

PROJECT NAME: Sawyer Ranch 7.47ac

SITE ADDRESS: 185 Marcos Court, Dripping Springs, TX 78620

APPRAISAL DISTRICT: Hays CAD #151849 - Nguyen Hien & Ann (2.02ac)
Hays CAD #151850 - Nguyen Hien & Ann (2.01ac)
Hays CAD #151851 - Nguyen Hien & Ann (3.45ac)

TOTAL: 7.47ac

LEGAL DESCRIPTION: Sawyer Ranch Estates, Lots 2A, 2B, 2C, Abstract S7508 -- Hays County, TX

JURISDICTION: City of Dripping Springs ETJ, Hays County, Texas



SUBDIVISION: Sawyer Ranch Estates Replat Lot 2 (DOC# 16012893)

ZONING

EXISTING ZONING: Not applicable as the site is located in the City of Dripping Springs ETJ.

FUTURE LAND USE: The city is undertaking a full update through its "Reimagine Dripping Springs" initiative. The most up to date draft was presented to the public in May 2026. The official updated plan is set to be released in the Summer/Fall of 2026. As of this memo's date, the updated plan has not been released. Within the current draft of the comprehensive plan, the site has been assigned the Hill Country Estate/Rural Reserve place type. The permitted uses within this place type are uses related to ranching, agriculture, viticulture, residential uses, farm stores, farmers' markets, etc.

MISCELLANEOUS: ISD: Dripping Springs ISD

UTILITIES

WATER:

West Travis County Public Utility Agency (WTCPUA)

Nearest infrastructure: There is an existing 8" water main along the Sawyer Ranch Rd property frontage. There are also 2 existing meter boxes or a service stub (WTCPUA is unsure currently if the meters are placed, but neither has an active account) to the 2 lots that front Sawyer Ranch Rd.

There are no wells onsite according to the Texas Water Development Board water well viewer.

Impact Fee: WTCPUA assigns impact fees based on the number of LUEs. The number of LUEs will depend on the end use. The impact fee rate per LUE is \$14,290.



WASTEWATER:

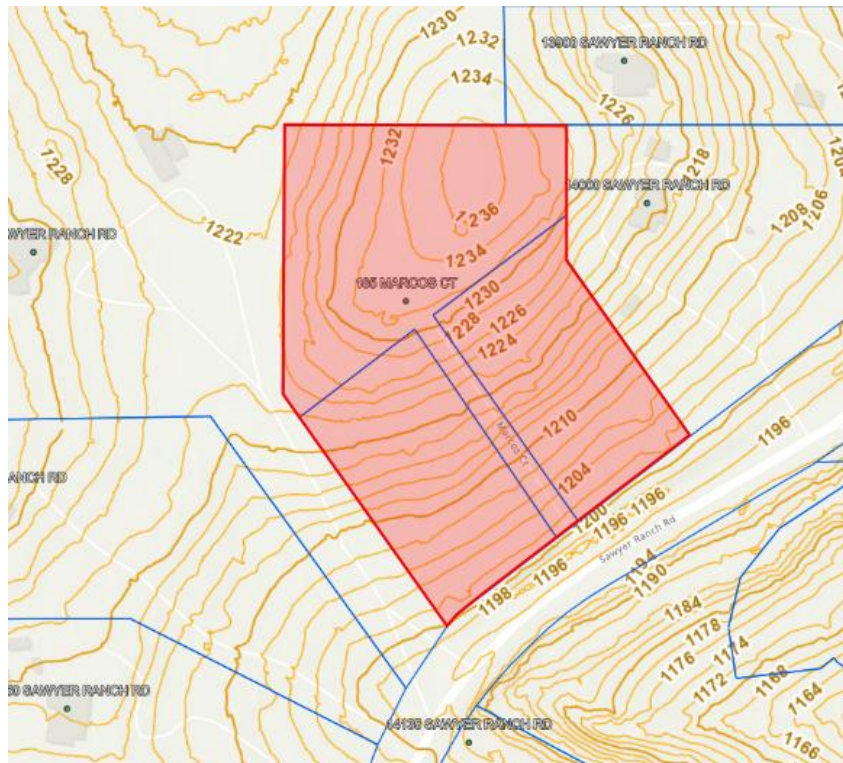
There is currently no wastewater CCN over the site. WTCPUA does not have any existing wastewater infrastructure in the area. Septic will be required on-site.

Adjacent to the site is Hays County MUD No. 5, which encompasses the Belterra subdivision across Sawyer Ranch Rd. from the site. A potential option is to reach out to MUD No. 5 and inquire to see whether they have the capacity to serve a potential development and where their existing infrastructure is located.

