

CITY OF DRIPPING SPRINGS, TEXAS
MINUTES OF THE SPECIAL PLANNING AND ZONING MEETING
June 12, 2017

A meeting of the Planning and Zoning Commission of the City of Dripping Springs, Texas, was held on Tuesday, May 23, 2017 at 5:30 P.M. at City Hall, 511 Mercer Street, Dripping Springs, Texas.

Present:	<u>Commission Members</u>	<u>City Staff/Appointed Officials</u>
	Mim James – Chair	Ginger Faught – Deputy City Administrator
	James Martin – Vice Chair	Laura Mueller – Assistant Attorney
	Erich Oswald	Keenan Smith – Exterior Design Consultant
	Evelyn Strong	Katie Jordan – Planning Assistant
	Michael Lavengco	Anjali Naini – Planning Consultant

I. CALL TO ORDER AND ROLL CALL at 6:30 p.m.

With a quorum of the commission members present, Chairman Mim James called the Special Meeting to order at 6:34p.m. followed by the pledge of allegiance led by Mim James. It is noted that Commissioners Kim Hubbard and Michael Lavengco were absent for this meeting.

II. Pledge of Allegiance.

III. Presentation of Citizens.

There were no comments received from the public.

IV. Business.

Consideration and Possible Action On:

- A. Ordinance No.1220.124: Zoning request and ordinance enacting Planned Development District (PDD) # 5, commonly known as "Heritage Subdivision." The area is approximately 189 acres, generally bounded by Ranch Road 12 near the northeast perimeter of the property; Old Fitzhugh Road near the eastern perimeter; Walnut Springs Elementary School at the southwestern corner; Dripping Springs Youth Sports Association Fields near the southwest perimeter; Dripping Springs High School along the western perimeter; and in close proximity to Springlake Drive at the northern perimeter. SLF IV-Dripping Springs JV, L.P. and BobWhite Investments, LP, Applicants**

1. Presentation (Applicant)

The proposed Heritage project is approximately 189 acres located in the heart of Dripping Springs. This property will be annexed into the City Limits, and the zoning classification will be Planned Development District #5. In a previous City Council meeting, Council, agreed to allow the developers to establish a Planned Development District Ordinance and have since worked on a Public Utility District Agreement, Wastewater Agreement, and more recently an Offsite Roadway Agreement.

Primarily this is a residential project with nine types of residential options. They believe there are real commercial opportunities. The Amenity Center will be located in the commercial area of this project. PDD #5 allows for up to 700 residential units (with some MF). A reason for introducing the PID was to leverage down the cost of home ownership. 30.5 acres is dedicated to open-space for trails and parkland. They are 2.5 acres over the minimum requirement. The phasing lines up with the Wastewater LUE's that come in to each phase of the project.

Phase 1: Development Plan limited mainly by Wastewater connections. With the approval of the agreement, the City will allow for 150 wastewater connections and with that they will develop the main road that runs East to West from RR12 to the intersection of Golden Eagle and Shane Lane, which is the North East quadrant of the property. If the City acquires the Right-of-Way on the Roger Hanks Pkwy Extension then that will become part of the Phase 1 of this development. Same thing goes with the connected trail for Mercer St. Also the Water Quality Pond will be developed.

Phase 2: Extend the roadway East to West from roundabout to Sportsplex Dr. It is an important connection for residents to get to elementary school. 224 units and Wastewater LUE's total. Wastewater effluent line added per Wastewater Amendment #3.

Phase 3: Located at Northwest Quadrant. Water Quality Pond will be developed, RR12 traffic signal added and 140 units with Wastewater LUE's per Wastewater discharge permit.

Phase 4: Located at Southern local street. Water Quality Pond will be developed, Offsite lift station and force main, and 186 units and Wastewater LUES per Wastewater discharge permit.

2. Staff Report (Laura Mueller, Anjali Naini)

As outlined in the staff report, the project is characterized by a variety of residential project types, parks, open space, and trails, and commercial uses compatible with the surrounding community. The project will be annexed into the city limits, and the zoning classification will be Planned Development District (PDD) # 5. Many of the public improvements will be funded through a Public Improvement District (PID).

On June 20, 2017 City Council will take action on: Annexation Adoption (final day to adopt before expiration); PDD Zoning Ordinance; Annexation and Development Agreement; Wastewater Service Agreement; PID Creation; PID Finance Agreement; PID Service and Assessment Plan. The alternate City Council action date is July 11, 2017.

3. Public Hearing

Q: (Linda Wykart:) Questioned the status of the installation of traffic lights at one of the intersections.

A: [This will be addressed at a later time.](#)

Q: (Glenn Wykart:) Questioned how the developers were proposing to develop a road behind his property.

A: N/A, Stratford Land has no connection to this development.

4. Ordinance No.1220.124: Planned Development District (PDD) No. 5

A motion was made by Mim James to approve the PDD#5 Ordinance and the motion was seconded by Michael Lavengco.

