



DRIPPING SPRINGS
Texas

CITY COUNCIL & BOARD OF ADJUSTMENT WORKSHOP & REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, October 04, 2022 at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

City Council Members

Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Wade King
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

Staff, Consultants & Appointed/Elected Officials

City Administrator Micelle Fischer
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Treasurer Shawn Cox
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Parks & Community Services Director Andy Binz
Community Events Coordinator Caylie Houchin
Public Works Director Aaron Reed

PLEDGE OF ALLEGIANCE

PROCLAMATIONS & PRESENTATIONS

- 1. Proclamation proclaiming October 5, 2022, as "World Teachers' Day" in the City of Dripping Springs, Texas. Sponsor: Mayor Foulds, Jr.**
- 2. Proclamation of the City of Dripping Springs Proclaiming the month of October 2022, as "Hill Country Night Sky Month" in the City of Dripping Springs. Sponsor: Council Member Sherrie Parks.**

WORKSHOP

Workshop items are for discussion only and no action will be taken.

- 3. Presentation and recommendation related to potential projects and additional parcels related for Tax Increment Reinvestment Zones 1 & 2. Sponsor: Mayor Pro Tem Manassian.**

CITY COUNCIL

PRESENTATION OF CITIZENS

A member of the public who desires to address the City Council 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 City Council'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 City Council. It is the request of the City Council 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.

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the same agenda.

- 4. Approval of the September 20, 2022, City Council regular meeting minutes.**

BUSINESS AGENDA

- 5. Discuss and consider the appointment of one (1) individual to the Parks & Recreation Commission as the Dripping Springs Youth Sports Association (DSYSA) representative for a term ending June 30, 2024.**
- 6. Discuss and consider approval of the expansion of the Farmers Market to host a Saturday morning market. Sponsor: Council Member Sherrie Parks.**
- 7. Discuss and consider an Ordinance amending Appendix A: Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances; Amending the Dripping Springs Fee Schedule Section 3: Site Development; Section 9: Parks & Recreation; Section 15: Farmers Market; and Section 17: Dripping Springs Ranch Park. Sponsor: Council Member Sherrie Parks**
- 8. Public hearing and consideration of an Ordinance approving CUP2022-0004: an application for a Conditional Use Permit to allow a mobile food vendor for longer than 10 days at 501 Old Fitzhugh Road. Applicant: Nathan Pruitt**

- a. Applicant Presentation
- b. Staff Report

- c. Planning & Zoning Commission Report
- d. Public Hearing
- e. Ordinance

REPORTS

Reports of Staff, Boards, Commissions, Committees, Boards and Agencies. All reports are on file and available for review upon request. The City Council may provide staff direction; however, no action may be taken.

EXECUTIVE SESSION AGENDA

The City Council 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 City Council 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.

- 9. Consultation with Counsel related to litigation regarding the South Regional Water Reclamation Project, Wastewater Permits, Code Enforcement, and related items.** *Consultation with City Attorney, 551.071*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

- October 18, 2022, at 6:00 p.m. (CC)
- November 1, 2022, at 6:00 pm. (CC & BOA)
- November 15, 2022, at 6:00 p.m. (CC)

Board, Commission & Committee Meetings

- October 5, 2022, DSRP Board at 11:00 a.m.
- October 6, 2022, Historic Preservation Commission at 4:00 p.m.
- October 11, 2022, Planning & Zoning Commission at 6:00 p.m.
- October 12, 2022, Utility Commission at 4:00 p.m.
- October 17, 2022 TIRZ No. 1 & No. 2 Board at 4:00 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 City Council may consider a vote to excuse the absence of any City Council Member 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 **September 30, 2022, at 2:00 p.m.***

City Administrator

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



**PROCLAMATION
OF THE CITY OF DRIPPING SPRINGS
PROCLAIMING OCTOBER 5, 2022, AS**

“World Teachers’ Day”

WHEREAS, the City of Dripping Springs’ future strength depends on providing a high-quality education to all students; and

WHEREAS, Teacher quality matters more to student achievement than any other school-related factor; and

WHEREAS, Teachers spend countless hours preparing lesson plans and supporting students; and

WHEREAS, the Dripping Springs Independent School District Teachers have demonstrated great resilience, adaptability, and creativity of this community; and

WHEREAS, the Dripping Springs community recognizes and supports its teachers in educating the children of this community; and

WHEREAS, #TeachersCan is a statewide movement supported by more than 125 partnering businesses and organizations committed to elevating the teaching profession and honoring the critical role teachers play in the success of Texas.

NOW THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF DRIPPING SPRINGS, TEXAS, THAT:

1. October 5, 2022 will be recognized as “World Teachers’ Day” in the City of Dripping Springs.
2. The City Council encourages the community to be a light for Dripping Springs teachers and personally express appreciation and display a light blue ribbon outside your home or business the week of October 5th as a symbol of support for our educators,

Bill Foulds, Jr., Mayor

August 26, 2022
Dear Texas Mayor,

The last couple years have been among the hardest of Texas teachers' careers. Yet, teachers have remained a light for all students, families, and communities across the state. Now, they need us to be a light for them.

For the last few years, the statewide #TeachersCan movement — supported by more than 150 Texas associations, businesses, community organizations and chambers, and universities — joined in the celebration of World Teachers' Day, hosted by UNESCO — the United Nations Educational, Scientific and Cultural Organization.

#TeachersCan is again celebrating World Teachers' Day on Wednesday, October 5; and we hope you will join us. Our theme this year is *Be a light for Texas teachers*. Below are four easy opportunities for your city to honor teachers in your community during that week:

1. LIGHT UP BUILDINGS IN LIGHT BLUE

On Wednesday, October 5th, iconic buildings and municipal facilities across Texas will be illuminated in light blue to show appreciation for our teachers who continue to be that bright, guiding light for our students during this dark and challenging time.

2. ISSUE A PROCLAMATION

Issue a mayoral proclamation on October 5 as World Teachers' Day. Attached is sample language for a proclamation.

3. DISPLAY #TeachersCan RIBBONS

Display #TeachersCan branded light blue ribbons around trees near/around City Hall to help bring attention to teachers on this day. We will happily provide you with a free 100-foot roll of ribbon — enough for 25 four-foot sheets.

4. CELEBRATE WITH CONTENT

Share messages and stories about the importance of teachers, and perhaps some personal stories about your favorite teachers through your social media and/or email newsletters. Encourage city staff to do the same. Tag @TxTeachersCan and use the hashtags #TeachersCan and #WTD2022.

Can we count on your participation?

Our #TeachersCan public relations team also can partner with your public information representatives on media and social media outreach and to brainstorm other promotional opportunities. Thank you for your consideration, and support of teachers, and we look forward to hearing back.



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

Submitted By: Caylie Houchin, Community Events Coordinator

Council Meeting Date: October 4, 2022

Agenda Item Wording: **Proclamation of the City of Dripping Springs Proclaiming the month of October 2022, as "Hill Country Night Sky Month" in the City of Dripping Springs.** *Sponsor: Council Member Sherrie Parks.*

Agenda Item Requestor: Michelle Fischer, City Administrator

Summary/Background: Hill Country Night Sky Month gives all of us an opportunity to celebrate our treasured night sky and one another’s efforts to preserve it for future generations. Through education and outreach, the Hill Country Alliance encourages counties, cities, school districts, and others to officially recognize Night Sky Month through proclamations. This an opportunity to elevate the regional effort to ensure star-filled skies for future generations across the Hill Country.

Recommended Council Actions: Staff recommends approval of the proclamation.

Attachments: Hill Country Night Sky Month Proclamation

Next Steps/Schedule: Work with People & Communications Director Lisa Sullivan on the promotion of the proclamation.

**PROCLAMATION
OF DRIPPING SPRINGS
PROCLAIMING OCTOBER 2022 AS**

“Hill Country Night Sky Month”

- WHEREAS,** the aesthetic beauty and wonder of star-filled skies are the heritage of all humankind and locally to the inhabitants of Dripping Springs and are therefore worthy of celebration; and
- WHEREAS,** the experience of standing beneath a star-filled night sky inspires feelings of wonder and awe, and may encourage interest in science and nature especially among young people; and
- WHEREAS,** the opportunity to view star-filled skies attracts tourists to our region and therefore economic benefit to Dripping Springs; and
- WHEREAS,** preserving the rich historic heritage and starry night skies of Dripping Springs is important to its residents; and
- WHEREAS,** “light pollution,” which is wasted light that performs no function or task and artificial light that goes where it is not supposed to go, is created by glare, light trespass, sky glow, and overlighting; and
- WHEREAS,** light pollution wastes natural resources amounting to at least \$2 billion per year and contributes to diminished American energy independence; and
- WHEREAS,** the historical view of the night skies has been eroding in many nearby areas and generations are growing up with limited, if any, view of the wonders of the universe; and
- WHEREAS,** the influx of people into the Texas Hill Country region and the accompanying light pollution from area lighting fixtures has been steadily on the rise; and
- WHEREAS,** solving the problem of light pollution involves making better use of outdoor lighting to direct light down to where it is needed instead of upward into the sky, putting outdoor lights on timers and using outdoor lighting only where necessary; and
- WHEREAS,** Hill Country communities are increasingly dedicated to the preservation of the region’s night skies, as evidenced by the frequent educational activities conducted in our region and by the increasing number of places in our region recognized as International Dark-Sky Places by the International Dark-Sky Association, including: Enchanted Rock State Natural Area, South Llano State Park, the Wimberley Valley, the City of Blanco, the City of Fredericksburg, the City of

Horseshoe Bay, [U Bar U Camp & Retreat Center](#), River Hills Neighborhood of Travis County, and Lost Creek Neighborhood of Travis County; and

WHEREAS, this regional effort and the preservation and celebration of our night skies is worthy of a month-long celebration.

NOW THEREFORE, BE IT PROCLAIMED by the City Council of Dripping Springs, Texas:

1. October 2022 shall hereafter be known as “Hill Country Night Sky Month” in Dripping Springs, Texas.
2. That the City Council encourages citizens to enjoy the night sky and to participate in the Dripping Springs and the Hill County region’s events and programs celebrating the night sky and promoting the ways in which communities are working to preserve it.
3. That the City Council encourages citizens to learn about light pollution and why it matters, night sky friendly lighting, and lighting regulations, and to implement practices and lighting improvements that will reduce light pollution, thereby preserving our night skies.

Bill Foulds, Jr., Mayor



October 4, 2022

TIRZ Projects and Parcels – Staff Report

The TIRZ Board appointed a subcommittee to review whether to add parcels and projects to the two TIRZs. The subcommittee includes Commissioner Smith and Mayor Pro Tem Manassian. In addition the subcommittee includes: Michelle Fischer, Chad Gilpin, Howard Koontz, Keenan Smith, Aaron Reed, Laura Mueller

Potential Projects to add:

Top Ranked Projects:

Downtown Restrooms—TIRZ #1--\$300,000 (mens and womens and a family restroom—ours would be less because lower quality similar to Parks bathrooms)
 Stephenson/Academy—TIRZ #1 (including parking lot improvements)
 Village Grove Civic Site (Town Center)—New TIRZ or add to TIRZ #1
 Creek Road: Drainage, Traffic Light, Street improvements – Expand TIRZ #2
 Wallace Street: Drainage Study and Improvements—TIRZ #1 (including parking, sidewalk, pavement improvements)

Potential Areas to Add to TIRZ:

Village Grove (for Civic Site project and tax base)
 Additional lots in Bunker Ranch (for tax base)
 Creek Road area (for Creek Road project)
 Cannon East (for downtown projects and tax base)
 PDD 11 (for projects and tax base)
 New Growth (for Creek Road project and tax base)
 Anarene (County only) (Transportation projects and tax base)

City Staff is looking for direction on whether to change, add, or remove any parcels or projects. The updated TIRZ Project Plans are attached and include all potential projects and parcels. The next TIRZ meeting is on October 17, 2022 where they will make their final recommendations and the items will be back on the October 18th City Council Agenda. Items to consider include: ordinances expanding the maps, Updated Project Plans, and an amended interlocal with the County.

Open spaces, friendly faces.



FINAL PROJECT PLAN AND
REINVESTMENT ZONE FINANCING
PLAN FOR PROPOSED TAX
INCREMENT REINVESTMENT ZONE
NO. 1, TOWN CENTER TIRZ, CITY
OF DRIPPING SPRINGS

DECEMBER 13, 2016

UPDATED -----, 2022

Dripping Springs TIRZ No. 1
Final Project Plan & Reinvestment Zone Financing Plan-
Updated 2022

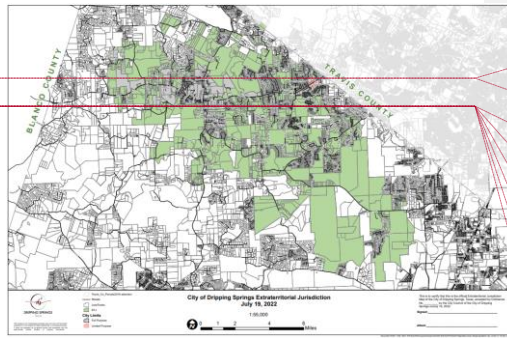
1. OVERVIEW

1.1 Background

The City of Dripping Springs (the "City") is a Texas general law municipality incorporated in 1981, located 25 miles west of Austin, Texas. Dripping Springs has an unusually large Extra-Territorial Jurisdiction; with nearly 75,000 square acres the area expands from the city limits of Buda to Travis County and west of Austin. The Dripping Spring ETJ encompasses a majority of the northwestern half of Hays County. The City Limits and the City's ETJ are shown below in *Map Figure 1*.

According to the latest Census numbers issued for 2020, the City has had a large increase in population in the last ten years within the city limits and an even larger increase in the City's Comprehensive Plan (the Comp Plan) adopted in 2016, the population within the city limits has grown relatively slowly in the previous 10 years. However, the ETJ and School District saw much more rapid growth. This pattern was is expected to continue, although potential development in areas that would become part of the City may increase the population of the City of Dripping Springs faster than the projections indicate.

Map Figure 1- City Limit and ETJ



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As of the 2020 census, the Dripping Springs population, within its city limits, is about 4,904,46560 although its extraterritorial jurisdiction (ETJ) is home to nearly 30over 40,000 residents. The city offers an exceptional school system and proximity to Austin and San Antonio.

The City created two Tax Increment Reinvestment Zones in 2016, including this Town Center TIRZ No. 1. This plan is an updated version of TIRZ No. 1 where the City, in coordination with the County, has identified additional projects and properties that would benefit the City and County's residents.

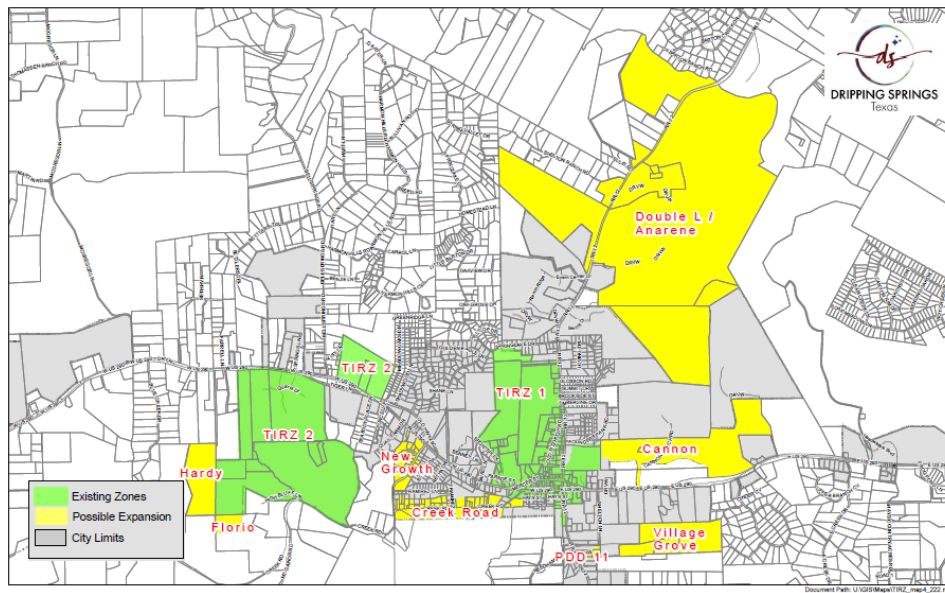
1. The Challenge

- a) Within the City Limits, the City has land available for development, in addition to areas of substandard development. The City needs additional means of planning and providing infrastructure to promote overall quality development in the area;
- b) The City’s ETJ is comprised of numerous ownerships and as the tracts petition for annexation in a piecemeal fashion, the City has no means of planning and providing infrastructure to promote overall quality development;
- c) The City’s downtown has dilapidated and unoccupied buildings that inhibit the City’s growth;
- d) The lack of sidewalks and the inadequacy of certain streets in Dripping Springs also inhibits the growth of the City;
- e) Low quality and/or sub-standard developments will be an ongoing obstacle to annexation and City growth if allowed to continue; and
- f) If the City's ETJ is left unincorporated, the burden of providing services to the area will remain with Hays County.

2. Responding to the Challenge

In 2016, ~~the City partnered with the County~~ is requesting that the County to participate in a Tax Increment Reinvestment Zone (“TIRZ” or “Zone”) to be created over certain commercial and some residential areas within the City. Map Figure 2 below depicts the TIRZ Boundary and the respective areas of in-City (approximately 974 acres) and ETJ (approximately 1657 acres) included.

Map Figure 2: Proposed TIRZ boundary



Commented [LM1]: This map will be updated once the new areas are added and the new projects are approved.

The road and drainage improvements listed, especially those related to Old Fitzhugh Road, ~~and~~ Mercer Street, ~~and~~ Creek Road will benefit every resident of Dripping Springs and its ETJ. Additionally, these road improvements will also benefit development in the area north of downtown by providing access to downtown and the greater Travis County area. These improvements are feasible and practical and will benefit the area within in the TIRZ boundary.

The proposed TIRZ would afford the opportunity for the City to plan and prepare for the provision of public infrastructure to areas within its City Limits, including Old Fitzhugh Road street and drainage improvements, Town Center improvements, Triangle/US 290/RR12 area road and drainage improvements, Creek Road improvements, Stephenson Building improvements, Public Parking downtown, and other road and drainage improvements.

The TIRZ is one layer of funding to help leverage additional funding sources for city improvements. Creating a TIRZ with identified projects is an effective method to communicate the city's key areas for investment and targeted growth.

Town Center Concept Sketch Model

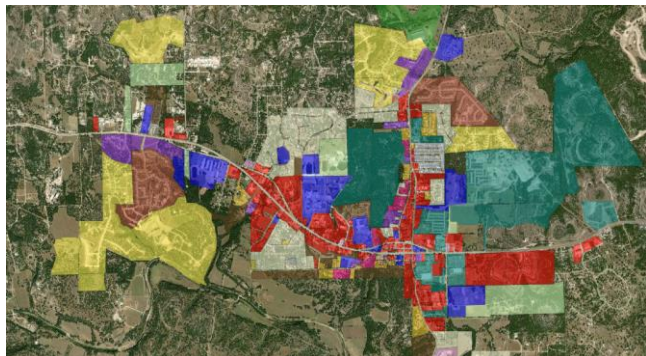
The City desires to maximize and preserve the taxable value of land and improvements in its ETJ and City Limits. Residents understand that maintaining their property values depends in no small part on high quality development within the City and the ETJ.

The need for this proposed TIRZ partnership is further compelling because neither the City nor County can address the development issues alone. The magnitude of infrastructure needed to ensure quality development is beyond the financial capability of the City to fund solely, and some of the infrastructure needed for quality development is typically outside the purview of the County to provide.

The City is experiencing and will continue to experience rapid growth. The City may need to update its land development code as it relates to the Town Center area in order to foster the development types that support the City's future goals. A detailed look at natural attributes, infrastructure, development trends, targeted development areas and the comprehensive plan should be evaluated to determine the new code requirements.

If this opportunity is missed, the City will be unable to provide the full array of city services and roads to promote development inside and outside the City Limits. If the ETJ develops with lack of planning and substandard infrastructure, the City is unlikely to annex due to the prohibitive cost of retro-fitting and upgrading substandard infrastructure. But for the creation of the TIRZ and participation by both the City and County, this area is not likely to attract or maintain private investment sufficient or timely enough to provide the proposed public improvements.

Map Figure 3: Proposed Uses



2. FINAL PROJECT PLAN

This Updated Project Plan and Reinvestment Zone Financing Plan (“The Updated Plan”) has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the proposed Tax Increment Reinvestment Zone Number 1, Dripping Springs, Texas.

There are several key projects identified to help the City reach its real development potential downtown. These projects involve the important aspects needed to create solid framework for a successful eighteen hour downtown.



Town Center:

The Town Center Concept is the foundation of the TIRZ creation. The Town Center is the catalyst project that would spur new development downtown. The timing of the Town Center is important to all of the parties involved in the project. Due to rapid population growth, the city and county, library, and DSISD are all looking for new facilities. The idea to co-locate the various entities into a shared facility is a cost effective way to design civic services. This project will include downtown parking, city hall site acquisition as a portion of the Town Center project and constructing a new civic building.

When creating a new town center in an existing historic environment, it’s important to understand and respect the town’s existing characteristics. Most importantly, implementation of the projects must be sensitive to the area in the newly created district.

Stephenson Building Project

This project is for the preservation and renovation of the building at 101 Old Fitzhugh Road to serve as a community meeting, programs, and performance space, with some civic offices. The work includes hazardous materials abatement, cleaning the foundation, roof replacement, historic window restoration or replacement, gutter system replacement, restoration of the wood

floor, ceiling restoration and installation of suspended acoustical ceiling in secondary spaces, TAS/ADA accessibility, mechanical, electrical, plumbing, thermal and moisture protection, carpentry, finishes, earthwork, grading, paving, and an addition for restrooms, storage, and a back stage area.

Downtown Bathrooms

The City has looked at downtown bathrooms to serve the downtown Mercer and Old Fitzhugh Districts. These bathrooms would be in the downtown area and may be attached or near the Stephenson Building. The bathrooms would include an accessible bathroom.

Transportation Improvements:

Mercer Street and Old Fitzhugh Road:

The newly constructed benches and sidewalks on Mercer Street are a great start to creating a downtown sense of place. The next series of downtown investments identified in the TIRZ Project Plan are the redesign and construction of Mercer Street and Old Fitzhugh Road to create a Town Center. These two streets are the most important streets within the historic downtown. The street designs are critical to the success of the downtown. They must be designed in partnership with the targeted development patterns along these streets. In order to achieve the ideal street and development type, the City must update its development regulations within this Zone.



Photo Credit: Around Dripping Springs

Based on the existing street lay out and the disconnected street pattern in new developments, connectivity is a serious challenge for the city. Providing new and alternative connections are addressed in the TIRZ Project Plan. The following projects will help connect Mercer Street to the Heritage Subdivision and provide the much needed transportation infrastructure:

- (1) Eastern extension of Benney Lane to Parade;
- (2) Roger Hanks Parkway; and
- (3) Garza Road ROW (North Street);
- (4) Wallace Street; and
- (5) Creek Road.

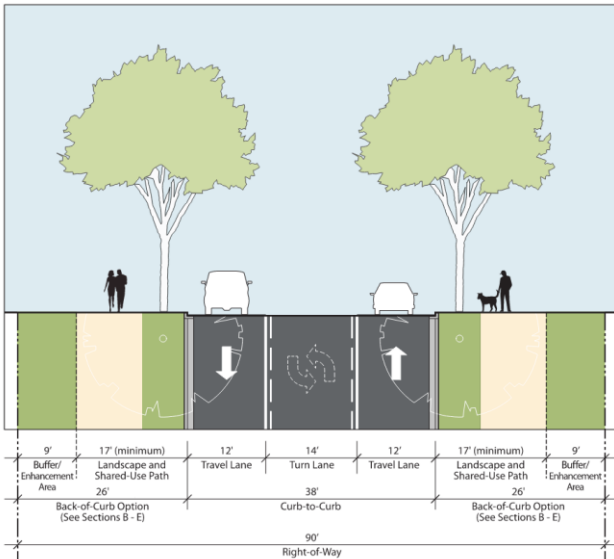
Drainage:

Stormwater upgrades are necessary on the corner of RR12 and HWY 290. This project is identified in the Project Plan to help spur development in this area and solve a regional stormwater issue.

Wallace Street Improvements:

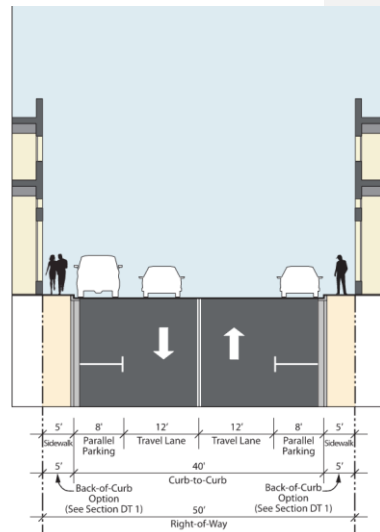
The City's approved Transportation Master Plan (TMP) shows Wallace Street as a two-Lane Commercial Local Street (CLS2). This project proposes to improve Wallace Street to match the TMP for its entire length from Bluff Street to RR12, approximately 1,000 linear feet. It will remain a two-lane road but will establish much needed parallel parking, curb and gutter

stormwater conveyance and pedestrian sidewalks on both sides of the street all within the existing 50-foot Right of Way.



2 Lane Minor Arterial Divided with Center Turn Lane
City of Dripping Springs - Transportation Master Plan

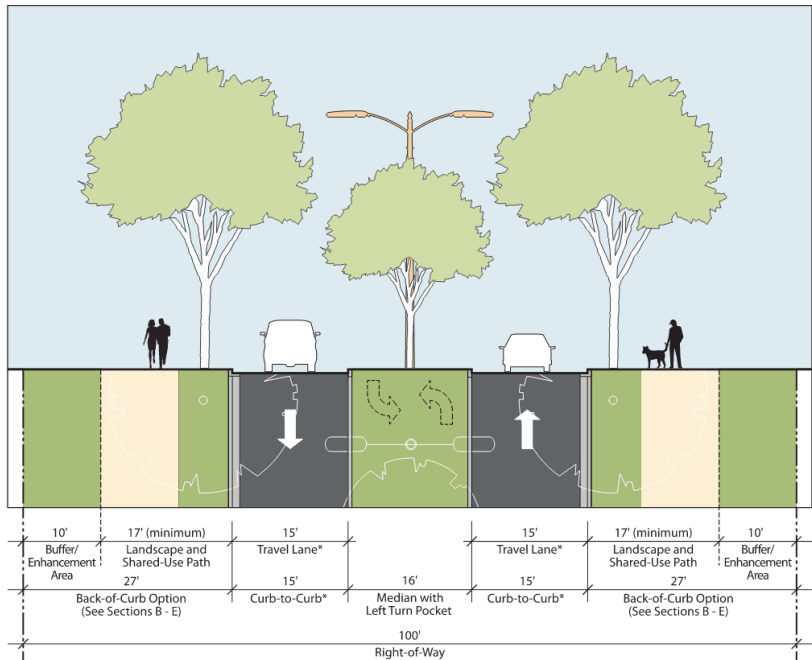
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2 Lane Downtown Commercial Street with Parallel Parking
City of Dripping Springs - Transportation Master Plan

Creek Road Improvements:

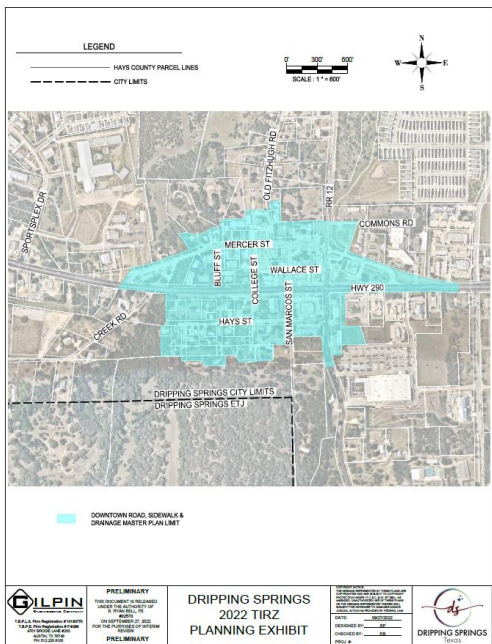
The City's approved Transportation Master Plan shows Creek Road as a two-Lane Major Divided Arterial (MAD2). This street section improves traffic flow and safety while establishing pedestrian access facilities and improving drainage for this approximately 1-mile corridor. It will remain a two-lane road but will be divided either by a median or center turn lane. This section also includes shared use paths and guttered stormwater conveyance. Right of Way (ROW) of 90 to 100 feet will be required to provide these improvements. Much of the existing ROW is as narrow as 50 feet. The project will provide much needed improvements to a heavily utilized east/west connector that is forecasted to see increased development. Prior to finalization of the street section additional study will be done.



