HERITAGE SUBDIVISION RELATED AGENDA ITEMS BY DATE

**Does not include additional Heritage Subdivision-related agenda items for meetings where John Kroll was marked absent**

March 22, 2016:

- C. Public hearing to receive public comments regarding a petition received by the City of Dripping Springs, Texas, filed by SLF IV Property GP, LLC requesting creation of the Heritage Public Improvement District, (“PID”), 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 in 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, located in the City of Dripping Spring’s Extraterritorial Jurisdiction.

- D. Resolution 2016-19: A Resolution of the City of Dripping Springs authorizing and creating the Heritage Public Improvement District in 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 in 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. located in the City of Dripping Spring’s Extraterritorial pursuant to Chapter 372 of the Texas Local Government Code.

Sept. 20, 2016:

- G. Proposed Special District financing for the Heritage Subdivision, Consisting of 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 in 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. Applicant SLF IV-Dripping Springs JV, LP. and Bob White Investments. – City Council and the applicant discuss this project in detail.

July 11, 2017:

- A. Consultation with City Attorney regarding legal requirements and procedures for the potential creation of certain special districts to finance improvements benefiting the Heritage Subdivision including a Wastewater Agreement. (Sec. 551.071 Consultation with City Attorney).

- F. Resolution No. 2017-53: A resolution of the City of Dripping Springs, Texas, Approving An Interlocal Agreement Between the City of Dripping Springs And the Dripping Springs Independent School District For Improvements Included in Road Constriction Contract for Roger Hanks Parkway.”

- G. Request from SLF IV – Dripping Springs JV, LP to Withdraw Voluntary Annexation Proceedings for Approximately 189 Acres Located within the City of Dripping Springs ETJ Commonly Known As the Heritage Subdivision.
- H: Acceptance of Petition of Owners to voluntarily annex area of approximately 189 acres commonly known as Heritage Subdivision under Chapter 212 of the Texas Local Government Code in the city’ extraterritorial jurisdiction in Hays County, and described below: (lists the 5 parcels)

I: Amended and Restated Petition to Create a Public Improvement District to Finance Improvements in the Area commonly known as the Heritage Subdivision

August 8, 2017:
- A. Consultation with City Attorney Regarding Legal Requirements and Procedures for the Potential Creation of Certain Special Districts to Finance Improvements Benefitting the Heritage Subdivision including a Wastewater Agreement (551.071 Consultation with City Attorney).

Sept. 12, 2017:
- E. Consultation with City Attorney Regarding Legal Requirements and Procedures for the Potential Creation of Certain Special Districts to Finance Improvements Benefitting the Heritage Subdivision including a Wastewater Agreement (551.071 Consultation with City Attorney)

Sept. 20, 2017:
- C. Consultation with City Attorney Regarding Legal Requirements and Procedures for the Potential Creation of Certain Special Districts to Finance Improvements Benefiting the Heritage Subdivision (551.071 Consultation with City Attorney)

- G. Proposed Special District financing for the Heritage Subdivision, Consisting of 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 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. Applicant SLF IV - Dripping Springs JV, L.P. and Bob White Investments. – City Council and the applicant discuss this project in detail.

- G. Consultation with City Attorney regarding the Development Agreement for Roadway Facilities between the City of Dripping Springs and Mickey Davidson Kroll and Jim Karhan to facilitate the North Extension of Roger Hanks Parkway (551.071 Consultation with City Attorney)

Oct. 10, 2017:
- Workshop on staff report on Heritage Subdivision developments, utilities, etc.

- A. Annexation and Development Agreement between the City of Dripping Springs and SLF IV - Dripping Springs JV, L.P. and Bob White Investments, LP for Heritage Subdivision, approximately 189 acres located in the ET J, 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

  1. Public Hearing No one spoke during the Public Hearing.
2. Offsite Road and Trail Agreement
3. Heritage Wastewater Utility Agreement
4. Annexation and Development Agreement - Heritage Subdivision
Mim James and Dottie Palumbo explained to the City Council that the agreements are being finalized, and requested a postponement. A motion was made by Mayor Pro Tern Foulds lo postpone the item to the Regular City Council Meeting on October 17, 2017. Council Member King seconded the motion with carried unanimously 4 to 0.

-B. 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 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.

-C. Annexation and Development Agreement between the City of Dripping Springs and SLF IV - Dripping Springs JV, L.P. and Bob White 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 Bob White Investments, LP, Applicant

Oct. 17, 2017:
-C. Annexation and Development Agreement between the City of Dripping Springs and SLF IV - Dripping Springs JV, L.P. and Bob White 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

-1. Presentation - Ocie Vest, Senior Vice President at Stratford Land Ocie Vest reviewed the Annexation and Development Agreement and was available for any questions.
-2. Staff Report - Laura Mueller Laura Mueller presented the staff report which is on file. There have been no substantive changes to the agreement since the last meeting.
-4. Public hearing

-No one spoke during the Public Hearing.
5. Offsite Road and Trail Agreement
6. Heritage Wastewater Utili(l' Agreement
7. Annexation and Development Agreement- Heritage Subdivision

A motion was made by Mayor Pro Tern Foulds to approve the Offsite Road and Trail Agreement, the Wastewater Utility Agreement, and the Annexation and Development Agreement.

