

**PLANNED DEVELOPMENT DISTRICT No. 10:
Big Sky**

Planned Development District Ordinance No. 2018-24

amended by Ordinance No. 2020-25 on June 9, 2020

Approved by the Planning & Zoning Commission on:
September 25, 2018.

Approved by the City Council on:
October 16, 2018

Amendments approved by the Planning & Zoning Commission on:

Amendments Approved by City Council on:

June 9, 2020

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (“Ordinance”) is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.3.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 200 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “*Tract 1*” within the Big Sky development, and as more particularly identified and described in *Exhibit “A”* (the “Property”) to *Attachment “A”*; and

WHEREAS, the Owner is the owner of certain real property consisting of approximately 13.585 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “*Tract 2*” within the Big Sky development, and is more particularly identified and described in *Exhibit “A”* to *Attachment “A”*; and

WHEREAS, the Property will be subdivided and developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as *Exhibit “B”* to *Attachment “A”*; and

WHEREAS, the Owner, its affiliates or their successors and assigns intends to develop a master-planned community that will include a mix of land uses, together with parkland and roadway connections described herein;

WHEREAS, the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD – 10”; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on September 25, 2018; and

WHEREAS, the Owner submitted an application to include the addition of 13.585 acres, to be known as “*Tract 2*” within PDD-10; and

WHEREAS, the Original PDD 10 boundary, as depicted in *Exhibit “A”* to *Attachment “A”*, which was approved by City Council by Ordinance No. 2018-24 on October 9, 2018 is now referred to as “*Tract 1*” within the overall Big Sky development; and

WHEREAS, the addition of the 13.585 acres “*Tract 2*” did not amend or change language that was approved by Ordinance No. 2018-24; and

WHEREAS, the Planning & Zoning Commission conducted a public hearing and recommended approval of “*Tract 2*” on May 26, 2020; and

WHEREAS, pursuant to the City’s Planned Development Districts Ordinance, Article 30.03 of the City’s Code of Ordinances (the “PD Ordinance”), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this

Ordinance as *Exhibit "B"* to *Attachment "A"*; and

WHEREAS, this Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has reviewed this proposed Ordinance, the PD Master Plan, and the Annexation and Development Agreement for Scott Ranch and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code §30.03.004: provides for a superior design of lots or buildings; provides for increased recreation and/or open space opportunities for public use; provides amenities or features that would be of special benefit to the property users or community; protects or preserves natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewscales, and wildlife habitats; protects or preserves existing historical buildings, structures, features or places; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article;

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

WHEREAS, the Ordinance has been subject to public notices and public hearings and has been reviewed and approved by the City's Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

A. Zoning District Created. PDD – 10 is hereby established consistent with *Attachment "A,"* which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is

hereby amended to add the zoning district identified as PDD – 10, as amended by the addition of Tract 2, said 13.585 acres.

- B. Zoning Map Amended.** The official zoning map of the City is hereby amended to demarcate the boundaries of PDD – 10 consistently with the boundaries of the Property delineated in the Property Legal Description, *Exhibit “A”* to *Attachment “A”*.
- C. PD Master Plan Approved.** The PD Master Plan attached as *Exhibit “B”* to *Attachment “A”* is hereby approved. The PD Master Plan, together with *Attachment “A”*, constitutes the zoning regulations for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan as established by Ordinance No. 2018-24, and as amended herein, referred to as, this Ordinance, *Attachment “A”* and the exhibits. The PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval.
- D. Administrative Approval of Minor Modifications.** In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include the location of use classifications; slight adjustments to the internal street and drive alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. The City Administrator may approve minor modifications in writing following consultation with the City Engineer. Any appeal of the City Administrator’s determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.
- E. Code of Ordinances.** The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment “A”*, or the PD Master Plan.
- F. Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.
- G. PDD Fees.** Owner shall receive credit towards the Planned Development District Request Fee equal to \$20,030.00 previously paid by Owner to the City for the Development Agreement Fee for Tract 1.
- H. Attachments and Exhibits Listed.** The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment “A” – Planned Development District No. 10 and Zoning Map

Exhibit A	Property Legal Description
Exhibit B	PD Master Plan
Exhibit C	Parks, Trails and Open Space Plan
Exhibit D	PD Code Modifications Chart
Exhibit E	Founders Memorial Park and Pound House Improvements
Exhibit F	PD Street Standards
Exhibit G	Water Quality Buffer Zones
Exhibit H	PD Phasing Plan
Exhibit I	PD Uses Chart

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING

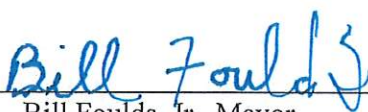
It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

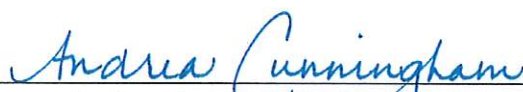
PASSED & APPROVED this, the 9th day of June 2020, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:



Bill Foulds, Jr., Mayor

ATTEST:



Andrea Cunningham, City Secretary



Attachment “A”

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. 10:

ARTICLE I. GENERAL PROVISIONS

- 1.1. **Popular Name.** This Chapter shall be commonly cited as the “PDD – 10 Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. **Scope.** This Ordinance applies to the Property.
- 1.3. **PD Master Plan.** The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.
- 1.4. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

City: The City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term also includes the Deputy City Administrator and City Administrator’s designee.

City Council: The governing body of the City of Dripping Springs, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

Code, City’s Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City’s ordinances, regulations and official policies in effect as of July 10, 2018 except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. This term does not include Zoning or

Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Development Agreement: The Annexation and Development Agreement for Scott Ranch between Owner and the City with the effective date of July 10, 2018 as applied to Tract 1. Tract 2 is not subject to the Development Agreement.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Homeowners Association: A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Home Owners Association or Property Owners Association.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems, the structure covering specifically the rainwater collection tanks, decomposed granite surfaces, permeable concrete, or any other permeable surface.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Engineer based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as pervious for all purposes: open space, greenbelt, mitigation land, park, irrigation field, flood plain, water quality and/or drainage facility and/or area not lined with impermeable material, detention facility, swale, irrigation area, playground, athletic fields, granite and/or pea gravel trails, "green roof" areas and roof areas utilizing rainwater harvesting, and such other areas as determined by City Engineer.

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

Outdoor Lighting Ordinance: Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

Owner: Meritage Homes of Texas, LLC., an Arizona limited liability company, and their successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property,

as provided by this Ordinance and generally depicted on the PD Master Plan on *Exhibit B*".

Project Approvals: The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on *Exhibit "D" and Exhibit "H"*.

Property: The land as more particularly described in *Exhibit "A"*.

TCEQ: The Texas Commission on Environmental Quality, or its successor agency.

TCSS Manual: The City of Dripping Springs Technical Construction Standards and Specifications Manual.

TIA: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

TxDOT: The Texas Department of Transportation or its successor agency.

Water Quality Protection Ordinance: Article 22.05 of Chapter 22, General Regulations of the Code.

ARTICLE II. TRACT 1 DEVELOPMENT STANDARDS

- 2.1. **General Regulations.** Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.
- 2.2. **Phasing.** The Property may be developed in phases. The Project is intended to be developed in phases as shown on *Exhibit "H"*. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently. Site plans shall be submitted to the City for approval with each phase.
- 2.3. **Permitted Uses.**
 - 2.3.1. **Base Zoning:** The base zoning district for the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.
 - 2.3.2. **Allowed Uses:** Those uses listed in the PD Uses Chart attached as *Exhibit "I"* are hereby permitted by right within the Project.
- 2.4. **Design Specifications:**
 - 2.4.1 **Impervious Cover.** The Property may be developed with an Impervious Cover

Percentage that does not exceed fifty percent (50%) over the entire Project. Owner shall have the right to apportion impervious cover limits on a lot by lot or use by use basis. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

- 2.4.2 Minimum Lot Area:** Three thousand four hundred (3,400) square feet.
- 2.4.3 Building Height.** Buildings shall not exceed 2 ½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.
- 2.4.4 Minimum Lot Width:** Thirty-four (34) feet measured from the set back line.
- 2.4.5 Minimum Width of Residential Building:** Twenty-three (23) feet (as modified by process for minor modifications on May 1, 2020).
- 2.4.6 Setbacks.** Building setbacks shall be as follows:
- a. Minimum Front Yard:** Building setbacks shall be ten (10) feet from the street right of way.
 - b. Minimum Side Yard:** Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right of way.
 - c. Minimum Rear Yard:** Building setbacks shall be ten (10) ten feet.
 - d. Minimum setback for Garage Door from Alley:** Ten (10) feet.
 - e. Minimum Setback for Accessory Building:** Five (5) feet; no accessory buildings or structures are permitted in any front yard.
 - f. Maximum Height of Fence within front Street Yard:** Three (3) feet and shall provide a finished face to abutting streets.
 - g. Maximum Height of Fence Outside Street Yard:** Six (6) feet; provided, however, lots that are contiguous to the boundaries of the Property may have an eight (8) foot maximum height of fence outside street yard. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.
 - h. Buffer areas and Setbacks:** A thirty (30) foot Land Use Transition buffer will extend along the shared property line where residential lots are contiguous to the Poundhouse Hill development to aid in screening the change in density. The lots adjacent to the Poundhouse Hill development shall be at least a fifth of an acre

in size. The buffer along such shared boundary shall meet the requirements in City Ordinance Section 28.06.051 – Landscape Buffers. Additionally, residential lots that are contiguous to the lots in Poundhouse Hills development shall be a minimum of sixty (60) feet wide and shall have in addition to the thirty (30) foot buffer, a twenty (20) foot or fifteen (15) foot building set back line from the boundary of the buffer, depending on the orientation of the lot.

- 2.4.7 Cut & Fill.** Improvements requiring a site development permit will be held to no more than twelve (12) feet of cut or fill; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than twelve (12) feet, except for structural excavation for building foundations, which must be approved by City Engineer. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth. Cut and fill requirements shall not apply to either right-of-way or residential development.
- 2.4.8 Parking.** Development of the Property shall include parking at a minimum of two spaces per residence. There shall be parking along only one side of each internal local street.
- 2.4.9 Design of Residences:** Homes shall consist of 100% Masonry on all front facing and street (excluding alley) facing elevations. Native Stone and/or Brick Masonry, doors and windows shall comprise a minimum of 70% of these elevations. Stucco elements shall be deemed an appropriate architectural feature to satisfy the remaining 30% front and street facing elevation requirements. Side and rear elevations may be horizontally installed cement based or wood based siding.
- 2.4.10 Roofs and Overhead Structures.** On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.
- 2.4.11 Density of Development:** With respect to the density of the Project, Owner will have the right to develop the Land at a density not to exceed 780 LUEs.
- 2.4.12 Parkland:** The Project is required to have 31.2 acres of Parkland. The Project will include approximately 33.8 net acres that will be dedicated for Parkland, the area being shown more fully shown on *Exhibit "C"* attached hereto and incorporated herein for all purposes (the "Parkland"). In addition, Owner has agreed to install certain additional improvements to Founders Memorial Park and within areas dedicated as Parkland. The cost of which may be a credit towards any "cash in lieu" requirement of the Parkland Dedication Ordinance, as shown within *Exhibit "C"*, if needed, with the consent of the City. This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of Article 28.03 (Parkland Dedication) under the

City's Code of Ordinances and Sections 19.1 and 19.4 (Subdivisions). Owner has prepared a Master Parks and Open Space Plan which has been approved by City. In addition, 4.1 acres of the parkland will be dedicated to the City for use in the exchange for right-of-way to be used for improvements to Founders Park Road. This exchange will be done in a separate Park Dedication Agreement that has been approved by Owner and City.

