



PARKS & RECREATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, July 17, 2023 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Paul Fushille, Chair
Matthew Fougerat, Vice Chair
Olivia Barnard
Hope Boatright
Kristy Caldwell
Dustin Cloutier
Christian Krueger
Joe Wright

City Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Parks & Community Services Director Andy Binz
Deputy City Secretary Cathy Gieselman
Community Events Coordinator Johnna Krantz
DSRP Manager Emily Nelson
Farmers Market Manager Charlie Reed
Aquatics and Athletics Manager Mack Rusick

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.

MINUTES

- 1. Approval of the June 5, 2023, Parks & Recreation Commission regular meeting minutes.**

BUSINESS

- 2. Discuss and consider possible action regarding the Girl Scout Troop 2369 Silver project by Cyann Baese.**
- 3. Public hearing and recommendation regarding a Subdivision Ordinance text amendment to Chapter 28 to amend requirements for Parkland Dedication and Fee in Lieu of Parkland Dedication for residential developments.**
 - a. Staff Report
 - b. Public Hearing
 - c. Ordinance Recommendation
- 4. Update and discussion regarding the City-Wide Trails Plan.**
- 5. Discuss and consider possible action regarding rescheduling the Monday, September 4, 2023 Parks & Recreation Commission regular meeting.**

REPORTS

The following reports relate to the planning and administration of the City's Parks & Recreation Program. The commission may provide staff direction; however, no action may be taken.

- 6. Parks & Community Services Report**
Andrew Binz, PCS Director
- 7. Aquatics & Athletics Report**
Mack Rusick, Aquatics & Athletics Manager
- 8. Community Events Report**
Johnna Krantz, Community Events Coordinator
- 9. Farmers Market Report**
Charlie Reed, Farmers Market Manager
- 10. Dripping Springs Ranch Park & Event Center Report**
Emily Nelson, DSRP Manager

PARKS STANDING COMMITTEE REPORTS

The following reports relate to the administration of the City's Parks. The Commission may provide staff direction; however no action may be taken.

- 11. Veterans Memorial Park Committee**
Commissioner Kristy Caldwell
- 12. Charro Ranch Park Committee**
Commissioners Paul Fushille and Matt Fougerat
- 13. Dripping Springs Ranch Park Committee**
Commissioner Hope Boatright

- 14. Founders Memorial Park Committee**
Commissioners Olivia Barnard and Joe Wright
- 15. Rathgeber Natural Resources Park Committee**
Commissioners Kristy Caldwell, Paul Fushille, and Matthew Fougerat
- 16. Sports & Recreation Park Committee**
Commissioners Dustin Cloutier and Tara Satine

EXECUTIVE SESSION

The Parks and Recreation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Parks and Recreation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

UPCOMING MEETINGS

Parks & Recreation Commission Meetings

August 7, 2023, at 6:00 p.m.
September 4, 2023, at 6:00 p.m. **TBD**
October 2, 2023, at 6:00 p.m.

City Council Meetings

July 18, 2023, at 6:00 p.m.
August 1, 2023, at 6:00 p.m.
August 15, 2023, at 6:00 p.m.
September 5, 2023, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **July 14, 2023 at 11:00 AM**.*

City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



PARKS & RECREATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, June 05, 2023 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Fushille called the meeting to order at 6:01 p.m.

Commission Members present were:

Paul Fushille, Chair
 Matthew Fougerat, Vice Chair
 Olivia Barnard
 Hope Boatright
 Kristy Caldwell (arrived @ 6:21 p.m.)
 Tara Satine

Commission Members absent were:

Dustin Cloutier
 Joe Wright

City Staff, Consultants & Appointed/Elected Officials present were:

Parks & Community Services Director Andy Binz
 Deputy City Secretary Cathy Gieselman
 Community Events Coordinator Johnna Krantz

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.

Tyler Hoff, resident of Big Sky Ranch, spoke regarding parking, traffic and safety concerns associated with the Pumpkin Festival.

MINUTES

1. **Approval of the May 1, 2023, Parks & Recreation Commission regular meeting minutes.**

A motion was made by Vice Chair Fougerat to approve the May 1, 2023, Parks & Recreation Commission regular meeting minutes. Commissioner Satine seconded the motion which carried unanimously 5 to 0.

Commissioner Caldwell arrived at 6:21 p.m.

BUSINESS

2. **Discuss and consider recommendations regarding Special Event Permit Application for the 2023 Dripping Springs Pumpkin Festival to take place at the Dr. Pound Farmstead and utilizing Founders Memorial Park for parking.**

Applicants Christopher Durst & Gretchen Bray discussed steps taken for parking relief for the Pumpkin Festival and were available for questions from the Commissioners. Staff recommends approval of the event with updated safety measures in place. Staff report is on file.

A motion was made by Commissioner Satine to support the recommendation for City Council approval regarding Special Event Permit Application for the 2023 Dripping Springs Pumpkin Festival to take place at the Dr. Pound Farmstead and utilizing Founders Memorial Park for parking. Commissioner Bernard seconded the motion which carried unanimously 6 to 0.

3. **Discuss and consider possible action regarding a recommendation to amend the Master Fee Schedule: Section 9: Parks & Community Services.**

Betty Meyer spoke regarding how the parking fee schedule may affect the Pound House and expressed confusion as to possible fees assessed for Pound House events.

Andy Binz provided an overview of the proposed parking lot use fee and how it is important for communication between the Pound House and Parks Department for event planning. Staff recommends approval to amend the Master Fee Schedule. Staff report is on file.

A motion was made by Commissioner Satine to approve the recommendation for City Council approval to amend the Master Fee Schedule: Section 9: Parks & Community Services. Vice Chair Fougerat seconded the motion which carried 5 to 1 with Commissioner Caldwell opposed.

4. Discuss and consider possible action regarding the Master Naturalist Bird Blind Project by Tina Adkins.

Master Naturalist, Tina Adkins, provided a presentation and was available for questions from the Commissioners. Staff recommends approval of the Bird Blind Project. Staff report is on file.

A motion was made by Commissioner Barnard to approve the Master Naturalist Bird Blind Project by Tina Adkins with design approval from the Parks Department. Commissioner Boatright seconded the motion which carried 6 to 0.

5. Discuss and consider possible action regarding the Professional Service Agreement between the City of Dripping Springs and RVi Planning for the Rathgeber Natural Resources Park Vision Plan.

Andy Binz reviewed the staff report which is on file. Staff recommends approval of the Professional Service Agreement.

A motion was made by Commissioner Caldwell to support the Professional Service Agreement between the City of Dripping Springs and RVi Planning for the Rathgeber Natural Resources Parks Vision Plan and incorporate in Article 2 additional services, item #11, support for parks and communication materials for social media. Commissioner Satine seconded the motion which carried 6 to 0.

6. Discuss and consider possible action regarding the Parks and Facilities Naming Policy.

Andy Binz provided staff report which is on file. Staff recommends approval of the Parks and Facilities Naming Policy.

A motion was made by Commissioner Barnard to support recommendation regarding the Parks and Facilities Naming Policy. Commissioner Boatright seconded the motion which carried 6 to 0.

7. Discuss and consider action regarding rescheduling the Monday, July 3, 2023, Parks & Recreation Commission meeting to a later date in July.

A motion was made by Chair Fushille to reschedule the Monday, July 3, 2023, Parks & Recreation Commission meeting to Monday, July 17, 2023, and to review rescheduling the September 4th meeting at that time. Vice Chair Fougerat seconded the motion which carried 6 to 0.

REPORTS

The following reports relate to the planning and administration of the City's Parks & Recreation Program. The commission may provide staff direction; however, no action may be taken.

Andy Binz and Johnna Krantz reviewed staff reports. Reports are on file and available for review upon request.

8. **Parks & Community Services Report**
Andrew Binz, PCS Director
9. **Aquatics & Athletics Report**
Mack Rusick, Aquatics & Athletics Manager
10. **Community Events Report**
Johnna Krantz, Community Events Coordinator
11. **Farmers Market Report**
Charlie Reed, Farmers Market Manager
12. **Dripping Springs Ranch Park & Event Center Report**
Emily Nelson, DSRP Manager

PARKS STANDING COMMITTEE REPORTS

The following reports relate to the administration of the City's Parks. The Commission may provide staff direction; however no action may be taken.

13. **Veterans Memorial Park Committee**
Commissioner Kristy Caldwell
14. **Charro Ranch Park Committee**
Commissioners Paul Fushille and Matt Fougerat

Chair Fushille provided a brief update regarding water runoff on trails.

