



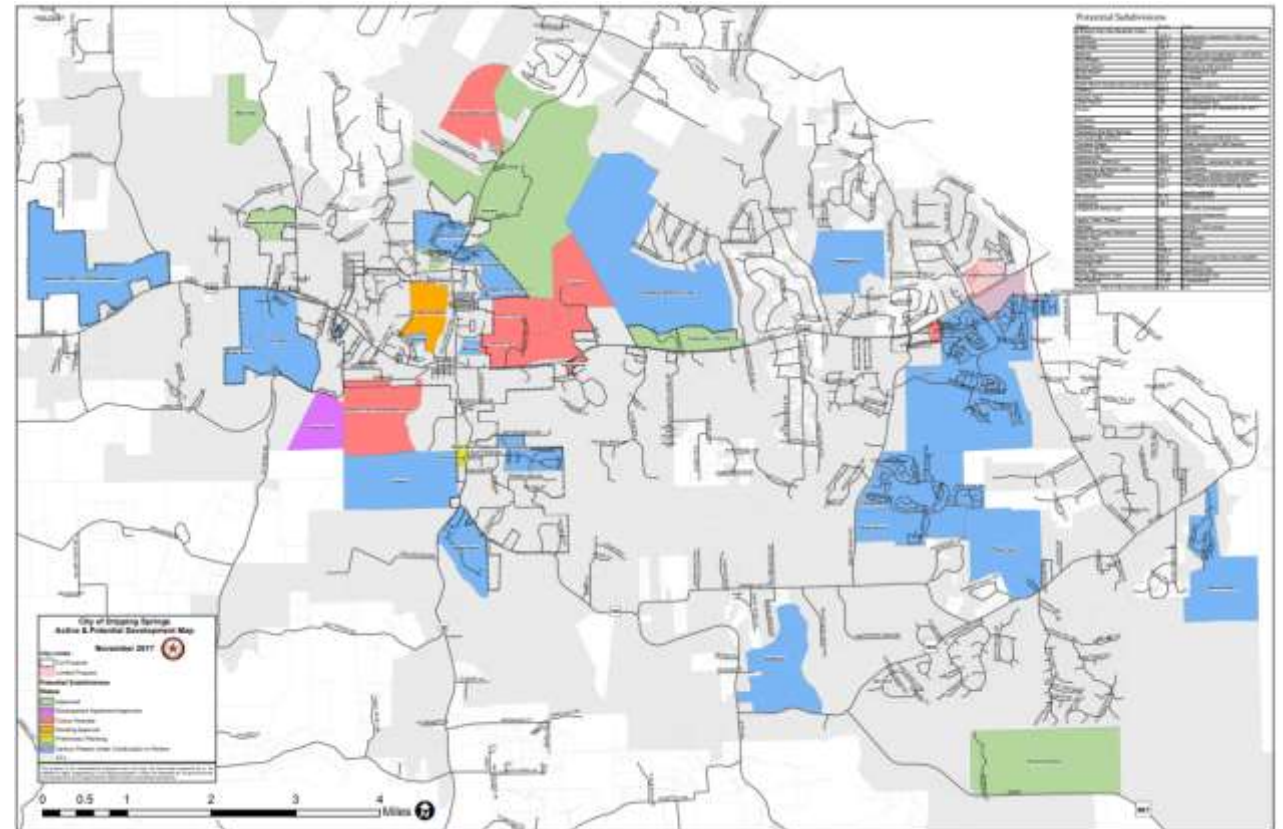
DRIPPING SPRINGS
Texas

Development Agreement Working Group

Howard Koontz, Planning Director

MAJOR PLANNING PROJECTS PROCESS

- Planning schedules pre-application meetings with applicant.
- Applicant applies for Development Agreement (ETJ) or Planned Development District or other zoning (In City).
- Staff reviews project.
- Staff schedules DAWG meetings.
- Drafts sent to DAWG.
- DAWG meets with staff and applicant (2 or more meetings).
- After drafts are finalized projects are taken to: (1) Parks Commission; (2) Transportation Committee; (3) Planning and Zoning Commission; and (4) City Council for approval.
- Utilities negotiated separately.



Development Agreement Working Group

- City Council
- Planning and Zoning Commission
- Transportation Committee
- Parks Commission
- City Staff:
 - Planning Staff
 - City Administration
 - City Engineer
 - Transportation Engineer
 - Parks Consultant
 - Public Works Director

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Filter by Type: - Any - Department/Board/Committee: Department/Board Home Page About Apply

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1 City Council & Board of Adjustment Meeting 8:00pm	2 Dripping Springs Ranch Park Board Meeting 10:00am Dripping Springs Ranch Park Board Meeting 11:00am	3 Historic Preservation Commission Meeting 4:00pm	4	5
6	7 Parks & Recreation Commission Meeting 6:00am	8 Planning & Zoning Commission Meeting 8:00am	9 Utility Commission Meeting 4:00pm	10	11 City Hall Closed	12
13	14 TIRZ No. 1 & No. 2 Board Meeting 4:00pm Founders Day Commission Meeting 6:30am	15 City Council Meeting 8:00pm	16	17 Farmers Market Committee 10:00am Emergency Management Commission Meeting 12:00am	18	19
20	21	22 Planning & Zoning Commission Meeting 8:00pm	23	24 City Hall Closed	25 City Hall Closed	26
27	28 Transportation Committee Meeting 3:30am	29	30	1	2	3

