



## TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Monday, May 13, 2024, at 4:00 PM

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# AGENDA

## CALL TO ORDER AND ROLL CALL

### Board Members

Place 2 Craig Starcher, Chair

Place 3 Taline Manassian, Vice Chair

Place 1 Dave Edwards

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith

Advisory Member Bob Richardson

### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

Deputy City Attorney Aniz Alani

Deputy City Secretary Cathy Gieselman

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Jon Snyder

## PRESENTATION OF CITIZENS

*A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

## PRESENTATIONS

*Presentations are for discussion only and no action shall be taken.*

- 1. Presentation on Dripping Springs Community Library Project.** *Missy Atwood*

## MINUTES

- 2. Discuss and consider approval of the April 15, 2024, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

## BUSINESS AGENDA

- 3. Discuss and consider possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2025 Budget Recommendation.**
- 4. Discuss and consider possible action regarding TIRZ Priority Project Subcommittee Recommendation. *TIRZ Project Manager, Keenan Smith***
- 5. Update and discussion regarding TIRZ Priority Projects. *Keenan Smith, Project Manager***
  - Downtown Parking Lot
  - Downtown Bathrooms
  - Old Fitzhugh Road Project

## CLOSED SESSION

*The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

- 6. Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects. *Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072***

## UPCOMING MEETINGS

### **TIRZ No. 1 & No. 2 Board Meetings**

June 10, 2024, at 4:00 p.m.  
July 8, 2024, at 4:00 p.m.  
August 12, 2024, at 4:00 p.m.

### **City Council Meetings**

May 21, 2024, at 6:00 p.m.  
June 4, 2024, at 6:00 p.m.  
June 18, 2024, at 6:00 p.m.  
July 2, 2024, at 6:00 p.m.

## ADJOURN

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING**

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **May 10, 2024 at 3:00 PM.***

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*Cathy Gieselman, City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



## TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Monday, April 15, 2024, at 4:00 PM

### MINUTES

#### CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Starcher called the meeting to order at 4:05 p.m.

**Board Members present were:**

Place 2 Craig Starcher, Chair  
 Place 1 Dave Edwards  
 Place 4 Miles Mathews  
 Place 5 Missy Atwood  
 Place 6 Susan Kimball

**Board Members absent were:**

Place 3 Taline Manassian, Vice Chair  
 Place 7 Walt Smith  
 Advisory Member Bob Richardson

**Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer  
 Deputy City Administrator Shawn Cox  
 City Attorney Laura Mueller  
 Deputy City Attorney Aniz Alani  
 City Secretary Andrea Cunningham  
 TIRZ Project Manager Keenan Smith, AIA  
 TIRZ Administrator Casey Sclar, P3 Works

#### PRESENTATION OF CITIZENS

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Michelle Fischer spoke regarding City Secretary Andrea Cunningham's last day with the City. Her last day will be Friday, April 19<sup>th</sup>, and she is moving cross country.

## MINUTES

- 1. Discuss and consider approval of the March 18, 2024, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Edwards to approve the March 18, 2024, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Mathews seconded the motion which carried unanimously 5 to 0.

## BUSINESS AGENDA

- 2. Discuss and consider acceptance of the Q1 TIRZ Administrator's Report. TIRZ Administrator, Casey Sclar (P3 Works).**

Casey Sclar presented the revised report which is on file.

A motion was made by Board Member Kimball to accept the revised Q1 TIRZ Administrator's Report. Board Member Edwards seconded the motion which carried unanimously 5 to 0.

- 3. Discuss and consider approval of the TIRZ No. 1 & No. 2 Board Fiscal Year 2025 Budget Recommendation.**

Keenan Smith and Shawn Cox presented the staff report which is on file.

No action was taken.

- 4. Discuss and consider possible action regarding TIRZ Priority Projects. TIRZ Project Manager, Keenan Smith**

Keenan Smith presented the staff report which is on file.

No action was taken.

- 5. Discuss and consider recommendation regarding changes to Continuous Pedestrian Illumination related to the Old Fitzhugh Road Project. TIRZ Project Manager, Keenan Smith**

Keenan Smith presented the staff report which is on file.

No action was taken.

A motion was made by Board Member Atwood to adjourn into Closed Session under Texas Government Code Sections 551.071, Consultation with City Attorney and 551.072, Deliberation Regarding Real Property, and regarding Closed Session Agenda Item 6. Board member Kimball seconded the motion which carried unanimously 5 to 0.

## CLOSED SESSION

*The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

- 6. Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects.** *Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*

The Board met in Closed Session from 5:02 – 5:15 p.m.

No action or vote was taken during the Closed Session. Chair Starcher returned the meeting to Open Session at 5:15 pm.

## UPCOMING MEETINGS

### **TIRZ No. 1 & No. 2 Board Meetings**

May 13, 2024, at 4:00 p.m.

June 10, 2024, at 4:00 p.m.

July 8, 2024, at 4:00 p.m.

### **City Council Meetings**

April 16, 2024, at 6:00 p.m.

May 7, 2024, at 6:00 p.m.

May 21, 2024, at 6:00 p.m.

June 4, 2024, at 6:00 p.m.

## ADJOURN

A motion was made by Board Member Mathews to adjourn the meeting. Board Member Edwards seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 5:15 p.m.

4/10/24 FY 2025 TIRZ Budget Scenario-

"TIRZ Budget Subcommittee" - WORKING DRAFT 4/10/24

Projects Scenario : TIRZ Board Approved Priority Projects

1 Civic Center Project:

"Town Center > Alternative Site(s)- TIRZ Team Support Planning & Feasibility Studies"

	approved	Amendment.1	FY 25
Civic Center Project:	FY 24	approved	proposed
Town Center Project Total:	\$ 60,000	\$ 60,000	\$ 60,000

notes  
TIRZ Project Team  
Planning & Feasibility Studie:  
City Hall Site Acquisiiton

2 Old Fitzhugh Rd Project:

"OFR PSE's Advanced Continuously per Project Scope & Schedule"

	approved	Amendment.1	FY 25
OFR Project	FY 24	approved	proposed
OFR PSE's PSA Amendment.1 (approved):	\$ 110,000	\$ 110,000	\$ 70,000
	\$ -	\$ 132,000	
Total OFR PSE's FY'24:	\$ 242,000		

HDR PSA & Amendments  
100 % PSE's + Bid Phase  
Est'd Expenditure > 9/30/25  
**\$ 898,500** Total PSA.A1

3 Downtown Parking Project Project:

"Downtown Parking > Update Concept Plan > Advance Parking Lot > PSE's"

	approved	Amendment.1	FY 25
Downtown Pkg Lot Plans Specs & Estimates	FY 24	approved	proposed
Downtown Parking Project Total:	\$ 97,500	\$ 97,500	\$ 60,000

TIRZ Project Team  
Eng. Cost Est. : \$300-400K  
100% PSE's/Replat/SD perm

4 Stephenson Building Project:

"Adaptive Re-Use & Addition: Community / Civic / Cultural Uses"

	approved	Amendment.1	FY 25
	FY 24	approved	proposed
Stephenson Project Total:	\$ -	\$ -	\$ -

Current City Project & Budge  
DD Cost Estimate: \$3.6M  
100% CD's > City Budget  
\*need budget & cost est #'s

5 Downtown Drainage, Roadways & Sidewalks Planning Study

"Investigate & Propose Comprehensive, Integrated Infrastructure Solutions"

	approved	Amendment.1	FY 25
	FY 24	approved	proposed
Downtown Plan Project Total:	\$ 200,000	\$ 200,000	\$ -

City Engineer Driven Project:  
Fall '24 Completion

6	Downtown Restrooms "Site & Utilites Survey, Proof of Concept, Entitlements, PSE's & Implementation"	approved	Amendment.1	FY 25
		FY 24	approved	proposed
Downtown Restrooms Project Total:		\$ 100,000	\$ 100,000	\$ 100,000
Direct Project Budget- Scenario Proposal:		FY 24	approved	proposed
Total Direct Project Costs:		\$ 567,500	\$ 699,500	\$ 220,000