2 Lane Minor/Major Arterial Divided
City of Dripping Springs - Transportation Master Plan

NOTES
 * Curb-to-Curb
 - For Back-of-Curb

Downtown Road, Sidewalk & Drainage Master Plan
 This Downtown Road, Sidewalk and Drainage Master Plan will seek to develop a phased approach to source funding for the design and construction of improvements consistent with the City's approved Transportation Master Plan. The plan will include core downtown streets Mercer, Wallace, Hays, Bluff, College, San Marcos and Old Fitzhugh. The plan will focus on improving downtown parking, pedestrian access and safety at the same time as improving the City's downtown drainage conveyance facilities. Parking improvements will include options for angled parking or parallel parking along improved street sections. Pedestrian facilities will include combinations of 5-foot sidewalks and shared use paths as well as extension of the network of street lighting, benches and bike racks already implemented in Mercer Street and currently being planned for Old Fitzhugh Road. Storm conveyance will be improved to curb and gutter with underground pipes systems.



Dripping Springs TIRZ No. 1
 Updated Final Project Plan - 2022

<p>GILPIN ENGINEERS, ARCHITECTS & PLANNERS 1400 N. Highway 111, Suite 100 Dripping Springs, TX 78620 PHONE: 512.326.1111 FAX: 512.326.1112 WWW.GILPIN-PA.com</p>	PRELIMINARY THIS DOCUMENT IS RELEASED AND THE DESIGN OF THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF DRIPPING SPRINGS PRELIMINARY	DRIPPING SPRINGS 2022 TIRZ PLANNING EXHIBIT	DATE: 08/2022 DESIGNED BY: [Name] CHECKED BY: [Name] DRAWN BY: [Name] SCALE: 1"=400' SHEET NO. 03 OF 03
	PRELIMINARY		

Benefits to Taxing Units

The TIRZ as proposed will allow the City, County, and Library to partner with each other for public improvements each may have planned for the area. The City believes that a TIRZ is the best mechanism by which to partner with the County and also with private sector developers to plan, fund, and construct the needed improvements over the long-range time horizon such an ambitious undertaking might require. The City ~~and~~, County, ~~and Library~~ will be able to fund a large building site for a building complex with city ~~and county~~ services ~~and a new 30,000 sq foot library building~~.

Through the TIRZ, the City ~~and~~, County, ~~and Library~~ can both maximize the value of the ETJ to the benefit of their respective voters and citizens, as well as contribute to the community cohesion that comes with planned development. Developers seeking to partner with the TIRZ will be required to petition for annexation into the City if requested by the City. This performance driven structure will shift the cost and risk of construction to the private sector, with repayment coming out of new growth resulting from the infrastructure provided.

1. Changes to Municipal Ordinances Required 311.011(b)(2))

Some changes to the development code for the Town Center area could be needed to fully complete the projects. Other than these changes and the ordinance changes that will be required by the annexation and zoning of properties currently in the ETJ, there are no other contemplated changes to the City's Code of Ordinances or the Comp Plan.

2. Non-Project Costs (311.011(b)(3))

Non-Project Costs will consist of unreimbursed costs of public rights-of way, utility upgrades, street relocation cost, technology investment, public open space improvements, and other private investment. The projects, which are expected to result from the TIRZ major infrastructure improvements, consist of private investment in various development projects which will include internal infrastructure such as internal roads, water, sewer, and drainage facilities, along with the private development. The total value of such projects can reasonably be projected to total more than ~~thirty-twoforty-six~~ million dollars (\$46,000,000) at TIRZ end.

3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure to provide roadways and public utilities to un-served properties within the Zone, along with various landscape, beautification and urban design components. The comprehensive and long-term nature of the project will promote stability, and sustainable commercial, residential, retail and light industrial opportunities in an area that is currently underutilized and undervalued. The TIRZ may fund all or a portion of the eligible projects.



3.1 Estimated Project Cost Description (311.011(c)(1))

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code. The dollar amounts are approximate estimates based on assumptions of how the land may develop and are expressed in year 2016 dollars. Project Costs may be adjusted to actual development plans, bid costs and/or for inflation. Projects will be undertaken and paid for as funds are available from increment or other sources. The intent is to complete as many of the projects as can be funded from tax increment revenues notwithstanding whether the costs or tax increments exceed the estimates herein, and costs may be moved among line items.

Project Description	Project Cost Estimate ¹	Proportionate Cost
Capital Projects Roads and Drainage	\$25,150,000	<u>\$16,487,500</u>
Civic Facilities City Hall as portion of Town Center	\$3,000,000	\$2,250,000
Public Parking Downtown	\$ 200,000	\$150,000
<u>Stephenson Building</u>	\$1,800,000	\$900,000

¹ Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ.

<u>Downtown Bathrooms</u>	<u>\$300,000</u>	<u>\$150,000</u>
Total Estimated Project Costs	<u>\$30,450,000</u>	<u>\$19,837,500</u>

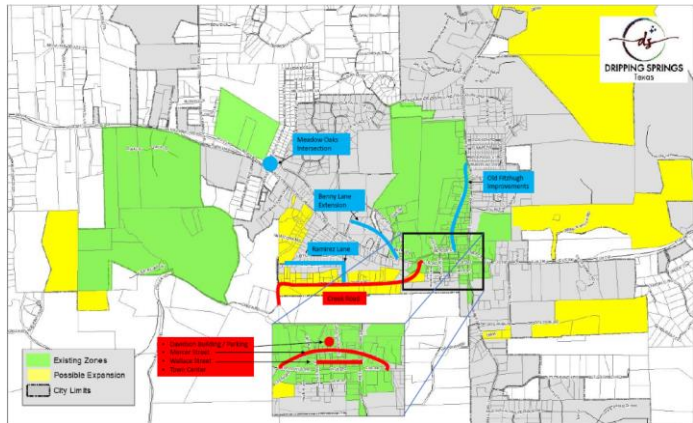
In addition to the projects described above, the following categories established in Section 311.002(1) of the Texas Tax Code as eligible project costs will be considered eligible project costs. The TIRZ will fund project costs at the discretion and approval of the Board of Directors of the TIRZ. And, when appropriate and practicable, the TIRZ will consider categories that are eligible for financing projects, such as:

- *Capital Projects* related to demolition, environmental abatement, and remediation including site work and fill, necessary to prepare sites and existing structures for new use.
- *Land Costs* associated with property formally conveyed to the public in conjunction with the implementation of projects otherwise eligible for reimbursement may also be eligible for reimbursement.
- *Matching Funds* may be contributed in support of local, state, federal or other capital improvements programs that benefit the project and the region.
- *Streetscape, Gateways, Parks, and Community Facilities* that enhance or serve the existing and future development. These may include, but are not limited to, lighting, walks, landscaping and related street furniture, greenbelts and paths, trails, parks, outdoor pavilions, non-profit community and arts space, and recreational/sports facilities.
- *Professional Services* incurred for architectural, planning, engineering, legal, landscape architecture, financial, marketing, public relations, management, leasing, bookkeeping, tax role verification, environmental, archaeological, and other services and advice necessary to a project.
- *Financing Costs* related to developer's interest, city interest, and financing interest, legal fees, underwriter's fees, brokerage charges, transfer or placement charges, premium and fees paid for loans, credit enhancement fees, notes, bonds or other instruments of credit issued to pay for project costs.
- *Operational Expenses* as may be necessary to provide for the proper administration of the Zone, operation of Zone facilities and services provided therein, over the life of the TIRZ.

3.2 Kind, Number and Location of Proposed Public Improvements (311.011(c)(2))

Proposed public improvements include drainage, roadways (including Old Fitzhugh Road and Creek Road), and various facilities. The majority of these improvements, including roadways, city hall as portion of Town Center, and parking, will be located in the City. Urban design components may also be within the City Limits. The map below indicates the probable location of the listed improvements; however, final alignments will be determined at the time of design. Public infrastructure improvements and civic facilities will be considered eligible projects anywhere within the Zone.

Map Figure 4- Location of Proposed Projects in TIRZ #1 and TIRZ #2.



3.3 Economic Feasibility (311.011(c)(3))

Currently, the projected cost estimates for the projects benefitting the Arrowhead-Town Center TIRZ No. 1 are ~~\$19,837,500~~9,897,500. This estimate does not include the administrative expenses of running the TIRZ, ~~but do include the expenses in creating the TIRZ~~. Using 50% of the incremental increase of the Tax Rate of ~~\$.171778~~, ~~\$.089085~~, after thirty (30) years, the expected amount in the Tax Increment Fund will be conservatively estimated at ~~\$60,000,000~~2,969,984. Thus, the TIRZ with a 50% of the increment, currently at ~~\$.089085~~, the TIRZ will be able to fund alla-quarter of the projected estimated costs. See Attachment "A". ~~These numbers include a 2% tax delinquency consideration and are discounted at 5%. (If With the County participat~~ing~~es at 50% then the total projected revenue is \$120,000,000~~9,993,763~~).~~

3.4 Estimate of Bonded Indebtedness To Be Incurred (311.011(c)(4))

Bonds, notes or other obligations may be issued to yield net proceeds sufficient to pay all or a portion of the eligible project costs and related professional fees that are currently estimated at, but are not limited to, ~~\$60,000,000~~2,969,984 unless the County participates. The City, at its sole discretion, may issue or cause to be issued bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse Project Costs, including public improvements, capitalized interest, professional fees, developer interest and costs of issuance of the bonds.

3.5 Estimated Time When Monetary Obligations Are To Be Incurred (311.011(c)(S))

Since the buildout horizon for TIRZ improvements will be market driven, it is anticipated that the completion of the infrastructure will take a minimum of five years from the date of this Updated Plan, although some projects may be started within the first two years in anticipation of the increase in TIRZ Funds. Bond issuance will occur at appropriate times as determined by the City and the City's Financial Advisor. Project Costs, administrative costs, and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds or directly from tax increment revenue.

3.6 Methods and Sources of Financing (311.011(c)(6))

The primary sources of revenue will be the ad valorem property taxes generated on the annual increment value above the base year value. The City has adopted an increment of 50% or ~~\$.089085~~ for a period of 30 years. This participation will create an estimated fund of ~~\$4,176,526~~2,60,000,000,969,984 in 30 years.

To ensure timely construction of public improvements, pay-as-you-go and other various methods of financing may be utilized. These include:

- *Tax Increment Bonds or Notes.* As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
- *Direct Reimbursements.* Projects that are closely related to particular private development projects or public infrastructure programs of public agencies, municipalities, and authorities may be financed through reimbursement agreements with a developer, public agency, municipality, or authority using a direct payment annually from the TIRZ increment fund.
- *Other private financing.* Some projects may be financed on a short-term basis through private financial institutions.
- *Grants/Other Public Funds.* To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

3.7 Current Appraised Value of Taxable Real Property (311.011(c)(7))

Based upon the ~~2016-2022~~ Hays County Appraisal District certified tax roll, the base year value of the proposed TIRZ will be \$51,851,948,37,340,446.

3.8 Estimated Captured Appraised Value By Year (311.011(c)(8))

The table on the following page shows the Captured Appraised Value and the resulting revenue from the City and County for the duration of the Zone.

3.9 Duration of Zone (311.011(c)(9))

The Zone is being proposed for a thirty (30) year period, with the final payment of increment being made on values and at rates for 2045, which revenue may be paid in 2046. Therefore, the Zone will terminate for purposes of collection on December 31, 2046.

4. CAPTURED APPRAISED VALUE-CITY

			<i>Projected</i>	
			Incremental	TOTAL
TIRZ #1			Tax Base	<i>Projected</i>
Increment	Tax	TIRZ #1	Subject	Assessed
Year	Year	Base	to Capture	Valuation
Base	2016	\$37,340,446	\$ -	\$ 37,340,446
1	2017	37,340,446	17,907,328	55,247,774
2	2018	37,340,446	44,899,668	82,240,114
3	2019	37,340,446	82,243,355	119,583,801
4	2020	37,340,446	112,137,888	149,478,334
5	2021	37,340,446	171,407,117	208,747,563
6	2022	37,340,446	243,546,812	280,887,258
7	2023	37,340,446	318,168,850	355,509,296
8	2024	37,340,446	338,211,137	375,551,583
9	2025	37,340,446	354,057,010	391,397,456
10	2026	37,340,446	354,057,010	391,397,456
11	2027	37,340,446	354,057,010	391,397,456
12	2028	37,340,446	354,057,010	391,397,456
13	2029	37,340,446	354,057,010	391,397,456
14	2030	37,340,446	354,057,010	391,397,456
15	2031	37,340,446	354,057,010	391,397,456
16	2032	37,340,446	354,057,010	391,397,456
17	2033	37,340,446	354,057,010	391,397,456
18	2034	37,340,446	354,057,010	391,397,456
19	2035	37,340,446	354,057,010	391,397,456
20	2036	37,340,446	354,057,010	391,397,456
21	2037	37,340,446	354,057,010	391,397,456
22	2038	37,340,446	354,057,010	391,397,456
23	2039	37,340,446	354,057,010	391,397,456
24	2040	37,340,446	354,057,010	391,397,456
25	2041	37,340,446	354,057,010	391,397,456
26	2042	37,340,446	354,057,010	391,397,456
27	2043	37,340,446	354,057,010	391,397,456
28	2044	37,340,446	354,057,010	391,397,456
29	2045	37,340,446	354,057,010	391,397,456
30	2046	37,340,446	354,057,010	391,397,456

Commented [LM2]: Jon Snyder and his team are updating this chart.

**5. COST ESTIMATES FOR POTENTIAL TIRZ PROJECTS IN TOWN CENTER
TIRZ (TIRZ # 1)**

(Note: These estimates are not based on plans and specifications nor a detailed scope of work; they represent rough orders of magnitude; Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ)

1. Old Fitzhugh Road - Street and Drainage Improvements with improved streetscape including sidewalks and lighting
Estimated Cost = \$6,250,000 TIRZ No. 2 Proportionate Share=\$1,562,500
TIRZ No. 1 Estimated Share: \$4,687,500

2. Town Center Improvements - Street, drainage, street trees, way finding signage, street lighting and sidewalk improvements in downtown.

Estimated Cost = \$5,400,000 TIRZ No. 2 Proportionate Share=\$1,350,000
TIRZ No. 1 Estimated Share: \$4,050,000

3. Triangle/US 290/RR12 area road and drainage improvements to enhance development

Estimated Cost = \$500,000 TIRZ No. 2 Proportionate Share=\$125,000
TIRZ No. 1 Estimated Share: \$375,000

4. City Hall site acquisition and building as portion of Town Center

Estimated Cost = \$3,000,000 TIRZ No. 2 Proportionate Share=\$750,000
TIRZ No. 1 Estimated Share: \$2,250,000

5. Garza Road ROW (North Street) acquisition and improvements to connect Mercer to Heritage Subdivision

Estimated Cost = \$300,000 (does not include utilities nor ROW acquisition)

6. Public Parking in downtown area to enhance economic development

Estimated Cost = \$200,000 TIRZ No. 2 Proportionate Share=\$50,000
TIRZ No. 1 Estimated Share: \$150,000

7. Creek Road Project

Estimated Cost = \$10,000,000 TIRZ No. 2 Proportionate Share=\$5,000,000
TIRZ No. 1 Estimated Share: \$5,000,000

9. Wallace Street Project
Estimated Cost: \$2,500,000 TIRZ No. 2 Proportionate Share=\$625,000

TIRZ No. 1 Estimated Share: \$1,875,000

10. Stephenson Building Project
Estimated Cost: \$1,800,000 TIRZ No. 2 Proportionate Share=\$900,000

TIRZ No. 1 Estimated Share: \$900,000

11. Downtown Road, Sidewalk & Drainage Master Plan
Estimated Cost: \$200,000 TIRZ No. 2 Proportionate Share=\$100,000

TIRZ No. 1 Estimated Share: \$100,000

12. Downtown Bathrooms
Estimated Cost: \$300,000 TIRZ No. 2 Proportionate Share=\$150,000

TIRZ No. 1 Estimated Share: \$ 150,000

**Total Estimated: \$30,450,000 Total Estimated Proportionate Share
\$19,837,500**

ATTACHMENT "A"-ECONOMIC FEASIBILITY

Commented [LM3]: Jon Snyder is updating with new tax rates.

TIRZ #1 Increment Year	Tax Year	TIRZ #1 Base	Projected Tax Base Subject to Capture	TOTAL Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	30 year			Projected Net TIRZ #1 Revenue	TIRZ #1 Revenue Discounted at 5%	City Retained Taxes (General Fund)
								City TIRZ #1 Participation at \$0.0850 Tax Rate	TIRZ Admin Expense	TIRZ #1 Revenue			
Base	2016	\$ 37,340,446	\$ -	\$ 37,340,446	\$ 1,270	\$ 62,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2017	37,340,446	17,907,328	55,247,774	1,878	92,043	29,834	14,917	25,000	(10,083)	(9,603)	14,917	
2	2018	37,340,446	44,899,668	82,240,114	2,796	137,012	74,803	37,401	25,500	11,901	10,795	37,401	
3	2019	37,340,446	82,243,355	119,583,801	4,066	199,227	137,017	68,509	26,010	42,499	36,712	68,509	
4	2020	37,340,446	112,137,888	149,478,334	5,082	249,031	186,822	93,411	26,530	66,881	55,023	93,411	
5	2021	37,340,446	171,407,117	208,747,563	7,097	347,773	285,564	142,782	27,061	115,721	90,671	142,782	
6	2022	37,340,446	243,546,812	280,887,258	9,550	467,958	405,749	202,874	27,602	175,272	130,791	202,874	
7	2023	37,340,446	318,168,850	355,509,296	12,087	592,278	530,069	265,035	28,154	236,881	168,347	265,035	
8	2024	37,340,446	338,211,137	375,551,583	12,769	625,669	563,460	281,730	28,717	253,013	171,249	281,730	
9	2025	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	29,291	265,638	171,233	294,929	
10	2026	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	29,877	265,052	162,719	294,929	
11	2027	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	30,475	264,455	154,621	294,929	
12	2028	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	31,084	263,845	146,919	294,929	
13	2029	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	31,706	263,223	139,593	294,929	
14	2030	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	32,340	262,589	132,625	294,929	
15	2031	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	32,987	261,943	125,999	294,929	
16	2032	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	33,647	261,283	119,697	294,929	
17	2033	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	34,320	260,610	113,703	294,929	
18	2034	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	35,006	259,923	108,004	294,929	
19	2035	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	35,706	259,223	102,583	294,929	
20	2036	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	36,420	258,509	97,429	294,929	
21	2037	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	37,149	257,781	92,528	294,929	
22	2038	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	37,892	257,038	87,868	294,929	
23	2039	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	38,649	256,280	83,437	294,929	
24	2040	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	39,422	255,507	79,225	294,929	
25	2041	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	40,211	254,719	75,219	294,929	
26	2042	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	41,015	253,914	71,411	294,929	
27	2043	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	41,835	253,094	67,791	294,929	
28	2044	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	42,672	252,257	64,349	294,929	
29	2045	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	43,526	251,404	61,078	294,929	
30	2046	37,340,446	354,057,010	391,397,456	13,308	652,068	589,859	294,929	44,396	250,533	57,968	294,929	
					\$ 349,361	\$ 17,118,700	\$ 15,190,215	\$ 7,595,108	\$ 1,014,202	\$ 6,580,906	\$ 2,969,984	\$ 7,595,108	



FINAL PROJECT PLAN AND
REINVESTMENT ZONE FINANCING
PLAN FOR PROPOSED TAX
INCREMENT REINVESTMENT ZONE
NO. 2, SOUTHWEST TIRZ, CITY OF
DRIPPING SPRINGS

DECEMBER 13, 2016
UPDATED _____, 2022

1. OVERVIEW

1.1 Background

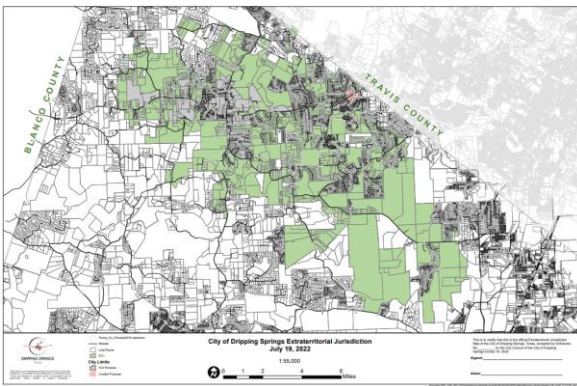
The City of Dripping Springs (the “City”) is a Texas general law municipality incorporated in 1981, located 25 miles west of Austin, Texas. Dripping Springs has an unusually large Extra-Territorial Jurisdiction; with nearly 75,000 square acres the area expands from the city limits of Buda to Travis County and west of Austin. The Dripping Spring ETJ encompasses a majority of the northwestern half of Hays County. The City Limits and the City’s ETJ are below in the *Map Figure 1*.

~~According to the latest Census numbers issued for 2020, the City has had a large increase in population in the last ten years within the city limits and an even large increase in City's Comprehensive Plan (the “Comp Plan”) adopted in 2016, the population within the city limits has grown relatively slowly in the previous 10 years. However, the ETJ and School District saw much more rapid growth. This pattern was is expected to continue, although potential development in areas that would become part of the City may increase the population of the City of Dripping Springs faster than the projections indicate.~~

~~As of the 2020 census, the Dripping Springs population, within its city limits, is about 1,9004,656 although its extraterritorial jurisdiction (ETJ) is home to nearly 30over 40,000 residents. The city offers an exceptional school system and proximity to Austin and San Antonio.~~

~~The City created two Tax Increment Reinvestment Zones in 2016, including this Town Center TIRZ No. 1. This plan is an updated version of TIRZ No. 2 where the City, in coordination with the County, has identified additional projects and properties that would benefit the City and County’s residents.~~

Map Figure 1- City Limit and ETJ



1. The Challenge

- a) Within the City Limits, the City has land available for development, in addition to areas of substandard development. The City needs additional means of planning and providing infrastructure to promote overall quality development in the

area;

b) The City’s downtown has dilapidated and unoccupied buildings that inhibit the City’s growth;

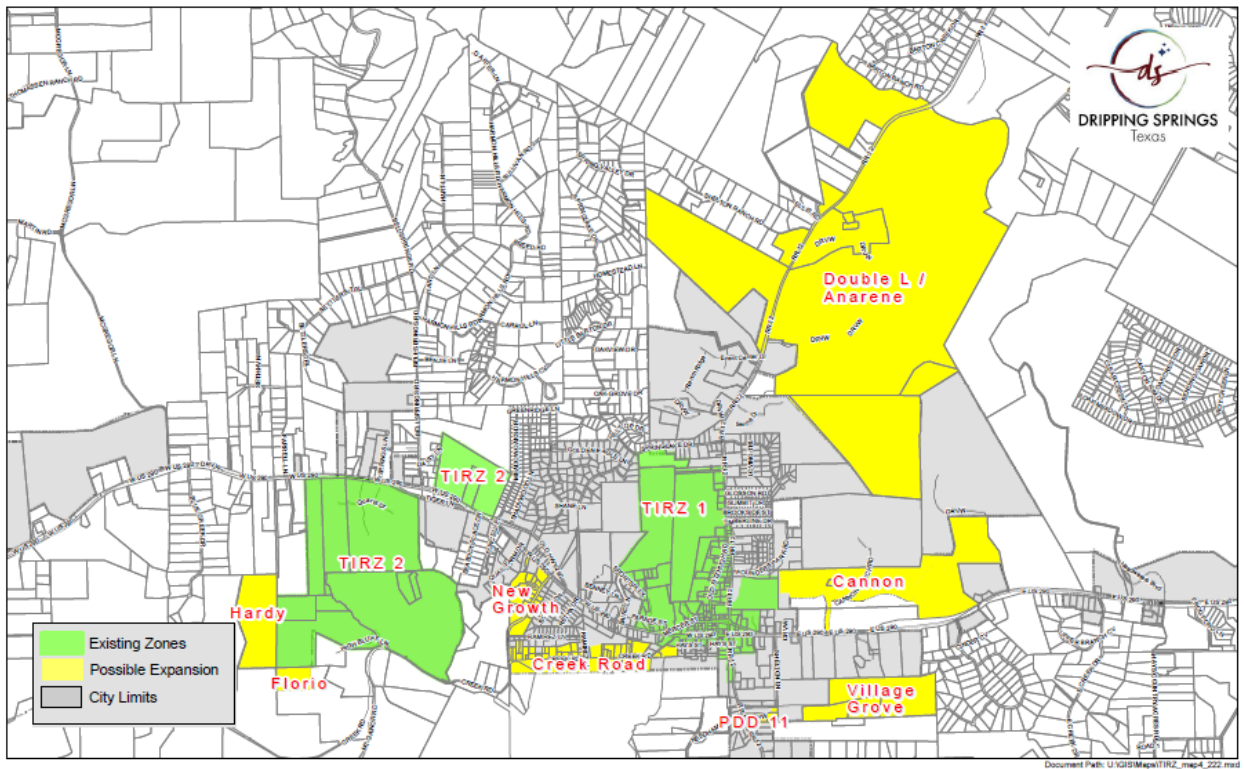
c) The lack of sidewalks and the inadequacy of certain streets in Dripping Springs also inhibits the growth of the City; and

d) Low quality and/or sub-standard developments will be an ongoing obstacle to annexation and City growth if allowed to continue.

2. Responding to the Challenge

In 2016, ~~the City~~ partnered with the County to is requesting that the County participate in a Tax Increment Reinvestment Zone (“TIRZ” or “Zone”) to be created over certain commercial and residential areas within the City. *Map Figure 2* depicts the TIRZ Boundary and the respective areas of in-City included.

The road and drainage improvements listed, Old Fitzhugh Road, Mercer Street, Triangle, Creek Road, Stephenson Building, Downtown Road and Drainage Improvments, Meadow Oaks and Ramirez Lane, will benefit every resident of Dripping Springs. Additionally, improvements will also benefit development in the area west of downtown by providing an area for residents of future development to participate in City activities and allow movement around the City itself and out into the greater Travis County area. These improvements are feasible and practical and will benefit the area within the TIRZ boundary.



The road and drainage improvements listed, especially those related to Old Fitzhugh Road, Mercer Street, and Creek Road will benefit every resident of Dripping Springs and its ETJ. Additionally, these road improvements will also benefit development in the area north of downtown by providing access to downtown and the greater Travis County area. These improvements are feasible and practical and will benefit the area within in the TIRZ boundary.

The proposed TIRZ would afford the opportunity for the City to plan and prepare for the provision of public infrastructure to areas within its City Limits, including street and drainage improvements, Town Center improvements, Triangle/US 290/RR12 area, road and drainage improvements, Public Parking downtown, Creek Road Improvements, Stephenson Building Improvements, and other road and drainage improvements.

The TIRZ is one layer of funding to help leverage additional funding sources for city improvements. Creating a TIRZ with identified projects is an effective method to communicate to the public and the development community the city’s key areas for investment and targeted growth.

Town Center Concept Sketch Model

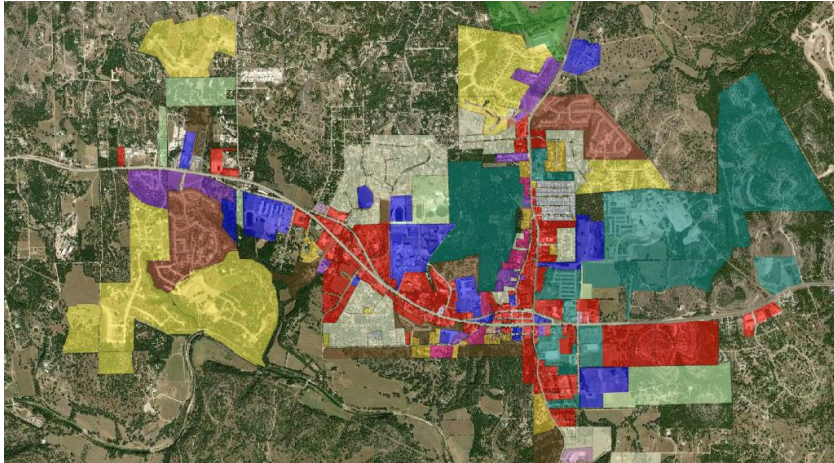


The City is experiencing and will continue to experience rapid growth. The City may need to update its land development code as it relates to the Town Center area in order to foster the development types that support the City’s future goals. A detailed look at natural attributes, infrastructure, development trends, targeted development areas and the comprehensive plan should be evaluated to determine the new code requirements.

The City desires to maximize and preserve the taxable value of land and improvements in its City Limits. Residents understand that maintaining their property values depends in no small part on high quality development within the City Limits and ETJ.

If this opportunity is missed, the City will be unable to provide the full array of city services and roads to promote development inside the City Limits. But for the creation of the TIRZ this area is not likely to attract and maintain private investment sufficient or timely enough to provide the proposed public improvements.

Map Figure 3: Proposed Uses



2. FINAL PROJECT PLAN

This ~~Preliminary~~ Updated Project Plan and Reinvestment Zone Financing Plan (“The Updated Plan”) has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the proposed Tax Increment Reinvestment Zone Number 2, Southwest TIRZ, Dripping Springs, Texas.

