



PARKS & RECREATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, June 07, 2021 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Robbie Zamora, Chair
Eric Russell, Vice Chair
Matthew Fougerat
Paul Fushille
Eric Henline
Wade King
Matthew Zarbaugh
Amber Ballman

Staff, Consultants & Appointed/Elected Officials

Parks & Community Services Director Kelly Schmidt
Programs & Aquatics Manager Mack Rusick
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Senior Planner Amanda Padilla
Parks Planning Consultant Brent Luck, Luck Designs

PRESENTATION OF CITIZENS

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

MINUTES

- 1. Discuss and consider approval of the May 3, 2021 Parks & Recreation Commission regular meeting minutes.**

BUSINESS

2. Development Agreement Working Group & Projects Report

1. Cannon-Ashton Woods Planned Development District Draft
2. Wild Ridge Planned Development District Draft
3. Anarene Amended Development Agreement Draft

3. Discuss and consider recommendation regarding Parkland Dedication for Cannon (Ashton Woods), located on the Cannon tract north of 290 and east of RR 12 on an approximately 97 acre tract with 375 residential lots.

4. Discuss and consider recommendation regarding Parkland Dedication for Wild Ridge Project, located on the Cynosure tract north of 290 and east of RR 12, north of the Cannon tract, on an approximately 283 acre tract with 960 residential lots.

5. Discuss and consider recommendation regarding Parkland Dedication for Anarene Project based on requested update to their Amended Development Agreement, located on the Anarene/Double LL tract in the extraterritorial jurisdiction, north of city limits and east and west of RR 12, north of the Founders Ridge Subdivision and the Dripping Springs Ranch Park, on an approximately 2,066 acre tract with 2,886 residential units.

6. Discuss and consider approval of a request to improve the landscaping in Veterans Memorial Park adjacent to and surrounding the Welcome to Dripping Springs sign pursuant to partial lease of Veterans Memorial Park. *Tony Chamnes, Veterans of Foreign Wars Post 2933 & American Legion Post 290*

7. Discuss and consider recommendation regarding Amendments to the 2021 Tiger Splash Founders Memorial Pool and Pavilion Use Agreement.

8. Discuss and consider possible action regarding the rescheduling of the Parks & Recreation Commission regular meeting of July 6, 2021 and September 7, 2021, due to conflicts with the City Council & Board of Adjustment regular meeting.

PARKS STANDING COMMITTEE REPORTS

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

- 9. Charro Ranch Park Committee**
Commissioners Paul Fushille and Matt Fougerat
- 10. Dripping Springs Ranch Park Committee**
Commissioners Wade King and Matthew Zarbaugh
- 11. Founders Memorial Park Committee**
Commissioners Eric Henline and Amber Ballman
- 12. Sports & Recreation Park Committee**
Commissioners Eric Russell and Robbie Zamora
- 13. Veterans Memorial Park Committee**
Commissioner Robbie Zamora

REPORTS

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

14. Parks & Community Services May 2021 Director's Report

Kelly Schmidt, PCS Director

15. Parks & Community Services May 2021 Financial Statement

Shawn Cox, City Treasurer

16. Review and discussion regarding the Dripping Springs Ranch Park 2021 Master Plan Update.

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:e1335762-989a-4d6d-839e-c674a6328895>

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Parks & Recreation Commission Meetings

July 2021 - TBD

August 2, 2021 at 6:00 p.m.

September 2021 - TBD

City Council Meetings

June 8, 2021 at 6:00 p.m.

June 15, 2021 at 6:00 p.m.

July 6, 2021 at 6:00 p.m.

July 20, 2021 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **June 4, 2021 at 3:00 p.m.***

City Secretary

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



PARKS & RECREATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, May 03, 2021 at 6:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/89907890717?pwd=YW9ITDVobmNQeUpSL3BKekthYU1NZz09>

Meeting ID: 899 0789 0717

Passcode: 571425

Dial Toll Free:

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Find your local number: <https://us02web.zoom.us/j/89907890717>

Join by Skype for Business: <https://us02web.zoom.us/skype/89907890717>

CALL TO ORDER AND ROLL CALL

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

Commission Members

Robbie Zamora, Chair

Eric Russell, Vice Chair

Matthew Fougerat

Paul Fushille

Eric Henline

Wade King

Matthew Zarbaugh

Amber Ballman

Staff, Consultants & Appointed/Elected Officials

Parks & Community Services Director Kelly Schmidt

City Secretary Andrea Cunningham

City Attorney Laura Mueller

City Administrator Michelle Fischer

Public Works Coordinator Aaron Reed

Mayor Bill Foulds, Jr.
Parks Planning Consultant Brent Luck

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of the April 5, 2021 Parks & Recreation Commission regular meeting minutes.**

A motion was made by Commissioner Henline to approve the April 5, 2021 Parks & Recreation Commission regular meeting minutes. Commissioner Fougerat seconded the motion which carried unanimously 8 to 0.

BUSINESS

- 2. Presentation, discussion, and possible action regarding the creation of a Friends of Dripping Springs Parks Foundation.**

Donald Ortale presented the item and discussed with the Commission the steps and process of forming a Friends of the Dripping Springs Parks Foundation.

A motion was made by Vice Chair Russell to enroll the City of Dripping Springs in the National Association of Parks Foundations and to create a Friends of the Dripping Springs Parks Foundation contingent on a Memorandum of Understanding being approved by the Parks & Recreation Commission and the City Council. Commissioner King seconded the motion which carried unanimously 8 to 0.

Via unanimous consent, Business Agenda Items 3 and 4 were presented simultaneously, and no action was taken on either item.

Peter Verdicchio, Principal with SEC Planning, LLC, presented both items and presentation materials are on file.

Laura Mueller and Brent Luck presented the staff reports which are on file.

3. **Discuss and consider recommendation regarding Parkland Dedication for Cannon (Ashton Woods), located on the Cannon tract north of 290 and east of RR 12 on an approximately 97 acre tract with 375 residential lots.**

The Commission discussed the Parkland Dedication as presented and provided the following direction to the applicant:

- North green space continuation presents a good layout
- Please consider the Parks Budget and budget priorities, and refrain from using an offset approach when calculating parkland dedication
- Preserve existing natural spaces
- The City must be firm with the dedication fees, as assumptions are risky with rapid growth

4. **Discuss and consider recommendation regarding Parkland Dedication for Wild Ridge Project, located on the Cynosure tract north of 290 and east of RR 12, north of the Cannon tract, on an approximately 283 acre tract with 960 residential lots.**

The Commission discussed the Parkland Dedication as presented and provided the following direction to the applicant:

- Please consider the Parks Budget and budget priorities, and refrain from using an offset approach when calculating parkland dedication
- Impact on Parks for this development differ as it is outside of the City limits and residents will not be contributing to funding of parks through property taxation

5. **Presentation and discussion regarding the DSRP 2021 Master Plan update.**

Via unanimous consent this item was tabled.

Via unanimous consent the Commission considered Business Agenda Items 8 and 9 simultaneously.

Aaron Reed presented the staff reports which are on file. Staff recommends approval of both resolutions.

8. **Discuss and consider approval of a Resolution of Support for the City of Dripping Springs's Grant Application to the Texas Department of Transportation for the Creation of Pedestrian and Cyclist Trail Connections from the Founders Ridge Subdivision to the Dripping Springs Elementary School, Dripping Springs Ranch Park, and Surrounding Area.**
9. **Discuss and consider approval of a Resolution of Support for the City of Dripping Springs's Grant Application to the Texas Department of Transportation TASA Call for Projects Program for the Enhancement of a Pedestrian Pathway on Mercer Street and Highway 290 between RR 12 and Rob Shelton Boulevard.**

A motion was made by Vice Chair Russell to approve a Resolution of Support for the City of Dripping Springs's Grant Application to the Texas Department of Transportation for the Creation of Pedestrian and Cyclist Trail Connections from the Founders Ridge Subdivision to the Dripping Springs Elementary School, Dripping Springs Ranch Park, and Surrounding Area; and, a Resolution of Support for the City of Dripping Springs's Grant Application to the Texas Department of

Transportation TASA Call for Projects Program for the Enhancement of a Pedestrian Pathway on Mercer Street and Highway 290 between RR 12 and Rob Shelton Boulevard. Commissioner Fougerat seconded the motion which carried unanimously 7 to 0, with Commissioner Zarbaugh not available via video when the vote was called for.

Filed as Resolutions 2021-PRC01 and 2021-PRC02 respectively.

- 6. Discuss and consider recommendation regarding Amendments to the Parks & Recreation Commission Ordinance (City of Dripping Springs Code of Ordinances, Chapter 2 Administration and Personnel, Article 2.04 Boards, Commissions and Committees, Division 3 Parks and Recreation Commission) regarding members, seat representation, and appointment of members. Sponsor: Commission Chair Robbie Zamora**

Chair Zamora presented the item.

Mayor Foulds spoke regarding the item and requested that the Commission table this item to allow for continued conversations regarding representation by certain organizations.

Via unanimous consent this item was tabled.

- 7. Discuss and consider possible action regarding the Parks and Recreation Budget Request for Fiscal Year 2022.**

Kelly Schmidt and Vice Chair Russell presented the final draft budget which is on file. Staff recommends approval of the draft budget.

A motion was made by Vice Chair Russell to approve the Parks and Recreation Budget Request for Fiscal Year 2022. Commissioner Henline seconded the motion which carried unanimously 8 to 0.

REPORTS

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

Reports are on file and available for review upon request.

- 10. April 2021 Parks & Community Services Director's Report**
Kelly Schmidt, PCS Director
- 11. March 2021 Parks & Recreation Financial Statement**
Shawn Cox, Finance Director
- 12. March 2021 Parkland Dedication Financials**
Shawn Cox, Finance Director

PARKS STANDING COMMITTEE REPORTS

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

No committee updates at this time.

13. **Charro Ranch Park Committee**
Commissioners Paul Fushille and Matt Fougerat
14. **Dripping Springs Ranch Park Committee**
Commissioners Wade King and Matthew Zarbaugh
15. **Founders Memorial Park Committee**
Commissioners Eric Henline and Amber Ballman
16. **Sports & Recreation Park Committee**
Commissioners Eric Russell and Robbie Zamora
17. **Veterans Memorial Park Committee**
Commissioner Robbie Zamora

EXECUTIVE SESSION

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The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Parks & Recreation Commission

June 7, 2021 at 6:00 p.m.

July 6, 2021 at 6:00 p.m.

August 2, 2021 6:00 p.m.

City Council Meetings

May 11, 2021 at 6:00 p.m.

May 18, 2021 at 6:00 p.m.

June 10, 2021 at 6:00 p.m.

June 18, 2021 at 6:00 p.m.

ADJOURN

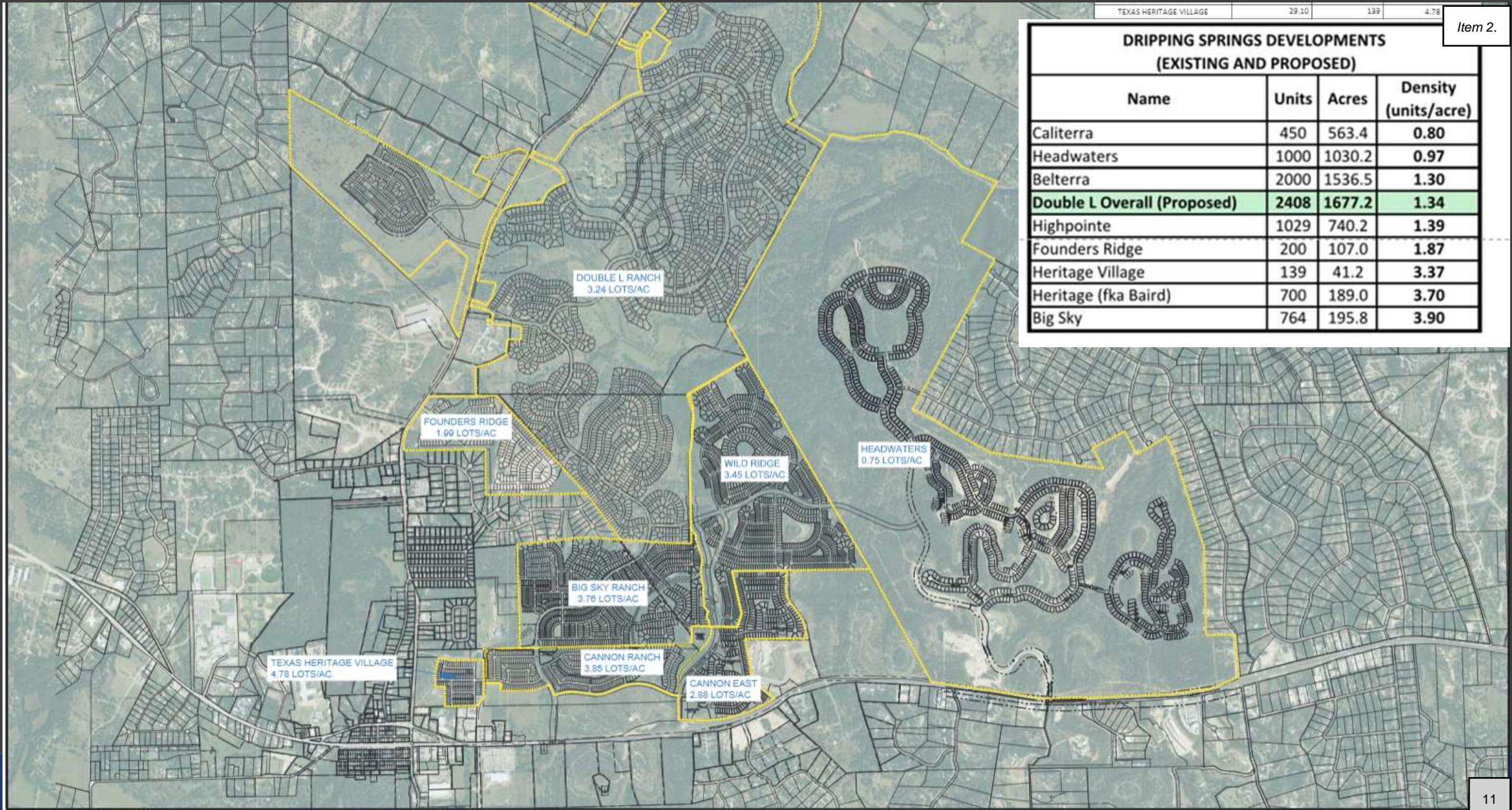
A motion was made by Vice Chair Russell to adjourn the meeting. Commissioner King seconded the motion which carried unanimously 8 to 0.