\*need budget & cost est #'s  
 Current City Project/Budget  
 Constr. Estimate: \$300K  
 \* rollover fr. FY '24

\*possible budget ammedmen  
 Year by Year Comparison

4/10/24 FY 2024 Draft TIRZ Budget Recap

"TIRZ Budget Subcommittee" - WORKING DRAFT 4/10/24  
 Projects Scenario : TIRZ Board Approved Priority Projects

date	FY 2025 Proposed TIRZ Budget Recap:	approved	FY 25	
		FY 24	proposed	
	Direct Project Costs:	\$ 699,500	\$ 220,000	Projects Subtotal
10/1/24	TIRZ Project Manager: Amendment #7: KES	\$ 40,000	\$ 32,000	PM / Coordinating (4) Project
10/1/24	TIRZ Administrator: P3 Works (allowance)	\$ 16,000	\$ 16,000	
10/1/24	TIRZ Miscellaneous Consulting (allowance)	\$ 26,750	\$ 30,000	Multi Add'l Misc. Project Tasl
	Indirect Costs:	\$ 82,750	\$ 78,000	Subtotal: PM + Admin + Misc
"TIRZ Budget Subcommittee" - WORKING DRAFT 4/10/24 Grand Total:		\$ 782,250	\$ 298,000	Direct + Indirect Costs



4/10/24 "FY'24 Budget and Estimated TIRZ Cash Balance- Reconciliation"

Estimated Available TIRZ Cash Balance at End of FY '24*: (*Including projected TIRZ FY'24 Revenue w/ Full Expenditure of FY '24 budget)	<b>\$1,814,391</b>	TIRZ Admin: Apr '24 Rept (Table 12)
Less: Proposed FY '25 TIRZ Budget:	\$ (298,000)	

4/10/24 Projected Remaining TIRZ Cash Balance at End of FY '25: **\$1,516,391** surplus (short)

# Progress Report

## City of Dripping Springs TIRZ Task Order 3

April 2024

### Description of Work Performed During the Past Period

- TASK 1. TOWN CENTER SUPPORT**
  - No Tasks
  
- TASK 2. OLD FITZHUGH ROAD**
  - No Tasks
  
- TASK 3. DOWNTOWN PARKING / STEPHENSON LOT**
  - Prepare site civil plans.
  - Parking lot drainage design.
  - Research solar powered lighting.
  - Illumination photometrics.
  - Illumination design plans.
  
- TASK 4. TRIANGLE**
  - No Tasks
  
- TASK 5. PROJECT MEETING AND COORDINATION**
  - Project management and administration.
  - Coordination on TIRZ WA 3 scope and reallocation between tasks.
  - Coordination with landscape design team.
  
- TASK 6. EXPENSES**
  - None

### Anticipated Work to be Performed Next Period

- TASK 1. TOWN CENTER SUPPORT**
  - No Tasks
  
- TASK 2. OLD FITZHUGH ROAD**
  - No Tasks
  
- TASK 3. DOWNTOWN PARKING / STEPHENSON LOT**
  - Prepare site civil plans.
  - Parking lot drainage design.
  - Coordination on tree / luminaire layout and updates to parking lot.
  - Coordination on storm line on north property line.
  - Update illumination design plans to hard-wired.
  - Provide luminaire fixture alternatives.
  - Preliminary cost estimates.

**TASK 4. TRIANGLE**

- No Tasks

**TASK 5. PROJECT MEETING AND COORDINATION**

- Project management and administration
- Team meetings (2)
- Coordination with landscape design team.

**TASK 6. EXPENSES**

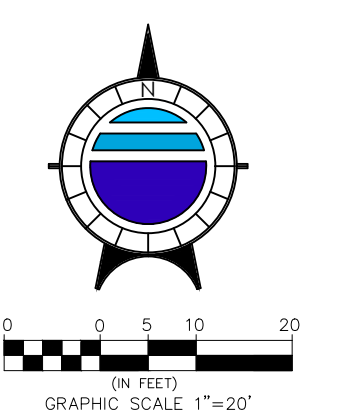
- None

**SITE PLAN**

**STEPHENSON BUILDING  
 ADDITION**  
 311 OLD FITZHUGH ROAD,  
 DRIPPING SPRINGS, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF JOE GRASSO, P.E., TBP#73285, ON 00/00/00, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF DRIPPING SPRINGS.

Designed: RLE/MH/PM  
 Drawn: RLE  
 Reviewed: TM/JG  
 Date: 4/25/2024  
**SHEET**  
**8**  
 OF 13  
 Project No.: 1577-009C



**LEGEND**

- PROPERTY LINE
- WATER QUALITY
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WASTEWATER LINE
- WATER LINE
- GAS LINE
- FIBER OPTIC CABLE
- WIRE FENCE
- OVERHEAD ELECTRIC
- EDGE OF PAVEMENT
- BUILDING OVERHANG
- PROPOSED 6" VERTICAL CURB
- ACCESSIBLE ROUTE- PEDESTRIAN ACCESS
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HMAC PAVEMENT
- WATER VALVE
- WATER METER
- WASTEWATER MANHOLE
- WATER MANHOLE
- TRAFFIC SIGN
- POWER POLE
- DOWN GUY
- CLEAN OUT
- ELECTRIC PULL BOX
- COMMUNICATION PULL BOX
- ELECTRIC VAULT
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- EXIST./PROP. FIRE HYDRANT
- GAS METER

**SITE NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
- ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN SMOOTH SAWCUT STRAIGHT EDGE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND DAMAGE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- STRIPING - FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN THE FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BOARDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.
- SIGNS - SIGNS SHALL READ "FIRE LANE - NO PARKING" AND SHALL BE 12" WIDE AND 18" HIGH. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN 2" LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE SIX FEET, SIX INCHES (6'-6") ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN FIFTY FEET (50') APART ALONG BOTH SIDES OF THE FIRE LANE. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS OR AS APPROVED.

**Parking Table**

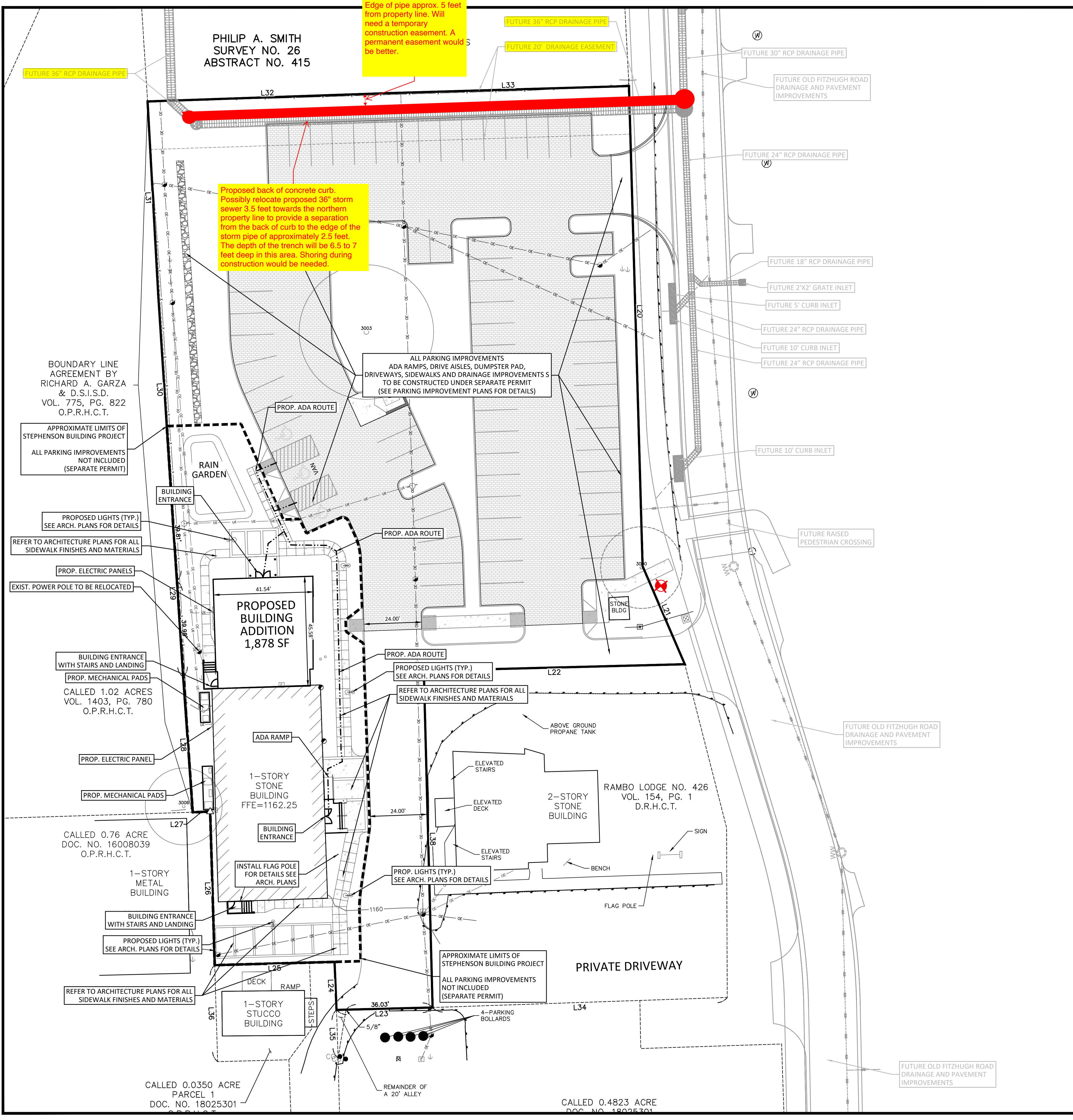
Existing Building 4,023	No additional parking required
Mercer St. Historic District, Ord. #2020-27	
Community Center Building Addition 1,849 SF	10 Spaces Required
(10 spaces plus 1 for every 2,000 SF)	
Standard Spaces Provided	67
(Per IBC Table 1106.1 51 to 75, 3 spaces including 1 Van)	3
Accessible Spaces Provided	70
Total Parking Spaces Provided	0
Bicycle Parking Provided	

