

February 21, 2023

Draft "F"

PLANNED DEVELOPMENT DISTRICT No. __:
Gateway Village

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2023
Approved by the City Council on:
_____, 2023

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

WHEREAS, the Owner is the owner of certain real property consisting of approximately 97.44 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Gateway Village” and as more particularly identified and described in **Exhibit A** (the “Property”) to **Attachment “A”**; and

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

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

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

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on _____, 2023; and

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

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

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

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code §30.03.004: provides for a superior design of lots or buildings; provides for increased recreation and/or open space opportunities for public use; provides amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewscapes, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

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

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

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

1. FINDINGS OF FACT

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

2. ENACTMENT

A. Zoning District Created. PDD – ___ is hereby established consistent with **Attachment “A,”** which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to add the zoning district identified as PDD – ___.

B. Zoning Map Amended. The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – ___ consistently with the boundaries of the Property delineated in the Property Legal Description, **Exhibit A** to **Attachment “A”**.

C. PD Master Plan Approved. The PD Master Plan attached as **Exhibit B** to **Attachment “A”** is hereby approved. The PD Master Plan, together with **Attachment “A”**, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, **Attachment “A”** and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval. If this Ordinance and the PD Master Plan conflict, this Ordinance controls. This approval shall not be interpreted as approval of a variance, utility sources, or other site plan or plat requirements without specific reference in the ordinance or variance chart, or in future approvals.

D. Administrative Approval of Minor Modifications. In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include the location of use classifications; slight adjustments to the internal street and drive alignments; building envelopes; number of buildings; orientation

of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. The City Administrator may approve minor modifications in writing following consultation with the City Engineer. Any appeal of the City Administrator's determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.

E. Code of Ordinances. The Code of Ordinances as of the effective date of this Ordinance shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment "A"*, or the PD Master Plan.

F. Resolution of Conflicts. The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

G. Attachments and Exhibits Listed. The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment "A" – Planned Development District No. and Zoning Map

Exhibit A	Property Legal Description
Exhibit B	PD Concept/Master/Lotting Plan
Exhibit C	Parks, Trails and Open Space Plan
Exhibit D	PD Code Modifications Chart
Exhibit E	PD Phasing Plan
Exhibit F	PD Uses Chart
Exhibit G	Street Standards
Exhibit H	Water Quality Buffer Zones
Exhibit I	Highway 290 Landscape Buffer

3. REPEALER

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

4. SEVERABILITY

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

5. PENALTY

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

6. CODIFICATION

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

7. PROPER NOTICE & MEETING

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

8. EFFECTIVE DATE

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

PASSED & APPROVED this, the _____ day of _____, 2023 by a vote of _____ (*ayes*) to _____ (*nays*) to _____ (*abstentions*) of the City Council of Dripping Springs.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, 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. __:

ARTICLE I. GENERAL PROVISIONS

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

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

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

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

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

Code, City’s Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City’s ordinances, regulations and official policies in effect as of _____, 2023 except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. This term does not include Zoning or Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Dripping Springs Technical Criteria: The criteria adopted in Article 28.07 of the City of Dripping Springs Code of Ordinances that includes technical criteria standard specifications and adopted in Ordinance 2021-35 and as modified.

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

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

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

Impervious Cover Percentage: The percentage calculated by dividing the total area of impervious cover on the lot by the total area of the lot, excluding any public improvements for rights of way and sidewalks.

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

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

Owner: North DSP, LLC, a Texas limited liability company, and its successors and assigns as subsequent owners of any portion of the Property.

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

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

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

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

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

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

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

ARTICLE II. DEVELOPMENT STANDARDS

- 2.1. General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on Exhibit E. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Construction Plans or site plans shall be submitted to the City for approval with each phase. Each plat filed with the City shall contain parkland required for that phase and parkland for the entire Land shall be submitted by separate exhibit with each plat application including the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas. In addition, an impervious cover and LUE tracking chart shall be submitted as an exhibit with each plat filed indicating the amount of impervious cover proposed for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject to such plat.
- 2.3. Permitted Uses.**
- 2.3.1. Base Zoning:** The base zoning district for the residential portion of the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan. The Commercial portion of the Property shall be GR.
- 2.3.2. Allowed Uses:** Those uses listed in the PD Uses Chart attached as Exhibit F are hereby permitted by right within the Project.
- 2.4. Commercial Design Specifications.**
- 2.4.1 Design Standards.** The Commercial portion of the Property may be developed consistent with applicable Zoning Regulations and Article 24.03 Exterior Design and Architectural Standards established in the Code.
- 2.5. Residential Design Specifications.**
- 2.5.1 Impervious Cover.** Each residential or commercial lot shall be developed with an Impervious Cover limit compliant with respective base zoning district assigned per Section 2.3.1.
- 2.5.2 Minimum Lot Area.** Six thousand (6,000) square feet.
- 2.5.3 Building Height.** Buildings shall not exceed 2 ½ stories or forty (40) feet, whichever is less, measured from the average elevation of the finished grade adjacent to the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.
- 2.5.4 Minimum Lot Width.** Fifty (50) feet measured from the front setback line.
- 2.5.5 Setbacks.** Building setbacks in residential areas shall be as follows:
- a. Minimum Front Yard:** Building setbacks shall be twenty (20) feet from the street right of way.
 - b. Minimum Side Yard:** Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of ten (10) feet from the street right of way.
 - c. Minimum Rear Yard:** Building setbacks shall be ten (10) feet.
 - d. Minimum Garage Setback:** Garage doors shall be set back a minimum of twenty (20) feet from the front street right of way or ten (10) feet from the side street right-of-way. Garage doors must also be set back 18 feet from the nearest sidewalk.
 - e. Minimum Setback for Accessory Building:** Five (5) feet; no accessory buildings or structures are permitted in

any front yard.