This regular meeting adjourned at 10:29 p.m.

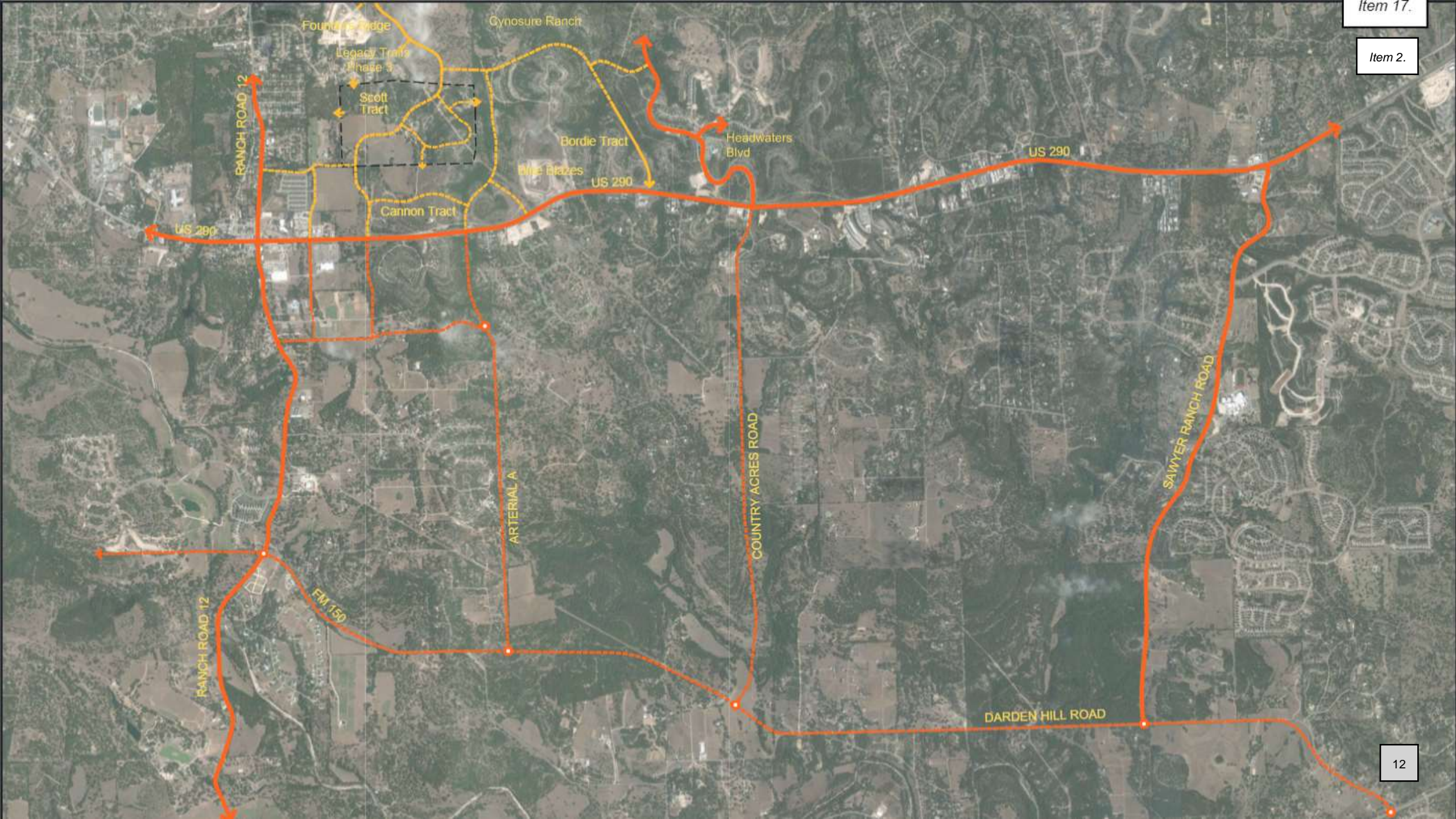


Current DAWG Projects:
Cannon-Ashton Woods PDD
Wild Ridge/Cynosure PDD
Anarene Amended DA

Laura Mueller, City Attorney



DRIPPING SPRINGS DEVELOPMENTS (EXISTING AND PROPOSED)			
Name	Units	Acres	Density (units/acre)
Caliterra	450	563.4	0.80
Headwaters	1000	1030.2	0.97
Belterra	2000	1536.5	1.30
Double L Overall (Proposed)	2408	1677.2	1.34
Highpoint	1029	740.2	1.39
Founders Ridge	200	107.0	1.87
Heritage Village	139	41.2	3.37
Heritage (fka Baird)	700	189.0	3.70
Big Sky	764	195.8	3.90



Cannon – Ashton Woods

- 97 acres
- 375 residences
- 40, 45, and 60 foot lots
- Offsite Road Agreement
- Open issues:
 - Shared use path for East/West Road
 - Finalizing lot width and setbacks for corner lots

LAND USE SUMMARY

Area of Cannon Cr.	Units
40' x 120' Residential	81 units
45' x 120' Residential	87 units
Sub Total	168 units
East of Cannon Cr.	Units
40' x 120' Residential	81 units
45' x 120' Residential	91 units
40' x 120' Residential	81 units
Sub Total	253 units
Total	Units
40' x 120' Residential	162 units
45' x 120' Residential	178 units
40' x 120' Residential	81 units
Total	421 units
Open Site Area	97.42 acres
Open Density	1.00 units/acre
Deliverable/Phase One	100 units
Phase Two	100 units

Residential unit requires 10-15 acres of private road, 1 acre to 15-20 acres.



LAND USE SUMMARY

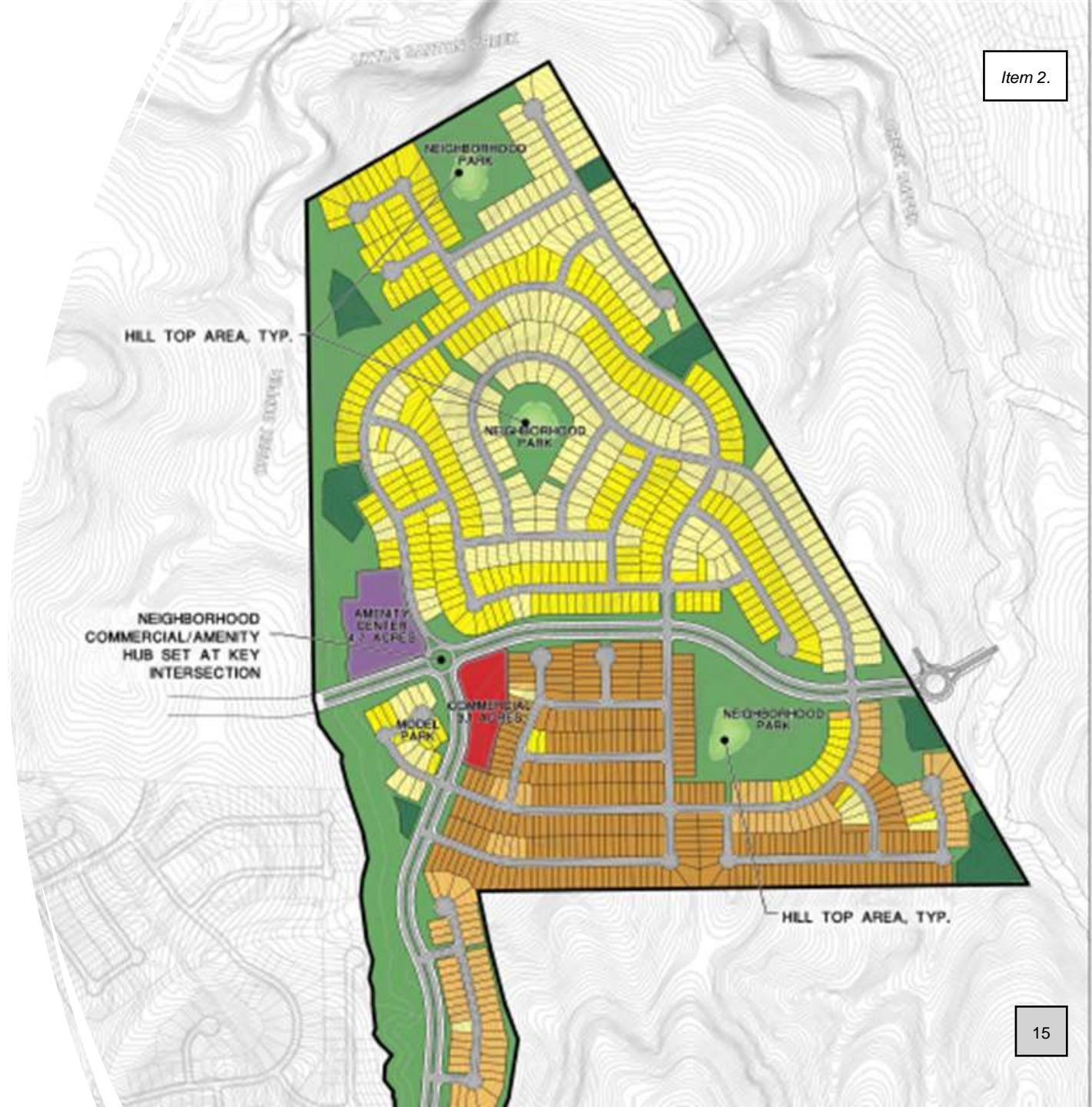
West of Cannon Dr.	Units	Mix
40' x 115' Residential	65 units	53.28 %
45' x 115' Residential	57 units	46.72 %
Sub-Total	122 units	
East of Cannon Dr.	Units	Mix
40' x 115' Residential	63 units	32.81 %
45' x 115' Residential	107 units	42.29 %
60' x 120' Residential	63 units	24.90 %
Sub-Total	253 units	
Total	Units	Mix
40' x 115' Residential	148 units	39.47 %
45' x 115' Residential	164 units	43.73 %
60' x 120' Residential	63 units	16.80 %
Total	375 units	
Gross Site Area	97.43 acres	
Gross Density	3.80 du/ac	
Detention/Water Quality	6.40 acres	
Private Parkland	4.85 acres	

Residential yield requires 15.0 acres of parkland credit. Parkland credit provided is 15.06 acres.

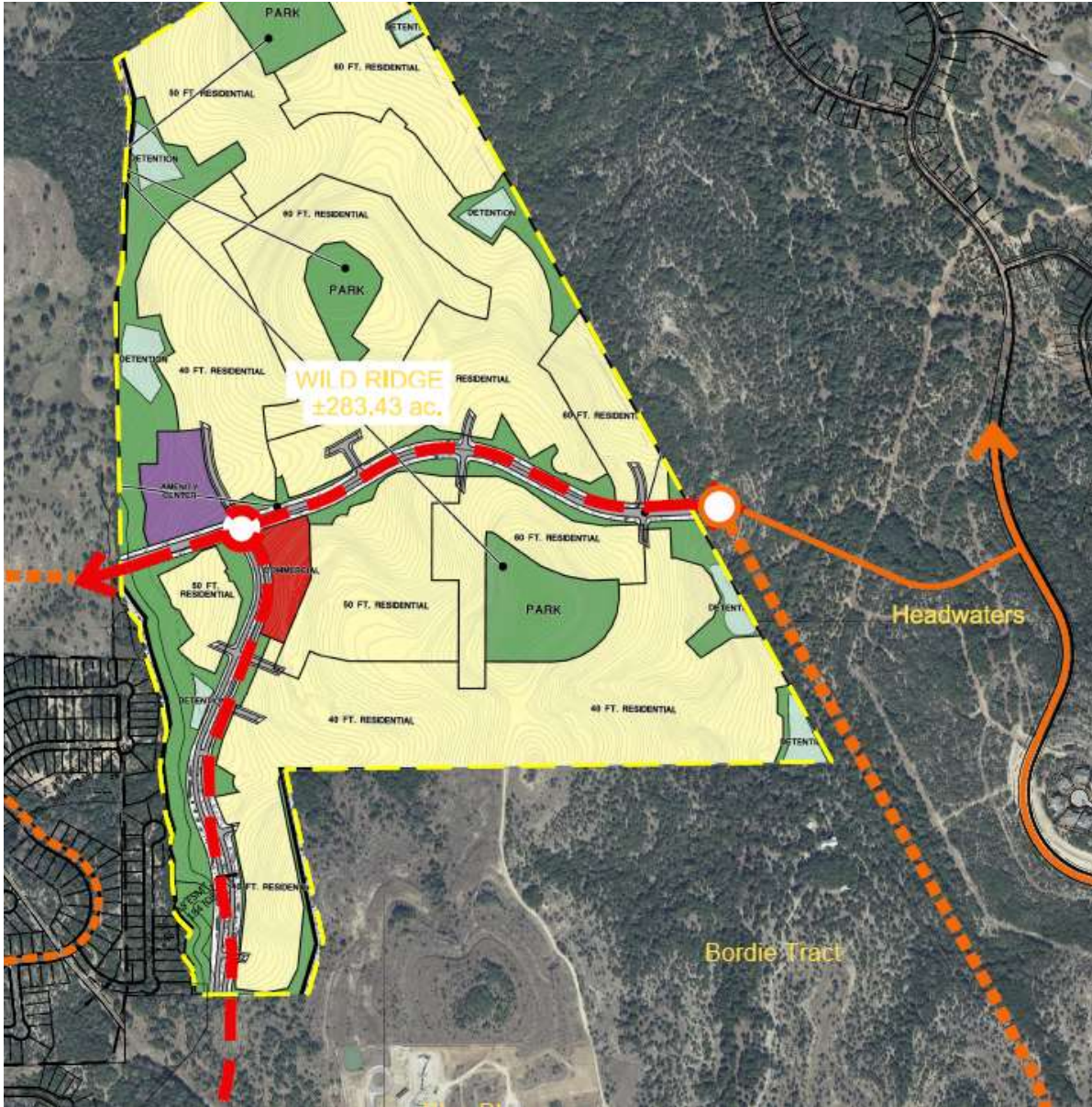


Wild Ridge (Cynosure)