**Site Table - Existing Conditions**

Gross Site Area	59,760 sf	1.37 ac
No. of Buildings	1	
Building Coverage	4,023 sf	7%
Impervious Cover	9,916 sf	17%

**Site Table - Proposed Conditions**

Gross Site Area	59,760 sf	1.37 ac
No. of Buildings	2	
Building Coverage	5,872 sf	10%
Gross Floor Area of Proposed Building	1,849 sf	
Height (stories & feet) of Proposed Building	1 story	19 ft
Impervious Cover	34,455 sf	68%
Limits of Construction	50,865 sf	1.16 ac



Edge of pipe approx. 5 feet from property line. Will need a temporary construction easement. A permanent easement would be better.

Proposed back of concrete curb. Possibly relocate proposed 36" storm sewer 3.5 feet towards the northern property line to provide a separation from the back of curb to the edge of the storm pipe of approximately 2.5 feet. The depth of the trench will be 6.5 to 7 feet deep in this area. Shoring during construction would be needed.

ALL PARKING IMPROVEMENTS ADA RAMPS, DRIVE AISLES, DUMPSTER PAD, DRIVEWAYS, SIDEWALKS AND DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED UNDER SEPARATE PERMIT (SEE PARKING IMPROVEMENT PLANS FOR DETAILS)

BOUNDARY LINE AGREEMENT BY RICHARD A. GARZA & D.S.I.S.D. VOL. 775, PG. 822 O.P.R.H.C.T.

APPROXIMATE LIMITS OF STEPHENSON BUILDING PROJECT ALL PARKING IMPROVEMENTS NOT INCLUDED (SEPARATE PERMIT)

PROPOSED LIGHTS (TYP.) SEE ARCH. PLANS FOR DETAILS REFER TO ARCHITECTURE PLANS FOR ALL SIDEWALK FINISHES AND MATERIALS

PROP. ELECTRIC PANELS EXIST. POWER POLE TO BE RELOCATED

BUILDING ENTRANCE WITH STAIRS AND LANDING PROP. MECHANICAL PADS CALLED 1.02 ACRES VOL. 1403, PG. 780 O.P.R.H.C.T.

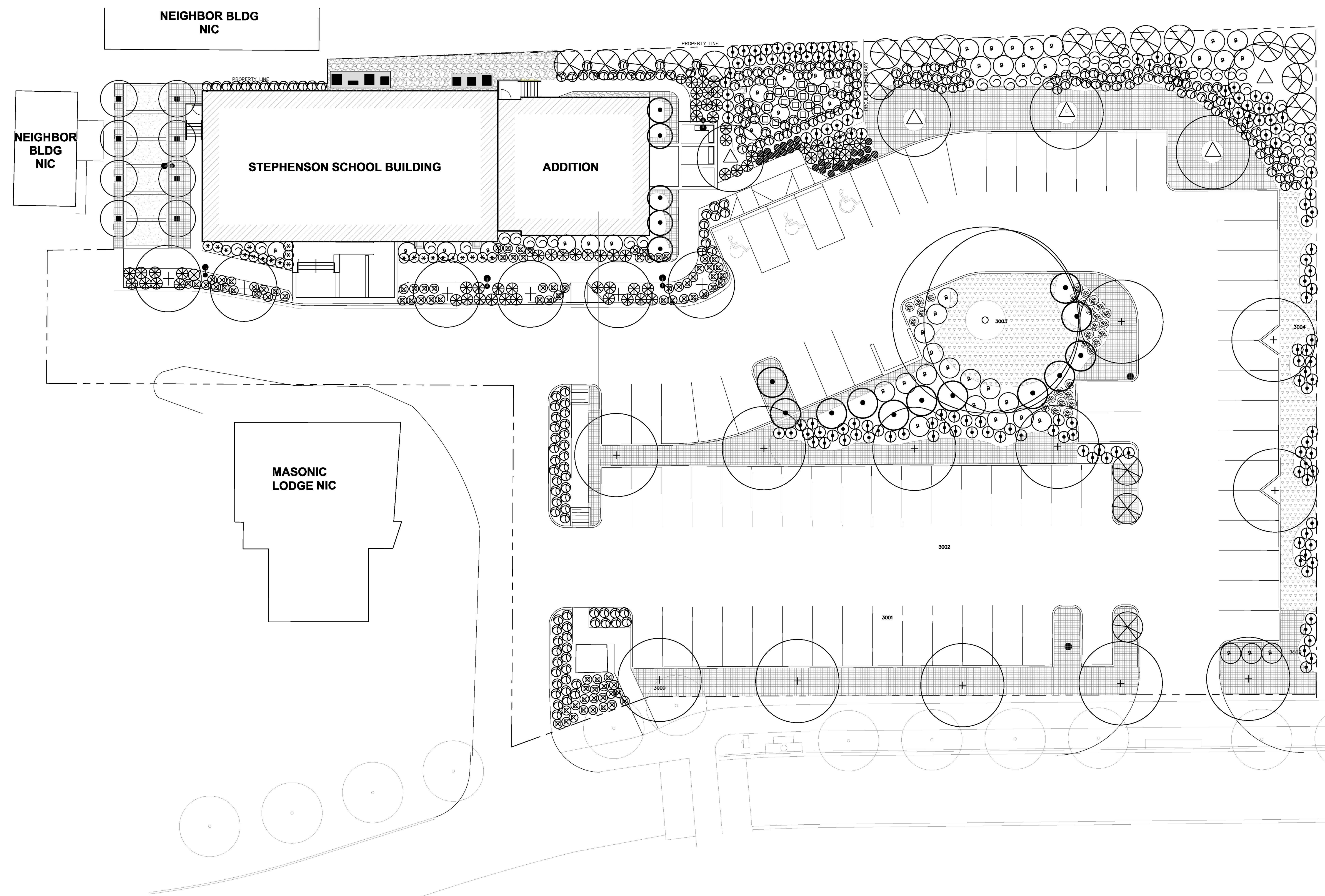
CALLED 0.76 ACRE DOC. NO. 16008039 O.P.R.H.C.T.

