

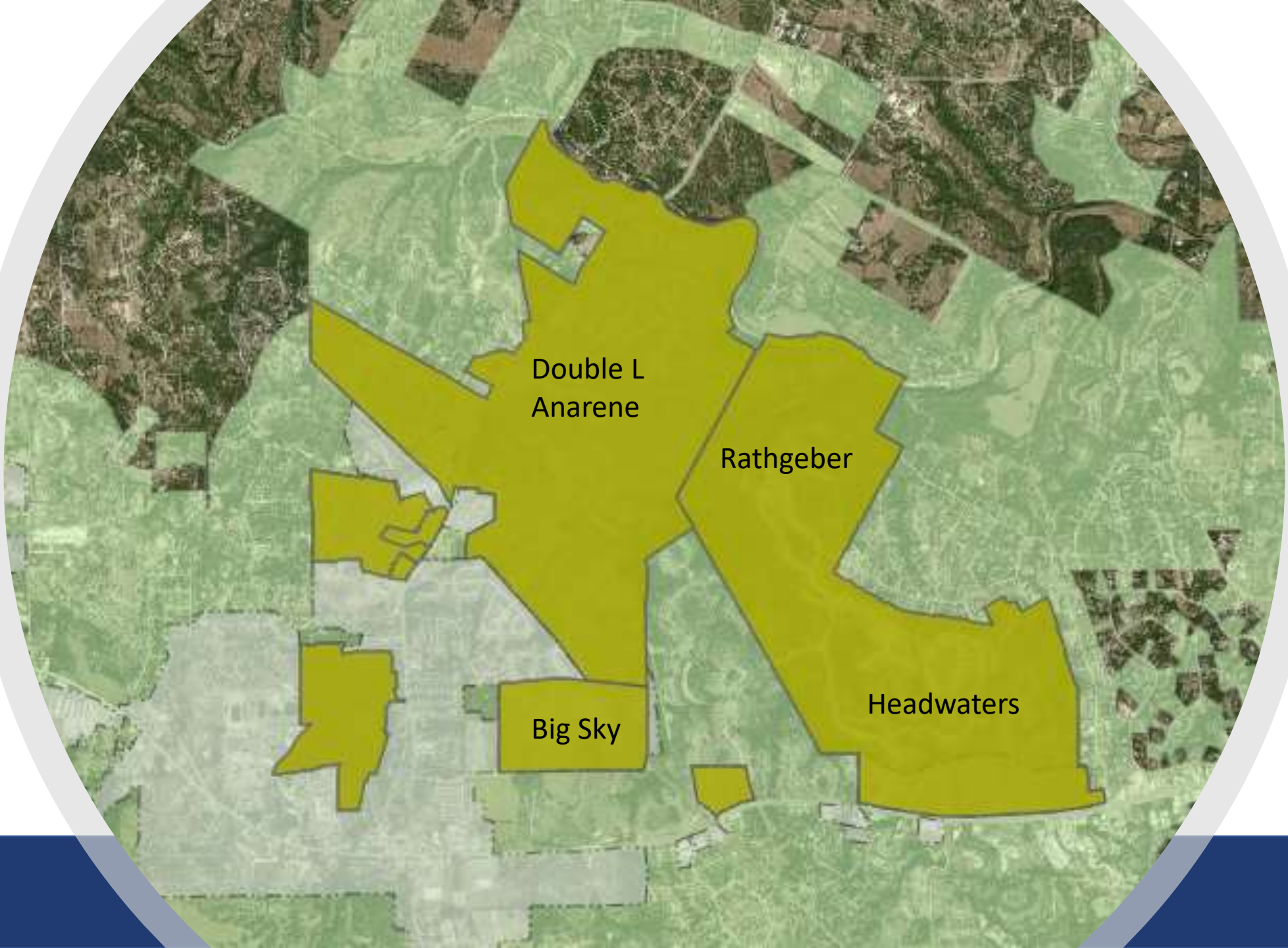


DRIPPING SPRINGS
Texas

Anarene Transportation

December 5, 2023

Laura Mueller, City Attorney