There are several key projects identified to help the city reach its real development potential Downtown and getting to Downtown through transportation projects. These projects involve the important aspects needed to create solid framework for a successful eighteen hour downtown that is accessible to all residents.

Town Center:

The Town Center Concept is the foundation of the TIRZ creation. The town center is the catalyst project that would spur new development downtown and increase the value of properties West of downtown who will often need to commute through downtown to reach employment and recreational activities in downtown Dripping Springs or in Austin. The timing of the town center is important to all of the parties involved in the project. Due to rapid population growth, the City ~~and County, Library, and DSISD~~ are all looking for new facilities. The idea to co-locate the ~~various~~ entities into a shared facility is a cost effective way to design civic services. This project will include downtown parking, city hall site acquisition and building a new civic building as a portion of the Town Center.

When creating a new town center in an existing historic environment, it’s important to understand and respect the character of the town. Most importantly, we must be sensitive to the area being studied to house the newly created district.

Stephenson Building Project

This project is for the preservation and renovation of the building at 101 Old Fitzhugh Road to serve as a community meeting, programs, and performance space, with some civic offices. The work includes hazardous materials abatement, cleaning the foundation, roof replacement,

historic window restoration or replacement, gutter system replacement, restoration of the wood floor, ceiling restoration and installation of suspended acoustical ceiling in secondary spaces, TAS/ADA accessibility, mechanical, electrical, plumbing, thermal and moisture protection, carpentry, finishes, earthwork, grading, paving, and an addition for restrooms, storage, and a back stage area.

Downtown Bathrooms

The City has looked at downtown bathrooms to serve the downtown Mercer and Old Fitzhugh Districts. These bathrooms would be in the downtown area and may be attached or near the Stephenson Building. The bathrooms would include an accessible bathroom.

Transportation Improvements:

Mercer Street and Old Fitzhugh Road:

The newly constructed benches and sidewalks on Mercer Street are a great start to creating a downtown sense of place. The next series of downtown investments identified in the TIRZ Project Plan are the redesign and construction of Mercer Street and Old Fitzhugh Road to create the Town Center. These two streets are the most important streets within the historic downtown. The street designs for these streets are critical to the success of the downtown. They must be designed in partnership with the targeted development patterns along these streets. In order to achieve the ideal street and development type, the City must update its development regulations within this Zone.



Photo Credit: Around Dripping Springs

Meadow Oaks and Ramirez Lane

Upgrades to these roads will assist developments west of downtown to be able to offer increased access to downtown and Austin. Meadow Oaks will improve the drive through 290, the major highway in Dripping Springs. Ramirez Lane improvements will also increase access to downtown from developments to the West.

Based on the existing street layout and the disconnected street pattern in new developments, connectivity is a serious challenge for the city. Providing new and alternative connections are addressed in the TIRZ Project Plan. The following projects will help connect neighborhoods:

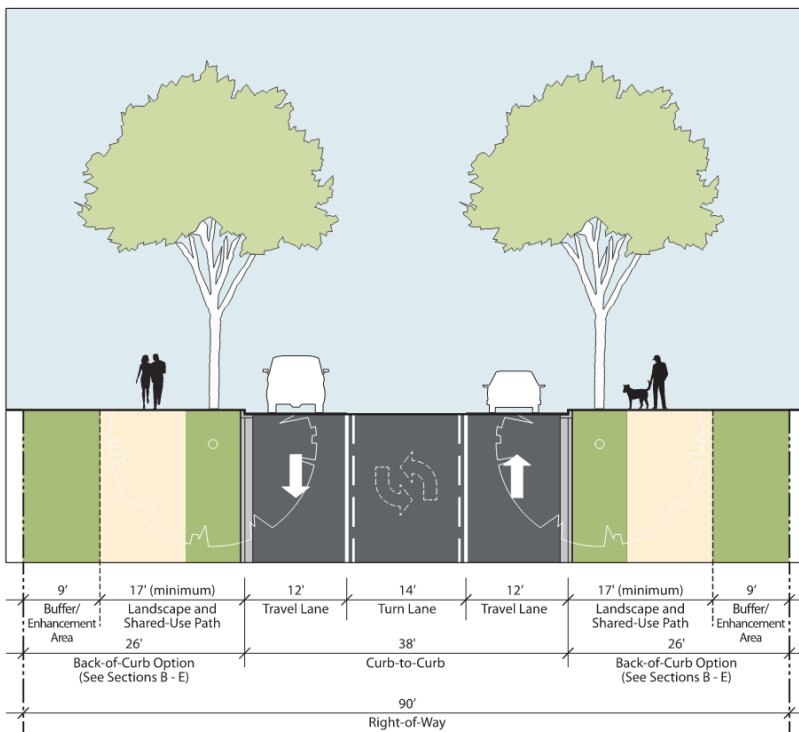
- ~~1. Eastern extension of Benney Lane to Parade;~~
- ~~2.1. Roger Hanks Parkway;~~
- ~~3.2. Garza Road ROW (North Street) connect Mercer to Heritage Subdivision;~~
- ~~3. 290 at Meadow Oaks;~~
- ~~4. Creek Road;~~
- ~~4.5. Wallace Street;~~ and
- ~~5.6. Ramirez Lane.~~

Drainage:

Stormwater upgrades are necessary on the corner of RR12 and HWY 290 and at Ramirez Lane. This project is identified in the Project Plan to help spur development in this area and solve a regional stormwater issue.

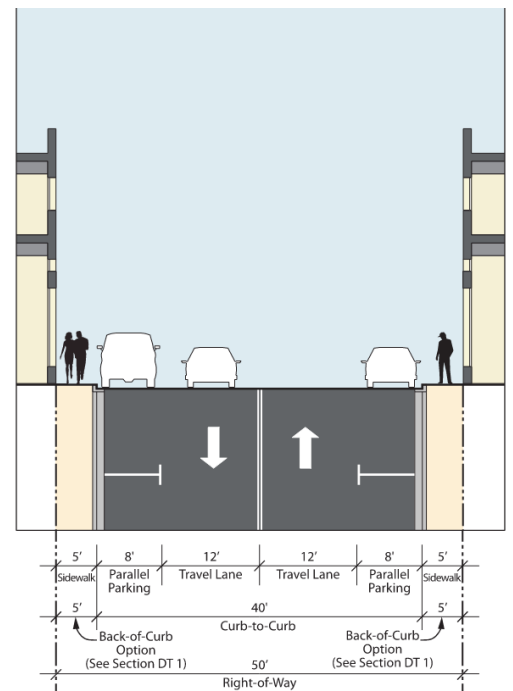
Wallace Street Improvements:

The City’s approved Transportation Master Plan (TMP) shows Wallace Street as a two-Lane Commercial Local Street (CLS2). This project proposes to improve Wallace Street to match the TMP for its entire length from Bluff Street to RR12, approximately 1,000 linear feet. It will remain a two-lane road but will establish much needed parallel parking, curb and gutter stormwater conveyance and pedestrian sidewalks on both sides of the street all within the existing 50-foot Right of Way.



2 Lane Minor Arterial Divided with Center Turn Lane
City of Dripping Springs - Transportation Master Plan

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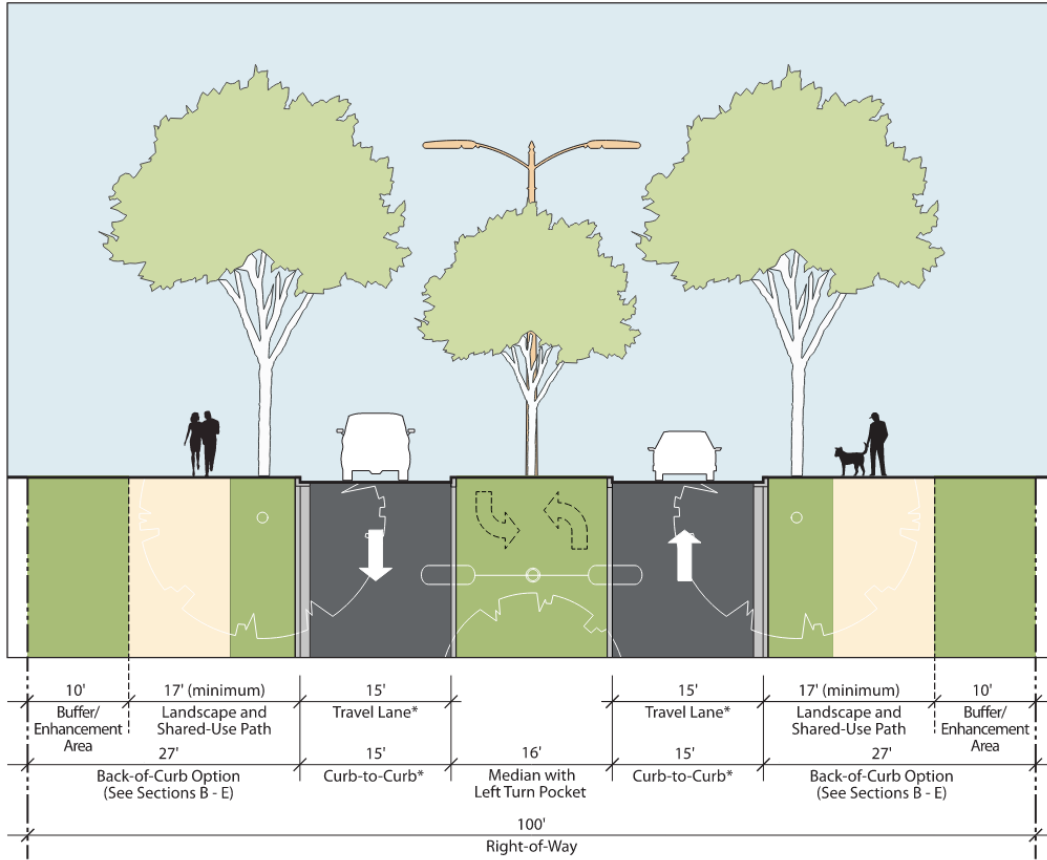


2 Lane Downtown Commercial Street with Parallel Parking
City of Dripping Springs - Transportation Master Plan

Creek Road Improvements:

The City’s approved Transportation Master Plan shows Creek Road as a two-Lane Major Divided Arterial (MAD2). This street section improves traffic flow and safety while establishing pedestrian access facilities and improving drainage for this approximately 1-mile corridor. It will remain a two-lane road but will be divided either by a median or center turn lane. This section also includes shared use paths and curb and guttered stormwater conveyance. Right of Way (ROW) of 90 to 100 feet will be required to provide these

improvements. Much of the existing ROW is as narrow as 50 feet. The project will provide much needed improvements to a heavily utilized east/west connector that is forecasted to see increased development. Prior to finalization of the street section additional study will be done.

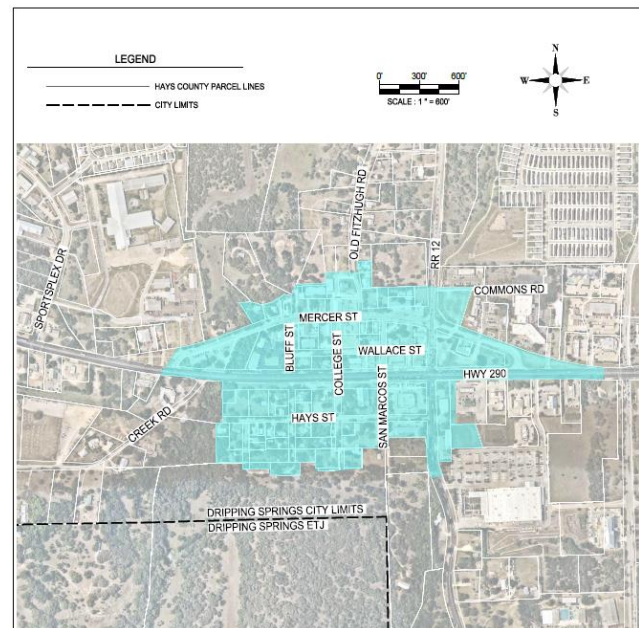


2 Lane Minor/Major Arterial Divided
City of Dripping Springs - Transportation Master Plan

NOTES
 - Curb-to-cu
 - For Back-of

Downtown Road, Sidewalk & Drainage Master Plan

This Downtown Road, Sidewalk and Drainage Master Plan will seek to develop a phased approach to source funding for the design and construction of improvements consistent with the City’s approved Transportation Master Plan. The plan will include core downtown streets Mercer, Wallace, Hays, Bluff, College, San Marcos and Old Fitzhugh. The plan will focus on improving downtown parking, pedestrian access and safety at the same time as improving the City’s downtown drainage conveyance facilities. Parking improvements will include options for angled parking or parallel parking along improved street sections. Pedestrian facilities will include combinations of 5-foot sidewalks and shared use paths



as well as extension of the network of street lighting, benches and bike racks already implemented in Mercer Street and currently being planned for Old Fitzhugh Road. Storm conveyance will be improved to curb and gutter with underground pipes systems.

Benefits to All Taxing Units

The TIRZ as proposed will allow the City, County, and Library to partner with each other for public improvements each may have planned for the area. The City believes that a TIRZ is the best mechanism by which to partner with the County and also with private sector developers to plan, fund, and construct the needed improvements over the long-range time horizon such an ambitious undertaking might require. The City ~~and, County, and Library~~ will be able to fund a large building site for a building complex with city and county services ~~and a new 30,000-sq foot library building.~~

Through the TIRZ, the City ~~and, County, and Library~~ can both maximize the value of the ETJ to the benefit of their respective voters and citizens, as well as contribute to the community cohesion that comes with planned development. Developers seeking to partner with the TIRZ will be required to petition for annexation into the City if requested by the City. This performance driven structure will shift the cost and risk of construction to the private sector, with repayment coming out of new growth resulting from the infrastructure provided.

1. Changes to Municipal Ordinances Required 311.011(b)(2))

Some changes to the development code for the Town Center area could be needed to fully complete the projects. Other than these changes and the ordinance changes that will be required by the annexation and zoning of properties currently in the ETJ, there are no other contemplated changes to the City's Code of Ordinances or Comp Plan.

2. Non-Project Costs (311.011(b)(3))

Non-Project Costs will consist of unreimbursed costs of public rights-of way, utility upgrades, street relocation cost, technology investment, public open space improvements, and other private investment. The projects, which are expected to result from the TIRZ major infrastructure improvements, consist of private investment in various development projects which will include internal infrastructure such as roads, water, sewer, and drainage facilities, along with the private development. The total value of such projects can reasonably be projected to total more than forty-six million dollars (\$46,000,000) at TIRZ end.

3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure to provide roadways and public utilities to un-served properties within the Zone, along with various landscape, beautification and urban design components. The comprehensive and long-term nature of the project will promote stability, and sustainable commercial, residential, retail and light industrial opportunities in an area that is currently underutilized and undervalued. The TIRZ may fund all or a portion of the eligible projects.

3.1 Estimated Project Cost Description (311.011(c)(1))

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code. The dollar amounts are approximate estimates based on assumptions of how the land may develop and are expressed in year 2016 dollars. Project Costs may be adjusted to actual development plans, bid costs and/or for inflation. Projects will be undertaken and paid for as funds are available from increment or other sources. The intent is to complete as many of the projects as can be funded from tax increment revenues notwithstanding whether the costs or tax increments exceed the estimates herein, and costs may be moved among line items.

Project Description	Project Cost Estimate ¹	Proportionate Cost
Capital Projects Roads and Drainage	\$25,150,000	\$8,662,500
Civic Facilities City Hall as portion of Town Center	\$3,000,000	\$750,000
Public Parking Downtown	\$ 200,000	\$50,000
Stephenson Building	\$1,800,000	\$900,000
Downtown Bathrooms	\$300,000	\$150,000
Total Estimated Project Costs	\$30,450,000	\$10,612,500

In addition to the projects described above, the following categories established in Section 311.2(1) of the Texas Tax Code as eligible project costs will be considered eligible project costs. The TIRZ will fund project costs at the discretion and approval of the Board of Directors of the TIRZ. And, when appropriate and practicable, the TIRZ will consider which categories are eligible for financing projects, such as:

- *Capital Projects* related to demolition, environmental abatement, and remediation including site work and fill, necessary to prepare sites and existing structures for new use.
- *Land Costs* associated with property formally conveyed to the public in conjunction with the implementation of projects otherwise eligible for reimbursement may also be eligible for reimbursement.
- *Matching Funds* may be contributed in support of local, state, federal or other capital improvements programs that benefit the project and the region.

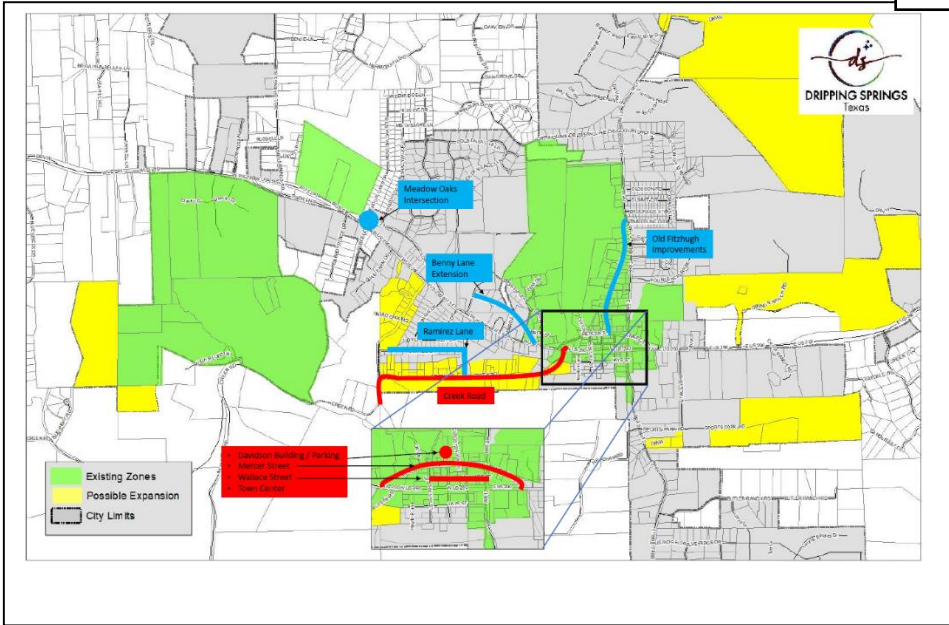
¹ Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ.

- *Streetscape, Gateways, Parks, and Community Facilities* that enhance or serve the existing and future development. These may include, but are not limited to, lighting, sidewalks, landscaping and related street furniture, greenbelts and paths, trails, parks, outdoor pavilions, non-profit community and arts space, and recreational/sports facilities.
- *Professional Services* incurred for architectural, planning, engineering, legal, landscape architecture, financial, marketing, public relations, management, leasing, bookkeeping, tax role verification, environmental, archaeological, and other services and advice necessary to a project.
- *Financing Costs* related to developer's interest, city interest, and financing interest, legal fees, underwriter's fees, brokerage charges, transfer or placement charges, premium and fees paid for loans, credit enhancement fees, notes, bonds or other instruments of credit issued to pay for project costs.
- *Operational Expenses* as may be necessary to provide for the proper administration of the Zone, operation of Zone facilities and services provided therein, over the life of the TIRZ.

3.2 Kind, Number and Location of Proposed Public Improvements (311.011(c)(2))

Proposed public improvements include drainage, roadways, and various facilities. The majority of these improvements, including roadways, city hall as portion of Town Center, and parking, will be located in the City. Urban design components may also be within the City Limits. The map below indicates the probable location of the listed improvements; however, final alignments will be determined at the time of design. Public infrastructure improvements and civic facilities will be considered eligible projects anywhere within the Zone.

Map Figure 3-
Location of
Proposed
Projects in TIRZ
#1 and TIRZ #2



3.3 Economic Feasibility (311.011(c)(3))

Currently, the projected cost estimates for the projects benefitting the Southwest TIRZ No. 2 are \$10,612,500. This estimate does not include the administrative expenses of running the TIRZ, but do include the expenses in creating the TIRZ. Using 50% of the incremental increase of the Tax Rate of ~~\$.471778~~, ~~\$.0895~~, after thirty (30) years, the expected amount in the Tax Increment Fund will be conservatively estimated at \$8,500,000. Thus, the TIRZ with a 50% of the increment, currently at ~~\$.0859~~, the TIRZ will be able to fund a majority of the projected estimated costs. See Attachment “A”.

3.4 Estimate of Bonded Indebtedness To Be Incurred (311.011(c)(4))

Bonds, notes or other obligations may be issued to yield net proceeds sufficient to pay all or a portion of the eligible project costs and related professional fees that are currently estimated at, but are not limited to, \$8,500,000. The City, at its sole discretion, may issue or cause to be issued bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse Project Costs, including public improvements, capitalized interest, professional fees, developer interest and costs of issuance of the bonds.

3.5 Estimated Time When Monetary Obligations Are To Be Incurred (311.011(c)(S))

Since the build-out horizon for TIRZ improvements will be market driven, it is anticipated that the completion of the infrastructure will take a minimum of five years from the date of the Updated Plans, although some projects may be started within the first two years in anticipation of the increase in TIRZ Funds. Bond issuance will occur at appropriate times as determined by the City and the City’s Financial Advisor. Project Costs, administrative costs, and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds or directly from tax increment revenue.

3.6 Methods and Sources of Financing (311.011(c)(6))

The primary sources of revenue will be the ad valorem property taxes generated on the annual

increment value above the base year value. The City has adopted an increment of 50% or ~~\$.085~~ \$.089 for a period of 30 years. This participation will create an estimated fund of \$8,500,000 in 30 years.

To ensure timely construction of public improvements, pay-as-you-go and other various methods of financing may be utilized. These include:

- *Tax Increment Bonds or Notes.* As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
- *Direct Reimbursements.* Projects that are closely related to particular private development projects or public infrastructure programs of public agencies, municipalities, and authorities may be financed through reimbursement agreements with a developer, public agency, municipality, or authority using a direct payment annually from the TIRZ increment fund.
- *Other private financing.* Some projects may be financed on a short-term basis through private financial institutions.
- *Grants/Other Public Funds.* To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

3.7 Current Appraised Value of Taxable Real Property (311.011(c)(7))

Based upon the 2016 Hays County Appraisal District certified tax roll, the base year value of the proposed TIRZ will be \$14,625,030.00.

3.8 Estimated Captured Appraised Value By Year (311.011(c)(8))

The table on the following page shows the Captured Appraised Value and the resulting revenue from the City and County for the duration of the Zone.

3.9 Duration of Zone (311.011(c)(9))

The Zone is being proposed for a thirty (30) year period, with the final payment of increment being made on values and at rates for 2045, which revenue may be paid in 2046. Therefore, the Zone will terminate for purposes of collection on December 31, 2046.

Captured Appraised Value- City

Item # 3.

			<i>Projected</i>	
			Incremental	TOTAL
TIRZ #2			Tax Base	<i>Projected</i>
Increment	Tax	TIRZ #2	Subject	Assessed
Year	Year	Base	to Capture	Valuation
Base	2016	\$14,625,030	\$ -	\$ 14,625,030
1	2017	14,625,030	5,186,104	19,811,134
2	2018	14,625,030	22,386,888	37,011,918
3	2019	14,625,030	57,712,633	72,337,663
4	2020	14,625,030	101,223,166	115,848,196
5	2021	14,625,030	146,451,035	161,076,065
6	2022	14,625,030	193,447,530	208,072,560
7	2023	14,625,030	242,265,304	256,890,334
8	2024	14,625,030	276,077,187	290,702,217
9	2025	14,625,030	303,599,466	318,224,496
10	2026	14,625,030	332,158,298	346,783,328
11	2027	14,625,030	352,301,389	366,926,419
12	2028	14,625,030	363,491,031	378,116,061
13	2029	14,625,030	363,491,031	378,116,061
14	2030	14,625,030	363,491,031	378,116,061
15	2031	14,625,030	363,491,031	378,116,061
16	2032	14,625,030	363,491,031	378,116,061
17	2033	14,625,030	363,491,031	378,116,061
18	2034	14,625,030	363,491,031	378,116,061
19	2035	14,625,030	363,491,031	378,116,061
20	2036	14,625,030	363,491,031	378,116,061
21	2037	14,625,030	363,491,031	378,116,061
22	2038	14,625,030	363,491,031	378,116,061
23	2039	14,625,030	363,491,031	378,116,061
24	2040	14,625,030	363,491,031	378,116,061
25	2041	14,625,030	363,491,031	378,116,061
26	2042	14,625,030	363,491,031	378,116,061
27	2043	14,625,030	363,491,031	378,116,061
28	2044	14,625,030	363,491,031	378,116,061
29	2045	14,625,030	363,491,031	378,116,061
30	2046	14,625,030	363,491,031	378,116,061

COST ESTIMATES FOR POTENTIAL TIRZ PROJECTS IN DOWNTOWN TIRZ

(Note: These estimates are not based on plans and specifications nor a detailed scope of work; they represent rough orders of magnitude; Potential Proportionate Cost based on current and future development is also projected)

1. Old Fitzhugh Road - Street and Drainage Improvements with improved streetscape including sidewalks and lighting

Estimated Cost = \$6,250,000 TIRZ No. 1 Estimated Share: \$4,687,500

TIRZ No. 2 Proportionate Share=\$1,562,500

2. Town Center Improvements - Street, drainage, street trees, way finding signage, street lighting and sidewalk improvements.

Estimated Cost = \$5,400,000 TIRZ No. 1 Estimated Share: \$4,050,000

TIRZ No. 2 Proportionate Cost: \$1,350,000

3. Triangle/US 290/RR12 area road and drainage improvements to enhance development

Estimated Cost = \$500,000 TIRZ No. 1 Proportionate Share=\$375,000

TIRZ No. 2 Estimated Share: \$125,000

4. City Hall site acquisition and building of portion of Town Center

Estimated Cost = \$3,000,000 TIRZ No. 1 Proportionate Share=\$2,250,000

TIRZ No. 2 Estimated Share: \$750,000

5. Public Parking in downtown area to enhance economic development

Estimated Cost = \$200,000 TIRZ No. 1 Proportionate Share=\$150,000

TIRZ No. 2 Estimated Share: \$50,000

6. Ramirez Lane Street and Drainage Improvements to enhance property values

TIRZ No. 2 Estimated Share:= \$350,000

7. Meadow Oaks/US 290 intersection relocation and improvement to enhance traffic safety

TIRZ No. 2 Estimated Cost = \$360,000

8. Creek Road Project

Estimated Cost = \$10,000,000 TIRZ No. 1 Proportionate Share=\$5,000,000

TIRZ No. 2 Estimated Share: \$5,000,000

9. Wallace Street Project

Estimated Cost: \$2,500,000 TIRZ No. 1 Proportionate Share=\$1,875,000

TIRZ No. 2 Estimated Share: \$625,000

10. Stephenson Building Project

Estimated Cost: \$1,800,000 TIRZ No. 1 Proportionate Share: \$900,000

TIRZ No. 2 Estimated Share: \$900,000

11. Downtown Road, Sidewalk & Drainage Master Plan

Estimated Cost: \$200,000 TIRZ No. 1 Proportionate Share=\$100,000

TIRZ No. 2 Estimated Share: \$100,000

11. Downtown Bathrooms

Estimated Cost: \$300,000 TIRZ No. 1 Proportionate Share=\$150,000

TIRZ No. 1 Estimated Share: \$150,000

Total Estimated: \$ 30,450,000 Total Estimated Proportionate Cost: \$10,612,500

ATTACHMENT "A" ECONOMIC FEASIBILITY

TIRZ #2 Increment Year	Tax Year	TIRZ #2 Base	Tax Base Subject to Capture	Projected Assessed Valuation	Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Base Value	Collections on Incremental Value	Participation at \$0.0850 Tax Rate	TIRZ Admin Expense	Net TIRZ #2 Revenue	Revenue Discounted at 5%	Retained Taxes (General Fund)
Base	2016	\$14,625,030	\$ -	\$ 14,625,030	\$ 497	\$ 24,365	\$ 24,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2017	14,625,030	5,186,104	19,811,134	674	33,005	24,365	8,640	4,320	25,000	(20,680)	(19,695)	4,320
2	2018	14,625,030	22,386,888	37,011,918	1,258	61,662	24,365	37,297	18,648	25,500	(6,852)	(6,215)	18,648
3	2019	14,625,030	57,712,633	72,337,663	2,459	120,515	24,365	96,149	48,075	26,010	22,065	19,060	48,075
4	2020	14,625,030	101,223,166	115,848,196	3,939	193,003	24,365	168,638	84,319	26,530	57,789	47,543	84,319
5	2021	14,625,030	146,451,035	161,076,065	5,477	268,353	24,365	243,987	121,994	27,061	94,933	74,382	121,994
6	2022	14,625,030	193,447,530	208,072,560	7,074	346,649	24,365	322,284	161,142	27,602	133,540	99,649	161,142
7	2023	14,625,030	242,265,304	256,890,334	8,734	427,979	24,365	403,614	201,807	28,154	173,653	123,412	201,807
8	2024	14,625,030	276,077,187	290,702,217	9,884	484,310	24,365	459,945	229,972	28,717	201,255	136,217	229,972
9	2025	14,625,030	303,599,466	318,224,496	10,820	530,162	24,365	505,797	252,898	29,291	223,607	144,139	252,898
10	2026	14,625,030	332,158,298	346,783,328	11,791	577,741	24,365	553,376	276,688	29,877	246,811	151,520	276,688
11	2027	14,625,030	352,301,389	366,926,419	12,475	611,299	24,365	586,934	293,467	30,475	262,992	153,766	293,467
12	2028	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	31,084	271,704	151,295	302,788
13	2029	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	31,706	271,082	143,761	302,788
14	2030	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	32,340	270,448	136,595	302,788
15	2031	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	32,987	269,801	129,779	302,788
16	2032	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	33,647	269,141	123,297	302,788
17	2033	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	34,320	268,468	117,132	302,788
18	2034	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	35,006	267,782	111,269	302,788
19	2035	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	35,706	267,082	105,693	302,788
20	2036	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	36,420	266,368	100,391	302,788
21	2037	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	37,149	265,639	95,349	302,788
22	2038	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	37,892	264,896	90,555	302,788
23	2039	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	38,649	264,139	85,996	302,788
24	2040	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	39,422	263,366	81,661	302,788
25	2041	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	40,211	262,577	77,540	302,788
26	2042	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	41,015	261,773	73,621	302,788
27	2043	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	41,835	260,953	69,896	302,788
28	2044	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	42,672	260,116	66,354	302,788
29	2045	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	43,526	259,262	62,987	302,788
30	2046	14,625,030	363,491,031	378,116,061	12,856	629,941	24,365	605,576	302,788	44,396	258,392	59,786	302,788
					\$ 319,345	\$ 15,647,929	\$ 755,324	\$ 14,892,605	\$ 7,446,302	\$ 1,014,202	\$ 6,432,100	\$ 2,806,735	\$ 7,446,302

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2022-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING THE FINAL PROJEC TPLAN FOR TIRZ NUMBER TWO, SOUTHWEST TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; PROVIDING THAT THE ORDINANCE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dripping Springs, Texas (the “City”), pursuant to the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code (hereinafter referred to as the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to amend and update the Final Project Plan for Tax Reinvestment Zone Number 2, Southwest TIRZ.