- 283 acres
- Commercial
- 960 residences
- 40, 45, 50, and 60 foot lots
- Transportation Enhancement Agreement
- In City MUD on City Request
- Open issues:
 - 4 lane roadway to 290
 - Financing and Reimbursement
 - Finalizing lot width and setbacks for corner lots

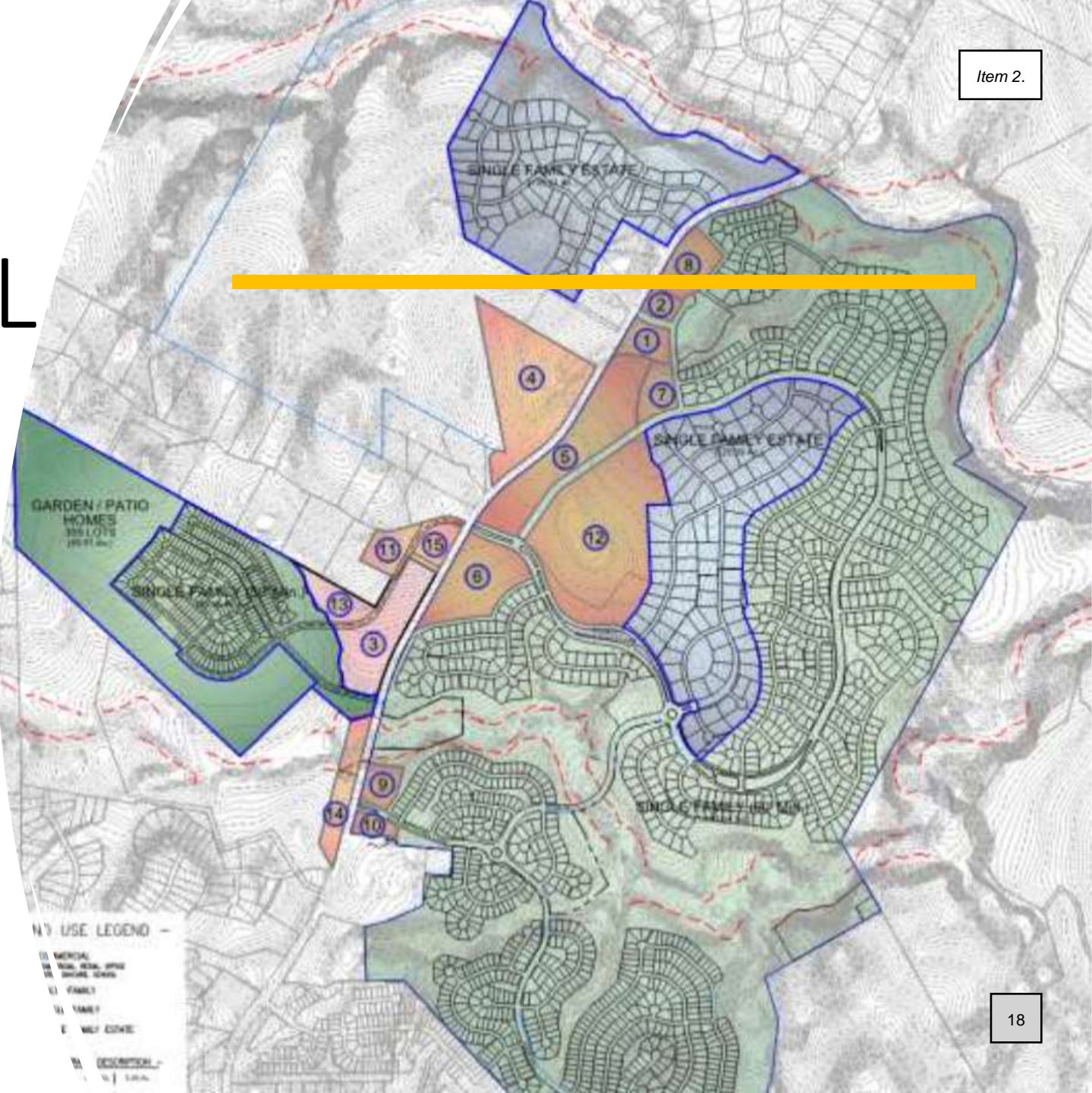






Anarene/Double LL

- Amended DA
- 1680 acres
- 2,886 residences
 - 2408 single family units
 - 435 multi family units
- Commercial Acreage -200 acres including Multifamily and School
- Garden Homes to Estate Lots
- ETJ MUD
- Open issues:
 - Roadway Phasing
 - TIA requirements
 - Commercial v Residential
 - Substantial Increase in Residential Density (1677 to 2,886)
 - Ordinance Effective Dates
 - Parkland

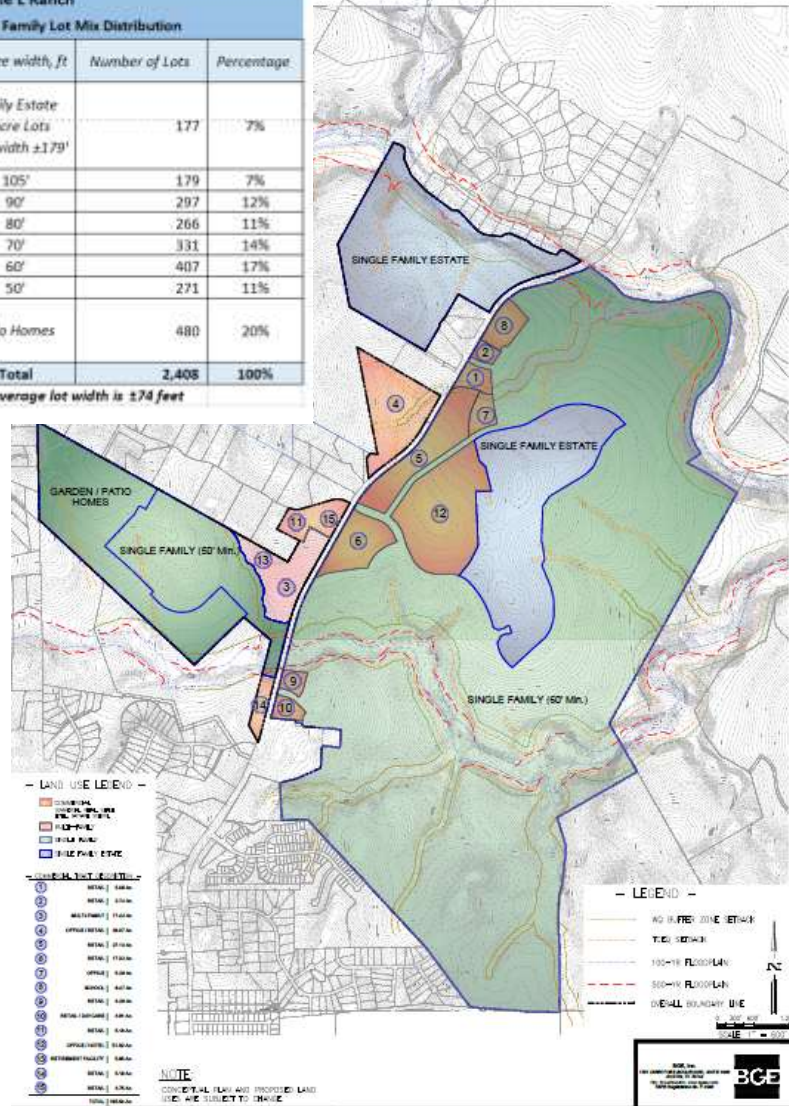


PROPOSED LOT MIX SUMMARY

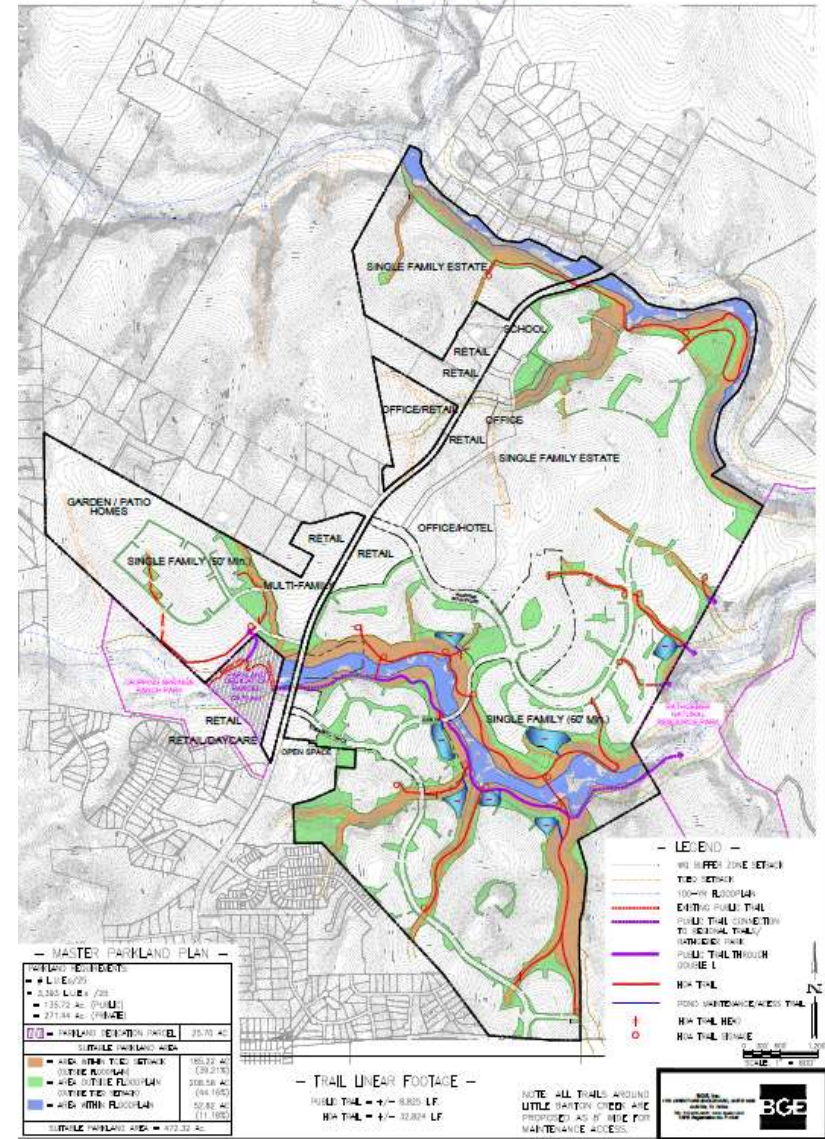
Double L Ranch		
Single Family Lot Mix Distribution		
Lot size width, ft	Number of Lots	Percentage
Family Estate		
1-acre Lots		
Avg. width ±179'		
105'	179	7%
90'	297	12%
80'	266	11%
70'	331	14%
60'	407	17%
50'	271	11%
Patio Homes		
	480	20%
Total	2,408	100%

The average lot width is ±74 feet

DOUBLE 'L'
CONCEPTUAL MASTER PLAN
(A TREND DEVELOPMENT, INC. COMMUNITY)

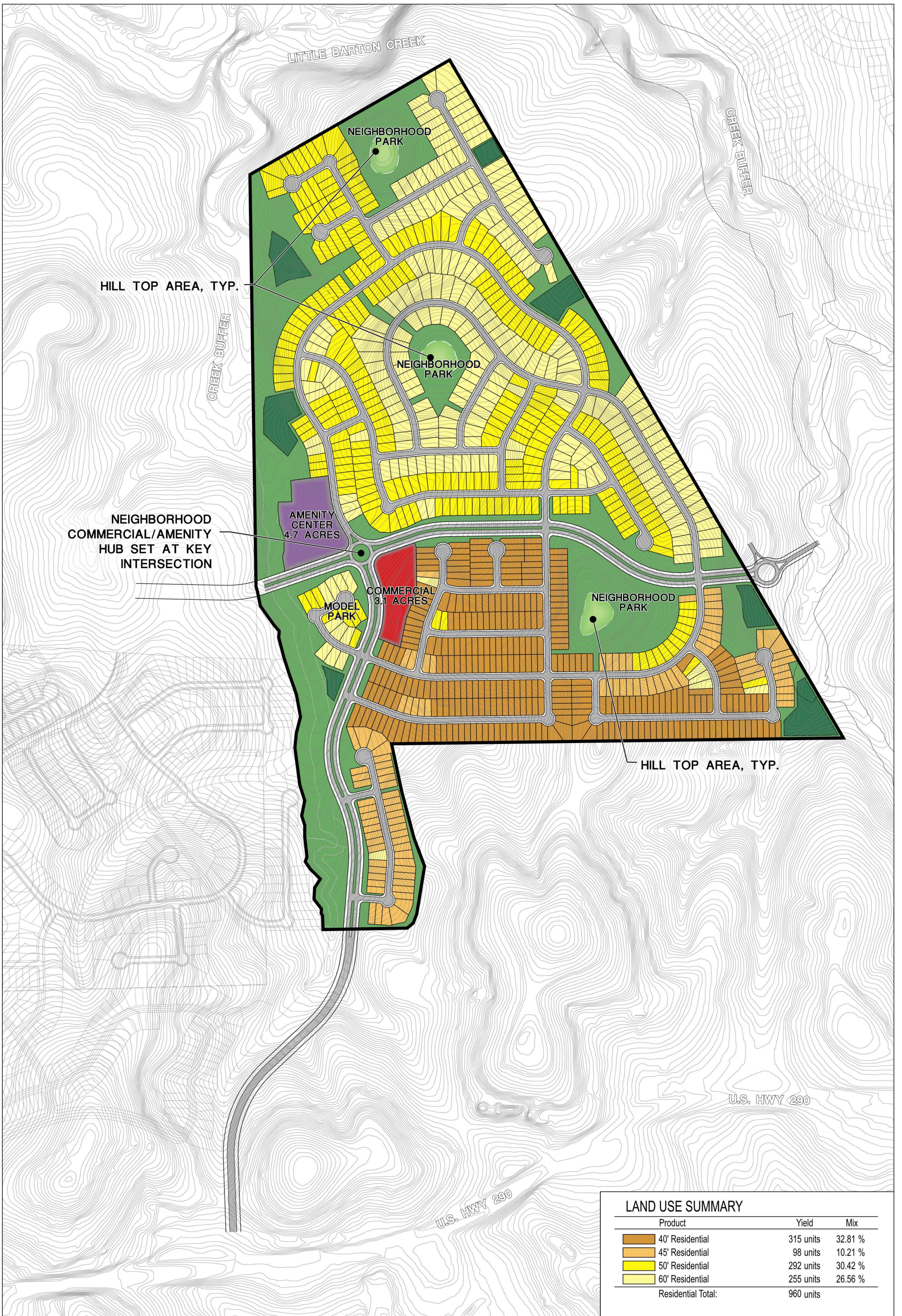


DOUBLE 'L'
MASTER PARKLAND EXHIBIT
(A TREND DEVELOPMENT, INC. COMMUNITY)





QUESTIONS



LAND USE SUMMARY		
Product	Yield	Mix
40' Residential	315 units	32.81 %
45' Residential	98 units	10.21 %
50' Residential	292 units	30.42 %
60' Residential	255 units	26.56 %
Residential Total:	960 units	

9600 Escarpment Blvd., Suite 745-4
Austin, Texas 78789

Date: 06.04.21
Project: Cannon Ranch
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Laura Mueller, City Attorney
Amanda Padilla, City Senior Planner

This memo serves as follow-up correspondence to the May/June 2021 preliminary review by LUCK Design Team, LLC of the Cannon Ranch Parkland Dedication Plan re-submitted in May 2021. Please reference Parkland Dedication Plan Narrative and site plans.