- f. **Maximum Height of Fence Outside Street Yard:** Six (6) feet measured from average natural grade. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways. Fences shall not extend into the front yard.

2.5.6 Cut & Fill. Improvements requiring a site development permit will be subject to cut and fill limits as stated in Exhibit E, Modification Chart.

2.5.7 Retaining Walls. Retaining walls shall be required within the Property as a typical part of development of the Property. All retaining walls within the Property shall be finished with natural limestone material consistent with the following photo images. Retaining walls taller than 9 feet may be required to be terraced so that no vertical segment is taller than 9 feet. The terracing requirement for walls over 9 feet will be decided the City Development Review Committee on a case by case basis



2.5.8 Parking.

- a. **Residential Parking:** Development of the Property shall include parking at a minimum of two off-street spaces per residence. On street parking shall be allowed along one (1) side of each internal local street. And such side will be the side where there are no fire hydrants; sufficient signage with “No Parking – Fire Lane” lettering will be placed on no parking side curb. If fire hydrants are on both sides of the street, then parking shall be allowed on only one side and sufficient “No Parking – Fire Lane” signage shall be placed at the fire hydrant in compliance with fire code.
- b. **Commercial Parking:** Parking shall be provided for the commercial areas; the number of parking spaces within the Commercial Area shall be determined in accordance with City ordinances and the proposed use of the commercial spaces. The total number of parking stalls for the commercial areas may be determined by a shared use parking study provided by Owner and accepted by City.
- c. **Amenity Center Parking:** Parking shall be provided for recreational sites that provide a community pool and other recreational facilities. The Amenity Center site shall include, but not be limited to, the following: A private access resort-style pool, pool restroom building, pavilion(s) and shade structure(s), a multi-age and ADA compliant playground facility, and an open lawn for passive recreation. The quantity of parking required will be one (1) parking

space per 300 square feet of pool surface area.

- d. Undeveloped Parkland Parking:** If it is determined by City staff that the dedication of the public parks requires parking to be provided for future recreational uses built by the City, the quantity of spaces shall be determined under Section 5.6.2 (12) Commercial amusement (outdoor) of the City's Zoning Ordinances. The required parking spaces shall be met by on-street parallel parking.

2.5.9 Design of Residences.

- a. **Materials:** All residences shall consist of 100% masonry on all elevations. native stone, brick masonry, stucco, and cementitious siding shall be deemed appropriate materials to satisfy the masonry requirement. A variety of masonry material is encouraged in the design of each residence.
- b. **Elevations:** The front elevation of all homes shall contain wall plane articulation. No elevation shall be single wall plan across the entire width of the front elevation. Each front elevation shall contain a minimum of two of the following elements, to be identified on the architectural plans submitted for building permit:
22. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches;
 2. Covered front porches or patio with a minimum size of 60 square feet;
 3. A side-entry or swing-in garage entry (for garage doors that do not face the front street);
 4. A garage door recessed from the primary front facade a minimum of four feet (for garage doors that face the street):
 5. Shed roof or trellis (at least 18" deep) above garage door for additional architectural detail.
 6. A combination of at least two roof types (e.g. hip and gable) or two different roof planes of varying height and/or direction.
 7. Two or more masonry finishes to compliment the architectural style of the home; and
 22. The addition of one or more dormers on the front elevation to compliment the architectural style of the home.
- c. **Floorplans:** Floorplans will be available in single and two-story housing plans. A minimum of six (6) floorplans will be available, offering a variation of front elevations so that there is no discernable repetition in any street scape. Articulation on the front face should be used to ensure a nonrepetitive street scene. Where building pads are interrupted by a street or open space lot of at least 50 feet in width, a plan may repeat. A plan can be repeated every third building pad (Example: Plan A 1, Plan B 1, Plan A 1, Plan B 2), although elevations shall be different on the two houses.
- d. **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.
- e. **Design Review and Compliance.** The City shall retain the right to review all building permits for consistency with the requirements of this section. Upon review, City Staff may approve or deny individual building permits based on compliance determinations with the provisions of this Section, and consistency with this Ordinance. The Applicant may appeal City Staff's determinations(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.

2.5.10 Density of Development. With respect to the density of the Project, Owner will have the right to develop the Residential Land at a density not to exceed 3.4 dwelling units per acre.

2.5.11 Parkland. The Project is required to have 13.35 acres of Parkland. The Project will include approximately 13.73 net acres that will be dedicated for Parkland, the area being shown more fully shown on **Exhibit C** attached hereto and incorporated herein for all purposes (the "Parkland"). This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of the Parkland Dedication Ordinance under the City's Code of Ordinances and any applicable requirements within the Subdivision Ordinance. Owner has prepared a Master Parks and Open Space Plan which has been approved by City. The Owner will pay the Parkland Development Fee per City's Code of Ordinances. The Parkland Development Fee will be paid based on the number of dwelling units as required by City Code.

2.5.12 Highway 290 Landscape Buffer. The Project boundary along Highway 290 consists of steep topographic conditions that limit accessibility and visibility to the Project from the roadway. A minimum fifty (50) feet landscape buffer shall be provided along the residential frontage of Highway 290. The Owner will install landscaping within the landscape buffer to screen houses from the highway road surface as shown in **Exhibit I**.

2.6. Parks, Trails and Open Space. Parkland and open space and associated improvements shall be in accordance the standards shown on **Exhibit C** attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. No public trails shall be surfaced with decomposed granite. The Master Parks and

Trails Plan shall address all issues regarding public dedication, public access, maintenance and compliance with the City-wide trails plan. The Owner shall maintain parks and open space within the Project.