NOW THEREFORE, BE IT ORDAINED by the City of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

SECTION 2. ENACTMENT

Title 1, Article 1.05, Section 1.05.012 of the City of Dripping Springs Code of Ordinances is hereby amended to include the updated Final Project Plan as attached as **Exhibit “A”**, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

SECTION 3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the _____ day of _____, 2022, by a vote of __ (ayes) to __ (nays) to __ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____

Mayor Bill Foulds, Jr.

ATTEST:

Andrea Cunningham, City Secretary

EXHIBIT "A"

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2022-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS AN EXPANSION OF A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ONE, TOWN CENTER TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dripping Springs, Texas (the “City”), pursuant to the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code (hereinafter referred to as the “Act”), designated a geographic area within the City as a tax increment reinvestment zone when it determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of an expanded geographic area in the City, which is depicted in Exhibit “B” of this Ordinance, through the expansion of an existing reinvestment zone (hereinafter referred to as the “Zone No. 1”) as authorized by and in accordance with the Act; and

WHEREAS, pursuant to and as required by the Act, the City has prepared an Updated Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Dripping Springs, Texas dated _____, attached as Exhibit “C” (hereinafter referred to as the “Updated Project and Finance Plan”) for the Zone; and

WHEREAS, the Zone No. 1 meets the criteria for the expansion of a reinvestment zone because it is located in the city limits and extraterritorial jurisdiction of the City and meets the criteria in Section 311.005 of the Act; and

WHEREAS, the Zone No. 1 will be able to fund a significant portion of the proposed projects as listed in the attached Updated Project and Financing Plan; and

WHEREAS, the Zone No. 1 meets the other requirements of the Tax Increment Financing Act including: (a) 30 percent or less of the property in the Zone No. 1, excluding property dedicated to public use, is currently used for residential purposes; (b) the total appraised value of all taxable real property in the Zone No. 1 according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

WHEREAS, the improvements in the Zone No. 1 will significantly enhance the value of all taxable real property in the Zone; and

WHEREAS, notice of the public hearing on the creation of the Zone was published in the official newspaper of the City on October 7, 2022, which was not later than the seventh day before the date of the public hearing, which was held on October 18, 2022; and

WHEREAS, at the public hearing interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and the public hearing was held in full compliance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on October 18, 2022; and

WHEREAS, the City has taken all actions required to expand the Zone including, but not limited to, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone.

NOW THEREFORE, BE IT ORDAINED by the City of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

SECTION 2. ENACTMENT

Title 1, Article 1.04 and Title 1, Article 2.04 of the City of Dripping Springs Code of Ordinances is hereby amended to include the updated and expanded map attached as *Exhibit A* and updated project plan as *Exhibit B*, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

SECTION 3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 18th day of October, 2022, by a vote of ____ (ayes) to ____ (nays) to 1 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____

Mayor Bill Foulds, Jr.

ATTEST:

Andrea Cunningham, City Secretary

EXHIBIT "A"



**City of Dripping Springs and County of Hays Amended Agreement Regarding
the Dripping Springs Tax Increment Reinvestment Zone Number One and Tax
Increment Reinvestment Zone Number Two**

THIS AMENDED INTERLOCAL AGREEMENT regarding the Dripping Springs Tax Increment Reinvestment Zone Number One and Tax Increment Reinvestment Zone Number Two (this “Agreement”) is made and entered into by and between the City of Dripping Springs, Texas, a general law municipality (the “City”), and Hays County, Texas (the “County”) under the authority of Texas Government Code Chapter 791 and Chapter 311 of the Texas Tax Code for the participation of the City and the County in **Tax Increment Reinvestment Zone Number One, Town Center TIRZ and Tax Increment Reinvestment Zone Number Two, Southwest TIRZ**, City of Dripping Springs, Texas, (“TIRZs”), TIRZs created by the City pursuant to Chapter 311 of the Texas Tax Code.

RECITALS:

WHEREAS, in accordance with the provisions of the Tax Increment Financing Act, Chapter 311, Texas Tax Code, as amended (the “Act”), the City Council of the City, pursuant to Ordinance No. ~~1110.152022-~~ (the “Zone No. 1 Updated Ordinance”) and Ordinance No. ~~1110.162022-~~ (the “Zone No. 2 Updated Ordinance”) adopted on ~~November 29, 2016~~October 18, 2022, expanded and updated created, established, and designated Reinvestment Zone Number One, Town Center TIRZ, and Reinvestment Zone Number Two, Southwest TIRZ, City of Dripping Springs, Texas (the “TIRZs”) under the Act, attached as Exhibit “A”; and

WHEREAS, in the Ordinance, the City found that the ~~designation expansion~~ of the TIRZs would encourage the development of property in and around the TIRZs; and

WHEREAS, in the Ordinance, the City contributed fifty percent (50%) of its Tax Revenue for each TIRZ; and

WHEREAS, in consideration of the County’s contribution of a fifty percent (50%) portion of its Tax Revenue for the TIRZ, the County shall have the authority to appoint two members to the TIRZ boards; and

WHEREAS, the TIRZ project plans ~~includes~~ transportation and other projects that benefit the County and its residents; and

WHEREAS, both the City and the County will benefit from the development and improvements paid with the Tax Increment Funds in accordance with the documents creating the TIRZs; and

WHEREAS, pursuant to Chapter 791 of the Texas Government Code, the City and the County are entering into this Agreement to set forth the conditions governing the contribution of the Tax Increment by the City and current, annually-appropriated funds by the County to the TIRZs, and the City finds that this Agreement is necessary for the implementation of the Project Plans for the TIRZs.

NOW THEREFORE, the City and the County, in consideration of the terms, conditions, and covenants contained herein, hereby agree as follows:

Section 1. Incorporation of Recitals. The Parties hereby agree that the recitals set forth above form the basis upon which they have entered into this Agreement.

Section 2. Definitions.

In addition to any terms defined in the body of this Agreement, the following terms shall have the definitions ascribed to them as follows:

- A. **Act** means the Tax Increment Financing Act, as amended and as codified as Chapter 311 of the Texas Tax Code.
- B. **Captured Appraised Value** in a given year means the total appraised value, less any applicable exemptions, of all TIRZ real property taxable by the City or the County for that Tax Year less the Tax Increment Base defined in Section (G) below.
- C. **Project Plan** means the updated project plans for the TIRZs attached to this Agreement as Exhibit "B" as adopted by the TIRZ Boards and the City of Dripping Springs, along with amendments to this plan that are adopted by the Board of Directors of TIRZ Number One, Town Center TIRZ, and TIRZ Number Two, Southwest TIRZ, and approved by the City Council of the City of Dripping Springs from time to time. The Updated Project Plans includes maps of all property in the TIRZs, including all non-taxable property.
- D. **Tax Increment** means the amount of property taxes levied and collected by the City or County for that year on the captured appraised value of real property taxable by the City or County and located in TIRZ Number One, Town Center TIRZ and TIRZ Number Two, Southwest TIRZ.
- E. **City Tax Increment** will be that amount paid by the City into the Tax Increment Funds.

- F. County Payment** will be that amount of current, annually-appropriated funds paid by the County into the Tax Increment Funds.
- G. Tax Increment Base** means the total appraised value as of January 1, 2016, of all real property taxable by the City or the County, as applicable, and located in the TIRZ for the original properties and the total appraised values as of January 1, 2022 of the newly added properties to TIRZ No. 1. The Parties agree that the Tax Increment Base for this Agreement for the City and the County is ~~\$37,340,446~~ for the TIRZ No. 1 and ~~\$14,625,030~~ for the TIRZ No. 2.
- H. Tax Increment Fund (TIF)** means that funds created by the City pursuant to Section 311.014 of the Act and the Ordinance, which will be maintained by the City, and into which all revenues of the TIRZs will be deposited, including deposits of Tax Increment by the City and by such other taxing units with jurisdiction over real property in the TIRZs that may enter into agreements for such contributions, including the County's Payment.
- I. TIRZ Boards** mean the governing board of directors of the TIRZs appointed in accordance with Section 311.009 of the Act, the Ordinance, and this Agreement.
- J. TIRZs** means the Tax Increment Reinvestment Zone Number One, Town Center TIRZ, approved by City of Dripping Springs Ordinance No. 1110.15 and Tax Increment Reinvestment Zone Number Two, Southwest TIRZ and updated in Ordinance Nos. 2022-_____ and 2022-_____.
- K.** Terms other than those defined above shall: (1) have their meanings as given in Chapter 311, Texas Tax Code; or (2) if not so defined, their usual and ordinary meanings.
- L.** References to state statutes shall include amendments to those statutes that are duly enacted from time to time.

Section 3. Obligations of the County

- A. County Payment.** The County agrees to pay current, annually-appropriated funds to the City for deposit into the Tax Increment funds created by the City for TIRZs (the "Tax Increment Funds") fifty (50%) of the tax increment attributed to the captured appraised value of the County in the TIRZs. The County's obligation to make these payments will accrue only after taxes on the captured appraised value are collected by the County. Payments shall be due on May 1 of each year during the term of the Agreement. No interest or penalty will be charged to the County for any payments made by the County based on collections that occur after this due date. The County may offset against future payments to the Tax Increment any portion of payments to the

City under this Agreement that the County subsequently refunds to taxpayers pursuant to the provision of the Texas Tax Code.

B. Limitations on Payments. The County is not obligated to make payments under this Agreement: (1) unless and until taxes on the captured appraised value are actually collected by the County; or (2) in any amount greater than taxes actually collected on the County's captured appraised value. Likewise, if funds are not appropriated by the Hays County Commissioners Court during any annual budgetary cycle, then the County's obligations to make a County Payment under this Agreement shall be waived for that Fiscal Year. Any funds already contributed to the Tax Increment Funds under this Agreement shall remain available for TIRZ expenditures, subject to the other terms and limitations of this Agreement.

B.C. Boundary and Projects. The boundaries and projects of the TIRZs are and shall be those described in Dripping Springs Ordinances Nos. ~~1110.15 and 1110.16~~ 2022- and 2022-, as adopted upon recommendation of the Board of Directors of the TIRZs (the "Board") and approved by the City Council of the City and in accordance with the *Tax Increment Reinvestment Zone Number One, Town Center TIRZ, City of Dripping Springs, Texas, Final Project and Financing Plan* and *Tax Increment Reinvestment Zone Number Two, Southwest TIRZ (fka Arrowhead TIRZ), City of Dripping Springs, Texas, Final Project and Financing Plan*, as adopted by both the TIRZ Board and City Council ("Project Plans") and attached as Exhibit "B". The County's obligation to make payments under this Agreement is limited to annual appropriation of funding by the Hays County Commissioners Court and the County's appraised value on property in the TIRZs as described in the Agreement. The County is not obligated to make payments based on the addition of property or projects to the TIRZs. County funds will only be used for those projects adopted by the TIRZ Board and the City Council as attached to this Agreement unless a written amendment changes those projects or boundaries and is approved by both the County and the City. Any member of the Hays County Commissioners Court may review and provide comments to the TIRZ Board or the City Council on any proposed expansion of the TIRZ or amendment to the Project Plan prior to its approval by the City Council. No project expenditures of County monies provided under this Agreement shall be authorized without an affirmative vote of the Board, with the County representatives present for the vote and with the County representatives unanimously agreeing with a proposed expenditure. In the event that the County representatives do not unanimously agree with a proposed expenditure, County monies provided under this Agreement may not be utilized for that expenditure unless and until a subsequent vote of the Hays County Commissioners Court approves of that expenditure.

C.D. Development in the Zone. Property within the boundaries of the TIRZs shall be developed as closely as possible in conformity with the Updated Final Plans. As stated above, County funds will only be used for projects that have been approved by the County members of the TIRZ Board or by the County Commissioners Court.

D.E. County Appointment to the Board of Directors of TIRZ Number One, Town Center TIRZ.

The TIRZ Board consists of seven (7) voting members. The Commissioners Court of the County shall each have the unequivocal right to appoint two (2) qualified voting members during the period that the TIF created under this Agreement contains funds. The City Council shall have the right to appoint five (5) qualified voting members during the length of the TIRZ as established by Ordinance 1110.15 and updated in Ordinance No. 2022-_____. Members of the TIRZ Board shall meet the qualifications set forth in Section 311.009 of the Texas Tax Code. Failure of the Commissioners Court to appoint a person to the TIRZ Board shall not be deemed a waiver of the County's right to make an appointment at a later date. The Commissioners Court will make best faith efforts to appoint a qualified person to serve on the Board of Directors, and to fill vacancies in the positions as needed.

E.F. Additional Benefit to County. Amendments to the Agreement or additional Agreements are anticipated should the County Commissioners Court make specific findings that certain TIRZ projects provide a special benefit to the County that is greater than that provided to the City. These amendments or agreements may either use other funding mechanisms to assist in funding TIRZ projects. Any amendment or agreement shall be in writing and agreed to by the County and the City.

Section 4. Obligations of the City.

- A. Project Plan.** The Final Project Plan for TIRZ Number One has been adopted by both the City and the TIRZ Board and includes transportation and other projects that will benefit the County and its residents. The use of the County's Payments under this Agreement will fund only a portion of the Project Costs.
- B. Use of County Payments.** The City agrees to use payments made by the County under this Agreement solely to fund Project Costs as defined in Chapter 311 of the Texas Tax Code and as allowed by the Hays County Reinvestment Zone Policy.
- C. Notice to County of Amendments to Project Plan.** The City agrees to provide the County with written notice of any proposed amendments to the Project Plans at least fourteen (14) days prior to their submission to the City Council for approval. The City agrees to work with the TIRZ Board to implement the Project Plans.
- D. Disposition of Tax Increments.** Upon termination of the TIRZs, and after all obligations of the TIRZs have been paid, the City agrees to pay to the County, within sixty (60) days of the termination, all monies remaining in the Tax Increment Funds that represent the County's pro rata amount of participation authorized under this Agreement.
- E. Annual Reports / Right to Audit.** The City agrees to provide to the County an annual report regarding the TIRZs as required under Texas Tax Code Section 311.016. Additionally, the

County shall have the right to audit the books and records of the TIRZs upon providing at least 10 days' written notice to the City. Such an audit shall occur between 9 a.m. and 5 p.m. on business days.

Section 5. Term and Termination.

The term of this Agreement, unless extended by mutual agreement of the County and the City, shall commence upon execution by the last party and shall last for: twenty (20) years; or (2) the date all Project Costs have been paid or reimbursed unless earlier terminated by the parties hereto. Nothing in this Agreement limits the authority of the County or City to extend the term of this Agreement. Upon termination of this Agreement, the obligation of the County to make payments to the City shall end; however, the County's TIRZ Board appointment powers and any refund obligations of the City shall survive the termination.

The City may terminate the TIRZ pursuant to the provisions of Section 311.017 of the Texas Tax Code

Section 5. Miscellaneous.

- A. Administration.** This Agreement and the Tax Increment Funds shall be administered by the City Administrator or their designees or consultants. The City shall maintain a separate account for the Tax Increment Funds at a depository selected by the City, which Tax Increment Fund shall be secured in the manner prescribed by law for funds of Texas cities. The City shall not charge an administration fee for oversight of the Tax Increment Fund. The Tax Increment Fund shall be an account into which the City shall deposit the County Payment, the City Increment (as defined in the TIRZ Ordinance and Project Plan), and all accrued interest earned on the fund. The County shall participate in the oversight of the Tax Increment Fund through its representation on the Board of Directors on which they will appoint two (2) out of seven (7) members. Pursuant to the Hays County Reinvestment Zone Policy adopted on February 7, 2017, no more than ten percent of the County Increment will be used for the payment of administrative, legal, consulting, or other professional expenses, except engineering and architectural fees directly related to the specific projects in which the County will participate.
- B. Notice.** Whenever this Agreement requires or permits any consent, approval, notice, request, proposal, or demand from one party to another, the consent, approval, notice, request, proposal, or demand must be in writing to be effective and shall be delivered to the party intended to receive it at the addresses shown below (or to such other addresses as the parties may request, in writing, from time to time).

If intended for the City, to:

Michelle Fischer
 City Administrator
 City of Dripping Springs

511 Mercer St
Dripping Springs, TX 75020

If intended for the County, to:

Hays County Judge
Hays County Courthouse
111 E. San Antonio St., Ste. 300
San Marcos, Texas 78666

- C. Non-Assignability:** Neither the City, the County, nor the TIRZs shall assign any interest in this Agreement without the prior written consent of the other parties.
- D. Non Discrimination:** No person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination in any of the operations or funding of the TIRZs on the grounds of race, color, national origin, age, sex, religion, or other protected status.
- E. Binding on the Parties and Non-Waiver:** This Agreement shall not be considered fully executed or binding on the City and/or the County until this Agreement has been approved and accepted by the City Council and the Hays County Commissioner's Court at a properly called and noticed meeting of each respective body. After such approval and acceptance, the City and the County shall deliver to each other a certified copy of a Resolution as evidence of the authority to execute and bind the City and the County to the covenants, terms and provisions of this Agreement. The failure of either Party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.
- F. Third Parties:** The provisions and conditions of this Agreement are solely for the benefit for the City and the County, and are not intended to create any rights, contractual or otherwise, to any other person or entity. The relationship of the City and the County under this Agreement shall not be construed or interpreted to be a joint enterprise or joint venture. The Parties agree that each Party is an independent contractor.
- G. Controlling Law:** Venue and Jurisdiction shall be exclusively in Hays County, Texas and under the laws of the State of Texas.
- H. Entirety of Agreement:** This Agreement, including any exhibits attached hereto and any documents incorporated herein by reference, contains the entire understanding and agreement between the City and the County as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with any provision of this Agreement.
- i. Attachments. The attachments enumerated and denominated below are hereby made a part of this Agreement, and constitute promised performance by the Parties in

accordance with the terms of this Agreement.

ii. Exhibit "A" Ordinance No. ~~1110.15~~2022-_____ and Ordinance No. ~~1110.16~~2022-_____

Exhibit "B" TIRZ Updated Project and Financing Plans

iii. Amendments. Notwithstanding anything to the contrary herein, this Agreement shall not be amended unless executed in writing by both parties and approved by the City Council and the Commissioners Court in open meetings held in accordance with Chapter 551 of the Texas Government Code.

EXECUTED this _day of_____, ~~2017~~2022, by the City signing by and through the Mayor as its duly authorized official; and

EXECUTED this _ day of_____, ~~2022~~17, by the County signing by and through the Hays County Judge as its duly authorized official.

CITY OF DRIPPINGSPRINGS

COUNTY

~~Todd Pureell~~Bill Foulds, Jr., Mayor
County Judge

Judge ~~Bert Cobb, M.D.~~Ruben Becerra,

Date

Date

ATTEST:

City Secretary

County Clerk

Date

Date

EXHIBIT A
[insert ordinances]

EXHIBIT B
[insert final updated project plans]



DRIPPING SPRINGS
Texas

September 23, 2022

Address

To Whom it May Concern:

The City of Dripping Springs is considering expanding its Tax Increment Reinvestment Zones by adding additional properties and additional projects within in the TIRZ that can be funded by the TIRZ. You are receiving this notification because the City and TIRZ Board are considering adding property that you own into the TIRZ. The inclusion of property does not change the taxable rate or add any additional tax, but would allow for your property to be given special consideration when deciding what TIRZ projects to fund.

The Tax Increment Reinvestment Zones allow for a portion of City and County property taxes to be set aside for projects that benefit the properties in the Zones. The current projects include upgrades to Old Fitzhugh Road, Downtown Parking, a Town Center, and other transportation and drainage improvements. New projects being considered for TIRZ funds include improvements to Creek Road, Wallace Street, and additional downtown improvements. For more information about the current TIRZ zones and projects please go to this link or use this QR code:



<https://www.cityofdrippingsprings.com/tax-increment-reinvestment-zone-tirz>

The potential addition of property and projects to the Tax Increment Reinvestment Zones will be considered at the Tax Increment Reinvestment Zone Board Meeting at **4 p.m. on October 17, 2022 at City of Dripping Springs City Hall** and at **6 p.m. on October 18, 2022 at City of Dripping Springs City Hall.** City Hall is at 511 Mercer Street, Dripping Springs, Texas 78620. These meetings will include an opportunity for any person to speak for, on, or against the addition of property or projects to the TIRZ.

Enclosed please find a form that you can use to agree to include your property in the TIRZ. Please contact the City if you have questions or wish to protest the inclusion of your property in the TIRZ. You can reach us at 512-858-4725 or by emailing planning@cityofdrippingsprings.com.

Open spaces, friendly faces.



TIRZ FREQUENTLY ASKED QUESTIONS

What is a TIRZ?

A TIRZ is a Tax Increment Reinvestment Zone. The Zone is an area drawn around certain properties that would benefit from projects that provide necessary and enhanced infrastructure for the City. A portion of the property taxes from within the Zone are set aside to fund the projects included in the TIRZ Project Plan. The City of Dripping Springs' TIRZs are funded by both the City and the County. The TIRZ Board makes recommendations to City Council on TIRZ projects, properties, and expenditures. The City Council makes the final decision on all recommendations. Hays County has two representatives on the TIRZ Board because it provides funds to the TIRZs.

How is the funding of the TIRZ calculated?

The funding comes from the City and County property taxes from the properties within the TIRZ. The property taxes in a TIRZ are separated into those that go into the general fund and those placed in the TIRZ funds. The general fund taxes are those based on the value the property had prior to being placed in the TIRZ, as well as any percentage on the increase in value of the property that is not part of the TIRZ percentage. The TIRZ taxes are those property taxes based on the increase in value of the property since being placed in the TIRZ. Dripping Springs' TIRZs include 50% of the City and County property taxes collected on the increase in value of the properties.

What types of Projects can the TIRZ fund?

The TIRZ primarily funds infrastructure upgrades including road improvements, sidewalks, parks, parking lots, and utility infrastructure. Dripping Springs' current TIRZs focus on roadway improvements and downtown improvements. Currently the TIRZ is funding improvements to Old Fitzhugh Road including upgrading the road, adding sidewalks, and improving landscaping. The project is in the design phase.

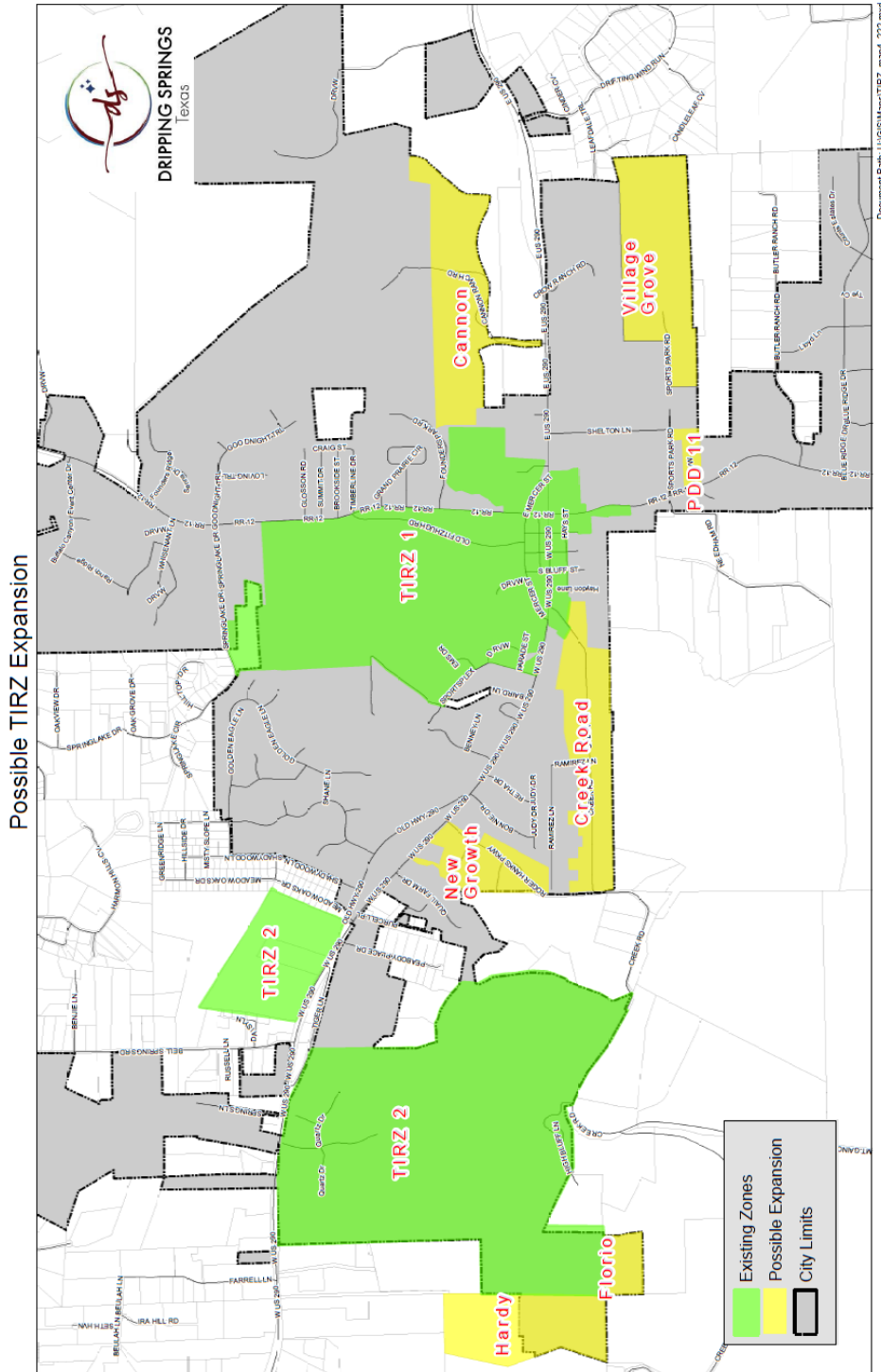
What are the benefits of a TIRZ?

- Provides for dedicated funds to be used to invest in an area providing the funds for projects that benefit the area.
- Maintains the same level of property taxes going to the general fund to pay for existing services.
- Is an Economic Development tool that does not increase the taxes for any property or decrease the taxes or monies owed by new development.
- Commits dedicated funds for projects for a period of years.

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DRIPPING SPRINGS Texas



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DRIPPING SPRINGS
Texas

**PETITION AGREEING TO ADDITION OF PROPERTY TO DRIPPING SPRINGS TOWN
CENTER TAX INCREMENT REINVESTMENT ZONE NUMBER 1**

**TO THE MAYOR AND GOVERNING BODY OF THE CITY OF DRIPPING SPRINGS, TEXAS
AND THE BOARD OF THE TAX INCREMENT REINVESTMENT ZONE.**

The undersigned owner of the hereinafter described tract of land hereby petition your Honorable Body to extend the present TIRZ No. 1 limits so as to include as part of the TIRZ, the territory being more fully described on Exhibit "A" attached hereto and incorporated herein for all purposes.

