



Gateway Village – Dripping Springs, Texas
January 24, 2023

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Gateway Village is a planned residential community located along Highway 290, to be annexed within the City of Dripping Springs. The property is approximately 97.4 acres zoned for 307 residential units and a separate 6.7 acre commercial parcel at the future intersection of Highway 290 and Wild Ridge Boulevard.

The Property is located within the eastern portion of the former Cannon Ranch property. As a previous working ranch, the property is covered with a mix of cedar (Ashe Juniper) and Live Oak and Elm hardwoods with areas of open understory for grazing cattle. Grassland savannah with a scattering of trees extends to the eastern side of the property. Two preserved hill tops are located on the property. One is directly north of the adjoining property boundary of Blue Blazes Ranch and the second is located northeast of the planned commercial parcel.

Central and to the western side of Gateway Village, the coverage transitions to a denser brushland covered in hardwoods and cedars within a natural drainage corridor. The corridor runs from the south along the west side of the property, flowing into the Wild Ridge preserved drainage corridor to the north. Two smaller preserved drainage corridors extend from east to west, tying into the main drainage corridor central to the Gateway Village property.

The Gateway Village 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 2.64 acre Private Amenity Center. This site will be located along one of the natural drainageways to provide extended views into the native areas.

The Amenity Center site is directly linked to the public open spaces along the natural open space greenways with five feet (5') concrete trails. The public open spaces will provide the potential for future access to additional public parkland and off-site trails. Areas outside of the trails within the open space will be native areas, to remain in their natural state for the enjoyment of residents.

Additional public parkland dedication is located within two (2) neighborhood parks. These parks will primarily remain in their natural setting, promoting the Hill Country setting. Additional improvements such as landscaping and turf, concrete trails, seating areas and opportunities for passive recreation and exploration of the natural hilltops may be installed in the parks.

Parkland Calculations

Following is a summary of parkland requirements and the parkland provided within Gateway Village. The calculations are intended to support the Gateway Village Parkland Plan Exhibit.

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

A. Required

1. One (1) acre of parkland per 23 living unit equivalents (DU's), satisfied by cash or land dedication. Based on the maximum 307 residential units within the community, a maximum of 13.35 acres of parkland credit shall be required.



2. A Park Development Fee is required to be paid by the developer to meet the need for increasing the population's impact on the current City owned parks and schools. The fee is calculated by multiplying the number of dwelling units by \$648.00. The total required Parkland Development Fee for this project will be \$198,936.00, as shown on the submitted Parkland Exhibit.

II. Proposed Parkland Compliance Program

A. Public Parks

A total of 14.12 acres is being dedicated to the City as public park and open space. Two (2) neighborhood parks are being dedicated for a total of 6.15 acres, which are located over preserved hilltop locations within the site.

A list of the public improvements within the public dedicated land include:

- Public Trails with connections to offsite trails.
- Seating Areas
- Preserved Hilltops
- Selective locations of enhanced landscape and irrigation

B. Private Parks

The Gateway Village Parkland Plan includes a 2.64 acre private Amenity Center, which will provide recreation opportunities for the residents of Gateway Village. The Amenity Center site will ease the burden on existing City facilities with the increase in the City's population that this project will bring. This facility will provide constructed improvements which include, but are not limited to the following:

- A private access resort-style swimming pool with an open-air pavilion and restroom building
- A Children's Playground (school ages 5-12): ADA access children's playscape and swings with twelve inch (12") depth engineered mulch fall surfacing
- Sidewalks and trails
- Picnic and seating areas
- Irrigated and enhanced landscaping

C. Open Spaces

Private open space will be distributed throughout the community. Some portions of the open space will provide stormwater detention and water quality on the property while other portions of the open space will remain undisturbed.

The amenity detention pond is located adjacent to constructed trails will have natural side slopes as well as earthen embankments, plus seating areas nearby. Therefore, we are requesting these be considered part of the public parkland dedication as shown on the exhibit.



III. Parkland Calculation Summary

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Gateway Village is required to provide 13.35 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 116.76 acres of private parkland credit shall be provided in association with the development of the Gateway Village community. This provides a surplus of 3.41 acres of parkland credit.

Total Residential Units: 307 units
Parkland Requirement: 13.35 acres (1 acre/23 DUs)

Parkland Credit Summary	Total Area	Credit	Dedication
Private Amenity Center	2.64 acres	100% Credit	2.64 acres
Private Open Space	4.65 acres	0% Credit	0 acres
Detention Ponds (Non-Amenity)	0.95 acres	0% Credit	0 acres
Private Parkland Credit	8.24 acres		2.64 acres
Public Park	6.15 acres	100% Credit	6.15 acres
Public Open Space	6.70 acres	100% Credit	6.70 acres
Detention Ponds (Amenity)	1.27 acres	100% Credit	1.27 acres
Public Parkland Credit	14.12 acres		14.12 acres
Total Private and Public Parkland Credit			16.76 acres
Required Parkland Dedication			13.35 acres
Delta:			3.41 acres

IV. Maintenance

The Parkland and Open Space Plan for Gateway Village includes a private amenity center, public parks, detention ponds and private and public open spaces. All parkland and open space areas will be maintained by the community’s Homeowner Association (H.O.A.). The public parks and open spaces will also be maintained by the H.O.A. through an access easement overlay (to be coordinated with the City). 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, detention ponds and public areas within H.O.A. access easements.

V. Phasing

Gateway Village will be a phased residential community. Currently, the project is planned to be developed within two separate phases. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

- The first Phase of the community will include the private Amenity Center and the southwest public neighborhood park adjacent to the planned commercial site.
- The second Phase of the project will include areas to the northeast, including the 2.3 acre public neighborhood park located at the hilltop north of Blue Blazes Ranch.