- 2.4.13 Founders Memorial Park and Pound House:** Owner has agreed to install/construct an asphalt parking area consisting of approximately 45 parking spaces within Founders Memorial Park with additional overflow parking lot, subject to the approval by City as shown in **Exhibit "E" Founders Memorial Park and Pound House Improvements**. Placement of parking spaces may be modified within Founders Memorial Park by the City. Additionally, Owner shall create a ninety (90) foot landscape buffer eastward from the Pound House property boundary. The cost of these improvements may be a credit towards any "cash in lieu" requirement of the Parkland Dedication Ordinance as approved by the City. The Owner shall also install fencing approved by the Pound House and the City surrounding the Pound House and shall notify the City of the contractor prior to installation.
- 2.4.14 Landscaped Buffer Areas.** Landscaped buffer areas shall be established for the Property in accordance with the PD Master Plan, **Exhibit "B"**, and maintained in perpetuity.
- 2.5. Parks, Trails and Open Space.** Parkland and open space and associated improvements shall be in accordance the standards shown on **Exhibit "C"** attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance.
- 2.6. Access.**

 - 2.6.1 Traffic Impact Analysis.** Owner has provided to the City, and the City has approved, a capacity analysis study (the "Traffic Study"), that constitutes a Traffic Impact Analysis.
 - 2.6.2 Roadway Alignments:** The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.
- 2.7. Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtunences to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.
- 2.8. Lighting and Signage.** All illumination for street lighting, signage, security, exterior,

landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR's for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City's Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as **Exhibit "D"**.

- 2.9. **Tree Preservation:** Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project except as modified by this Agreement. Full tree survey to be submitted with each preliminary plat. An aerial tree survey may be used in lieu of a full tree survey if approved by the City Administrator.

2.9.1 Tree Replacement Plan.

2.9.1.1 Subject to 2.9.1.2, the Tree Replacement Plan shall be in accordance to the City of Dripping Springs Code of Ordinances – Chapter 28, Article 28.06 Landscaping and Tree Preservation.

2.9.1.2 The cash-in-lieu fees are determined to be \$1,056,000.00. There will be 176 of Disturbed Areas (176 acres times \$6,000 equals \$1,056,000.00). Owner shall receive credit against the cash-in-lieu fees equal to the following:

- 764 lots with two 3-inch trees at \$685.00 per tree for a total lot credit of \$1,046,680, plus
- 150 4-inch trees to be located in the boulevards and amenity center at \$985.00 per tree for a total of \$147,750 for the 4-inch trees.

The combined total credit will be \$1,056,000.00. The total cost of tree replacements in the Tree Replacement Plan exceeds the minimum the total cost per acre of disturbance in the Tree Removal Plan.

ARTICLE III. TRACT 2 DEVELOPMENT STANDARDS

3.1 General Regulations. Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Code of Ordinances.

3.2 Phasing. The Property may be developed in phases. The Project is intended to be developed in phases as shown on *Exhibit "H"*. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently, but Tract 2 shall not be developed until the wastewater

agreement is negotiated to provide enough LUEs to accommodate the tract. Site plans shall be submitted to the City for approval with each phase.

3.3 Permitted Uses.

3.3.1 Base Zoning: The base zoning district for the Property shall be SF-3, which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.

3.3.2 Allowed Uses: Those uses listed in the PD Uses Chart attached as *Exhibit "I"* are hereby permitted by right within the Project.

3.4 Design Specifications:

3.4.1 Impervious Cover. The Property may be developed with an Impervious Cover Percentage that does not exceed fifty percent (50%) over the entire Project. Owner shall have the right to apportion impervious cover limits on a lot by lot or use by use basis. Owner may apportion such limits as it deems desirable so long as the overall limitation herein specified is not exceeded.

3.4.2 Minimum Lot Area: Three thousand four hundred (3,400) square feet.

3.4.3 Building Height. Buildings shall not exceed 2 ½ stories or 40 feet, whichever is less, measured from the average elevation of the existing grade of the building to the highest point of a flat or multi-level or as defined in Section 28.05.004 of the 2017 City of Dripping Springs Code of Ordinances.

3.4.4 Minimum Lot Width: Thirty-four (34) feet measured from the set back line.

3.4.5 Minimum Width of Residential Building: Twenty-three (23) feet.

3.4.6 Setbacks. Building setbacks shall be as follows:

a. Minimum Front Yard: Building setbacks shall be ten (10) feet from the street right of way.

b. Minimum Side Yard: Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right of way.

c. Minimum Rear Yard: Building setbacks shall be ten (10) ten feet.

d. Minimum setback for Garage Door from Alley: Ten (10) feet.

e. Minimum Setback for Accessory Building: Five (5) feet; no accessory buildings or structures are permitted in any front yard.

f. Maximum Height of Fence within front Street Yard: Three (3) feet and shall provide a finished face to abutting streets.

g. Maximum Height of Fence Outside Street Yard: Six (6) feet; provided, however, lots that are contiguous to the boundaries of the Property may have an eight (8) foot maximum height of fence outside street yard. All fences shall provide a finished face to abutting streets and these fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

3.4.7 Cut & Fill. Improvements requiring a site development permit will be held to no more than twelve (12) feet of cut or fill; however, fill placed under foundations with sides perpendicular to the ground need not comply with this requirement. No cut shall be greater than twelve (12) feet, except for structural excavation for building foundations, which must be approved by City Engineer. To be allowable, the City Engineer must first review and approve the structural stability, the aesthetics, and the erosion prevention techniques to be utilized for all cuts and fills exceeding six feet (6') of depth. Cut and fill requirements shall not apply to either right-of-way or residential development.

3.4.8 Parking. Development of the Property shall include parking at a minimum of two spaces per residence. There shall be parking along only one side of each internal local street.

3.4.9 Design of Residences: Homes shall consist of 100% Masonry on all front facing and street (excluding alley) facing elevations. Native Stone and/or Brick Masonry, doors and windows shall comprise a minimum of 70% of these elevations. Stucco elements shall be deemed an appropriate architectural feature to satisfy the remaining 30% front and street facing elevation requirements. Side and rear elevations may be horizontally installed cement based or wood based siding.

3.4.10 Roofs and Overhead Structures. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements. Pitched roofs shall be clad in 30-year minimum composition shingles or low reflectivity coated metal roofing materials.

3.4.11 Density of Development: With respect to the density of the Project, Owner will have the right to develop the Land at a density not to exceed 38 dwelling units. The Owner will be required to negotiate a Wastewater agreement to include Tract 2 before a Final Plat will be accepted for filing.

3.4.12 Parkland: The development shall provide 0.6 acres in parkland dedication, as recommended by the Parks & Recreation Commission on May 4, 2020, and approved by City Council May 12, 2020. No additional dedication or fee in lieu shall be required for Tract 2 beyond that.

- 3.4.13 Landscaped Buffer Areas.** Landscaped buffer areas shall be established for the Property in accordance with the PD Master Plan, *Exhibit "B"*, and maintained in perpetuity.
- 3.5 Parks, Trails and Open Space.** Parkland and open space and associated improvements shall be in accordance the standards shown on *Exhibit "C"* attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance.
- 3.6 Access.**
- 3.6.1 Roadway Alignments:** The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.
- 3.7 Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtunences to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.
- 3.8 Lighting and Signage.** All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner, homeowners, end users and/or a Property Owner Association will be required to operate and maintain the lighting within the Project according to the Applicable Rules. Owner agrees that the CCR's for the Project shall reinforce this provision and be applied to all construction and builders. A Master Sign Plan shall be submitted for City approval prior to the placement of any signs that are not in compliance with either (i) the City's Sign Ordinance or (ii) the variances described in the PD Modifications Chart attached hereto as *Exhibit "D"*.
- 3.9 Tree Preservation:** Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs City Code shall apply to the project. Full tree survey to be submitted with each preliminary plat.

EXHIBIT A

Property Legal Description: Tract 1 – 200.4 Acres

LEGAL DESCRIPTION:

BEING A 200.4-ACRE [8,731,530 SQUARE FEET] TRACT OF LAND OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAID TRACT BEING THAT CALLED 200-ACRE TRACT DESCRIBED TO WILLIAM R. SCOTT AND BESSIE E. SCOTT, HUSBAND AND WIFE AS RECORDED IN VOLUME 171, PAGE 229 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.]. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH ROD FOUND IN THE NORTH LINE OF THAT CALLED 277.23-ACRE TRACT DESCRIBED TO KATHERINE BERKLEY CANNON, ET. AL. IN VOLUME 198, PAGE 151 D.R.T.C.T., FOR THE SOUTHEAST CORNER OF THAT CALLED 1.978-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 1714, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.]. SAME BEING THE SOUTHWEST CORNER OF SAID 200-ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF SAID 200-ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