2.7. Access.

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

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

2.7.3 Offsite Roads: Construction of the offsite roads and improvements to existing roads are addressed in the Offsite Road Agreement, as the same may be amended from time to time

2.8. Streets. All streets designed and constructed on the Property shall be fifty (50) feet right-of-way local streets and seventy-five (75) feet right-of-way collector streets designed consistent with **Exhibit G**.

2.9. Utilities. All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities).

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

2.11. Water Quality Buffer Zones. The Water Quality Buffer Zones are depicted on Exhibit "H".

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

2.13. Tree Preservation: Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project except as modified by this Agreement. Full tree survey to be submitted with each preliminary plat. An aerial tree survey may be used in lieu of a full tree survey if approved by the City Administrator.

2.13.1 Tree Replacement Plan.

a. Replacement Plan: Subject to 2.13.1. b below, the Tree Replacement Plan shall be in accordance with the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

b. Cash-in-Lieu Requirements: The cash-in-lieu fee requirements are determined to be \$513,000. There will be 85.5 acres of Disturbed Trees (85.5 acres times \$6,000 equals \$513,000). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- 306 lots with two 2.5-inch caliper size trees at \$830.00 per tree for a total lot credit of \$507,960 , plus
- 20 2.5-inch caliper size trees to be located in the amenity center at \$830.00 per tree for a total of \$16,600.

The combined total credit will be \$524,560. The total cost of tree replacements in the Tree Replacement Plan exceeds the minimum the total cost per acre of disturbance in the Tree Removal Plan.

EXHIBIT A
Property Legal Description



Exhibit " _ "

74018 Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

97.44-Acre Tract
Hays County, Texas

D&A Job No. 1455-003
June 21, 2022

DESCRIPTION
97.44-Acre Tract

BEING A 97.44-ACRE TRACT OUT OF THE PHILIP A SMITH SURVEY, ABSTRACT NUMBER 415, THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, THE IV DAVIS JR SURVEY NUMBER 130, ABSTRACT NUMBER 475, EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, AND THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, BEING A PORTION OF A THE REMAINDER OF A CALLED 69.91-ACRE TRACT DESCRIBED TO DENNIS P. CANNON AND KATHERINE CANNON RECORDED IN VOLUME 211, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], ALSO BEING A PORTION OF A CALLED 277.23-ACRE TRACT, CONVEYED TO CANNON FAMILY, LTD. (KNOWN AS SHARE NUMBER TWO) RECORDED IN VOLUME 198, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]; SAID 97.44-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Concrete Highway monument found in the existing north right-of-way line of East Highway 290, a 100-foot wide right-of-way, according to TxDot right-of-way map AUS011307AD, for the southwest corner of said 277.23-acre tract, and for the southeast corner of a called 58.000-acre tract, conveyed to Oryx Cannon 58 LLC, recorded in Document Number 20023358 [O.P.R.H.C.T.], and for the southwest corner of the tract described herein;

THENCE, N00°23'49"E, departing the existing north right-of-way line of said East Highway 290, with the common line of said 277.23-acre tract and said 58.000-acre tract, for a distance of 344.11 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the right, for the south corner of a 8.787-acre proposed roadway parcel, and for an angle corner of the tract described herein;

THENCE, with the southeast line of said 8.787-acre proposed roadway parcel and over and across said 277.23-acre tract, the following six (6) courses:

- 1) With said curve to the right, having an arc length of 26.27 feet, a radius of 943.00 feet, a delta angle of 01°35'47", and a chord which bears N20°28'08"E, for a distance of 26.27 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 2) N21°16'01"E, for a distance of 550.66 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the right and for an angle corner of the tract described herein,
- 3) With said curve to the right, having an arc length of 332.63 feet, a radius of 943.00 feet, a delta angle of 20°12'37", and a chord which bears N31°22'20"E, for a distance of 330.91 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 4) N41°28'38"E, for a distance of 315.03 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for the beginning of a curve to the left and for an angle corner of the tract described herein,

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



- 5) With said curve to the right, having an arc length of 681.06 feet, a radius of 1,057.00 feet, a delta angle of 36°55'03", and a chord which bears N23°01'06"E, for a distance of 669.34 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein, and
- 6) N04°33'35"E, for a distance of 12.95 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set in the common line of said 277.23-acre tract and a remainder of a called 291-1/3-acre tract, conveyed to Cynosure Corporation, recorded in Volume 258, Page 123 of the Deed Records of Hays County, Texas [D.R.H.C.T.], and for an angle corner of the tract described herein, from which a 1/2-inch iron rod with cap stamped "DOUCET" found bears S89°00'33"W, for a distance of 244.21 feet;

THENCE, with the common line of said 277.23-acre tract and said 291-1/3-acre tract, the following eight (8) courses:

- 1) N89°00'33"E, for a distance of 322.22 feet to a 1/2-inch iron pipe found for an angle corner of the tract described herein,
- 2) N50°38'14"E, for a distance of 53.17 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for an angle corner of the tract described herein,
- 3) N21°13'11"E, for a distance of 64.75 feet to a MAG nail found for an angle corner of the tract described herein,
- 4) N09°17'53"E, for a distance of 327.10 feet to a MAG nail found for an angle corner of the tract described herein,
- 5) N20°28'59"W, for a distance of 204.36 feet to a calculated point for an angle corner of the tract described herein, from which a MAG nail found bears S13°52'35"E, for a distance of 2.61 feet,
- 6) N14°46'26"W, for a distance of 324.06 feet to a 1/2-inch iron pipe found for an angle corner of the tract described herein,
- 7) N11°59'53"W, for a distance of 327.25 feet to a 1/2-inch iron pipe with 60D nail found for the northwest corner of the tract described herein, and
- 8) N89°15'51"E, for a distance of 1,222.57 feet to an 8-inch Cedar Fence Post for the northeast corner of a called 1.097-acre tract, conveyed to Bordie Partners LP, recorded in Volume 5086, Page 174 [O.P.R.H.C.T.], and for the northeast corner of the tract described herein;

