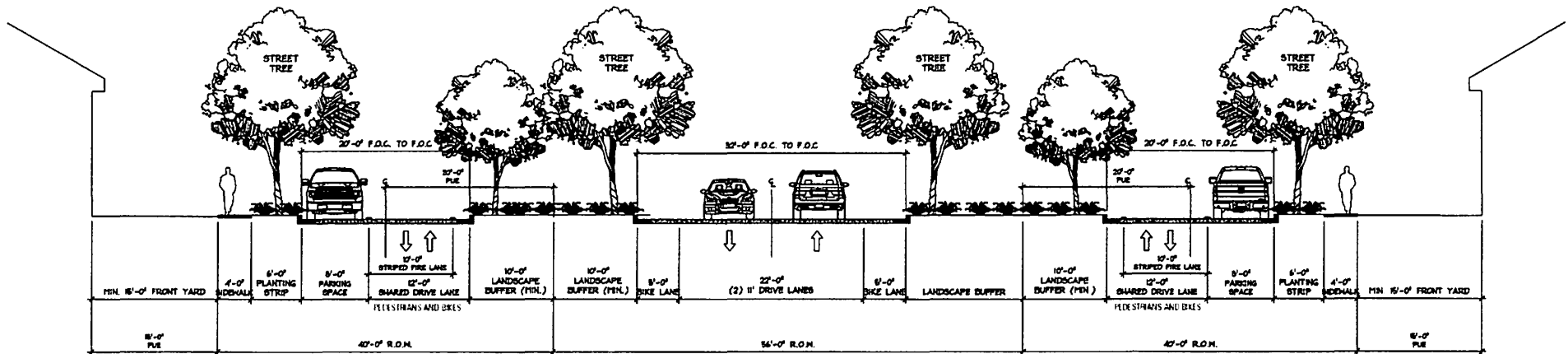
MINOR COLLECTOR AT RANCH ROAD 12 ENTRY



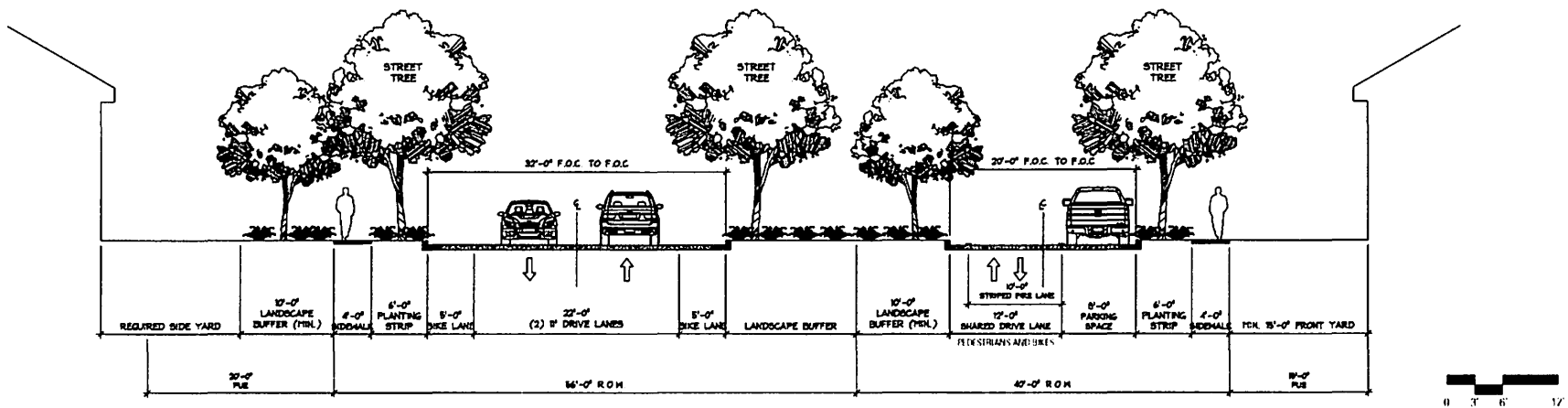
MINOR COLLECTOR & SIDE YARD COMBINATION

T B G EXHIBIT F - PD STREET STANDARDS - STREET SECTIONS

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016



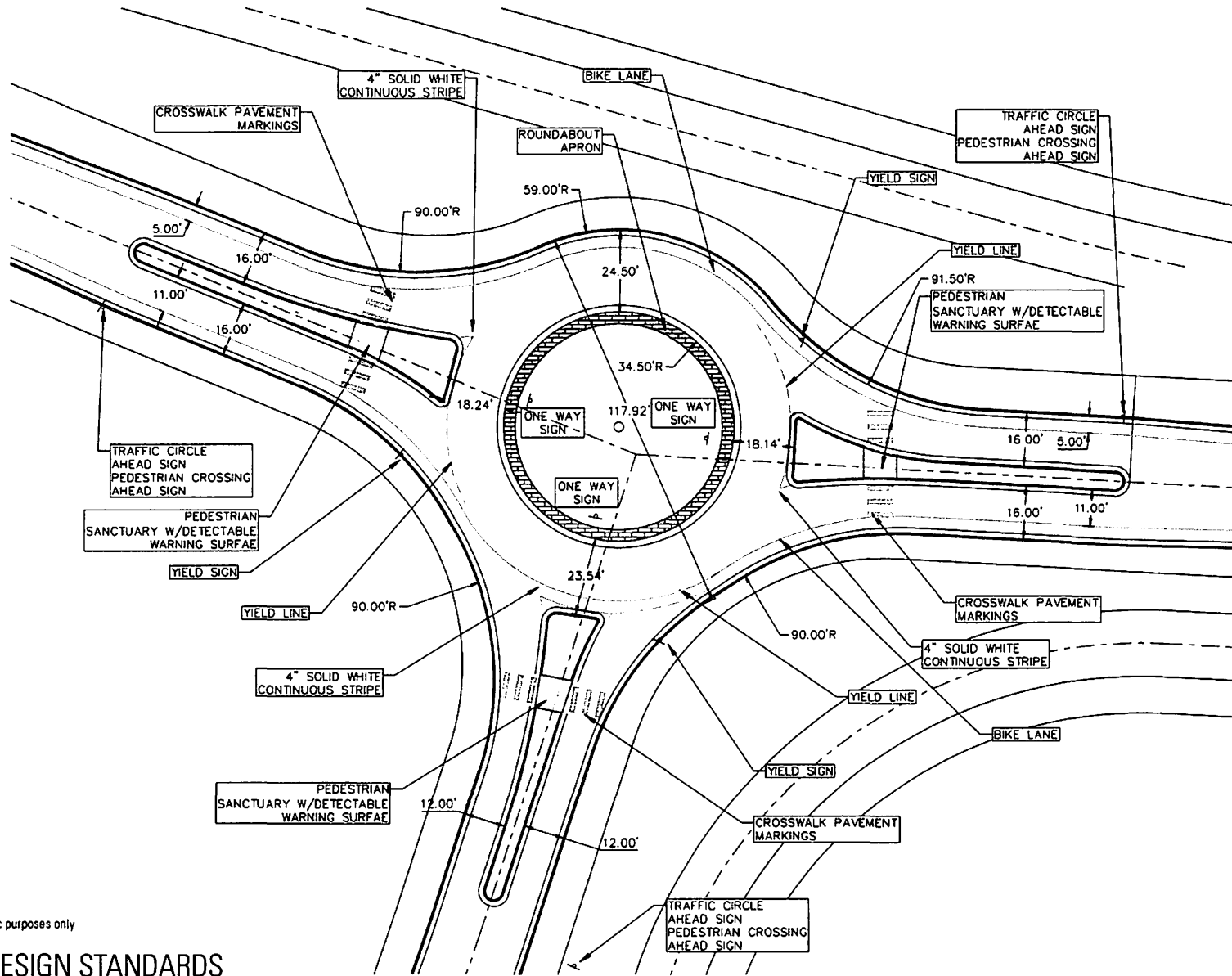
MINOR COLLECTOR & SLIP STREET COMBINATION



MINOR COLLECTOR WITH SLIP STREET & SIDE YARD COMBINATION

EXHIBIT F - PD STREET STANDARDS - STREET SECTIONS

T.B.G. Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016



*Note: Depiction is for diagrammatic purposes only

ROUNDBOUT DESIGN STANDARDS

EXHIBIT F - PD STREET STANDARDS - ROUNDBOUT DESIGN CONCEPT

T B G Planned Development District No.5 Heritage Subdivision

Dripping Springs, TX

18 April 2016



**HERITAGE SUBDIVISION PLANNED DEVELOPMENT DISTRICT NO. 5
CODE MODIFICATIONS CHART
EXHIBIT G**

WATER QUALITY – Chapter 22, Article 22.05

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
1.	22.05.016 Impervious Cover Max	Varies by zoning classification	Maximum overall gross impervious cover, including parkland = 60% Refer to Exhibit E - PD Development Standards	<ul style="list-style-type: none"> To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices. This must be accomplished using a higher impervious cover allowance, organized in compact development areas, while protecting creeks and drainage areas