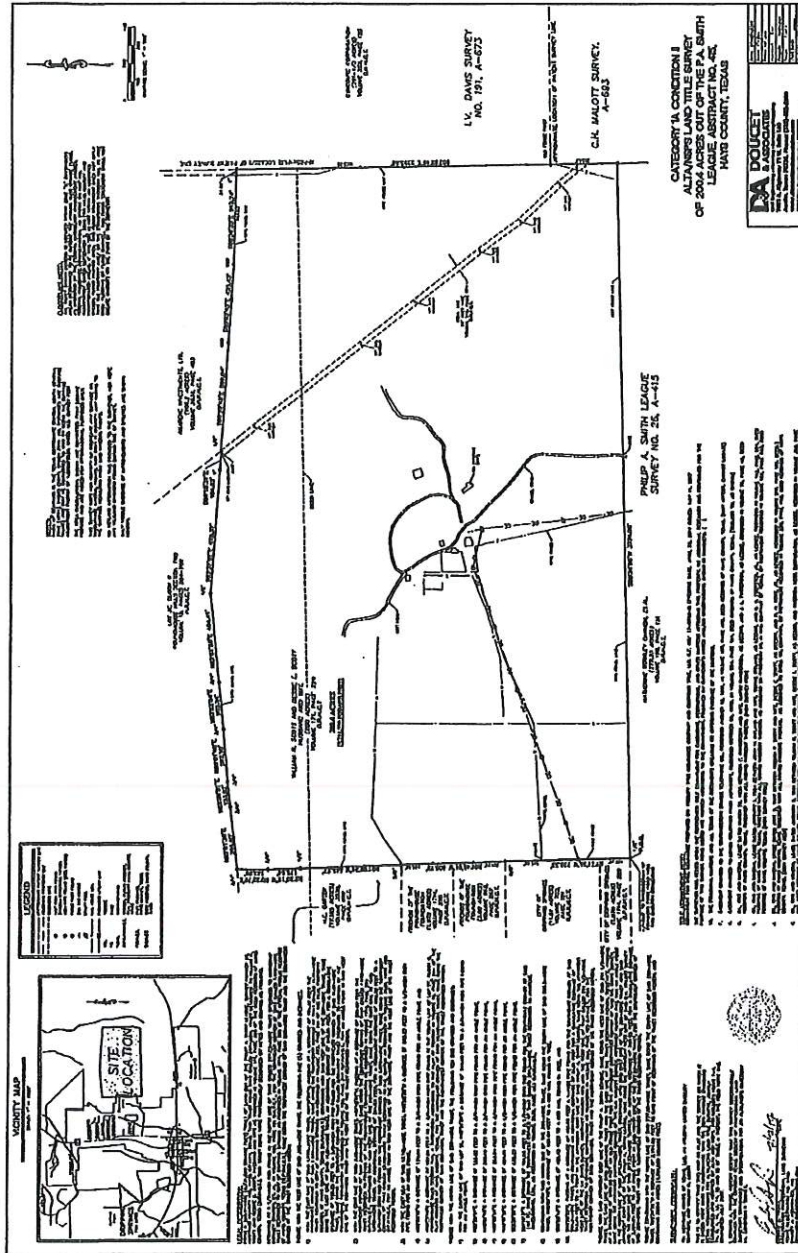
- 1) WITH THE EAST LINE OF SAID 1.978-ACRE TRACT, N01°31'26"W, PASSING AT A DISTANCE OF 174.47 FEET THE NORTHEAST CORNER OF SAID 1.978-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 11.61-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 733, PAGE 101 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS [R.P.R.H.C.T.], CONTINUING WITH SAID WEST LINE OF THE 200-ACRE TRACT, SAME BEING THE EAST LINE OF SAID 11.61-ACRE TRACT, AN ADDITIONAL DISTANCE OF 545.86 FEET, FOR A CUMULATIVE DISTANCE OF 720.33 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 11.61-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 3.00-ACRE TRACT DESCRIBED TO FRIENDS OF THE POUNDHOUSE FOUNDATION AS RECORDED IN VOLUME 968, PAGE 267 O.P.R.H.C.T., FOR AN ANGLE POINT IN SAID WEST LINE OF THE 200-ACRE TRACT AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN,
- 2) WITH THE EAST LINE OF SAID 3.00-ACRE TRACT, N01°45'01"W, PASSING AT A DISTANCE OF 306.69 FEET THE NORTHEAST CORNER OF SAID 3.00-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 1.978-ACRE TRACT DESCRIBED TO FRIENDS OF THE POUNDHOUSE FOUNDATION AS RECORDED IN VOLUME 1714, PAGE 295 O.P.R.H.C.T., CONTINUING WITH SAID WEST LINE OF THE 200-ACRE TRACT, SAME BEING THE EAST LINE OF SAID 1.978-ACRE TRACT, AN ADDITIONAL DISTANCE OF 294.03 FEET, FOR A CUMULATIVE DISTANCE OF 600.72 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.978-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 17.185-ACRE TRACT DESCRIBED TO H.C. CARTER AS RECORDED IN VOLUME 3030, PAGE 809 O.P.R.H.C.T., FOR AN ANGLE POINT IN SAID WEST LINE OF THE 200-ACRE TRACT AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN,
- 3) WITH THE EAST LINE OF SAID 17.185-ACRE TRACT, N01°58'39"W A DISTANCE OF 585.27 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 4) N02°20'12"W A DISTANCE OF 179.64 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT, AND
- 5) N00°32'10"E A DISTANCE OF 182.06 FEET TO A 3/4-INCH IRON PIPE FOUND IN THE SOUTH LINE OF LOT 2E, BLOCK C, POUNDHOUSE HILLS SECTION TWO, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 15, PAGE 204 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 17.185-ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 200-ACRE TRACT AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE NORTH LINE OF SAID 200-ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) WITH THE SOUTH LINE OF SAID LOT 2E, N82°51'38"E A DISTANCE OF 344.40 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 2) N82°39'51"E A DISTANCE OF 133.82 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 3) N85°01'43"E A DISTANCE OF 292.10 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 4) N83°52'54"E A DISTANCE OF 253.24 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 5) N83°51'55"E A DISTANCE OF 484.41 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 6) S85°37'07"E A DISTANCE OF 675.37 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 7) S88°18'31"E A DISTANCE OF 104.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2E, SAME BEING THE SOUTHWEST CORNER OF THAT CALLED 206.2-ACRE TRACT DESCRIBED TO ANARENE INVESTMENTS, LTD., AS RECORDED IN VOLUME 2839, PAGE 403 O.P.R.H.C.T.,
- 8) CONTINUING WITH SAID NORTH LINE OF THE 200-ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 206.2-ACRE TRACT, S85°59'43"E A DISTANCE OF 589.04 FEET TO A 60D NAIL FOUND IN TREE,
- 9) S85°55'43"E A DISTANCE OF 425.43 FEET TO A 60D NAIL FOUND IN TREE, AND
- 10) S88°36'33"E, PASSING AT A DISTANCE OF 481.93 FEET A 1-INCH PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 206.2-ACRE TRACT, AND CONTINUING AN ADDITIONAL DISTANCE OF 31.81 FEET FOR A CUMULATIVE DISTANCE OF 513.74 FEET TO A POINT IN THE APPARENT EAST LINE OF SAID PHILIP A. SMITH LEAGUE, SAME BEING THE APPARENT WEST LINE OF THE I.V. DAVIS SURVEY, ABSTRACT NUMBER 673 AND THE WEST LINE OF THAT CALLED 291 1/3-ACRE TRACT DESCRIBED TO CYNOSURE CORPORATION AS RECORDED IN VOLUME 258, PAGE 123 D.R.H.C.T., FOR THE NORTHEAST CORNER OF SAID 200-ACRE TRACT AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH SAID APPARENT EAST LINE OF THE PHILIP A. SMITH LEAGUE, SAME BEING THE WEST LINE OF SAID 291 1/3-ACRE TRACT, THE EAST LINE OF SAID 200-ACRE TRACT AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, S0°52'46"E, PASSING AT A DISTANCE OF 1809.00 FEET AN OLD FENCE POST FOR THE APPARENT SOUTHWEST CORNER OF SAID I.V. DAVIS SURVEY, SAME BEING THE APPARENT NORTHWEST CORNER OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 893, FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 277.23-ACRE TRACT, CONTINUING WITH SAID EAST LINE OF THE 200-ACRE TRACT AND SAID APPARENT EAST LINE OF THE PHILIP A. SMITH LEAGUE, SAME BEING THE APPARENT WEST LINE OF SAID C.H. MALOTT SURVEY AND THE NORTH LINE OF SAID 277.23-ACRE SURVEY, AN ADDITIONAL DISTANCE OF 386.85 FEET, FOR A CUMULATIVE DISTANCE OF 2,195.65 FEET TO AN ANGLE POINT IN SAID NORTH LINE OF THE 277.23-ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 200-ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE CONTINUING WITH THE NORTH LINE OF SAID 277.23-ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 200-ACRE TRACT, S88°34'56"W A DISTANCE OF 3,774.08 FEET TO SAID POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, AND CONTAINING 200.4 ACRES [8,731,530 SQUARE FEET].



Tract 2 – 13.585 acres

BEING A 13.585 ACRE [591,778 SQUARE FEET] TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, HAYS COUNTY, TEXAS, SAID 13.585 ACRE BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID TRACT OF LAND (TRACT 1) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron pipe in the remains of a rock mound, found for the northeast corner of the Philip A. Smith Survey, Number 26, Abstract Number 415, and a called 206.2 acre tract, described in Volume 2639, Page 403 of the Official Public Records of Hays County, Texas [O.P.R.H.C.T.], same being an internal corner of the Edward W. Brown Survey, Number 136, Abstract Number 44, same being the south corner of a called 29.78 acre tract described in Volume 2486, Page 544 [O.P.R.H.C.T.], and same being the northwest corner of said 291-1/3 acre tract;

THENCE S00°50'48"E, with the east line of said Abstract Number 415, and the west line of said Abstract Number 44 and said 291-1/3 acre tract, passing at a distance of 1,210.76 feet, a point from which a stone mound, found for the northeast corner of said Abstract Number 673, bears N89°09'19"E, 1,423.11 feet, and continuing in total 2,777.38 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across said Abstract Number 673 and said 291-1/3 acre tract, parallel to and offset west from the centerline of a dry creek bed, the following twenty-six (26) courses and distances:

- 1) S17°06'33"E, a distance of 30.00 feet to a point,
- 2) S11°24'17"E, a distance of 103.63 feet to a point,
- 3) S35°39'02"E, a distance of 159.05 feet to a point,
- 4) S41°27'27"E, a distance of 51.28 feet to a point,
- 5) S03°58'38"W, a distance of 43.46 feet to a point,
- 6) S14°17'07"E, a distance of 131.27 feet to a point,
- 7) S17°43'46"E, a distance of 120.76 feet to a point,
- 8) S19°22'37"E, a distance of 148.90 feet to a point,
- 9) S10°23'00"E, a distance of 154.36 feet to a point,
- 10) S14°14'54"W, a distance of 114.91 feet to a point,
- 11) S05°34'05"W, a distance of 96.36 feet to a point,
- 12) S07°27'07"E, a distance of 254.36 feet to a point,
- 13) S17°34'19"E, a distance of 110.33 feet to a point,
- 14) S11°19'38"W, a distance of 104.20 feet to a point,

- 15) S17°52'08"E, a distance of 67.64 feet to a point,
- 16) S00°23'49"W, a distance of 75.11 feet to a point,
- 17) S06°13'51"E, a distance of 139.51 feet to a point,
- 18) S21°39'42"W, a distance of 31.90 feet to a point,
- 19) S33°29'02"E, a distance of 58.75 feet to a point,
- 20) S45°11'02"E, a distance of 97.26 feet to a point,
- 21) S32°35'23"W, a distance of 70.59 feet to a point,
- 22) S03°03'30"W, a distance of 77.47 feet to a point,
- 23) S37°58'31"E, a distance of 81.75 feet to a point,
- 24) S04°12'41"W, a distance of 29.46 feet to a point,
- 25) S30°08'52"E, a distance of 18.63 feet to a point,
- 26) S02°04'33"E, passing at a distance of 75.52 feet a 1-inch iron pipe, found for reference, and continuing for a total distance of 94.44 feet to a point in the south line of said Abstract Number 673, and said 291-1/3 acre tract, same being in the north line of a called 277.23 acre tract, described in Volume 198, Page 151, from which a found 1/2-inch iron pipe bears N89°00'33"E, 119.45 feet,

THENCE S89°00'33"W, with the south line of said Abstract Number 673 and said 291-1/3 acre tract, a distance of 417.14 feet to a 1/2 inch iron rod with "Doucet" cap, set for the southwest corner of herein described tract, same being in the west line of said Abstract Number 673, and the east line of said Abstract Number 415 and a called 200 acre tract described in Volume 171, Page 229 [D.R.H.C.T.];

THENCE N00°50'48"W, with the east line of said Abstract Number 415 and said 200 acre tract, same being the west line of said Abstract Number 673 and said 291-1/3 acre tract, passing at a distance of 1,831.55 feet, a 1 inch iron pipe, found for the northeast corner of said 200 acre tract, same being the southeast corner of said 206.2 acre tract, and continuing for a total distance of 2,316.66 feet, back to the **POINT OF BEGINNING** of the herein described tract, containing 13.585 acres [591,778 square feet].

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and were converted from grid by using a combined scale factor of 1.000077936
Units: U.S. Survey Feet.

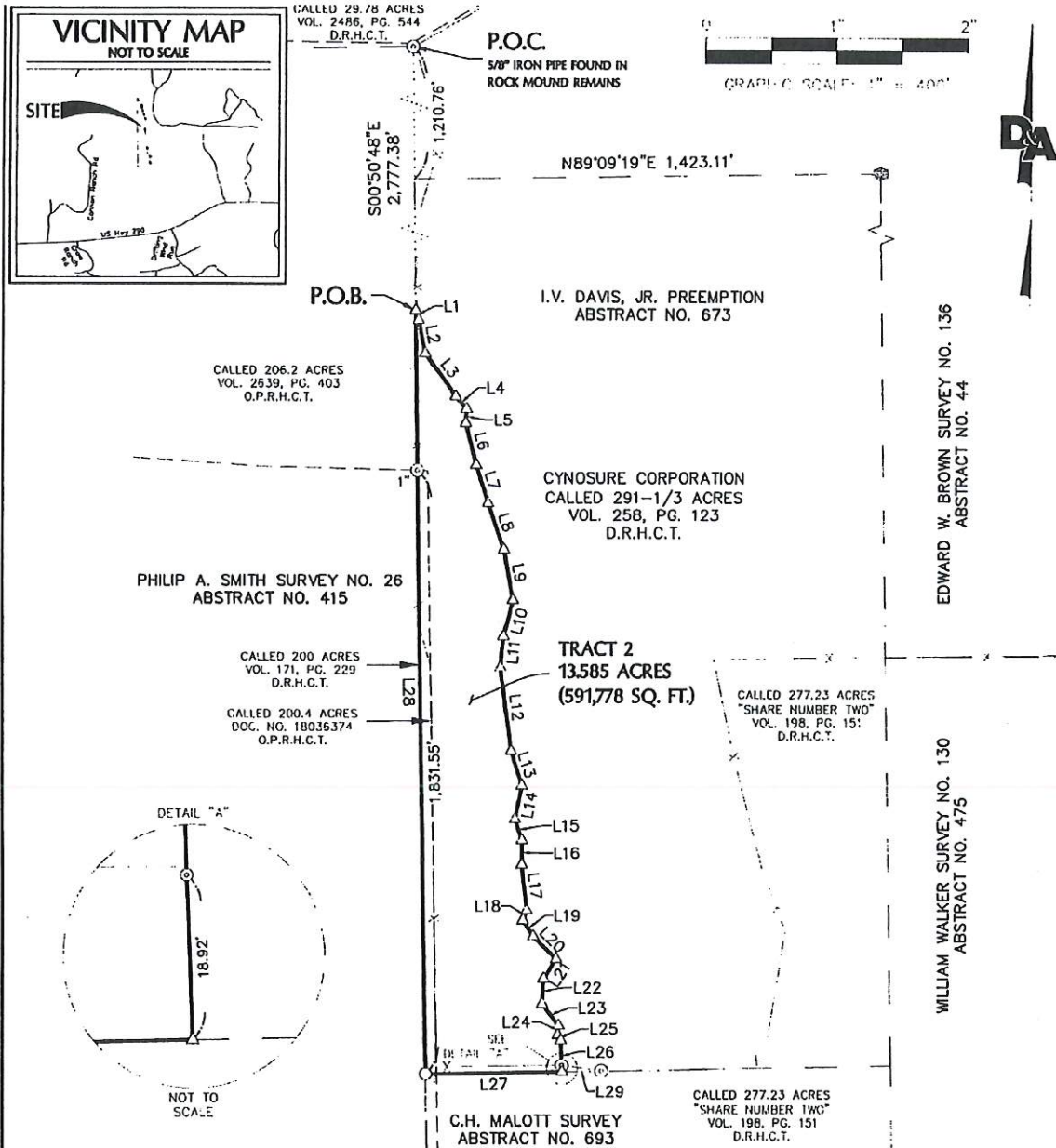
I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.



