



DOUBLE L  
RANCH



A vibrant setting for cherished  
*family living*

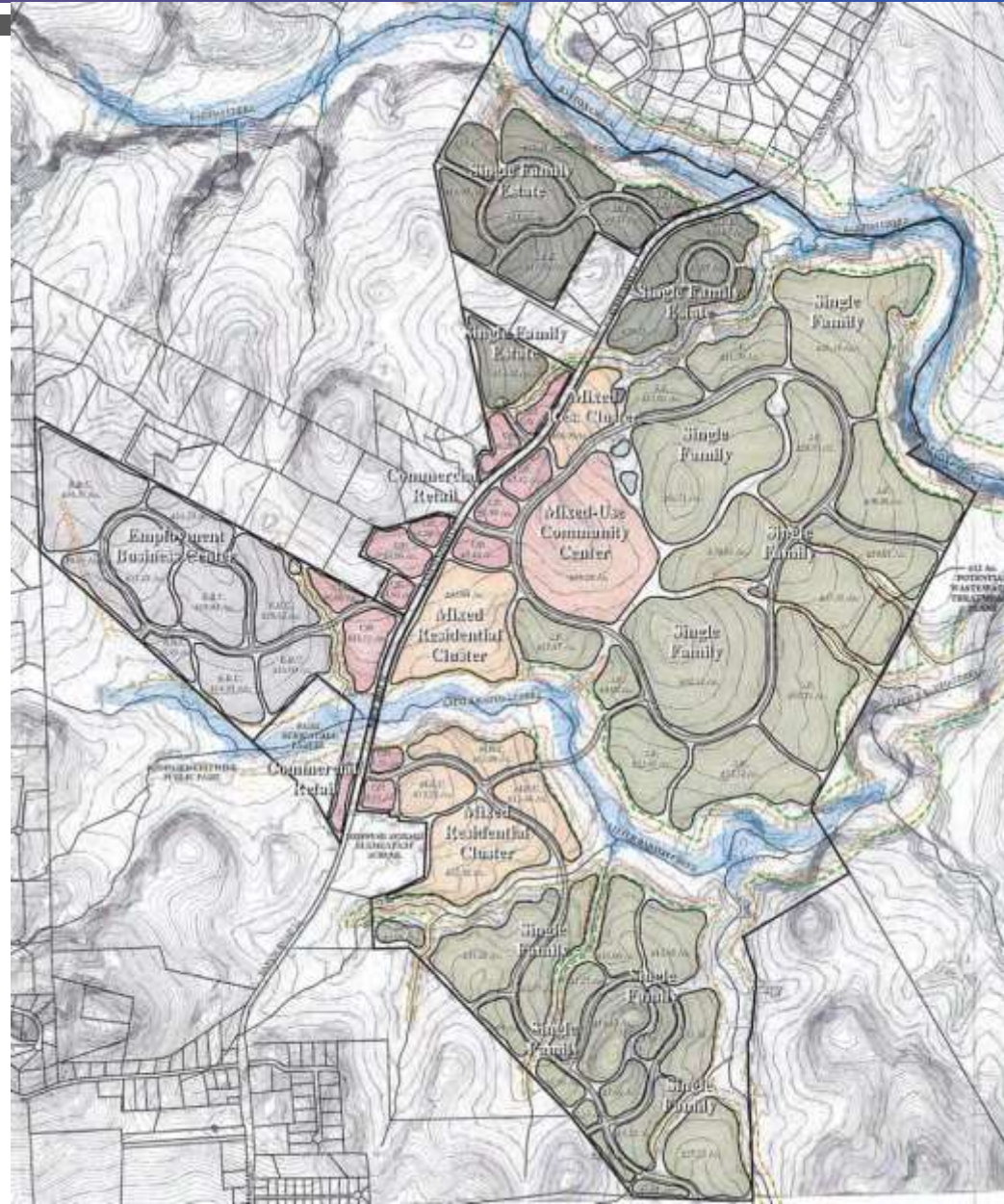
## MASTER CONCEPT PLAN PRESENTATION

March 9, 2021

City of Dripping Springs City Council

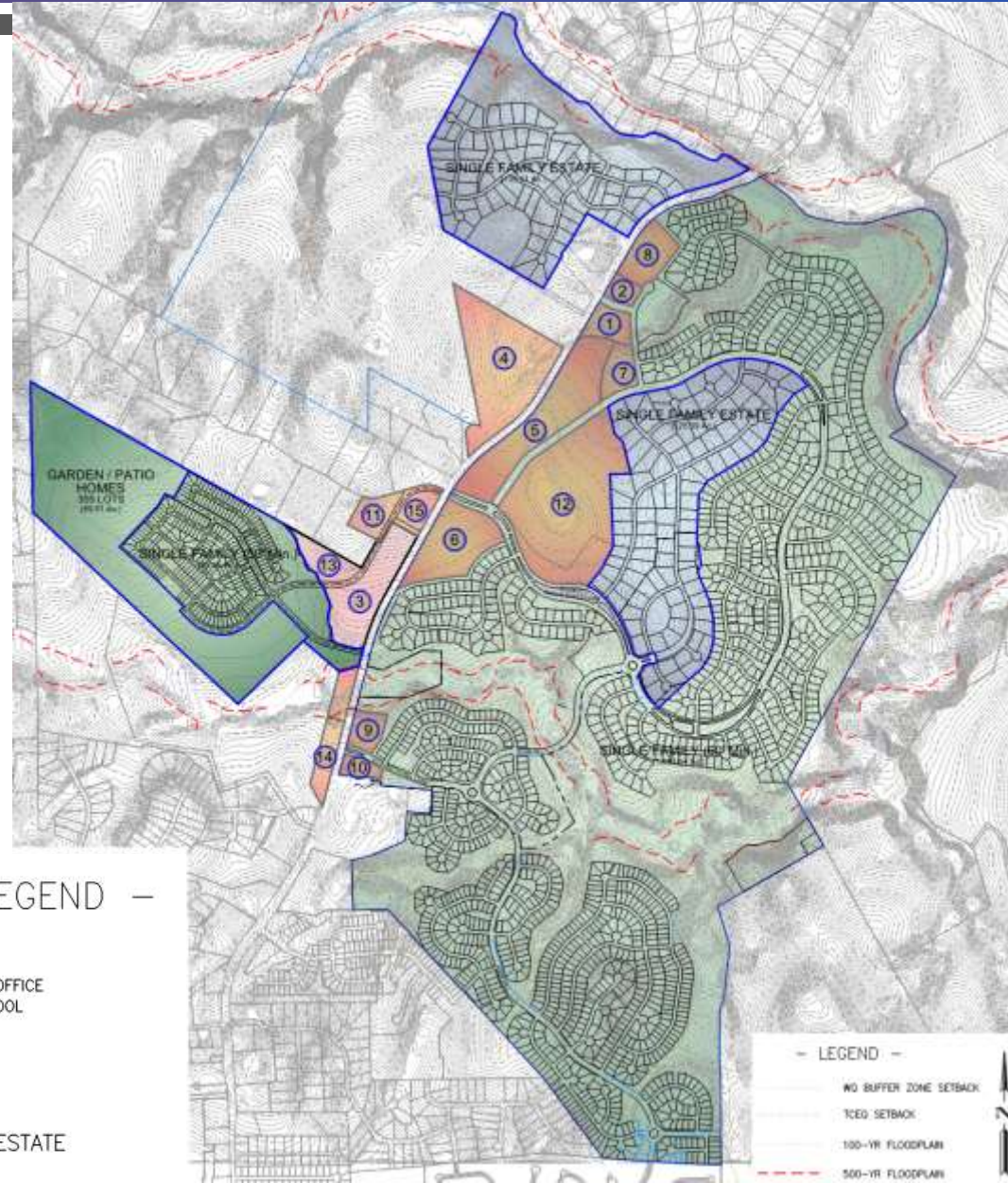