BUILDING ENTRANCE WITH STAIRS AND LANDING PROPOSED LIGHTS (TYP.) SEE ARCH. PLANS FOR DETAILS REFER TO ARCHITECTURE PLANS FOR ALL SIDEWALK FINISHES AND MATERIALS

CALLED 0.0350 ACRE PARCEL 1 DOC. NO. 18025301

CALLED 0.4823 ACRE DOC. NO. 18025301

Drawing: C:\pwworking\richard\_ellison\2024\4823\1577090C-CD-BUILDINGS-SP.dwg  
 User: RELZDN00  
 Last Modified: Apr. 25, 24 - 15:02  
 Plot Date/Time: Apr. 25, 24 - 17:15:31



PLANTING LEGEND

- CHINQUAPIN OAK, QUERCUS MUHLENBERGII
- CEDAR ELM, ULMUS CRASSIFOLIA
- DESERT WILLOW CHILAPIS LINEARIS
- MEXICAN BUCKEYE UNGNADIA SPECIOSA
- YAUPON HOLLY ILEX VOMITORIA
- FLAMELEAF SUMAC RHUS LANCEOLATA
- BAMBOO MUHLY, MUHLENBURGIA DUMOSA
- GOLDEN THRYALLIS GALPHIMIA GLAUCA
- FIRECRACKER FERN RUSSELLIA EQUISETIFORMIS
- MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA
- SWITCHGRASS PANICUM VIRGATUM
- BIG MUHLY GRASS, MUHLENBURGIA LINDHEIMERI
- DWARF BARBADOS CHERRY MALPIGHIA PUNICIFOLIA
- TEXAS LANTANA LANTANA URTICOIDES
- CHEROKEE SEDGE, CAREX CHEROKEENSIS
- INLAND SEA OATS, CHASMANTHIUM LATIFOLIUM
- AMERICAN BEAUTYBERRY CALLICARPA AMERICANA

SOIL NOTES:  
SOIL DEPTHS FOR IMPORTED SOIL SHALL BE AS FOLLOWS:  
1. TREES: 24" DEPTH, REFER TO TREE PLANTING DETAILS.  
2. SHRUBS: 12" DEPTH  
3. GROUND COVER: 9" DEPTH  
4. REFER TO 32 9300 PLANTS FOR ADDITIONAL SOIL REQUIREMENTS

City of Dripping Springs  
STEPHENSON SCHOOL  
BUILDING,  
PARKING LOT

311 Old Fitzhugh  
Dripping Springs, TX  
78620

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REVISION HISTORY

Project No. XXXX Date XXXX XX, 2024

Sheet Name

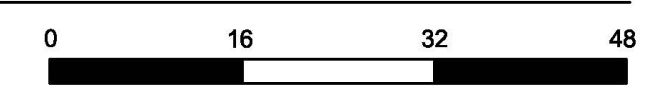
Planting Plan

Sheet Number



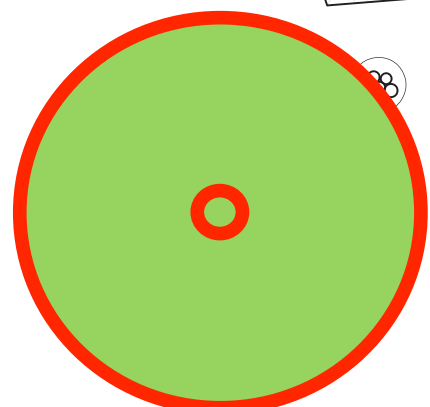
1 Stephenson Building & Parking Lot Planting Plan

SCALE: 3/32"=1'



PLANTING LEGEND

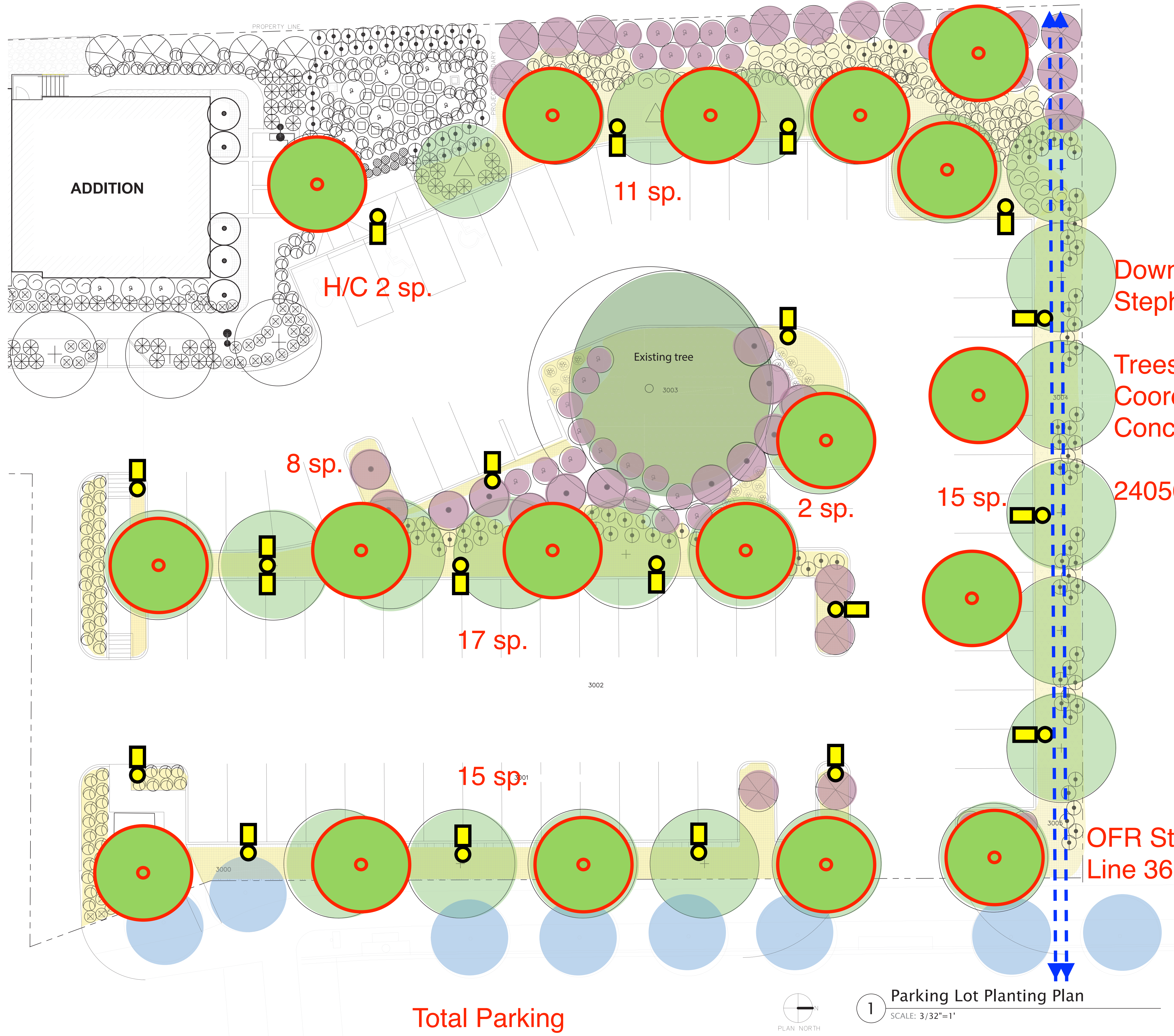
-  CHINQUAPIN OAK, QUERCUS MUHLENBERGII
-  CEDAR ELM, ULMUS CRASSIFOLIA
-  DESERT WILLOW, CHILAPIS LINEARIS
-  MEXICAN BUCKEYE, UNGNADIA SPECIOSA
-  YAUPON HOLLY, ILEX VOMITORIA
-  FLAMELEAF SUMAC, RHUS LANCEOLATA
-  BAMBOO MUHLY, MUHLENBURGIA DUMOSA
-  GOLDEN THRYALLIS, GALPHIMIA GLAUCA
-  FIRECRACKER FERN, RUSSELLIA EQUISETIFORMIS
-  MEXICAN HONEYSUCKLE, JUSTICIA SPICIGERA
-  SWITCHGRASS, PANICUM VIRGATUM
-  BIG MUHLY GRASS, MUHLENBURGIA LINDHEIMERI
-  DWARF BARBADOS CHERRY, MALPIGHIA PUNICIFOLIA
-  TEXAS LANTANA, LANTANA URTICOIDES
-  CHEROKEE SEDGE, CAREX CHEROKEENSIS
-  INLAND SEA OATS, CHASMANTHIUM LATIFOLIUM