 Garrett Cavaiuolo
 Registered Professional Land Surveyor
 Texas Registration No. 6714
 Doucet & Associates
 GCavaiuolo@DoucetEngineers.com
 TBPELS Firm Registration No. 10105800

3/12/20
Date





13.585 ACRE
 (591,778 SQUARE FEET)
 BOUNDARY EXHIBIT
 TRACT 2
 CITY OF DRIPPING SPRINGS,
 HAYS COUNTY, TEXAS

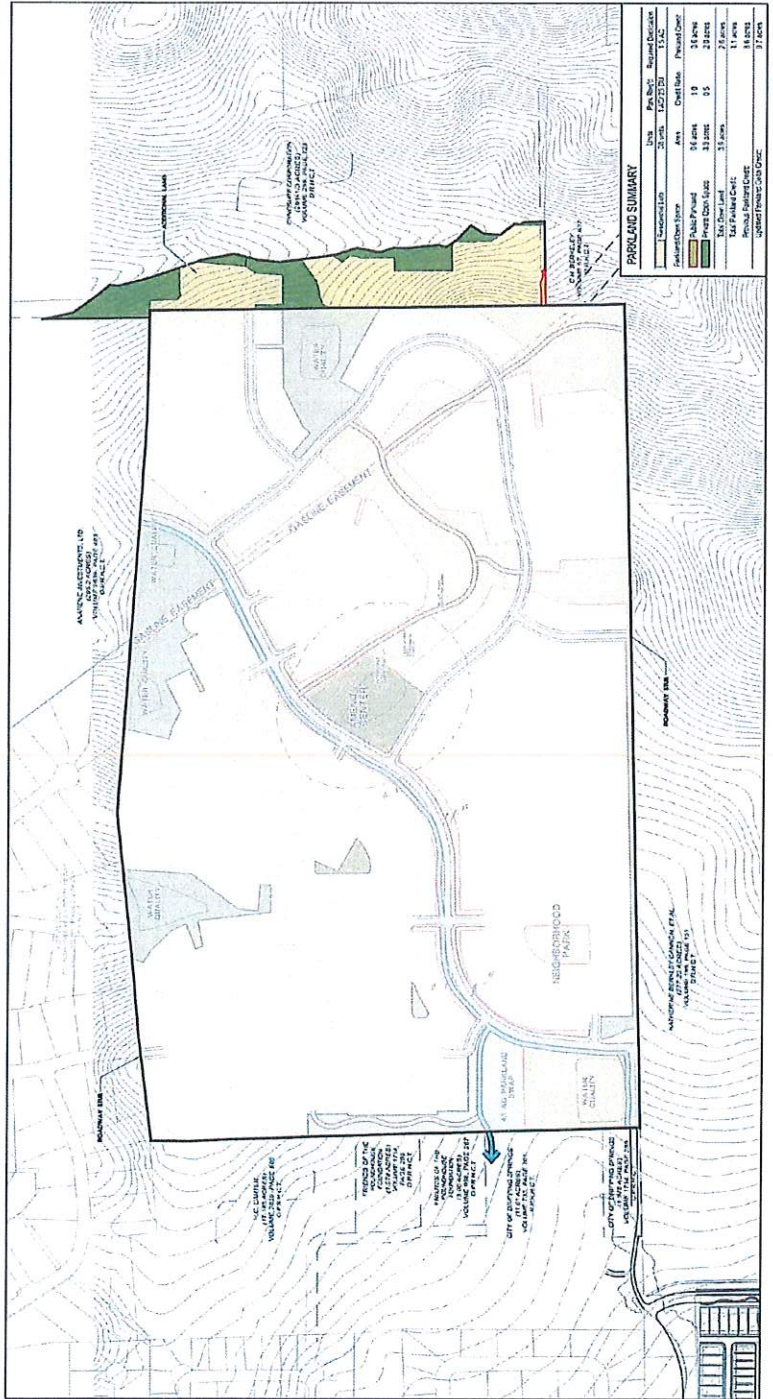
D&A DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
 TBPELS Firm No.: 10105800
 TBPE Firm No.: F-3937

Date:	05/11/2020
Scale:	1" = 400'
Drawn by:	JWF
Reviewer:	GC
Project:	1691-004
Sheet:	3 OF 4
Field Book:	527
Party:	ADM
Survey Date:	03/06/2020

C:\Departments\Geospatial\Projects\1691-004\Cynosure\CAD\paw\Act\1691-004-13.585A.dwg Part 3 Exhibit Surface.dwg

EXHIBIT C

PD Parks, Trails and Open Space Plan



SEC Planning, LLC
 Land Planning & Landscape Architecture • Community Building
 Austin, Texas
 512.452.1234

PARKLAND CONTEXT EXHIBIT
 BIG SKY RANCH
 DRIPPING SPRINGS, TEXAS

Scale: 1" = 400'
 North
 Date: April 28, 2020

SEC Planning, LLC
 12000 N. Loop West, Suite 100
 Dallas, Texas 75244
 Phone: 972.382.8800
 Fax: 972.382.8801
 www.secplanning.com

Base mapping courtesy of available information. All map data
 should be considered as preliminary in kind of verification, and
 represent any regulatory approval. Plans are subject to change.



Big Sky Ranch – Dripping Springs, Texas
August 9, 2018

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Big Sky Ranch is a residential community located northeast of Ranch Road 12 and US 290 within the City of Dripping Springs ETJ. The property is approximately 200 acres and seeking City of Dripping Springs approval for the development of up to 780 residential lots.

The property is characterized as a mix of flat pasture land as well as typical Hill Country with moderate hills and topography. The property is covered with a mix of cedar (Ashe Juniper), live oak and cedar elm hardwoods.

The Big Sky Ranch Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a 3.1 acre Neighborhood Park. The park is centrally located within the community surrounding a hilltop that will remain undeveloped. Program elements to be constructed within the Neighborhood Park by the developer include a pool, pavilion, playscape, unstructured lawn play area and associated parking.

Big Sky Ranch is located immediately east of Founders Memorial Park. With the community's proximity to the park in mind, a community open space system has been designed to offer pedestrian trail corridors from east Dripping Springs to Founders Memorial Park. The community Parkland and Open Space Plan shall provide nearly two miles of roadside and off-road trails. The City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024, Park Needs Implementation Plan identifies "Walking / Hiking / Biking Trails" as the first "High Priorities" listed within the plan. Big Sky Ranch's trails system offering is in alignment with the City of Dripping Springs' high priority and further extends the public trails system to the east.

The public parkland dedication also includes an 8.0 acre tract of land immediately adjacent to Founders Memorial Park. This parcel will open visibility and accessibility to the park from the east and offer expanded unstructured recreational opportunities at Founders Memorial Park.

Parkland Calculations

Following is a summary of parkland requirements and the parkland provided within Big Sky Ranch. The calculations are intended to support the Big Sky Ranch Parkland and Open Space Plan.

I. Parkland Required by City of Dripping Springs' Code of Ordinances

1. Required

One (1) acre of parkland per 25 living unit equivalents (LUE's), satisfied by cash or land. Based on the maximum 780 residential units within the Development Agreement, a maximum of 31.2 acres of parkland credit shall be required.

In addition to the required parkland dedication, the Applicant has agreed to dedicate 4.1 acres of additional parkland to help the City of Dripping Springs meet parkland dedication requirements once Founders Memorial Drive is converted to a public right-of-way in accordance with the transportation plan.



In total, the parkland dedication requirement to meet the residential development and Founders Memorial Park right of way dedication is 35.3 acres.

II. Proposed Parkland Compliance Program

1. Public Parks

A total of 26.7 acres is being dedicated to the City as a public park as well as public trails corridors. A tract approximately 8.0 acres in size is located within the southwest portion of the property. Approximately 4.1 acres of the tract is designated as the Parkland swap tract. The remaining 3.9 acres shall incorporate a dry stormwater detention facility constructed to comply with State of Texas design standards.

One often visualizes a detention pond as a hole with concrete side walls surrounded by a chain link fence. Due to the highly visible location of the detention facility, the Applicant will design the detention/water quality facility with natural side slopes than can be navigated by park users. The bottom of the depression will be constructed with a lawn area that may be used by park users for informal sporting events, flying kits or enjoying other lawn focused events.

In addition to the 8.0 acres in the southeast portion of the property, The Parkland and Open Space Plan public open space corridors will include:

- **Roadside Trails**
 - Meandering roadside trails will be constructed with a set of varied width concrete public parkland tracts that traverse the property adjacent to the collector right-of-way. The open space tracts and concrete trails will extend to the east and strengthen the City of Dripping Spring's public trails system.
- **Off-Road Trails**
 - Off-road trails will be constructed in a set of natural open space corridors within the community. Trails may be built using concrete, mulch or other natural materials and will further expand the City of Dripping Spring's public trails system.
 - Trailheads (Including 1 bench, 1 trailhead sign, enhanced landscaping and connections) will be provided at each location where the off-road trails connect with a public right-of-way.

2. Private Parks

The Big Sky Ranch Parkland and Open Space Plan includes a 3.1 acre Neighborhood Park. The Neighborhood Park will be privately maintained by the H.O.A. This facility will include:



- Resort style swimming pool
- Restroom/storage building
- Parking Lot: Surface parking lot with curbs
- Unstructured play area
- Children's playground (school ages 5-12): ADA access children's playscape with 12" depth engineered mulch playground surface
- Bike Rack: Located convenient to pavilion and parking lot.

3. Private Open Space

Private parkland and open space will be distributed throughout the community. Some portions of the open space will provide stormwater detention and water quality on the property while other portions of the open space will remain undisturbed.

Consistent with the detention facility design described within Section II.1 Public Parks, the Applicant will design and construct these detention facilities in a natural manner. The detention ponds will have natural side slopes as well as earthen embankment structures. Additionally, the facilities will be naturally landscaped to blend into the surrounding natural area areas during plant establishment.

The preservation of open space within the community also addresses The City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024, Park Needs Implementation Plan Section High Priorities "Natural Areas and Open Space" goal.

III. **Parkland Calculation Summary**

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Big Sky Ranch is required to provide 31.2 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 46.7 acres of parkland and open space shall be provided in association with the development of Big Sky Ranch, providing 36.7 acres of City parkland credits. This provides a surplus of 5.5 acres of public parkland credit.