*** **

After review we have the following observations and recommendations:

1. At 375 proposed DUs for the proposed development, the amount of parkland required per ordinance is 16.30 acres.
2. 16.82 acres of the development is set aside for public parkland dedication; another 2.00 acres of the development is set aside for private parkland dedication. The total parkland dedication is 18.82 acres, 2.52 acres in excess of the parkland required per ordinance. (Note: Per City Ordinance Section 38.03012 Credit of Private Parks, “the City Administrator, after recommendation from the Parks and Recreation Commission, and approval from City Council, may grant a credit up to twenty-five percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu. The credit is not applicable to the Park Development Fee.” The 2.0 acres included in the calculations above for private parkland is approximately 12.2% of the 16.30 acres of parkland required per ordinance, well under that 25% maximum.)
3. Section II-4 of the parkland dedication narrative requests a waiver of a portion of the calculated \$243,000 Parkland Development Fee because of the \$292,619 value of parks and trail being provided within the development.

At 23 DUs for the proposed development, Cannon Ranch is adding a potential 1,100+ people to the Dripping Springs community that will be using the City’s Community Parks. Per ordinance, the “Parkland Development Fee is meant to provide active recreation parks and sports field options, and /or provide trails that connect park users to existing community parks.”

Approximately 1,826 linear feet of 8’ wide concrete trail along the Founders Park Road extension (approximate value of \$83,679) provides a de facto extension of the City wide trail system and a connection to Founders Memorial Park from Cannon Ranch development.

Section II-4 of the parkland dedication narrative states the following:

“Due to the improvements being constructed on-site with the trails being valued at \$217,619 and the private park improvements being valued at \$75,000, the Applicant would like consideration to waive a portion of the Parkland Development Fee. In addition to the value of the improvements constructed on-site, the applicant will be paying a total of 1/3 of the Parkland fee to the City, which equates to \$81,000. The total Parkland Development Fee required is \$243,000 and the total improvements being constructed in

the parkland and open spaces are valued at \$292,619. Including the fee payment, this gives a delta of \$130,619 in improvements and cash payments in excess of the required Parkland Fee amount.”

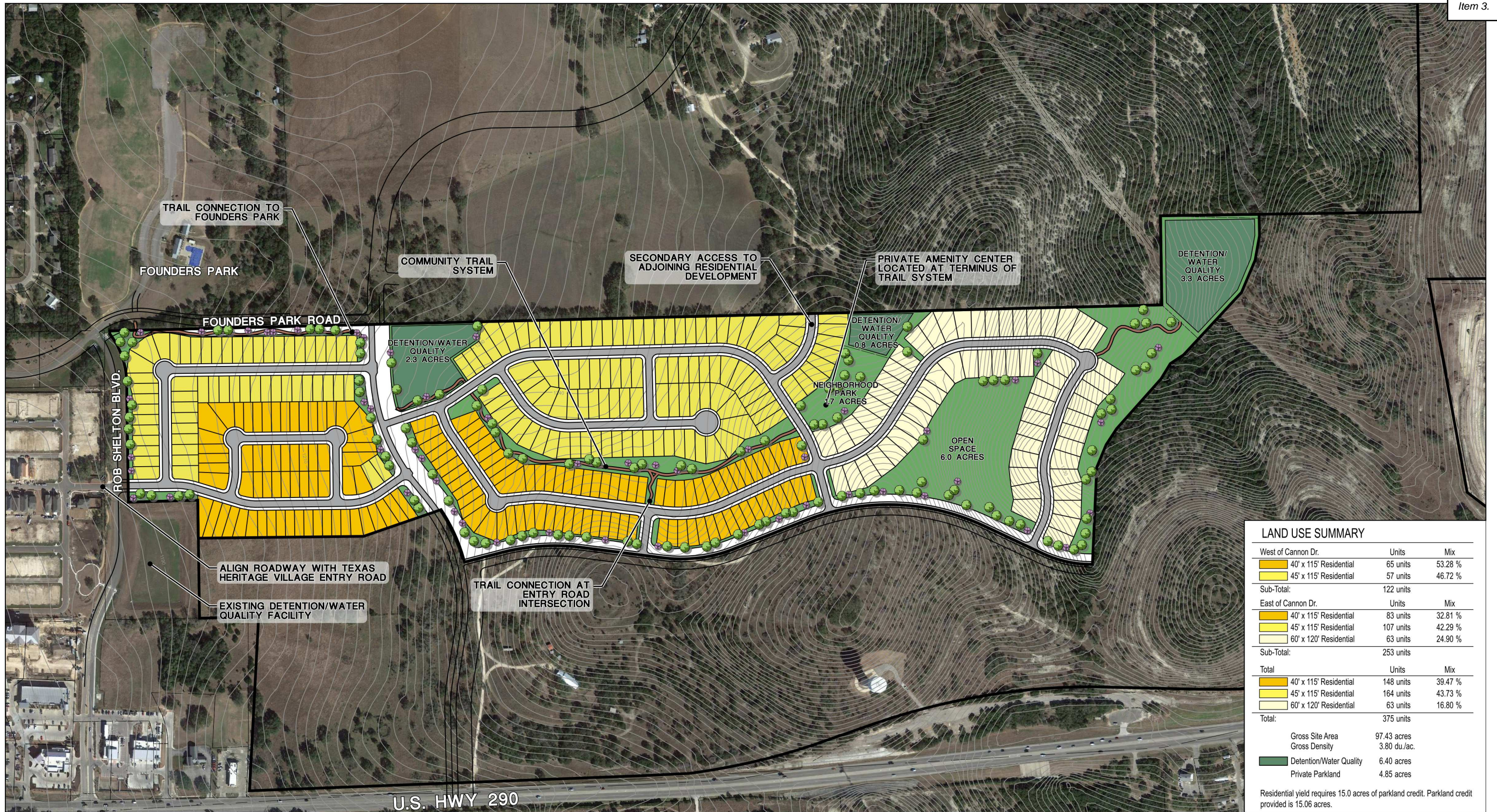
Cannon Ranch was not vested under the old parkland dedication ordinance but was halfway through negotiations when the City adopted the new parkland dedication ordinance so there is an equity argument on why we should not be as strict with allowing mitigation; and the Developer Agreement has been heavily negotiated.

4. Amenities included at the 2-acre neighborhood park include:
 - A Children’s Playground (school ages 5-12): ADA access children’s playscape with
 - twelve inch (12”) depth engineered mulch playground surfacing
 - Sidewalks
 - Picnic Areas
 - Seating Areas with Shade
 - Unstructured play area
 - Irrigated and enhanced landscaping

Note: LUCK Design Team’s previous review memo dated April 4, 2021 referenced an Amenity Center; it has been clarified that no Amenity Center Building is being proposed for the development.

We recommend Parks and Recreation Commission approval of the Cannon Ranch Parkland Dedication Plan.

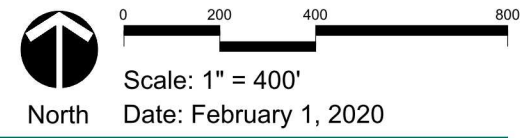
Prepared By: Brent Luck










LAND USE SUMMARY

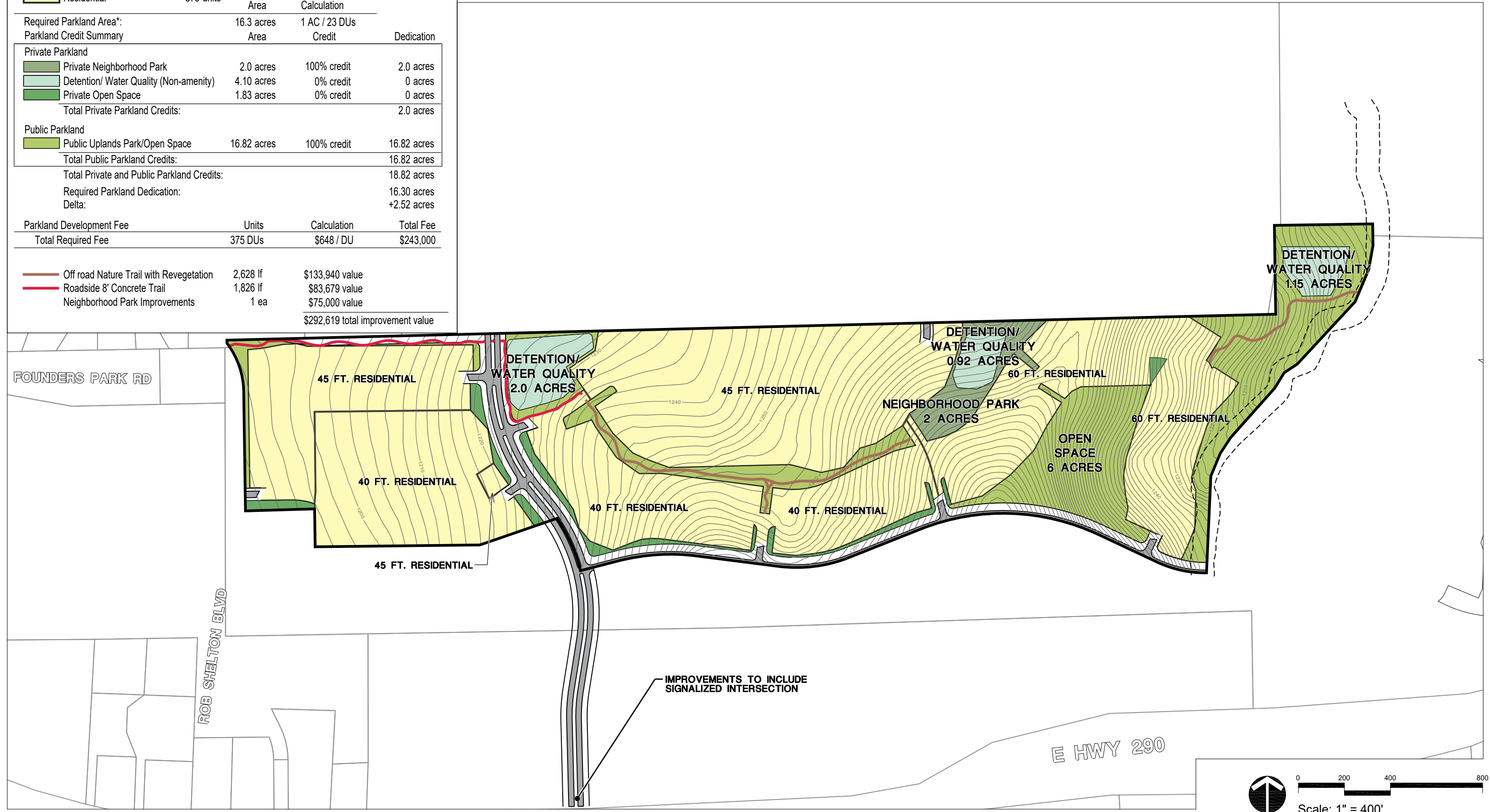
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Total:	375 units	
Gross Site Area	97.43 acres	
Gross Density	3.80 du./ac.	
Detention/Water Quality	6.40 acres	
Private Parkland	4.85 acres	

Residential yield requires 15.0 acres of parkland credit. Parkland credit provided is 15.06 acres.



PARKLAND SUMMARY

	Residential	375 units	Area	Calculation
Required Parkland Area*:			16.3 acres	1 AC / 23 DUs
Parkland Credit Summary			Area	Credit
Private Parkland				
	Private Neighborhood Park		2.0 acres	100% credit
	Detention/ Water Quality (Non-amenity)		4.10 acres	0% credit
	Private Open Space		1.83 acres	0% credit
Total Private Parkland Credits:				2.0 acres
Public Parkland				
	Public Uplands Park/Open Space		16.82 acres	100% credit
Total Public Parkland Credits:				16.82 acres
Total Private and Public Parkland Credits:				18.82 acres
Required Parkland Dedication:				16.30 acres
Delta:				+2.52 acres
Parkland Development Fee		Units	Calculation	Total Fee
Total Required Fee		375 DUs	\$648 / DU	\$243,000
	Off road Nature Trail with Revegetation	2,628 lf		\$133,940 value
	Roadside 8' Concrete Trail	1,826 lf		\$83,679 value
	Neighborhood Park Improvements	1 ea		\$75,000 value
				\$292,619 total improvement value





Cannon Ranch – Dripping Springs, Texas
May 21, 2021

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Cannon Ranch is a residential community located north of US 290 and east of Rob Shelton Boulevard within the City of Dripping Springs ETJ. The property is approximately 97.4 acres and the Applicant is seeking City of Dripping Springs approval for the development of up to 375 residential lots.