# Current Approved Concept Plan





# Proposed Concept Plan



## — LAND USE LEGEND —

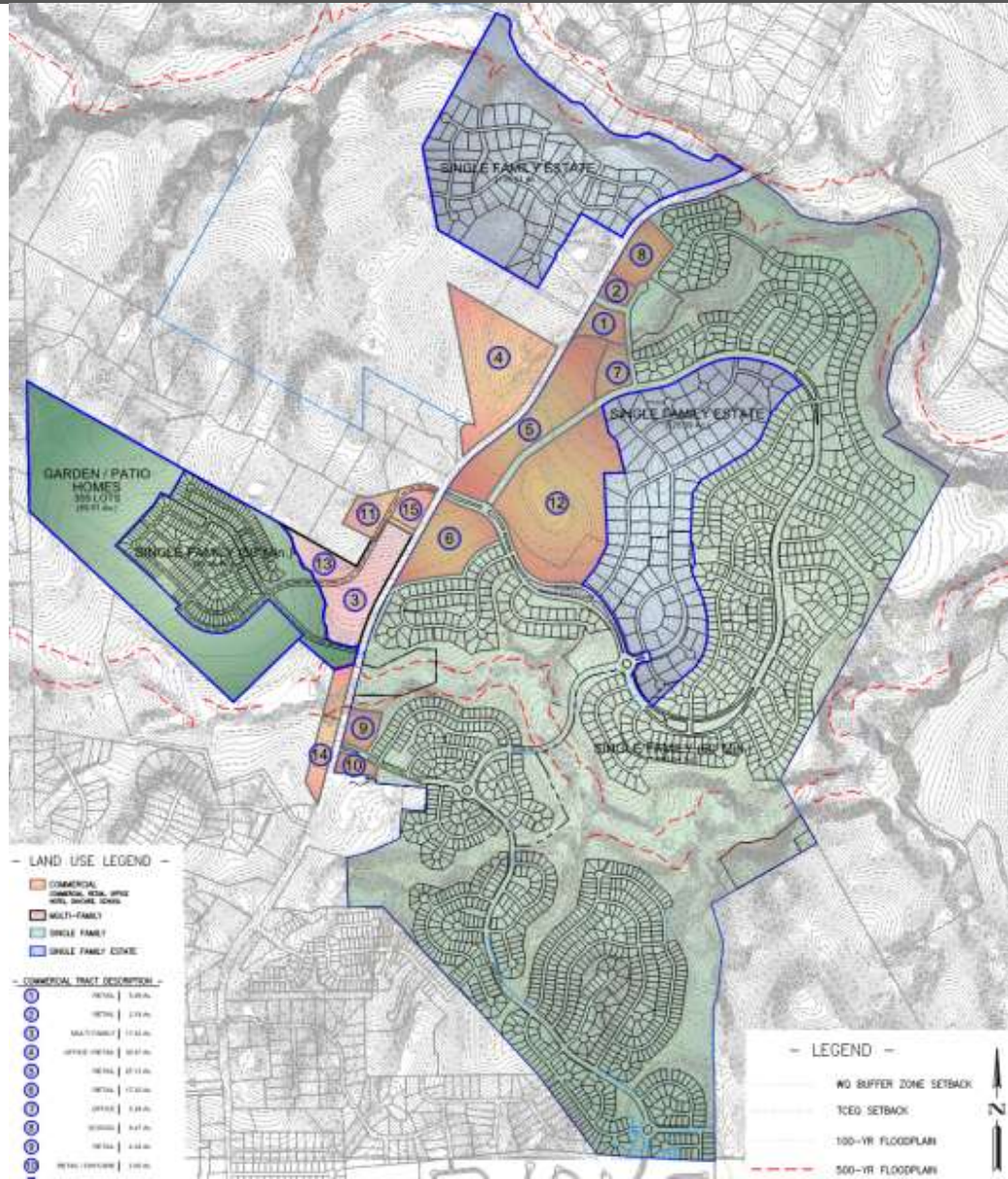
-  COMMERCIAL  
COMMERCIAL, RETAIL, OFFICE  
HOTEL, DAYCARE, SCHOOL
-  MULTI-FAMILY
-  SINGLE FAMILY
-  SINGLE FAMILY ESTATE