 Ord. Req'd Pkg Lot Tree

 Solar Light 20' Pole

SOIL NOTES:  
SOIL DEPTHS FOR IMPORTED SOIL SHALL BE AS FOLLOWS:  
1. TREES: 24" DEPTH, REFER TO TREE  
PLANTING DETAILS:  
2. SHRUBS: 12" DEPTH  
3. GROUND COVER: 9" DEPTH  
4. REFER TO 32 9300 PLANTS FOR ADDITIONAL SOIL REQUIREMENTS

-  Shade tree
-  Small ornamental tree
-  Shrubs & Groundcover
-  Future Fitzhugh Rd. tree



Total Parking = 70 sp.

1 Parking Lot Planting Plan  
SCALE: 3/32"=1'

Downtown Parking Stephenson Lot:  
Trees / Lights / Pipe Coordination Concept Plan  
240502- KES

City of Dripping Springs  
STEPHENSON SCHOOL BUILDING,  
PARKING LOT

311 Old Fitzhugh  
Dripping Springs, TX 78620

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REVISION HISTORY

Project No. XXXX Date XXXX xx, 2024

Sheet Name  
Planting Plan

Sheet Number

Site trees



Chinkapin Oak



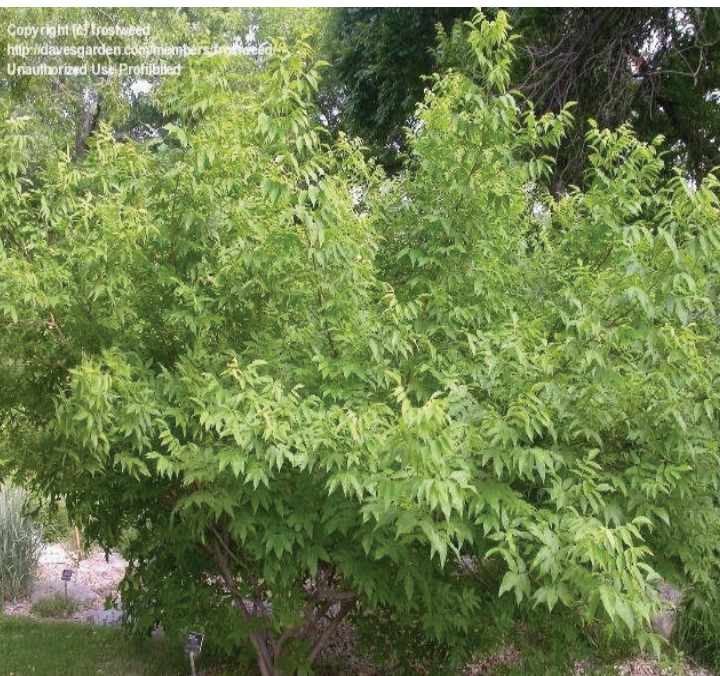
Chinkapin Oak fall color



Yaupon Holly



Cedar Elm



Mexican Buckeye



Mexican Buckeye bloom



Flameleaf Sumac



golden thryallis



barbadoc cherry



Texas lantana



inland sea oats



lindheimer's muhly



switchgrass (in bioswale)



