



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

July 21, 2020

Alex Granados

Kimley-Horn & Associates

Alex.granados@kimley-horn.com

RE: City Council Approval Issued July 14, 2020
Application for Parkland Dedication
Location: Sportsplex Drive

The City of Dripping Springs City Council met on July 14th and approved your proposed Parkland Dedication for the Heritage Development for approximately 190.317 acres to be situated in the Philip Smith Survey Abstract N. 415, Hays County Texas. This vote passed 5-0 in July 14th on the consent agenda. Attached is the Parkland that was approved.

Best Regards,

Amanda Padilla, City of Dripping Springs Senior Planner



Total Residential Units: 700 units
 Parkland Requirement: 28 acres (1 AC / 25 LUEs)

Parkland Credit Summary	Total Area	Credit	Dedication
Private Amenity Center	2.08 acres	0% Credit	0 acres
Private Parkland Credit	2.08 acres		0 acres
Pocket Park	4.73 acres	100% Credit	4.73 acres
Public Uplands Parkland / Open Space	27.41 acres	100% Credit	27.41 acres
Public Floodplain / Detention	21.67 acres	Max ½ of Required	14.00 acres
Additional Public Open Space	0.32 acres	100% Credit	0.32 acres
Public Parkland Credit	54.13 acres		46.46 acres
Total Parkland Required			28.00 acres
Delta:			18.46 acres

*Note 1: Per City Code, Private Water Quality and Detention, Stream Setback for Drainage and floodplain may account for only for 50% of the total required parkland area.



Heritage West – Dripping Springs, Texas
April 22, 2020

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Heritage West is a residential community located along Ranch Road 12 within the City of Dripping Springs. The property is approximately 189 acres zoned for 700 residential units.

The property is characterized as typical Hill Country with moderate hills and topography. The property is covered with a mix of cedar (Ashe Juniper) and live oak and cedar elm hardwoods. Natural drainage corridors bisect the property, draining north to southeast in two locations, creating two upland areas.

The Founder's Ridge Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a 2 Acre Private Amenity Center. This site will be located within a future phase of the project and set along a natural drainageway.

The Amenity Site is directly linked to the public parkland along the upland open spaces and floodplain greenways. The public parkland will provide an 8' concrete trail with access to additional public parkland and trails connecting off-site to Mercer Street, per the project's offsite road and trail agreement. The remainder of the open space will be native areas, with some additional footpaths, for the enjoyment of residents.

Additional public parkland dedication is located within neighborhood pocket parks. These parks will provide additional improvements such as irrigated landscaping and turf, seating areas, passive recreation and concrete sidewalks.

Parkland Calculations

The following is a summary of parkland requirements and the parkland provided within Heritage West. The calculations are intended to support the Parkland and Open Space Exhibit.

I. Parkland Required by City of Dripping Springs' Code of Ordinances

1. **Required**

One (1) acre of parkland per 25 living unit equivalents (LUE's), satisfied by cash or land.

2. **Criteria**

- At least one parcel to be dedicated must be of acceptable shape and contain a minimum of 20% of the total parkland acreage to be designated.
- No more than 50% of the total acres to be dedicated shall be within floodplain or critical water quality zones.



II. Parkland Required by Planned Development District Ordinance N.1220.124

1. Neighborhood Pocket Parks are included in the parkland dedication
2. Amenity Center areas intended for exclusive use of the HOA are not included as part of the parkland dedication.
3. Per Exhibit C of the PDD, water quality ponds, utility easements and off-street trails are permitted in parkland.
4. Shared use path/multi-use path/off-street trails must be concrete, except that multi-use path may be asphalt.
5. A maximum of 14 Acres of the 28 Acres of required parkland may be comprised of water quality and detention and stream setbacks for drainage.
6. Open Space dedicated for parkland shall be publicly accessible. Parkland and improvements in the parkland, including trails, shall be conveyed to and permanently maintained by the homeowner association (HOA) or other responsible non-city entity.

III. Proposed Parkland Compliance Program

1. Public Parks

A total of 53.13 acres of physical land is being dedicated to the City as public parkland, which equals a total of 46.46 acres in parkland credit. The parkland is comprised of the upland open space, floodplain / detention, additional open spaces and pocket parks. Within the public park that is oriented northwest to the southeast through the middle of the property, a public 8' concrete trail will provide a connection to the City's master trails system. This will include a future off-site extension to Mercer Street with a 10' concrete trail. It is the Applicant's intent and vision to preserve and maintain the natural character of these areas, as this character is what draws many to the Hill Country.

As shown in The Parkland and Open Space Exhibit, the public parkland area will include:

- Meandering 8' Public Regional Trail (with revegetation in disturbed areas following construction)
- Trailheads (Including 1 trailhead sign, a pet waste station and enhanced landscaping and connections with public roadways)

2. Private Parks

The 2 acre Amenity Center site will be privately maintained by the H.O.A. This facility shall not count toward the public parkland credit, due to its being exclusively used by its residents.

IV. Parkland Calculation Summary

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Heritage West is required to provide 28 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Exhibit, a total of 49.98 acres of physical land is being dedicated toward the City's parkland, with a total of 42.31 acres being credited toward the public parkland requirement. This totals a surplus of 14.31 acres of public parkland credit.



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Public Floodplain / Detention	21.67 acres	Max 1/2 of Required	14.00 acres
Additional Public Open Space	0.32 acres	100% Credit	0.32 acres
Public Parkland Credit	54.13 acres		46.46 acres
Total Parkland Required			28.00 acres
Delta:			18.46 acres

*Note 1: Per City Code, Private Water Quality and Detention, Stream Setback for Drainage and floodplain may account for only for 50% of the total required parkland area.

I. Maintenance

The Parkland and Open Space Plan for Heritage West includes a 2.0 AC private amenity center, public pocket parks, public upland/open space parks, 8' & 10' concrete public trails and native open spaces. All public and private parkland and open spaces will be maintained by the community's Homeowner Association (H.O.A.) The off-site regional trail connection will be maintained through a two (2) year maintenance bond by the HOA, per the Offsite Road and Trail Agreement. After the two (2) year period, the City will be responsible for ongoing maintenance. The H.O.A. will maintain the on-site public trails and parks to conform with the maintenance level of the community. The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

Phasing

Heritage West will be a phased residential community. The improved private neighborhood park will be built and enjoyed by residents within the Phase 2 development. Additionally, the public 8' concrete trail will commence with the construction of Phase 2 of the Community.

The remaining open space will be dedicated to the City simultaneously with the adjacent platted residential lots.



PARKLAND SUMMARY

Residential	700 units	Area	Calculation	
Required Parkland Area*		28.0 acres	1 AC / 25 LUEs	
Parkland Credit Summary		Area	Credit	Dedication
Amenity Center	2.08 acres	0% credit	0.00	
Total Private Parkland Credits:		2.08 acres		0.00 acres
Pocket Park	4.73 acres	100% credit	4.73 acres	
Public Uplands Park/Open Space	27.41 acres	100% credit	27.41 acres	
Public Floodplain/ Detention	21.67 acres	Max 1/2 of required	14.00 acres	
Additional Public Open Space	0.32 acres	100% credit	0.32 acres	
Total Public Parkland Credits:		54.13 acres		46.46 acres
Required Parkland Dedication:				28.00 acres
Delta:				+18.46 acres
Offroad 8' Concrete Trail				3,973 lf
Roadside 8' Concrete Trail				3,800 lf
10' Concrete Trail Off-Site Extension				732 lf

*One (1) acre per 25 Residential Living Unit Equivalents