2.	22.05.017(d) Water Quality Buffer Zones Development	Critical roadway/transportation crossings allowed if limited to the maximum extent feasible	Allow for two permitted roadway crossings and two permitted pedestrian crossings	<ul style="list-style-type: none"> To create a compact and connected community with a development pattern that provides for a quality of life for its residents requires interconnectivity. The drainage system entirely bisects the property (reference Exhibit I – Water Quality Buffers) and thus requires that both roadway and pedestrian crossings be permitted to create a cohesive, connected community.

ZONING ORDINANCE – Chapter 30

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
3.	Appendix E (E.1)	Zoning Use Chart	See Exhibit D – PD Uses Chart for additional permitted uses	<ul style="list-style-type: none"> To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices, as well as compatible supporting uses for creation of a compact and connected community, requires a variety of uses beyond those uses permitted in existing Code.
4.	Appendix B – Table I	Summary of Area Regulations – Residential Districts	Modify Area Regulations as shown on Exhibit E – PD Development Standards	<ul style="list-style-type: none"> To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices requires development standards that permit compact and efficient standards than the development standards permitted in existing Code.
5.	30.03.006(c)(2)(E) PDD Master Plan - TIA	Requires TIA submittal with PDD application unless waived by City Council	Provide traffic memo/capacity analysis and defer complete TIA to submittal of first preliminary plat.	<ul style="list-style-type: none"> Traffic memo/capacity analysis will support PD cross sections for the fully developed project. The analysis submitted is to be reviewed by the Transportation Committee.



