

9600 Escarpment Blvd., Suite 745-4  
Austin, Texas 78789

Date: 10.01.21  
Project: Village Grove  
City of Dripping Springs  
Parkland Dedication Plan

## MEMORANDUM

To: Laura Mueller, City of Dripping Springs City Attorney

Cc: N/A

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This memo serves as follow-up correspondence to the review by LUCK Design Team, LLC of the Village Grove Parkland Dedication Plan submitted September 10, 2021. Please see attached Parkland Dedication Plan Narrative and site plans.

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Note: This review is considered an initial review to ensure the comments from this review and discussion are taken into consideration as the project moves through PDD and MUD review. It is our understanding that the Parks and Recreation Commission will have the chance to review the proposed park development again as the project goes through the platting stage.

After review we have the following observations and recommendations:

1. At 531 proposed residential units, the amount of parkland required per ordinance is 23.09 acres.
2. A total of 27.33 acres of physical land is being dedicated to the City as public parkland as broken down below:
  - a. Public Parks – Total = 2.60 acres
  - b. Public Open Space = 16.12
  - c. Public Floodplain / Detention (Max ½ of required parkland acreage)=2.84 acres
  - d. Private Parkland = 5.77
3. The amount of parkland dedication acreage exceeds ordinance requirements by 4.24 acres.
4. The parkland development fee required by ordinance for the 531 acres is \$344,088. The developer has indicated that the full amount of that parkland development fee will be paid.
5. A trail connection along the south minor collector road is proposed by the developer that will connect the residential part of the community to Dripping Springs Sports Park. This trail width is not specified but we would like that trail width to be 8' wide as a minimum and preferably 10' wide.
6. The 1.0 acres of parkland central to the development is located there to primarily serve as a neighborhood park and will be passive in nature. City Staff has asked the developer to consider possible use of this park for a dog park.
7. The edge treatment of the tract located west of the north-south minor collector and how it interfaces with Dripping Springs Sports and Recreation Park needs to be discussed further, specifically in regards to:

- a. Perimeter fencing (picket style fence at a lower height or a higher opaque fence);
  - b. Trail connections to Dripping Springs Sports and Recreation Park;
  - c. Any buffer areas proposed between the Sports Park and the proposed development.
8. The developer needs to further define what the western most amenity pond will look like. Is there a possibility it can be used for recreation as well?

We recommend preliminary approval of the Parkland Dedication Plan per the discussion of Items 5 – 8 stated above.

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Prepared By: Brent Luck