



City of Dripping Springs

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

Agenda Item Report from: Laura Mueller, City Attorney

Meeting Date:	June 15, 2021
Agenda Item Wording:	Discuss and consider acceptance of annexation petition for a portion of the Cannon Tract of approximately 97.049 acres of land out of the Philip A. Smith Survey Number 26, Abstract Number 415, and the C.H. Malott Survey, Abstract Number 693, Hays County, Texas located directly east of Rob Shelton Blvd. and directly south of Founders Park Road in the extraterritorial jurisdiction of the City of Dripping Springs, Texas. Applicant: Steven Pierce, Ashton Austin Residential LLC.
Agenda Item Requestor:	Laura Mueller, City Attorney
Member Sponsor:	

Summary/Background:

The property is currently located in the extraterritorial jurisdiction (ETJ) but is requesting to be annexed into the City by voluntary petition. The annexation will occur through the process of petition and then an annexation agreement. Upon annexation, the applicant is requesting a Planned Development District for an approximately 97.049 acre tract of land, generally located at Cannon Ranch. The applicant is requesting a Planned Development District with base zoning district of SF-3 with the intent of developing 375 single family homes including up to 148 40-foot lots, 312 45-foot lots, and the remainder as 60-foot lots. This project also involves an Offsite Road Agreement for roads connecting the property to 290 and improvements on Rob Shelton for which they are seeking reimbursement.



Commission Recommendations:	<p>The DAWG requested various road improvements for the 375 density which the developer agreed to in the form of construction with some reimbursement.</p> <p>The Transportation Committee recommended approval at the April 2021 meeting; and</p> <p>The Parks & Recreation Commission recommended approval at their June 7, 2021 meeting.</p>
Actions by Other Jurisdictions/Entities:	The TIA is still under review by the Texas Department of Transportation.
Previous Action:	
Recommended Action:	Acceptance of the Annexation Petition.
Alternatives/Options:	
Budget/Financial Impact:	The City will gain additional property tax, roads, a partial park development fee, and various development fees.
Attachments:	<ul style="list-style-type: none"> - Annexation Application - Annexation Petition - Proposed Lotting Plan - Staff Report
Related Documents at City Hall:	
Public Notice Process:	If accepted, notice will be published in the newspaper. The zoning notice has been published.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A
Comprehensive Plan Element:	This property is listed as Mixed Use on the Future Land Use Plan.
Next Steps:	<ol style="list-style-type: none"> 1. Annexation Petition accepted. 2. P&Z reviews PDD proposal. 3. July 6, 2021: City Council presented with annexation, PDD, and Offsite Road Agreement.