EXHIBIT G - PD CODE MODIFICATIONS CHART

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016

SIGN ORDINANCE – Chapter 26

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
6.	26.06.002 Measurement of Surface Area 26.06.003 Setback from ROW 26.06.063 Monument Signs for Subdivisions	<p>Only one (1) side of a double faced, v-shape, back to back or other similar type of sign shall be measured to determine the surface area of a sign.</p> <p>All signs and supporting structures shall be a minimum of eight (8) feet back from the street ROW.</p> <p>A-One (1) monument sign shall be permitted at each entrance.</p> <p>B-Maximum sign area shall not exceed thirty-two (32) square feet.</p> <p>C-Maximum height shall not exceed six (6) feet</p>	<p>Free-standing Monument Signs:</p> <ul style="list-style-type: none"> • One sign at Ranch Road 12 project entry and one sign at Sportsplex Drive project entry permitted. • Maximum height of sign wall shall not exceed 8' as measured at the average grade of the road (i.e., a cross section of Ranch Road 12/ Sportsplex Drive as measured at the edge of the pavement). • Sign measurement shall include only the area of the sign letter font. The maximum square footage shall be 60 square feet for each sign face. • Two-sided sign face permitted at Ranch Road 12 and Sportsplex Drive • The maximum height of architectural features and design elements associated with an entry monumentation at RR 12 and Sportsplex entries shall be 15 feet • Signage shall be allowed in the right-of-way. • Reference Exhibit H – PD Signage for permitted monument sign wall – representative character <p>Neighborhood Entry Signs:</p> <ul style="list-style-type: none"> • 1 sign permitted at each discrete project neighborhood entrance • Maximum height of sign wall shall not exceed 6' as measured at the average grade of the adjacent road • Two-sided sign face permitted • Sign measurement shall include only the area of the sign letter font. There is a maximum square footage shall be 30 square feet for each sign face. <p>Project identity markers, as generally depicted on Exhibit 11 -PD Signage, do not count towards sign requirements</p>	<ul style="list-style-type: none"> • The project is constrained by very limited public roadway frontage exposure, limited sight line views into PD property and grade changes, both along both RR 12 frontage and Sportsplex Drive frontage • Sign character in Exhibit 11 – PD Signage depicts the local design vernacular of Dripping Springs



EXHIBIT G - PD CODE MODIFICATIONS CHART

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016

SUBDIVISION AND DEVELOPMENT ORDINANCE – Chapter 28 – (Includes Exhibit A)

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
7.	Exhibit A – 3.13	Lapse of plat approval	The approval of the preliminary plat shall expire twelve (12) months after Commission approval unless: <ol style="list-style-type: none"> 1. A corresponding Final Plat on the land approved on the Preliminary Plat is filed, or 2. An extension is granted by the Commission. 	Allow time for the construction of infrastructure improvements prior to recordation of plats
8.	28.04.018 Cut & Fill	No fill or cut on any building site shall exceed a maximum of six (6) feet of depth	Improvements requiring a site development permit with cut and/or fill above six (6) feet will be held to no more than ten (10) feet of cut and/or fill and must be approved by the City Engineer.	<ul style="list-style-type: none"> • More flexibility is required due to topographic conditions of site
9.	28.02 – Appendix A 11.3.4 Approach Roads & Access	All subdivisions with thirty (30) or more lots must have at least two points of vehicular access	Either a second vehicular access point or an emergency vehicle access point will be provided	Considering the project will be phased in multiple sections and fire code requires two fire access points for developments over 30 lots, we propose that one access be a temporary fire access. This fire access will meet fire code in regards to standard widths, radii and all weathered access. In most circumstances, this fire access will be removed with future section with standard roadways.
10.	11.21.1 Max Block Length (Urban Subdivisions)	Shall not exceed one thousand two hundred (1,200) feet between centerlines of street intersections	1,200 ft max waived for perimeter blocks along internal property boundaries and waterway setbacks unless along a waterway, severe topography, open space or perimeter lots	<ul style="list-style-type: none"> • The configuration of the property is characterized as an infill site with extremely limited public street frontage, as depicted in Exhibit A. Most of the property perimeter abuts private property. • Additionally, the interior of the property is bisected by a lengthy drainage buffer, as depicted in Exhibit I. • Due to these site constraints, boundary blocks along the perimeter of the property and along drainage setbacks require a waiver to the block length standard.
11.	Exhibit A – 11.13.2 Frontage on Residential Collector Streets	Shall not exceed 20%	Frontage requirement waived for minor collector in locations where collector abuts slip streets	<ul style="list-style-type: none"> • Minor collector abutting slip streets provide for a planted landscape buffer between collector street and slip street. Reference Exhibit F – PD Street Standards
12.	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.	<ul style="list-style-type: none"> • A key aspect of the PD is promoting a more village-like development pattern based on public water and wastewater services. • To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices requires a development standards that permit compact and efficient housing than the development standards currently in place in the existing Code. • These proposed standards include more shallow depth lots than the rural lot standards in Dripping Springs Code.