I certify that this petition is signed and duly acknowledged by each and every person or corporation having an interest in said land.

Dated: _____, 2022.

Owner

Owner

STATE OF TEXAS
COUNTY OF HAYS

This instrument was acknowledged before me on _____, 2022 by
_____.

Notary Public, State of Texas
My Commission Expires: _____

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City of Dripping Springs
TIRZ No. 3

Exhibit A - Estimated TIRZ Revenue

Year No.	Fiscal Year	Incremental Assessed Value		Tax Rates		TIRZ		
		TIRZ (In City Only)	Total TIRZ	City	County	City Contribution @ 50% [b]	County Contribution @ 50%	Annual Total
0	2022 [a]	\$ 14,037,857	\$ 14,511,502	\$ 0.1900	\$ 0.3867	\$ -	\$ -	\$ -
1	2023	\$ 14,458,992	14,946,847	\$ 0.1900	\$ 0.3867	\$ 400	\$ 842	\$ 1,242
2	2024	\$ 218,892,762	600,842,249	\$ 0.1900	\$ 0.3867	\$ 194,612	\$ 1,133,670	\$ 1,328,283
3	2025	\$ 404,638,345	1,181,151,722	\$ 0.1900	\$ 0.3867	\$ 371,070	\$ 2,255,699	\$ 2,626,769
4	2026	\$ 548,753,455	1,699,663,902	\$ 0.1900	\$ 0.3867	\$ 507,980	\$ 3,258,242	\$ 3,766,222
5	2027	\$ 656,568,036	2,159,057,252	\$ 0.1900	\$ 0.3867	\$ 610,404	\$ 4,146,479	\$ 4,756,883
6	2028	\$ 720,159,921	2,508,523,042	\$ 0.1900	\$ 0.3867	\$ 670,816	\$ 4,822,171	\$ 5,492,987
7	2029	\$ 759,153,830	2,801,660,813	\$ 0.1900	\$ 0.3867	\$ 707,860	\$ 5,388,953	\$ 6,096,813
8	2030	\$ 799,839,229	2,993,947,892	\$ 0.1900	\$ 0.3867	\$ 746,511	\$ 5,760,740	\$ 6,507,252
9	2031	\$ 824,203,368	3,162,782,030	\$ 0.1900	\$ 0.3867	\$ 769,657	\$ 6,087,181	\$ 6,856,838
10	2032	\$ 848,929,469	3,317,769,926	\$ 0.1900	\$ 0.3867	\$ 793,147	\$ 6,386,850	\$ 7,179,997
11	2033	\$ 874,397,353	3,468,120,019	\$ 0.1900	\$ 0.3867	\$ 817,342	\$ 6,677,552	\$ 7,494,894
12	2034	\$ 900,629,274	3,624,505,126	\$ 0.1900	\$ 0.3867	\$ 842,262	\$ 6,979,923	\$ 7,822,185
13	2035	\$ 927,648,152	3,733,240,280	\$ 0.1900	\$ 0.3867	\$ 867,930	\$ 7,190,162	\$ 8,058,092
14	2036	\$ 955,477,596	3,845,237,488	\$ 0.1900	\$ 0.3867	\$ 894,368	\$ 7,406,709	\$ 8,301,076
15	2037	\$ 984,141,924	3,960,594,613	\$ 0.1900	\$ 0.3867	\$ 921,599	\$ 7,629,752	\$ 8,551,351
16	2038	\$ 1,013,666,182	4,079,412,451	\$ 0.1900	\$ 0.3867	\$ 949,647	\$ 7,859,486	\$ 8,809,133
17	2039	\$ 1,044,076,167	4,201,794,824	\$ 0.1900	\$ 0.3867	\$ 978,536	\$ 8,096,112	\$ 9,074,649
18	2040	\$ 1,075,398,452	4,327,848,669	\$ 0.1900	\$ 0.3867	\$ 1,008,293	\$ 8,339,837	\$ 9,348,130
19	2041	\$ 1,107,660,406	4,457,684,129	\$ 0.1900	\$ 0.3867	\$ 1,038,941	\$ 8,590,874	\$ 9,629,816
20	2042	\$ 1,140,890,218	4,591,414,653	\$ 0.1900	\$ 0.3867	\$ 1,070,510	\$ 8,849,442	\$ 9,919,952
21	2043	\$ 1,175,116,925	4,729,157,093	\$ 0.1900	\$ 0.3867	\$ 1,103,025	\$ 9,115,767	\$ 10,218,792
22	2044	\$ 1,210,370,433	4,871,031,806	\$ 0.1900	\$ 0.3867	\$ 1,136,516	\$ 9,390,082	\$ 10,526,598
23	2045	\$ 1,246,681,546	5,017,162,760	\$ 0.1900	\$ 0.3867	\$ 1,171,012	\$ 9,672,626	\$ 10,843,638
24	2046	\$ 1,284,081,992	5,167,677,642	\$ 0.1900	\$ 0.3867	\$ 1,206,542	\$ 9,963,647	\$ 11,170,189
25	2047	\$ 1,322,604,452	5,322,707,972	\$ 0.1900	\$ 0.3867	\$ 1,243,138	\$ 10,263,398	\$ 11,506,536
26	2048	\$ 1,362,282,585	5,482,389,211	\$ 0.1900	\$ 0.3867	\$ 1,280,832	\$ 10,572,142	\$ 11,852,974
27	2049	\$ 1,403,151,063	5,646,860,887	\$ 0.1900	\$ 0.3867	\$ 1,319,658	\$ 10,890,148	\$ 12,209,805
28	2050	\$ 1,445,245,595	5,816,266,714	\$ 0.1900	\$ 0.3867	\$ 1,359,647	\$ 11,217,694	\$ 12,577,341
29	2051	\$ 1,488,602,962	5,990,754,715	\$ 0.1900	\$ 0.3867	\$ 1,400,837	\$ 11,555,066	\$ 12,955,903
30	2052	\$ 1,533,261,051	6,170,477,357	\$ 0.1900	\$ 0.3867	\$ 1,443,262	\$ 11,902,560	\$ 13,345,822

[a] 2022 values have not yet been certified so the value utilized is 3% higher than the 2021 taxable value of all Parcels in the TIRZ.

[b] Properties in Anarene are in the City's ETJ and will not generate City TIRZ Revenue.



City of Dripping Springs
TIRZ No. 3

Exhibit B - Current Assessed Value

Parcel ID	2021 Taxable Value	Section
R18076	\$1,364,600	Village Grove
R17837	\$358,080	Village Grove
R19955	\$757,840	Village Grove
R14993	\$2,410	Bunker Ranch
R15103	\$205,440	Bunker Ranch
R32900	\$242,810	Creek Road Area
R32901	\$326,550	Creek Road Area
R32903	\$113,161	Creek Road Area
R18052	\$1,404,120	Creek Road Area
R18051	\$370,400	Creek Road Area
R17854	\$131,502	Creek Road Area
R17795	\$105,362	Creek Road Area
R17797	\$200,960	Creek Road Area
R17796	\$35,230	Creek Road Area
R17810	\$91,343	Creek Road Area
R18125	\$122,686	Creek Road Area
R17874	\$86,101	Creek Road Area
R17798	\$190,900	Creek Road Area
R17834	\$45,826	Creek Road Area
R110509	\$460,874	Creek Road Area
R70799	\$40,480	Creek Road Area
R17855	\$104,180	Creek Road Area
R18048 [a]	\$100,000	Creek Road Area
R110508	\$278,740	Creek Road Area
R17828	\$98,241	Creek Road Area
R18021	\$668,030	Creek Road Area
R18023	\$2,205,520	Creek Road Area
R18050	\$111,791	Creek Road Area
R17828	\$98,241	Creek Road Area
R18044 [a]	\$100,000	Creek Road Area
R17809	\$192,489	Creek Road Area
R17813 [a]	\$100,000	Creek Road Area
R17786	\$31,730	Cannon - Ashton Woods
R17983	\$860,210	PDD11
R114363	\$212,270	New Growth
R114362	\$71,130	New Growth
R114361	\$71,130	New Growth
R114360	\$71,130	New Growth
R114351	\$71,130	New Growth
R114350	\$71,130	New Growth
R114349	\$71,130	New Growth
R114348	\$71,130	New Growth
R114347	\$331,640	New Growth
R114365	\$440	New Growth
R114344	\$71,420	New Growth
R114345	\$71,130	New Growth
R114346	\$114,060	New Growth
R114364	\$4,670	New Growth
R114343	\$719,600	New Growth
City Total	\$13,628,987	
R16105	\$26,290	Anarene
R168172	\$29,310	Anarene
R17825	\$31,530	Anarene
R17601	\$342,930	Anarene
R111888	\$4,550	Anarene
R168176	\$400	Anarene
R168175	\$1,320	Anarene
R168174	\$2,240	Anarene
R13753	\$21,280	Anarene
Total	\$14,088,837	

[a] Parcel is not yet listed on Hays Central Appraisal District. 2021 Taxable Value is estimated at \$100,000.



City of Dripping Springs
TIRZ No. 3

Exhibit C - New Assessed Value Calculations

TIRZ Year	Construction Year	Village Grove			Bunker Ranch			Cannon - Ashton						PDD11 Multi-Family			New Growth			City Assessed Value Added			
		Townhouse Construction	Townhouse Price	Value Added	Home Construction	Home Price	Value Added	Woods 40' Home Construction	Woods 40' Home Price	Woods 45' Home Construction	Woods 45' Home Price	Woods 60' Home Construction	Woods 60' Home Price	Value Added	Family Construction	PDD11 Multi-Family Price	Value Added	Home Construction	New Growth Home Price		Value Added		
0	2022	-	\$ 300,000	-	\$ 600,000	\$ -	-	\$ 980,000	\$ -	-	\$ 400,000	-	\$ 600,000	\$ -	-	\$ 300,000	\$ -	-	\$ 600,000	\$ -	\$ -		
1	2023	50	\$ 300,000	50	\$ 600,000	\$ 45,000,000	50	\$ 980,000	\$ 49,000,000	50	\$ 300,000	50	\$ 400,000	50	\$ 600,000	\$ 65,000,000	50	\$ 300,000	\$ 15,000,000	50	\$ 600,000	\$ 30,000,000	\$ -
2	2024	50	\$ 309,000	50	\$ 618,000	\$ 46,350,000	42	\$ 1,009,400	\$ 42,394,800	50	\$ 309,000	50	\$ 412,000	13	\$ 618,000	\$ 44,084,000	50	\$ 309,000	\$ 15,450,000	50	\$ 618,000	\$ 30,900,000	\$ 204,000,000
3	2025	50	\$ 318,270	50	\$ 636,540	\$ 47,740,500	-	\$ 1,039,682	\$ -	48	\$ 318,270	50	\$ 424,360	-	\$ 636,540	\$ 36,494,960	50	\$ 318,270	\$ 15,913,500	50	\$ 636,540	\$ 31,827,000	\$ 179,178,800
4	2026	50	\$ 327,818	30	\$ 655,636	\$ 36,059,991	-	\$ 1,070,872	\$ -	-	\$ 327,818	14	\$ 437,091	-	\$ 655,636	\$ 6,119,271	50	\$ 327,818	\$ 16,390,905	50	\$ 655,636	\$ 32,781,810	\$ 131,975,960
5	2027	50	\$ 337,653	-	\$ 675,305	\$ 16,882,632	-	\$ 1,102,999	\$ -	-	\$ 337,653	-	\$ 450,204	-	\$ 675,305	\$ -	-	\$ 337,653	\$ -	40	\$ 675,305	\$ 27,012,211	\$ 91,351,977
6	2028	50	\$ 347,782	-	\$ 695,564	\$ 17,389,111	-	\$ 1,136,089	\$ -	-	\$ 347,782	-	\$ 463,710	-	\$ 695,564	\$ -	-	\$ 347,782	\$ -	-	\$ 695,564	\$ -	\$ 43,894,844
7	2029	50	\$ 358,216	-	\$ 716,431	\$ 17,910,784	-	\$ 1,170,171	\$ -	-	\$ 358,216	-	\$ 477,621	-	\$ 716,431	\$ -	-	\$ 358,216	\$ -	-	\$ 716,431	\$ -	\$ 17,389,111
8	2030	1	\$ 368,962	-	\$ 737,924	\$ 368,962	-	\$ 1,205,276	\$ -	-	\$ 368,962	-	\$ 491,950	-	\$ 737,924	\$ -	-	\$ 368,962	\$ -	-	\$ 737,924	\$ -	\$ 17,910,784
9	2031	-	\$ 380,031	-	\$ 760,062	\$ -	-	\$ 1,241,435	\$ -	-	\$ 380,031	-	\$ 506,708	-	\$ 760,062	\$ -	-	\$ 380,031	\$ -	-	\$ 760,062	\$ -	\$ 368,962
10	2032	-	\$ 391,432	-	\$ 782,864	\$ -	-	\$ 1,278,678	\$ -	-	\$ 391,432	-	\$ 521,909	-	\$ 782,864	\$ -	-	\$ 391,432	\$ -	-	\$ 782,864	\$ -	\$ -
11	2033	-	\$ 403,175	-	\$ 806,350	\$ -	-	\$ 1,317,038	\$ -	-	\$ 403,175	-	\$ 537,567	-	\$ 806,350	\$ -	-	\$ 403,175	\$ -	-	\$ 806,350	\$ -	\$ -
12	2034	-	\$ 415,270	-	\$ 830,540	\$ -	-	\$ 1,356,549	\$ -	-	\$ 415,270	-	\$ 553,694	-	\$ 830,540	\$ -	-	\$ 415,270	\$ -	-	\$ 830,540	\$ -	\$ -
13	2035	-	\$ 427,728	-	\$ 855,457	\$ -	-	\$ 1,397,246	\$ -	-	\$ 427,728	-	\$ 570,304	-	\$ 855,457	\$ -	-	\$ 427,728	\$ -	-	\$ 855,457	\$ -	\$ -
14	2036	-	\$ 440,560	-	\$ 881,120	\$ -	-	\$ 1,439,163	\$ -	-	\$ 440,560	-	\$ 587,413	-	\$ 881,120	\$ -	-	\$ 440,560	\$ -	-	\$ 881,120	\$ -	\$ -
15	2037	-	\$ 453,777	-	\$ 907,554	\$ -	-	\$ 1,482,338	\$ -	-	\$ 453,777	-	\$ 605,036	-	\$ 907,554	\$ -	-	\$ 453,777	\$ -	-	\$ 907,554	\$ -	\$ -
16	2038	-	\$ 467,390	-	\$ 934,780	\$ -	-	\$ 1,526,808	\$ -	-	\$ 467,390	-	\$ 623,187	-	\$ 934,780	\$ -	-	\$ 467,390	\$ -	-	\$ 934,780	\$ -	\$ -
17	2039	-	\$ 481,412	-	\$ 962,824	\$ -	-	\$ 1,572,612	\$ -	-	\$ 481,412	-	\$ 641,883	-	\$ 962,824	\$ -	-	\$ 481,412	\$ -	-	\$ 962,824	\$ -	\$ -
18	2040	-	\$ 495,854	-	\$ 991,709	\$ -	-	\$ 1,619,791	\$ -	-	\$ 495,854	-	\$ 661,139	-	\$ 991,709	\$ -	-	\$ 495,854	\$ -	-	\$ 991,709	\$ -	\$ -
19	2041	-	\$ 510,730	-	\$ 1,021,460	\$ -	-	\$ 1,668,384	\$ -	-	\$ 510,730	-	\$ 680,973	-	\$ 1,021,460	\$ -	-	\$ 510,730	\$ -	-	\$ 1,021,460	\$ -	\$ -
20	2042	-	\$ 526,052	-	\$ 1,052,104	\$ -	-	\$ 1,718,436	\$ -	-	\$ 526,052	-	\$ 701,402	-	\$ 1,052,104	\$ -	-	\$ 526,052	\$ -	-	\$ 1,052,104	\$ -	\$ -
21	2043	-	\$ 541,833	-	\$ 1,083,667	\$ -	-	\$ 1,769,989	\$ -	-	\$ 541,833	-	\$ 722,444	-	\$ 1,083,667	\$ -	-	\$ 541,833	\$ -	-	\$ 1,083,667	\$ -	\$ -
22	2044	-	\$ 558,088	-	\$ 1,116,177	\$ -	-	\$ 1,823,089	\$ -	-	\$ 558,088	-	\$ 744,118	-	\$ 1,116,177	\$ -	-	\$ 558,088	\$ -	-	\$ 1,116,177	\$ -	\$ -
23	2045	-	\$ 574,831	-	\$ 1,149,662	\$ -	-	\$ 1,877,781	\$ -	-	\$ 574,831	-	\$ 766,441	-	\$ 1,149,662	\$ -	-	\$ 574,831	\$ -	-	\$ 1,149,662	\$ -	\$ -
24	2046	-	\$ 592,076	-	\$ 1,184,152	\$ -	-	\$ 1,934,115	\$ -	-	\$ 592,076	-	\$ 789,435	-	\$ 1,184,152	\$ -	-	\$ 592,076	\$ -	-	\$ 1,184,152	\$ -	\$ -
25	2047	-	\$ 609,838	-	\$ 1,219,676	\$ -	-	\$ 1,992,138	\$ -	-	\$ 609,838	-	\$ 813,118	-	\$ 1,219,676	\$ -	-	\$ 609,838	\$ -	-	\$ 1,219,676	\$ -	\$ -
26	2048	-	\$ 628,133	-	\$ 1,256,267	\$ -	-	\$ 2,051,902	\$ -	-	\$ 628,133	-	\$ 837,511	-	\$ 1,256,267	\$ -	-	\$ 628,133	\$ -	-	\$ 1,256,267	\$ -	\$ -
27	2049	-	\$ 646,977	-	\$ 1,293,955	\$ -	-	\$ 2,113,459	\$ -	-	\$ 646,977	-	\$ 862,637	-	\$ 1,293,955	\$ -	-	\$ 646,977	\$ -	-	\$ 1,293,955	\$ -	\$ -
28	2050	-	\$ 666,387	-	\$ 1,332,773	\$ -	-	\$ 2,176,863	\$ -	-	\$ 666,387	-	\$ 888,516	-	\$ 1,332,773	\$ -	-	\$ 666,387	\$ -	-	\$ 1,332,773	\$ -	\$ -
29	2051	-	\$ 686,378	-	\$ 1,372,757	\$ -	-	\$ 2,242,169	\$ -	-	\$ 686,378	-	\$ 915,171	-	\$ 1,372,757	\$ -	-	\$ 686,378	\$ -	-	\$ 1,372,757	\$ -	\$ -
30	2052	-	\$ 706,970	-	\$ 1,413,939	\$ -	-	\$ 2,309,434	\$ -	-	\$ 706,970	-	\$ 942,626	-	\$ 1,413,939	\$ -	-	\$ 706,970	\$ -	-	\$ 1,413,939	\$ -	\$ -

Note: The above figures are estimates for illustrative purposes only which were calculated using the following assumptions: absorption of 50 units/year for all residential Lot Types beginning in construction year 2023, a 10 year absorption timeframe for commercial development, 3% annual increase in value for all Lot Types, and lot counts and 2023 home prices as shown above.



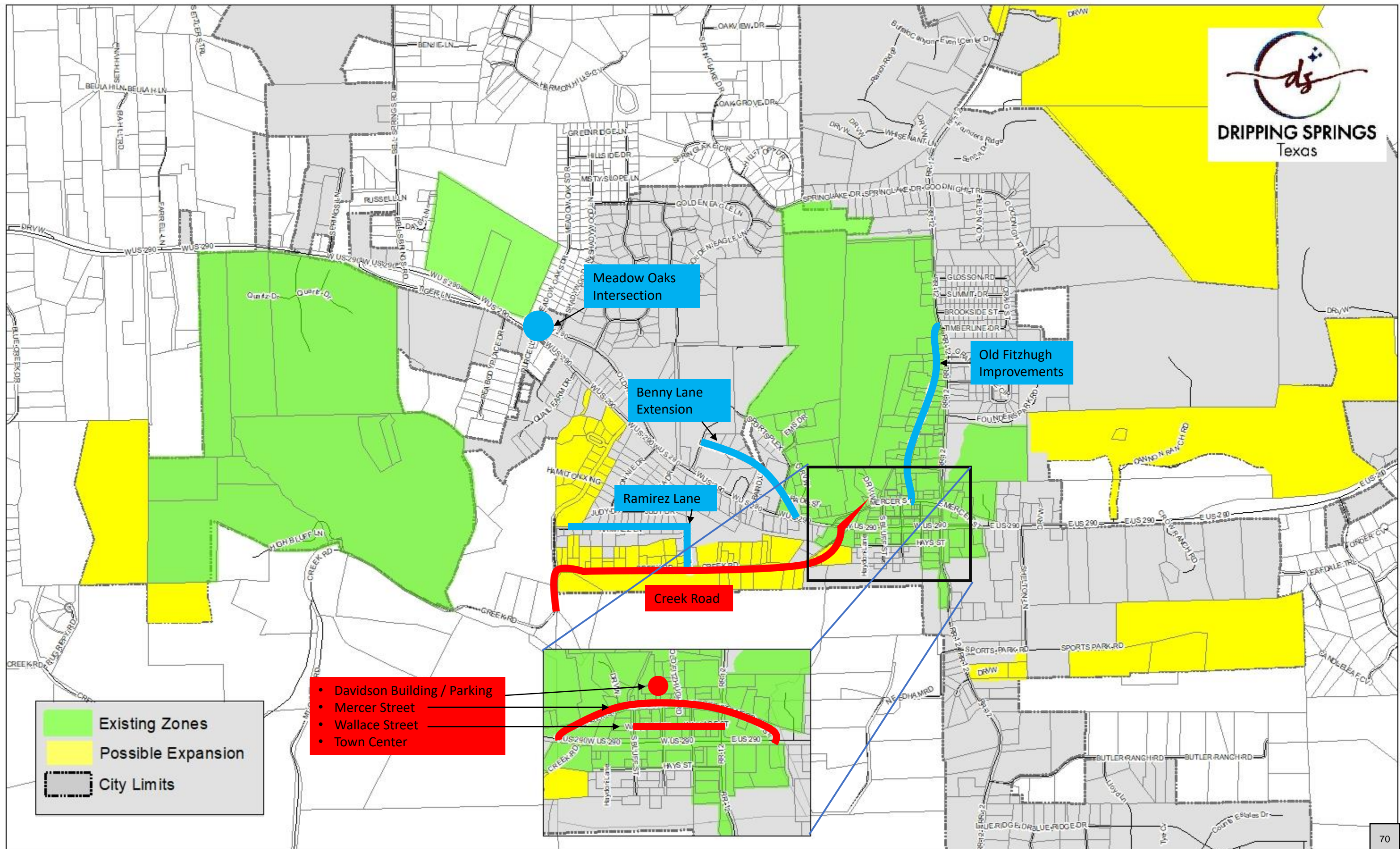
City of Dripping Springs
TIRZ No. 3

Exhibit C - New Assessed Value Calculations

TIRZ Year	Construction Year	Anarene 35' Home Construction	Anarene 35' Home Price	Anarene 40' Home Construction	Anarene 40' Home Price	Anarene 45' Home Construction	Anarene 45' Home Price	Anarene 50' Home Construction	Anarene 50' Home Price	Anarene 60' Home Construction	Anarene 60' Home Price	Anarene 70' Home Construction	Anarene 70' Home Price	Anarene 80' Home Construction	Anarene 80' Home Price	Anarene 90' Home Construction	Anarene 90' Home Price	Anarene 105' Home Construction	Anarene 105' Home Price	Anarene Family Estate Home Construction	Anarene Family Estate Home Price	Anarene Commercial/Office Construction	Anarene Commercial Price	Value Added	Total Assessed Value Added
0	2022	-	\$ 300,000	-	\$ 350,000	-	\$ 450,000	-	\$ 500,000	-	\$ 600,000	-	\$ 700,000	-	\$ 800,000	-	\$ 900,000	-	\$ 1,050,000	-	\$ 1,200,000	-	\$ 200	\$ -	\$ -
1	2023	50	\$ 300,000	50	\$ 350,000	50	\$ 450,000	50	\$ 500,000	50	\$ 600,000	50	\$ 700,000	50	\$ 800,000	50	\$ 900,000	50	\$ 1,050,000	50	\$ 1,200,000	194,735	\$ 200	\$ 381,446,996	\$ -
2	2024	23	\$ 309,000	46	\$ 360,500	50	\$ 463,500	50	\$ 515,000	50	\$ 618,000	50	\$ 721,000	50	\$ 824,000	50	\$ 927,000	50	\$ 1,081,500	50	\$ 1,236,000	194,735	\$ 206	\$ 383,105,406	\$ 585,446,996
3	2025	-	\$ 318,270	-	\$ 371,315	10	\$ 477,405	50	\$ 530,450	50	\$ 636,540	50	\$ 742,630	50	\$ 848,720	50	\$ 954,810	50	\$ 1,113,945	50	\$ 1,273,080	194,735	\$ 212	\$ 351,101,668	\$ 562,284,206
4	2026	-	\$ 327,818	-	\$ 382,454	-	\$ 491,727	50	\$ 546,364	50	\$ 655,636	50	\$ 764,909	50	\$ 874,182	50	\$ 983,454	28	\$ 1,147,363	39	\$ 1,311,272	194,735	\$ 219	\$ 317,051,456	\$ 483,077,628
5	2027	-	\$ 337,653	-	\$ 393,928	-	\$ 506,479	50	\$ 562,754	50	\$ 675,305	50	\$ 787,856	50	\$ 900,407	50	\$ 1,012,958	-	\$ 1,181,784	-	\$ 1,350,611	194,735	\$ 225	\$ 240,799,229	\$ 408,403,434
6	2028	-	\$ 347,782	-	\$ 405,746	-	\$ 521,673	50	\$ 579,637	50	\$ 695,564	50	\$ 811,492	19	\$ 927,419	32	\$ 1,043,347	-	\$ 1,217,238	-	\$ 1,391,129	194,735	\$ 232	\$ 200,492,969	\$ 284,694,072
7	2029	-	\$ 358,216	-	\$ 417,918	-	\$ 537,324	50	\$ 597,026	2	\$ 716,431	15	\$ 835,837	-	\$ 955,242	-	\$ 1,074,647	-	\$ 1,253,755	-	\$ 1,432,863	194,735	\$ 239	\$ 90,326,469	\$ 217,882,080
8	2030	-	\$ 368,962	-	\$ 430,456	-	\$ 553,443	50	\$ 614,937	-	\$ 737,924	-	\$ 860,912	-	\$ 983,899	-	\$ 1,106,886	-	\$ 1,291,368	-	\$ 1,475,849	194,735	\$ 246	\$ 78,646,739	\$ 108,237,254
9	2031	-	\$ 380,031	-	\$ 443,370	-	\$ 570,047	17	\$ 633,385	-	\$ 760,062	-	\$ 886,739	-	\$ 1,013,416	-	\$ 1,140,093	-	\$ 1,330,109	-	\$ 1,520,124	194,735	\$ 253	\$ 60,104,435	\$ 79,015,701
10	2032	-	\$ 391,432	-	\$ 456,671	-	\$ 587,148	-	\$ 652,387	-	\$ 782,864	-	\$ 913,341	-	\$ 1,043,819	-	\$ 1,174,296	-	\$ 1,370,012	-	\$ 1,565,728	194,735	\$ 261	\$ 50,816,996	\$ 60,104,435
11	2033	-	\$ 403,175	-	\$ 470,371	-	\$ 604,762	-	\$ 671,958	-	\$ 806,350	-	\$ 940,741	-	\$ 1,075,133	-	\$ 1,209,525	-	\$ 1,411,112	-	\$ 1,612,700	194,735	\$ 269	\$ 52,341,506	\$ 50,816,996
12	2034	-	\$ 415,270	-	\$ 484,482	-	\$ 622,905	-	\$ 692,117	-	\$ 830,540	-	\$ 968,964	-	\$ 1,107,387	-	\$ 1,245,810	-	\$ 1,453,446	-	\$ 1,661,081	-	\$ 277	\$ -	\$ 52,341,506
13	2035	-	\$ 427,728	-	\$ 499,016	-	\$ 641,592	-	\$ 712,880	-	\$ 855,457	-	\$ 998,033	-	\$ 1,140,609	-	\$ 1,283,185	-	\$ 1,497,049	-	\$ 1,710,913	-	\$ 285	\$ -	\$ -
14	2036	-	\$ 440,560	-	\$ 513,987	-	\$ 660,840	-	\$ 734,267	-	\$ 881,120	-	\$ 1,027,974	-	\$ 1,174,827	-	\$ 1,321,680	-	\$ 1,541,960	-	\$ 1,762,240	-	\$ 294	\$ -	\$ -
15	2037	-	\$ 453,777	-	\$ 529,406	-	\$ 680,665	-	\$ 756,295	-	\$ 907,554	-	\$ 1,058,813	-	\$ 1,210,072	-	\$ 1,361,331	-	\$ 1,588,219	-	\$ 1,815,108	-	\$ 303	\$ -	\$ -
16	2038	-	\$ 467,390	-	\$ 545,289	-	\$ 701,085	-	\$ 778,984	-	\$ 934,780	-	\$ 1,090,577	-	\$ 1,246,374	-	\$ 1,402,171	-	\$ 1,635,866	-	\$ 1,869,561	-	\$ 312	\$ -	\$ -
17	2039	-	\$ 481,412	-	\$ 561,647	-	\$ 722,118	-	\$ 802,353	-	\$ 962,824	-	\$ 1,123,295	-	\$ 1,283,765	-	\$ 1,444,236	-	\$ 1,684,942	-	\$ 1,925,648	-	\$ 321	\$ -	\$ -
18	2040	-	\$ 495,854	-	\$ 578,497	-	\$ 743,781	-	\$ 826,424	-	\$ 991,709	-	\$ 1,156,993	-	\$ 1,322,278	-	\$ 1,487,563	-	\$ 1,735,490	-	\$ 1,983,417	-	\$ 331	\$ -	\$ -
19	2041	-	\$ 510,730	-	\$ 595,852	-	\$ 766,095	-	\$ 851,217	-	\$ 1,021,460	-	\$ 1,191,703	-	\$ 1,361,946	-	\$ 1,532,190	-	\$ 1,787,555	-	\$ 2,042,920	-	\$ 340	\$ -	\$ -
20	2042	-	\$ 526,052	-	\$ 613,727	-	\$ 789,078	-	\$ 876,753	-	\$ 1,052,104	-	\$ 1,227,454	-	\$ 1,402,805	-	\$ 1,578,155	-	\$ 1,841,181	-	\$ 2,104,207	-	\$ 351	\$ -	\$ -
21	2043	-	\$ 541,833	-	\$ 632,139	-	\$ 812,750	-	\$ 903,056	-	\$ 1,083,667	-	\$ 1,264,278	-	\$ 1,444,889	-	\$ 1,625,500	-	\$ 1,896,417	-	\$ 2,167,333	-	\$ 361	\$ -	\$ -
22	2044	-	\$ 558,088	-	\$ 651,103	-	\$ 837,133	-	\$ 930,147	-	\$ 1,116,177	-	\$ 1,302,206	-	\$ 1,488,236	-	\$ 1,674,265	-	\$ 1,953,309	-	\$ 2,232,353	-	\$ 372	\$ -	\$ -
23	2045	-	\$ 574,831	-	\$ 670,636	-	\$ 862,247	-	\$ 958,052	-	\$ 1,149,662	-	\$ 1,341,272	-	\$ 1,532,883	-	\$ 1,724,493	-	\$ 2,011,909	-	\$ 2,299,324	-	\$ 383	\$ -	\$ -
24	2046	-	\$ 592,076	-	\$ 690,755	-	\$ 888,114	-	\$ 986,793	-	\$ 1,184,152	-	\$ 1,381,511	-	\$ 1,578,869	-	\$ 1,776,228	-	\$ 2,072,266	-	\$ 2,368,304	-	\$ 395	\$ -	\$ -
25	2047	-	\$ 609,838	-	\$ 711,478	-	\$ 914,757	-	\$ 1,016,397	-	\$ 1,219,676	-	\$ 1,422,956	-	\$ 1,626,235	-	\$ 1,829,515	-	\$ 2,134,434	-	\$ 2,439,353	-	\$ 407	\$ -	\$ -
26	2048	-	\$ 628,133	-	\$ 732,822	-	\$ 942,200	-	\$ 1,046,889	-	\$ 1,256,267	-	\$ 1,465,645	-	\$ 1,675,022	-	\$ 1,884,400	-	\$ 2,198,467	-	\$ 2,512,534	-	\$ 419	\$ -	\$ -
27	2049	-	\$ 646,977	-	\$ 754,807	-	\$ 970,466	-	\$ 1,078,296	-	\$ 1,293,955	-	\$ 1,509,614	-	\$ 1,725,273	-	\$ 1,940,932	-	\$ 2,264,421	-	\$ 2,587,910	-	\$ 431	\$ -	\$ -
28	2050	-	\$ 666,387	-	\$ 777,451	-	\$ 999,580	-	\$ 1,110,645	-	\$ 1,332,773	-	\$ 1,554,902	-	\$ 1,777,031	-	\$ 1,999,160	-	\$ 2,332,353	-	\$ 2,665,547	-	\$ 444	\$ -	\$ -
29	2051	-	\$ 686,378	-	\$ 800,775	-	\$ 1,029,567	-	\$ 1,143,964	-	\$ 1,372,757	-	\$ 1,601,549	-	\$ 1,830,342	-	\$ 2,059,135	-	\$ 2,402,324	-	\$ 2,745,513	-	\$ 458	\$ -	\$ -
30	2052	-	\$ 706,970	-	\$ 824,798	-	\$ 1,060,454	-	\$ 1,178,283	-	\$ 1,413,939	-	\$ 1,649,596	-	\$ 1,885,252	-	\$ 2,120,909	-	\$ 2,474,394	-	\$ 2,827,879	-	\$ 471	\$ -	\$ -