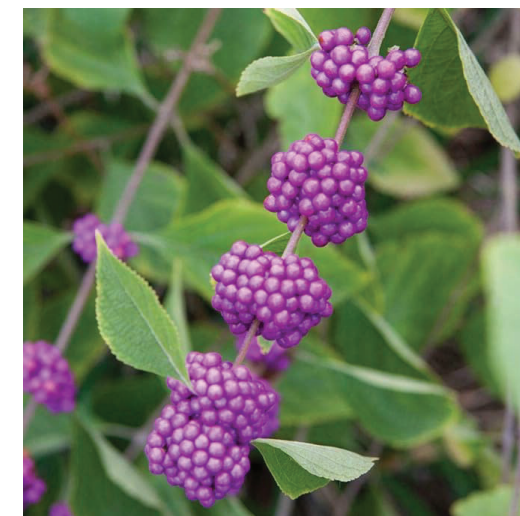
mexican honeysuckle



cherokee sedge

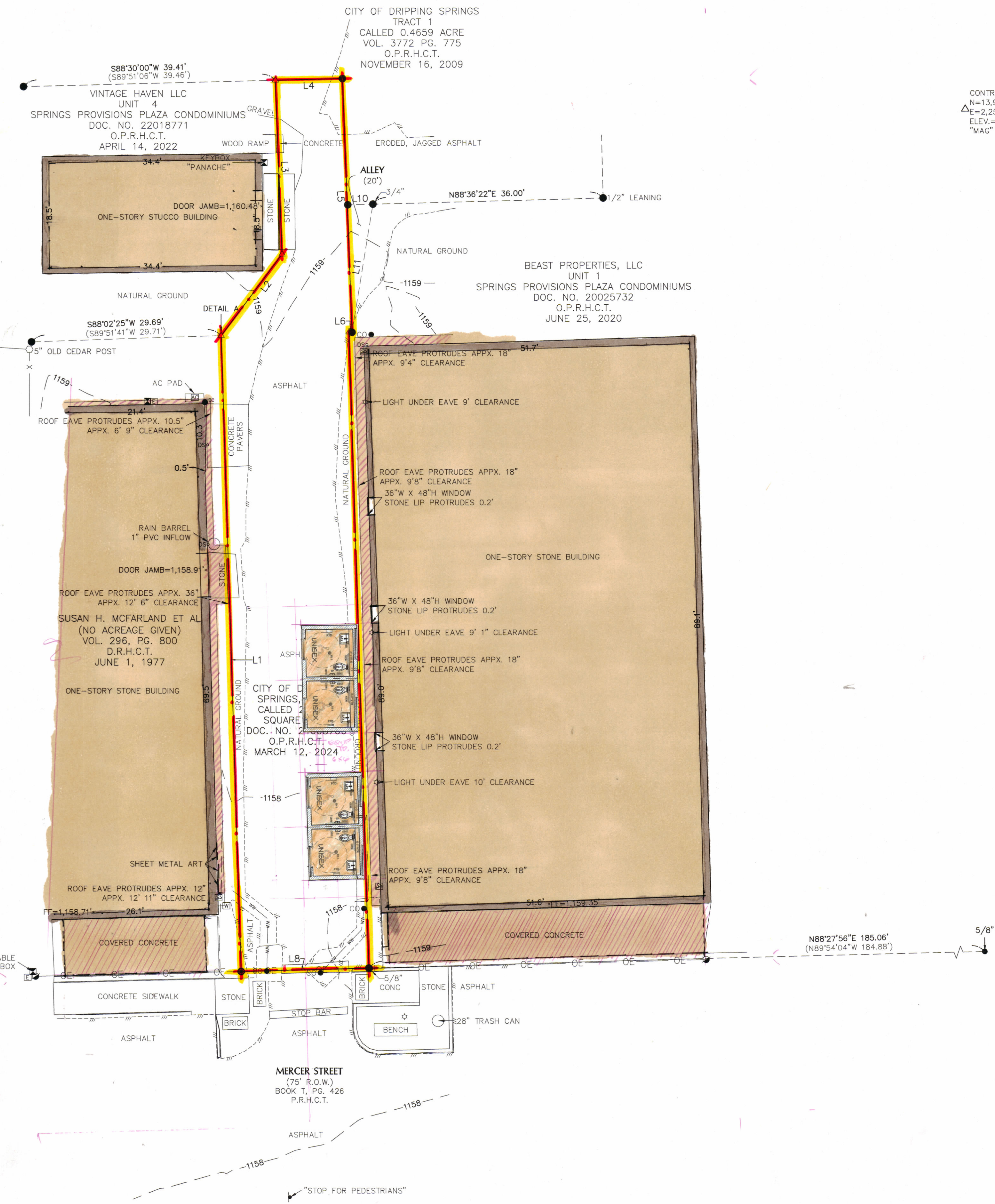
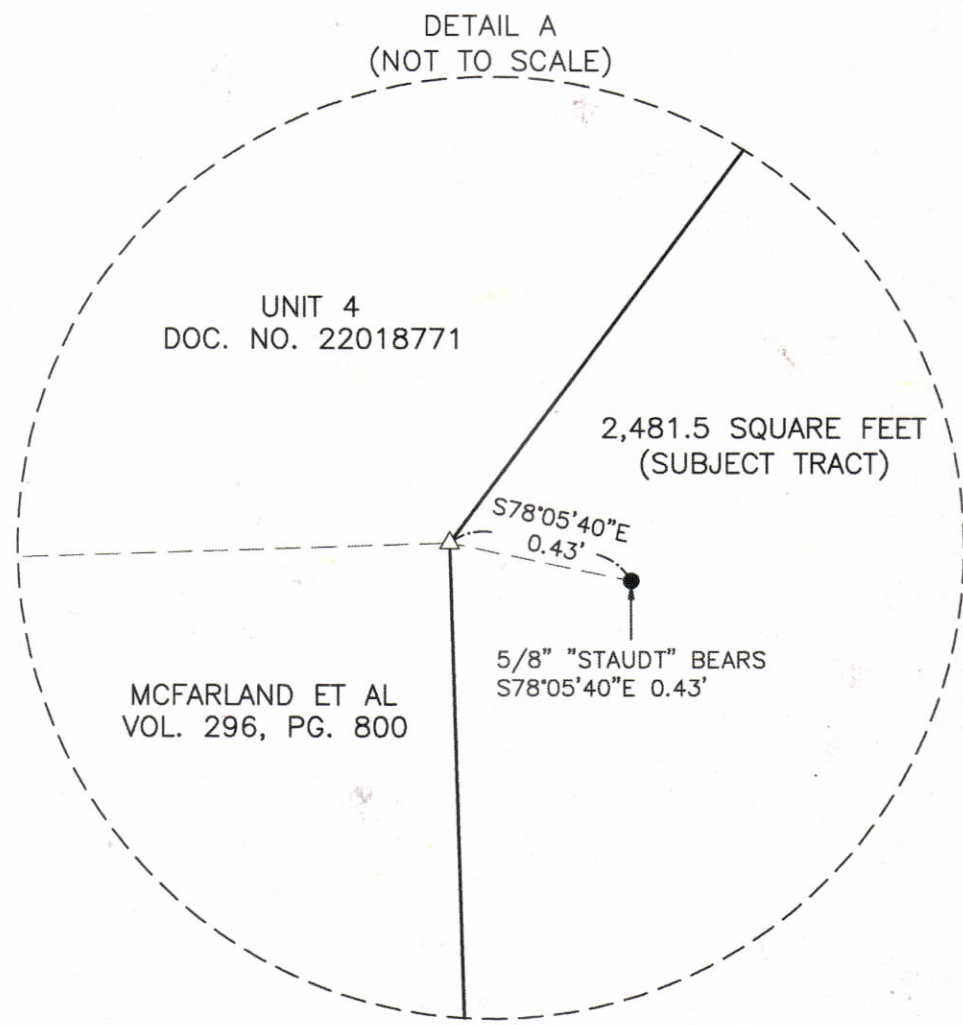
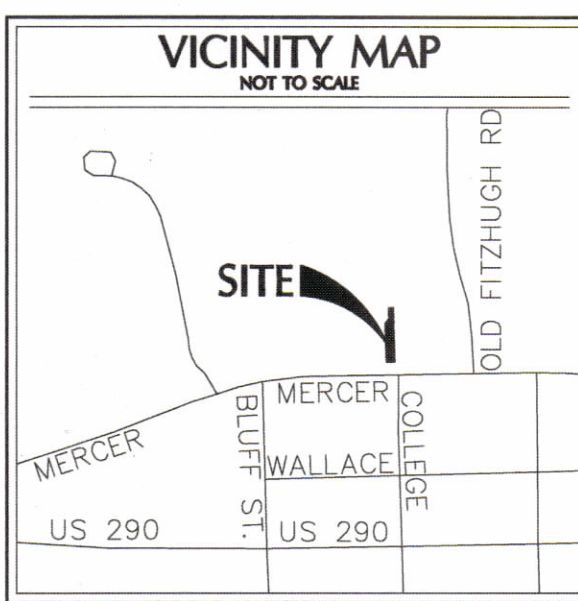


american beautyberry





# A BOUNDARY AND TOPOGRAPHIC SURVEY OF A 20' ALLEY, BEING ALL OF A TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF DRIPPING SPRINGS, TEXAS, IN DOCUMENT NUMBER 24008706, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



CONTROL POINT # 1  
N=13,982,550.27'  
E=2,256,153.37'  
ELEV.=1,160.00'  
"MAG" NAIL WITH "DOUCET" SHINER SET IN ASPHALT

BENCHMARK # 200  
N=13,982,527.03'  
E=2,256,181.49'  
ELEV.=1,160.05'  
SQUARE CUT IN CURB

LINE	BEARING	DISTANCE	(RECORD LINE INFO)
L1	N01°42'37"W	100.00'	N001°4'E (DISTANCE) 100.00'
L2	N36°38'01"E	15.96'	N38°35'E 16.12'
L3	N02°08'28"W	27.49'	N001°4'E 27.49'
L4	N88°30'00"E	10.48'	N89°30'E 10.48'
L5	S02°08'28"E	39.99'	S001°4'W 40.00'
L6	S87°33'23"W	0.48'	S89°30'W 0.48'
L7	S01°42'37"E	100.00'	S001°4'W 100.00'
L8	S88°22'50"W	19.99'	S89°30'W 20.00'
L10	N88°28'50"E	3.93'	
L11	N09°13'52"E	20.38'	

### LEGEND

- PROPERTY LINE
- BOUNDARY TIE
- ADJOINING PROPERTY LINE
- BUILDING LINE
- EDGE OF PAVEMENT
- EXISTING WIRE FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND WASTEWATER LINE
- 1/2" IRON ROD FOUND (OR AS NOTED)
- AIR CONDITIONING UNIT
- BENCHMARK
- CLEAN OUT
- CONDUIT
- CONTROL POINT
- COTTON SPINDLE FOUND
- DOWNSPOUT/DRAIN
- ELECTRIC METER
- JUNCTION BOX
- LIGHT POLE/LAMP
- POST
- POWER POLE
- SECURITY CAMERA
- SIGN (AS NOTED)
- WATER METER
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- FF FINISHED FLOOR ELEVATION
- R.O.W. RIGHT-OF-WAY
- DEED RECORDS, HAYS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- (---) RECORD INFORMATION

**CONTROL NOTE:**  
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00008 AND USING CONTROL POINT 1 AS THE POINT OF ORIGIN.  
UNITS: US SURVEY FEET.

**BASE POINT INFORMATION**  
CP1 (OPUS)  
N=13,982,550.27'  
E=2,256,153.37'  
ELEV.=1,160.00'  
DESCRIPTION: "MAG" NAIL SET WITH ALUMINUM "DOUCET CONTROL" SHINER LOCATED APPROXIMATELY 200 FEET NORTHWEST FROM THE INTERSECTION OF MERCER STREET AND OLD FITZHUGH ROAD.