T B G **EXHIBIT G - PD CODE MODIFICATIONS CHART**

13.	Exhibit A – 14.6 Minimum Lot Sizes	Identifies minimum lot sizes for City Limits on public water (.75 acre) private well (1 acre)	Refer to Exhibit D – PD Uses Chart and Exhibit E – PD Development Standards	<ul style="list-style-type: none"> The PD uses and minimum lot sizes provide for a variety of uses and compact development pattern that meets the intent of the Sustainable Places Project The minimum lot sizes are predicated on public water and waste water systems that provides for an efficient housing cost allocation To create a project that meets the goals of the Sustainable Places Project that introduces a mix of housing at a variety of sizes and prices for the creation of a compact and connected community requires minimum lot sizes smaller than the rural lots permitted in existing Code.
14.	Exhibit A - 15.1 Sidewalks	Requires min five foot (5') concrete sidewalk on both sides of Collector and Arterial streets without open drainage ditch	<ul style="list-style-type: none"> A minimum of five foot (5') sidewalks will be provided along all Collector streets, except where slip streets provide an alternative pedestrian access in accordance with Exhibit F - PD Street Standards An 8 ft wide shared use path is provided along the Minor Collector and a 8 ft trail is proposed along the north-south route within the PD to provide pedestrian and bicycle mobility within the PD 	<ul style="list-style-type: none"> The shared use path along the Minor Collector and associated slip street and the north-south trail are consistent with the regional pedestrian trail system in the City Trails Master Plan Refer to Exhibit C – PD Parks and Trail Plan Sidewalks and/or trails are provided for on all street types proposed in the PD In locations where minor collector and slip street parallel one another, sidewalks and/or trails have been consolidated to eliminate redundancy
15.	Exhibit A - 20.1.3(g)	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation	<ul style="list-style-type: none"> Sidewalks and/or trails provided on both sides of streets within PD in accordance with Exhibit F – PD Street Standards. Sidewalks and/or trails to be constructed by the home builder at the time of home construction. 	<ul style="list-style-type: none"> PD street and sidewalk requirements are consistent with the pedestrian connectivity goals of the Sustainable Places Project
16.	Exhibit A – 30.2 Performance Guarantees	Required for public improvements	No performance guarantees will be required for public improvements to be owned and maintained by the Dripping Springs Water Supply corporation or improvements by the PID	Performance standards will be provided to owner/user of public improvements.
17.	Exhibit A – 30.13.2 Building Permits and Certificates of Occupancy	Requires two points of emergency access for Building Official to release at least 10% of the residential units.	Two points of emergency access required with the construction of more than 30 residential units.	<ul style="list-style-type: none"> Meets Fire Code International Fire Code.



EXHIBIT G - PD CODE MODIFICATIONS CHART

Planned Development District No.5 Heritage Subdivision

Dripping Springs, TX

18 April 2016

18.	Exhibit A – 11.16 Intersecting Streets	Intersecting, undivided streets with centerline offsets of less than 150 feet shall be avoided	Intersecting, undivided streets with centerline offsets shall be less than 125 feet.	<ul style="list-style-type: none"> Proposed 125ft standard is consistent with street standards in other Central Texas cities promoting a compact development pattern Proposed standard is consistent with the development character depicted in the Sustainable Places Project illustrative master plan Proposed lower design speeds of PD streets are intended to promote connectivity and sense of community within the PD
19.	Exhibit A – 12.2.3(e) [12.1.3] General Alley Design Standards	Alley intersections shall be perpendicular and at a 90 degree angle.	Alley intersections shall not be less than 80 degree nor more than 110 degrees with a 15 foot cut off at the intersection.	<ul style="list-style-type: none"> Proposed alley design standards are consistent with other Central Texas subdivision standards and national standards Proposed alley design standards will consistent with the street and alley development pattern shown in the Sustainable Places Project Proposed alley design standards are appropriate for topographic constraints, the modified grid street pattern and provide for adequate vehicular movement
20.	Exhibit A – 12.2.1 Easements	The minimum width of City utility easements shall be twenty feet (20').	Except for Minor Collector where the minimum width of City utility easements is 20', the minimum width of City utility easements shall be fifteen feet (15') as shown in Exhibit F – PD Street Standards.	<ul style="list-style-type: none"> To create a compact and connected community that provides for a quality of life for its residents. Signoff received from PFC & DSWSC
21.	Exhibit A- 12.2.4 Easements	A minimum of twenty foot (20') wide utility easements shall be provided along the front of all lots.	Except for Minor Collector where the minimum width of City utility easements is 20', the minimum width of City utility easements shall be fifteen feet (15') as shown in Exhibit F – PD Street Standards.	<ul style="list-style-type: none"> To create a compact and connected community that provides for a quality of life for its residents Signoff received from PFC
22.	Exhibit A – 15.2 Sidewalk Specs	Sidewalk specifications shall be constructed one foot (1') away from ROW at least five foot (5') away from street curb	Sidewalk specifications shall be constructed as shown on Exhibit F – Street Standards.	<ul style="list-style-type: none"> To separate pedestrian circulation from auto circulation To design streets that meet the livable character of the Sustainable Places Project To create a street character that provides for street trees, lawns and/or landscaping between the street and sidewalk
23.	Exhibit A- 16.1	Minimum building lines	Minimum building lines as shown on Exhibit E – PD Development Standards.	<ul style="list-style-type: none"> To create a more compact development pattern based on public water and wastewater services within this infill site than is provided in the historically rural Dripping Springs Code. To create a compact and connected community that provides for a quality of life for its residents that is consistent with housing placement goals of the Sustainable Places Project
24.	Exhibit A- 24.6 Driveway Connections	Driveways shall be no closer than fifty feet (50') to an intersecting street as measured from intersecting street's end of curb radius.	If the lot is less than 60 ft in width, then the driveway must be placed as close as possible to the property line opposite the intersecting street right of way line. Driveway locations on lots narrower than 60 ft wide	<ul style="list-style-type: none"> To ensure driveway access to all lots To provide flexibility while ensuring maximum driveway distance from intersections