## — LEGEND —

-  NO BUFFER ZONE SETBACK
-  TCEQ SETBACK
-  100-YR FLOODPLAIN
-  500-YR FLOODPLAIN

# DEVELOPMENT DENSITY

## LOT SIZES



## PROPOSED LOT MIX SUMMARY

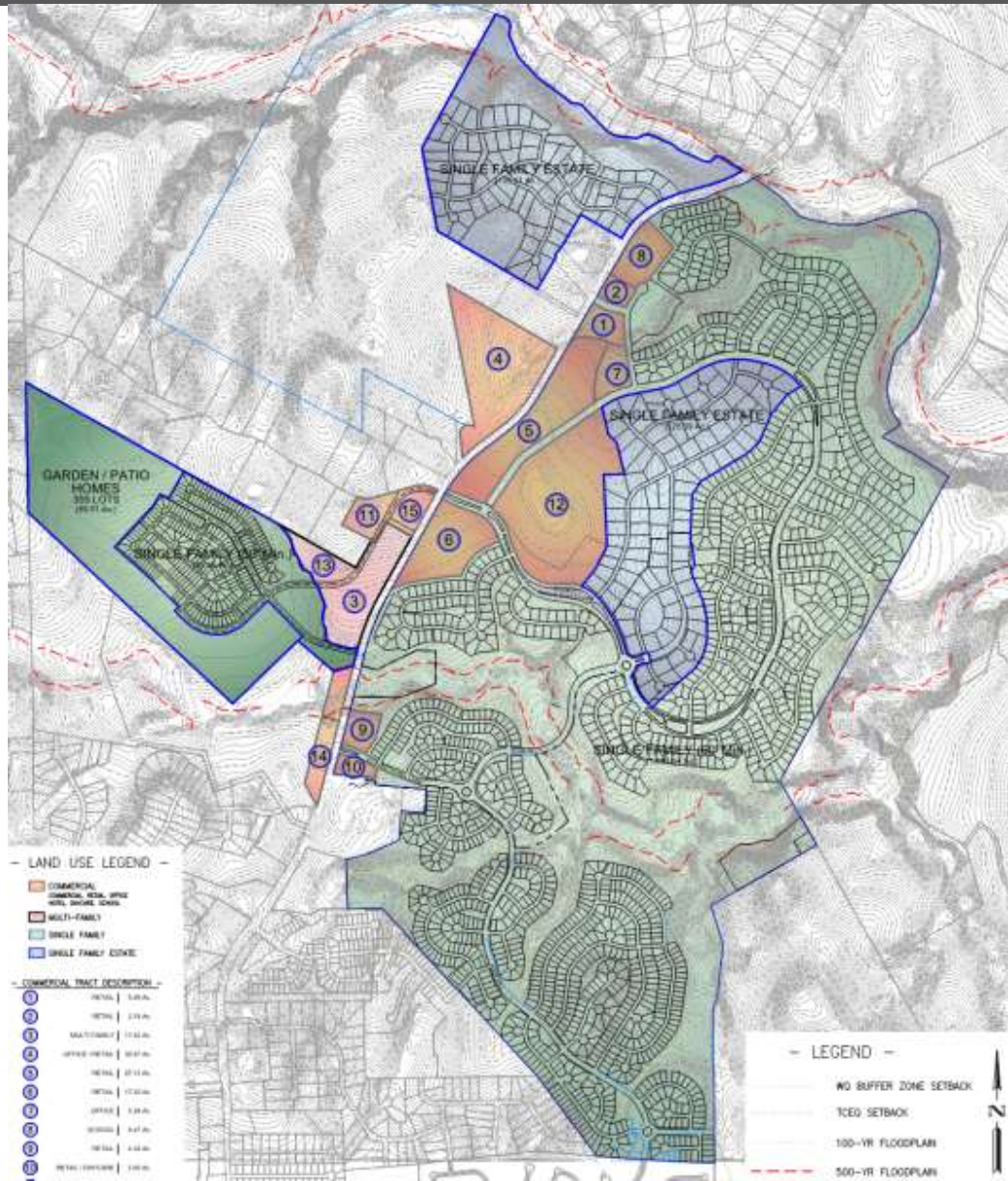
Double L Ranch		
Single Family Lot Mix Distribution		
Lot size width, ft	Number of Lots	Percentage
<i>Family Estate</i>		
<i>1-acre Lots</i>		
<i>Avg. width ±179'</i>		
105'	179	7%
90'	297	12%
80'	266	11%
70'	331	14%
60'	407	17%
50'	271	11%
<i>Patio Homes</i>		
	480	20%
<b>Total</b>	<b>2,408</b>	<b>100%</b>