ACTION AND SCHEDULE

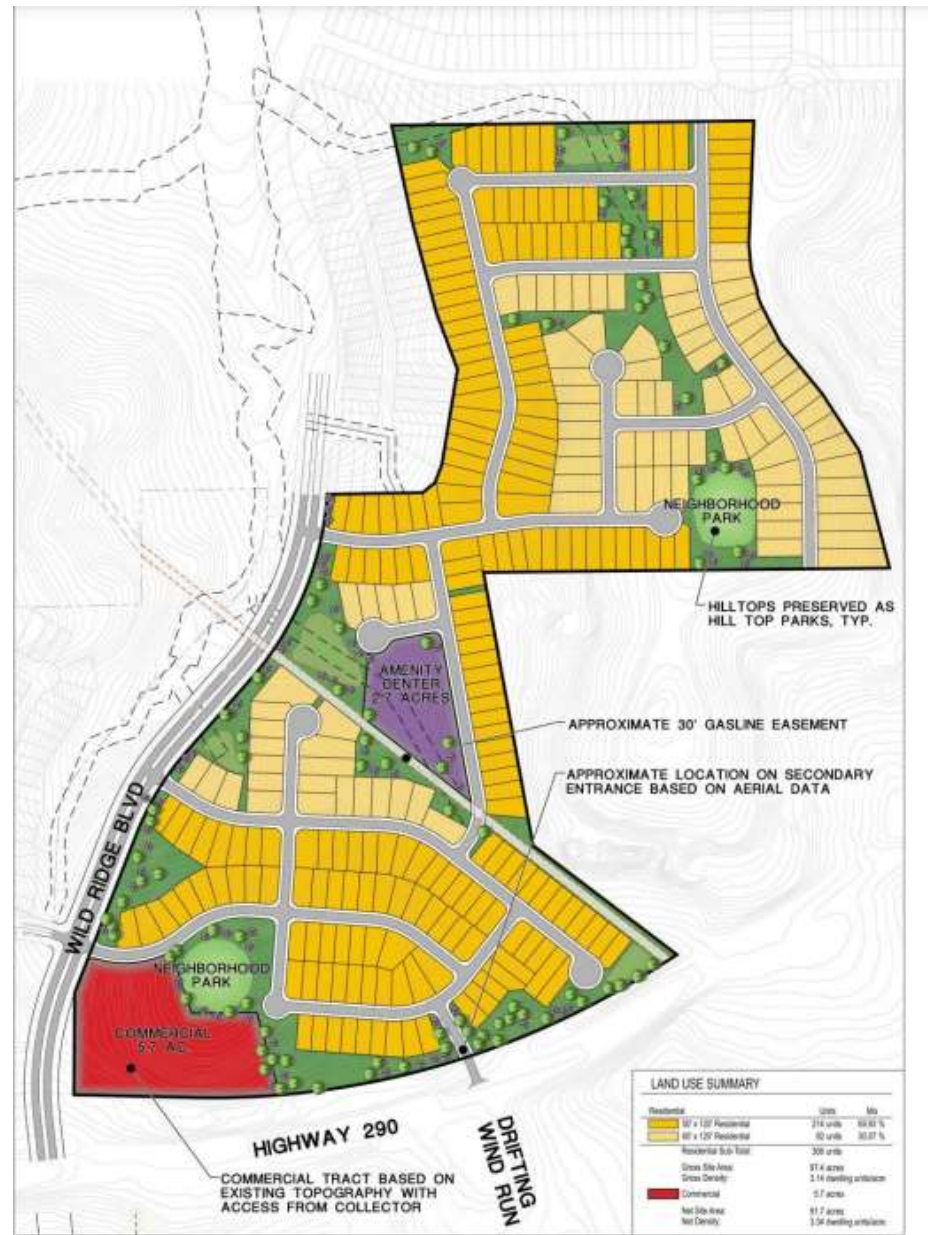
November 2022

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- Appoint 1-2 members to the DAWG
- 2 projects are filed, and will start after staff review
- Up to 2 meetings a month
- 1.5 – 2 hours per meeting

Hilltop Vista– Residential – In process



LAND USE SUMMARY		
Residential	Units	Mix
50' x 120' Residential	214 units	69.93 %
60' x 120' Residential	92 units	30.07 %
Residential Sub-Total:	306 units	
Gross Site Area:	97.4 acres	
Gross Density:	3.14 dwelling units/acre	
Commercial	5.7 acres	
Net Site Area:	91.7 acres	
Net Density:	3.34 dwelling units/acre	

