



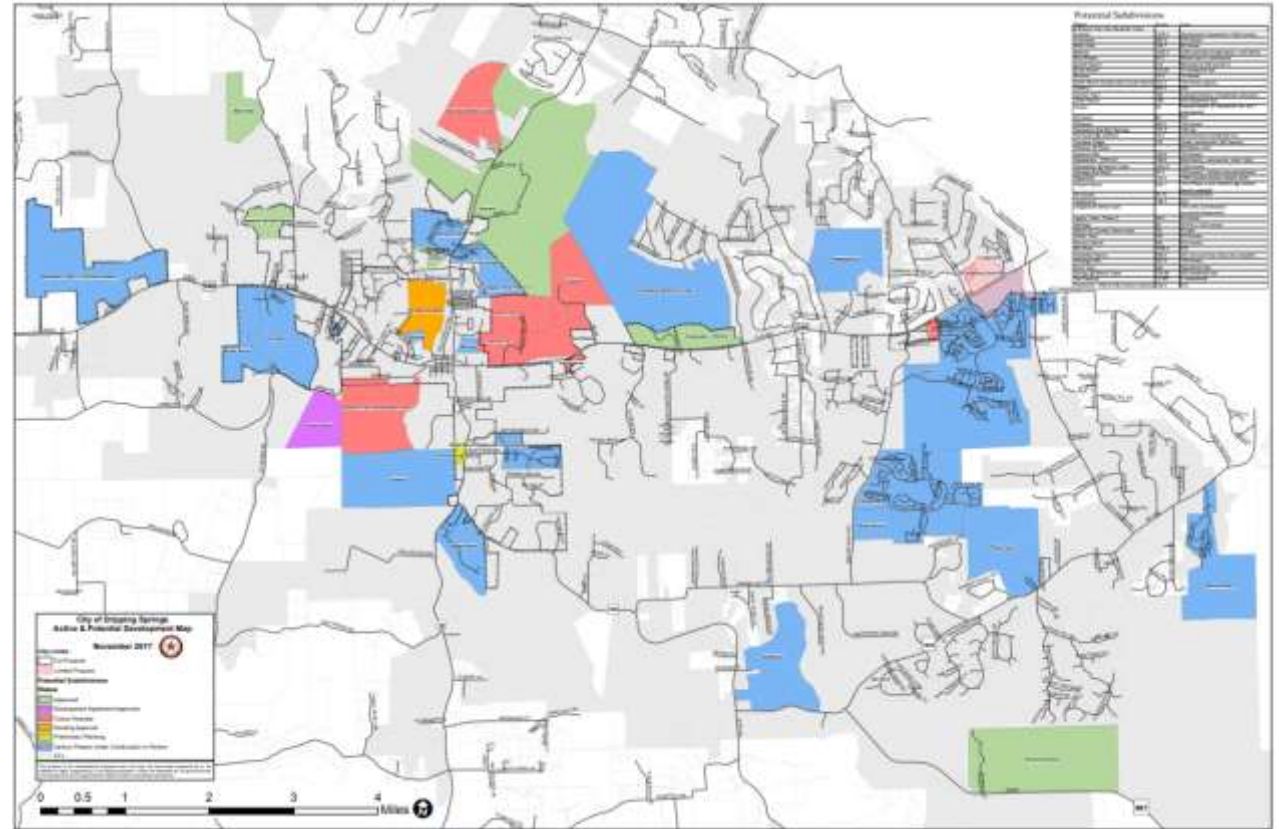
DRIPPING SPRINGS
Texas

Development Agreement Working Group

Laura Mueller, City Attorney

MAJOR PLANNING PROJECTS PROCESS

- Planning schedules pre-application meetings with applicant.
- Applicant applies for Development Agreement (ETJ) or Planned Development District or other zoning (In City).
- Staff reviews project.
- Staff schedules DAWG meetings.
- Drafts sent to DAWG.
- DAWG meets with staff and applicant (2 or more meetings).
- After drafts are finalized projects are taken to: (1) Parks Commission; (2) Transportation Committee; (3) Planning and Zoning Commission; and (4) City Council for approval.
- Utilities negotiated separately.



Development Agreement Working Group

- City Council
- Planning and Zoning Commission
- Transportation Committee
- Parks Commission
- City Staff:
 - Planning Staff
 - City Administration
 - City Engineer
 - Transportation Engineer
 - Parks & Community Services Director
 - Parks Consultant
 - Public Works Director

November 2021 ◀ Prev Next ▶

Filter by Type: - Any - Department/Board/Committee: Department/Board Home Page Apply

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1 Parks & Recreation Commission Meeting 8:00am	2 City Council & Board Of Adjustment Meeting 8:00am	3 Dripzone Springs Ranch Park Board Meeting 12:00pm Dripzone Springs Ranch Park Board Meeting 12:00pm	4 Historic Preservation Commission Meeting 4:00pm	5	6 FALL SWEEP - Keep Drip Beautiful 8:00am to 12:00pm
7	8 TRC No. 1 & No. 2 Board Meeting 4:00pm Founders Day Commission Meeting 8:30am	9 Planning & Zoning Commission Meeting 6:30am	10 Unity Commission Meeting 4:00pm	11 City Hall Closure - Veterans Day	12	13
14	15 Transportation Committee Meeting 3:30pm	16 City Council Meeting 8:00am	17 Economic Development Committee Meeting 4:00pm	18 Farmers Market Association Board Meeting 10:00am Emergency Management Commission Meeting 10:00am	19	20
21	22 Planning & Zoning Commission Meeting 6:30am	23	24	25 City Hall Closure - Thanksgiving	26	27
28	29	30	1	2	3	4