Double L
Anarene

Rathgeber

Big Sky

Headwaters

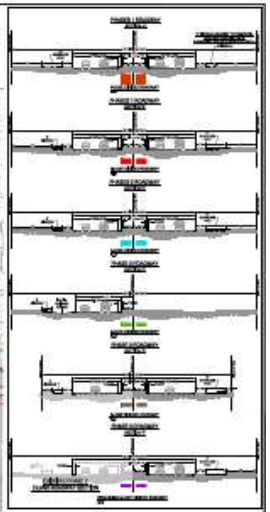
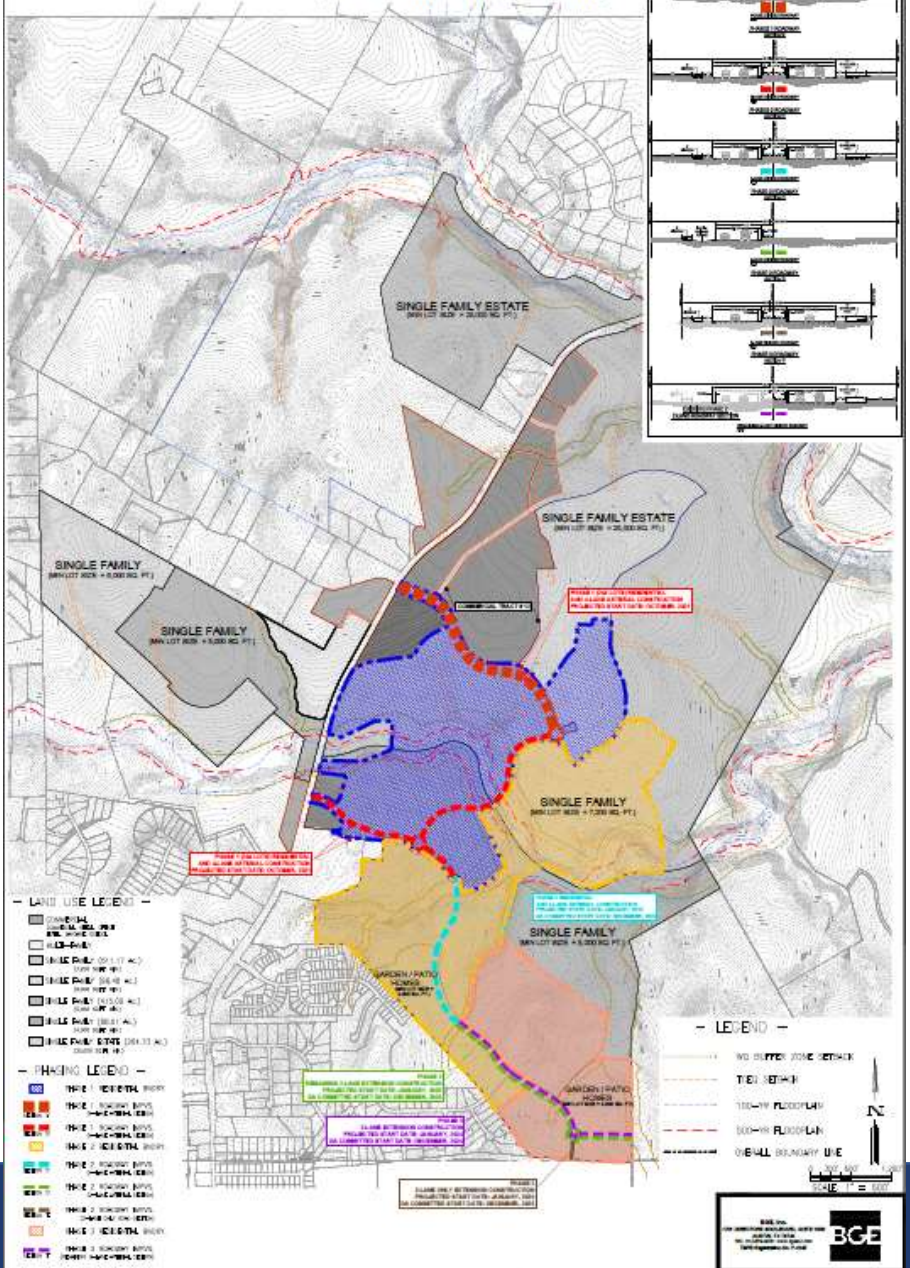
Anarene/ Double LL