15. **Dripping Springs Ranch Park Committee**
Commissioner Hope Boatright

Commissioner Boatright shared the DSRP Committee approved their budget.

16. **Founders Memorial Park Committee**
Commissioners Olivia Barnard and Joe Wright
17. **Rathgeber Natural Resources Park Committee**
Commissioners Kristy Caldwell, Paul Fushille, and Matthew Fougerat
18. **Sports & Recreation Park Committee**
Commissioners Dustin Cloutier and Tara Satine

EXECUTIVE SESSION

The Parks and Recreation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Parks and

Recreation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Parks & Recreation Commission Meetings

July 3, 2023, at 6:00 p.m. – *Rescheduled for Monday, July 17, 2023, at 6:00 p.m.*

August 7, 2023, at 6:00 p.m.

September 4, 2023, at 6:00 p.m.

City Council Meetings

June 6, 2023, at 6:00 p.m.

June 20, 2023, at 6:00 p.m.

July 5, 2023, at 6:00 p.m.

July 18, 2023, at 6:00 p.m.

ADJOURN

Chair Fushille recognized that it was Commissioner Satine’s last meeting and thanked her for serving.

A motion was made by Commissioner Satine to adjourn the meeting. Vice Chair Fougerat seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 8:01 p.m.



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrew Binz, Parks and Community Services Director

Parks & Recreation Commission Meeting Date: July 17, 2023

Agenda Item Wording: Discuss and consider possible action regarding the Girl Scout Troop 2369 Silver project by Cyann Baese.

Agenda Item Requestor: Andrew Binz

Summary/Background: Cyann Baese is with Girl Scout Troop 2369 in Hays County. She is working on a Silver Award Project about RHDV2, which is a disease that is killing domestic and wild rabbits. She is hoping to spread awareness about this disease by encouraging everyone to become citizen scientists. She would like to construct and display a sign at Charro Ranch Park to encourage people to report dead or ill rabbits to the appropriate agencies.

Staff Recommendations: Approve the Silver Award Project project by Cyann Baese.

Attachments: RHDV2 - Sign
TPWD Rabbit Hemorrhagic Disease Fact Sheet
RHDV2.org Information Sheet

Next Steps/Schedule: Complete a Donation Form and coordinate with Cyann Baese for the installation of the sign at Charro Ranch Park.





Rabbit Hemorrhagic Disease Links

TPWD: Rabbit Hemorrhagic Disease Confirmed in Texas, Die-Offs Reported

USDA Risk Identification: Rabbit Hemorrhagic Disease Factsheet PDF

Emerging Risk Notice: Rabbit Hemorrhagic Disease in the US PDF

CFSPH: Rabbit Hemorrhagic Disease

Rabbit Hemorrhagic Disease Fact Sheet

Rabbit Hemorrhagic Disease (RHD) is a highly contagious viral disease that can affect both domestic and wild rabbit species. This disease is nearly always fatal and primarily affects adult rabbits. The viral agent, Rabbit Hemorrhagic Disease Virus (RHDV), is a calicivirus with two strains, RHDV-1 and RHDV-2, being reported in North America in recent years. RHDV-2 is known to affect wild rabbits. RHD is a Foreign Animal Disease (FAD), but has been detected in Canada, Washington and Ohio. Since March 23rd, detections of the disease in both wild and domestic rabbits have occurred in New Mexico, Arizona, Colorado and Mexico. The first confirmed case in Texas was a domestic rabbit in Hockley County on April 10, 2020. The disease has since been confirmed in wild rabbits in Lubbock and Hudspeth Counties. There have been reports of mortality events in both wild cottontails (genus *Sylvilagus*) and jackrabbits (genus *Lepus*) in El Paso, Brewster, Hudspeth, Terrell, Lubbock and Pecos Counties.

Situation update 4/9/2021

Texas Parks and Wildlife Department (TPWD) has received test results confirming that Rabbit Hemorrhagic Disease virus 2 (RHDV2) was diagnosed in a wild black-tailed jackrabbit in Cottle County. This marks the first confirmed cases of RHDV2 in a wild rabbit in Texas in 2021 and follows the discovery of the disease in domestic rabbits in Tom Green County, which was announced in a recent [Texas Animal Health Commission \(TAHC\) news release](#). This is also the first discovery of the disease in a domestic rabbit of 2021.

TPWD has confirmed RHDV2 in the wild rabbit population of Brewster, Cottle, Culberson, El Paso, Gaines, Hale, Hockley, Hudspeth, Jeff Davis, Lubbock, Pecos, Presidio, Randall, Terrell, and Ward counties. If sick or dead wild rabbits are noticed, a local TPWD wildlife biologist should be contacted.

More information:

TAHC Rabbit Hemorrhagic Disease, www.tahc.texas.gov/animal_health/rabbits/ For affected southwestern counties, see [USDA's Rabbit Hemorrhagic Disease Affected Counties Map](#).

Species Affected: Currently, RHDV appears only to affect rabbit species (lagomorphs). It is not known to affect humans, domestic livestock or pets (other than pet rabbits).

Clinical Signs: Often the only clinical sign is sudden death. In less acute cases, clinical signs may include the following: dullness/apathy, not eating, ocular and/or nasal hemorrhage and congestion of the conjunctiva. Some may develop neurological signs such as incoordination, excitement or seizure like episodes. Infections in young rabbits are usually sub-clinical and deaths are rare.

Transmission: The virus is shed in feces and other body fluids. Transmission may occur directly from animal to animal through ingestion, inhalation and mucous membranes. It may also spread indirectly by contaminated feed, water, clothing, equipment, waste, infected carcasses and insects. Potentially predators and scavengers that consume infected rabbits could mechanically spread the virus or excrete it in feces. The virus is very hardy and capable of surviving for extended periods of time in the environment and is resistant to extreme temperatures. The incubation period is thought to be 3-9 days.

Prevention: Domestic rabbits should be housed indoors if possible. Strict biosecurity should be practiced including cleaning and disinfecting cages and equipment; do not allow contact with other rabbits, wild or domestic; do not allow visitors in rabbitries or to handle rabbits, wear protective clothing (coveralls, shoe covers, gloves, etc.) when handling rabbits and change afterwards; control insects, birds, rodents and other animals that might serve as vectors and remove and properly dispose of carcasses promptly. Consult your local veterinarian if you experience sudden deaths or symptoms of RHD among your rabbits. It is difficult, if not impossible, to control the disease in the wild. Handling or moving sick wild rabbits or carcasses should be avoided if possible, but if needed, follow good biosecurity including wearing protective clothing and cleaning and disinfection of tools and equipment.

Cleaning and Disinfection Recommendations:

- Wash hands thoroughly with soap and water
- Clean tools and equipment
- The virus is inactivated by 10 minutes exposure to:
 - Household Bleach (sodium hypochlorite) at 1:10 dilution
 - Sodium hydroxide 1% (Lye)
 - Chlorine dioxide at 10 PPM concentration
 - 1-Stroke Eviron®

Carcass Disposal: Deep burial, 3 feet recommended, or incineration.

Guidance for Rabbit Hunters:

- Do not harvest rabbits that appear sick
- Wear rubber or disposable latex gloves while handling and cleaning game.
- When cleaning harvested game, bag any remains and dispose of by placing in trash (however, check local ordinances concerning disposal of game carcasses).
- Do not dispose of remains where other rabbits or scavengers may have access to them.
- When done handling game, wash hands thoroughly with soap or disinfectant, and disinfect knives, equipment, and surfaces that were in contact with game.
- If later contact with live rabbits is possible, hunters should shower and change clothing as soon as possible after cleaning game.
- Do not eat, drink, or smoke while handling harvested animals.
- All game should be thoroughly cooked to an internal temperature of 165 degrees.

Sources

[Center for Food Security & Public Health: Rabbit Hemorrhagic Disease, Disease Information Technical Factsheet.](#)

[National Wildlife Health Center Wildlife Health Bulletin 2020-04.](#)

[United States Department of Agriculture Risk Identification: Rabbit Hemorrhagic Disease Factsheet.](#)



WHAT IS IT

Rabbit hemorrhagic disease virus 2 (RHDV2) is a highly contagious virus infecting wild and domestic rabbits and hares.

WHY YOU SHOULD CARE

The rabbit hemorrhagic disease kills up to 80% of infected animals and is rapidly spreading throughout parts of North America.

WHY THE LOSS OF RABBITS IS IMPORTANT

The loss of wild rabbits will negatively impact food webs, ecosystem health, and hunting opportunities.