Note: The above figures are estimates for illustrative purposes only which were calculated using the following assumptions: absorption of 50 units/year for all residential Lot Types beginning in construction year 2023, a 10 year absorption timeframe for commercial development, 3% annual increase in value for all Lot Types, and lot counts and 2023 home prices as shown above.

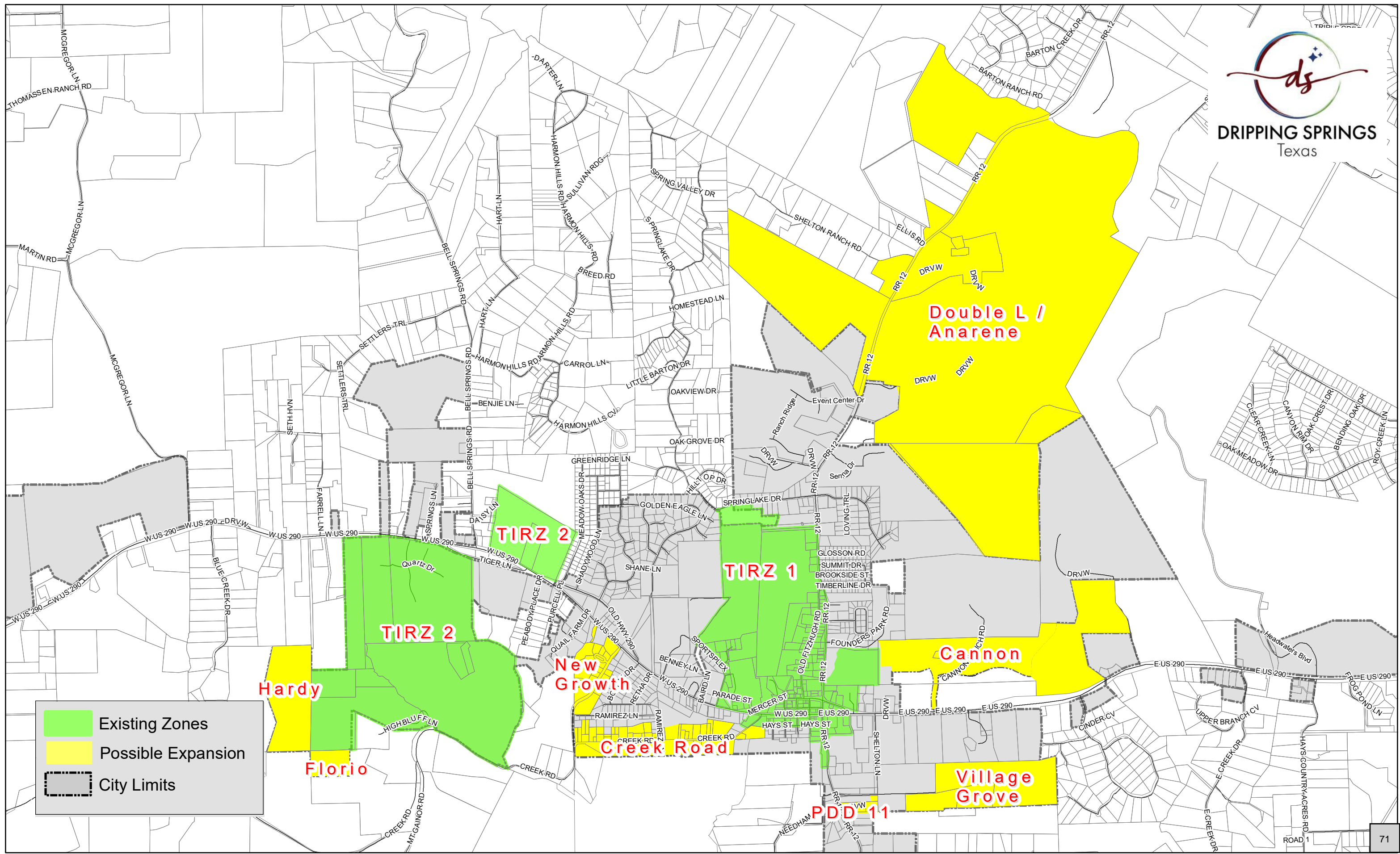
Possible TIRZ Expansion



- Existing Zones
- Possible Expansion
- City Limits

- Davidson Building / Parking
- Mercer Street
- Wallace Street
- Town Center

Possible TIRZ Expansion



Existing Zones (Green)

Possible Expansion (Yellow)

City Limits (Dashed Line)



DRIPPING SPRINGS
Texas

CITY COUNCIL REGULAR MEETING
City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, September 20, 2022 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the City Council present, Mayor Foulds, Jr. called the meeting to order at 6:00 p.m.

City Council Members were:

Mayor Bill Foulds, Jr.
Council Member Place 2 Wade King
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

Council Member absent was:

Mayor Pro Tem Taline Manassian

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Treasurer Shawn Cox
City Secretary Andrea Cunningham
IT Director Jason Weinstock
People & Communications Director Lisa Sullivan
Community Events Coordinator Caylie Houchin
Aquatics & Programs Manager Mack Rusick
Maintenance Director Craig Rice
Public Works Director Aaron Reed
Code Enforcement Inspector Shane Pevehouse
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Emergency Management Coordinator Roman Baligad
Planning & Zoning Commission Chair Mim James
Planning & Zoning Commission Vice Chair Tammie Williamson

PLEDGE OF ALLEGIANCE

Council Member King led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

A member of the public who desires to address the City Council 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 City Council'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 City Council. It is the request of the City Council 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.

No one spoke during Presentation of Citizens.

PRESENTATIONS

1. **Presentation inviting Councilmembers to the PCS event, Deep in the Heart at Dreamland on October 7th, at 7 pm. Sponsor: Council Member King**

Caylie Houchin presented the staff report which is on file.

BUDGET

2. **Public hearing and consideration of approval of an Ordinance amending the Fiscal Year 2022 Municipal Budget.**

a. Staff Report – Shawn Cox presented the staff report which is on file. Staff recommends approval of the ordinance.

b. Public Hearing – No one spoke during the Public Hearing.

c. Budget Amendment Ordinance – A motion was made by Council Member Crow to approve an Ordinance amending the Fiscal Year 2022 Municipal Budget. Council Member Tahuahua seconded the motion which carried unanimously 4 to 0.

Filed as Ordinance No. 2022-32

3. **Public hearing and consideration of approval regarding an Ordinance of the City of Dripping Springs, Texas, adopting the 2022-2023 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**

a. Staff Report – Shawn Cox presented the staff report which is on file. Staff recommends approval of the ordinance.

b. Public Hearing – No one spoke during the Public Hearing.

c. Budget Ordinance – A motion was made by Council Member Crow to approve an Ordinance of the City of Dripping Springs, Texas, setting and approving the Municipal Budget for Fiscal Year 2022-2023; funding municipal purposes; authorizing expenditures; providing for the following: findings of fact; enactment; filing of budget; repealer; severability; effective date; and proper notice and meeting. Council Member King seconded the motion which carried unanimously via roll call vote:

Mayor Pro Tem Manassian	Absent
Council Member King	Aye
Council Member Tahuahua	Aye
Council Member Crow	Aye
Council Member Parks	Aye

Filed as Ordinance No. 2022-33

- 4. Discuss and consider approval of a Resolution ratifying the Municipal Budget for Fiscal Year 2022-2023; funding municipal purposes; authorizing expenditures; filing of budget; repealer; severability; effective date; and proper notice.**

Shawn Cox presented the staff report which is on file. Staff recommends approval of the resolution.

A motion was made by Council Member Crow to approve a resolution of the City of Dripping Springs, Texas, ratifying the Municipal Budget for Fiscal Year 2022-2023 reflecting that this budget is based on raising more revenue from property taxes than in the previous year. Council Member Parks seconded the motion which carried unanimously via roll call vote:

Mayor Pro Tem Manassian	Absent
Council Member King	Aye
Council Member Tahuahua	Aye
Council Member Crow	Aye
Council Member Parks	Aye

Filed as Resolution No. 2022-R35

- 5. Discuss and consider approval of an Ordinance setting the 2022 Ad Valorem Tax and Levy of One Thousand Seven Hundred Seventy-Eight Ten-Thousandths cents (\$0.1778) per one hundred (\$100.00) of assessed valuation of all taxable property within the Corporate City Limits; providing for penalties and interest; and providing for the following: findings of fact, severability, savings clause, publication and effective date.**

a. Staff Report – Shawn Cox presented the staff report which is on file. Staff recommends approval of the ordinance.

b. Public Hearing – No one spoke during the Public Hearing.

c. Tax Rate Ordinance – A motion was made by Council Member Crow that the property be increased by the adoption of a maintenance and operations tax of .1778 per one hundred dollars of assessed valuation, which is effectively a 17.6 percent increase in

the tax rate. Council Member King seconded the motion which carried unanimously via roll call vote:

Mayor Pro Tem Manassian	Absent
Council Member King	Aye
Council Member Tahuahua	Aye
Council Member Crow	Aye
Council Member Parks	Aye

Filed as Ordinance No. 2022-34

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the same agenda.

- 6. Approval of the September 6, 2022, City Council regular meeting minutes.**
- 7. Approval of the September 13, 2022, City Council regular meeting minutes.**
- 8. Approval of the following job descriptions: Aquatics and Athletics Manager; Building Official; City Inspector; Code Enforcement Inspector; Content Marketing Specialist; Deputy City Secretary; Deputy Public Works Director; Dripping Springs Ranch Park Program Coordinator; Public Works Director; and Utility Clerk. Sponsor: Mayor Foulds, Jr.**
- 9. Approval of Change Order No. 12 related to the Professional Services Agreement between the City of Dripping Springs and SAM regarding Surveying Mapping & Services for the South Regional Water Reclamation Facility Project. Sponsor: Mayor Foulds, Jr.**
- 10. Approval of a Resolution Releasing a Construction Bond for Caliterra Phase 4, Section 11. Applicant: Kim Pickens**

Filed as Resolution No. 2022-R36

- 11. Approval of a Co-sponsorship Agreement between the City of Dripping Springs and Dripping Springs Helping Hands for Texas Market Guide. Applicant: Crystal Emmons, Helping Hands**
- 12. Approval of the August 2022 City Treasurer's Report.**

A motion was made by Council Member Tahuahua to approve Consent Agenda items 6 – 12. Council Member King seconded the motion which carried unanimously 4 to 0.

BUSINESS AGENDA

- 13. Public hearing and consideration of an Ordinance regarding ZA2022-0005: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Applicant: JD Dudley, QuikTrip Corporation.**

- a. Applicant Presentation** – Applicant JD Dudley gave a presentation which is on file,
- b. Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the ordinance.
- c. Planning & Zoning Commission Report** – Chair James presented the Planning & Zoning Commission report. The Commission recommended denial 4 to 2.
- d. Public Hearing** – Todd Simmons, Dan Wattles, Katherine Coffman, Elizabeth Kaltwasser, Megan Caruso, James Foley and Gigi Sanchez spoke in opposition to the ordinance.
- e. Conditional Overlay Ordinance** – A motion was made by Council Member Crow to approve an Ordinance regarding ZA2022-0005: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road with the condition that the ordinance mandates that the three-hundred foot (300’) rear setback contain two-hundred feet (200’) of undisturbed natural landscape buffer. Council Member Tahuahua seconded the motion which carried 3 to 2, with Council Members King and Parks opposed and Mayor Foulds, Jr. casting the tie breaking vote to approve the ordinance.

Filed as Ordinance No. 2022-35

- 14. Discuss and consider approval of a Temporary Street Closure Permit application from the Dripping Springs Running Club to close Roger Hanks Parkway on November 13th 2022, for the Run by the Creek 5k & 10k. Applicant: Steve Mallett, President, Dripping Springs Running Club**

Caylie Houchin presented the staff report which is on file. Staff recommends approval of the permit.

A motion was made by Council Member Parks to approve a Temporary Street Closure Permit application from the Dripping Springs Running Club to close Roger Hanks Parkway on November 13th, 2022, for the Run by the Creek 5k & 10k. Council Member Crow seconded the motion which carried unanimously 4 to 0.

- 15. Discuss and consider the Appointment of Shane Pevehouse as City of Dripping Springs Building Official effective on September 30, 2022. Sponsor: Mayor Foulds, Jr.**

Ginger Faught and Laura Mueller presented the staff report which is on file. Staff recommends to appointment of Shane Pevehouse.

A motion was made by Council Member Parks to approve the Appointment of Shane Pevehouse as City of Dripping Springs Building Official effective on September 30, 2022. Council Member King seconded the motion which carried unanimously 4 to 0.

16. Discuss and consider approval of an Ordinance Amending Section 1.02.041: Regular Meetings: Removing Meeting Times for City Council. *Sponsor: Mayor Foulds, Jr.*

Laura Mueller presented the staff report which is on file. Staff recommends approval of the ordinance.

A motion was made by Council Member Tahuahua to approve an Ordinance Amending Section 1.02.041: Regular Meetings: Removing Meeting Times for City Council. Council Member Park seconded the motion which carried unanimously 4 to 0.

Filed as Ordinance No. 2022-36

17. Discuss and consider the Appointment of one (1) individual to the Transportation Committee for a term ending June 30, 2024.

Andrea Cunningham and Aaron Reed presented the staff report which is on file. Staff recommends approval of Roman Grijavla.

A motion was made by Council Member Crow to appoint Roman Grijavla to the Transportation Committee for a term ending June 30, 2024. Council Member Tahuahua seconded the motion which carried unanimously 4 to 0.

REPORTS

Reports of Staff, Boards, Commissions, Committees, Boards and Agencies are on file and available for review upon request. The City Council may provide staff direction; however, no action may be taken.

Reports are on file and available for review upon request.

18. Maintenance and Facilities Report
Craig Rice, Maintenance Director

19. Planning Department Report
Howard Koontz, Planning Director

A motion was made by Council Member Tahuahua to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney and regarding Executive Session Agenda items 20 – 22. Council Member Crow seconded the motion which carried unanimously 4 to 0.

EXECUTIVE SESSION AGENDA

The City Council 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 City Council 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.

- 20. Consultation with Attorney related to code enforcement options for planning violations and planning processes.** *Consultation with Attorney, 551.071*
- 21. Consultation with City Attorney related to legal issues regarding an Agreement for Legislative Services.** *Consultation with Attorney, 551.071*
- 22. Consultation with City Attorney related to the South Regional Water Reclamation Project and the litigation on the Wastewater Permits and related items.** *Consultation with City Attorney, 551.071*

The City Council met in Executive Session from 7:41 – 8:02 p.m.

No vote or action was taken during Executive Session. Mayor Foulds, Jr. returned the meeting to Open Session at 8:02 p.m.

OPEN SESSION

A motion was made by Council Member Crow to pull Executive Session Agenda Items 20 and 21 into Open Session for consideration. Council Member Parks seconded the motion which carried unanimously 4 to 0.

- 20. Consultation with Attorney related to code enforcement options for planning violations and planning processes.** *Consultation with Attorney, 551.071*

A motion was made by Council Member Crow to authorize city staff to work with outside council to bring code enforcement suit against 12 South in appropriate court. Council Member Parks seconded the motion which carried unanimously 4 to 0.

- 21. Consultation with City Attorney related to legal issues regarding an Agreement for Legislative Services.** *Consultation with Attorney, 551.071*

A motion was made by Council Member Crow to approve an agreement with Poinsett for legislative services and to authorize city administration to finalize and execute. Council Member Parks seconded the motion which carried unanimously 4 to 0.

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

October 4, 2022, at 6:00 p.m. (CC & BOA)

October 18, 2022, at 6:00 p.m.

November 8, 2022, at 6:00 p.m. (CC & BOA)

November 22, 2022, at 6:00 p.m.

Board, Commission & Committee Meetings

September 26, 2022, Transportation Committee at 3:30 p.m.

September 27, 2022, Planning & Zoning Commission at 6:00 p.m.

September 28, 2022, Economic Development Committee at 4:00 p.m.

October 3, 2022, Parks & Recreation Commission at 6:00 p.m.
October 5, 2022, DSRP Board at 11:00 a.m.
October 6, 2022, Historic Preservation Commission at 4:00 p.m.

ADJOURN

A motion was made by Council Member Parks to adjourn the meeting. Council Member King seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 8:03 p.m.

APPROVED ON: October 4, 2022

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary



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

Submitted By: Andrea Cunningham, City Secretary

Council Meeting Date: October 4, 2022

Agenda Item Wording: **Discuss and consider the appointment of one (1) individual to the Parks & Recreation Commission as the Dripping Springs Youth Sports Association (DSYSA) representative for a term ending June 30, 2024.**

Agenda Item Requestor: Andrea Cunningham, City Secretary

Summary/Background: *Member Responsibilities*

Section 2.04.066 (a): The commission shall act generally in an advisory capacity to the city council in the acquisition, development, utilization, operation, improvement, equipment and maintenance of all park playgrounds and recreational areas owned or controlled by the city.

Member Selection

Section 2.04.064

- (a) Composition. The commission shall be composed of eight members who are known to be interested in parks and public recreation and the proper use of leisure time of the people of the city. The members shall serve without pay.
- (b) DSISD. Two members of the commission shall be nominated by the DSISD, and each such nominee shall be appointed by the council to a two-year term of office. Each such member must reside within the boundaries of the DSISD.
- (c) City. Four members of the commission shall be appointed to a two-year term of office by the council. One of the three members may be a city councilmember. Each such member must reside within the city limits, the ETJ, or the boundaries of the DSISD.
- (d) DSYSA. Two members of the commission shall be nominated by the Dripping Springs Youth Sports Association (DSYSA), and each such nominee shall be appointed by the council to a two-year term of office. Each such member must reside within the city limits, the ETJ, or the boundaries of the DSISD.

Membership Requirements

- DSISD Representatives are recommended by vote of the DSISD Board.
- City Representations must reside in the city limits, ETJ, or DSISD boundaries
- DSYSA Representatives are recommended by the DSYSA Board

Officer Appointments

The members of the commission shall nominate a person to serve annually as chairperson of the commission. The chairperson shall appoint a vice-chairperson.

Membership

The commission shall be composed of eight members who are known to be interested in parks and public recreation and the proper use of leisure time of the people of the city. The members shall serve without pay.

Current Membership

Member	Term	Seat Description
Paul Fushille, Chair	06/30/23	City, At-Large
Matthew Fougerat, Vice Chair	06/30/24	DSISD Representative
Olivia Barnard	06/30/24	DSISD Representative
Hope Boatright	06/30/24	City, At-Large
Kristy Caldwell	06/30/23	City, At-Large
Dustin Coultier	06/30/23	DSYSA Representative
Tara Satine	06/30/23	City, At-Large
VACANCY	06/30/24	DSYSA Representative

Vacancies and Applicants

There is currently one (1) vacancy for DSYSA representative. The DSYSA board has recommend Joe Wright for the seat. Joe is a current member of the DSYSA.

Recommended Council Actions:

Staff recommends the Joe Wright to the Commission for a term ending June 30, 2024.

Attachments:

1. DSYSA Recommendation

Next Steps/Schedule:

1. Inform applicant of Council decision
2. Update roster and website
3. Send welcome letter and calendar invite
4. Introduction email to Commission



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

Submitted By: Charlie Reed, Farmers Market Manager

Council Meeting Date: October 4, 2022

Agenda Item Wording: **Discuss and consider approval of the expansion of the Farmers Market to host a Saturday morning market.** *Sponsor: Council Member Sherrie Parks.*

Agenda Item Requestor: Charlie Reed

Summary/Background: Responding to requests from City Council, the Parks and Recreation Commission, customers, and vendors, the Farmers Market Committee (FMC) has agreed to a trial run of a Saturday morning Farmers Market (9 a.m. to 12 p.m.) beginning November 5th and lasting through December.

For this pilot program, the market will be held at Veterans Memorial Park on dates not currently reserved for other activities, and the proposed vendor fee is \$30 for all categories.

There are no planned changes to the existing Wednesday market.

**Parks & Recreation
 Commission
 Recommendations:**

The Parks & Recreation Commission is aware of the Saturday Farmers Market and is considering approving a recommendation to City Council on the fees at their October 3rd meeting.

**Recommended
 Council Actions:**

Staff Recommends the approval of the Saturday Farmers Market

Attachments:

Next Steps/Schedule: Begin advertising and registering vendors for Saturday, November 5th Market.



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

Council Meeting Date: October 4, 2022

Agenda Item Wording: **Discussion and consider an Ordinance amending Appendix A: Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances; Amending the Dripping Springs Fee Schedule Section 3: Site Development; Section 9: Parks & Recreation; Section 15: Farmers Market; and Section 17: Dripping Springs Ranch Park. Sponsor: Councilmember Parks.**

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

Summary/Background: The Parks & Community Services (PCS) staff have reviewed the Master Fee Schedule and has provided recommendations on the fees pertaining to the services PCS offers.

Justification for many of the fee changes are due to the increase cost of providing those goods and services.

The Ag Facility Fee was originally set at \$35.00/dwelling unit and has not been increased since adoption. The DSRP Board justified the increase to \$100/dwelling unit based on the increase of land values.

Staff is recommending the elimination of some fee categories to bring them up to date and/or simplify the reservation process.

The Dripping Springs Ranch Park Board of Directors reviewed and approved the updated fees in Section 17: Dripping Springs Ranch Park Fees at their meeting on September 7, 2022. The Parks and Recreation Commission will discuss and consider approval on the updated fees at their October 3rd meeting.

Recommended Council Actions: Staff recommends the approval of the Master Fee Schedule.

Attachments: Base Master Fee Schedule

Next Steps/Schedule: Implementation of approved fees.

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2022-_____

AN ORDINANCE AMENDING APPENDIX A: ARTICLE A1.000 (GENERAL PROVISIONS) OF THE DRIPPING SPRINGS CODE OF ORDINANCES; AMENDING THE DRIPPING SPRINGS FEE SCHEDULE SECTION 3: SITE DEVELOPMENT; SECTION 9: PARKS & RECREATION; SECTION 15: FARMERS MARKET; AND SECTION 17: DRIPPING SPRINGS RANCH PARK; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER, SEVERABILITY; PUBLICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Dripping Springs (“City Council”) seeks to provide for reasonable fees, including for use and programming at City Parks, Programming, and Facilities and at the Farmers Market to recoup the cost of maintaining, running, and building city parks, programs, facilities, and the Farmers Market; and

WHEREAS, the City Council finds that the attached schedule of fees is reasonable and prudent considering the municipal resources expended in the furtherment of city parks, programs, facilities, and the Farmers Market; and

WHEREAS, the fees approved and instituted by this ordinance are consistent with, and in accordance with, the annual budget for the City; and.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City.

NOW, THEREFORE, BE IT ORDAINED by the Dripping Springs City Council:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Appendix A, Article A1.000 of the City of Dripping Springs Code of Ordinances, Sections 3, 9, 15, and 17 are amended to read in accordance with Attachment “A”, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be inserted into the Code and any struck-through text shall be deleted from the Code, as stated within Attachment “A”.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the — day of October 2022, by a vote of ___ (ayes) to ___ (nays) to ___ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

CITY OF DRIPPING SPRINGS

MASTER FEE SCHEDULE

ARTICLE A1.000 (GENERAL PROVISIONS)

A1.001 Adopted by reference

- (a) The fee schedule for the city shall be interpreted as that ordinance enacted by the city council, as may be amended, which sets out the standard charges and costs imposed by the city.
- (b) Any reference to the “Fee Schedule” or “Appendix A” of the Code of Ordinances shall mean the current, most recently enacted version of the fee schedule regardless of whether it is published in the Code of Ordinances.
- (c) Copies of the current Master Fee Schedule can be obtained on the City’s website, www.cityofdrippingsprings.com, or by request to the city secretary.

(Ordinance 1070.54 adopted 4/12/11)

SECTION 1. ENACTMENT PROVISIONS

1.1 Popular Name

This Chapter shall be commonly cited as the “Fee Schedule Ordinance.”