Total Residential Units:	780 units		
Parkland Requirement:	31.2 acres		
Parkland Credit Calculations	Area	Credit	Dedication
Private Uplands Neighborhood Park	3.5 acres	50% Credit	1.7 acres
Private Uplands Park/Open Space	14.6 acres	50% Credit	7.3 acres
Private Parkland Credit	18.1 acres		9.0 acres
Public Parkland/Open Space	26.7 acres	100% Credit	26.7 acres
Public Parkland Credit	26.7 acres		26.7 acres
Total Parkland/Open Space Area			44.8 acres
Total Parkland Credit			35.7 acres
Delta:			4.5 acres

Page 3 of 4
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Founders Park Roadway Dedication: Additionally, the proposed public right-of-way through Founder's Park is approximately 4.1 acres of parkland. As a result, additional parkland is required to offset this parkland area impact. Big Sky Ranch will dedicate an additional 4.1 acres of parkland (in addition to the 44.8 acres noted above) to account for this right-of-way requirement. In total Big Sky Ranch will be dedicating 48.9 acres of parkland for both private use as well as public parkland dedication.

IV. Maintenance

The Parkland and Open Space Plan for Big Sky Ranch includes private parks, private and public trails and natural open spaces. All parkland and open space areas will be maintained by the community's Homeowner Association (H.O.A.) The public open space areas will be maintained by the H.O.A. through an access easement overlay (to be coordinated with the City). The H.O.A. will maintain this public trail and park to conform with the maintenance level of the community. The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

V. Phasing

Big Sky Ranch will be a phased residential community. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

- The park in the southwest portion of the property will be improved and dedicated to the City of Dripping Springs with the construction and acceptance of Phase 1 of Big Sky Ranch.
- Roadside concrete public trails will be constructed with construction of the associated roadway.
- Off-road trails corridors will be dedicated to the City within six months of City acceptance of the associated residential area. The construction of the trail within each tract shall be complete prior to dedication of the tract.
- The improved private neighborhood park will begin construction in Phase 2 of the development.
- Remaining private park and open space tracts will be developed with development of the associated residential area.

Revision approved with Tract 2, as recommended by the Parks & Recreation Commission on May 4, 2020, and approved by City Council on May 12, 2020.

Big Sky Ranch – Dripping Springs, Texas
 April 28, 2020

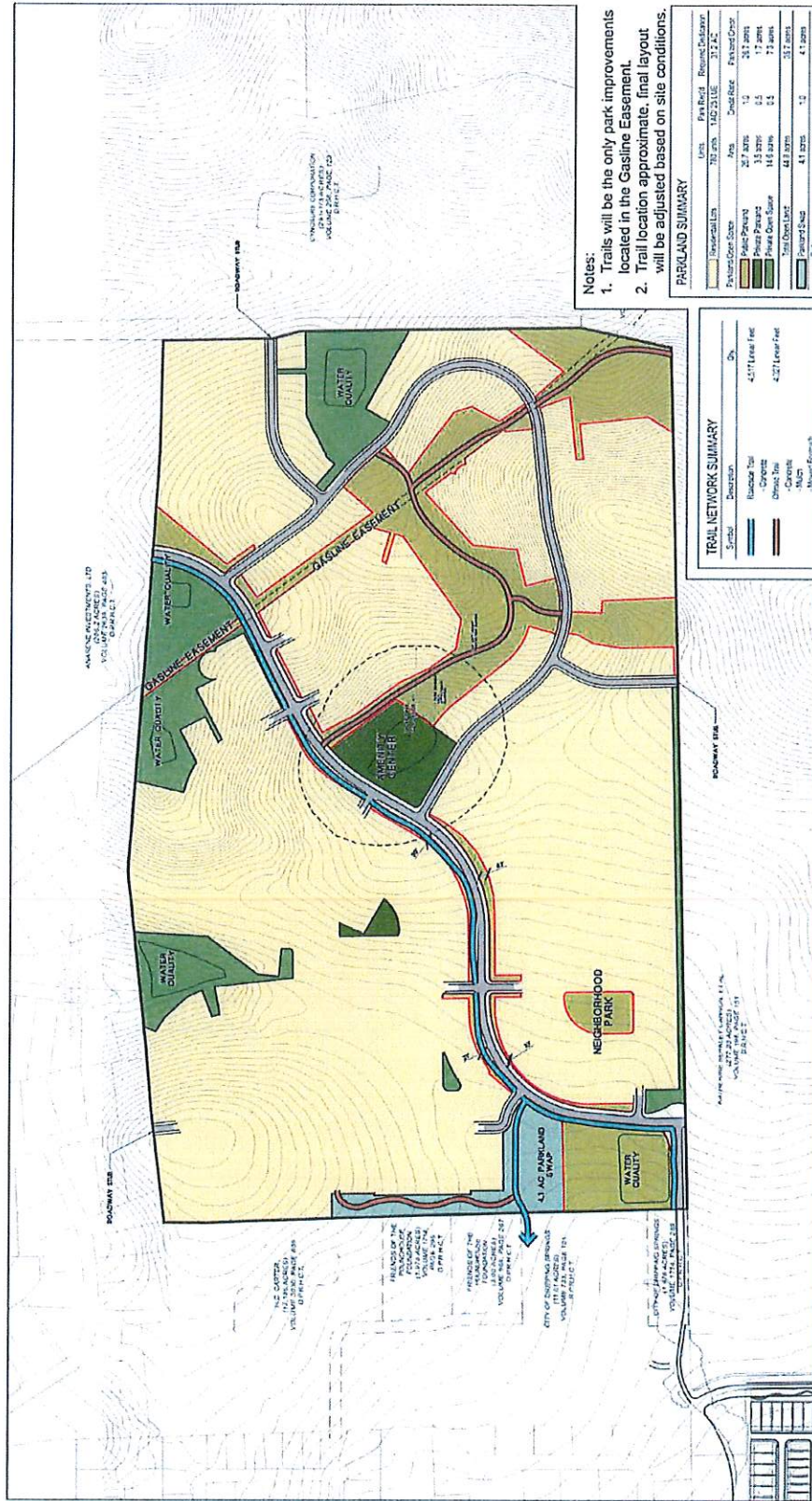
PARKLAND AND OPEN SPACE CALCULATION UPDATES

In 2018, the Big Sky Parkland Plan was submitted and approved by the City of Dripping Springs with an excess of 8.6 acres of dedicated parkland credit. In 2020, an additional 13 acres was added to the Big Sky Ranch master plan. This additional land is providing an additional 38 dwelling units. Per the parkland dedication requirements, the total parkland required for this 13 acre addition is 1.5 acres.

The total amount of dedicated private and public parkland in the new section combined totals 3.9 acres, which equates to a total credit of 2.6 acres. Although there exists an excess of 8.6 acres of parkland from the original Parkland Agreement, the new 13 acre tract is providing enough credit to offset its own parkland requirement and add an additional 1.1 acres to the remaining credit acres. Thus, the community of Big Sky Ranch now is providing an updated delta of 9.7 acres of parkland in excess to what is required per City regulations.

Total Residential Units: 38 units
 Parkland Requirement: 1.5 acres

Parkland Credit Calculations	Area	Credit	Dedication
Private Uplands Park/Open Space	3.9 acres	50% Credit	2.0 acres
Private Parkland Credit	3.9 acres		2.0 acres
<hr/>			
Public Parkland/Open Space	0.6 acres	100% Credit	0.6 acres
Public Parkland Credit	0.6 acres		0.6 acres
<hr/>			
Total Parkland/Open Space Area			2.6 acres
Total Parkland Credit:			1.1 acres
Previous Total Parkland Credit			8.6 acres
Updated Parkland Dedication Delta:			9.7 acres



- Notes:**
1. Trails will be the only park improvements located in the Gasline Easement.
 2. Trail location approximate, final layout will be adjusted based on site conditions.

PARKLAND SUMMARY

Item	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Gasline Easement	162,231.00	162,231.00	162,231.00
Water Quality	28,320.00	28,320.00	28,320.00
Water Quality Center	33,300.00	33,300.00	33,300.00
Neighborhood Park	14,640.00	14,640.00	14,640.00
Trail Network	48,870.00	48,870.00	48,870.00
Other	41,870.00	41,870.00	41,870.00
Total	339,231.00	339,231.00	339,231.00

TRAIL NETWORK SUMMARY

Symbol	Description	Area (sq. ft.)
Blue line	4.571' Level Trail	48,870.00
Black line	4.271' Level Trail	48,870.00
Red line	Other	0.00
Green line	Other	0.00
Grey line	Other	0.00
Blue dashed line	Other	0.00

PARKLAND & OPEN SPACE EXHIBIT
BIG SKY RANCH
 DRIPPING SPRINGS, TEXAS



Scale: 1" = 400'
 North
 Date: September 21, 2018

This map was prepared by SEC Planning, LLC for the City of Dripping Springs, Texas. It is intended for informational purposes only and should not be used for any other purpose. The information on this map is preliminary and subject to change without notice. SEC Planning, LLC is not responsible for any errors or omissions on this map.

**Big Sky Ranch
Parkland & Open Space Summary
August 9, 2018**

Units: 780 units
 Parkland Ratio: 1 acre per 25 units
 Required Parkland: 31.2 acres

Parkland Summary	Area	Credit Ratio	Parkland Credit
Public Parkland	26.7 acres	1	26.7 acres
Private Parkland	3.5 acres	0.5	1.7 acres
Private Open Space	16.5 acres	0.5	8.3 acres
	46.7 acres		36.7 acres

Dedication Credit Overage: 5.5 acres
 Required Founder's Park Land* 4.1 acres
 Founder's Parkland Swap 4.1 acres
 Remaining Parkland Credit: 5.5 acres

Additional Improvements	
Public Parkland Improvements	\$1,600,000
Private Parkland Improvements:	\$1,500,000
Founders Memorial Park and Pound House Improvements:	\$250,000
Total Cash Value:	\$3,350,000

*Approximate land area required to provide public right-of-way access from Ranch Road 12 across park per updated transportation plan.

EXHIBIT D

PD Code Modification Chart (Project Approvals, including Variances and Exceptions)

EXHIBIT D- LIST OF VARIANCES & ALTERNATIVE STANDARDS					
#	Ordinance	Description	Requirement	Requested Variance	Justification
			Chapter 11, Water Quality Protection		
1	22.05.015(a)(2)	Maximum Impervious Cover	Sets maximum impervious cover for site development plans within the Edwards Aquifer contributing zone and the ETJ to 35%	Maximum impervious cover for site development plans within the Edwards Aquifer Contributing zone and the ETJ will be 50%	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.
2	22.05.015(c)(3)	Performance standards	Establishes 90% removal of total suspended solids, total phosphorus, and oil and grease	Use water quality BMPs that achieve a TSS removal of 89% and comply with the TCEQ Optional Enhanced Measures (OEM) load management requirements.	Providing stream buffers per the TCEQ OEM that exceed the City of Dripping Springs water quality buffer requirements. Including the LCPA Streambank Erosion Control volume in the water quality pond to protect natural waterways and habitat. Will create better use of the land, less long-term maintenance burden, more attractive water quality measures, and consistent with State standards.
3	3.5.4(a),(2)	Lot Widths	SF-3; Width = 35'	For Residential Use: Width= 34' Width of all lots shall be measured at the Setback	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.

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Ordinance Title		Description		Requirements/Variance		Official Information	
Chapter 26, Signs							
4	26.05	Prohibited signs	Off Premises signs are prohibited	Allow four (4) off premises signs, two (2) monuments and two (2) construction/development signs. * Monuments to be erected at the intersection of Founders Park Road and Ranch Road 12 as well as at the intersection of Cannon Road and Hwy 290. Monument on Founders Park Road and RR 12 will be dual purpose and include Founders Park & Pound House. Monument on Cannon Tract will include the Cannon Development as appropriate. *Construction /development signs to be erected along Rob Shelton and at Cannon entrance along Hwy 290.	Entrance to the subdivision is not visible from public roadway. Master sign plan and permit applications are still required. Signs will conform with all city regulations regarding size and design standards.		
5	26.06.063 (b) & (c)	Monument signs for subdivisions	Maximum area of a sign shall not exceed thirty-two (32) square feet. Maximum height for a sign shall not exceed six (6) feet.	Maximum area and height for monuments signs shall refer to the configuration for the letters only. Where monument is for multiple areas, such as addition of Pound House and Founders Park, each portion will be allotted a maximum of thirty-two (32) square feet.	Allows flexibility for signage to be included as part of a decorative structure.		
6	26.06.045(c)	Construction Development signs	Construction/development signs may only be erected on the land being developed upon the commencement of construction/development and shall be removed when eighty percent (80%) of the construction/development is completed or twelve (12) months after the sign is first installed, whichever comes first. The twelve-month term can be expanded pursuant to the variance procedure of this chapter.	Allow an off premises construction/development sign to be erected along Rob Shelton and also along Hwy 290 at the access point to the subdivision on the Cannon Property. Sign along Rob Shelton shall be removed when construction is complete. Sign along Hwy 290 shall be removed and/or relocated when the commercial and/or residential portions of Cannon are developed.	Entrance to the subdivision is not visible from public roadway. Developer will coordinate placement with property owner.		