The loss of domestic rabbits will strongly impact pet owners.

The losses to the wide-spread domestic rabbit trade could cause substantial damage to the U.S. economy.

[HOME](#) [WHAT IS RHDV2](#) - [WHERE IS IT](#) [RHDV2 IMPACTS](#) - [WHAT CAN I DO](#) [RESOURCES](#) [NEWS](#) [FAQS](#)



WHERE IS RHDV2

RECENT NEWS

RHDV2 Outbreak in Texas

RHDV2 has recently expanded eastward across the state into the Hill Country portion of the state. At least 5 counties have detected RHDV2 in Texas in 2023. These include Mills, Reeves, Gillespie, Terrell, and Brewster Read more...

RHDV2 Confirmed in South Carolina

Rabbit Hemorrhagic Disease Virus Type-2 (RHDV2) has been detected for the first time in South Carolina after animal health authorities were alerted to a sudden die-off of feral rabbits at a homestead in Greenville County. Read more...

Connecticut becomes 27th State with RHDV2

The Connecticut Department of Agriculture has confirmed Rabbit Hemorrhagic Disease Virus Type 2 (RHDV2) at a private residence in Hartford County. Press release [HERE](#). On September 6, 2022, a report of sudden death in 13 Read more...



To: Parks and Recreation Commission Members
From: Tory Carpenter, AICP – Planning Director
Date: July 17, 2023
RE: Parkland Dedication Ordinance

I. Overview

Any new residential development within the City Limits or ETJ is required to either; a.) dedicate parkland within the development or; b.) pay a fee in lieu of parkland dedication. In 2021, these requirements were updated to ensure that the City was acquiring an appropriate amount of parkland and being paid a fair amount as a fee in lieu. However, after recently assessing parkland dedication and fee in lieu requirements for numerous projects, staff found that the requirements are unreasonably excessive, particularly for multifamily projects.

Staff suggests a text amendment to the parkland dedication ordinance to better reflect the actual cost of dedication and to provide more transparency to applicants. These proposed changes do not affect the parkland development fee.

II. Summary of Subdivision Ordinance Update

1. Land Dedication Requirements

The parkland dedication requirements are meant to increase the amount of parkland proportionally with population growth. The current ordinance uses a 2021 baseline of 70 people per acre of parkland and assumes 3.03 persons per dwelling unit.

This ordinance update will adjust the assumed persons per dwelling unit based on 2020 Census data to better reflect anticipated impacts to the parks system. This update assumes 2.73 persons per dwelling unit for single-family and 2.16 persons per dwelling unit for multifamily.

2. Fee in Lieu of Land Requirements

An applicant may request to pay a fee-in-lieu of parkland dedication which is meant to reflect the price of the City to acquire parkland. Currently, the ordinance requires the fee amount to be based on the appraised value of the property within the development.

This ordinance update will provide language to allow us to set a straight fee per unit. Staff is proposing a fee of \$1360 for multifamily and \$1720 for single-family. These fees are based on an assumed land value of \$44,000 per acre which is consistent with the appraised value of the Rathgeber property, which the City acquired in 2020. Staff decided to use Rathgeber given its recent acquisition by the City and relatively low appraised value compared to other City-owned parkland properties.

- CODE OF ORDINANCES
Chapter 28 - SUBDIVISIONS AND SITE DEVELOPMENT
ARTICLE 28.03 PARKLAND DEDICATION AND PARK DEVELOPMENT

ARTICLE 28.03 PARKLAND DEDICATION AND PARK DEVELOPMENT¹

Sec. 28.03.001. Title.

This article shall be known and cited as the parkland dedication and park development ordinance.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.002. Purpose.

The purpose of this section is to provide parks, open spaces, and trails that implement the parks, recreation, and open space master plan. The City of Dripping Springs City Council has determined that parks, open spaces, and trails are necessary for public welfare, and that the adequate procedure to provide these community amenities is by integrating standards into the procedures for planning and developing property.

This article is enacted to enable the city to gain and maintain the following attributes of parkland:

- (1) Enhancement of the community's quality of life, which embraces its livability, aesthetic integrity, and sense of community;
- (2) Ecological and environmental preservation, biodiversity, improving water quality, air cleansing, aquifer recharge, and flood control;
- (3) Scenic vistas unique to the Texas Hill Country that engage the park user in leisure recreation;
- (4) Facilities for active recreation and sporting events;
- (5) Places for engaging in passive recreation;
- (6) Economic contribution of parks and open spaces to the vitality of the city;
- (7) Promotes cultural, artistic and sporting endeavors;
- (8) Meets the goals of the comprehensive plan and the parks, recreation, and open space master plan;
- (9) Provision of a fair and equitable park system, utilizing park amenities that are sustainable, durable and of high quality; and
- (10) Provision or enhancement of park connectivity throughout the city via linear parkland and greenways that create unimpeded wildlife corridors as well as house multimodal pedestrian access trails.

(Ord. No. 2021-04 , § 2, 1-12-2021)

¹Ord. No. 2021-04 , § 2, adopted January 12, 2021, repealed the former article 28.03, §§ 28.03.001—28.03.010, and enacted a new article 28.03 as set out herein. The former article 28.03 pertained to parkland dedication and derived from Ord. No. 1512.3, adopted January 10, 2007.

Sec. 28.03.003. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Active recreation . Public recreational areas that accommodate youth and adult level team sports (baseball, football, soccer, lacrosse, etc.) and provide practice/game fields for organized recreational leagues.

Applicant . A person or entity who submits to the City of Dripping Springs an application for an approval required by this article. To be qualified as an applicant under this article, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this article. The term shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner. In other jurisdictions, the term is sometimes referred to as the "developer", "subdivider", "builder", or other similar title.

City . The City of Dripping Springs, an incorporated municipality located in Hays County, Texas. Unless otherwise stated, the term includes both the city limits and the extra-territorial jurisdiction (ETJ).

Concept plan . A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map which generally shows the anticipated plan of development, and which serves as a working base for noting and incorporating suggestions of the city's administrative officers, the PRC, the P&Z, the city council, and others who are consulted prior to preparation of the preliminary plat. In other jurisdictions, the term is sometimes referred to as a "preliminary site plan" or a "land study."

Development . The construction, reconstruction, conversion, structural alteration, relocation, renovation, or enlargement of any structure on land. The term also includes any mining, excavation, landfill, or land disturbance.

Dwelling unit (DU or DUs) . Any building, structure, or portion of a structure, which is designed, used, or intended to be used, for human occupancy as primary living quarters.

ETJ . The extraterritorial jurisdiction of the city.

Fee-in-lieu . A developer may request, and the city may approve, an option whereupon, developers may be required to contribute cash instead of parkland dedication and parkland development and is commonly referred to as "fee-in-lieu". In such instances, the fee-in-lieu amount required is equal to the fair market value of the required parkland acreage for dedication and the cost for park development as designated in the Methodology section of this article.

General parks plan . Statement of the suitability of the parkland in meeting the criteria for parks as outlined in this article and a detailed description of any proposed improvements shall be in accordance with recommendations as outlined in the city's Code of Ordinances, as well as the parks, recreation, and open space master plan.

Open space . Within parkland, open space is parkland that is to be kept essentially unimproved and dedicated for the public or private use. The primary functions of this type of parkland are the protection of hill country scenic vistas, protection of quiet rural lifestyle, and conservation of native wildlife. Open space may feature, but is not limited to, minimal improvements such as walking trails, picnic sites, and/or benches. Open space may include, but is not necessarily required to include, land restricted by conservation easements.

Park fund . The fund in which fee-in-lieu and other park funds are deposited and which can only be used for the development, maintenance, or acquisition of parks, trails, and related facilities.

Parkland . Platted tract of land designated and used for recreation or open space.

Parks and recreation commission (PRC) . Citizens' advisory body appointed by the city council which acts generally in an advisory capacity to the city council in the acquisition, development, utilization, operation,

Created: 2023-02-21 16:03:31 [EST]

(Supp. No. 3)

improvement, equipment and maintenance of all park playgrounds and recreational areas owned or controlled by the city. Described more fully in article 2.04, Boards, Commissions and Committees, division 3, Parks and Recreation Commission.

Parks, recreation, and open space master plan . Guiding document for establishing the framework of a long-term, successful park system for the City of Dripping Springs. The document is updated every five years to ensure that the park system remains viable for the citizens of the city and its ETJ.

