



City of Dripping Springs

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

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

Meeting Date:	October 5, 2021
Agenda Item Wording:	Presentation and discussion regarding a Letter Agreement between the City of Dripping Springs and New Growth related to wastewater, transportation, and density for a property north of Highway 290 on Roger Hanks Parkway. Applicant: Isaac Karpay, New Growth Enterprises, L.L.C.
Agenda Item Requestor:	Isaac Karpay, New Growth Enterprises, L.L.C.
Applicant:	Isaac Karpay, New Growth Enterprises, L.L.C.
Owner:	Whit Hanks
Staff Recommendation	Provide recommendations related to this project which will be presented for action on October 19 th .
	<div data-bbox="479 926 1567 1570" data-label="Figure"> <p>LEGEND</p> <ul style="list-style-type: none"> 1-STORY RESIDENTIAL 2-STORY RESIDENTIAL <p>CONCEPTUAL PROJECT INFORMATION*</p> <p>TOTAL RESIDENTIAL AREA - 28.78 ACRES</p> <p>RESIDENTIAL - 288 UNITS AT 10 DU/AC GROSS</p> <p>1 80 DUET HOME - 1-STORY DUPLEX - 76 UNITS 2 80 COTTAGE HOME - 1-STORY ATTACHED GARAGE - 18 UNITS 2 80 COTTAGE HOME - 2-STORY ATTACHED GARAGE - 31 UNITS 3 80 COTTAGE HOME - 2-STORY ATTACHED GARAGE - 50 UNITS TOWNHOMES - 2-STORY ATTACHED GARAGE - 76 UNITS</p> <p>*PROJECT DETAILS ARE REPRESENTATIVE AND MAY CHANGE BASED ON FURTHER ANALYSIS DURING THE DESIGN PROCESS</p> </div>

Summary/Background:

The applicant is a Planned Development District that will allow 288 units plus a commercial center on 36 acres. The property is located south of U.S. 290 on Roger Hanks Parkway. The proposal includes approving the density of the project (10 units per acre based on net acreage of residential site) and that the product is a rental townhome product. All other matters will be determined by separate agreement or during the Planned Development District process. The preliminary Transportation plan will include improvements to Roger Hanks Parkway to be finalized during the PDD process.

Physical and Natural Features:

The property is vacant with tree coverage.

Surrounding Properties:

The northern border of this property fronts U.S. 290 and straddles Roger Hanks Parkway. It is adjacent to the County offices.

Utilities:

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

Memorandum of Understanding approval:

- Up to 288 residential units (10 units per acre)
- Townhome rentals

Evaluation of the Proposed MOU:

Density: The property is currently zoned Commercial Services. This would allow this property to be used for any use allowed for Commercial Services and any less intense use including less intense uses. Our prior interpretation of this cumulative zoning has included allowing multi-family and townhome uses. The Proposed MOU would be to change this property to a Planned Development District that will include rental townhomes which is a hybrid of a townhome zoning use and a traditional multi-family use. If used as an SF-5 (attached residential district) the units would be around 17 units per acre (minimum 2500 sq ft lots). If allowed as a Multi-Family use it would allow 24 dwelling units per acre.

Zoning Districts	Lot Size	Units per acre*	parkland per acre**
SF-1	1 acre	1	0.04
SF-2	0.5 acre	2	0.08
SF-3	3,500 sq ft	12.5	0.5
SF-4	10,000 sq ft	4.35	0.174
SF-5	2,500 sq ft	16.67	0.6668
MF	1,815 sq ft	24	0.96

1 acre= 43,560 sq ft

*Maximum density a subdivision can build to

The proposed units per acre is 10 per acre which would be allowed in SF-3; SF-5; or Multi-Family.

Planning staff finds that the proposed density in this area is not inherently inappropriate. However, the following staff recommendations should be considered during Planned Development District negotiations to reduce potential negative impacts.

1. Provide additional amenities within the development: The goal is to increase the likelihood that residence will want to do things within the development, even when they aren't at home. Improvements could include expanding the existing facilities or adding new ones.
2. Redesign the commercial site to serve the residence: The existing layout of the commercial development should be oriented towards the development as opposed to US 290. This would encourage commercial uses that serve the residence and increases the likelihood that residence will walk to these services. A redesign of the commercial site should include direct pedestrian connections aside from Roger Hanks Pkwy.
3. Other issues that will need to be specifically addressed in the PDD include: (a) parking; (b) parkland dedication fee in lieu; (c) maintenance of the infrastructure and facilities; (d) facades and exterior architectural standards; and (e) adequate road infrastructure including street sections.