EXHIBIT G - PD CODE MODIFICATIONS CHART

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016

TCSS

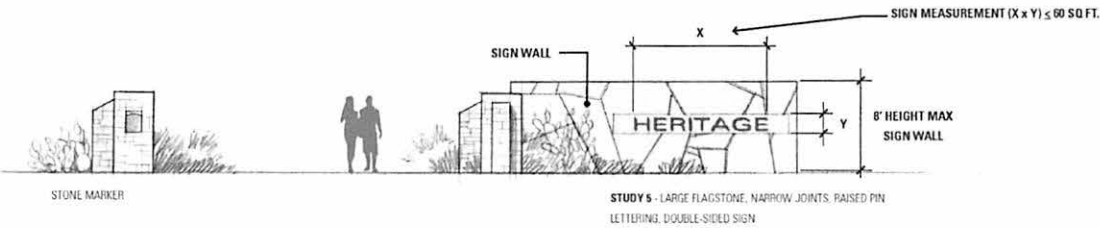
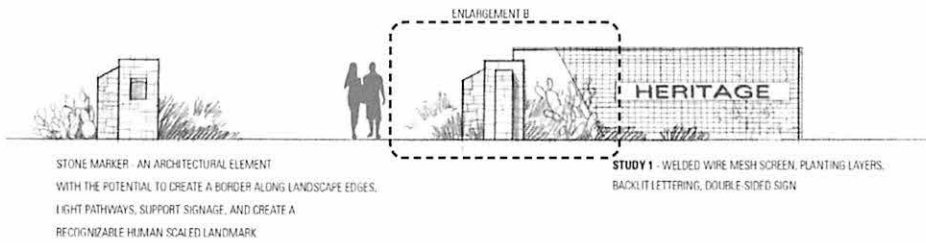
#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
25.	TCSS Section 2.3.2. Hays County Subdivision and Dev. Regs.	The road standards for the City of Dripping Springs, TX will be governed by Table 7.3. Summary of Hays County Road Standards.	Street Standards will be per Exhibit F – PD Street Standards	The proposed street standards are more appropriate for a more urban/ dense development.
26.	TCSS Section 2.3.2 Hays County Subdivision and Dev. Regs Table 7.3 Design Speed	Minor Collector = 35 mph Alley = N/A Slip Street = N/A	Street Standards will be per Exhibit F – PD Street Standards: Minor Collector = 30 mph Alley = 25 mph Slip Street = 25 mph	Enhances transportation safety related to a more dense development.
27.	TCSS Section 2.3.2. Hays County Subdivision and Dev. Regs Table 7.3 Minimum Centerline Radius	Local = 200 feet Minor Collector = 375 feet Slip Street = N/A	Street Standards will be per Exhibit F – PD Street Standards Local = 180 feet Minor Collector = 300 feet Slip Street = 180 feet	Complies with AASHTO standards to proposed design speeds.
28.	TCSS Section 2.3.2. Hays County Subdivision and Dev. Regs. Table 7.3 Minimum Tangent Length	Local Street = 100 feet Major Collector = 300 feet Minor Arterial = 500 feet	Street Standards will be per Exhibit F – PD Street Standards: Local Street = 50 feet Major Collector = 150 feet Minor Arterial = 200 feet	Complies with proposed design speeds.

T B G **EXHIBIT G - PD CODE MODIFICATIONS CHART**

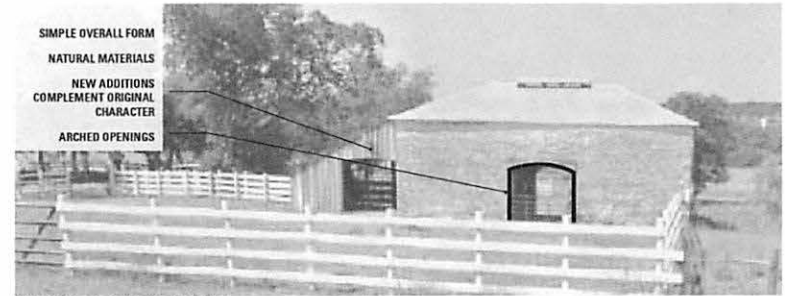
Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016

LANDSCAPING AND TREE ORDINANCE –Chapter 28.06

#	Code Section	Code Requirement	Proposed Requirement	Justification for Modification
29.	28.06.052 Landscape Buffer	Landscape buffer widths for PDs are designated as "Varies"	Landscape buffer widths for PD minor collector street shall comply the minor collector landscape buffer depicted in Exhibit F – PD Street Standards	<ul style="list-style-type: none"> The PD minor collector is intended to serve the PD as a low speed, primary street that includes a landscape buffer between the street curb and slip street The minor collector is intended to be an attractive streetscape that encourages pedestrian and bicycle circulation within the PD and connecting the PD with the City's regional street and trail network
30.	28.06.051 Street Trees	Residential street tree requirements are based on zoning designation	<p>No. of Required Trees in PD based on Exhibit D – PD Uses Chart. Required street trees shall apply to tree mitigation requirements.</p> <ul style="list-style-type: none"> Single family detached, garden home and townhome uses = 2 required trees 2-4 family dwelling, village condominium and multiple-family = 1 required tree per 35 feet of linear landscape street frontage, i.e., frontage that is not driveway or other impervious cover Shade trees shall be 3 inch DBH 	<ul style="list-style-type: none"> PUD zoning does not specify specific street tree requirements Street trees planted closer than 30 feet is not conducive to tree health, i.e., poor air circulation, poor sun exposure and compacted root systems Mass plantings of 3-inch trees are better able to withstand the rigors of transplanting in Central Texas compared to 4-inch trees
31.	28.06.059 Tree Preservation	Healthy designated class I and II trees shall be replaced at a ratio of 1:1, or cash-in-lieu may be paid to the city, the amount equal to the cost of nursery stock required to replace the caliper amounts lost and the cost of installation on a per-unit basis, not to exceed one hundred dollars (\$100.00) per caliper inch or six thousand dollars (\$6,000.00) per acre (prorated for sites of more or less than one acre) for the entire site. Trees identified as distressed shall not be included in tree preservation requirements evaluation	<ul style="list-style-type: none"> Healthy designated class I and II trees shall be replaced at a ratio of 1:1 for a eight inch (8") tree or larger <p>Or</p> <ul style="list-style-type: none"> Replace the caliper amounts lost on a per unit basis, not to exceed one hundred dollars (\$100.00) per caliper inch or six thousand dollars (\$6,000) based upon the disturbed area of Class I and II trees. Two (2) three inch (3") trees will be planted per residential lot instead of one (1) unless the lot has existing trees and then the tree will be planted in the back yard or the ROW adjacent to the lot or in green space throughout the project. Full tree survey to be submitted with each preliminary plat. 	<ul style="list-style-type: none"> The tree preservation requirements set forth in Code are cost prohibitive within a PD of this scale that is conforming with the compact development pattern that is promoted in the Sustainable Places Project The tree preservation requirements set forth in Code are appropriate for small sites and rural and suburban development pattern subdivisions.