The property is characterized as a mix of open pasture to the west as well as typical hill country with rolling hills and varying topography on the eastern side of the tract. The property is covered with a mix of cedar (Ashe Juniper), live oak and cedar elm hardwoods.

The Cannon Ranch Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a two (2) acre neighborhood park. The park is centrally located and is connected by a series of trails leading to the park and connecting to offsite planned and existing trails. Program elements to be constructed by the developer within the Neighborhood include a playscape, picnic areas, seating areas with shade and irrigated landscaping.

Cannon Ranch is located immediately southeast of Founders Memorial Park. With the community’s proximity to the park in mind, a community open space system has been designed to offer pedestrian trail corridors from the east side of the city, leading to Founders Memorial Park. The community Parkland and Open Space Plan shall provide nearly a mile of roadside and off-road trails. The City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024, Park Needs Implementation Plan identifies “Walking / Hiking / Biking Trails” as the first “High Priorities” listed within the plan. Cannon Ranch’s planned trails system is in alignment with the City of Dripping Springs’ high priority and further extends the public trails system to the east.

Parkland Calculations

Following is a summary of parkland requirements and the parkland provided within Cannon Ranch. The calculations are intended to support the Cannon Ranch Parkland and Open Space Plan.

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

1. Required

- a. One (1) acre of parkland per 23 living unit equivalents (LUE’s), satisfied by cash or land. Based on the maximum 375 residential units within the Development Agreement, a maximum of 16.3 acres of parkland credit shall be required.
- b. A Park Development Fee is required to be paid by the developer to meet the need for the active recreation parks. The fee is calculated by multiplying the number of dwelling units by \$648. The total required Parkland Development Fee for this project will be \$243,000, as shown on the submitted Parkland Exhibit.



II. Proposed Parkland Compliance Program

1. Public Parks

A total of 16.82 acres is being dedicated to the City as a public park and open space as well as public trail corridors. A tract approximately six (6.0) acres in size is located within the southeast portion of the property and shall be dedicated as public open space.

In addition to the six (6.0) acres in the southeast portion of the property, The Parkland and Open Space Plan public open space corridors will include:

- **Roadside Trails**
 - Meandering eight feet (8') width concrete roadside trails will be constructed within public parkland tracts that traverse the property adjacent to the collector right-of-way. The open space tracts and concrete trails will extend to the east and strengthen the City of Dripping Springs' public trails system. Total value of this improvement is estimated to be \$89,184.
- **Off-Road Trails**
 - Off-road trails will be constructed in a set of natural open space corridors within the community. Trails may be built using concrete, mulch or other natural materials and will further expand the City of Dripping Springs' public trails system. Total value of this improvement is estimated to be \$76,455.
 - Trailheads (including one (1) trailhead sign and enhanced landscaping) will be provided various strategic locations where trails connect within the property.

2. Private Parks

Per Section 28.03.012 of the Parkland Dedication Ordinance, credit may be allowed for dedication of private parkland, with non-exclusive private amenities up to 25 percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu.

The Cannon Ranch Parkland and Open Space Plan includes a two (2) acre neighborhood park, which will not have restricted access. The neighborhood park will be privately maintained by the H.O.A. This facility will provide \$75,000 worth of improvements which include, but are not limited to the following:

- A Children's Playground (school ages 5-12): ADA access children's playscape with twelve inch (12") depth engineered mulch playground surfacing
- Sidewalks
- Picnic Areas
- Seating Areas with Shade
- Unstructured play area
- Irrigated and enhanced landscaping

3. Private Open Space

Private open space will be distributed throughout the community. Some portions of the open space will provide stormwater detention and water quality on the property while other portions of the open space will remain undisturbed. None of the private open space areas



meet the minimum two (2) acre lot size requirement for dedication credit. Therefore, no credit is being requested for private open space lots.

The detention ponds will have natural side slopes as well as earthen embankment structures. These facilities shall be designed as non-amenity style ponds, without parkland elements within the basins. Therefore, no parkland credit is being requested for the water quality/detention ponds.

4. Parkland Development Fee

Due to the improvements being constructed on-site with the trails being valued at \$217,619 and the private park improvements being valued at \$75,000, the Applicant would like consideration to waive a portion of the Parkland Development Fee. In addition to the value of the improvements constructed on-site, the applicant will be paying a total of 1/3 of the Parkland fee to the City, which equates to \$81,000. The total Parkland Development Fee required is \$243,000 and the total improvements being constructed in the parkland and open spaces are valued at \$292,619. Including the fee payment, this gives a delta of \$130,619 in improvements and cash payments in excess of the required Parkland Fee amount.

III. **Parkland Calculation Summary**

Parkland Dedication Requirements. Based on parkland calculations required by the City of Dripping Springs Code, Cannon Ranch is required to provide 16.3 acres of total parkland.

Proposed Parkland Credit. As shown in the Parkland Open Space Plan, a total of 16.45 acres of public open space and private parkland credit shall be provided in association with the development of Cannon Ranch. This provides a surplus of 0.15 acres of parkland credit.

Total Residential Units: 375 units
Parkland Requirement: 16.3 acres

Parkland Credit Calculations	Area	Credit	Dedication
Private Neighborhood Park	2.0 acres	100% Credit	2.0 acres
Detention / Water Quality (non-amenity)	4.10 acres	0% Credit	0.0 acres
Private Open Space	1.83 acres	0% Credit	0.0 acres
Total Private Parkland Credit:			2.0 acres
Public Uplands Park/Open Space	16.82 acres	100% Credit	16.82 acres
Total Public Parklands Credit:			16.82 acres
Required Parkland Dedication:			16.30 acres
Total Parkland Credit Dedication:			18.82 acres
Delta:			2.52 acres



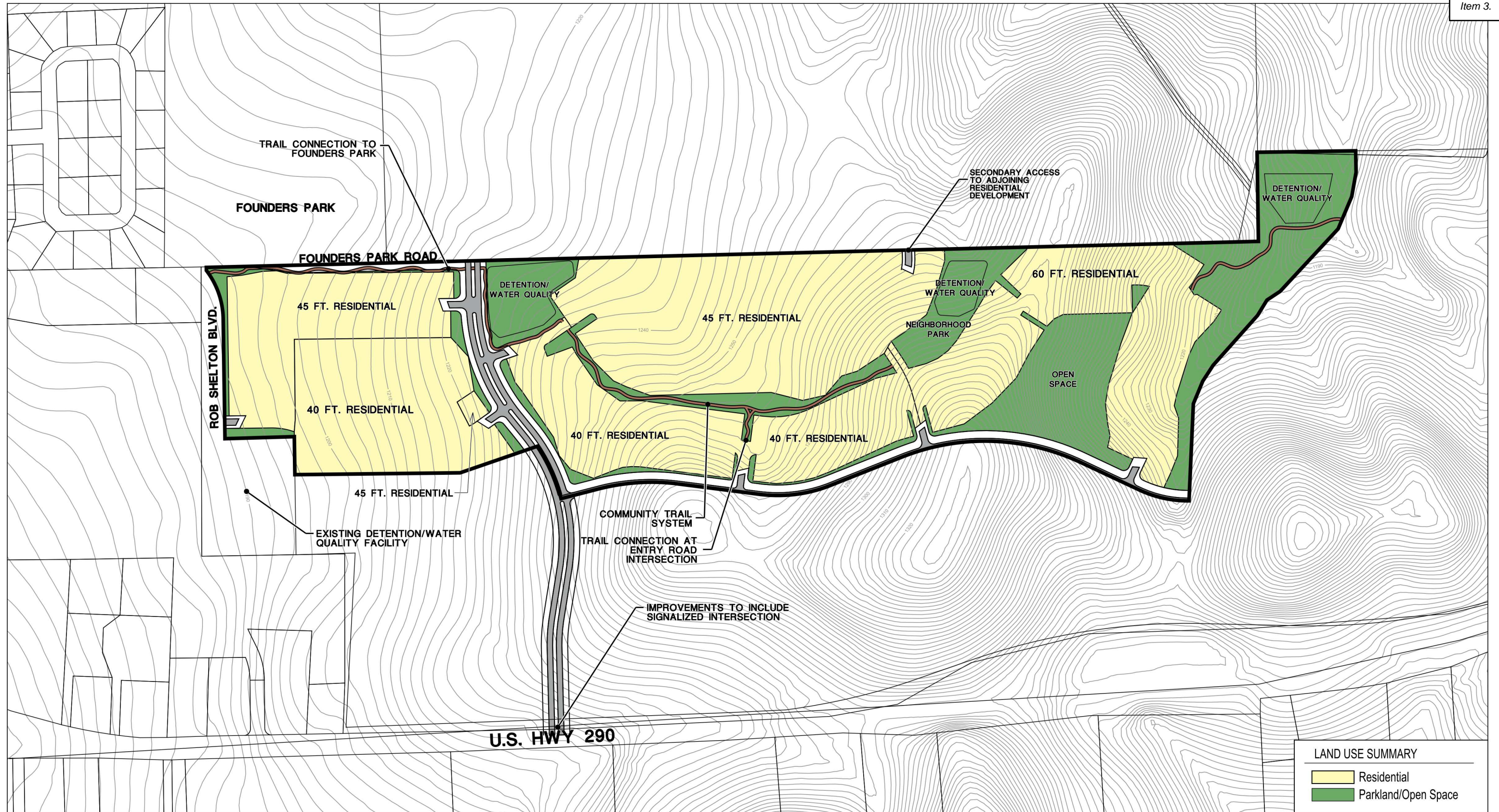
IV. Maintenance

The Parkland and Open Space Plan for Cannon Ranch includes private parks, private and public trails and natural open spaces. All parkland and open space areas will be maintained by the community’s Homeowner Association (H.O.A.) The public open space areas will also be maintained by the H.O.A. through an access easement overlay (to be coordinated with the City). The H.O.A. will maintain this public trail and park to conform with the maintenance level of the community. The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

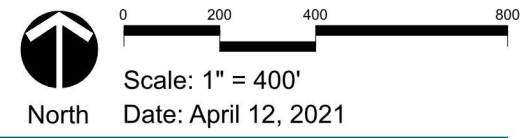
V. Phasing

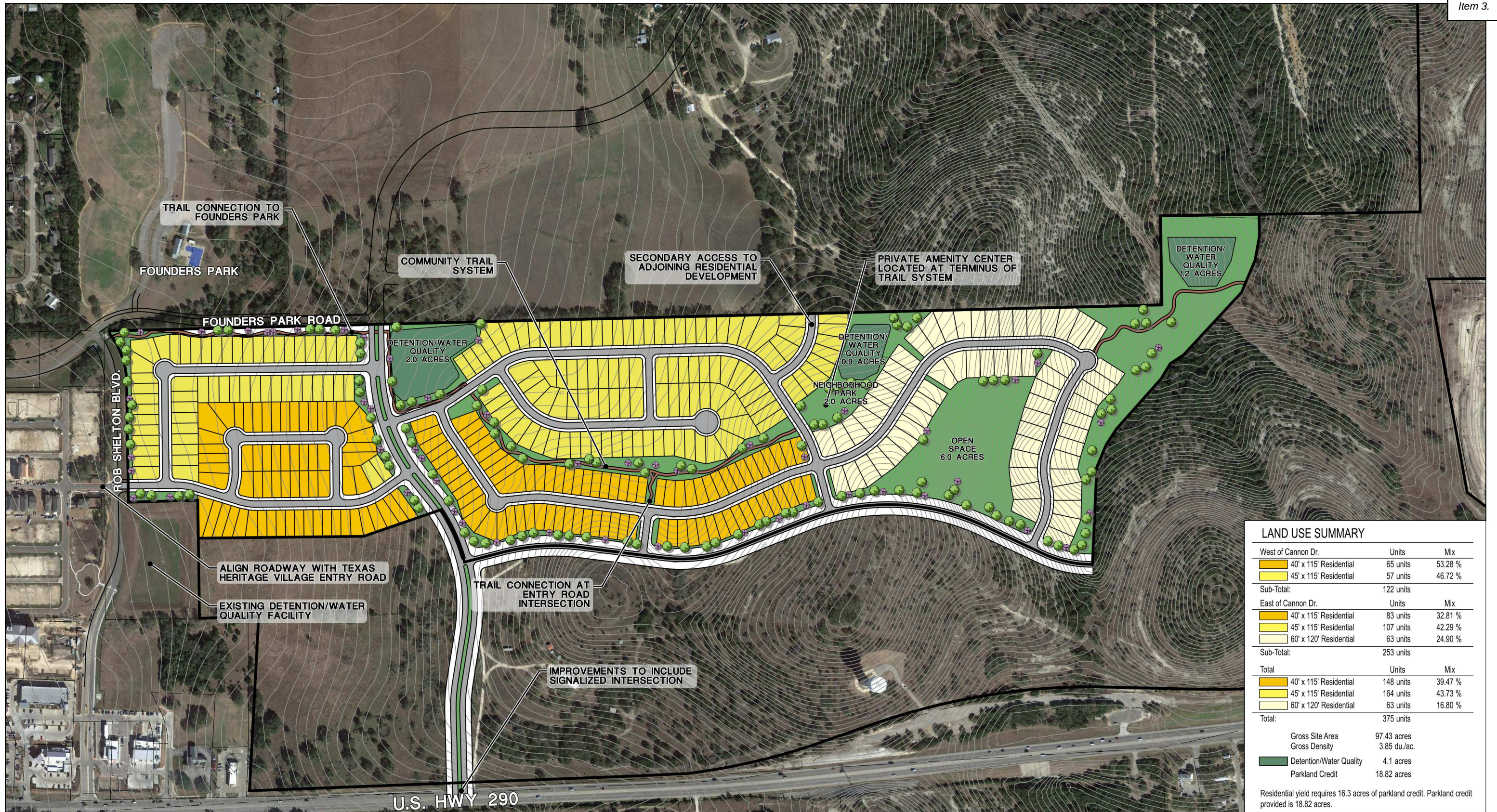
Cannon Ranch will be a phased residential community. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

- The parkland and trails to the west of the Lone Peak Way extension and to the east of Rob Shelton Boulevard will be improved and dedicated to the City of Dripping Springs with the construction and acceptance of Phase 1 of Cannon Ranch.
- Roadside concrete public trails will be constructed with construction of their associated roadway.
- Off-road trails corridors will be dedicated to the City within six (6) months of the City’s acceptance of the associated residential area. The construction of the trail within each tract shall be complete prior to dedication of the tract.
- The improved private neighborhood park will begin construction in Phase 3 of the development.
- Remaining private and public parkland and open space tracts will be developed with development of the associated residential area.