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#	Criteria	Description	Requirements	Justification
7	(Exhibit A), 3.13	Lapse of plat approval	<p>Preliminary Plat: All of the following shall occur within the one hundred and eighty-three (183) calendar days following Preliminary Plat approval: 1) City Engineer's approval of engineering plans for public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the Phase 1 final plat shall be submitted to the City within three hundred sixty-five (365) calendar days following approval of the preliminary plat in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in this Chapter).</p>	<p>Allows time for the construction of infrastructure improvements prior to recordation of plats.</p>
8	(Exhibit A), 3.13	Lapse of plat approval	<p>Final plat approved by the City Council but not vet filed with Hays County - All materials necessary to file the plat at the County, including plat mylers, filing fees, etc., shall be submitted to the City within thirty (30) calendar days of the date of final approval (The thirty-day period shall commence upon County approval of final plat if the property is in the ETJ).</p>	<p>Allows time for the construction of infrastructure improvements prior to recordation of plats.</p>
9	(Exhibit A), 11.13.2	Frontage on Residential Collector Streets	<p>Applicable only to major collectors, minor arterials, and major arterials.</p>	<p>To showcase the lively neighborhood character with homes fronting streets where possible.</p>

Chapter 22, Subdivisions and Site Development

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#	Ordinance	Description	Requirement	Requested Variance	Justification
10	(Exhibit A), 11.21.1	Residential block lengths	Shall not exceed one thousand two hundred (1,200) feet between centerlines of street intersections	Shall not exceed three thousand (3,000) feet between centerlines of street intersections at the perimeter of the property.	This relates only to the perimeter of the property where access to neighboring property is limited by topographic conditions and adjacent land use.
11	(Exhibit A), 13.2	Intersecting Streets	Blocks shall not be less than four hundred feet (400') in length	Blocks shall not be less than two hundred feet (200') in length	Considering unique topographic conditions that may reduce intersection distances.
12	(Exhibit A), 14.6	Minimum Lot Sizes	For lots using surface water and public wastewater system is 0.75 acres	For lots using surface water and public wastewater system is 3,400 square feet	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.
13	(Exhibit A), 15.1	Sidewalks	Required on both sides of collector and arterial streets without open ditch drainage	Sidewalk or an 8-foot wide meandering trail will be provided on each side of collector street.	To fuse the hill country character within the community.
14	(Exhibit A), 20.1.3(g)	Sidewalks	Both sides of street in both residential and non-residential developments utilizing curb (not open ditch drainage). Required in conjunction with sewer line installation.	Sidewalks adjacent to residential lots constructed by the home builders at the time of home construction. Sidewalks not adjacent to residential lots will be constructed at time of roadway construction.	To fuse the hill country character within the community and remain consistent with the nearby high density development. To clarify timing of sidewalk construction
15	(Exhibit A), 30.2	Performance Guarantees	Required for public improvements	Performance guarantees shall be issued in the name of each current and future owner of public improvements including those owned and maintained by Hays County, City of Dripping Springs, or the Dripping Springs Water Supply Corporation	Public improvements will be owned and maintained by separate entities and thus performance guarantees shall be issued for each entity's benefit for the improvements that will be dedicated to them.
16	28.04.018	Cuts and fills	No fill or cut on any building site shall exceed a maximum of six (6) feet of depth	Improvements requiring a site development permit will be held to no more than 12 feet of cut and/or fill.	To respond to topographic conditions and provide roadways that meet design requirements.
17	28.06.051(a&b)	Residential Street Tree Requirements	Street trees [(2) 4" Trees/50 lf] to be planted adjacent to or near street right-of-way per associated zoning classification	Three inch (3") caliper or greater street trees planted within five feet (5') of the public right of way shall receive credit towards tree replacement requirements at a ratio of 1:1.	The development will provide a strong streetscape with mature trees earlier in the life of the project with this street tree planting plan.

Hays County Development Regulations (2017) Chapter 721 - Roadway Standards					
18	Table 721.02	Roadway Classification	ADT = 5001 -15000 corresponds to Minor Arterial with 100ft ROW	Utilize Roadway Classification of Minor Collector	The spine road is intended to act as a minor collector not an arterial.
19	Table 721.02	Roadway Classification; ROW Width	ADT = 5001 -15000 corresponds to Minor Arterial with 100ft ROW	Utilize City of Austin classification of Primary Collector (ADT = greater than 3500) with 70ft ROW	The spine road is an urban section with curb & gutter. City of Austin definition of roadway use and with its wide enough for current planned section, with potential to expand to a 4-lane in the future.
20	Table 721.02	Minimum Centerline Radius	Urbanized Local = 200 feet Minor Collector = 375 feet	Urbanized Local = 180 feet Minor Collector = 300 feet	Complies with AASHTO standards relative to proposed design speeds. Preserves natural character by minimizing impacts to existing topography.
21	Table 721.02	Cut-de-sac ROW/ Pavement Radius (feet)	7045 for Urbanized Local and Minor Collector	8048 for Urbanized Local. Islands are allowed in the cut-de-sac.	To preserve the natural character of the site by minimizing roadway impacts.
22	Table 721.02	Knuckles	No provision	Knuckles are allowed. Minimum ROW radius is 50 feet. Minimum pavement radius is 40 feet.	Preserves natural character by minimizing roadway impacts and concentrating residential density.
23	Table 721.02	Minimum Lot Frontage	Minor Collector= 100 feet	Minor Collector= 60 feet	To have the ability to respond to evolving and diversified housing market. Provide a variety of housing types and lot sizes.
24	Table 721.02	Minimum Drive Spacing	Minor Collector= 75 feet	Minor Collector= 60 feet	To have the ability to respond to evolving and diversified housing market. Provide a variety of housing types and lot sizes.
25	Section 9.2.2(e)(1)	Side slopes on swales	No steeper than 1 vertical to 6 horizontal	No steeper than 1 vertical to 3 horizontal	Complies with City of Austin, Drainage Criteria Manual 6.4.1.D

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EXHIBIT E

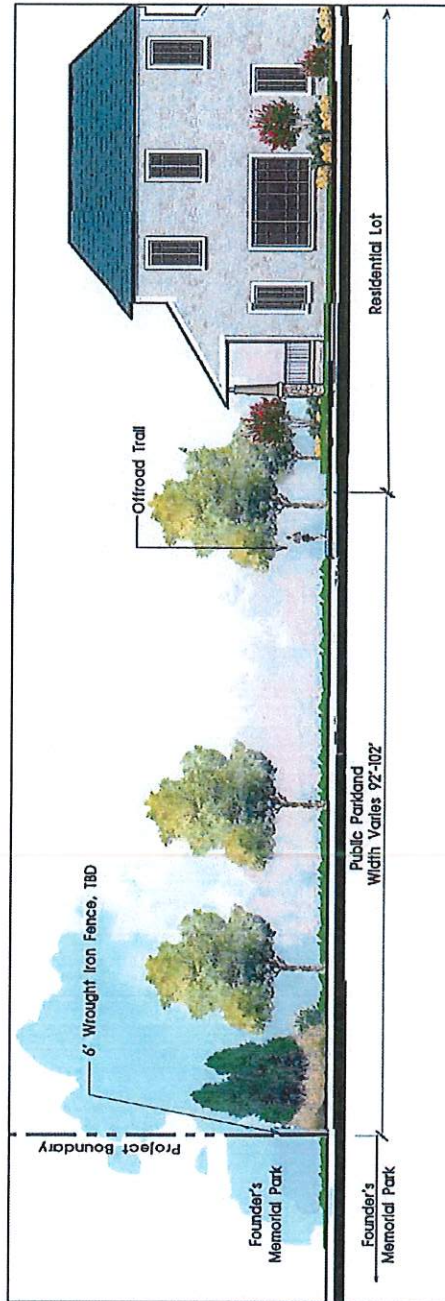
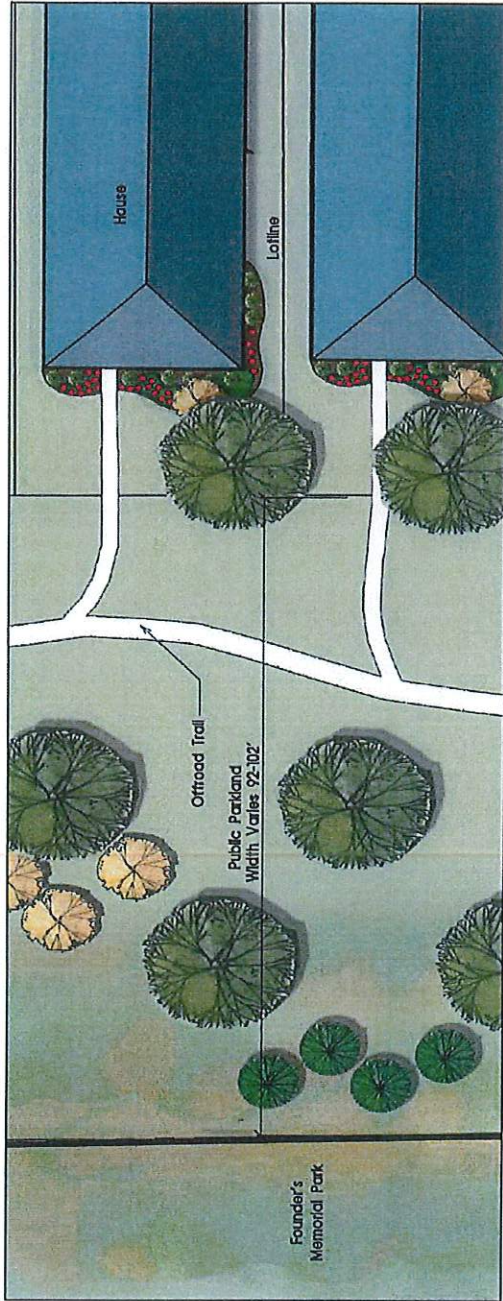
Founders Memorial Park and Pound House Improvements



SEC Planning, LLC
 Land Planning • Landscape Architecture • Construction Consulting

FOUNDER'S PARK AND
 POUND HOUSE POTENTIAL IMPROVEMENTS
 BIG SKY RANCH

Scale: 1" = 100'
 Date: June 20, 2018
 SHEET 1 OF 10
 Base mappings compiled from best available information. All maps



Scale: 1" = 20'
Date: June 20, 2018

SEC Planning, LLC
10011 E. 100th Street, Suite 100
Austin, Texas 78754
All measurements are approximate and should be verified in the field.