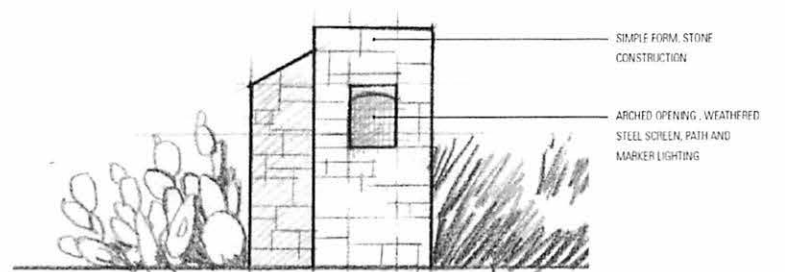
NOTE: SIGNS MAY BE LOCATED IN STREET R.O.W.
MAX. 15' HEIGHT FOR ARCHITECTURAL FEATURES (FREESTANDING OR ATTACHED TO SIGN WALL)



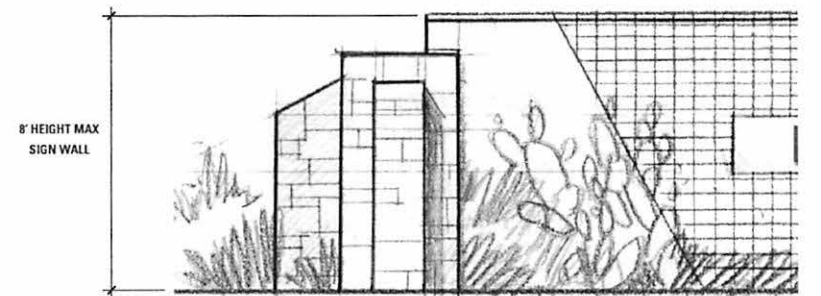
A.A. ELSNER HOUSE / BARN, DRIPPING SPRINGS

PRECEDENT FOR MATERIALS, FORM, AND DESIGN ELEMENTS

THIS IS ONE EXAMPLE OF DISTINCTIVE HISTORIC ARCHITECTURE IN DRIPPING SPRINGS. THE ORIGINAL PART OF THE BARN IS THE HEAVY SOLID LIMESTONE CLADDING AND SPECIAL ARCHED OPENINGS. OVER TIME ADDITIONS WERE LAYERED ONTO THE ORIGINAL BUILDING, SUCH AS THE WOOD SHED TO THE LEFT IN IMAGE. EVEN NEW ADDITIONS COMPLEMENT THE ORIGINAL FORM WITH THE ARCHED OPENINGS, AND WOOD SIDING CONSTRUCTION. THE SIMPLE FORM, RELATIONSHIP OF NEW AN OLD, AND OVERALL CHARACTER AND MATERIALS ARE ALL POINTS OF INSPIRATION TO HELP HERITAGE CONTRIBUTE TO A GREATER SENSE OF COMMUNITY IDENTITY.