**BENCHMARK NOTE:**  
BENCHMARK #200  
ELEVATION: 1,160.05'  
DESCRIPTION: SQUARE CUT SET IN A CONCRETE CURB LOCATED APPROXIMATELY 165 FEET NORTHWEST FROM THE INTERSECTION OF MERCER STREET AND OLD FITZHUGH ROAD. [SHOWN HEREON]

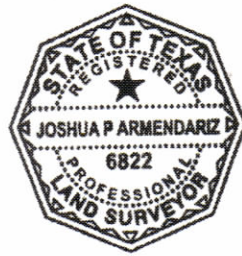
**FLOODPLAIN NOTE:**  
ALL OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48209C0105F, DATED SEPTEMBER 2, 2005, FOR THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SOURCE OF FLOODPLAIN DATA: F.E.M.A. WEBSITE.  
**SURVEYOR'S NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

**SURVEYOR'S CERTIFICATE:**  
DATE OF SURVEY: APRIL 18, 2024

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN. THIS SURVEY WAS MADE SUBSTANTIALLY IN ACCORDANCE WITH THE STANDARDS AND CONDITIONS SET FORTH FOR A CATEGORY 1B CONDITION 1 STANDARD LAND SURVEY, AND CATEGORY 6, CONDITION II, TOPOGRAPHIC SURVEY, BASED ON THE 2021 MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.

*J.P. Armendariz*  
DATE 04/25/2024  
JOSHUA P. ARMENDARIZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6822  
DOUCET & ASSOCIATES, A KLEINFELDER COMPANY  
TBPELS FIRM #10194551  
JARMENDARIZ@KLEINFELDER.COM



**DOUCET**  
A Kleinfelder Company  
Civil Engineering // Entitlements // Geospatial

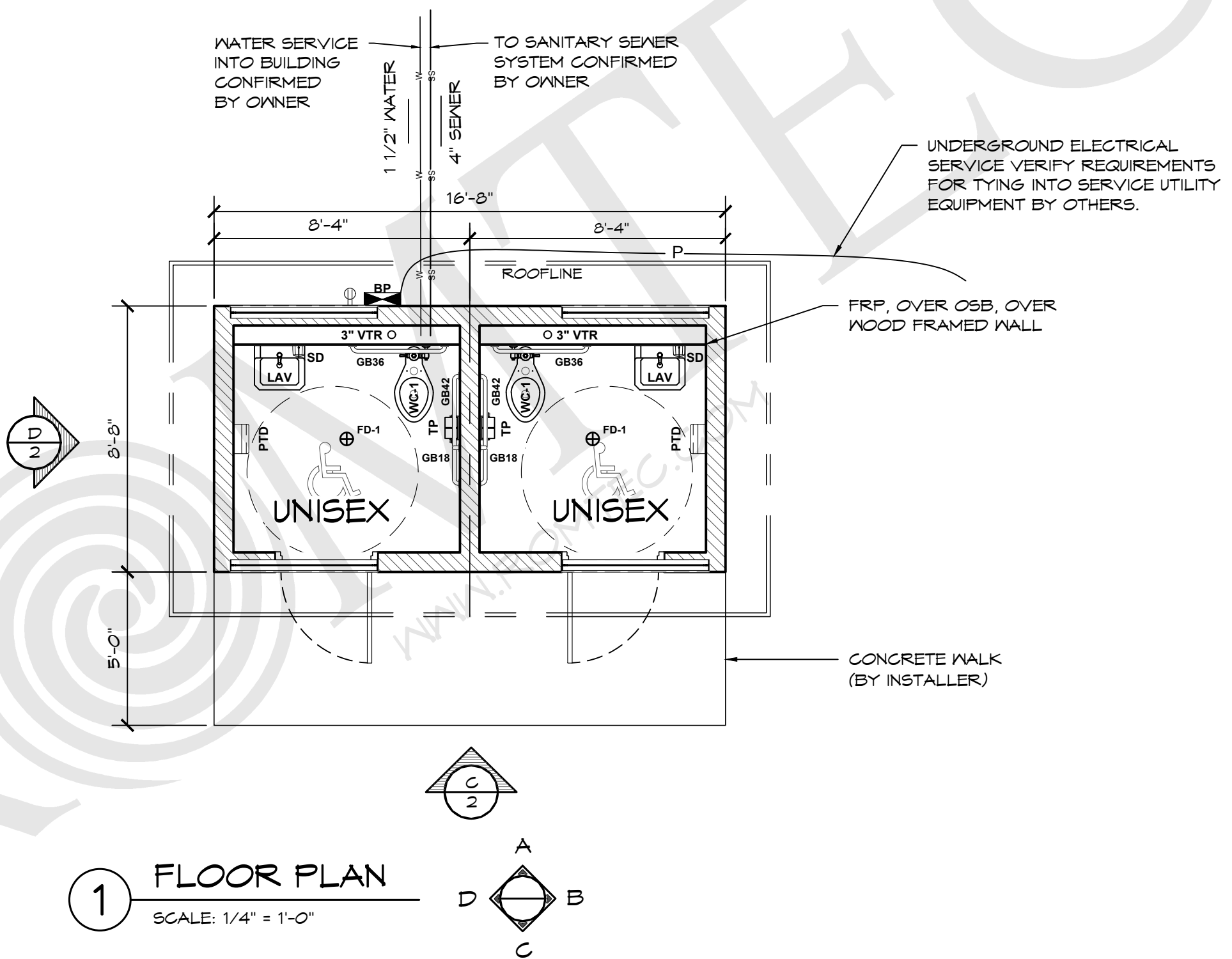
7401 B. Highway 71 W, Ste. 160  
Austin, TX 78735, Tel: (512)-683-2600  
www.doucetengineers.com  
TBPFE Firm Number: 3937  
TBPELS Firm Number: 10194551

Date: 04/25/2024  
Scale: 1" = 10'  
Drawn by: BSS  
Reviewer: JA  
Project: 25000224.001A  
Sheet: 1 OF 1  
Field Book: 558  
Party Chief: BSS  
Survey Date: 4/18/2024

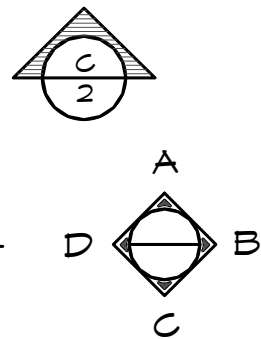
LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE VENT	4
	EXTERIOR WALL LIGHTS	2
	INTERIOR CEILING LIGHTS	2
	FLOOR DRAIN	2
	ELECTRICAL OUTLET	1

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.
	8" WOOD FRAMED WALL



**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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PROJECT:	CUSTOMER PROJECT LOCATION
PROJECT#:	XXXX
DATE:	00/00/11
REVISIONS	
REV.	DATE:
BY:	
DRAWN BY:	JS