-D. Ordinance No. 1803.91: an ordinance of the City of Dripping Springs, Texas to voluntarily annex under Chapter 212 of the Texas Local Government Code approximately 189 acres in the City's extraterritorial jurisdiction in Hays County, Texas commonly known as Heritage Subdivision, and described below:

-a. 34.247 acres in the Phillip Smith Survey, Abstract 415, Hays County, Texas being a portion of a 34.29 acre tract conveyed by John Marcus Baird by deed dated January 13, 1993 and recorded in Volume 971, Page 116 of the deed of records of Hays County, Texas.

-b. 50.206 acres in the Phillip smith Survey, Abstract 415, Hays County, Texas, being a portion of a tract called the East Part of 152.47 acres conveyed to John Marcus Baird by general warranty deed dated May 9, 1978 and recorded in Volume 310, Page 718 of the deed of records of Hays County, Texas, same being a portion of a 152.47 acre tract and recorded in Volume 154, Page 59 of the deed of records of Hays County, Texas.

-c. 94.695 acres (approx. 4,124,910 sq. ft.) in the Phillip Smith Survey, Abstract 415, Hays county Texas, being a portion of a 119.7 acre tract conveyed to nelson M. Davidson and Doris Breed Davidson by deed dated June 23, 1952 and recorded in Volume 154, Page 290 of the deed of records of Hays County, Texas, and being a portion of Tract 1, P.I. Turner Subdivision, a subdivision of record in Volume 133, Page 444 of the deed of records of Hays County, Texas.

-d. 8.119 acres (approx. 353,664 sq. ft.) in the Phillip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 9.008 acre tract conveyed to Mikey Davidson Kroll, Nelson M. Davidson, Jr., and wife Barbara Watkins Davidson by warranty deed with vendors lien dated November 7, 2002 and recorded in Volume 2102, Page 453 of the official public records of Hays County, Texas, and being a portion of Tract 1, P.I. Turner Subdivision, a subdivision of record in Volume 133, Page 444 of the deed of records of Hays County, Texas.

-e. 1.676 acres (approx. 73,006 sq. ft.) in the Phillip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 119.7 acre tract conveyed to Nelson M. Davidson and Doris Breed Davidson by deed dated June 23, 1952 and recorded in Volume 154, Page 290 of the deed of records of Hays County, Texas, and being a portion of Tract 1, P.I. Turner Subdivision, a subdivision of record in Volume 133, Page 444 of the deed of records of Hays County, Texas.

-I. Staff Report

-Anjali Naini Anja Ii Naini presented the staff report which is on file.

-2. Public Hearing

-No one spoke during the Public Hearing.

-3. Ordinance No. 1803.91

-A motion was made by Mayor Pro Tem Foulds to approve Ordinance No. 1803.91. Council Member Manassian seconded the motion, which carried 3 to O to I, with Council Member Crow abstaining.

-E. 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 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.

I. Staff Report

1. Anjali Naini presented the staff report. which is on file.


3. Public Hearing No one spoke during the Public Hearing.

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

   A motion was made by Council Member King to approve Ordinance No. 1220.124. Council Member Crow seconded the motion, which carried unanimously 4 to 0.

F. Resolution No. 2017-67: Public Improvement District Financing Agreement (PFA) and Service and Assessment Plan for Heritage Subdivision

G. Amendment to extend time to negotiate a Waste Water Utility Agreement to the Roadways Development Agreement for the Kroll Remaining Property that was entered into by and between the City of Dripping Springs, Hays County, Texas, (the "City"), a general law municipality organized and operating under the general laws of the state of Texas, and became effective on November 18, 2016

EXECUTIVE SESSION:

C. Deliberation regarding the potential purchase of all or a portion of real property related to the Transportation Plan

E. Consultation with City Attorney regarding legal issues related to annexation, development, financing, and zoning of area commonly known as Heritage Subdivision

Nov. 14, 2017:

EXECUTIVE SESSION

B. Deliberation regarding the potential purchase of all or a portion of real property related to the Transportation Plan (551.072 Purchase, Exchange, Lease or Value of Real Property)

C. Consultation with City Attorney regarding legal issues related to annexation, development, financing, and zoning of area commonly known as the Heritage Subdivision (551.071 Consultation with City Attorney)

H. Consultation with City Attorney on DSISD waiver of two-year maintenance bond for Roger Hanks Roadway Project Phase 1 (551.071 Consultation with City Attorney)

BUSINESS:

E. Resolution 2017-76: A Resolution of the City Council of the City of Dripping Springs, Texas estimating the appraised value of taxable real property liable for assessment within the Heritage Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code Dottie Palumbo presented the staff report which is on file. Staff recommends approval of Resolution No. 2017-76.
- F. Resolution No. 2017-74: A Resolution of the City Council of the City of Dripping Springs, Texas, creating Heritage Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code; and providing for an effective date.

- G. Escrow Agreement and Petition for PIO Dissolution for the Heritage Public Improvement District Dottie Palumbo presented the staff report which is on file. Staff recommends approval of the Escrow Agreement and Petition for PID Dissolution Form.

May 15, 2018:

- D. A Resolution of the City of Dripping Springs, Texas Approving Revisions to Exhibit E, Waiver of the Agricultural Use Valuation and Exhibit G, the Acquisition and Reimbursement Agreement of the "Heritage Public Improvement Financing Agreement."