Park service area . In accordance with the parks, recreation, and open space master plan, the City of Dripping Springs and ETJ are sectioned off into service areas. These service areas provide guidance for development of the park system.

Park trail . Multiple-purpose trails located within parks. The focus of the trail is on recreational values and harmony with the surrounding natural environment. Trails shall accommodate a variety of activities, including pedestrians and/or bicyclists.

Private park/recreation facility . Private park areas and recreational facilities are privately owned yet make a contribution to the overall public park and recreation system because they contribute to the leisure activities of the neighborhood or park service area in which they are located.

Rule of interpretation . Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below but are defined elsewhere in the Code of Ordinances or other documents as adopted by the city, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number shall include the singular number (and vice versa). The word "shall" is always mandatory, while "may" is merely directory. Headings and captions are for reference purposes only. Any reference to the city parks plan, city open space plan, or general parks plan in this or any other ordinance or document is synonymous with the parks, recreation, and open space master plan.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.004. Applicability and parks, recreation, and open space master plan.

This article applies to all property within the city limits and the extraterritorial jurisdiction (ETJ). This article applies to applications for which city approval is sought under the city's subdivision ordinance and site development ordinance, as may be amended. The costs associated with development and maintenance of neighborhood and community parks should be borne by the landowners of residential property, who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities. The requirements within the ordinance are adopted to affect the purposes stated above.

- (1) The guiding document for all park and recreation development will be the most current parks, recreation, and open space master plan and any updates to the plan which occur from time to time, based on input from the community and approval by the City Council of Dripping Springs. Determination of acceptability of a proposed neighborhood park dedication and development and/or for a proposed community park dedication and development or cash-in-lieu is based upon the City of Dripping Springs Parks, Recreation, and Open Space Master Plan, as may be amended from time to time.
- (2) Neighborhood parks are the cornerstone of the park system and serve as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation. These parks are typically one-quarter- to one-half-mile distance from all areas it serves and uninterrupted by non-residential roads and other difficult barriers.

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- (3) Community parks are designed to serve both active and passive leisure needs of residents. Most users come from surrounding areas larger than what a neighborhood park typically serves. Community parks are located within park service areas established by the city.
 - (4) Existing parks in Dripping Springs currently serve the needs of several neighborhoods located within the city limits and in the ETJ and are located within a one-half- to five-mile radius (approximate) of Dripping Springs residents and ETJ users. Founders Memorial Park and Sports and Recreation Park provide amenities that are typical in community parks, providing services to users in the city and ETJ alike due to the absence of community park facilities within the ETJ. Together, neighborhood parks and community parks can meet more of the recreational needs of residents.
 - (5) The methodology is the formula that is used to determine the requirement for acreage to be dedicated per dwelling unit, fees required in lieu of the dedication of parkland, number of acres required per dwelling unit to meet the criteria of parkland dedication, as well as the park development fee.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.005. Exemptions for certain projects.

- (a) Statutory exemptions. Properties that are subdivided for residential use where the lots are greater than five acres, and no other public improvements are required, are not subject to the required dedication of parkland or open space, but are still required to pay the park development fee unless otherwise exempted.
- (b) Small projects. Subdivisions and site developments generating five dwelling units or fewer are exempt from the dedication requirements in this article. Applicants may not attempt to utilize this exemption by separating the project into a series of smaller projects. The exemption authorized by this section may only be utilized once and may not apply to subsequent divisions of the property. This exception applies to replats that do not increase the dwelling units for the subdivision by five or more. Such projects are still required to pay the park development fee unless otherwise exempted.
- (c) Historic district. Properties located within the historic district are exempt from parkland dedication requirement, unless more than 25 dwelling units are proposed, but are still required to pay the park development fee unless otherwise exempted.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.006. Parkland dedication and development methodology.

- (a) Parkland dedication and parkland development calculations.
 - (1) For the purpose of this section, parkland dedication and parkland development calculations reflect the maximum possible land dedication, parkland development, and fee-in-lieu of land dedication allowable. The city, at its option, may reduce the required land dedication and fee-in-lieu of payment if other opportunities are deemed worthwhile and suitable for parks or trails in accordance with the parks, recreation, and open space master plan and allow the applicant to contribute to its proportional share of park and recreational facilities.
- (b) Basis for current level of service.
 - (1) Parkland dedication and park development fees are based on the current level of park service for the Greater Dripping Springs Area. This park service area is defined as the same geographic service area for the Dripping Springs Independent School District (DSISD). The dedication and fee requirements are subject to change whenever the parks, recreation, and open space master plan is updated, whenever

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the U.S. Census Persons Per Household or other population estimates are revised and/or in conjunction with annual changes in land values or costs for park development.

(2) According to the Dripping Springs Independent School District Demographic Update, which was completed in Spring 2019, and prepared by population and survey analysts, the number of households in the DSISD/City of Dripping Springs park service area is 13,701^A. According to the 2019 U.S. Census Bureau^B, the average number of persons per owner occupied household in the Greater Dripping Springs Area is 3.03 persons per household (PPH) and is referred to as the dwelling unit or DU (Sec. 28.03.003 Definitions). The estimated population 2019 projection for the Drippings Springs Park Service Area is 41,514^C.

(3) References for data.

(A) The DSISD student projection for the 2020-2021 school year is 7,810 students per the Dripping Springs Independent School District Demographic Update Spring 2019. That same publication estimates that there is a weighted average of 0.57 students per single-family home. This projects to 13,701 homes in the Dripping Springs park service area.

(B) <https://www.census.gov/quickfacts/fact/table/drippingspringscitytexas,US/PST045219>

(C) 31,701 homes multiplied by 3.03 persons per household = 41,514 population.

(D) Source: City of Dripping Springs Parks, Recreation, and Open Space Master Plan 2014-2024.

(c) Rationale for parkland dedication and park development fees.

(1)

Current Level of Service	
Population (City and ETJ)	41,514 (based on DSISD Service area)
Total Existing Parkland	590.99 acres
Total Persons Per Acre	70 People
Land Dedication Requirements	
Persons per DU <u>for Single-Family/ Duplex</u>	3.03 <u>2.73</u> (2019-2020 Census)
<u>Persons per DU for Multifamily</u>	<u>2.16</u> (2020 Census)
Calculation <u>for Single-Family / Duplex</u>	41,514/590.99 = 70 people per acre of parkland; 70 people/ 2.73 <u>3.03</u> PPH = 23.42 <u>25.64</u> or 23 -DU
<u>Calculation for Multifamily</u>	<u>41,514/590.99 = 70 people per acre of parkland; 70 people/2.16 PPH = 32.42 DU</u>
Dedication Criteria <u>for Single-Family/ Duplex</u>	1 acre of parkland/ 23.42 <u>25.64</u> Dwelling Units
<u>Dedication Criteria for Multifamily</u>	<u>1 acre of parkland/32.42 Dwelling Units</u>
Fee-in-Lieu of Land Requirements	
Average Cost per Acre	Market Rate, determined by an appraisal performed at the time of the request <u>Based on the average purchase price to the City for acquiring an acre of parkland.</u>
<u>Cost per Dwelling Unit</u>	<u>Market Value Per Acre for each required acre of dedication (1 acre/23 DUs) Required parkland acreage multiplied by the average cost per acre to be reflected in the fee schedule.</u>
Park Development Fee	
Cost of 50 Acre Park	\$6,739,129.00
Number of persons per active recreation community parks	20,757

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Calculation	\$6,739,129.00/20,757.00 = \$324.00/person; \$324.00 x 3.03 PPH (City Council voted to lower the fee per dwelling unit by calculating 2 PPH as shown below)
Fee Per Dwelling Unit	\$648.00

- (2) The fee model for an active recreation park in Dripping Springs is based on a 50-acre park comparable to a community park as designed in the Dripping Springs, Parks, Recreation, and Open Space Master Plan.
- (3) The model estimates a development cost of \$6,739,129.00.
- (4) The park development budget is required to be equal to or greater than the park development fee required and must be approved by the parks and recreation commission and city council. The park development costs greater than the parkland development fee is not transferable to other development projects.
- (5) If the applicant's proposed development is in a park service area that identifies a future community or active use park, the city may request that the applicant dedicate land for the park. In that case, an offset may be considered against the required fee-in-lieu of land required.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.007. Dedication of public parkland required.