- Amended DA
- 1677 acres
- 2,222 residences
 - 2222 single family units
 - 250 senior living units
- Commercial Acreage -200 acres including Senior Living Multifamily and School
- Garden Homes to Estate Lots
- ETJ MUD

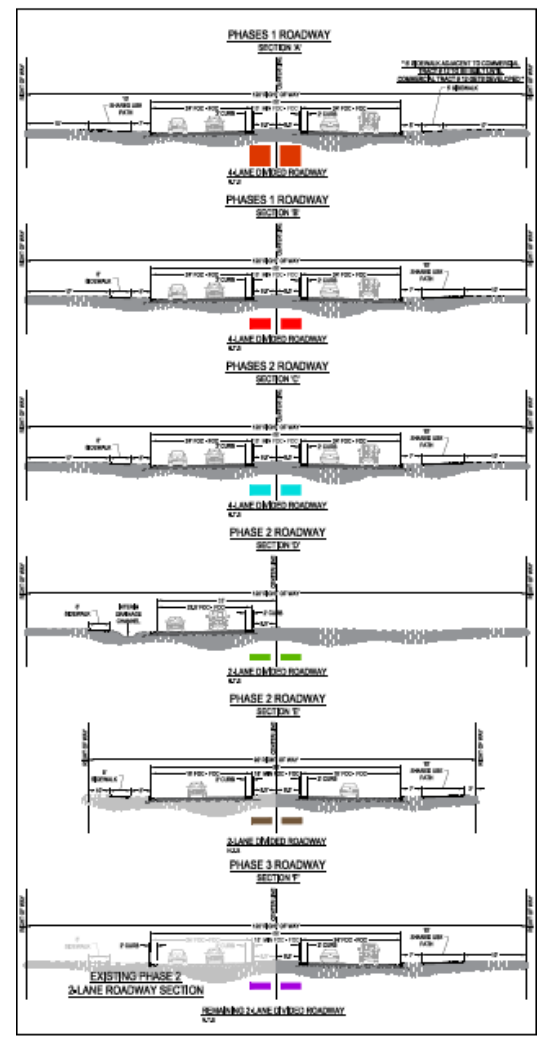
RESIDENTIAL LOT COUNT TABLE

TYPE	EAST TRACT	WEST TRACT	TOTAL
35	37		37
30	97		97
41			

DOUBLE 'L'
CONCEPTUAL MASTER PLAN
(A TREND DEVELOPMENT, INC. COMMUNITY)



- Construction of a four-lane major arterial between RM 12 and US 290, phased with development.
- Construction of a traffic signal at the northernmost access on RM 12.
- Construction of right-turn lanes on RM 12 at the two primary access points with Phase 1 of the development.
- The Traffic Impact Analysis has been approved for Phase 1.
- Additional off-site and on-site transportation improvements will be required as identified with completion of a full Traffic Impact Analysis ***including left lanes for access to the development.***





To Ranch
Road 12

Founders Ridge

Cynosure Ranch

Legacy Trails
Phase 3

Scott
Tract

Bordie Tract

Headwaters
Blvd

Blue Blazes

US 290

RANCH ROAD 12

Cannon Tract

US 290

STAFF RECOMMENDATION

Currently:

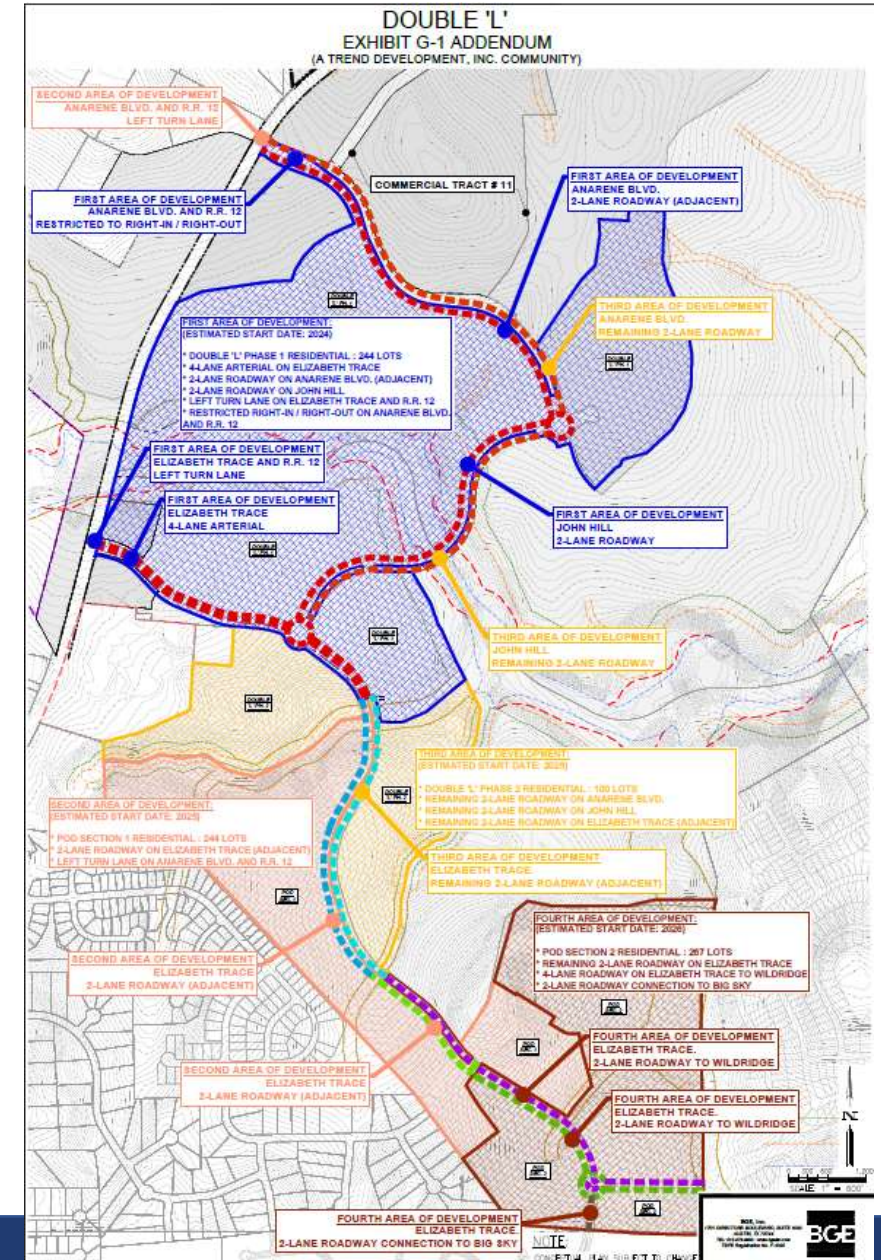
First Phase of development has been platted and is in the construction plan phase. Construction plans are being reviewed but cannot be finalized until this road phasing is approved.

Recommend Postponement of Roadway Phasing Agreement:

1. Provides phasing of roadways but with the same or earlier dates of completion.
2. Provides right of way dedication in the case that the connection to Wild Ridge is delayed.
3. Provides clear order of construction based on number of units.

Next Steps:

1. City Attorney will finalize agreement with Anarene/Double L team.
2. Agreement brought back to City Council on December 19, 2023.
3. If approved, construction plans will be finalized and project will move forward.



QUESTIONS



DRIPPING SPRINGS
Texas