ACTION AND SCHEDULE

November 2021 « Prev Next »

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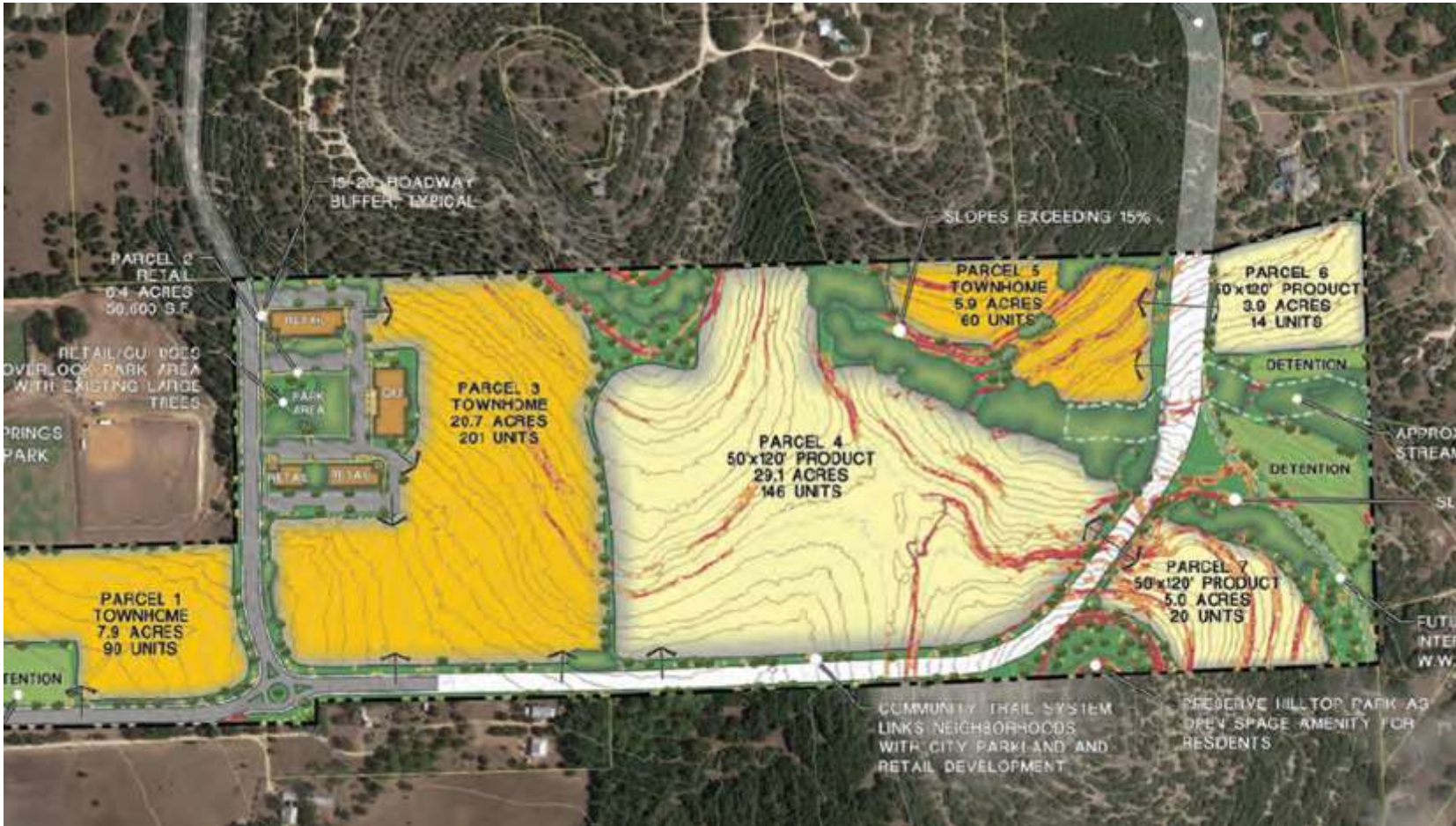
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5/11/21

- Appoint 1-2 members to the DAWG
- 2 projects will start once their Applications are filed
- Average 2 meetings a month
- 1.5 – 2 hours per meeting

Village Grove

Annexed and MUD approved



- 531 units
- 351 single family townhome units
- 180 single family lots
- 6.4 acres GUI/Retail
- Already preliminary approval from Parks

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	Area	Calculation
Required Parkland Area:		23.09 acres	1 AC / 23 DU
Parkland Credit Summary		Area	Dedication
Public Parkland			
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
Total Public Parkland Dedicated:	21.56 acres		21.56 acres
Private Parkland			
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
Total Private Parkland:	9.55 acres		5.77 acres*
Total Private & Public Parkland Credits:			27.33 acres
Required Parkland Dedication:			23.09 acres
Delta:			4.24 acres
Parkland Development Fee			
	Units	Calculation	Total Fee
Total Required Fee	531	\$648 / DU	\$344,068
Offroad Trails	11,038 ft		
Roadside Concrete Trails	6,360 ft		

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



New Growth Memorandum of Understanding



- 240 units
- 5.8 acres commercial
- Single Family Attached and Detached Residential Units



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Texas

QUESTIONS?