THENCE, with the common line of said 277.23-acre tract and said 1.097-acre tract, the following ten (10) courses:

- 1) S02°19'16"W, for a distance of 418.07 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 2) S05°15'07"E, for a distance of 88.61 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 3) S16°28'50"E, for a distance of 73.40 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 4) S03°28'59"E, for a distance of 14.21 feet to a 10-inch Cedar Fence Post for an angle corner of the tract described herein,
- 5) S11°47'06"E, for a distance of 7.00 feet to a 10-inch Cedar Fence Post for an angle corner of the tract described herein,

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- 6) S22°31'47"E, for a distance of 32.14 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 7) S27°26'26"E, for a distance of 141.35 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 8) S39°07'52"E, for a distance of 222.18 feet to a 6-inch Cedar Fence Post for an angle corner of the tract described herein,
- 9) S32°56'45"E, for a distance of 229.21 feet to a calculated point for an angle corner of the tract described herein, from which a 5/8-inch iron rod bears, N88°54'02"E, for a distance of 47.22 feet, and
- 10) S14°21'53"E, for a distance of 407.89 feet to a calculated point in the north line of Lot 4, Block A, Blue Blazes Ranch Phase 1 Subdivision, recorded in Document Number 18010223 of the Plat Records of Hays County, Texas [P.R.H.C.T.], for the southeast corner of said 277.23-acre tract and for the southwest corner of said 1.097-acre tract and for the southeast corner of the tract described herein, from which a 5/8-inch iron rod bears, N89°22'55"E, for a distance of 30.48 feet,

THENCE, S89°22'55"W, with the common line of said 277.23-acre tract and said Lot 4, for a distance of 165.73 feet to a 1/2-inch iron rod with cap stamped "G&R" found for the northwest corner of said Lot 4, Block A, same being for the northeast corner of Lot 5, Block A of said Blue Blazes Ranch Phase 1 Subdivision, a distance of 264.31 feet passing a 1/2-inch iron rod with cap stamped "G&R" found for the northwest corner of said Lot 5, Block A, and the northeast corner of the remainder of Tract A-3 of Vista Tract Ranch Tract A, a subdivision recorded in Volume 14, Page 12 [P.R.H.C.T.], a distance of 547.78 feet passing a 1/2-inch iron rod found for the northeast corner of said Tract A-3, and for the northeast corner of Lot 4, Block B of said Blue Blazes Ranch Phase 1 Subdivision and continuing for a total distance of 1,370.57 feet to a 5/8-inch iron rod with cap stamped "Charles Swart" found for the northwest corner of said Lot 4, Block B, for the northeast corner of a called 14.3372-acre tract, conveyed to Cannon Family LTD, recorded in Volume 1641, Page 423 [O.P.R.T.C.T.], same being for an angle corner of the tract described herein,

THENCE, with the common line of said 14.3372-acre tract and said Block B of said Blue Blazes Ranch Phase 1 Subdivision, the following two (2) courses:

- 1) S10°17'27"E, for a distance of 721.25 feet passing a 1/2-inch iron rod with cap stamped "G&R" found for the southwest corner of said Lot 4, Block B and for the northwest corner of Lot 3, Block B, of said Blue Blazes Ranch Phase 1 Subdivision, and continuing for a total distance of 937.32 feet to a 1/2-inch iron rod found for the west corner of Lot 3, Block B, same being for an angle corner of the tract described herein, and
- 2) S52°44'27"E, for a distance of 221.16 feet passing a 1/2-inch iron rod with cap stamped "Charles Swart" found for the south corner of said Lot 3, Block B, same being the southwest corner of Lot 2, Block B of said Blue Blazes Ranch Phase 1 Subdivision, and continuing for a total distance of 610.29 feet to a 1/2-inch iron rod found for the south corner of said Lot 2, Block B and the southeast corner of said 14.3372-acre tract, same being in the existing north right-of-way line of said East Highway 290, and for the southeast corner of the tract described herein;

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THENCE with the existing north right-of-way line of said East Highway 290, the following three (3) courses:

- 1) S57°28'55"W, for a distance of 79.36 feet to 1/2-inch iron rod with cap stamped "Charles Swart" found for the beginning of a curve to the right and for an angle corner of the tract described herein,
- 2) With said curve to the right, having an arc length of 551.63 feet passing a 5/8-inch iron rod with aluminum punched hole found for the southwest corner of said 14.3372-acre tract, same being the southeast corner of a called 6.000-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316 [O.P.R.H.C.T.], an arc length of 756.83 feet passing a 1/2-inch iron rod found for the southwest corner of said 6.000-acre tract, same being the southeast corner of a called 5.100-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316, [O.P.R.H.C.T.], an arc distance of 1,455.56 feet passing a Concrete Highway Monument Found, and continuing a total arc length of 1,659.68 feet, a radius of 2,814.79 feet, a delta angle of 33°46'59", and a chord which bears S74°24'06"W, for a distance of 1635.74 feet to a concrete highway monument found for an angle corner of the tract described herein;
- 3) N88°41'58" W, for a distance of 149.71 feet passing a 1/2-inch iron pipe found for the southwest corner of a called 10.0105-acre tract conveyed to Cannon Family, LTD., recorded in Volume 1619, Page 316 [O.P.R.H.C.T.], and continuing for a total distance of 393.02 feet to the **POINT OF BEGINNING** and containing 97.44 acres.