LAND USE SUMMARY	
	Residential
	Parkland/Open Space

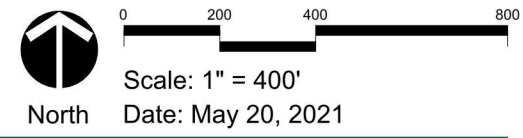




LAND USE SUMMARY

West of Cannon Dr.	Units	Mix
40' x 115' Residential	65 units	53.28 %
45' x 115' Residential	57 units	46.72 %
Sub-Total:	122 units	
East of Cannon Dr.	Units	Mix
40' x 115' Residential	83 units	32.81 %
45' x 115' Residential	107 units	42.29 %
60' x 120' Residential	63 units	24.90 %
Sub-Total:	253 units	
Total	Units	Mix
40' x 115' Residential	148 units	39.47 %
45' x 115' Residential	164 units	43.73 %
60' x 120' Residential	63 units	16.80 %
Total:	375 units	
Gross Site Area	97.43 acres	
Gross Density	3.85 du./ac.	
Detention/Water Quality	4.1 acres	
Parkland Credit	18.82 acres	

Residential yield requires 16.3 acres of parkland credit. Parkland credit provided is 18.82 acres.



9600 Escarpment Blvd., Suite 745-4
Austin, Texas 78789

Date: 06.04.21
Project: Cynosure / Wild Ridge
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Laura Mueller, City Attorney
Amanda Padilla, City Senior Planner

This memo serves as follow-up correspondence to the May/June 2021 review by LUCK Design Team, LLC of the Cynosure /Wild Ridge Parkland Dedication Plan submitted in May 2021. Please reference Parkland Dedication Plan Narrative and site plans.

*** **

After review we have the following observations and recommendations:

1. At 960 proposed DUs for the proposed development, the amount of parkland required per ordinance is 41.74 acres. The application is showing parkland dedication of 59.56 acres, exceeding ordinance requirements by 26.35 acres.
2. The 4.0 acres of Public Park in the center of the development is surrounded by residential lots. There is a City Staff concern that the park area will be seem very secluded. Developer has agreed to eliminate this concern by stipulating for “see through” metal picket fencing on the back property lines fronting the park.
3. A “Potential Community Trailhead” location is being shown on the east side of the development to the future Rathgeber Natural Resources Park. Design of this area will be fine-tuned at the time of platting and as the program and entrance requirements at Rathgeber are finalized.
4. Section II-4 of the parkland dedication narrative requests a waiver of a portion of the calculated \$622,080 Parkland Development Fee because of the \$705,816 value of parks and trail being provided within the development. Section II-4 of the parkland dedication narrative states the following:

“Due to the improvements being constructed on-site with the trails being valued at \$705,816, the Applicant would like consideration to waive the Parkland Development Fee required, in-lieu of the proposed improvements being constructed on-site. Total Parkland Development Fee is \$622,080 and the total improvements being constructed are valued at \$705,816. That gives a delta of \$83,736 in improvements in excess of the required Parkland Fee amount.

Additionally, for the Board’s consideration, the development is willing to forgo construction the Rathgeber trailhead asphalt parking lot, in lieu of a one-time donation to the City’s park fund of \$80,000. This donation is intended to meet the Board’s expressed desire for funding to facilitate improvements to existing City owned parks. This check would be in addition to the parkland acreage dedication and other trails/amenities outlined in the Parkland Narrative and associated Parkland Exhibit.”

Cynosure/Wildridge was not vested under the old parkland dedication ordinance but was halfway through negotiations when the City adopted the new parkland dedication ordinance so there is an

equity argument on why we should not be as strict with allowing mitigation; and the Developer Agreement has been heavily negotiated.

Item 4.

We recommend Parks and Recreation Commission approval of the Cynosure/Wildridge Parkland Dedication Plan.

Prepared By: Brent Luck



Wild Ridge – Dripping Springs, Texas
June 3, 2021

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

Wild Ridge is a residential community located along Highway 290 within the City of Dripping Springs ETJ. The property is approximately 283.4 acres zoned for 960 residential units.

The property is characterized as typical Hill Country with moderate hills and topography. The property is covered with a mix of cedar (Ashe Juniper) and live oak and cedar elm hardwoods. A natural drainage corridor runs along the west side of the property, draining north to south.

The Wild Ridge Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the private parkland component will be a 4.7 Acre Private Amenity Center. This site will be located within a future phase of the project and set along a natural drainageway to provide extended views into the native areas.

The Amenity Site is directly linked to the public parkland along the upland open spaces and creek buffer greenways. The public parkland will provide the potential for future access to additional public parkland and off-site trails. The remainder of the open space will be native areas, to remain in their natural state for the enjoyment of residents.

Additional public parkland dedication is located within three (3) neighborhood pocket parks. These parks will provide additional improvements such as irrigated landscaping and turf, seating areas and opportunities for passive recreation.

Parkland Calculations

Following is a summary of parkland requirements and the parkland provided within Wild Ridge. The calculations are intended to support the Wild Ridge Parkland and Open Space Plan.

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

1. Required

1. One (1) acre of parkland per 23 living unit equivalents (DU's), satisfied by cash or land dedication. Based on the maximum 960 residential units within the Development Agreement, a maximum of 41.74 acres of parkland credit shall be required.
2. A Park Development Fee is required to be paid by the developer to meet the need for the active recreation parks. The fee is calculated by multiplying the number of dwelling units by \$648. The total required Parkland Development Fee for this project will be \$622,080, as shown on the submitted Parkland Exhibit.

Per discussions with City Staff, the Park Development Fee shall be offset by parkland improvements as outlined in this narrative, that exceed the required fee total.



II. Proposed Parkland Compliance Program

1. Public Parks

A total of 59.56 acres is being dedicated to the City as a public park and open space. Three (3) neighborhood parks are being dedicated for a total of 20.83 acres in size, which are located over sensitive hilltop locations across the site. An additional creek buffer is being dedicated as a continuous tract along the west portion of the site. This area will remain in its natural state besides a public trail for connectivity and exploration of the existing environmental corridor along the northwestern boundary of the project. A list of the public improvements include:

- Public Trails with connections to offsite trails.
- Trailhead Connection with Parking Lot to the future Rathgeber Park
- 9-hole Disc Golf course
- Workout Stations

2. Private Parks

Per Section 28.03.012 of the Parkland Dedication Ordinance, credit may be allowed for dedication of private parkland, with non-exclusive private amenities up to 25 percent (25%) of the required Public Parkland dedication amount and/or fee-in-lieu.

The Wild Ridge Parkland and Open Space Plan includes a 4.7 acre Amenity Center, which will not have restricted access. The park will be privately maintained by the H.O.A. This facility will provide constructed non-restricted improvements which include, but are not limited to the following:

- A Children's Playground (school ages 5-12): ADA access children's playscape with twelve inch (12") depth engineered mulch playground surfacing
- Sidewalks and Trails
- 3,600 sf Amenity Pool and Restroom Building
- Picnic Areas
- Seating Areas with Shade
- Unstructured play area
- Irrigated and enhanced landscaping

3. Private Open Space

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

The detention ponds will have natural side slopes as well as earthen embankment structures. Half of these facilities shall be designed as amenity style ponds, with parkland immediately adjacent to the ponds. Therefore, 50 percent (50%) parkland credit is being requested for the water quality/detention ponds.



4. Parkland Dedication Fee in-Lieu

Due to the improvements being constructed on-site with the trails being valued at \$705,816, the Applicant would like consideration to waive the Parkland Development Fee required, in-lieu of the proposed improvements being constructed on-site. Total Parkland Development Fee is \$622,080 and the total improvements being constructed are valued at \$705,816. That gives a delta of \$83,736 in improvements in excess of the required Parkland Fee amount.

Additionally, for the Board's consideration, the development is willing to forgo construction the Rathgeber trailhead asphalt parking lot, in lieu of a one-time donation to the City's park fund of \$80,000. This donation is intended to meet the Board's expressed desire for funding to facilitate improvements to existing City owned parks. This check would be in addition to the parkland acreage dedication and other trails/amenities outlined in the Parkland Narrative and associated Parkland Exhibit.

III. **Parkland Calculation Summary**

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, Wild Ridge is required to provide 41.74 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 68.09 acres of public open space and private parkland credit shall be provided in association with the development of Wild Ridge. This provides a surplus of 26.35 acres of parkland credit.

Total Residential Units: 960 units
Parkland Requirement: 41.74 acres (1 AC / 23 DUs)

Parkland Credit Summary	Total Area	Credit	Dedication
Private Amenity Center	4.70 acres	100% Credit	4.70 acres
Private Open Space	4.13 acres	0% Credit	0 acres
Detention Ponds	7.66 acres	50% Credit	3.83 acres
Private Parkland Credit	16.49 acres		8.53 acres
Public Park	20.83 acres	100% Credit	20.83 acres
Public Open Space	38.73 acres	100% Credit	38.73 acres
Public Parkland Credit	59.56 acres		59.56 acres
Total Private and Public Parkland Credit			68.09 acres
Required Parkland Dedication			41.74 acres
Delta:			26.35 acres



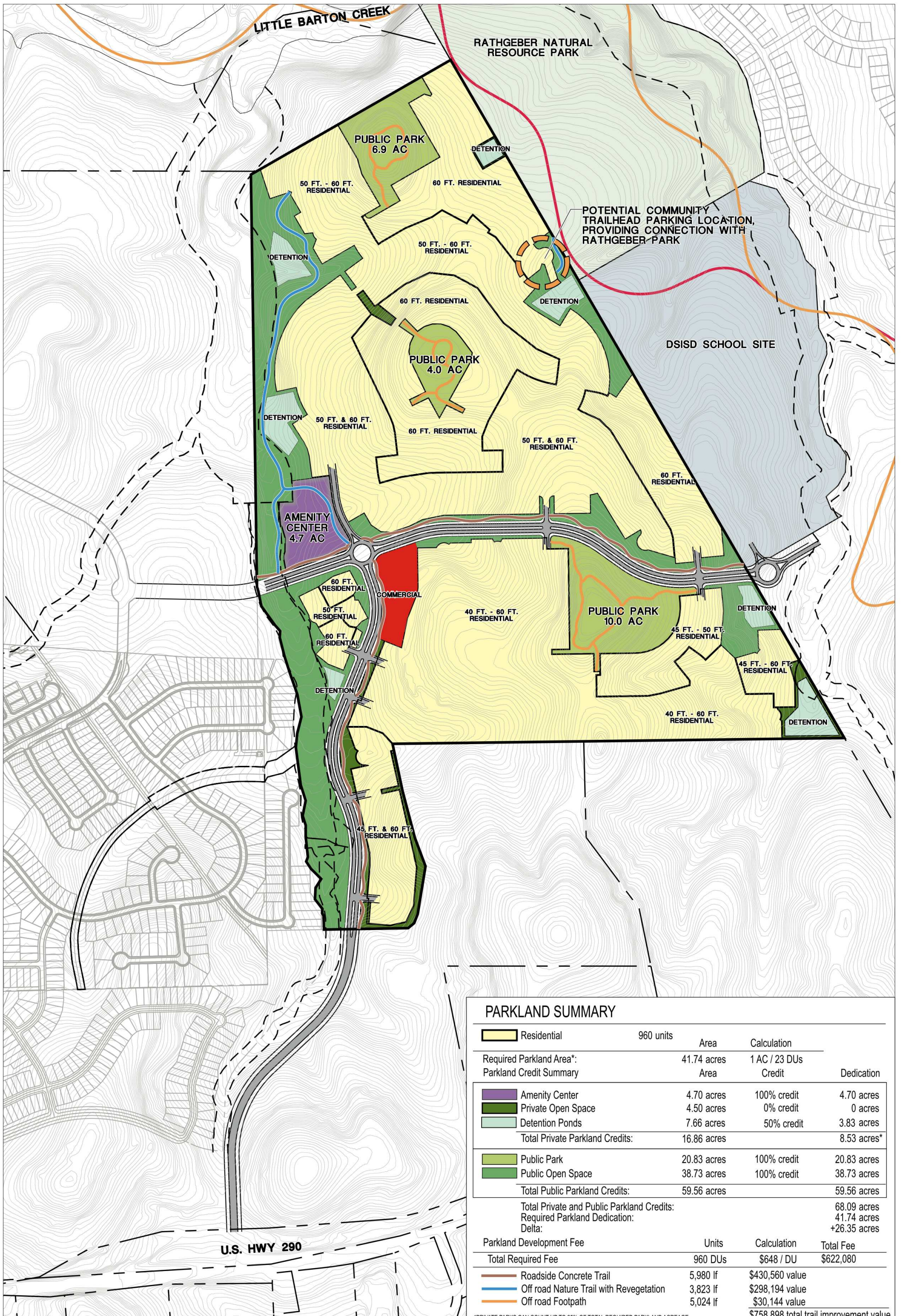
IV. Maintenance

The Parkland and Open Space Plan for Wild Ridge includes private parks, detention ponds and private and public open spaces. All parkland and open space areas will be maintained by the community's Homeowner Association (H.O.A.) The public open space areas will also be maintained by the H.O.A. through an access easement overlay (to be coordinated with the City). The H.O.A. will be established prior to selling homes and will be funded through a community fee. This fee will be used to maintain parks, open space trails, entry feature monuments and public areas within H.O.A. access easements.

V. Phasing

Wild Ridge will be a phased residential community. Following is a summary of anticipated dedication (as applicable) and construction of parkland:

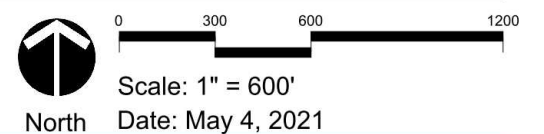
- The open space buffer to the west of the north/south collector from the intersection of Highway 290 to the planned round-a-bout will be dedicated to the City of Dripping Springs with the construction and acceptance of Phase 1.
- The private Amenity Site and the rest of the creek buffers along the northwest boundary of the project will be constructed during the Phase 2 portion of the project.
- Remaining private and public parkland and open space tracts will be developed with the future phased construction of the adjacent residential areas.