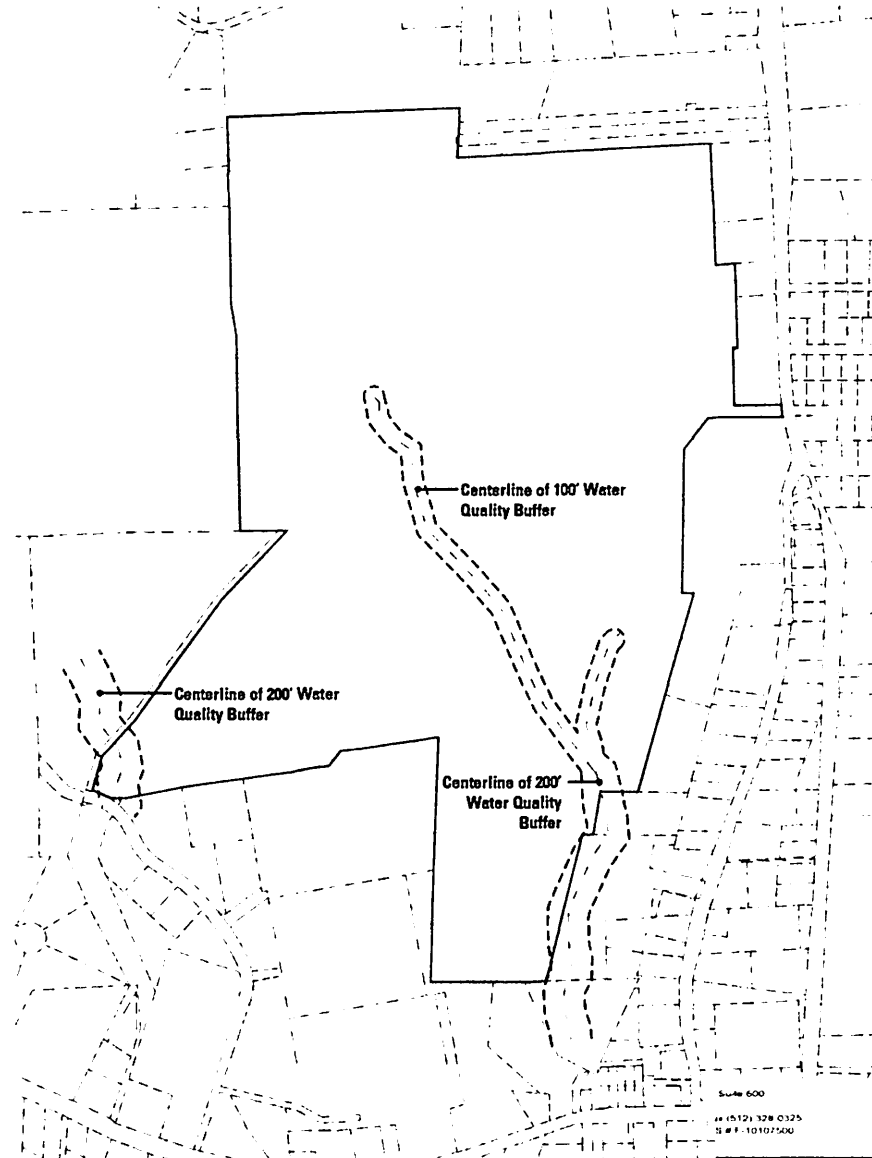
ENLARGEMENT A - LIGHTED STONE MARKER



ENLARGEMENT B - PARTIAL MONUMENT SIGN WALL

TBG EXHIBIT H - PD SIGNAGE - PERMITTED MONUMENT SIGN WALL - REPRESENTATIVE CHARACTER

Planned Development District No.5 Heritage Subdivision • Dripping Springs, TX • 18 April 2016



NOTE:

The buffers are to be verified with the final design with an on ground survey

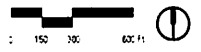


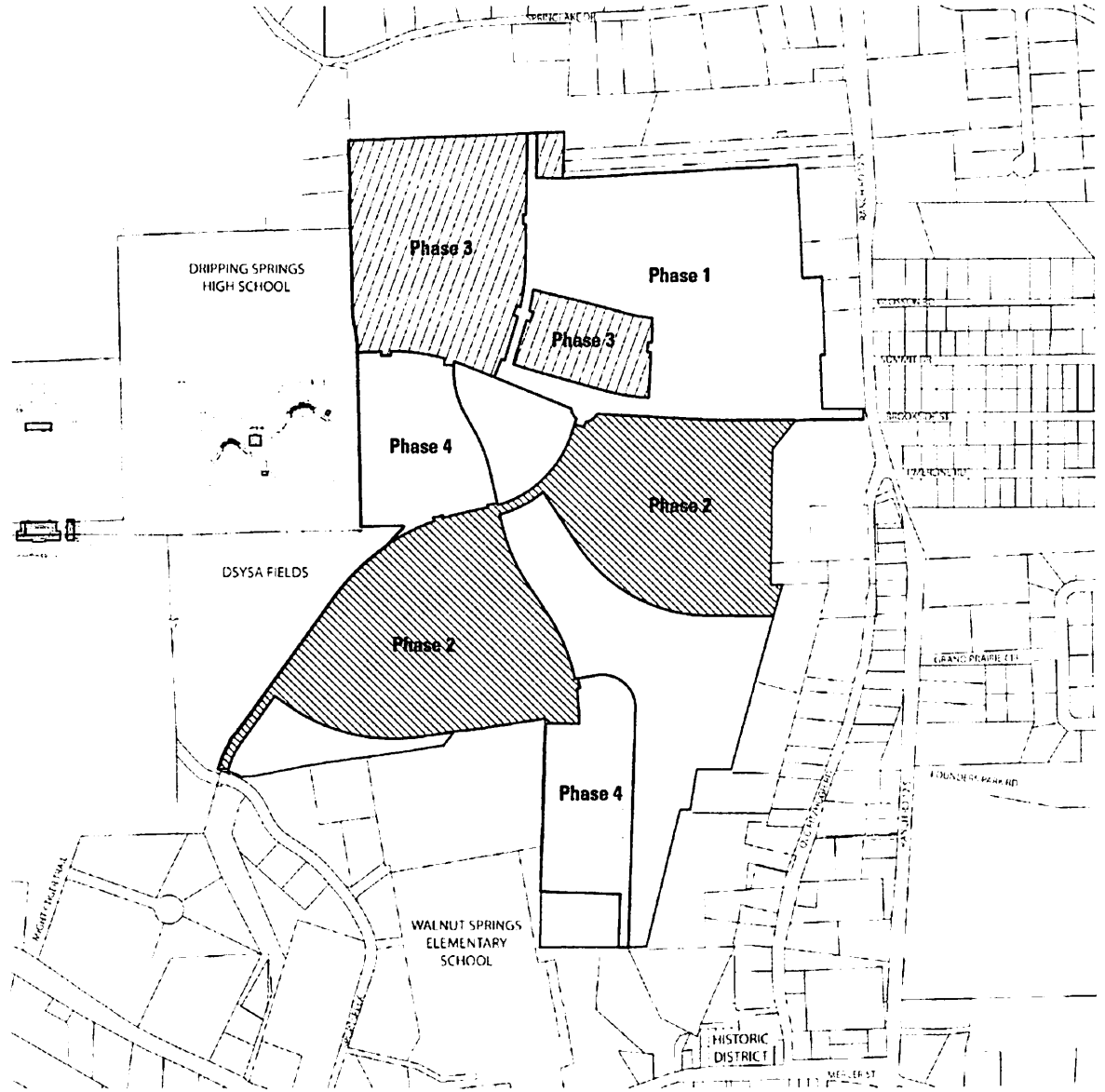
EXHIBIT I - WATER QUALITY BUFFER ZONES

Planned Development District No.5 Heritage Subdivision Dripping Springs, TX 18 April 2016