- (a) Residential dedication requirements.
 - (1) For projects where the use includes residential dwelling units, an applicant who subdivides or plats land under the city's subdivision ordinance, excluding replats, amending plats, and minor plats that do not increase the subdivision's density by more than five dwelling units, shall provide for the dedication or designation of land suitable for parkland and recreation purposes. If parkland is not dedicated at the time of platting, but would be required for a project as presented at site development, then parkland shall be dedicated as required in this article at the time of site development.
 - (2) Land dedicated as a requirement of this article shall be suitable for parkland and recreation purposes.
 - ~~(3) The minimum acreage of public parkland required shall be as follows:~~
 - ~~(A) One acre for each 23 dwelling units, or fraction thereof.~~
 - ~~(B) Residential subdivisions with fewer than 23 dwelling units shall dedicate five percent of overall acreage of the property to be subdivided as public parkland.~~
- (b) The land to be dedicated shall form a single lot with a minimum of one acre required.
- (c) Exemptions.
 - (1) When the developer/subdivider is proposing to dedicate the required acreage to satisfy the public parkland dedication requirements, but not as a single lot, the parks and recreation commission may make a recommendation to city council to approve the parkland dedication if they find that it meets the intent of the code, and the proposed parkland lots have access from a public right-of-way.
 - ~~(2) A developer shall make a financial contribution in accordance with section 28.03.006, and the city's adopted fee schedule, in lieu of dedication of public parkland when:~~
 - ~~(A) No portion of the tract of land is located within the city limits; or~~

Formatted: List 2

~~(e)~~—The developer does not dedicate at least an acre of parkland and less than one acre of land would be required to satisfy the parkland dedication requirements.

- (d) The rate required for the financial contribution shall be in accordance with the adopted fee schedule in accordance with the methodology in section 28.03.006, provided herein. The fee shall be reviewed on annual basis to ensure accuracy and value.

Sec. 28.03.008. Criteria for dedication.

- (a) Any land to be dedicated to meet the requirements of this section shall be suitable for public parks and recreational activities as determined by the city administrator or their designee, and comply with the following standards and requirements:
- (1) The parkland lot shall be centrally located within the development, when practical.
 - (2) Where residential subdivision is proposed to be developed in phases, the parkland lot shall be located within the first phase of the development. If the required public parkland is proposed to be outside of the first phase, the first phase may be approved provided that fee-in-lieu of dedication is paid for the number of dwelling units within that first phase. In this event, the fee paid may be credited toward the required parkland dedication fee for the subsequent phase(s) of the development.
 - (3) The parkland lot shall have a minimum lot width and street frontage of 30 feet. When practicable, the parkland lot shall be a multi-frontage lot.
 - (4) The parkland lot shall provide on-site parking or be located along a street where on-street parking may be accommodated on both sides of the street.
 - (5) A minimum of 50 percent of the parkland lot shall not exceed a 20 percent grade. A slope analysis exhibit shall be provided to the city engineer.
 - (6) Areas within the FEMA or calculated 100-year floodplain may be dedicated in partial fulfillment of the dedication requirement not to exceed 50 percent. When area within the floodplain is proposed to be dedicated, a minimum of two acres of land, and the frontage of the property where it is accessed from public right-of-way shall not be located within the FEMA or calculated 100-year floodplain.
 - (7) Parkland lots with the following conditions shall not be accepted unless recommended by the parks and recreation commission, and approved by city council:
 - (A) The lot is primarily accessed by a cul-de-sac.
 - (B) The lot is hindered by utility easements or similar encumbrances that make development of the land unfeasible. This limitation does not apply to land encumbered solely by public utility easements required by the subdivision ordinance.
 - (C) The lot is encumbered by sensitive environmental species or habitat areas.
 - (D) The lot contains stormwater facilities. Where stormwater facilities are proposed, stormwater facilities must be designed as a park amenity, to include trails, benches, and opportunity for recreation.
 - (8) A minimum of two-inch water service line and six-inch gravity wastewater service line shall be provided at one of the property lines in a location approved by the city engineer. This provision can be waived if water/wastewater is not within a reasonable distance from the property, as determined by the city engineer.
 - (9) Sidewalks and trails shall be provided along all street frontages, and trails shall be provided in accordance with the master trails plan, as well as all criteria found in the city's subdivision ordinance or other city ordinances. Sidewalks required by other city ordinance such as at the time of platting or site

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development, will not be counted towards the required parkland dedication. Trails may be considered as part of required parkland dedication.

- (b) Alternative site and development standards.
- (1) Alternative design standards for public parkland may be proposed and submitted to the planning and development department, provided the intent of the requirements of this section are met.
 - (2) Prior to submitting an application for development where alternative site and development standards are requested, the applicant shall complete the following:
 - (A) Provide a letter to the planning and development department that details the alternative design for parkland dedication and why it is equal to or better than the minimum standards; and
 - (B) Conduct a site visit with the planning and development department or their designee to review the proposal.
 - (3) The planning and development department shall review the alternative design based on section 28.03.007, Dedication of public parkland requirement, and section 28.03.008, Criteria for dedication, and present the alternative design to the parks and recreation commission for recommendation to city council for final approval.
 - (A) The parks and recreation commission shall recommend approval, approval with conditions, or disapproval of the request.
 - (B) The city council shall approve, approve with conditions, or disapprove of such requests.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.009. Amendments.

Any increase in density or modification to an approved parkland dedication plan and/or subdivision, or a modification that would have otherwise required more parkland to be dedication, shall be required to dedicate additional parkland in accordance with this article, pay fee-in-lieu, or apply for alternative site and development standards as if it were a new application. If a property owner is requesting to modify an approved parkland dedication plan, they shall submit a new application with the requested changes, an explanation regarding the reason for the change, and the proposed new plan, subject to review and decision by the appropriate board, depending on whether the amendment is considered minor or major, as defined in this section.

- (1) Minor amendment. A minor amendment is any change that would increase/decrease the approved parkland acreage by five percent of the overall required parkland acreage. Minor amendments are subject to review and final decision by the parks and recreation commission.
- (2) Major amendment. A major amendment is any change that would increase/decrease the approved parkland acreage by more than five percent of the overall required parkland acreage. Major amendments are subject to review and decision by the parks and recreation commission, and approval by city council.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.010. Park development fee.

- (a) In addition to the dedication of public parkland or fee-in-lieu, a developer shall pay a park development fee to meet the need for the active recreation parks. According to the city's parks, recreation, and open space master plan, the city has two community parks, which are servicing the entire population as described in

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section 28.03.006. The park development fee is meant to provide active recreation parks and sports field options, and/or provide trails that connect park users to the existing community parks.

- (b) The amount for the park development fee shall be in accordance with the adopted fee schedule and based on the analysis as explained in the methodology in section 28.03.006.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.011. Fee-in-lieu of dedication.

- (a) When the city deems existing parkland to be of an insufficient quantity (in the park service area in which the development is located), or unacceptable, unavailable, or unsuitable based on the standards established by this article for park purposes, and subject to review by the city council, fee-in-lieu of land shall be paid into the "park fund" established by the city. Such money shall be paid in accordance with the methodology in section 28.03.006, as well as the criteria of this article.

- (b) The value of the parkland shall be calculated ~~based on the average purchase price to the City for acquiring an acre of parkland, as the average estimated fair market value per acre of the land being subdivided within 24 months of application for plat or site development at the time of preliminary plat approval. The appraisal shall be performed by a State of Texas certified real estate appraiser, mutually agreed upon by the city and the applicant and paid for by the applicant.~~

- (1) If the city deems it acceptable based on the circumstances, the applicant may dedicate, or designate parkland acreage combined with cash. The cash contributions shall be paid at or prior to the final plat or site plan approval, whichever is most applicable to the project.
- (2) Whether the city approves parkland dedication or elects to require fee-in-lieu thereof when the parkland dedication does not meet the requirements of this article, or a combination of both acceptance of parkland dedication and fee-in-lieu, shall be determined by consideration of the following:
 - (A) The natural features, access, and location of land in the subdivision available for dedication;
 - (B) The size and shape of the subdivision and land available for dedication;
 - (C) The compatibility of the parkland dedication with the city's parks recreation, and open space master park plan; and
 - (D) The location of existing and proposed park sites, trails and greenways.
- (3) If the applicant pays fee-in-lieu for parkland dedication and complies with this article with no dedication of parkland, the fee-in-lieu can be reviewed and approved by the city administrator without review of the parks and recreation commission. If any parkland is dedicated or the fee-in-lieu proposed is less than what is required, then the application shall be reviewed in accordance with this article.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.012. Credit for private parks.

- (a) Where privately-owned and maintained parks or other recreation facilities with ~~non-exclusive~~ private amenities are proposed, the city administrator, after recommendation from the parks and recreation commission, and approval from city council, may grant a credit up to 25 percent of the required public parkland dedication amount and/or fee-in-lieu. The credit is not applicable to the park development fee.