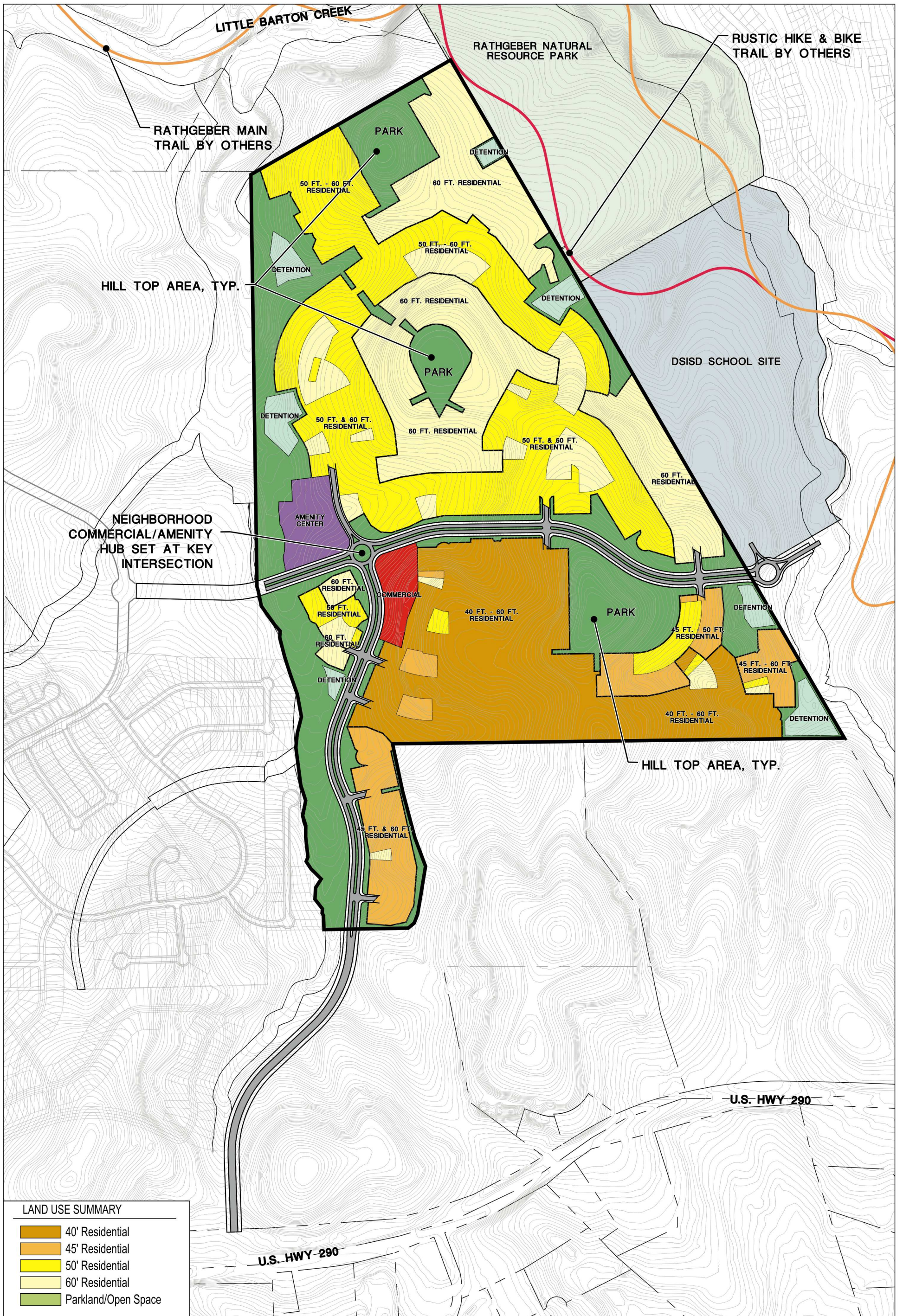


PARKLAND SUMMARY					
	Residential	960 units	Area	Calculation	
	Required Parkland Area*		41.74 acres	1 AC / 23 DUs	
	Parkland Credit Summary		Area	Credit	Dedication
	Amenity Center		4.70 acres	100% credit	4.70 acres
	Private Open Space		4.50 acres	0% credit	0 acres
	Detention Ponds		7.66 acres	50% credit	3.83 acres
	Total Private Parkland Credits:		16.86 acres		8.53 acres*
	Public Park		20.83 acres	100% credit	20.83 acres
	Public Open Space		38.73 acres	100% credit	38.73 acres
	Total Public Parkland Credits:		59.56 acres		59.56 acres
	Total Private and Public Parkland Credits:				68.09 acres
	Required Parkland Dedication:				41.74 acres
	Delta:				+26.35 acres
	Parkland Development Fee	Units	Calculation	Total Fee	
	Total Required Fee	960 DUs	\$648 / DU	\$622,080	
	Roadside Concrete Trail	5,980 lf	\$430,560 value		
	Off road Nature Trail with Revegetation	3,823 lf	\$298,194 value		
	Off road Footpath	5,024 lf	\$30,144 value		
			\$758,898 total trail improvement value		

*PRIVATE PARKS CAN COUNT UP TO 25% OF TOTAL REQUIRED PARKLAND ACREAGE

**EXHIBIT C
PARKS, TRAILS, & OPEN SPACE
WILD RIDGE**





9600 Escarpment Blvd., Suite 745-4
Austin, Texas 78789

Date: 06.04.21
Project: Anarene/Double L
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Laura Mueller, City Attorney
Amanda Padilla, City Senior Planner

This memo serves as follow-up correspondence to the May review by LUCK Design Team, LLC of the Anarene/Double L Parkland Dedication Plan. Please reference Parkland Dedication Plan Narrative and site plans.

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After review we have the following observations and recommendations:

1. As part of the original Developer Agreement (DA), 1,710 residential DU's were proposed. The new DA has 3,393 total proposed DUs for the proposed development; 2,886 of these are residential. The difference in residential DUs between the original DA and the new DA under consideration is an additional 1,176 DUs. Because the original DA was submitted prior to the new ordinance, it is our understanding that they the original 1,710 residential DU's are not subject to the parkland development fee. However, the additional 1,176 DUs as part of the revision are subject to negotiation/discussion.
2. The amount of parkland required per the new parkland dedication ordinance (1 acre/23 DUs is 147.52 acres. The amount of parkland required per the old parkland dedication ordinance (1 acre/25 LUEs is 135.72 acres. The application is showing parkland dedication of 472.32 acres, exceeding 23 DU ordinance requirements by 324.80 acres.

For reference purposes:

- 25.0 acres of land adjacent to DSRP were originally given to the City of Dripping Springs as part of the original developer agreement;
- the amount of parkland within the TCEQ setback is 185.22 acres (39.21%);
- the amount of parkland within the floodplain is 52.82 acres (11.18%);
- the amount of parkland outside the TCEQ setback and outside the floodplain is 208.58 acres (44.16%).

3. Developer has provided flexibility with connection to Rathgeber Natural Resource Park. Design of this area will be fine-tuned at the time of platting and as the program and entrance requirements at Rathgeber are finalized.

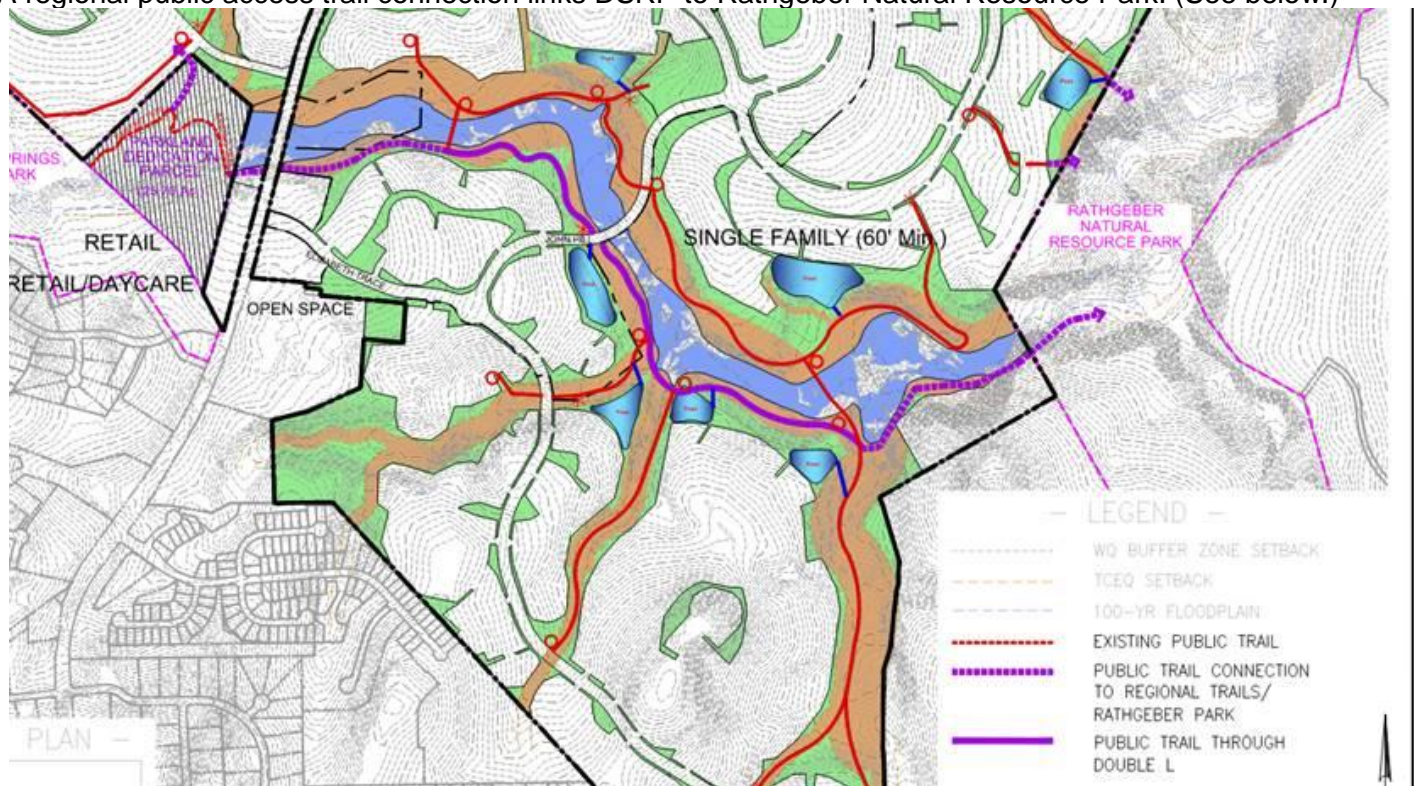
4. Much of the dedicated parkland is open space that is located in either the Water Quality Buffer Zone or the TCEQ set back. The development restrictions and parameters of these two designations are listed below:

- a. Water Quality buffer zone: – trail improvements only;
- b. TCEQ setbacks allowed and prohibited activities: The types of activities that are allowed within a buffer zone are very limited. These restrictions protect the quality of water entering karst features and the environmental integrity of the buffer zones. Public access may be allowed on

defined, low impact hike and bike trails within the buffer zones. Access roads may be provided for emergency vehicles or for buffer/habitat maintenance. Trails and access roads should be carefully placed to avoid erosion, and to avoid directing sediment and potential contaminants in storm water runoff from the trails and access road areas into the feature. All entrances to the buffer area must have clearly legible signs alerting people to the presence of the buffer zone and any restricted activities.

To maintain water quality, the following activities are prohibited within the buffer zone boundaries.

- General use of any fertilizers, herbicides, or pesticides is prohibited. If fire ant infestation becomes acute, consult with USFWS for products approved for use and methods of use.
 - An acute infestation is defined as: (1) fire ant densities greater than 40 mounds per acre or (2) more than 40 mounds within 344 ft of the entrance to any karst feature habitat.
 - Construction of new general use roads, utilities, or other development including water, storm water, or wastewater lines, treatment ponds, structures or other facilities is prohibited.
 - Storage, maintenance, or use of motorized vehicles is prohibited. The only motorized vehicles that can be used in the buffer zone area must be used for emergencies or to facilitate the operation, monitoring, or maintenance of buffer zone area.
5. All of the parks in the proposed development are designated as private except for the east –west public trail and open area around that public trail and the 25-acres of land adjacent to DSRP. The new ordinance states a 25% maximum for private parks to meet the parkland dedication requirements. However, this development was originally vested under the old ordinance so this new stipulation does not apply.
 6. A regional public access trail connection links DSRP to Rathgeber Natural Resource Park. (See below.)



As currently proposed, the solid purple "Trail" will double as a maintenance road and would be developed/constructed by the Developer. Per the developer, the dashed purple public trail (on the west end connecting to DSRP and on the east end potentially connecting to Rathgeber) would be the responsibility of the City to develop if the City wants to develop.

The developer states it would pay the \$648/ additional lot over 1,710 residential lots. The total residential lots allowed per this DA modification is 2,886. So the delta of additional lots is 1,176 with a calculated

parkland development fee of \$762,048. However, the developer would like to partially offset the parkland development fee by incorporating the value of the developer portion of the public trail (the solid purple public trail). The impact of this value is based on the following assumptions:

An 8' wide trail of 6" decomposed granite trail over 6" of compacted road base. The developer estimates the trail length to be 4,008 linear feet @ \$60/lf = \$240,500.

The parkland development fee for 1,176 additional lots:	\$762,048
<u>Minus the proposed credit for public use trail</u>	<u>\$240,500</u>
Revised Parkland Development Fee	\$521,548

The value of the purple dashed trails that the City would be responsible for developing and constructing is approximately \$264,000. The developer estimates the total trail length to be 4,400 linear feet @ \$60/lf. This trail length includes both the connecting section to DSRP and the trail section to Rathgeber Natural Resource Park. The trail length is approximately equal for each trail sections.