*The average lot width is ±74 feet*



# DEVELOPMENT DENSITY

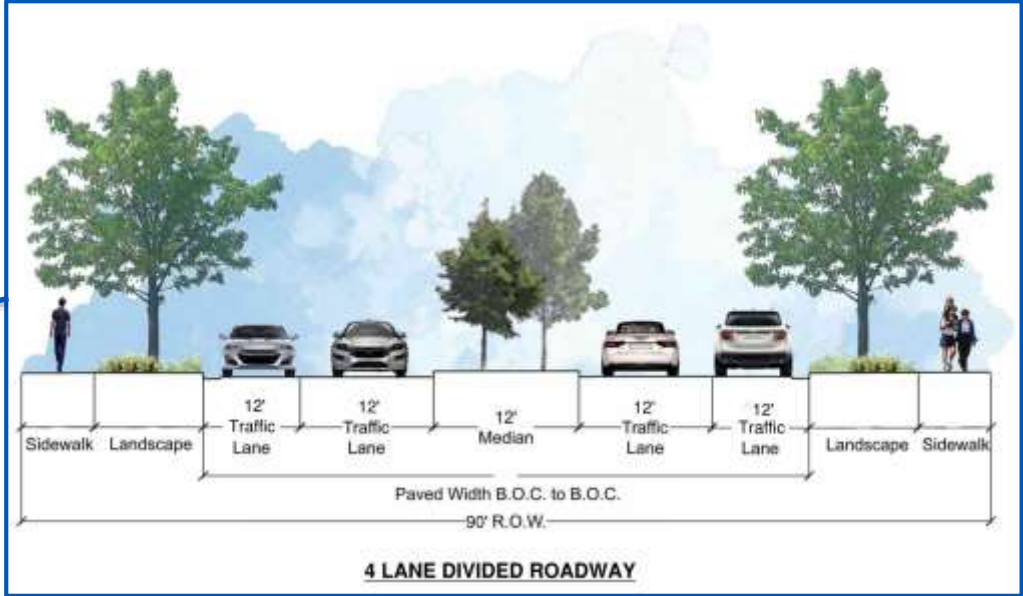
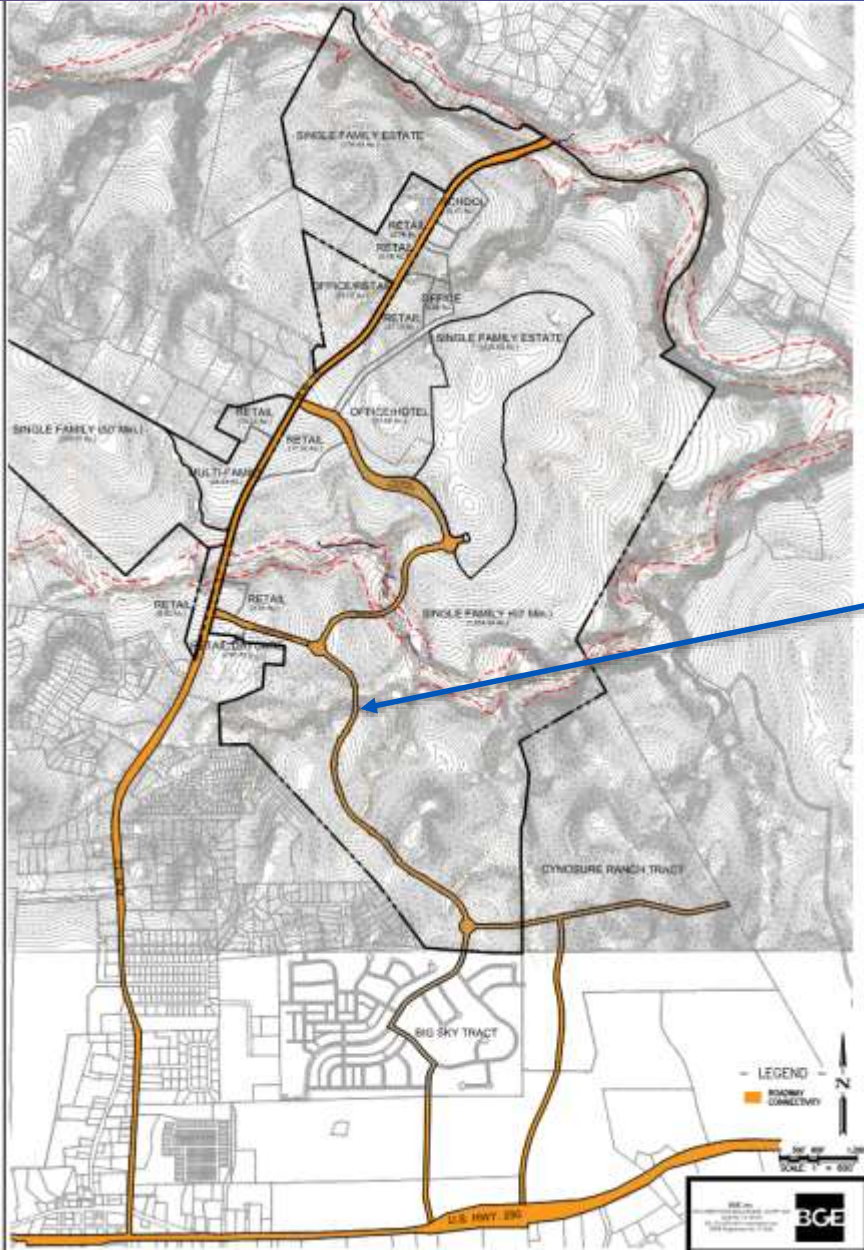
## COMPARISON



DRIPPING SPRINGS DEVELOPMENTS (EXISTING AND PROPOSED)			
Name	Units	Acres	Density (units/acre)
Caliterra	450	563.4	0.80
Headwaters	1000	1030.2	0.97
Belterra	2000	1536.5	1.30
<b>Double L Overall (Proposed)</b>	<b>2240</b>	<b>1675.0</b>	<b>1.34</b>
Highpointe	1029	740.2	1.39
Founders Ridge	200	107.0	1.87
Heritage Village	139	41.2	3.37
Heritage (fka Baird)	700	189.0	3.70
Big Sky	764	195.8	3.90