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- (b) Privately-owned and maintained parks or other recreational facilities shall meet the following minimum standards:
- (1) The park or recreational facility shall have a minimum lot area of two acres.
 - (2) The park or recreational facility shall include the minimum number and type of facilities outlined in section 28.03.010.
 - (3) The park or recreational facility shall comply with the parks, recreation, and open space master plan, and other applicable city regulations.
- (c) Privately-owned and maintained parks or other recreational facilities for a single-family, two-family, townhome, or detached multi-family shall be identified on the subdivision plat as a private open space lot.
- (d) Privately-owned and maintained parks or other recreational facilities shall be owned and managed by a mandatory homeowners association (HOA) or property owners association (POA), or similar permanent entity, and subject to restrictive covenants that state the following:
- (1) The land shall be utilized for parkland or open space in perpetuity.
 - (2) Each property owner within the subdivision encumbered by the restrictive covenants shall be required to pay dues and/or special assessments for the maintenance of the private park or recreation facility.
 - (3) If the responsible agency dissolves, cannot fulfill its obligations or elects to sell, transfer, or otherwise divest itself of the land, the city shall have the right of first refusal on acquiring the property. If the city elects to acquire the land, said land shall be transferred at no cost to the city and in accordance with the city's regulations on dedicating parkland.
 - (4) The cessation of the privately-owned and maintained park or other recreational facility shall be prohibited until such time as the declarant cedes control of the responsible agency to purchasers of properties within the subdivision, and then only upon amendment to the restrictive covenants approved by three-fourths of the members of the responsible agency.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.013. Method of dedicating parkland.

- (a) Land to be dedicated for public parkland shall be identified on the preliminary plat; final plat; subdivision construction plans; and site plan, when applicable. When construction of park improvements and/or private parks is proposed, all amenities shall be identified on the subdivision construction plans or site plan, as applicable. Fiscal surety is the amount equal to the park improvement fee shall be provided prior to approval of subdivision construction plans or site development plan, as applicable, for the park improvements on public parkland.
- (b) Prior to acceptance of the public parkland, the following conditions shall be met:
- (1) Land shall be in good condition, including the removal of all debris and dead plant materials, and utility services, sidewalks, and other public improvements installed. Any land disturbed by activities not related to park development shall be restored and the soil stabilized in a method approved by the city engineer in accordance with the requirements of this code.
 - (2) Park development fee shall be paid.
- (c) Prior to recordation of the final plat, the following conditions shall be met:
- (1) Land accepted for dedication under the requirements of this section shall be conveyed by warranty deed, transferring the property in fee simple to the City of Dripping Springs, Texas, and shall be free and clear of any mortgages or liens at the time of such conveyance.

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- (2) A copy of the warranty deed and other parkland dedication documents, as outlined in the city's Code of Ordinances, shall be provided to the planning and development department prior to plat submittal.
 - (3) If property is accepted, the warranty deed shall be provided to the city council for acceptance.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.014. Park funds.

- (a) Parkland dedication fund. For funds received for fee-in-lieu of parkland dedication, a separate fund entitled "park fund" has been created to hold in trust money paid to be used solely and exclusively for the purpose of acquiring and/or improving public parks, trails, and recreational lands, and shall not be used for maintaining or operating park facilities or for any other purpose.
- (b) Park development fee fund. The funds received as park development fees, the funds shall be expended on park maintenance, operation, acquisition, or improvements to park facilities.
- (c) The city council, based upon recommendation of the parks and recreation commission, shall determine whether there are sufficient funds to acquire public parkland and/or construct improvements. In making a determination for the acquisition of land, the conditions outlined in section 28.03.007 shall be taken into consideration.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.015. Land dedication for park trails.

Land dedication of park trail corridors within parks shall be a high priority, in accordance with the most recently adopted parks, recreation, and open space master plan, the city's adopted trails plan, and the transportation master plan, as may be amended. Applicants are responsible for preserving the natural character of the trail corridors and dedicating the required right-of-way. Right-of-way dedication or easement size may vary due to the site's physical characteristics.

A partial reduction or complete fee waiver in the amount of the park development fee may be considered by city council, if the applicant proposes a plan to construct public park trails that will connect to the city-wide trails system in order to unite neighborhoods to all parks within the city and the ETJ to facilitate options for park access. If the park trail or any portion of the park trail is within areas shown on the city-wide trails plan, the applicant may be required to construct park trails or other park amenities and may choose to waive a portion of the required fee at the city's sole discretion. Information specific to the city-wide trails plan can be found in the adopted City of Dripping Springs City-wide Trails Plan. Prior to city council considering this proposal, the applicant shall provide a cost estimate, subject to approval by the by the city engineer, prior to being placed on a parks and recreation commission agenda for recommendation, and city council for final action.

(Ord. No. 2021-04 , § 2, 1-12-2021)

Sec. 28.03.016. Agricultural facility fee.

- (a) Use of fee.
 - (1) The ag facility fee imposed pursuant to the provisions of this article is limited to funding the acquisition, development, improvement and/or maintenance of community agricultural facilities as identified in the city's general plan as adopted by the city council and as may be amended from time to time. The city is authorized to make appropriations to one or more city funds to pay for agricultural facilities owned and operated by the city or a designated entity pursuant to an interlocal agreement.

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- (b) Payment of fee or land dedication required.
- (1) An applicant who subdivides or plats land under the city's subdivision ordinance (excluding replats that do not increase the subdivision's dwelling units by five or more, or plat amendments), as may be amended, shall provide for community agricultural facilities by one or a combination of more than one of the following means:
 - (A) Payment to the city of an Ag facility fee in accordance with the schedule of fees adopted by city council.
 - (B) Dedication of real property (in fee simple or through a perpetual public surface easement) to the city or an entity designated by the city for Ag facility related purposes.
- (c) Dedication and/or improvement in lieu of fee. In lieu of payment of all or a portion of the Ag facility fee or land dedication described in this section, the following may be accepted by the city council:
- (1) Dedication of improvements. In lieu of payment of all or a portion of the Ag facility fee, improvements to an existing agricultural facility may be dedicated to the city for recreational purposes. Whenever a developer determines to dedicate improvements in lieu of payment of the Ag facility fee, a written application shall be made to the city administrator describing the improvements to be made to receive credit for the local Ag facility fee. The city administrator shall prepare a report to the city council regarding the proposed dedication of improvements.
 - (2) Report to city council. The report to the city council from the city administrator shall indicate whether the following requirements have been met and shall make a recommendation regarding the proposed dedication of improvements:
 - (A) The improvements to be dedicated are for a community agriculture facility identified in the city's general plan.
 - (B) The improvements to be dedicated are valued at the same or more than the Ag facility fee or portion thereof which would otherwise be imposed on the development.
- (d) Time of payment. Fees required by this section shall be paid prior to approval of the final plat.
- (e) Exemptions. The following are exempt from the application of this section:
- (1) Applicants developing subdivisions that allow residents to keep livestock and farm animals on individually owned, single-family residential lots in the subdivision.
 - (2) Applicants developing subdivisions that include agricultural facilities located in the subdivision that shall be available to residents of the subdivision.
 - (3) Applicants developing subdivisions that are for solely nonresidential uses.
 - (4) Applicants that are city, county, state or federal government agencies.
- (f) Appeals. Any person aggrieved by the computation of fees pursuant to this section shall have the right to appeal to the city council. The appeal shall be taken not later than 30 days from the date the person is informed of the computation of the fees under this section. Failure to appeal within the 30-day period shall be deemed a waiver of all rights of appeal under this section.

(Ord. No. 2021-04 , § 2, 1-12-2021)

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	Per Unit
Dripping Springs	
Park Development Fee	\$648
Fee in lieu of Land	Market Value Calculation
Total	
City of Kyle	
Park Development Fee	\$750
Fee in lieu of Land	\$750
Total	
Buda	
Park Development Fee	\$800
Fee in lieu of Land	\$1,000
Total	
Pflugerville	
Park Development Fee	\$496
Fee in lieu of Land	NA
Total	
Manor	
Fee in lieu of Land	\$550
Total	
Hutto	
Park Development Fee	\$500
Fee in lieu of Land	\$175
Total	
Round Rock	
Park Development Fee	
Fee in lieu of Land	\$4,000 per Acre
Total	
Georgetown	
Park Development Fee	\$900
Fee in lieu of Land	\$570
Total	
Cedar Park	
Park Development Fee	\$375
Fee in lieu of Land	\$1,000
Total	
Leander	
Park Development Fee	\$400
Fee in lieu of Land	\$1,050
Total	



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrew Binz, Parks and Community Services Director

Parks & Recreation Commission Meeting Date: July 17, 2023

Agenda Item Wording: Update and possible discussion on the City-Wide Trails Plan.