LANDSCAPE BUFFER EXHIBIT

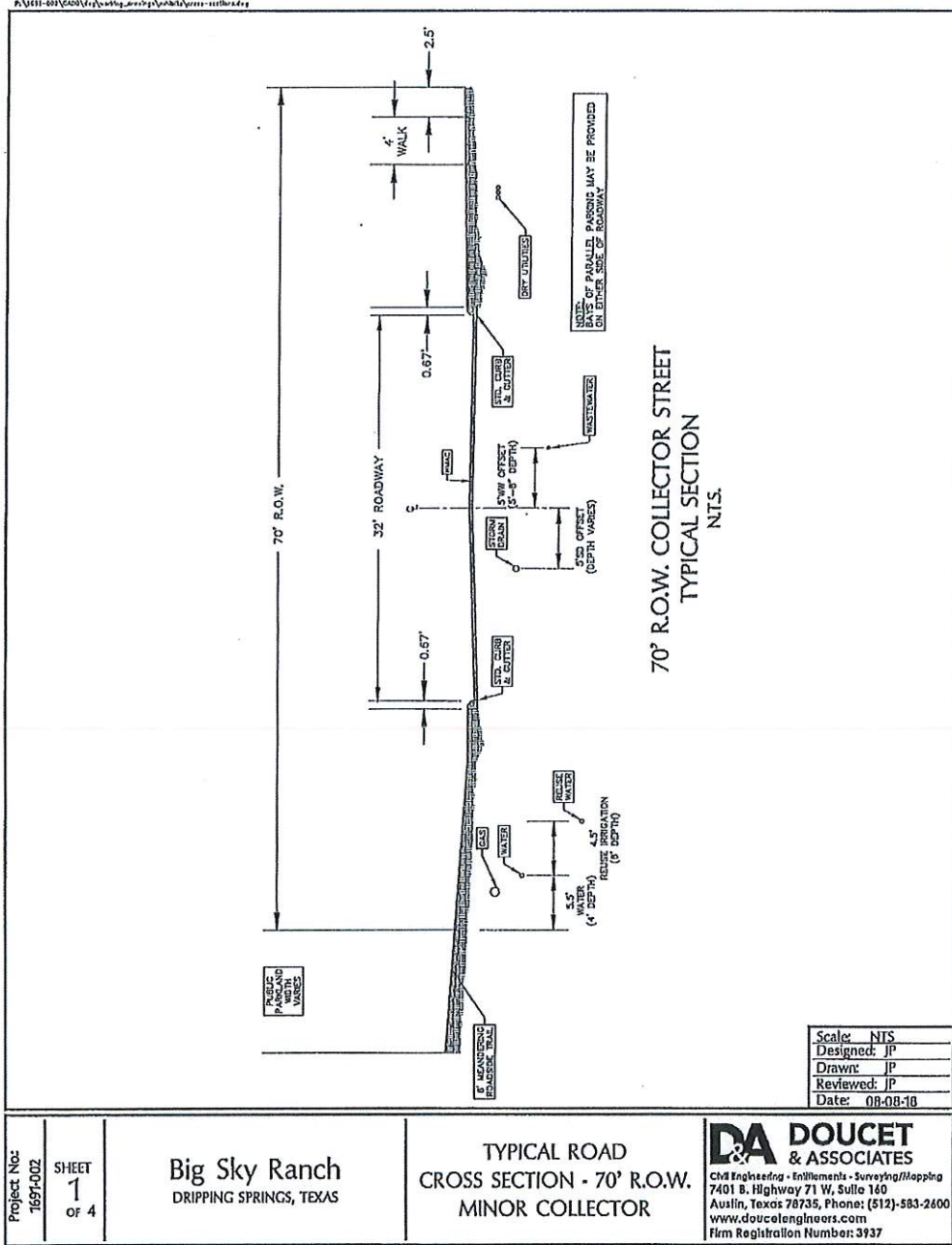
BIG SKY RANCH
DRIPPING SPRINGS, TEXAS

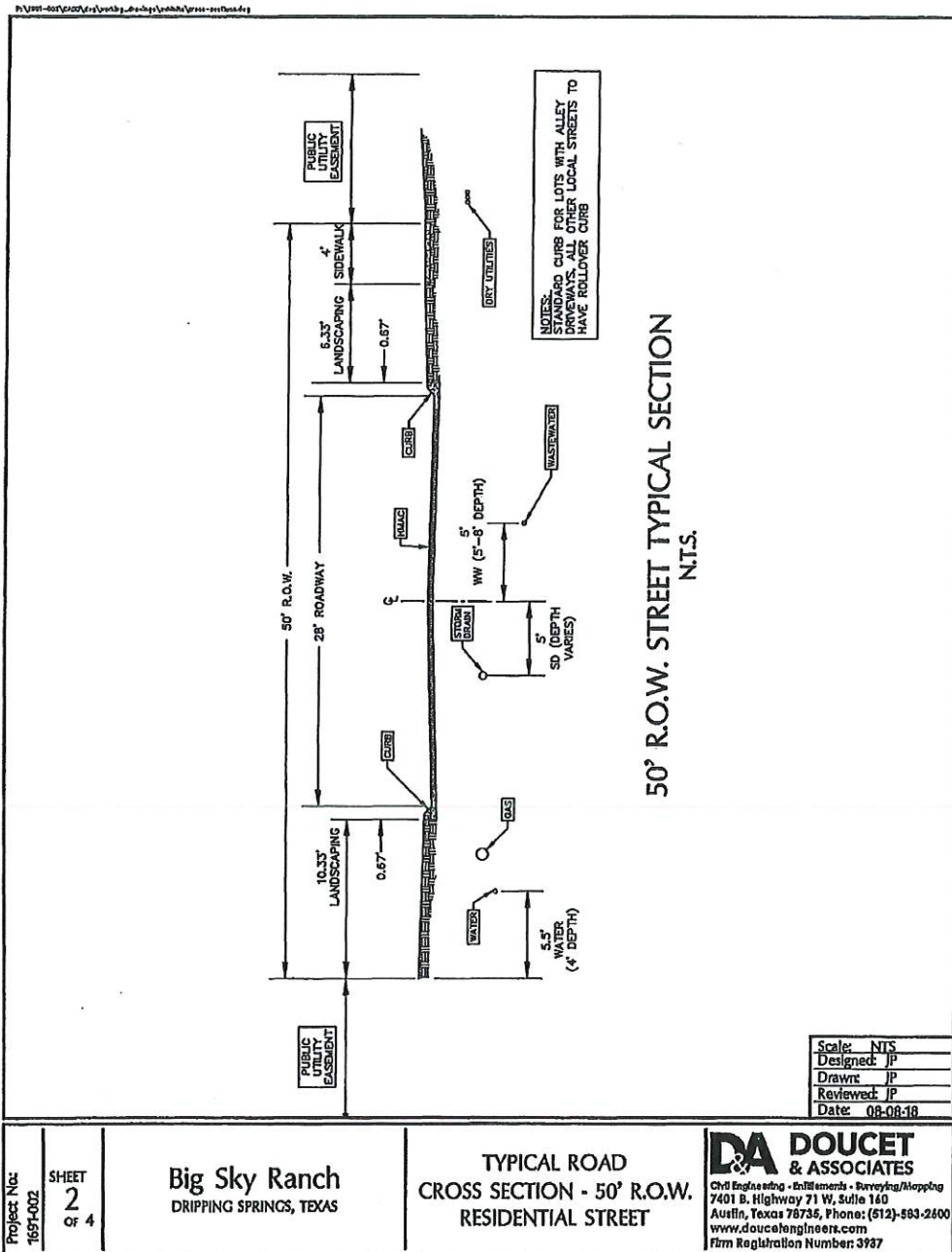
SEC Planning, LLC
Environmental • Landscape Architecture • Community Economic
ADRIAN BASS
ARCHITECT