B. Annexation and Development Agreement between the City of Dripping Springs and SLF IV - Dripping Springs JV, L.P. and BobWhite Investments, LP for Heritage Subdivision, approximately 189 acres located in the ETJ, generally bounded by Ranch Road 12 near the northeast perimeter of the property; Old Fitzhugh Road near the eastern perimeter; Walnut Springs Elementary School in the southwestern corner; Dripping Springs Youth Association Fields near the southwest perimeter; Dripping Springs High School along the western perimeter; and in close proximity to Springlake Drive at the northern perimeter. SLF IV Dripping Springs JV, LP and BobWhite Investments, LP, Applicant

1. Presentation (Applicant)

Planning & Zoning should consider community benefits of this development. This project creates primary employment, neighborhood services, exceeds design standards, Single Family home development, Flood control elements, increase multimodal transportation options, provides roadway network, improves wastewater treatment, provides Assessment Ordinance to pay for public improvements, and more.

2. Staff Report (Laura Mueller)

3. Public Hearing

There were no comments received from the public.

4. Offsite Road and Trail Agreement

Within sixty days after the City's final approval of the Offsite Road or Offsite Trail, and the inspection and correction of punch list items pursuant to Section 3.7, the City will accept the Offsite Road or Offsite Trail. The owner shall provide the City with a two year maintenance bond for the Offsite Road or Offsite Trail. After acceptance by the City, the City will operate and maintain the Offsite Road and Offsite Trail according to the City's policies and ordinances, as amended from time to time. Nothing in this Agreement will be construed to limit, restrict, modify, or abrogate the City's governmental authority or ordinances respecting the operation and maintenance of its road systems nor its duty to provide for the public health, safety, and welfare in the operation and maintenance of the same.

5. Heritage WW Utility Agreement Memo

The City provides retail wastewater service, servicing a total of 700 LUE's. Stage 1: 150 LUE's upon construction of Stage 1 facilities(1st Amendment); Stage 2: 330 LUE's upon issuance of Amendment 3, completion of (3rd Amendment) facilities, and owner's construction of Stage 2 onsite and Heritage Stage 2 fields; Stage 3: 220 LUE's upon issuance of discharge permit and completion of discharge permit facilities and force main. If Stage 2 or Stage 3 LUE's are not available in time, the owner may build Temporary Onsite Wastewater Treatment Plant. Election must be made before issuance of 3rd

Amendment. If owner makes election, owner does not need to fund Discharge Permit Facilities, the Force Main Improvements, or 3rd Amendment Facilities. The treated effluent line is built as part of 3rd Amendment facilities or as discharge permit facilities. After completion, Temporary Onsite Wastewater Treatment Plant will be dedicated to City. Temporary Onsite Wastewater Treatment Plant cannot be used for service outside of development. Within 120 days after discharge facilities are completed, the City will accept wastewater at City System and the owner pays for decommissioning.

The PID will bring many community benefits as well as a way to service other developments, with potential to tap into the effluent line.

The City will be funding the 1st Amendment Facilities, except Stage 1 facilities, half of anything over cap for the effluent transmission line, half of anything over cap for 3rd Amendment facilities, and the discharge permit facilities.

6. Annexation and Development Agreement - Heritage Subdivision

A motion was made by Mim James to recommend approval for the Annexation and Development Agreement for the Heritage Subdivision project.

V. Executive Session.

The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

VI. Announcements.

- A. Regular City Council Meeting, June 13, 2017 5:30 p.m. Workshop/ 6:30 p.m. Meeting
- B. Next Regular Planning & Zoning Commission Meeting, June 27, 2017 at 6:00 p.m.

VII. Adjourn.

Adjourn Open Meeting

A motion was made by Vice Chairman James Martin with a second by Mim James to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:00p.m.

Respectfully submitted,

Katie Jordan
Planning Assistant

These minutes were approved on the _____ day of _____, 2017.

The development standards are all going to comply with the PDD#5 Ordinance. On July 11th, 2017, City Council will be taking action on Annexation Adoption, PDD Zoning Ordinance, Annexation and Development Agreement, Wastewater Service Agreement, PID Creation, PID Finance Agreement, and PID Service and Assessment Plan.

Public benefits to be provided in Heritage are as follows:

- Wastewater facilities
- Water facilities
- Entryway monument
- Offsite roadway
- Collector roadways
- Detention ponds
- Package plant
- Trails, parks, and open space
- Landscaping and hardscaping

Most of the improvements above will be funding through the PID, and some will be funded by Stratford Land Company.

The proposed Heritage PDD will provide a minimum of 28 acres of parks and open space, an amenity center, and will also include a variety of housing types suited to the needs of several demographic segments of the population.

Several residents have reached out to City Hall to express their concerns about the proposed Heritage project. Strategies to address those comments have been summarized in the table included in the staff report.

A Traffic Impact Analysis will be submitted with the first plat. The applicant also provided to the City a capacity and analysis study. The study results showed that the proposed transportation network was sufficient to handle the volume of traffic expected to be generated. The traffic study was reviewed and approved by the Transportation Committee.

The staff report also covers the Sustainable Places Project which hosts as a guideline for how the Heritage project should address livability principles and features.

Annexation and Development Agreement is an integral part of the Heritage document package. It references PDD #5. It also provides architectural standards to be enforced by the HOA. Other items not covered by PDD #5. Additionally, this provides the timing of the annexation of Heritage into the City's corporate limits simultaneously with the acceptance of the Agreement.

The proposed parks and trails in Heritage will help implement the Comprehensive Plan's goal of offering a variety of recreational activities and facilities to foster an active community. Additionally, the Comprehensive Plan supports a diversity of housing types, and encourages higher densities in areas deemed appropriate. Heritage proposes a mix of housing products, including single-family detached, townhomes, garden homes, duplex/quadplex, village condominiums, courtyard housing, and multifamily.

