



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

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**Submitted By:** Leslie Pollack, Transportation Engineer; Laura Mueller, City Attorney

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**Council Meeting Date:** July 19, 2022

**Agenda Item Wording:** **Discuss and consider approval of an Offsite Road Agreement for the Proposed New Growth Project. Applicant: Isaac Karpay**

**Agenda Item Requestor:** Isaac Karpay

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**Summary/Background:**

**Offsite Road Transportation/ Road Improvements:**

The transportation improvements proposed to be constructed by New Growth align with the City's approved Transportation Master Plan. The Offsite Road agreement is a separate agenda item with a separate staff report.

- Reconstruct Roger Hanks Parkway between US 290 and southern site boundary as a two-lane divided minor arterial with medians and left-turn lanes at driveways. The development team worked with City staff to improve existing and proposed driveway spacing along Roger Hanks Parkway. A 10' shared-use path will be constructed along the property on the west side of Roger Hanks Parkway to US 290 with a pedestrian crossing at the traffic signal. A 5' sidewalk will be constructed on the east side of Roger Hanks Parkway along the property. **Including a bike lane was reviewed, but is not recommended by staff due to the addition of the 10' shared use path and the bike lane not serving the primary users of this area. Potential striping of the Shared Use Path is available at the time of platting if desired.**
- Relocate Hays County Driveway to align with Lake Lucy Loop provided final approval is obtained from Hays County. Funding of this improvement is responsibility of the Applicant.
- Construct improvements to Roger Hanks Parkway at Ramirez Lane to provide an entrance driveway with crash gate connection compliant with local fire code
- Construct Hamilton Crossing with a 24' section and additional 16' for on-street inset parking.
- Construct Lake Lucy Loop with a 20' section and additional 16' for on-street inset parking.
- Construct an additional northbound left-turn lane on Roger Hanks Parkway at US 290 within the existing median to provide flexibility

for single or dual northbound left-turn lanes.

- Pay fiscal for their proportionate share of improvements required to Creek Road. Creek Road was assumed to be used as an east/west connection between the site and US 290. Recommended improvements include widening of Creek Road to provide a 24' wide section with 2' shoulders. Costs include the addition of new pavement and restriping. These improvements will improve safety on Creek Road. Pavement repair, mill and overlay are not included as part of this project. Staff recommends additional study of Creek Road be completed outside the scope of the TIA and NewGrowth project including needed improvements and additional funding.

**Commission  
Recommendations:**

**Recommended  
Council Actions:** Approval of the Offsite Road Agreement.

**Attachments:** Offsite Road Agreement, Exhibits, PDD, Wastewater.

**Next Steps/Schedule:**