EXHIBIT F

PD Street Standards





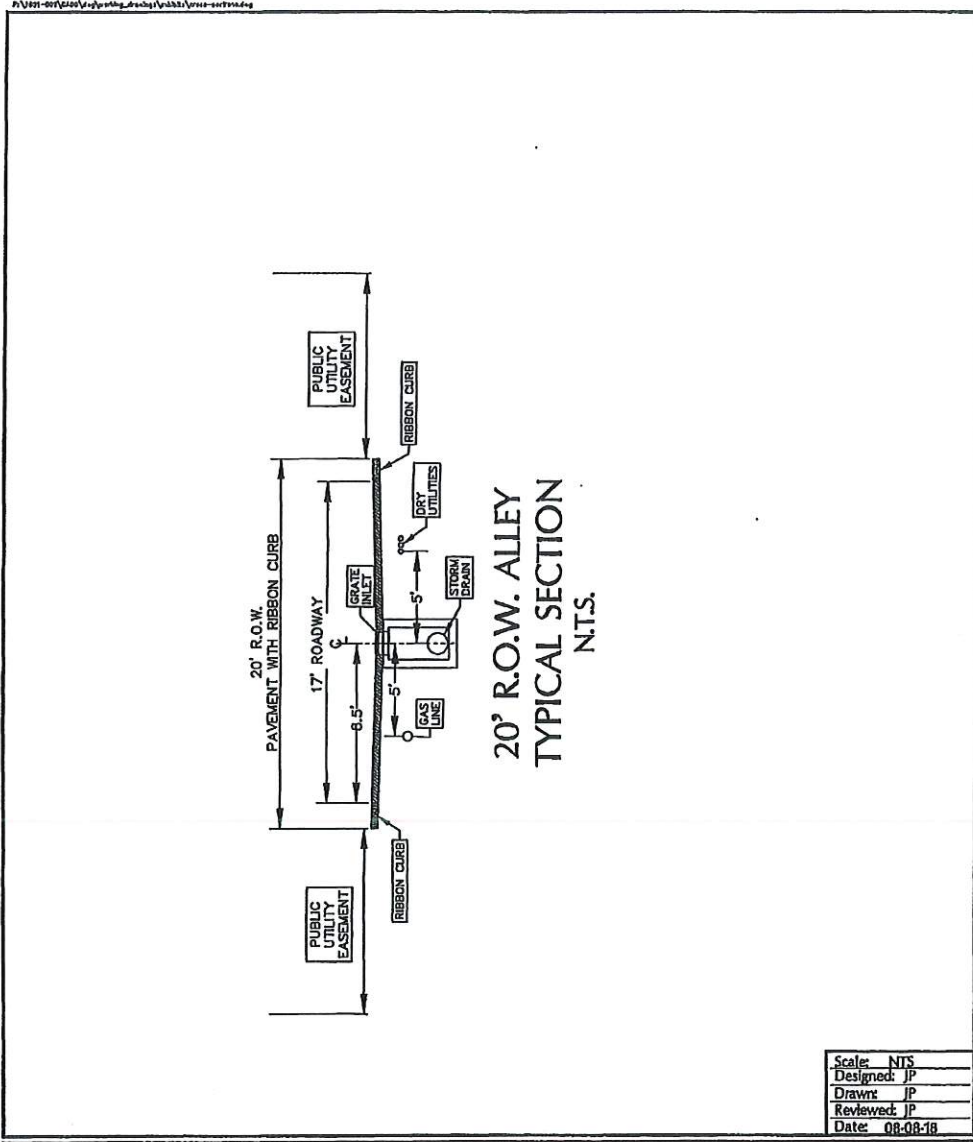
Project No:
1691-002

SHEET
2
OF 4


Big Sky Ranch
DRIPPING SPRINGS, TEXAS

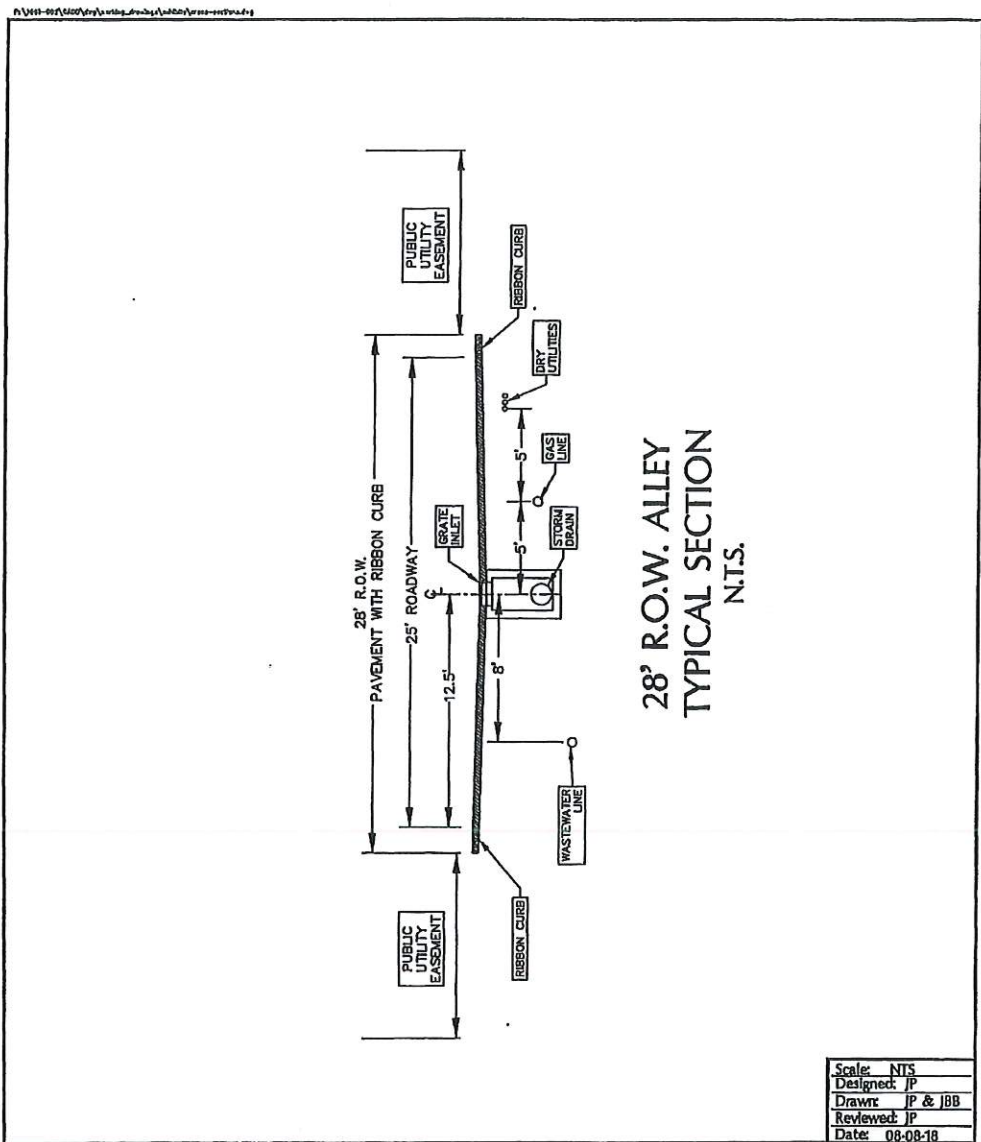
TYPICAL ROAD
CROSS SECTION - 50' R.O.W.
RESIDENTIAL STREET

DA DOUCET & ASSOCIATES
Civil Engineering - Estimation - Surveying/Mapping
7401 B. Highway 71 W, Suite 140
Austin, Texas 78735, Phone: (512)-563-2600
www.doucetengineers.com
Firm Registration Number 3987



Scale:	NTS
Designed:	JP
Drawn:	JP
Reviewed:	JP
Date:	08-08-18

Project No: 1657-002	SHEET 3 OF 4	Big Sky Ranch DRIPPING SPRINGS, TEXAS	TYPICAL ROAD CROSS SECTION - 20' R.O.W. ALLEY	 <small>Civil Engineering - Easements - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-693-2600 www.doucengineers.com Firm Registration Number: 3937</small>
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28' R.O.W. ALLEY
TYPICAL SECTION
N.T.S.

Scale:	NTS
Designed:	JP
Drawn:	JP & JBB
Reviewed:	JP
Date:	08-08-18


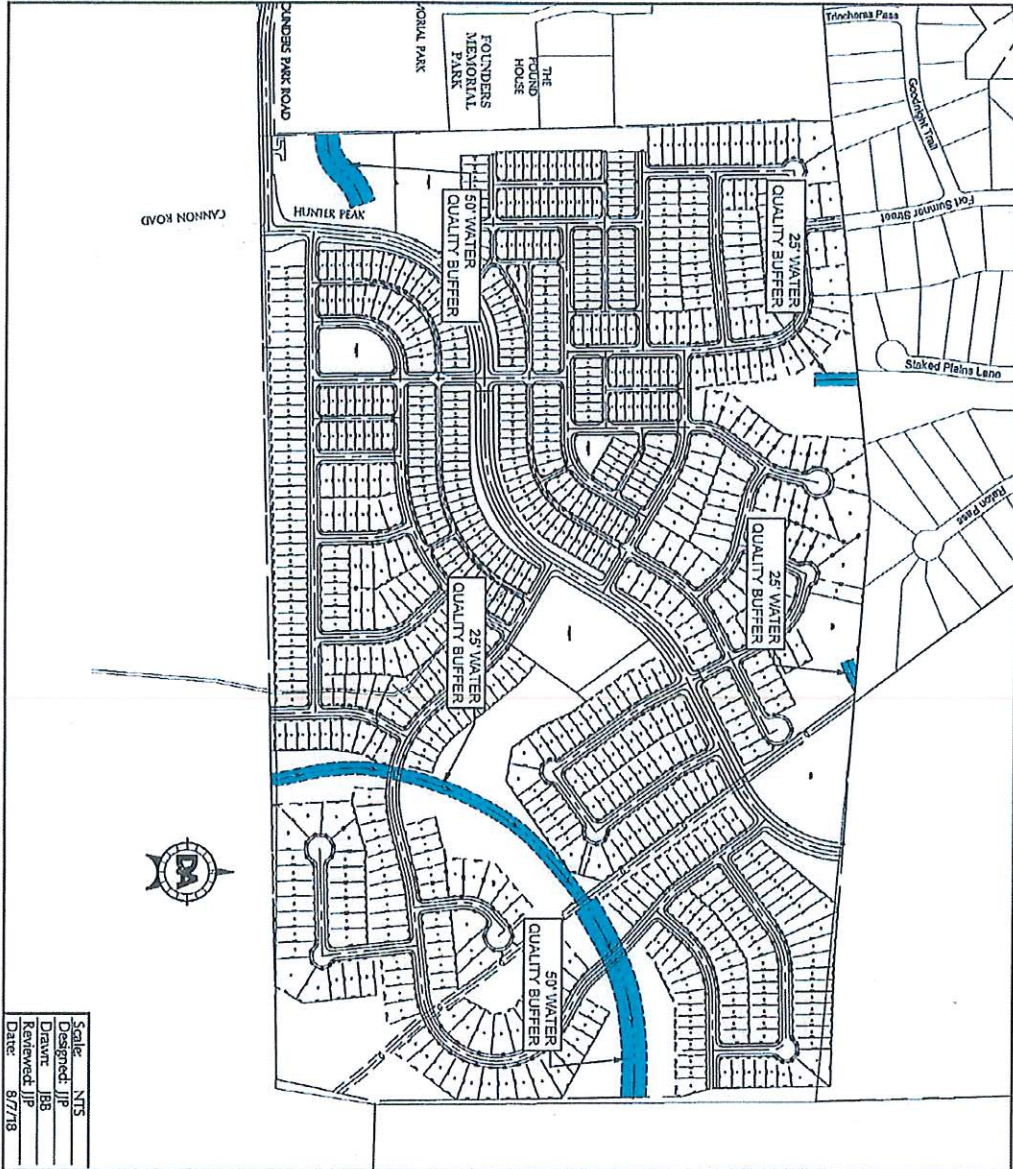
Project No: 1697-002	SHEET 4 OF 4	Big Sky Ranch DRIPPING SPRINGS, TEXAS	TYPICAL ROAD CROSS SECTION - 28' R.O.W. ALLEY	 DA DOUCET & ASSOCIATES Civil Engineering - Environmental - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-883-2400 www.doucetengineers.com Firm Registration Number: 3737
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EXHIBIT G

Water Quality Buffer Zones

User: JBANISTER Plot Date/Time: Aug. 07, 18 - 10:55:51
 Drawing: P:\1691-002\CAD\DWG\working_drawings\exhibits\CREEK BUFFER EXHIBIT.dwg



Scale:	NTS
Designed:	JJP
Drawn:	IBB
Reviewed:	JJP
Date:	8/7/18

SHEET
EXHIBIT
 1 OF 1
 Project No.:
 1691-002

BIG SKY RANCH
 DRIPPING SPRINGS, TX

PLANNED
 DEVELOPMENT DISTRICT
 Exhibit H - Water Quality
 Buffer Zones

DA DOUCET & ASSOCIATES
 Civil Engineering - Utilities - Surveying/Mapping
 7401 B. Highway 71 W, Suite 140
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 Firm Registration Number: 3937

EXHIBIT H

Phasing Plan



RESIDENTIAL LOTS BY PHASE	
PHASE ONE	
RESIDENTIAL LOTS A (124' X 115')	104
RESIDENTIAL LOTS B (142' X 120')	65
RESIDENTIAL LOTS C (162' X 120')	27
TOTAL PHASE ONE	196
PHASE TWO	
RESIDENTIAL LOTS A (124' X 115')	136
RESIDENTIAL LOTS B (142' X 120')	54
RESIDENTIAL LOTS C (162' X 120')	0
TOTAL PHASE TWO	190
PHASE THREE	
RESIDENTIAL LOTS A (124' X 115')	0
RESIDENTIAL LOTS B (142' X 120')	136
RESIDENTIAL LOTS C (162' X 120')	80
TOTAL PHASE THREE	216
PHASE FOUR	
RESIDENTIAL LOTS A (124' X 115')	48
RESIDENTIAL LOTS B (142' X 120')	80
RESIDENTIAL LOTS C (162' X 120')	0
TOTAL PHASE FOUR	128
TOTAL	
RESIDENTIAL LOTS A (124' X 115')	288
RESIDENTIAL LOTS B (142' X 120')	367
RESIDENTIAL LOTS C (162' X 120')	155
TOTAL RESIDENTIAL LOTS	810

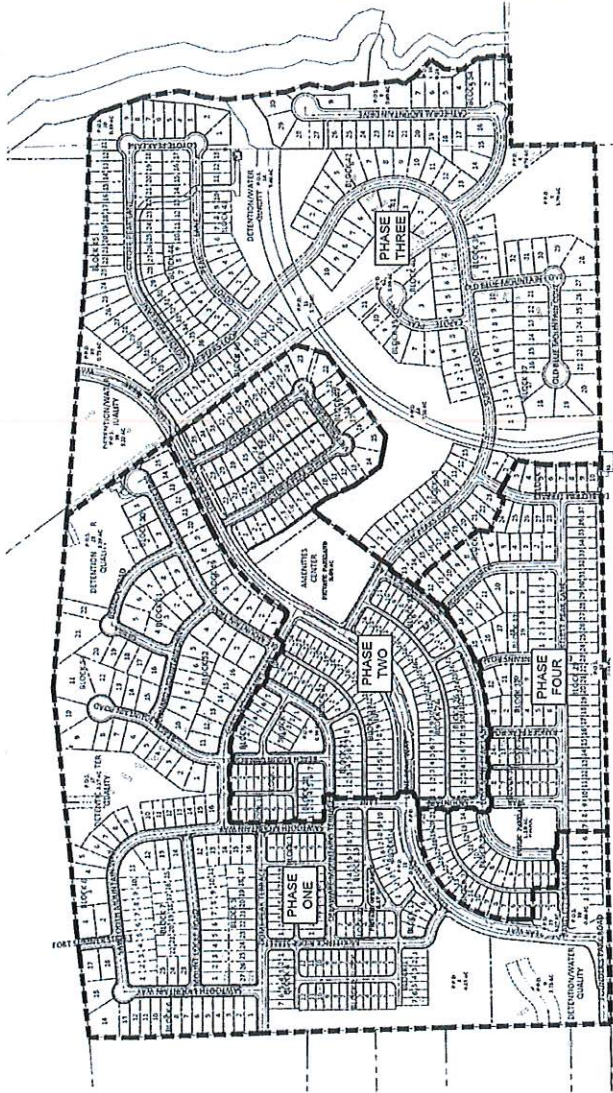


EXHIBIT I

PD Uses Chart:

The uses permitted in PDD – 10 are as follows:

- Single-Family Dwelling, Detached;
- Garden Home/Townhome;
- Accessory Bldg/Structure (Residential);
- Home Occupation;
- Swimming Pool, Private;
- Community Center, Private; and
- Those uses listed in the City's zoning ordinance for the GR District or any less intense residential district uses are hereby permitted by right within the Project, and others are designated as requiring a Conditional Use Permit (CUP).