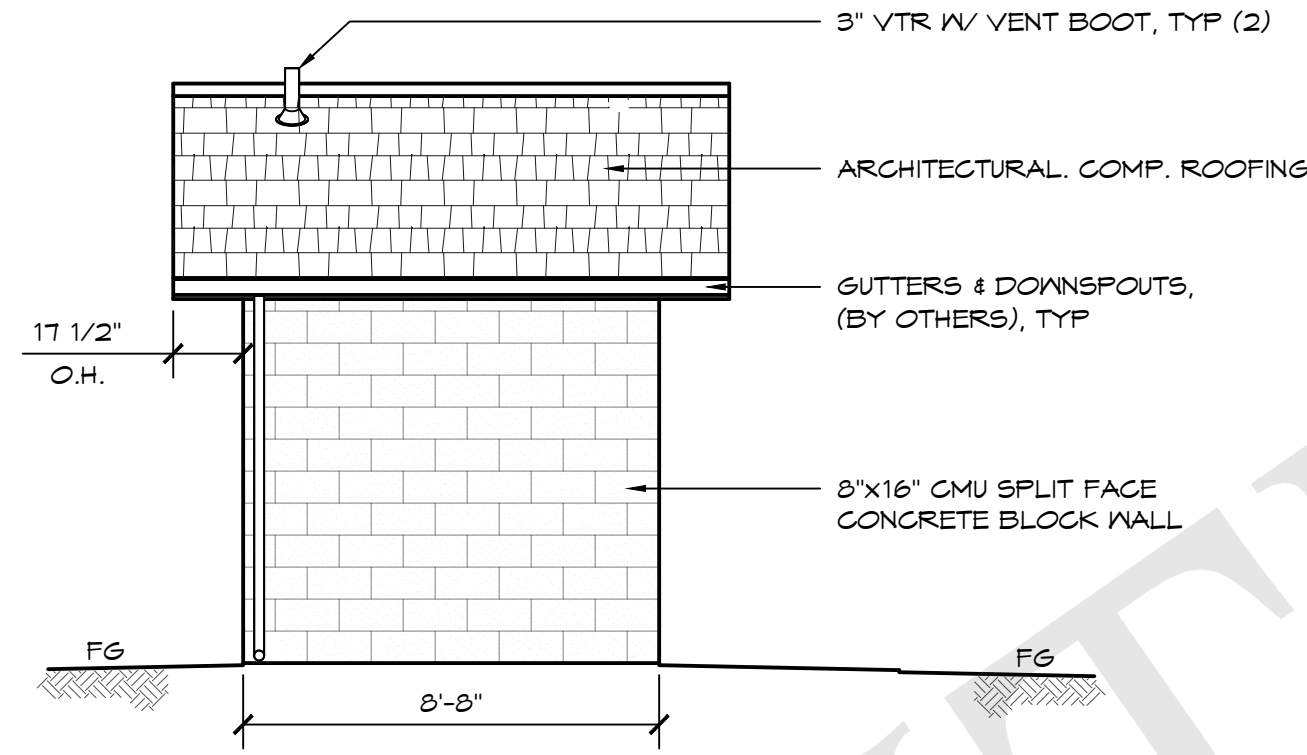
SHEET NO. **01**

SHEET TITLE: FLOOR PLAN

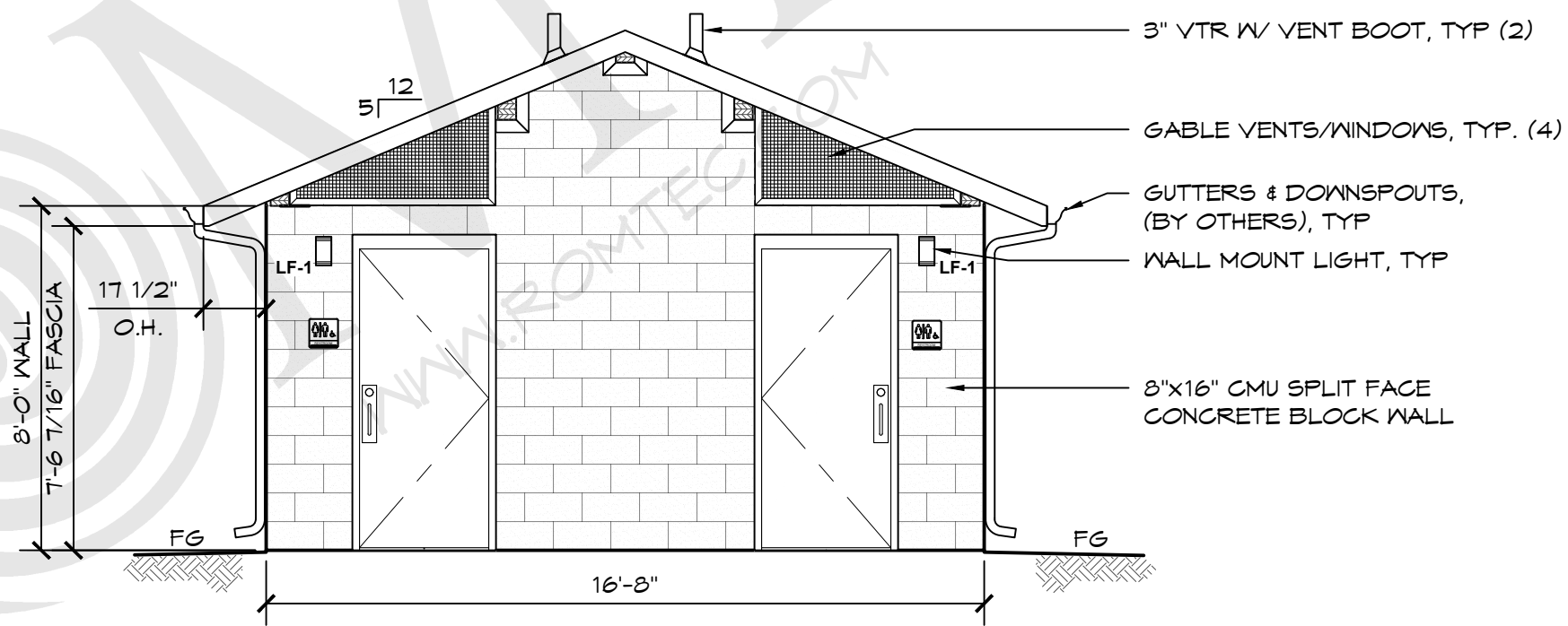
**ROMTEC**

18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
(541) 496-3541 FAX (541) 496-0803

**PRELIMINAR**



**C** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**D** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

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PROJECT: CUSTOMER PROJECT LOCATION  
PROJECT#: XXXX  
DATE: 00/00/11  
REVISIONS  
REV. DATE BY  
DRAWN BY: JS

SHEET TITLE: ELEVATION VIEW

SHEET NO.

02

# Progress Report

## Old Fitzhugh Road PS&E

### April 2024

#### Description of Work Performed During the Past Period – April 2024

##### PROJECT MANAGEMENT

- Project management and administration
- Coordination to execute amendments with Subconsultants

##### ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- TxDOT comments received on 60% design plan
- Review and begin to address TxDOT comments
- 90% design plans
  - Corridor model, terrain, alignment
  - Send to consultants

##### DRAINAGE DESIGN

- No tasks this period

##### ILLUMINATION

- Illumination design
- Develop deduct-alternate for continuous illumination

##### UTILITY COORDINATION

- Utility kick-off meeting
- Utility coordination with DSWS
- Update utility mapping with newer files from utility providers
- Update utility conflict matrix (ongoing)
- Provide design adjustments to internal team

##### ENVIRONMENTAL

- No tasks this period; awaiting TxDOT meeting

##### ROW SURVEYING

- Coordination on metes+bounds for first easement
- Coordination DSWS easements

##### LANDSCAPE, STREETScape, URBAN DESIGN

- Landscape/Streetscape meeting
- Update trail alignment so connect to Roger Hanks Parkway
- Gateway at RM 12 – preliminary design concept and renderings
- Coordination on pollinator garden design

- Overall schematic rendering update

**GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN**

- Task complete

**PS&E PREPARATION**

- No PS&E tasks this period

**PUBLIC ENGAGEMENT**

- No tasks this period

**Anticipated Work to be Performed Next Period – May 2024**

**PROJECT MANAGEMENT**

- Project management and administration
- Subconsultant coordination

**ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING**

- 90% design production
- Adjustments based on utility conflicts

**DRAINAGE DESIGN**

- Adjustments based on utility conflicts
- Discussion on ribbon curb on east side of Old Fitz
- Proceed with 90% design

**ILLUMINATION**

- Continue on illumination design
- Coordination with utility and proposed OHE locations to avoid conflicts

**UTILITY COORDINATION**

- Utility assignments to providers
- Continued coordination with DSWS
- Update utility conflict matrix (ongoing)

**ENVIRONMENTAL**

- Coordinate environmental forms for TxDOT post meeting

**ROW SURVEYING**

- Metes+bounds for drainage easements (cont.)
- Review DSWS easements

**LANDSCAPE, STREETScape, URBAN DESIGN**

- Coordination on pollinator garden design
- Overall schematic rendering update
- 90% landscape and hardscape design production
- Irrigation design
- Attend Historic Preservation meeting

**GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN**

- Tasks completed

**PS&E PREPARATION**

- No tasks anticipated next period

**PUBLIC ENGAGEMENT**

- Coordination with City on easements needed

**Project Needs – *This Period***

- None this period

**Project Challenges and Resolutions – *This Period***

- TxDOT comments on 60% design received. Addressing for 90% submission.

*This progress report reflects work performed during the given month. Invoice periods may vary slightly. Subconsultant invoices may be delayed in the invoicing process.*