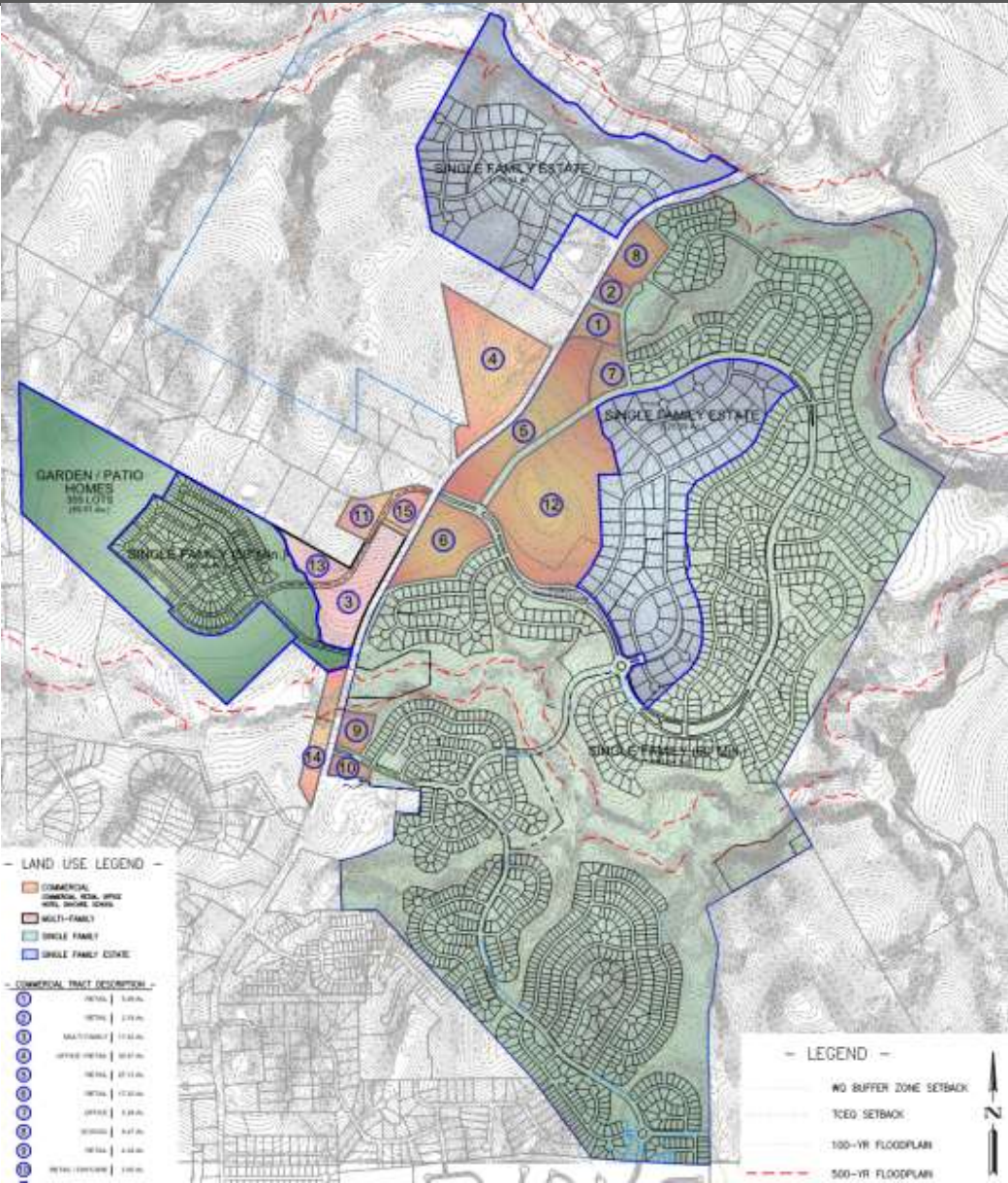
**DOUBLE L OVERALL =  
– 1.34 UNITS/ACRE**

# ROADWAY CONNECTIVITY





# Proposed Concept Plan Trips



### APPROVED CONCEPT PLAN LAND USE SUMMARY

Commercial/Retail.....	±83.55 Ac.	27,478 Trips
Employment Business Center.....	±155.88 Ac.	22,718 Trips
Mixed-Use Community Center.....	±64.19 Ac.	13,278 Trips
Mixed-Use Residential.....	±138.49 Ac.	5,154 Trips
Single Family.....	±692.11 Ac.	13,046 Trips
Single Family Estate.....	±156.62 Ac.	1,359 Trips
<b>Development Parcel Total</b>	<b>±1,290.84 Ac.</b>	<b>83,034 Trips</b>

### PROPOSED CONCEPT PLAN LAND USE SUMMARY

Commercial/Retail.....	31,963 Trips
Office.....	4,425 Trips
Hotel.....	1,170 Trips
School.....	624 Trips
Mixed Use Residential.....	7,715 Trips
Single Family.....	16,529 Trips
Single Family Estate.....	1,671 Trips
<b>TOTAL</b>	<b>64,098 Trips</b>