City of Dripping Springs
Ordinance No. 1-2011-13

Scale 600
 44° 45' 12" N 328° 03' 25"
 31 @ 8'-10' 10" 2500





LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4

T B G EXHIBIT J - PHASING

Planned Development District No.5 Heritage Subdivision

📍 Dripping Springs, TX

📅 31 May 2017

City of Dripping Springs
Ordinance No. 1229124

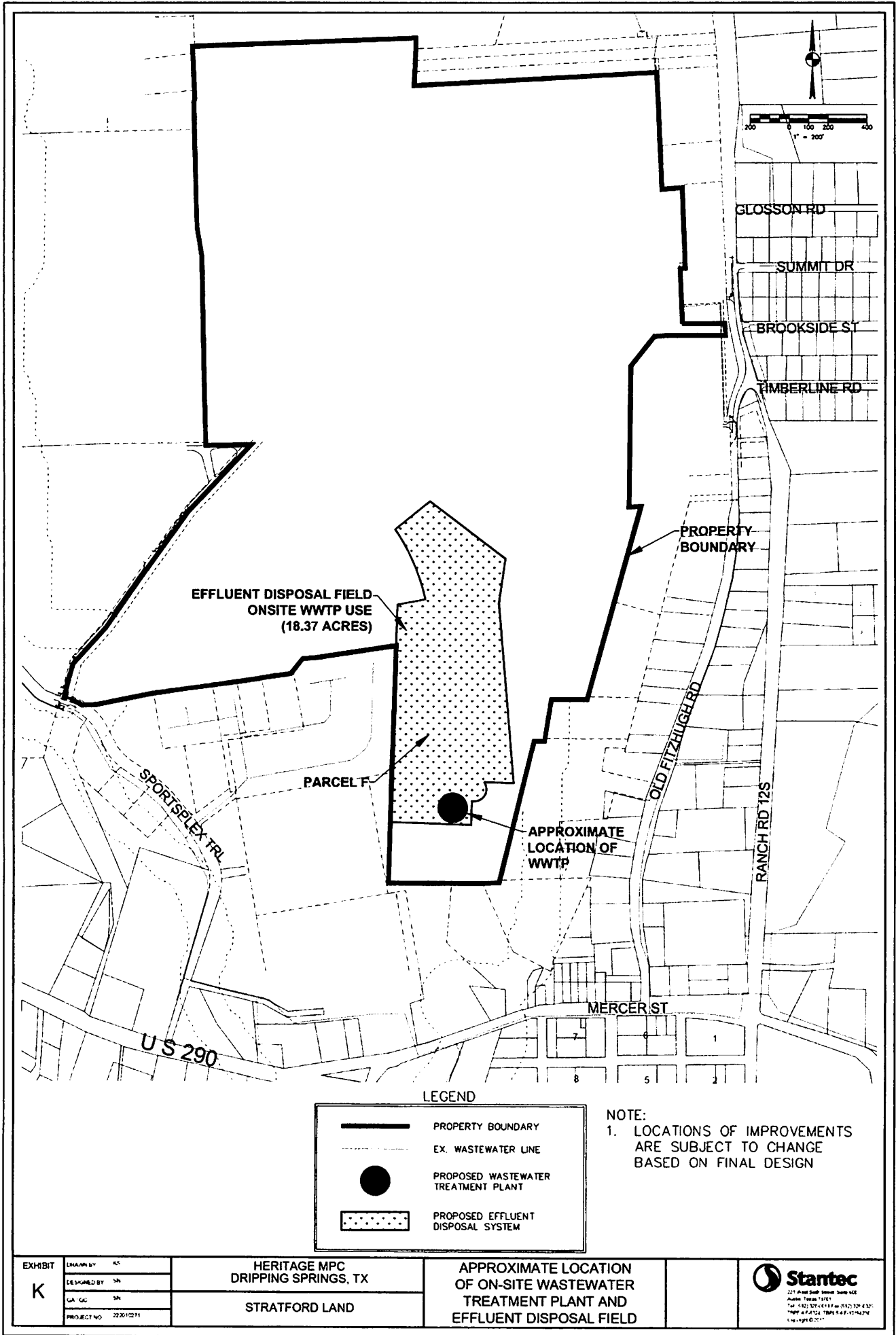


EXHIBIT K	DESIGNED BY	SK
	LA. CC	SK
	PROJECT NO.	223010211

HERITAGE MPC
DRIPPING SPRINGS, TX

STRATFORD LAND

APPROXIMATE LOCATION
OF ON-SITE WASTEWATER
TREATMENT PLANT AND
EFFLUENT DISPOSAL FIELD

Stantec
221 West 50th Street, Suite 1000
Austin, Texas 78751
Tel: (512) 326-4111 Fax: (512) 326-4321
http://www.stantec.com