1.2 Purpose

This Chapter establishes the fees the City is authorized to collect for providing certain services or processing certain requests for approval. Certain fees shall be imposed by other ordinances or state law. The absence of any certain fee from this Ordinance shall not be interpreted to preclude assessment and collection by the City.

* * *

SECTION 3. SITE DEVELOPMENT

* * *

3.1 Agriculture Facility Fee: ~~\$35.00~~ \$100.00/dwelling unit

* * *

SECTION 9. PARKS & COMMUNITY SERVICES

9.1 Park Fields and Amenities

9.1.1 Dripping Springs Sports & Recreation Park

Baseball Field	4-Washer Pits
Softball Field	4-Horseshoe Pits
Soccer Fields 1 – 7	Soccer Fields A – E
Sand Volleyball Court	2-Adult Softball Fields: Upper and Lower
<u>Basketball Court</u>	

9.1.2 Founders Memorial Park

North, Middle and South Fields.

Pavilion

Pool

9.1.3 Veterans Memorial Park and The Triangle

9.2 Fee Basis: Fees are based on whether or not the user is a resident of the City of Dripping Springs, City of Dripping Springs ETJ, and whether or not the user is a profit or not-for-profit organization.

9.3 Payment of Fees and Deposits: Fees and deposits must be paid in full at the time of booking prior to the use.

9.4 Field Fees: The Dripping Sports & Recreation Park Baseball Field, Softball Field, Soccer Fields, and Adult Softball Fields, and Founders Memorial Park Fields.

~~(a) Electricity: Use of electricity for lighting is \$35/hour. requires a \$75.00 fee; additional \$175.00 fee charged during the months of May through January.~~

(b) Deposit: \$100.00 deposit fee shall not be returned until written or verbal approval is given to the City Administrator or designee by the organization responsible for maintenance of the fields.

(i.) All fields will be returned to condition equal to or better than original.

(ii.) Additional Fees: Multi-Uses may have an additional charge for maintenance, which will be determined by the Parks & Recreation Commission after consultation with Dripping Springs youth Sports Association. ~~Dripping Springs Adult Softball Association or Dripping Springs Independent School District.~~

9.4.1 ~~All fenced areas with limited access are included in this section. These areas~~ Athletic fields are to be used for the purpose for which they are built (Baseball, Soccer, Softball, Football, Lacrosse).

Single Use Fees: ~~(4 hours or less)~~ 2 hour minimum

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$100.00 <u>\$25/hour</u>	\$300.00 <u>\$75/hour</u>	\$400.00 <u>\$100/hour</u>	\$600.00 <u>\$150/hour</u>

9.4.2 ~~Multi Use or Seasonal Use Fees per Field~~

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$100.00	\$300.00	\$400.00	\$600.00

9.4.3 Additional Days

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
More than 5 days: \$50.00 <u>\$100</u> per day	More than 5 days: \$150.00 <u>\$300</u> per day	More than 5 days: \$200.00 <u>\$400</u> per day	More than 5 days: \$300.00 <u>\$600</u> per day

9.4.4 ~~Parks Sports Fields Use Fees (4 hours or less)~~

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$50.00	\$150.00	\$200.00	\$300.00

9.5 Fees for Dripping Springs Sports & Recreation Park Sand Volleyball Court, Multi-Use Concrete Basketball Court, ~~Washer Pits and Horseshoe Pits~~

~~Under 4 hours (8 a.m. — 12 p.m.; 2 p.m. — 6 p.m.) or Over 4 hours~~

9.5.1 ~~More than 4 hours: Fees per Single Use/Per Amenity~~

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$50.00	\$80.00	\$150.00	\$200.00

9.5.2 ~~Less than 4 hours: Fees per Singe Use/Per Amenity: 2 hour minimum~~

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$25.00/hour	<u>\$40.00</u> <u>\$75/hour</u>	<u>\$75.00</u> <u>\$100/hour</u>	<u>\$100.00</u> <u>\$150/hour</u>

Effective Date _____ 22

~~9.5.3 More than 4 hours: Fees per Single Use/Per Amenity~~

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$100.00	\$160.00	\$300.00	\$400.00

~~9.5.4 Less than 4 hours: Fees per Single Use/Bundled Amenities~~

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$50.00	\$80.00	\$150.00	\$400.00

~~9.5.5 Additional Days Resident/ETJ Non-Resident & Not-for-Profit~~

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
More than 5 days: \$25.00 per day	More than 5 days: \$40.00 per day	More than 5 days: \$75.00 per day	More than 5 days: \$100.00 per day

9.6 Exemption from Field Fees: Field fees will not be charged to Dripping Springs Youth Sports Association, ~~Dripping Springs Adult Softball Association or Dripping Springs Independent School District~~ as long as each the organization is actively involved in the maintenance and improvement of the parks; however, the cost of electricity shall be reimbursed.

9.7 Use Fees for Veteran’s Memorial Park and The Triangle

9.7.1 Under 4 hours (~~8 a.m. — 12 p.m. or 2 p.m. — 6 p.m.~~)

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$50.00	\$80.00	\$100.00	\$200.00

9.7.2 Over 4 hours

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$100.00	\$160.00	\$200.00	\$400.00

9.7.3 Deposit: ~~\$50.00~~ \$100.00; the deposit fee will be returned if the area is adequately cleaned- up.

9.7.4 Additional Days Resident/ETJ Non-Resident & Not-for-Profit

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
More than 5 days: \$50.00 per day	More than 5 days: \$80.00 per day	More than 5 days: \$100.00 per day	More than 5 days: \$200.00 per day

~~9.8 Agriculture Facility Fee: \$35.00/dwelling unit~~ **9.8** *Left intentionally blank. (formerly Agriculture Facility Fee-moved to Site Development)*

9.9 Park Use Permit Fees: These fees are in addition to any applicable rental fees.

9.9.1 Commercial Activity: Vendors or individuals that sell ~~items~~ goods or services for profit, \$30.00/use

9.9.2 Commercial Fitness Trainer Fees

Deposit equal to cost of upcoming session/classes and Park Maintenance Fee of \$10.00/month per training session to be included in all License Fees.

(a) Six Month License

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$100.00	\$100.00	\$200.00	\$400.00

(b) Twelve Month License

Resident/ETJ	Non-Resident & Not-for-Profit	Commercial City Limits	Commercial Outside of City Limits
\$200.00	\$200.00	\$400.00	\$800.00

9.10 Founders Memorial Park Pool & Pavilion

9.10.1 Pool Entry Fees

	Resident/ETJ	Non-Resident, Not-for-Profit
Daily Entry – Child (3 years and younger)	Free	Free
Daily Entry – Child (4 – 11 years)	\$3.00	\$5.00
Daily Entry – Tween/Teen (12 – 17 years)	\$4.00	\$6.00

Daily Entry — Adult (18 – 59 years) (12 – 59 years)	\$4.00	\$6.00
Daily Entry – Adult Senior (60+ years)	\$3.00	\$5.00
Summer Splash Pass – Child (4 – 11years)	\$45.00	\$50.00 <u>\$75</u>
Summer Splash Pass – Tween/Teen- (12 – 17 years)	\$50.00	\$55.00
Summer Splash Pass – Adult (18 – 59 years) (12 – 59 years)	\$80.00 <u>\$60</u>	\$85.00 <u>\$90</u>
Summer Splash Pass – Senior Adult (60+ years)	\$45.00	\$50.00 <u>\$75</u>
Family Summer Splash Pass – 4 Family Members or Less	\$125.00	\$130.00 <u>\$150</u>
Family Summer Splash Pass – 5 Family Members or More	\$150.00	\$155.00 <u>\$175</u>

9.10.2 Pool Rental Fees

	Resident/ ETJ	Non- Resident & Not-for- Profit	Commercial City Limits	Commercial Outside of City Limits
Pool Rental – 2 hours minimum	\$80.00/hour <u>\$90/hour</u>	\$90.00/hour <u>\$100/hour</u>	\$150.00/hour <u>\$160/hour</u>	\$160.00/hour <u>\$170/hour</u>
Security Deposit (Refundable)	\$200.00 <u>\$100.00</u>	\$200.00 <u>\$100.00</u>	\$200.00 <u>\$100.00</u>	\$200.00 <u>\$100.00</u>
Additional Guards (1 per 25 people over 75 attendees)	\$25.00- <u>\$30 /hour per guard</u>	\$25.00 <u>\$30 /hour per guard</u>	\$25.00 <u>\$30 /hour per guard</u>	\$25.00 <u>\$30 /hour per guard</u>

9.10.3 Park Pavilion Rental Fee

	Resident/ ETJ	Non- Resident & Not-for- Profit	Commercial City Limits	Commercial Outside of City Limits

Hourly Rate (Less than 4 hours: 8 a.m. — 12 p.m.; 1 p.m. — 5 p.m.)	\$75.00	\$85.00	\$140.00	\$150.00
Daily Rate	\$150.00	\$160.00	\$290.00	\$300.00
Security Deposit	\$50.00 \$100.00	\$50.00 \$100.00	\$50.00 \$100.00	\$50.00 \$100.00

9.11 Community Service Programs

9.11.1 Special fees for clinics, workshops, and season programming may be set by the Parks and Recreation Director in consultation with the Programs and Aquatics Manager executed by the City Administrator.

9.12 Special Event Permit and Co-Sponsorship Fees

- (a) Application Fee = \$25
- (b) Deposit = \$200

9.13 Film Permit Fees

- (a) Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area = \$500/day
- (b) Partial, non-disruptive use of a public building, park, right-of-way, or public area = \$250/day
- (c) Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking = \$50/block/day
- (d) Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking = \$25/block/day
- (e) Use of City parking lots, parking areas, and City streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles) = \$50/block or lot/day

SECTION 15. FARMERS MARKET

15.1 Application Fee

15.1.1 Application: \$30.00, non-refundable

15.1.2 Annual Market Membership: \$40.00

15.2 Vendor Booth Fee

15.2.1 Agricultural Producers Farmers: \$22.00/day

15.2.2 Agricultural Producers Rancher: \$25.00/day

15.2.3 Value Added Food & Beverages: \$30.00/day

15.2.4 Craft/Services: \$28.00/day

~~15.2.5 Services: \$30.00/day~~

15.2.5 Saturday Market: \$30.00/day

15.2.6 Shared Booth: \$10.00/day

15.5 Other Booth Rental Fees

- (a) Weights: \$5.00/each
- (b) Tent: \$20.00/each
- (c) Electricity: \$5.00/booth
- (d) Shared Booth: \$10.00/day

15.6 Mobile Food Vendor Inspection Fee: \$75.00; if required (an inspection is not required for a mobile food vendor with a valid permit and inspection within last six months from the City or a surrounding jurisdiction).

15.7 Penalty Fees

15.7.1 Late Set-Up: \$10.00

15.7.2 Late Booth Reservation Payment: \$10.00

15.7.3 No Show: \$10.00 for vendors that do not show or cancel after 1:00 p.m. the Wednesday of the Farmers Market.

15.8 Applicants may request a reduction or waiver of fees, which may be granted by the Farmers Market Association Board. Committee.

15.9 Friends of Dripping Springs Farmers Market Program Fees

15.9.1 Annual Individual Membership: \$30.00/individual

15.9.2 Annual Family Membership: \$55.00 (up to four individuals)

15.9.3 Annual Corporate Membership: \$250.00 (up to ten employees)

SECTION. 16 STREET CUTS, EXCAVATIONS AND REPAIR OF CITY STREETS

16.1 Fees and Rates: Pursuant to Chapter 284 of the Texas Local Government Code, there is hereby levied and assessed and shall be collected the application fees and public rights-of-way use rates set forth in the tables below.

16.2 Review of Application Fees

Effective Date _____22

Network Node	\$500.00/application for up to 5 network nodes, and \$200.00 each additional network node on a single application; up to 30 network nodes are allowed on each application.
Node Support Pole	\$1,000.00/application for each pole
Transport Facility	\$500.00 for up to 5 network nodes and \$250.00 for each additional network node on a single permit; up to 30 network nodes are allowed on each permit.

16.3 Municipal Authorization Required, Registration, Compensation and Fees

Network Node	\$250.00/network node site
Node Support Pole	No separate rate from the network node annual fee (each support pole should have a network node attached).
Transport Facility	\$28.00/month for each network node site, unless an equal or greater amount is paid the City, e.g. under Chapter 283, Tex. Loc. Gov. Code or Chapter 66, Tex. Util. code.
Service Pole Attachment	\$20.00/year to collocate a network node on a service pole in the public right-of-way.

SECTION 17. DRIPPING SPRINGS RANCH PARK FEES

17.1 Fees and Rates

- (a) ~~Pursuant to Chapter 284 of the Texas Local Government Code, there is hereby levied and assessed and shall be collected the application fees and public rights-of-way use rates set forth below.~~
- (b) A non-refundable booking fee is due at the time of booking if booked two years or less in advance of the event to save the date. If the booking is more than two years prior to the event then the booking fee is due two years prior to the event to reserve the date. The non-refundable booking fee is two hundred and fifty dollars (\$250) ~~for non-profits and residents and five hundred dollars (\$500) for all other rentals.~~ The base room rental fee is due six months prior to the first day of the event to keep the event. The remaining balance is due 30 days prior to the event. The booking fee is non-refundable, but will be used towards any incurred fees for the event.

17.2 Fields 1, 2, 3 & 4* and Trails

- (a) Full Day: \$100.00/field/day
 (b) Trails: \$450.00/event
 (c) Market Hourly Rate

17.3 Stalls

- (a) Event Center Stalls Full Day: \$25.00/stall/day
 (b) Small Barn Boarding Stalls: ~~\$150.00/stall/month~~ \$100/stall/month
 (c) Shavings: \$9.00/bag (sales tax included)
 (d) Grounds Fee: \$10.00/horse/day

17.4 Outdoor Arena*

- (a) Full Day: \$150.00/day, if rented with Event Center Facility, \$75.00/day
- (b) Outdoor Arena Lights: \$25.00/night
- (c) Use of the Concession Stand, Announcers Stand and Public Address System: \$50.00/day
- (d) Local 4H and Future Farmers of America groups are exempt for paying Outdoor Arena fees for practices (Outdoor Arena fees apply to these groups for any organized use of the Arena).

17.5 Horseback Riding throughout Park & Outdoor Arena

- (a) Indoor Arena Day Pass Permit: \$20.00/day/horse
- (b) Individual Riding Membership: \$200.00/year
- (c) Family Riding Membership (1 – 4 persons): \$500.00/year
- (d) Each Additional Family Member added to Family Riding Membership (5+ persons): \$100.00/person/year
- (e) Trainer Membership: \$400.00/year
- (f) Trainer Day Fee: \$20.00/hour
- (g) Youth Membership: \$100.00/person who is under the age of eighteen, per year
- (h) Coggins Certificate must be on person during park use.
- (i) Liability waiver must be signed by each permit holder.
- (j) Permit must be displayed in vehicle and on person during park use.

17.6 Overnight Primitive Camping Site

- (a) \$20.00/night/vehicle
- (b) Permit must be displayed on vehicle.

17.7 Event Center Facilities (Full Day is 12 hours; Half Day is 6 hours)*

17.7.1 Large & Small Indoor Arena & VIP Booths:

- (a) Large Indoor Arena: Full Day, Monday – Thursday: \$400.00/day
- (b) Large Indoor Arena: Full Day, Friday – Sunday: \$900.00/day
- (c) Large Indoor Arena: Half Day, Monday – Thursday: \$225.00/day
- (d) Large Indoor Arena: Each Additional Hour: \$50.00/hour
- (e) Small Indoor Arena: Full Day, Monday – Thursday: \$200.00/day
- (f) Small Indoor Arena: Full Day, Friday – Sunday: \$350.00/day
- (g) Small Indoor Arena: Half Day, Monday – Thursday: \$100.00/day
- (h) Small Indoor Arena: Each Additional Hour: \$25.00/day
- (i) VIP Booth: Full Day: \$150.00/day/VIP Booth

17.7.2 Large & Small Special Event Center Rooms

- (a) Large Event Room: Full Day, Friday – Sunday: \$1,500.00/day
- (b) Large Event Room: Half Day, Friday – Sunday: \$800.00
- (c) Large Event Room: Full Day, Monday – Thursday: \$750.00
- (d) Large Event Room: Half Day, Monday – Thursday: \$500.00
- (e) Large Event Room: Special Event Room Each Additional Hour: \$75.00/hour
- (f) Small Event Room: Full Day, Friday – Sunday: \$800.00/day
- (g) Small Event Room: Half Day, Friday – Sunday: \$400.00/day

- (h) Small Event Room: Full Day, Monday – Thursday: \$400.00/day
- (i) Small Event Room: Half Day, Monday – Thursday: \$250.00/day
- (j) Small Event Room: Each Additional Hour: \$50.00/hour

17.7.3 Entire Event Center (excludes stalls and RV Hookups and expansion)

- (a) Full Day: \$3,000.00/day (does not include expansion)
- (b) Each Additional Hour: \$75.00/hour
- (c) Half Day: \$2000.00/day
- (d) Expansion = \$900/day

17.7.4 Vendor Hall/Front Porch

- (a) Full Day: \$400.00/day
- (b) Half Day: \$250.00/day
- (c) Each Additional Hour: \$35.00/hour

17.7.5 Concession Kitchen & Concession Stand

- (a) Concession Kitchen: Full Day: \$300.00/day
- (b) Concession Kitchen: Each Additional Hour: \$25.00
- (c) Concession Stand: Full Day: \$200.00/day
- (d) Concession Stand: Each Additional Hour: \$25.00/hour

17.7.6 Set-Up, Removal and Cleaning

- (a) Additional Panels including set-up: Hourly Staff Charge of \$25 Regular Time and \$45 Overtime
- (b) Hourly Staff Charge for Panel Set-Up: \$25.00/hour/staff member
- (c) Special Portable Bleacher set-up: \$100.00/set
- (d) Stage set-up or removal in Special Event Room(s): ~~\$50.00~~ \$150/event/stage
- (e) Stage set-up in Arena(s): \$50.00/event/stage

17.7.7 Discounts

- (a) Large Indoor Arena Rental Fee: 50% off with 100+ stalls; 25% off with 50+ stalls
- (b) Large Event Room Rental Fee: 50% off Thursday for setup day with Full Day Friday – Sunday Rental
- (c) Small Event Room Rental Fee: 50% off Thursday for setup day with Full Day Friday – Sunday Rental
- (d) Entire Event Center: 50% off Thursday for setup day with Full Day Friday – Sunday Rental
- (e) Vendor Hall/Front Porch: 50% off Thursday for setup day with Full Day Friday – Sunday Rental
- (f) Concession Kitchen or Stand: 50% off Thursday for setup day with Full Day Friday – Sunday Rental
- (g) Entire Park: 50% off Thursday for setup day with Full Day Friday – Sunday Rental

17.8 Recreational Vehicle Site with Hook-Ups

- (a) Recreational Vehicle Site with 30 amp: \$45.00/day
- (b) Permit must be displayed on vehicle

17.9 Entire Park: All Facilities at Park (Entire Event Center, Outdoor Arena, Round Pen; Excludes Ranch House and Expansion)

- (a) Full Day: \$4,000.00
- (b) Each Additional Hour: \$75.00
- (c) Expansion = \$900/day

17.10 Equipment Rentals

- (a) Tables: \$8.00/each, per day \$16.00/table/day offsite
- (b) Chairs: \$15.00/cart (25 chairs)/day \$30/cart/day offsite
- (c) Drag Fees during Event (includes up to 4 drags): \$100.00/day
- (d) Water/Drag Additional Fee (includes 2 drags): \$100.00/event
- (e) Additional Drags Add On: \$25.00/drag
- (f) Arena Packing and Post Event Re-leveling: \$2000.00/event
- (g) Special Dirt Needs: TBD at assessment per event specifications
- (h) Jump Set (set up fees are additional): \$250.00/day
- (i) Jump Set Set-Up Fee: \$25.00/hour (one hour minimum)
- (j) Barrell Racing and Reining Drag Package: \$300.00/day
- (k) Bar = \$50/Bar

17.11 Custodial Cleaning Fees

Includes trash bin service throughout the event, floor cleaning, facility consumables (i.e. paper towels, soap, toilet tissue). Excludes: bulk trash that doesn't fit in the trash bin, tables/chairs, set up/breakdown, animal stalls/pens.

- (a) Event Park: \$250.00/day
- (b) Event Center Entire Facility: \$1000.00/event
- (c) Large Indoor Arena: \$350.0/day
- (d) Small Indoor Arena: \$150.00/event
- (e) Outdoor Arena: \$100.00/event
- (f) Large Special Event Room: \$350.00/event
- (g) Small Special Event Room: \$200.00/event
- (h) Vendor Hall/Front Porch: \$150.00/event
- (i) Concession Kitchen: \$150.00/event
- (j) Concession Stand: \$75.00
- (k) ~~Fields/Trails: \$200.00/event~~ : Determined by DSRP Manager
- (l) VIP Booth: \$25.00/booth/event
- (m) Civic Meeting Custodial (if serving food/drink): \$25.00/ event
- (n) Animal Stall/Pen Cleaning: Determined by DSRP Manager
- (o) Table Set up/Breakdown: Determined by DSRP Manager

17.12 Electrical Requests

- (a) Large Amp Plugs: \$35.00/box (plug)

- (b) Direct Plug into Transformer: \$50.00/plug
- (c) Extension Cords: \$40.00/item/event

17.13 Sound System

- (a) Audio/Visual Engineer: Fee TBD at assessment per event specifications.

17.14 Recreational Vehicle Dump

- (a) \$20.00/occurrence

17.15 Damages & Fines

- (a) No glass containers are allowed on premises of the Dripping Springs Ranch Park and Event Center. Use of Glitter, Confetti, Fireworks, or PYROTECHNICS is strictly prohibited. This includes outdoor spaces. Failure to comply with this policy will result in a \$500.00 fine.
- (b) Events will be required to complete a damage waiver and complete a credit card authorization form. In the event of any damage, the user will be contacted to either pay for the damages or, if the user does not pay the damages or is unavailable, the damage costs will be charged to the credit card on file.

17.16 Business Opportunities (non-peak)

- (a) Event Center Manager may allow rental available space (60 days from event) at 50% of base rental fee.
- (b) Event Center Manager may allow general use rental rate-booked 14 days or less days in advance for unused event space \$75.00 per hour/minimum 2 hours rental-maximum 4 hours rental.
- (c) Civic Meeting Rate (non-profit/governmental only) up to 4 hours: \$100.00 for 2 hours plus \$50.00 for each additional hour past 2 hours. Must be booked within 31 days of date of meeting.

17.17 Special Fees

- (a) Holiday Fee-Events booked on city holiday or holiday weekends: 20% additional fee per event.
- (b) After Hours Fee-Assessed to events that extend past ~~business~~ event hours: \$50.00/hour/staff member. Event and breakdown must be completed prior to midnight or by the time that is specified in rental contract. Minimum of 2 staff members are required onsite. Additional information related to business hours may be obtained by contacting the Event Center.

17.18 Special Events and Programming

- (a) Special fees for events, clinics, and programming may be set by the DSRP Board in consultation with the Parks and ~~Recreation~~ Community Services Director and ~~Event Center~~ DSRP Manager by written agreement to be executed by the City Administrator.

17.19 Parking Fees

- (a) Overnight Parking Fee: \$20.00/vehicle per night
- (b) Event Parking: \$5.00/vehicle per day

17.20 **Request for Discounted Fees:** Any person may submit an application for a fee waiver at the time of application for the underlying permit or service.

- (a) The City Administrator shall review each request and may approve up to a ten percent (10%) fee waiver based on the application and whether such discount will serve a public purpose.
- (b) The DSRP Manager can approve a twenty-five (25%) fee waiver for non-profits.
- (c) The City Administrator's decision is final. An application under this section cannot be made if another discount based on a previous agreement with the City has been granted including but not limited to:
 - (1) Sponsorship Agreements; and
 - (2) Development Agreements

CITY OF DRIPPING SPRINGS

ORDINANCE No. [REDACTED]

Conditional Use Permit

AN ORDINANCE APPROVING THE EXTENSION OF A CONDITIONAL USE PERMIT FOR THE USE OF MOBILE FOOD VENDOR – LONGER THAN TEN (10) DAYS WITHIN THE LOCAL RETAIL ZONING DISTRICT FOR A PERIOD NOT TO EXCEED TWO YEARS FOR A PROPERTY LOCATED AT 501 OLD FITZHUGH ROAD, UNDER EXHIBIT A, ZONING ORDINANCE, SECTION 3.17, CONDITIONAL USE PERMIT AS ATTACHED IN EXHIBIT “A”; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; PUBLICATION; EFFECTIVE DATE; PROPER NOTICE & MEETING.

WHEREAS, the City Council of the City of Dripping Springs (“City Council”) seeks to promote reasonable, sound, and efficient land use and development within the City of Dripping Springs (“City”); and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to regulate zoning within the City; and

WHEREAS, the City of Dripping Springs desires to approve a conditional use permit because of the unique nature of this property, and the land use is compatible with the permitted land uses in a given zoning district only under current conditions; and

WHEREAS, the Historic Preservation Commission approved a certificate of appropriateness for the Mobile Food Permit as this property is located in the Old Fitzhugh Road Historic District; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

2. ENACTMENT

The Conditional Use Permit is approved as presented in Exhibit “A” to this ordinance.

3. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. EFFECTIVE DATE

This Ordinance and Conditional Use Permit shall be effective immediately upon passage and publication.

6. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the ___ day of _____ 2022, by a vote of ___(ayes) to ___ (nays) to ___ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment "A"



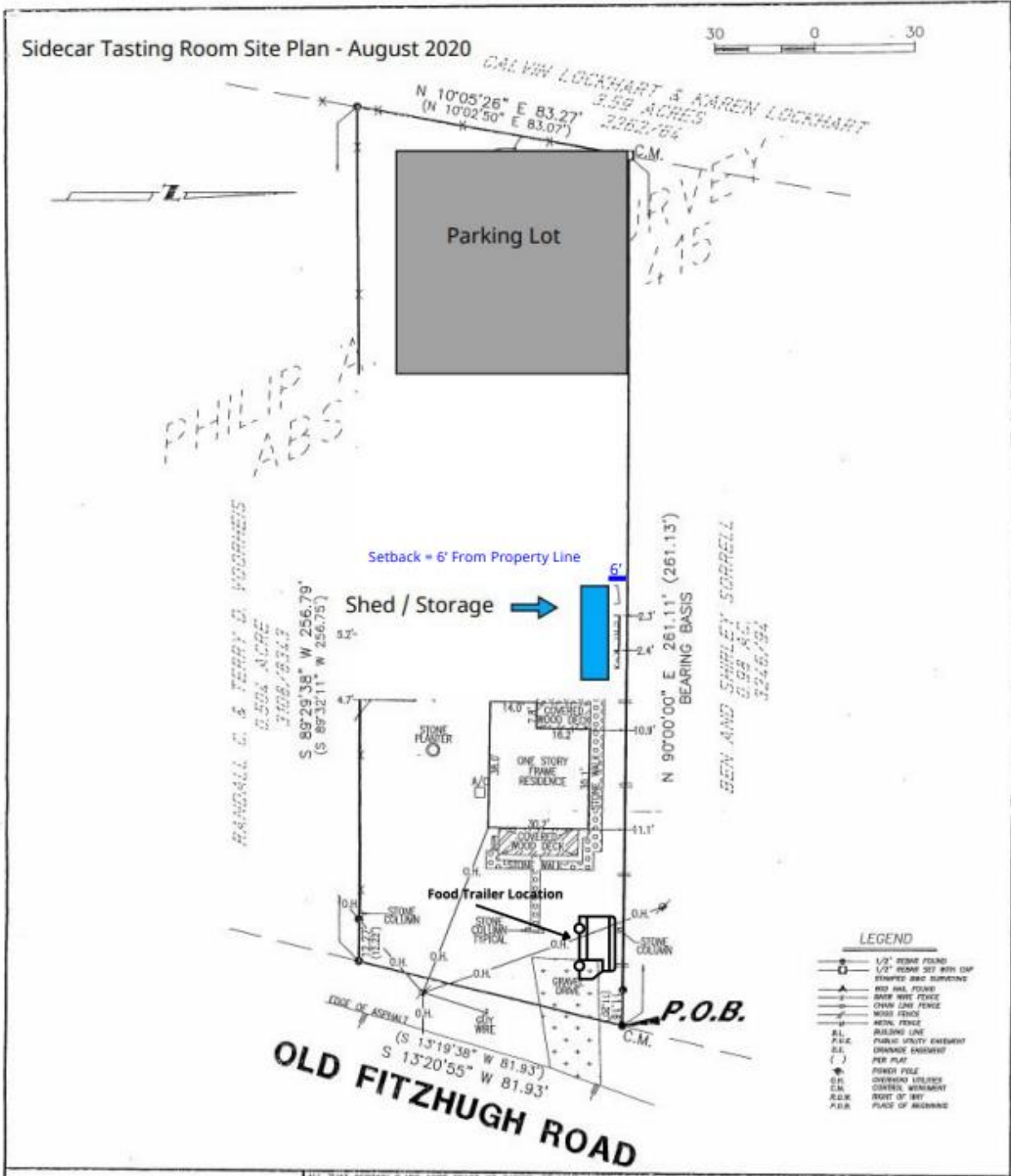
City of Dripping Springs | Conditional Use Permit

Granted to allow the land use of "mobile food vendor" on a property that is currently zoned Local Retail (LR) District located at:

501 Old Fitzhugh Road, Dripping Springs, Texas, 78620
Approved by the City of Dripping Springs City Council on _____

Operation of an office warehouse at the above-mentioned location is allowed pursuant to the following regulations:

1. The property shall adhere to all City codes.
2. Hours of operation are limited to the hours of the Sidecar Tasting Room.
3. The property adheres to all Fire and Life Safety Codes found in the International Fire Code.
4. Should the City find the mobile food truck to create health and safety issues due to any reason, the City Administrator may request that the Applicant remove any vehicle from the site. The Applicant shall comply with the City Administrator's request.
5. This Conditional use Permit automatically renews for successive two (2) year periods unless an objection is raised by the City Administrator based on either:
 - a. A history of poor code compliance; or
 - b. A revision to the Comprehensive Plan that renders the CUP incompatible.
6. The City Administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.
7. Conditional Use Permit is effective on _____.