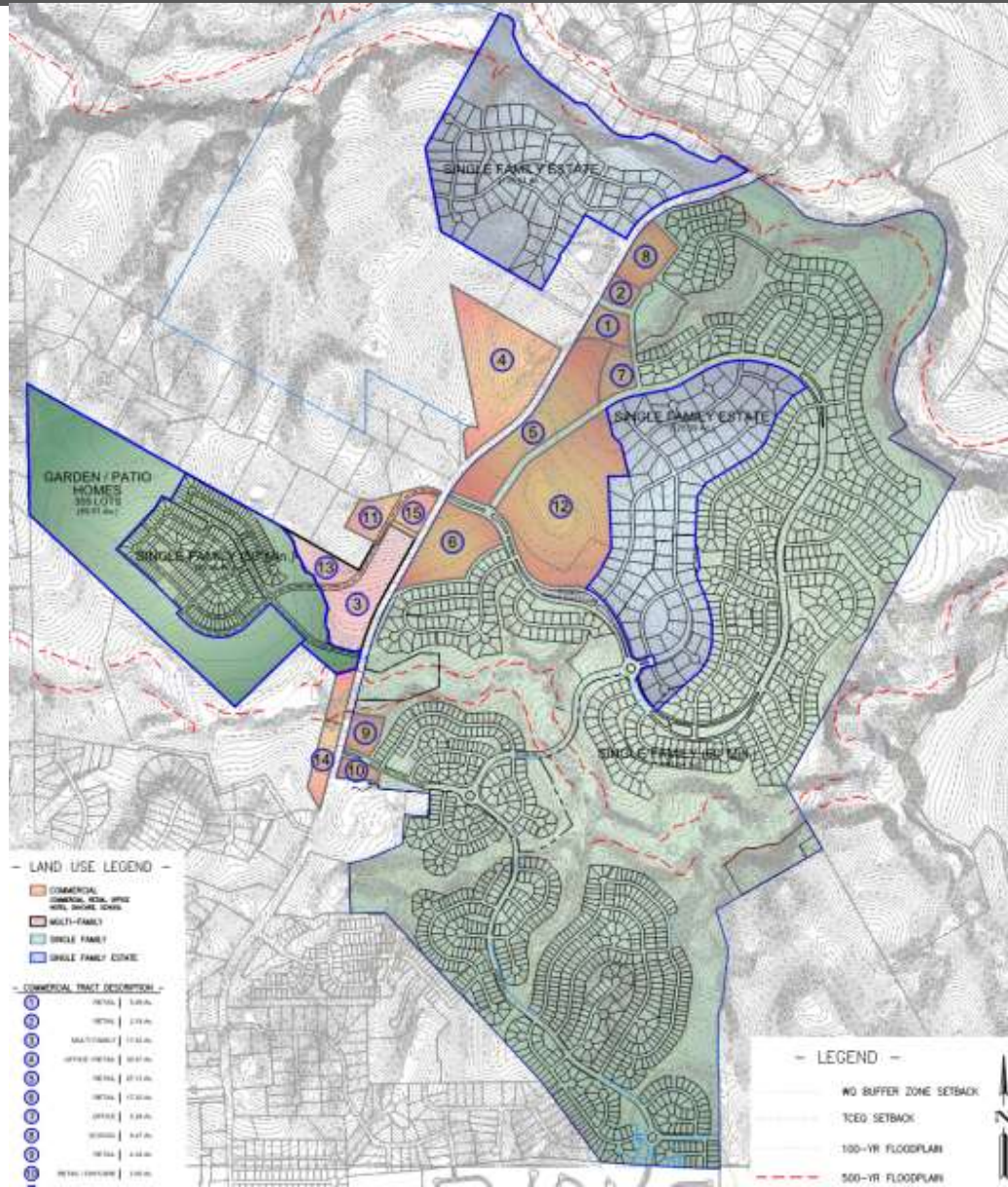
# Proposed Concept Plan LUEs

## — LAND USE LEGEND —

- COMMERCIAL  
COMMERCIAL, RETAIL, OFFICE  
HOTEL, DAYCARE, SCHOOL
- MULTI-FAMILY
- SINGLE FAMILY
- SINGLE FAMILY ESTATE

## — COMMERCIAL TRACT DESCRIPTION —

①	RETAIL	5.08 Ac.
②	RETAIL	2.74 Ac.
③	MULTI-FAMILY	17.42 Ac.
④	OFFICE / RETAIL	33.07 Ac.
⑤	RETAIL	27.13 Ac.
⑥	RETAIL	17.32 Ac.
⑦	OFFICE	5.28 Ac.
⑧	SCHOOL	8.47 Ac.
⑨	RETAIL	4.34 Ac.
⑩	RETAIL / DAYCARE	2.60 Ac.
⑪	RETAIL	5.16 Ac.
⑫	OFFICE / HOTEL	51.92 Ac.
⑬	RETIREMENT FACILITY	5.83 Ac.
⑭	RETAIL	5.18 Ac.
⑮	RETAIL	3.75 Ac.
<b>TOTAL</b>		<b>195.29 Ac.</b>



## APPROVED CONCEPT PLAN LAND USE SUMMARY

Commercial/Retail.....	±83.55 Ac.	438 LUE
Employment Business Center.....	±155.88 Ac.	609 LUE
Mixed-Use Community Center.....	±64.19 Ac.	261 LUE
Mixed-Use Residential.....	±138.49 Ac.	468 LUE
Single Family.....	±692.11 Ac.	1,382 LUE
Single Family Estate.....	±156.62 Ac.	144 LUE
<b>Development Parcel Total</b>	<b>±1,290.84 Ac.</b>	<b>3,302 LUE</b>

## PROPOSED CONCEPT PLAN LAND USE SUMMARY

Commercial/Retail/Hotel.....	581 LUE
Office.....	151 LUE
Amenity Centers.....	12 LUE
School.....	23 LUE
Mixed Use Residential.....	698 LUE
Single Family.....	1,751 LUE
Single Family Estate.....	177 LUE
<b>TOTAL</b>	<b>3,393 LUE</b>






