



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

Submitted By: Chad Gilpin, City Engineer

Council Meeting Date: November 7, 2023

Agenda Item Wording: **Discuss and consider approval of the License Agreement between the City of Dripping Springs and Tejas Heritage Homes for the use and maintenance of a portion of the Hays Street Right-of-Way fronting Lot 6 of the Hays Street Subdivision.**

Sponsor: Mayor Bill Foulds Jr.

Agenda Item Requestor: Chad Gilpin, City Engineer

Summary/Background: The Hays Street Subdivision consists of 6 Residential Lots zoned SF-3 and 1 Open Space Lot.

Construction Plans for the subdivision propose improvements within Hays Street Right of Way (ROW) to provide for access to all lots within the subdivision. In an effort to save existing 21-inch and 20-inch Cedar Elm Trees as well as preserve a historic residential property fence and gate within the ROW a unique solution was designed. The proposed design provides access to the most westerly lot (Lot 6) that functions like a private drive even though the drive is within City ROW.

City staff recommends that the access drive to Lot 6 be part of a License Agreement with Tejas Heritage Homes. The License Agreement will allow for maintenance of this drive serving Lot 6 to be the responsibility of the owner of Lot 6 or the subdivision HOA. As part of this license agreement, the City will maintain ownership and control of the ROW but will not be required expend funds or City resources for operation and maintenance of this unique driveway serving one single family home.

Commission Recommendations: N/A

Recommended Council Actions: Recommend Approval.

Attachments:

- Draft License Agreement
- License Area Exhibit

Next Steps/Schedule:

After approval of the License Agreement final approvals will be given for the construction plans and improvements within the Hays Street ROW may begin.