Agenda Item Requestor: Andrew Binz, Parks and Community Services Director

Summary/Background: The Parks & Recreation Commission requested an update on the City-Wide Trails Plan. The most recent version of the plan is dated August 26, 2020.

Andrew Binz, Parks and Community Services Director will give an update on recently completed trail and sidewalk projects (Rob Shelton), trail/sidewalk projects in progress (DS Middle School to DS High School and Mercer Street from Route 12 to Rob Shelton), and future trail/sidewalk projects (DS Elementary and Old Fitzhugh Road).

The City-Wide Trails Plan map that is currently being updated for the Comprehensive Master Plan will also be shown.

Staff No recommendation at this time.

Recommendations:

Attachments: City-Wide Trails Plan Update Power Point Presentation

Next Steps/Schedule:



DRIPPING SPRINGS
Texas

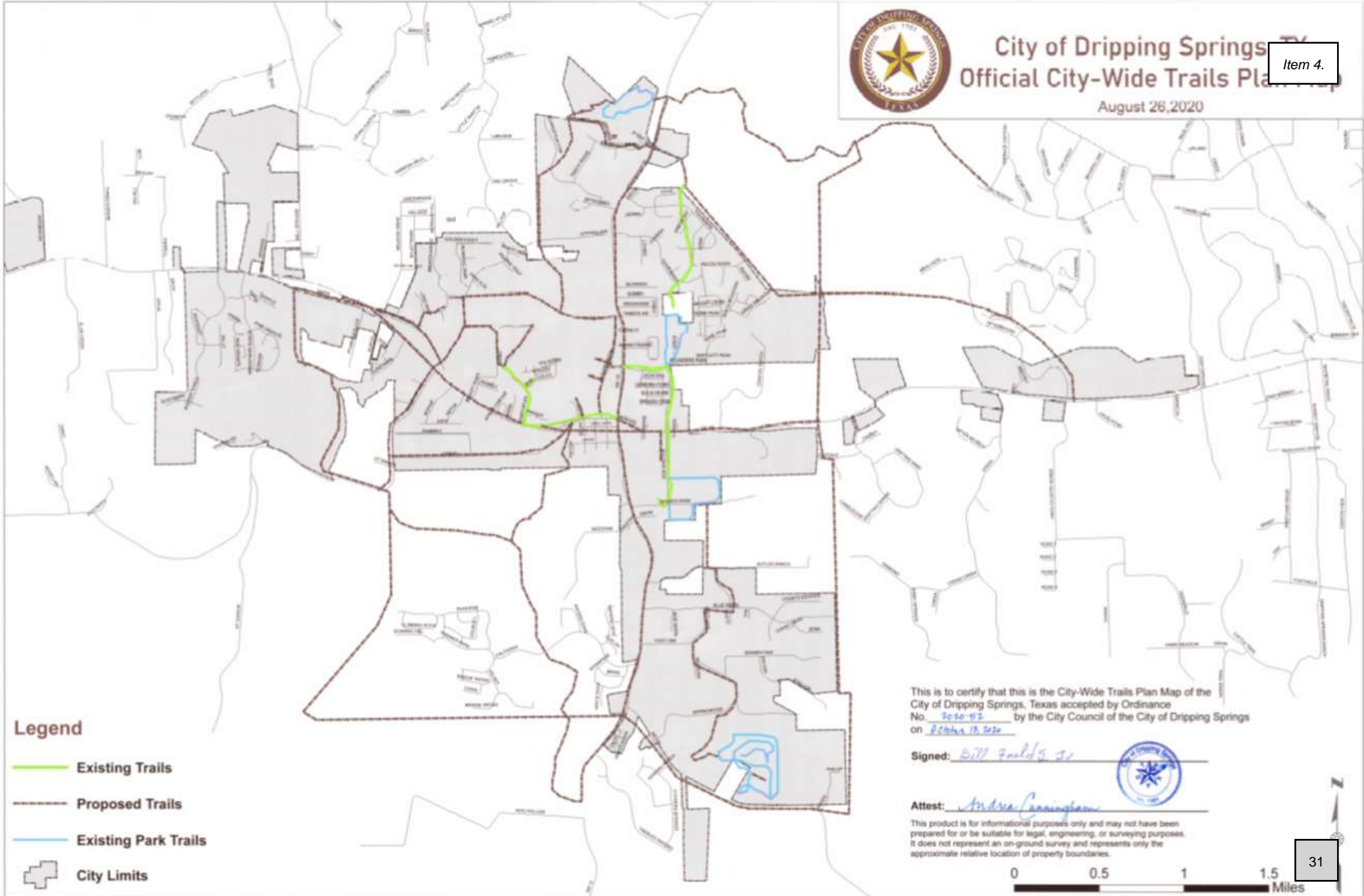
City-Wide Trails Plan Update
Parks & Recreation Commission
Monday, July 17, 2023



City of Dripping Springs, TX Official City-Wide Trails Plan

Item 4.

August 26, 2020



Legend

-  Existing Trails
-  Proposed Trails
-  Existing Park Trails
-  City Limits

This is to certify that this is the City-Wide Trails Plan Map of the City of Dripping Springs, Texas accepted by Ordinance No. 2020-02 by the City Council of the City of Dripping Springs on August 18, 2020

Signed: Bill Fields, Jr.



Attest: Andrea Cunningham

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.



Completed Projects: Rob Shelton



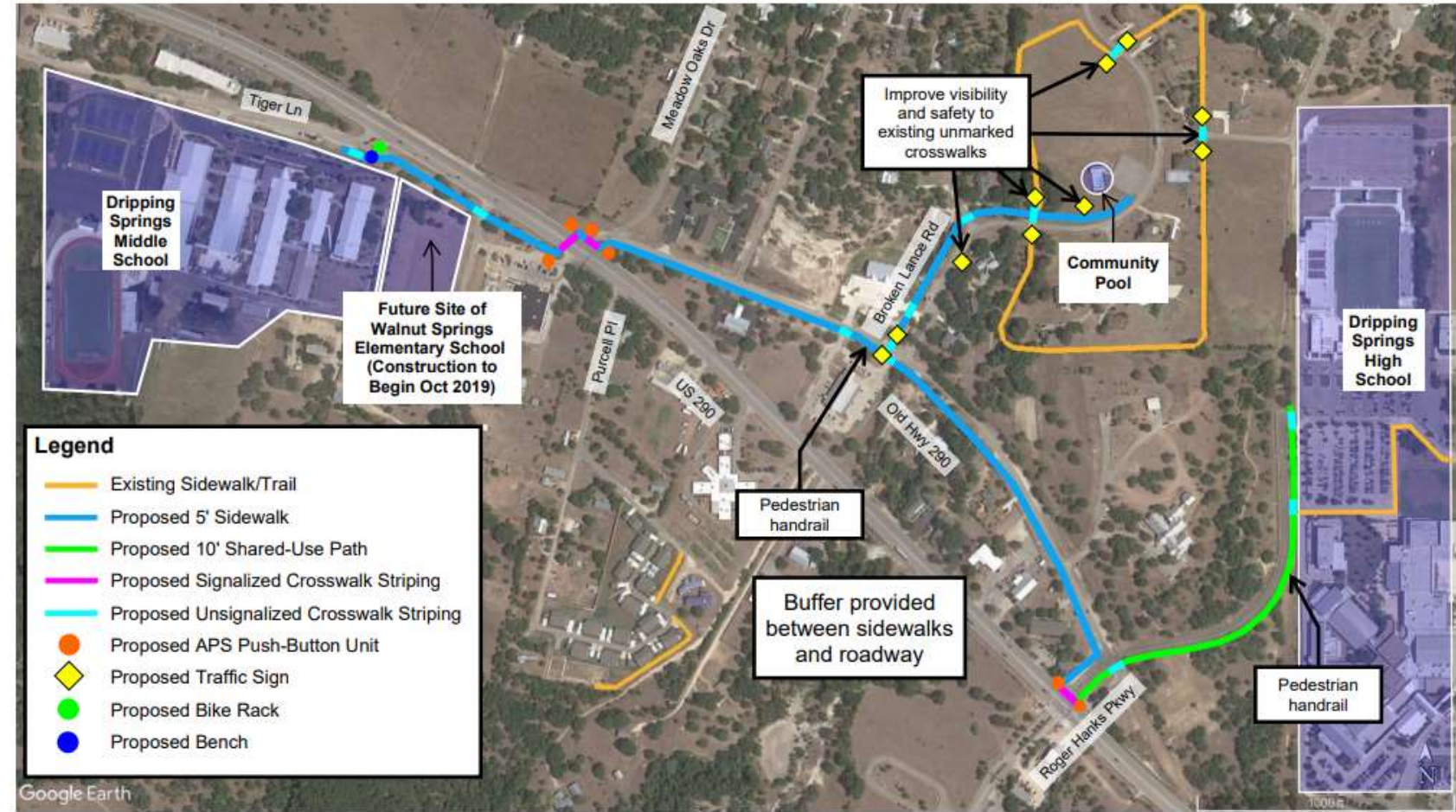
Current Project: DSMS to DSHS

Estimated Completion:
2024



City of Dripping Springs DSMS to DSHS SRTS Shared-Use Path/Sidewalk Project Project Layout Map

Item 4.