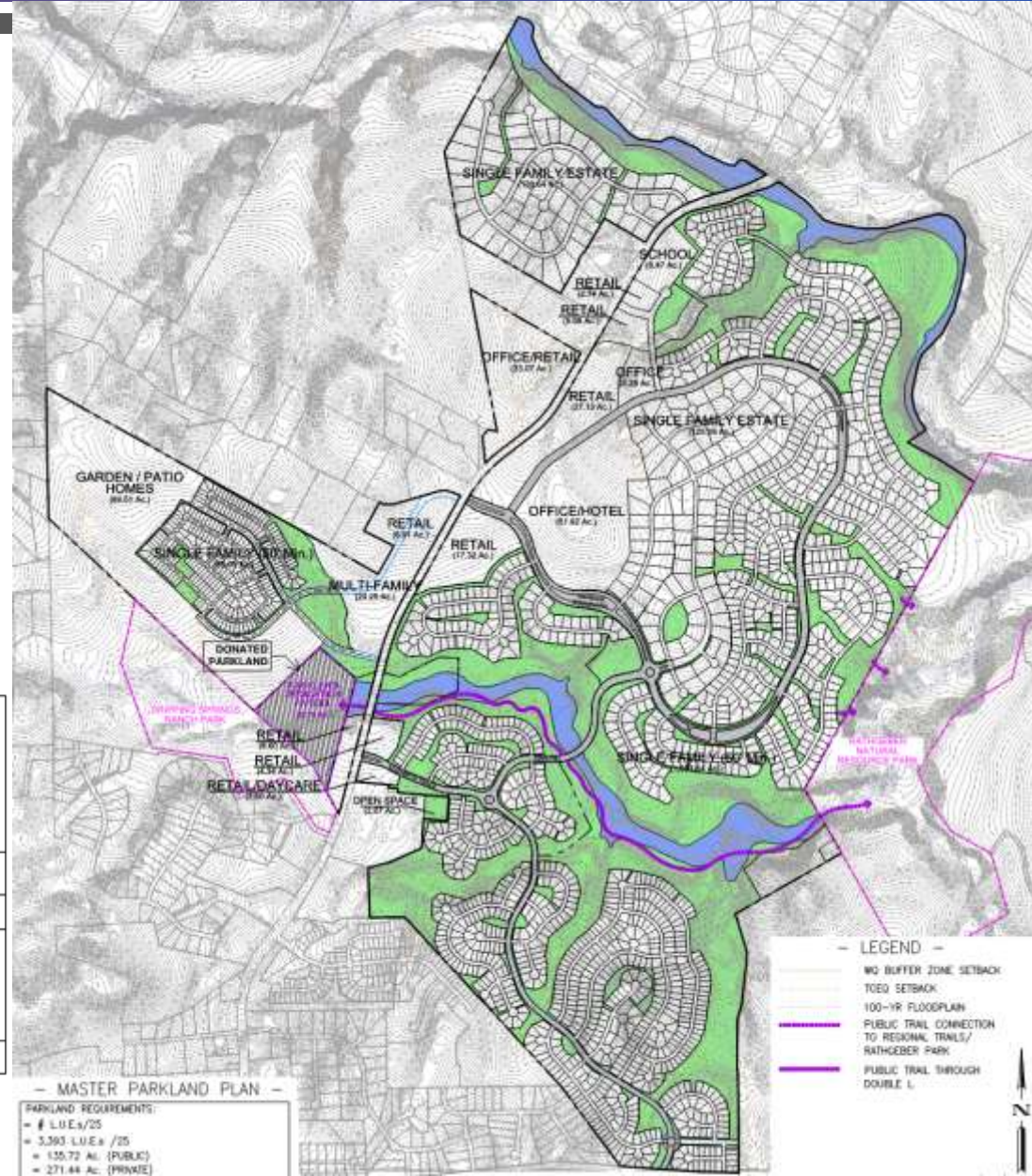
# Proposed Concept Master Parkland Plan

## — MASTER PARKLAND PLAN —

### PARKLAND REQUIREMENTS:

- = # L.U.E.s/25
- = 3,393 L.U.E.s /25
- = 135.72 Ac. (PUBLIC)
- = 271.44 Ac. (PRIVATE)

	= PARKLAND DEDICATION PARCEL	25.70 AC
SUITABLE PARKLAND AREA		
	= AREA OUTSIDE FLOODPLAIN	392.21 AC (83.32%)
	= AREA WITHIN FLOODPLAIN	52.82 AC (11.22%)
SUITABLE PARKLAND AREA = 470.73 Ac.		



## — MASTER PARKLAND PLAN —

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- LEGEND —
-  100-YR FLOODPLAIN
  -  TOED SETBACK
  -  100-YR FLOODPLAIN
  -  PUBLIC TRAIL CONNECTION TO REGIONAL TRAILS / RATHGEBER PARK
  -  PUBLIC TRAIL THROUGH DOUBLE L