Transportation: The DAWG requested that the developer make improvements to Roger Hanks Parkway including a median. In the MOU, the developer has agreed to make whatever transportation improvements are required by the TIA and to work with City Staff on the planned improvements.

Wastewater: The DAWG requested that the developer find a backup method of wastewater that did not include pump and haul. They have agreed to not use pump and haul and work with the City on whatever wastewater plan works best for the City and the developer.

Parks: The parkland proposal, which is not being approved in the MOU, is short 2.75 acres. The proposal will need to be taken to the Parks Commission as we work through the Planned Development process. The review will be whether the proposed amenities are sufficient or whether the project will need to dedicate additional parkland or pay a parkland dedication fee. The project will pay the Park Development Fee.

KEENAN SMITH – CITY ARCHITECT

Community Planning / Exterior Design / Eco-D Comments
Keenan E. Smith - AIA / October 1, 2021

Executive Summary: The New Growth Project was introduced via the Economic Development Committee. As presented and elaborated in further information sessions, it represents an innovative and desirable alternative to the recent burgeoning wave of subdivisions sweeping over Dripping Springs. It holds the possibility of providing an appropriate

concentration of badly needed new housing in an attractive, mixed-use, walkable form of development which is consistent and complementary to the City's Comprehensive and Transportation Master Plans.

Housing Supply: The Economic Development Committee has a long-standing initiative to promote the provision of more attainable Work Force Housing. The New Growth Project presents a thoughtful intriguing approach to supplying a variety of housing needs, via the emerging and growing Built for Rent (BFR) market sector.

Comprehensive Plan: The project location at the intersection of Roger Hanks Parkway (RHP) corresponds with the emerging "Mixed Use Node" contemplated by the Future Land Use Element of the 2016 Comp Plan. As regional growth pressures mount, Dripping Springs will continue to expand and develop to the west. This intersection is a logical location for a cluster of more intense land uses, recognizing and leveraging its transportation and land use attributes with mixed-use development potential to serve the westward expansion and future of the City.

Transportation Plan: As RHP is extended to the north (underway), through Heritage PDD.5, connecting to RR-12 as part of the City's Transportation Plan framework, this intersection will assume a more important and strategic development role. The signalized location provides connections to US 290, the nearby DSISD High School and Middle School campuses, and serves as a "gateway" to the Creek Road / Mount Gainor Rd. Scenic Recreation Corridor while setting up future transportation connections in / around the Southwest Quadrant of Dripping Springs.

Mixed Use: The idea of a mixed-use, walkable planning & development concentration, containing a mix and variety of housing opportunities, retail, office, and even civic functions (Hays Precinct #4 Office) was at the core of the original development concept for Roger Hanks Park (Whit Hanks-w/ P. Calthorpe). The New Growth project is set to provide sidewalks and a trail system to promote walkability, including connectivity and potential integration with commercial parcels along the US 290 frontage as part of the future development.

Architectural Design: Preliminary exterior design concepts have been reviewed and are evolving in an attractive and encouraging "Hill Country Modern" direction. Architectural scale and massing schemes are appropriate, with village-like pitched- roof forms, porches promoting entries & pedestrianism, and a clean, calm palette of materials and colors. Efforts will continue in the PDD process to define a simple, agreeable Alternative Exterior Design consistent with the City's guidelines and befitting the look, feel and character of the "Gateway to the Hill Country."

Commission Recommendations:	The DAWG discussed this project and had questions related to the density, traffic on Creek Road, and recommended the transportation and wastewater plan in the proposed MOU.
Actions by Other Jurisdictions/Entities:	N/A
Previous Action:	N/A
Recommended Action:	Provide specific recommendations related to the density and product proposals for this project.
Budget/Financial Impact:	The City will gain additional property tax, roads, trails, and various development fees.
Attachments:	<ul style="list-style-type: none"> - Proposed MOU - Exhibits - Staff Report
Related Documents at City Hall:	PDD Application and Draft
Public Notice Process:	Notice will be published for the Annexation.
Public Comments:	Comments have not been received.
Enforcement Issues:	N/A
Comprehensive Plan Element:	N/A