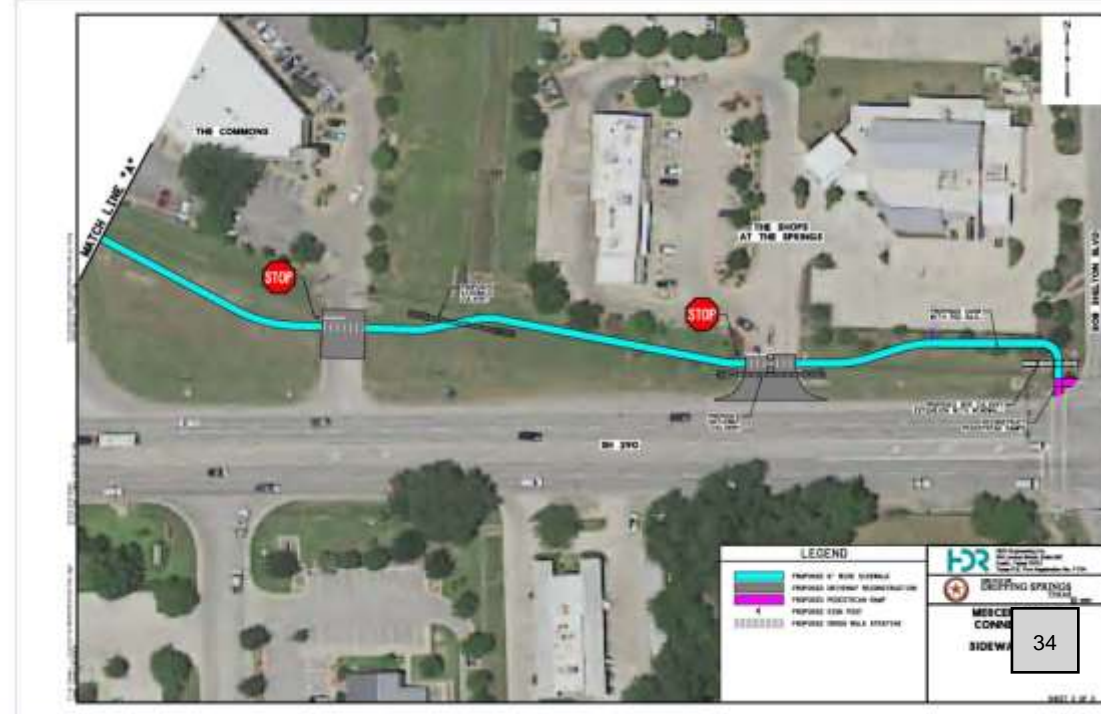
Dripping Spr Middle School SRTS SUP/Sidewalk Project along US Hwy 290 from DSpr High School to DSpr Middle School Project # 0_AUS_Dripping Springs03_SRTS-TA_Dripping Springs MS SUP & Sidewalk

Future Project:
Mercer Street

Design: 2023
Anticipated Start of
Construction:
2024/2025



Conceptual Design



Future Project: Elementary School Sidewalk

Application Submitted
Potential Approval:
October 2023



Item 4.



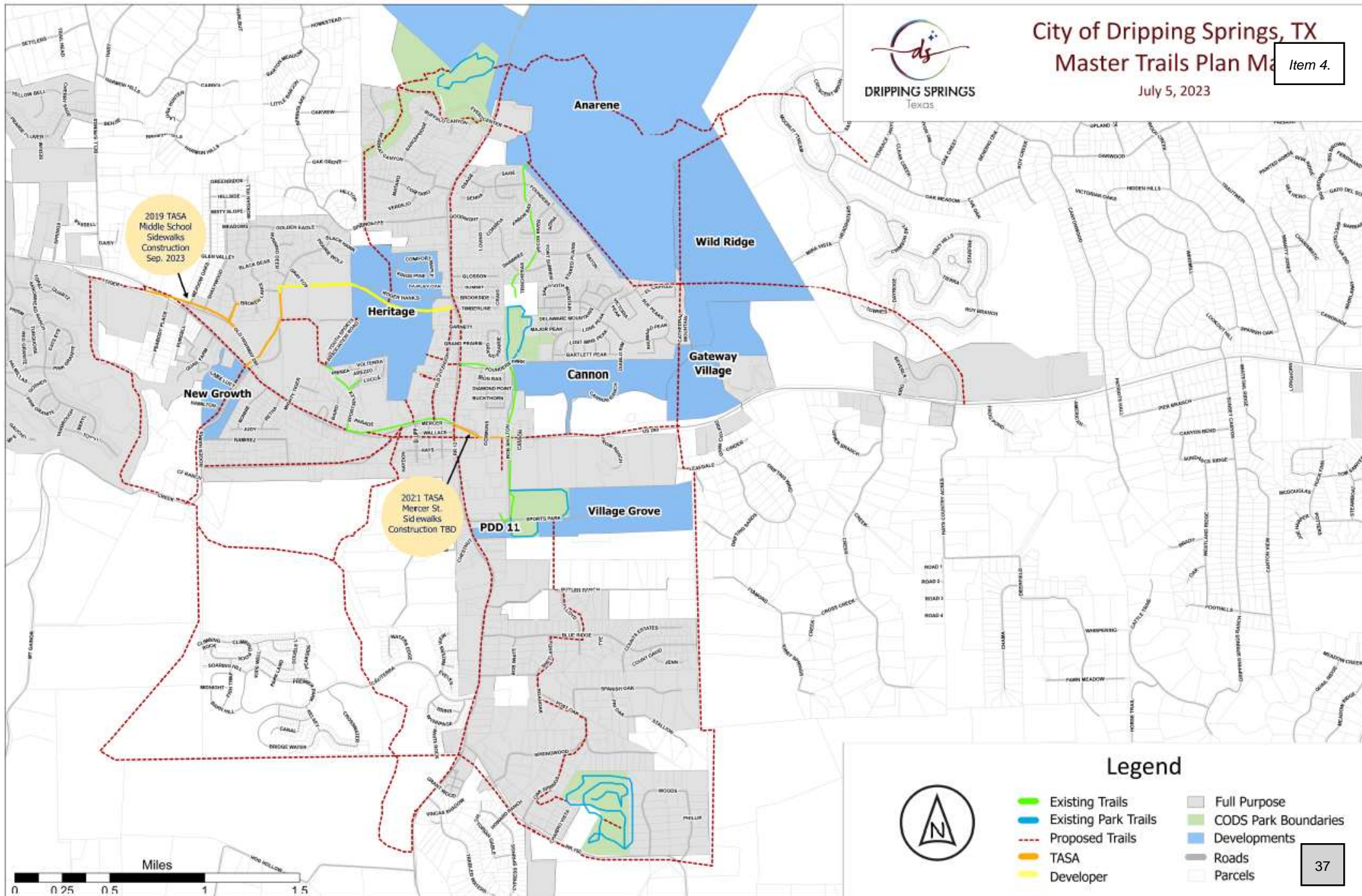
Future Project: Old Fitzhugh Road Sidewalk

Application Submitted
Potential Approval:
October 2023

Transportation Alternatives Grant Old Fitzhugh Road Sidewalk Project

Item 4.





Legend

 Existing Trails	 Full Purpose
 Existing Park Trails	 CODS Park Boundaries
 Proposed Trails	 Developments
 TASA	 Roads
 Developer	 Parcels