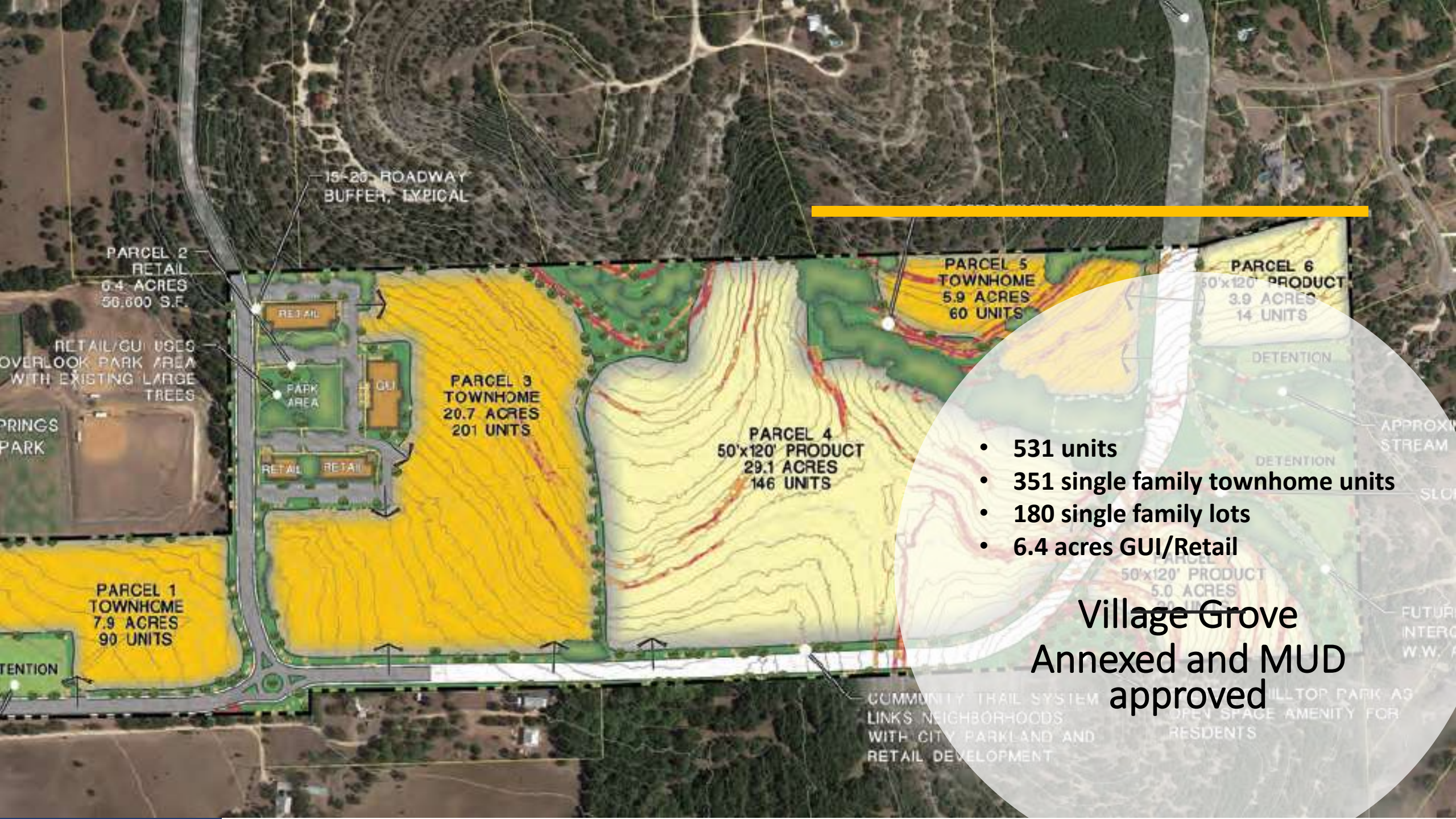




**DRIPPING SPRINGS**  
Texas

# Village Grove

Laura Mueller, City Attorney



- 531 units
- 351 single family townhome units
- 180 single family lots
- 6.4 acres GUI/Retail

**Village Grove**  
**Annexed and MUD**  
**approved**

# Consent to Municipal Utility District - HIGHLIGHTS

Easement and  
Road to 290 from  
Site

Road to Rob  
Shelton south of  
Sports Park Road

Consent to MUD  
with Exterior  
Design Standards

Annexation of 112  
acres adjacent to  
Sports and  
Recreation Park

Potential  
Partnership with  
City on GUI/Retail

## Parks

- Trails throughout development
- Park Development Fee Paid in Full
- 2 Planned Public Parks

*Proposed Plan Approved by Parks Committee*

*Will be reviewed again at Planned Development District process*

PARKLAND SUMMARY			
Residential	531 units		
Required Parkland Area:	23.09 acres	Area	Calculation
Parkland Credit Summary	Area		Dedication
<b>Public Parkland</b>			
Public Park	2.60 acres	100% credit	2.60 acres
Public Open Space	16.12 acres	100% credit	16.12 acres
Amenity Pond	2.84 acres	100% credit	2.84 acres
<b>Total Public Parkland Dedicated:</b>	<b>21.56 acres</b>		<b>21.56 acres</b>
<b>Private Parkland</b>			
Private Parkland	7.06 acres	100% credit	5.77 acres*
Private Open Space	1.23 acres	0% credit	0.00 acres
Non-Amenity Pond	0.49 acres	0% credit	0.00 acres
<b>Total Private Parkland :</b>	<b>9.55 acres</b>		<b>5.77 acres*</b>
<b>Total Private &amp; Public Parkland Credits:</b>			<b>27.33 acres</b>
<b>Required Parkland Dedication:</b>			<b>23.09 acres</b>
<b>Delta:</b>			<b>4.24 acres</b>
<b>Parkland Development Fee</b>			
	Units	Calculation	Total Fee
<b>Total Required Fee</b>	<b>531</b>	<b>\$648 / DU</b>	<b>\$344,068</b>
Offroad Trails	11,038 ft		
Roadside Concrete Trails	6,360 ft		

\*Private Parks can count up to 25% of total required parkland acreage.



# Open Issues

Coordinate project with Sports and Recreation Park

Plan Retail/GUI tract

Parking

Finalize location of roadway connection to 290

On-site amenities are adequate for the density

Coordination with neighbors

Lot sizes

## ***Next Steps:***

**Annex the property and approve the Consent to MUD Agreement**

- **Submission of Planned Development District Ordinance and Zoning Application**
- **Development Agreement Working Group meetings**
- **Finalize Wastewater Agreement**
- **Coordination on Retail/GUI tract**
- **Zoning Process**
- **Platting Process**
- **Site Plan**



**DRIPPING SPRINGS**  
Texas

**QUESTIONS?**