STORM/DRAINAGE:

Per available topography, the stormwater naturally flows from the northeastern corner down to the southeastern corner of the property. No FEMA- or NWI-mapped streams, ponds, or drainage channels cross the site. Site runoff is collected within a roadside drainage ditch along Sawyer Ranch Rd and is ultimately conveyed toward an offsite tributary of Onion Creek.

The Hays County Drainage Criteria Manual requires all development to restrict post-development runoff to pre-development conditions. In order to mitigate for the increase in runoff, detention will be required on site.



ELECTRIC:

Electric service is provided by Pedernales Electric Cooperative (PEC).

Based on aerial and street view, there is existing overhead electric infrastructure along the Sawyer Ranch Rd. property frontage. All OSHA setback standards from active powerlines will be required to be met with any proposed development.

GAS:

According to the Texas Railroad Commission GIS Map, there are no pipelines located on or near site. No franchised natural gas provider has been identified in the area. The adjacent Belterra subdivision utilizes a community propane system.

ENVIRONMENTAL

AQUIFER:	The site is located within the Edwards Aquifer Contributing Zone. Location within the Contributing Zone triggers the need for a Contributing Zone Plan (CZP). The CZP requires on-site water quality BMPs to be provided.
WATERSHED:	Onion Creek - Colorado River
TREE MITIGATION:	Hays County Development Regulations contain no tree preservation or mitigation requirements If the site is developed as a commercial development of 5+ units, the City of Dripping Springs Landscaping and Tree Preservation Ordinance would apply. Under the City's ordinance: Heritage Trees are 18" or larger; Standard Trees are 8"-17.9". Preserved protected trees credit at 0.5:1, Standard Trees require 1:1 mitigation (or \$150/inch of tree removed), and Heritage tree loss requires 3:1 replacement (or \$200/inch of tree removed).

SITE CHARACTERISTICS

SLOPES:	The site topography ranges from +/- 1,236 ft in the northeastern corner and slopes down swiftly to +/- 1,210 ft in the southeastern corner.
FLOODPLAIN:	According to FEMA FIRM Panel 48209C0109G, the site lies within Zone X, Area of Minimal Flood Hazard and outside of the floodplain. There are no regulated floodplain areas on site.
SOILS:	The site soil profile has been identified as Brackett-Rock (BtD, BtG), 1% to 30% slopes per the USDA Web Soil Survey.

TRANSPORTATION

EXISTING ACCESS:	Sawyer Ranch Road via Marcos Court (private/local road serving the three lots). Per the Sawyer Ranch Estates Lot 2 Replat, access for all 3 lots can only be obtained via the shared access drive (Marcos Court). Sawyer Ranch Road falls into Hays County's jurisdiction, while Marcos Court is a private road encompassed by a shared driveway access easement within Lot 2C.
FUTURE THOROUGHFARES:	City: No planned right-of-way expansion identified on Sawyer Ranch Rd The City of Dripping Springs adopted a Transportation Master Plan on October 20, 2021 covering the City and its ETJ. The Transportation Master Plan denotes Sawyer Ranch Rd. as a major arterial. Currently, the existing cross section of Sawyer Ranch Rd. does not meet the requirements to be a major arterial. The Hays County website details the future expansion plans for Sawyer Ranch Rd. Per the Hays County Transportation Plan, the future ROW is expect to be 100'. The current ROW width is variable, but per the recorded plat, along the property frontage the existing ROW is ~100' or wider. Based on this information,

it does not seem that the expansion will affect the property, but further coordination with the county will be required to confirm.

OVERVIEW

NET DEVELOPABLE: Approximately +/-6.54 ac of the tract is developable. The undevelopable portions consist of utility easements and the Marcos Court shared access easement established in the Sawyer Ranch Estates Lot 2 Replat.

MORE INFORMATION

- The site is unincorporated Hays County land within the City of Dripping Springs' ETJ. Because the site sits in dual jurisdiction, Hays County Development Regulations (§2.04, rev. 1/17/2025) call for a single "Reviewing Authority" (City or County, per interlocal agreement) to govern plat review. It is recommended to confirm with both Hays County Development Services and City of Dripping Springs Planning & Development which entity currently holds that role before conducting any platting for the site. For site development specifically, rather than platting, Dripping Springs' current Code Article 28.04 applies to both the City limits and ETJ, and §28.04.004 states that development cannot occur within the ETJ until a City of Dripping Springs Site Development Permit is obtained. Even more directly, §28.04.014 is titled "Site plan requirements—ETJ" and requires submission of the site plan and City approval of the site development permit before construction. The Planning Director is the City's approval authority under the site-plan process.

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