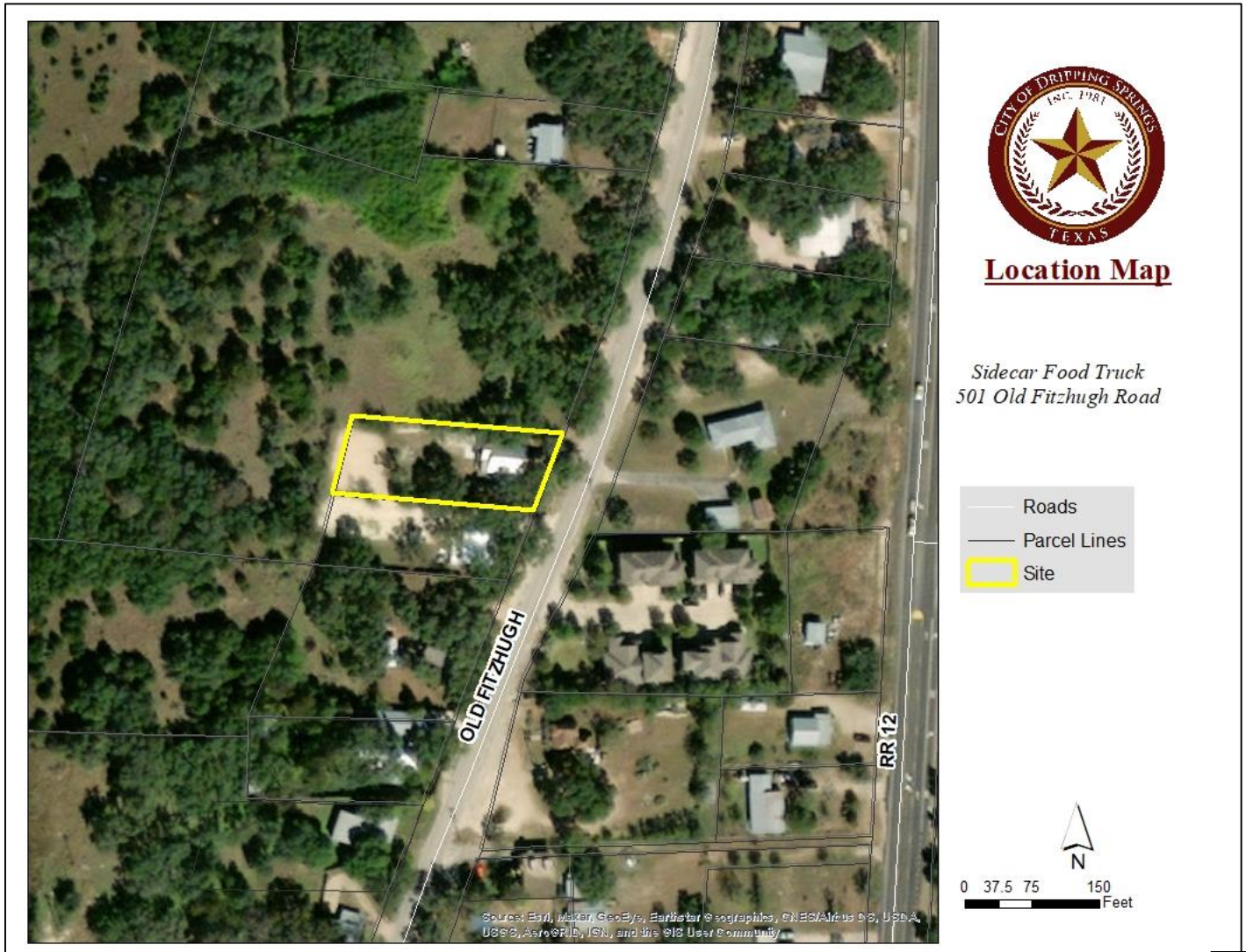
City Council Planning Department Staff Report

Item # 8.

Planning & Zoning Commission Meeting: October 4, 2022
Project No: CUP2022-0004
Project Planner: Tory Carpenter, AICP – Senior Planner

Item Details

Project Name: Sidecar Tasting Room Mobile Food Vendor
Property Location: 501 Old Fitzhugh Road
Legal Description: 0.486 acres of the Philip A Smith Survey
Applicant: Nathan Pruitt
Property Owner: Sidecar Tasting Room
Request: Conditional Use Permit (CUP) for a Mobile Food Vendor within the Local Retail (LR) Zoning District and Old Fitzhugh Historic District

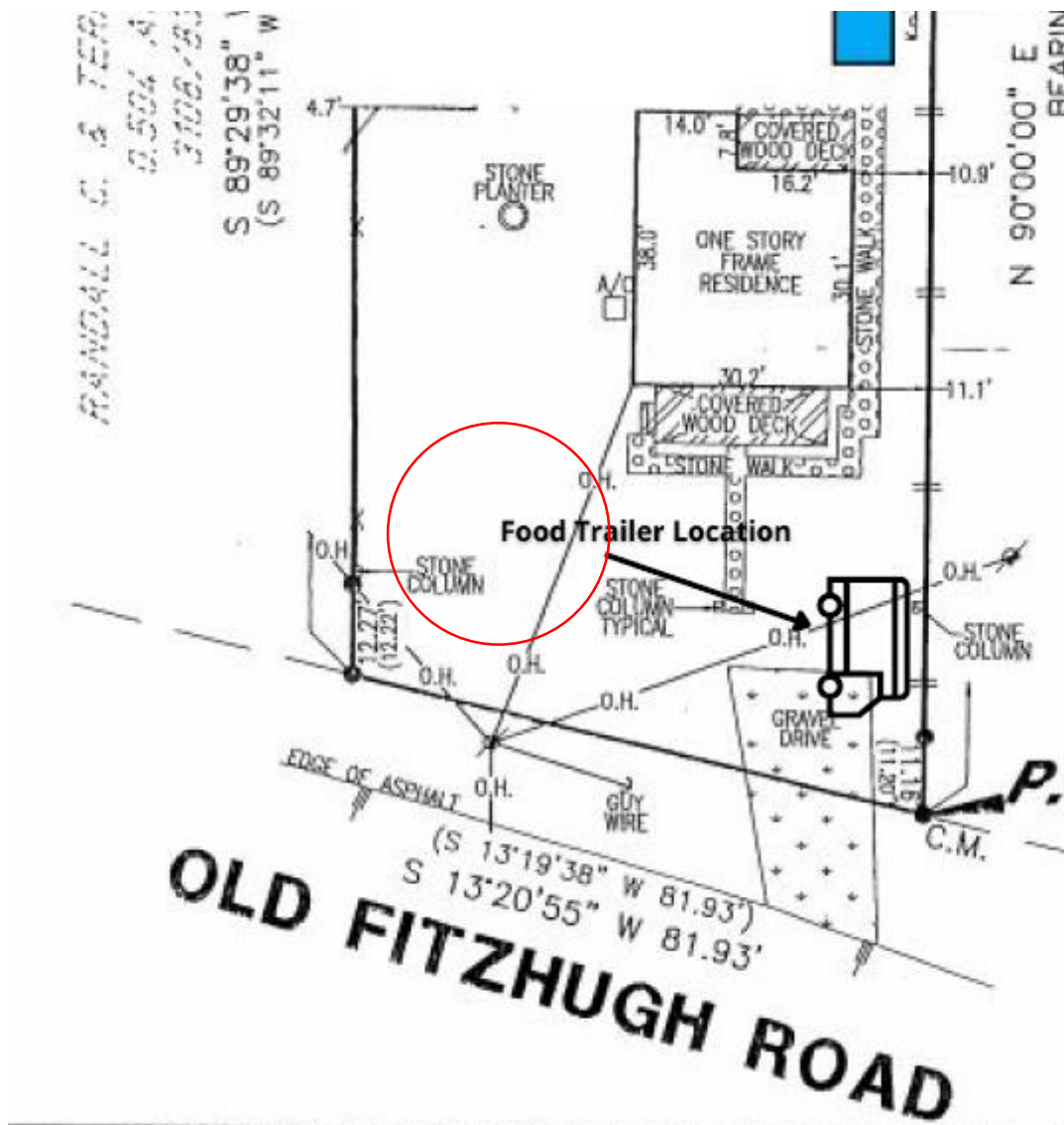


Overview

The applicant is requesting a conditional use permit (CUP) to allow one mobile food vendor on the property. The food truck is on site with the Sidecar Tasting Room wine bar. While there has previously been a food truck on the property, it operated for increments of less than 10 days which did not require a CUP. The applicant is requesting this CUP to allow the food truck on more permanent basis.

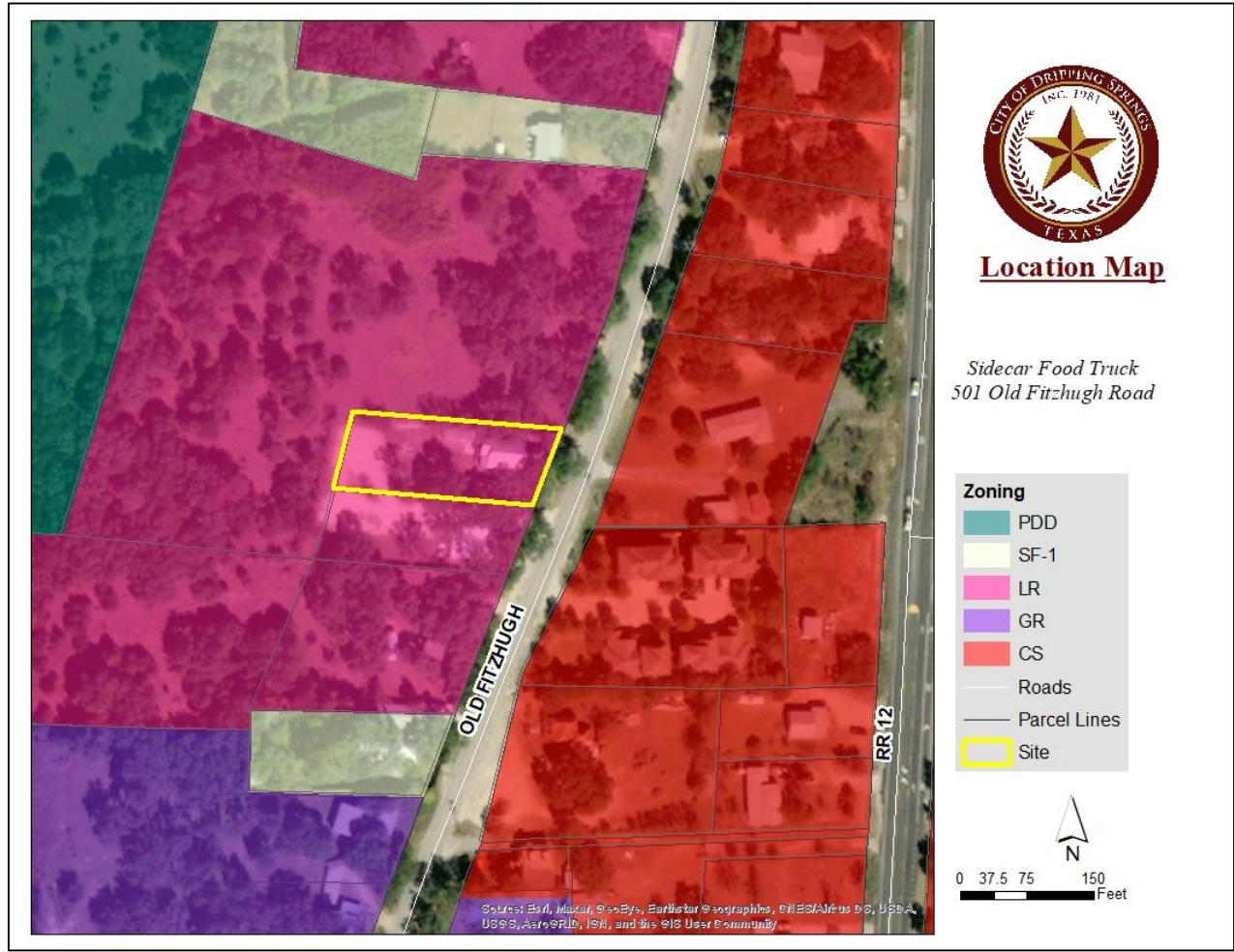
At their September 1, 2022 meeting, the Historic Preservation Commission approved a certificate of appropriateness for the mobile food truck.

At their September 27, 2022 meeting, the Planning & Zoning Commission voted unanimously to recommend approval of the request.



Direction	Setback Code requirement
Front	Ten Feet (10')
Rear	Ten Feet (10')
Side	Five feet (5')

Surrounding Properties



The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan
North	Local Retail (LR)	Vacant	Not Applicable
East	Commercial Services (CS)	Haus of Jane	
South	Local Retail (LR)	Beauty Salon	
West	PDD	Heritage	

Approval Criteria for Conditional Use Permit Review (3.17.6-Zoning Ordinance)

Approval Criteria	Staff Comments
<p>1. The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;</p>	<p>The following comprehensive goals support this request:</p> <p>1. Support expansion of business and professional services and</p> <p>2. Support Tourism.</p>
<p>2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;</p>	<p>The zoning district is Local Retail (LR), which permits commercial and retail uses. Mobile food vendors are permitted in the LR zoning district with the approval of a Conditional Use Permit (CUP).</p>
<p>3. The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, Section 5;</p>	<p>The applicant will need to meet all development standards.</p>
<p>4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:</p>	<p>A mobile food vendor at this location will provide additional dining options for the area. Additionally, it is walking distance from several residences and other retail uses.</p>
<p>a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;</p>	<p>The food truck is on a site with adequate vehicular and pedestrian access.</p>
<p>b. Off-street parking areas, loading areas, and pavement type;</p>	<p>The site has adequate parking.</p>
<p>c. Refuse and service areas;</p>	<p>The applicant will be required to provide trash can receptacles for the patrons.</p>
<p>d. Utilities with reference to location, availability, and compatibility;</p>	<p>The mobile food vendor is required to be plugged into an approved outlet. Restrooms will be shared with the business on site. The mobile food vendor will be required to comply with all Fire safety regulations.</p>
<p>e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;</p>	<p>No Screening is proposed.</p>
<p>f. Control of signs, if any;</p>	<p>Signage will be done with a separate permit and will need to comply with the current sign ordinance in effect. Any variances will require approval.</p>

g. Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;	The owner shall comply with the lighting ordinance.
h. Required yards and open space;	Not applicable.
i. Height and bulk of structures;	The mobile food vendor meets height requirements.
j. Hours of operation;	The mobile food vendor ordinance restricts the applicant from operating between the hours of 11:00pm to 6:00am.
k. Exterior construction material, building design, and building facade treatment;	Mobile food vendors do not have to comply with our exterior design ordinance, but they do have to comply with our sign ordinance and applicable Sign Codes.
l. Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and	Not applicable.
m. Provision for pedestrian access/amenities/areas;	The mobile food vendor will be tied to the adjacent business which will provide tables and seating.
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,	Staff finds that the proposed mobile food vendor use will not be detrimental or damaging to the surrounding properties, these properties being similarly commercially zoned.
6. Noise;	No concerns noted.
7. Odors; and	No concerns noted.
8. Dust.	No concerns noted.

Conditional Use Permit Requirements

A mobile food vendor at the above-mentioned location is allowed pursuant to the following regulations:

1. Decibel Level shall not exceed 65 decibels. Decibel level shall be measured at the property line.
2. Hours of operation are limited to the closing time of 10:00 p.m. Sunday through Thursday, and 11:00 p.m. Friday and Saturday.
3. The property adheres to all Fire and Life Safety Codes found in the International Fire Code
4. Should the City find the mobile food truck to create health and safety issues due to any reasons, the City Administrator may request that the Applicant remove any vehicle from the site. The Applicant shall comply with the City Administrator’s request.
5. This Conditional Use Permit automatically renews for successive two (2) year periods unless an objection is raised by the City Administrator based on either:
 - a. A history of poor code compliance.
 - b. A revision to the Comprehensive Plan that renders the CUP incompatible.
6. The City administrator may revoke a CUP for failure to comply with municipal regulations and the conditions

placed on the use.

The below excerpt of the Code are the procedures that P&Z should take for CUPS.

Chapter 30 Exhibit A Zoning Ordinance Sec 3.17.5 Procedures for CUPS:

- (a) P&Z Recommendation: Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the City Council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Conditional Use Permit request. At the time of this report, staff received two emails in support of the request.

Meetings Schedule

September 27, 2022 – Planning and Zoning Commission

October 4, 2022 - City Council Meeting

Attachments

Attachment 1 - Conditional Use Permit Application

Attachment 2 – Site Plan

Recommended Action:	Approval of the request.
Alternatives/Options:	Denial of the Conditional Use Permit; approval of the Conditional Use Permit with no or alternate conditions.
Budget/Financial Impact:	None calculated at this time, but the City would receive additional sales tax revenue.
Public Comments:	Staff has received two emails in support of this request.
Enforcement Issues:	N/A
Comprehensive Plan Element:	Support the expansion of business and professional services Support Tourism related businesses



City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384
Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

- NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Nathan Pruitt

STREET ADDRESS 501 Old Fitzhugh Rd.

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE 512-565-1204 EMAIL nate@bellspringswinery.com

APPLICANT NAME Nathan Pruitt

COMPANY Bell Springs Winery LLC

STREET ADDRESS 3700 Bell Springs Rd.

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE 512-565-1204 EMAIL nate@bellspringswinery.com



PROPERTY INFORMATION	
PROPERTY OWNER NAME	Nathan Pruitt
PROPERTY ADDRESS	501 Old Fitzugh Rd, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	ABS 415 PHILIP A SMITH SURVEY 0.4866 AC GEO#90401219
TAX ID#	R17914
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	
PROPOSED USE	Sidecar Tasting Room - Already established
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Mobile Food Truck placed on property, which was previously on property but owned by another person pre-covid. I now own the truck and have re-registered with the county and would like to have the truck at Sidecar Tasting Room for food during open hours. Mobile Food Establishment paperwork already submitted.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *
(See attached agreement).

YES (REQUIRED)* YES (VOLUNTARY)* NO*

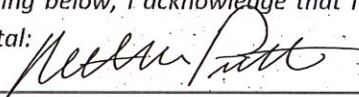
* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver. Voluntary compliance is strongly encouraged by those not required by above criteria *(see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information).*

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 512.858.4725 • cityofdrippingsprings.com



CONDITIONAL USE PERMIT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:


Applicant Signature

05 / 26 / 2022
Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input type="checkbox"/>	Plans
<input type="checkbox"/>	<input type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
		Proof of Ownership-Tax Certificate or Deed

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



Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Sidecar Tasting Room - Mobile Food Establishment

Project Address: 501 Old Fitzhugh Rd., Dripping Springs, TX 78620

Project Applicant Name: Nathan Pruitt

Billing Contact Information

Name: Nathan Pruitt

Mailing Address: 3700 Bell Springs Rd.
Dripping Springs, TX 78620

Email: nate@bellspringswinery.com Phone Number: 512-565-1204

Type of Project/Application (check all that apply):

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- Other _____

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.

Signature of Applicant

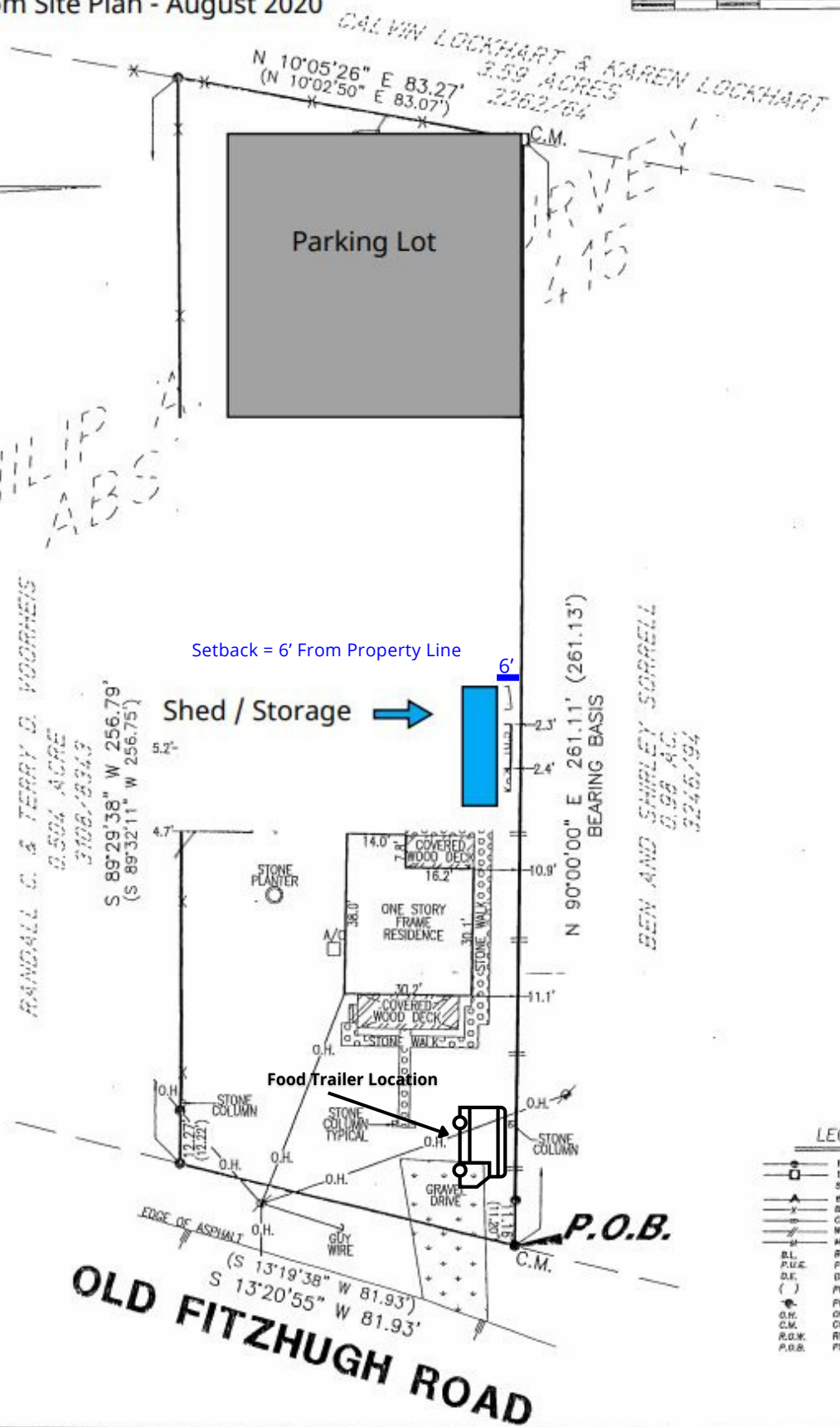
05 / 26 / 2022
Date



Sidecar Tasting Room Site Plan - August 2020

30 0

Item # 8.



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET WITH CAP
- STAMPED 800 SURVEYING
- 60d NAIL FOUND
- SHED NAIL FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.F. PER PLAN
- P.O. POWER POLE
- O.H. OVERHEAD UTILITIES
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING

Notes:

- 1.) Subject to water pipeline easement as stated in 199/592.
- 2.) The previous northwest corner consisted of the remnant of a fence post with a 60d nail in the top. This was located during previous surveying at this site by this firm. The post is now broken off and is no longer a functional monument. A 1/2" rebar was set at the same location as the nail in the post had existed.

ALL THAT CERTAIN 0.480 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, BEING OUT OF AND A PORTION OF THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN VOLUME 2112, PAGE 726, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COUNTY: HAYS STATE OF TEXAS STREET ADDRESS: 501 OLD FITZHUGH ROAD
 CITY: DRIPPING SPRINGS REFERENCE NAME: JUSTIN HUTTO

Dewey H. Burris & Associates, Inc.
 Land Surveying Services

1404 West North Loop Blvd. 512*458-6969
 Austin, Texas 78756 Fax 512*458-9845

STATE OF TEXAS REGISTERED SURVEYOR
 MICHAEL J. LANCASTER
 5529

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0105 F DATED 9/2/05. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

REVISED ADJ.: 09/05/14
 DATE 10/15/09
 TITLE CO GRACY
 G.F. # 912527
 JOB # R1001709_HDS
 SCALE 1" = 30'

TO THE LIENHOLDER AND OTHER INTERESTED OWNERS OF THE PREMISES SURVEYED AND TO GRACY TITLE & STEWART COMPANY
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS ORLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

CHERYL_TBLK

FIELD WORK	JESUS	10/14/09
CALCULATIONS	AJAN	10/15/09
DRAFTING	JOSE	10/15/09
FINAL CHECK	M.L.	10/15/09
CORRECTIONS	JOSE	10/15/09
UP DATE		

Nathan Pruitt

Angela Pruitt

Tory Carpenter

From: Carrie Napiorkowski <carriewn@gmail.com>
Sent: Friday, September 9, 2022 7:27 PM
To: Planning
Subject: Case# cup-2022-0004

I support the conditional use permit to allow for a mobile food truck at 501 Old Fitzhugh Road.

Thank you,

Carrie Napiorkowski
Property Owner # 700 Old Fitzhugh
512 909 4515

Tory Carpenter

From: Ross Fischer <rossfischer73@gmail.com>
Sent: Sunday, September 11, 2022 3:20 PM
To: Planning
Subject: Support for #CUP2022-0004

Greetings,

I reside at 430 Old Fitzhugh, #7 in Dripping Springs (almost directly across the street from 501 Old Fitzhugh). I am writing to express my support for #CUP2022-0004 and would welcome a mobile food truck to the property.

Thank you,

Ross Fischer
430 Old Fitzhugh, #7
Dripping Springs, TX 78620

FOOD TRUCK MENU

BITES & SHAREABLES

Bavarian Pretzel - \$10

Warmed pretzel served with Chef Mike's Bell Springs Beer Cheese Sauce

Blackberry Sausage Bites - \$10

Pork and beef smoked sausage sliced and tossed in a jalapeño blackberry jam

Buffalo Cauliflower Bites - \$10

Crispy cauliflower tossed in smoked buffalo wing sauce & ranch drizzle

Honey Bee Bites - \$12

Smoked ribs cubed from the bone + tossed in honey strawberry chipotle sauce

Hummus & Pita Plate - \$10

Garlic hummus, carrot sticks, sliced cucumber, cherry tomatoes & pita chips.

Texas Brussels - \$10

Crispy brussels tossed in sweet chili sauce

MAINS

Seasonal Chicken Salad Sandwich - \$11

Roasted chicken, mandarin oranges, celery, cucumber, green onion + wasabi sesame dressing on a toasted croissant

Chopped Brisket Sammie - \$12

In-house smoked brisket, chopped and tossed with BBQ sauce with pickle and onion on the side

Just-A-Burger - \$12

8oz 100% Angus Beef burger topped with lettuce, tomato, + pickle on bun

Just-A-Cheeseburger - \$13

8oz 100% Angus Beef burger topped with lettuce, tomato, pickle + cheese on bun

Classic Hot Dog - \$9

1/4LB all beef hot dog with ketchup & mustard

New York Style Hot Dog - \$12

1/4 LB all beef hot dog topped with sauerkraut & spicy mustard

Chicago Style Hot Dog - \$12

1/4LB all beef hot dog topped with sliced tomato, relish, onion & hot peppers

Kimchi Hot Dog - \$12

1/4 all beef hot dog with kimchi, wasabi mayo & sriracha

KIDS

PB&J - \$5

Organic grape jelly & organic peanut butter on wheat bread

Turkey & Swiss on Wheat - \$7

Sliced turkey and swiss cheese on wheat bread

Veggie Dip - \$5

Carrots, cucumber and ranch dipping sauce