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

Units: U.S. Survey Feet.

I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.


 _____ 06/21/2022
 Christopher W. Terry Date
 Registered Professional Land Surveyor
 Texas Registration No. 6649
 Doucet & Associates
 Cterry@DoucetEngineers.com
 TBPELS Firm Registration No. 10105800



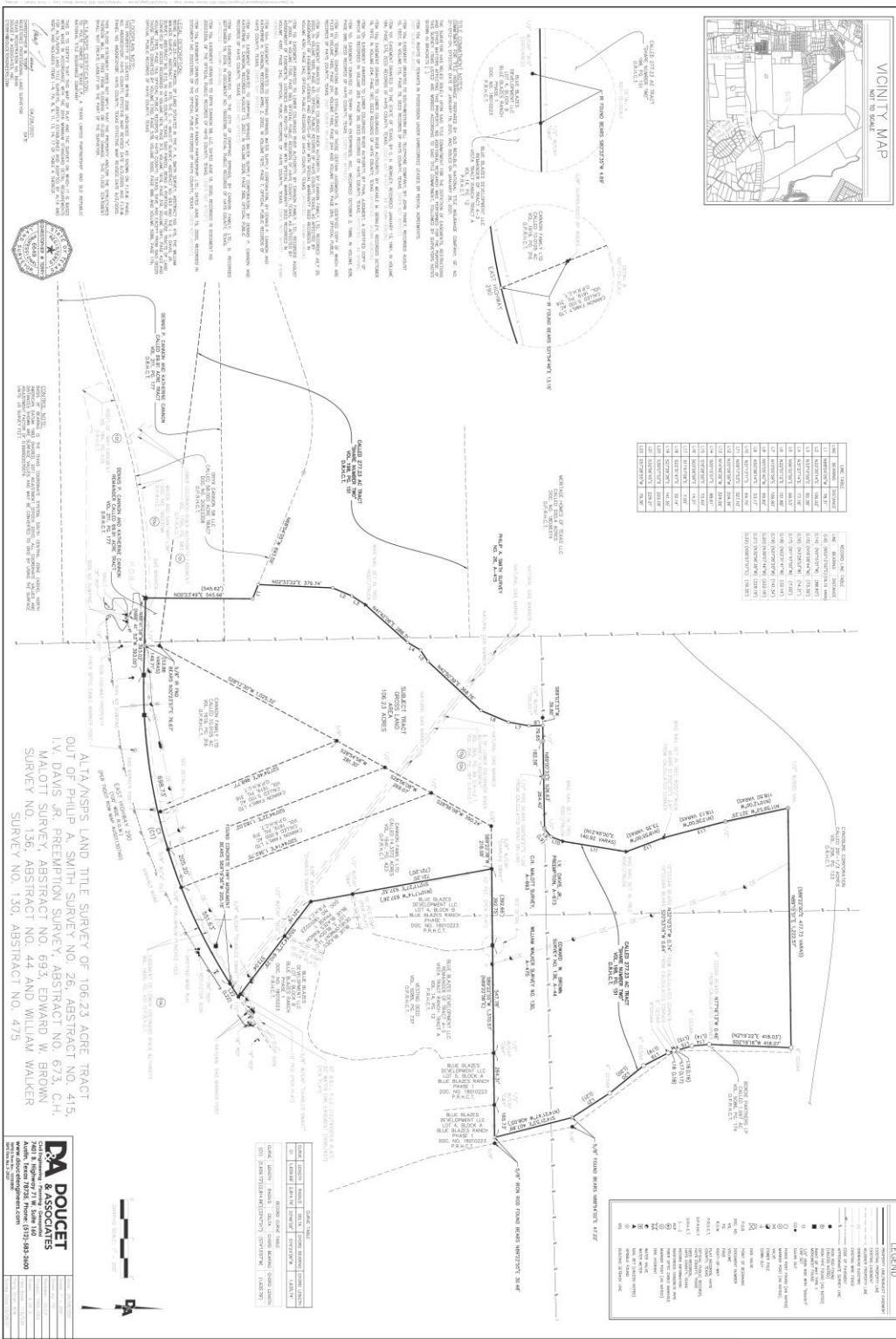


EXHIBIT D
Modification Chart (Project Approvals, including Variances and Exceptions)

EXHIBIT D: LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance	Justification
<i>Chapter 11 – Water Quality Protection</i>					
1	22.05.016(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer Contributing Zone and the ETJ to 35%.	The area designation and impervious cover will be as follows: SF3 – 65%, and GR – 60%	
2	22.05.015©(3)	Performance Standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (EOM) load management requirements per West Travis County Public Utility Agency requirements	Providing stream buffers per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements, including the LCRA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and be consistent with State standards.
<i>Chapter 26 - Signs</i>					
3	26.06.063(b) & (c)	Monument signs for subdivisions	Maximum area of a sign shall not exceed 32 sq. ft. Maximum height for a sign shall not exceed 6 ft.	Maximum area and height for monument signs shall refer to the configuration of the letters only.	Allows flexibility for signage to be included as part of a decorative structure.