Cannon Ranch West – Commercial

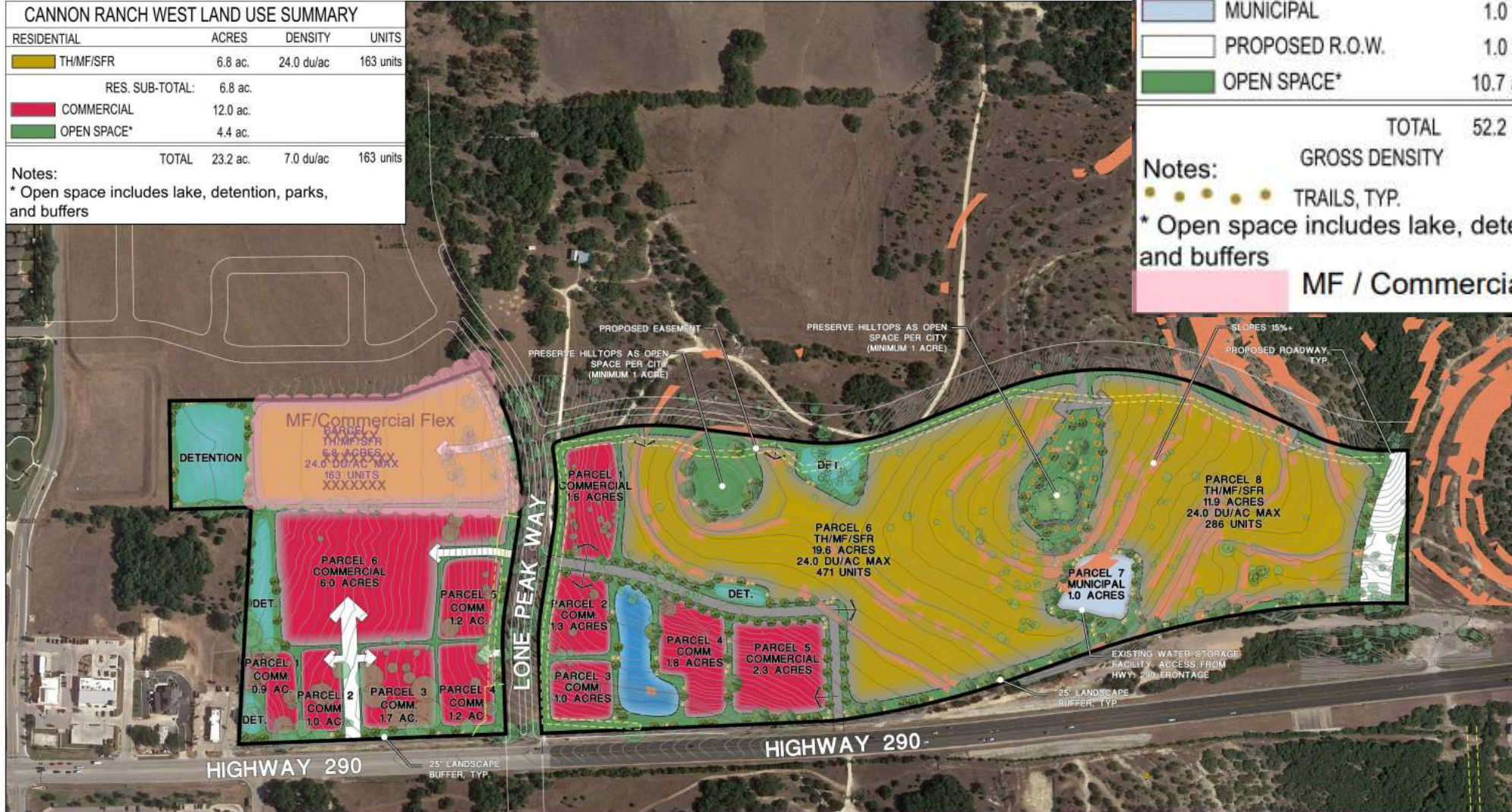
CANNON RANCH WEST LAND USE SUMMARY			
RESIDENTIAL	ACRES	DENSITY	UNITS
TH/MF/SFR	6.8 ac.	24.0 du/ac	163 units
RES. SUB-TOTAL: 6.8 ac.			
COMMERCIAL	12.0 ac.		
OPEN SPACE*	4.4 ac.		
TOTAL 23.2 ac. 7.0 du/ac 163 units			

Notes:
* Open space includes lake, detention, parks, and buffers

CANNON RANCH EAST LAND USE SUMMARY			
RESIDENTIAL	ACRES	DENSITY	UNITS
TH/MF/SFR	31.5 ac.	24.0 du/ac	757 units
RES. SUB-TOTAL: 31.5 ac.			
COMMERCIAL	8.0 ac.		
MUNICIPAL	1.0 ac.		
PROPOSED R.O.W.	1.0 ac.		
OPEN SPACE*	10.7 ac.		
TOTAL 52.2 ac. 757 units			
GROSS DENSITY 14.5 du/ac			

Notes:
●●●●● TRAILS, TYP.
* Open space includes lake, detention, parks, and buffers

MF / Commercial Flex Area





DRIPPING SPRINGS
Texas

QUESTIONS?