#	Ordinance	Description	Requirement	Requested Variance	Justification
<i>Chapter 28 - Subdivisions and Site Development</i>					
4	Exhibit A, 3.13	Lapse of plat approval	Preliminary Plat: All of the following shall occur within 183 calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within 365 calendar days following approval of the preliminary plat in order to avoid lapse of the approved improvements; and 2) payment of all applicable fees that are traditional collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the City within 365 calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter.)	Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Multi-Phased Preliminary Plat approval: 1) City Engineer's approval of engineering plans for Phase 1 or additional phases of proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction for Phase 1 or additional phases. In addition to the above, an application for approval of the Phase 1 final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter). Once conditions of Phase 1 are met the Preliminary Plat shall be valid for 10 years. Regardless of whether City wastewater service is available, the City will review and approve all documents and permits necessary for development to proceed and infrastructure be accepted. However, no certificates of occupancy for structures within the Project shall be issued until suitable wastewater service is available or, the City's pending discharge permit has been cleared by the Texas court system or the City approves otherwise.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
5	Exhibit A, 3.13	Lapse of plat approval	Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the county, including plat mylars, filing fees, etc., shall be submitted to the City within 30 calendar days of the date of final approval. (The 30 day period shall commence upon County approval of final plat if the property is in the ETJ.)	Final plat approved by the City Council but not yet filed with Hays County - All materials necessary to file the plat at the County, including plat mylars, filing fees, etc., shall be submitted to the City within 365 calendar days of the date of final approval.	Allows time for the construction of infrastructure improvements prior to recordation of plats.
6	Exhibit A, 11.21.1	Residential block lengths	Shall not exceed 1,200 ft. between centerlines of street intersections	Shall not exceed 3,000 ft. between centerlines of street intersections at the perimeter of the property	This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use.

#	Ordinance	Description	Requirement	Requested Variance	Justification
7	Exhibit A, 30.2	Performance Guarantees	Required for public improvements	Performance guarantees shall be issued in the name of each current and future owner of public improvements.	Public improvement will be owned and maintained by separate entities and thus performance guarantees shall be issued for each entity's benefit for the improvements that will be dedicated to them.
8	28.04.018	Cuts and fills	No fill or cut on any building site shall exceed a maximum of 6 ft. of depth.	Improvements requiring a site development permit will be held to no more than 18 feet of cut and/or fill. Cut and fill for public infrastructure improvements, including but not limited to roadways and stormwater control ponds, may exceed 18 feet where specifically reviewed and approved by the City Engineer. Cut and fill for residential lot grading of up to 18 feet of cut and 18 feet of fill may be allowed in specific locations where approved by the City Engineer. All retaining walls and cut walls shall have native limestone facade and be approved by City Engineer. Retaining walls taller than 9 feet may be required to be terraced so that no vertical segment is taller than 9 feet. The terracing requirement for walls over 9 feet will be decided by the City's Development Review Committee on a case-by-case basis. Cut and fill for public infrastructure improvements, including but not limited to roadways and stormwater control ponds, may exceed 18 feet where specifically reviewed and approved by the City Engineer	To respond to topographic conditions and provide roadways that meet design requirements
9	28.06.051 (a) & (B)	Residential Street Tree Requirements	Street trees (2 each, 4-inch caliper trees/50 linear ft.) to be planted adjacent to or near street right-of-way per associated zoning classification.	Two (2) 2-1/2" -inch street trees per residential lot; 4-inch street trees along arterials, and within the Amenity Center lot to satisfy City tree replacement requirements.	Consistency with industry standards for residential lot trees. The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.
<i>Hays County Development Regulations (2017), Chapter 721 - Roadway Standards</i>					
10	Table 721.02	Cul-de-sac ROW/Pavement Radius (feet)	70/45 for Urbanized Local and Minor Collector	60/48 for Urbanized Local Streets (complies with fire code)	To preserve the natural character of the site by minimizing roadway impacts.
11	Table 721.02	Knuckles	No provision	Knuckles are allowed. Minimum ROS radius is 50 ft. Minimum pavement radius is 40 ft.	Preserves natural character by minimizing roadway impacts and concentrating residential density.

EXHIBIT F
PD Uses Chart

The uses permitted in PDD – ___ are as follows:

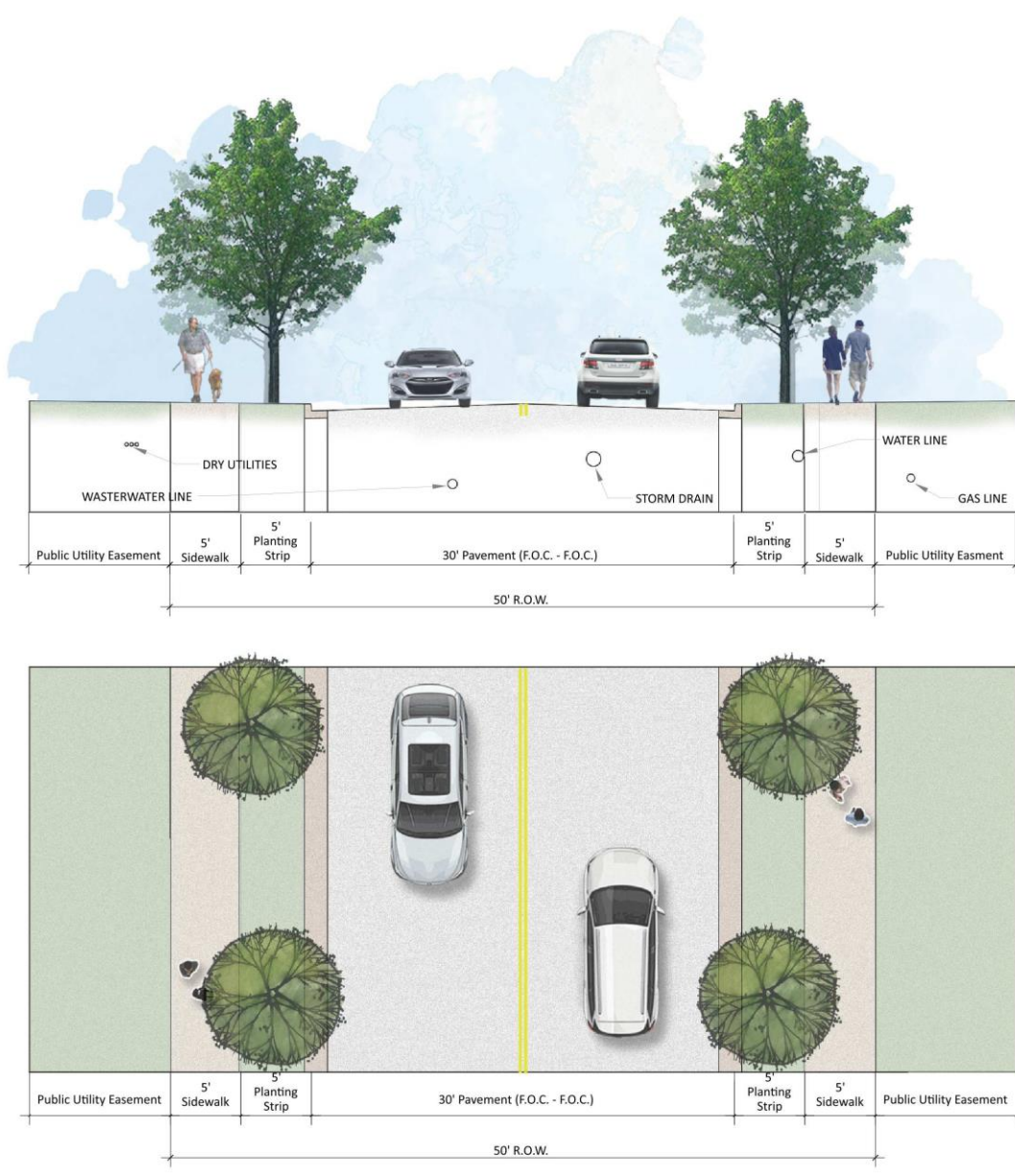
Residential Areas:

- Single-Family Dwelling, Detached;
- Accessory Building/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Community Center, Private; and
- Those uses listed in the City's zoning ordinance for SF-3 Districts, or any less intense residential district, are hereby permitted by right within the Project. Uses designated as allowed by issuance of a Conditional Use Permit (CUP) are allowed within the Project upon issuance of a CUP

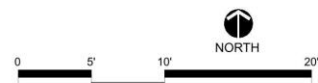
Commercial Areas:

- **Those uses listed in the City's zoning ordinance for GR Districts are hereby permitted by right within the Project. Uses designated as allowed by issuance of a Conditional Use Permit (CUP) are allowed within the Project upon issuance of a CUP. Notwithstanding, the following uses will not be allowed.**
 - **Farm Animals**
 - **Check Cashing Service**
 - **Telemarketing Center**
 - **Appliance Repair, unless accessory to appliance retail sales**
 - **Auto Supply Store**
 - **Building Material Sales**
 - **Lawnmower Sales and Repair**
 - **Live-in Security Quarters**
 - **Locksmith**
 - **Major Appliance Repair, unless accessory to appliance retail sales**
 - **Restaurant (With Drive-Through Service)**
 - **Tool and Machinery Rental**
 - **Vacuum Cleaner Sales and Repair**
 - **Auto Tire Sales and Repair**
 - **Auto Washing Facility, Attended**
 - **Auto Washing Facility, Unattended**
 - **Automobile Repair, Minor**
 - **Tire Dealer, Indoor Storage**
 - **Psychic Reading Services**
 - **Video Rentals/Sales**
 - **Wireless Communication Tower**
 - **Radio, Television, Microwave Tower**
 - **Wastewater Treatment Plant**
 - **Pawnshop**

EXHIBIT G Street Standards



50' R.O.W. STREET TYPICAL SECTION
Scale: 1" = 10'

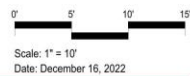
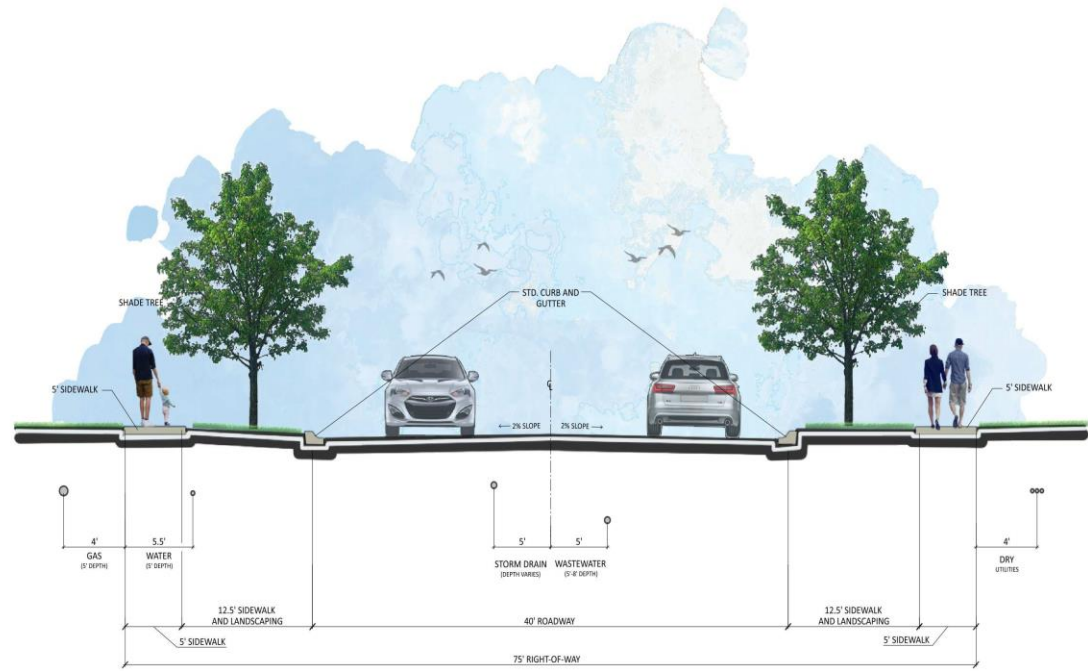


SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
1.817.226.7800

**LOCAL STREET SECTION
HILLTOP VISTA**
PulteGroup, Inc.
DRIPPING SPRINGS, TEXAS

Scale: 1" = 10'
Date: September 1, 2022

SHEET FILE: V:\2019\PUTX\CAD\PLANNING\G:\ambak\Street Sections\2022.09.01_Street Sections.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



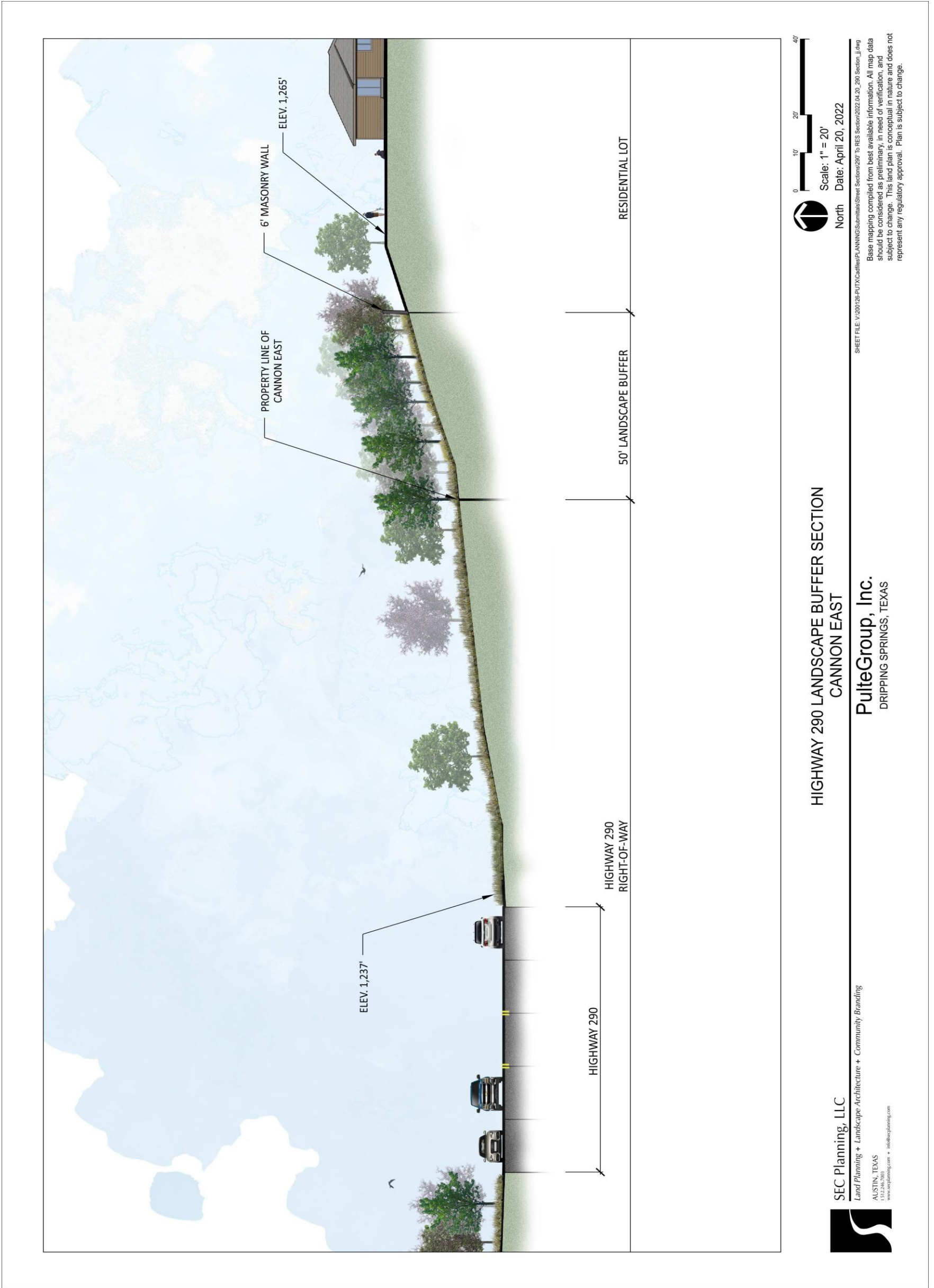
SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
1.817.226.7800

**75' R.O.W. COLLECTOR STREET SECTION
CANNON EAST**

Scale: 1" = 10'
Date: December 16, 2022
SHEET FILE: J:\2021\DRIP\CAD\PLANNING\G:\ambak\Collector Street Sections\SEC.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT I

Highway 290 Landscape Buffer



**HIGHWAY 290 LANDSCAPE BUFFER SECTION
CANNON EAST**

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
012.246.7000
www.secplanning.com + info@secplanning.com

PulteGroup, Inc.
DRIPPING SPRINGS, TEXAS

Scale: 1" = 20'
Date: April 20, 2022
North

SHEET FILE: V:\200126-PUTX\cadfiles\PLANNING\Summits\Street Sections\290' To RES Section\2022.04.20_290 Section_LL.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.