Options open for discussion with the Parks and Recreation Commission are the City considering if it would like to construct the connecting trail sections to DSRP or Rathgeber (with the possible use of trail grant monies) or to ask the developer to construct the trails with further reduction of the revised parkland development of another \$264,000. Note: all trail estimates are based on today's dollar value and are not projected costs into the future.

- 7. Section 2.4 of the draft develop agreement states that "Park fees for such Additional Lots shall be due and payable to the City at the time Additional Lots are platted." Per correspondence with the developer's engineer, the developer is contemplating full buildout of the 2,886 DUs in 2034. Thus, any parkland development fees due to the City will not be paid until many years in the future.

We recommend Parks and Recreation Commission approval of the Anarene/Double L Parkland Dedication Plan subject to discussion and direction of Items 6 & 7 as stated above.

Prepared By: Brent Luck



DOUBLE L
RANCH



Item 5.

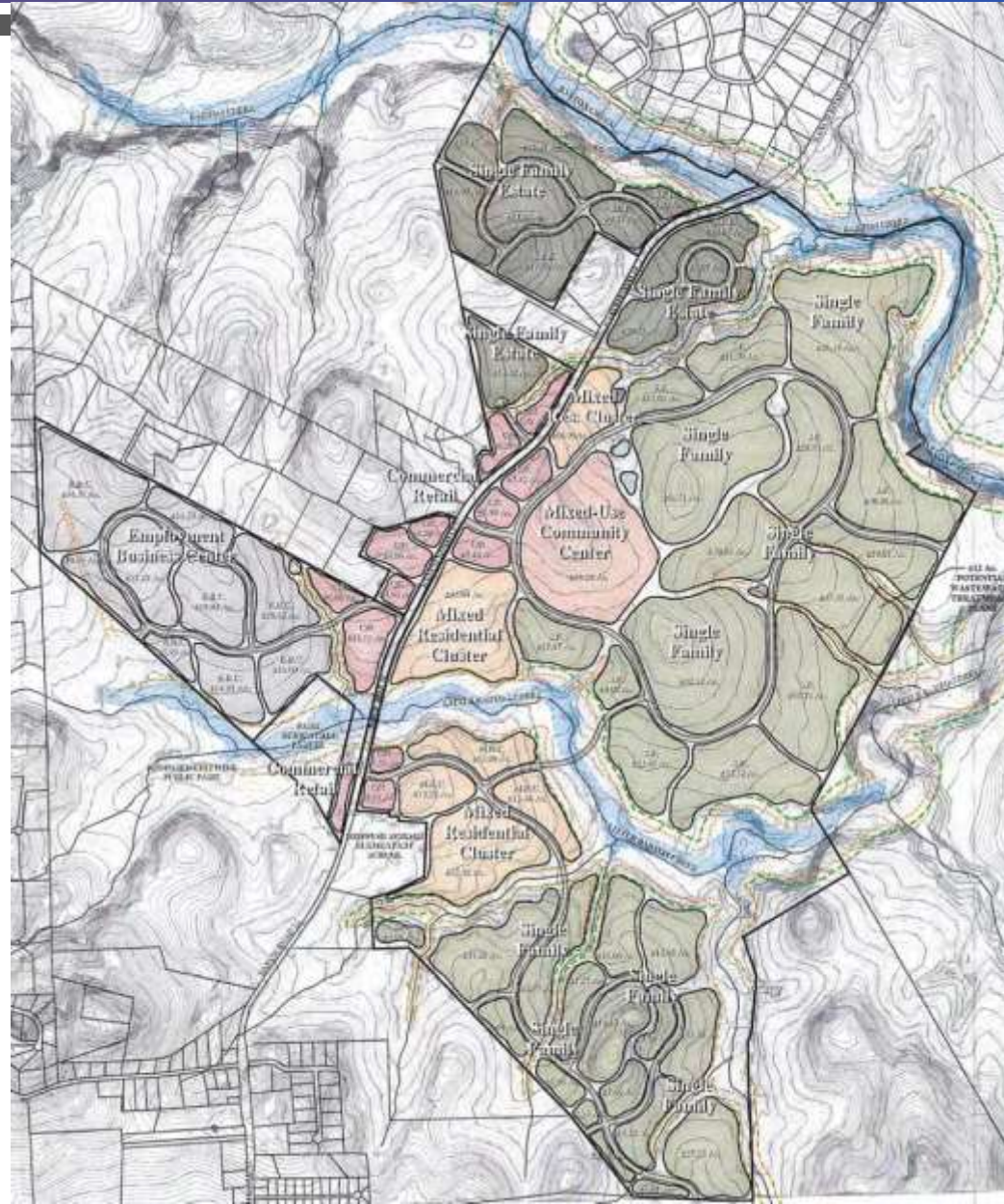
PARKS COMMISSION MEETING

June 07, 2021

City of Dripping Springs

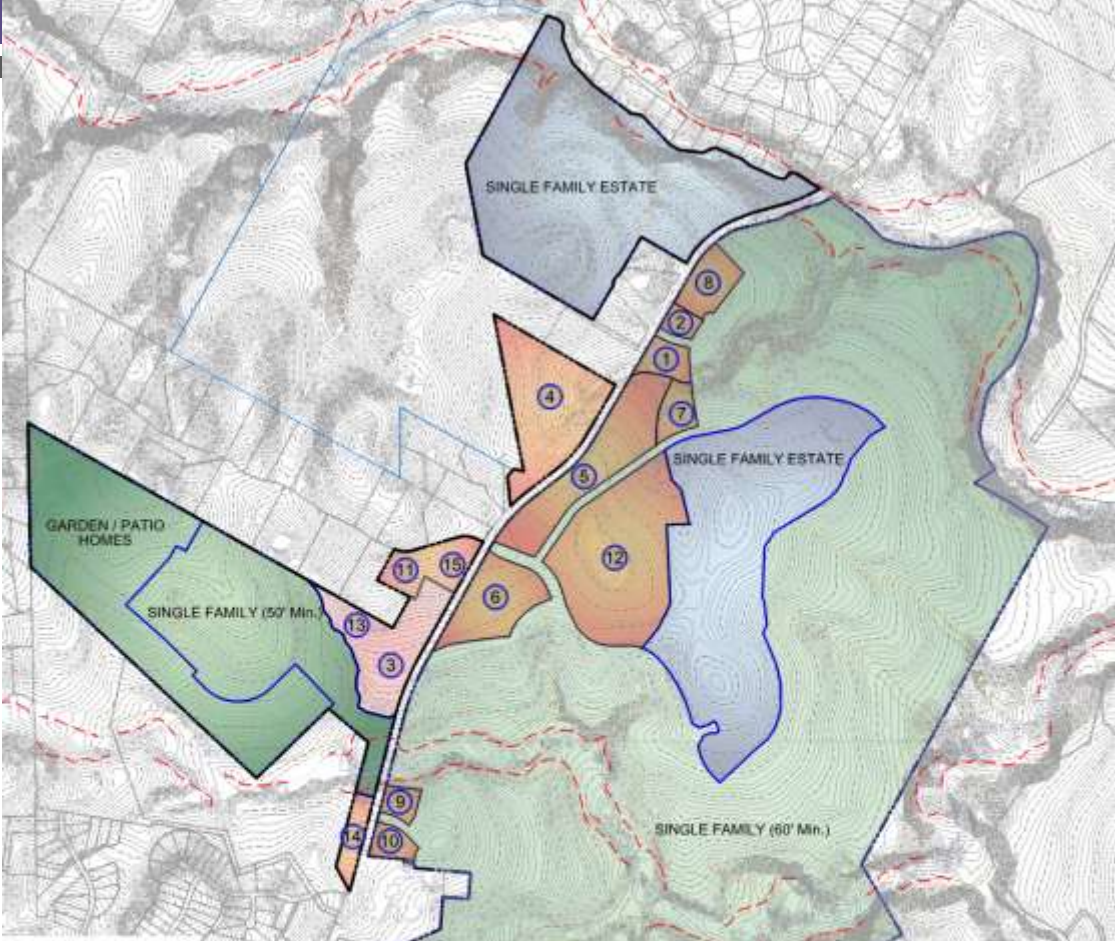


Current Approved Concept Plan



LAND USE SUMMARY	
Commercial/Retail.....	±83.55 Ac.
Employment Business Center.....	±155.88 Ac.
Mixed-Use Community Center.....	±64.19 Ac.
Mixed-Use Residential.....	±138.49 Ac.
Single Family.....	±692.11 Ac.
Single Family Estate.....	±156.62 Ac.
Development Parcel Total	±1,290.84 Ac.

Proposed Concept Plan



— LAND USE LEGEND —

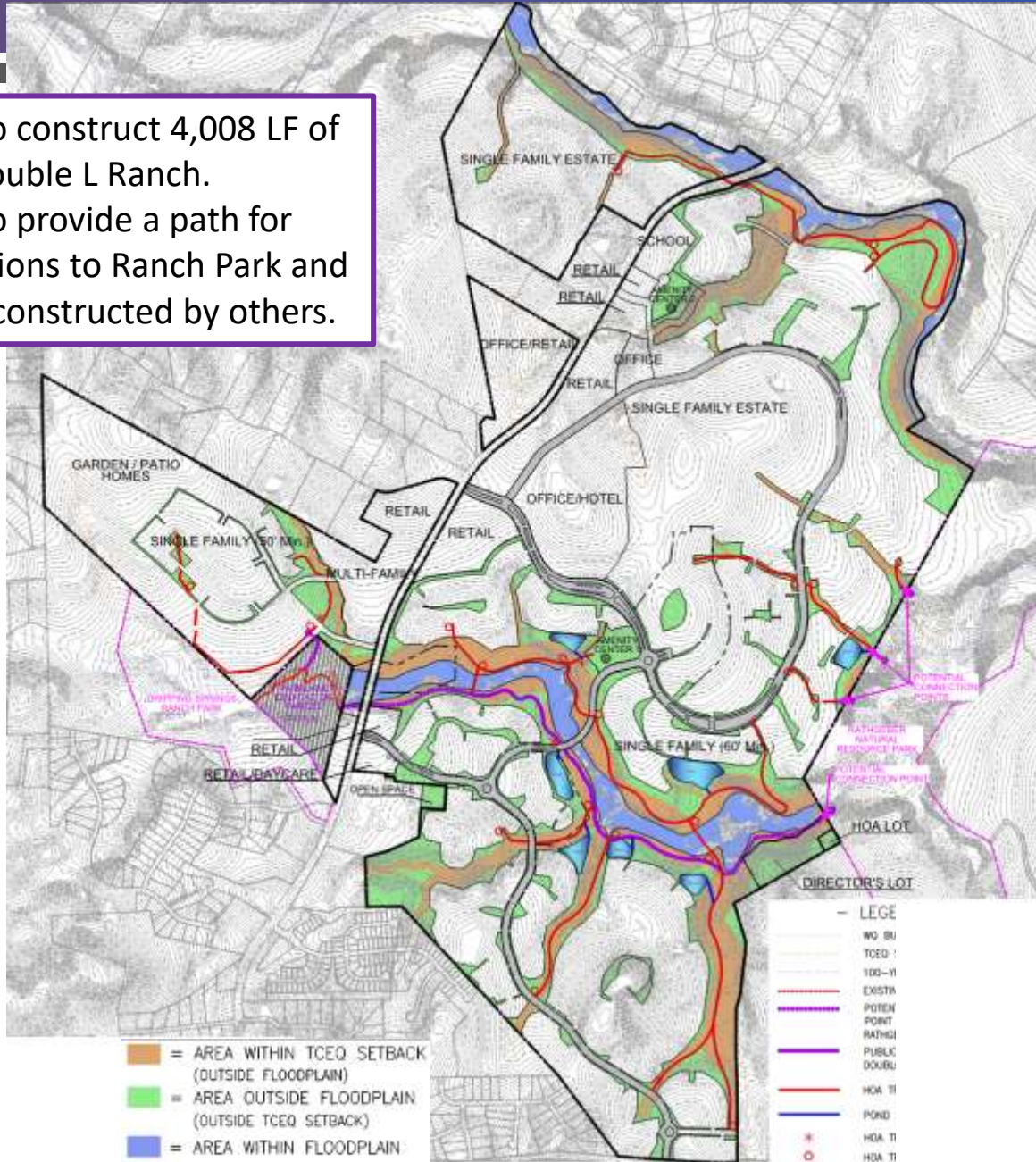
-  COMMERCIAL
COMMERCIAL, RETAIL, OFFICE
HOTEL, DAYCARE, SCHOOL
-  MULTI-FAMILY
-  SINGLE FAMILY
-  SINGLE FAMILY ESTATE

— LEGEND —

-  NO BUFFER ZONE SETBACK
-  TCEQ SETBACK
-  100-YR FLOODPLAIN
-  500-YR FLOODPLAIN
-  OVERALL BOUNDARY LINE

Proposed Parkland Master Plan

- Developer proposes to construct 4,008 LF of Public Trail through Double L Ranch.
- Developer proposes to provide a path for potential trail connections to Ranch Park and Rathgeber Park to be constructed by others.



Parkland Summary

Proposed Parkland		
Previously Donated Public Parkland	25.7 Acres	
Private Parkland Area on Double L Ranch		
Area Outside of Floodplain within TCEQ Setback	187.74 Acres	38.84%
Area Outside of Floodplain Outside TCEQ Setback	217.06 Acres	44.91%
Area in Floodplain	52.82 Acres	10.93%
Private Parkland Total	457.62 Acres	
Total Parkland (Public + Private)	483.32 Acres	

Area in floodplain is 10.9% of Suitable Parkland Area

Public Trails	
Public Trail Through Double L Ranch	4,008 LF
Public Trail Connection to Regional Trails / Rathgeber Park	4,399 LF
Total	8,407 LF

- EXISTING PUBLIC TRAIL
- POTENTIAL CONNECTION POINT TO REGIONAL TRAILS/RATHGEBER PARK
- PUBLIC TRAIL THROUGH DOUBLE L
- HOA TRAIL
- POND MAINTENANCE/ACCESS TRAIL
- * HOA TRAIL HEAD
- HOA TRAIL SIGNAGE

PARKLAND CALCULATIONS

Required Parkland (Ordinance effective in 2012)	
Ratio of Area to be Dedicated	1 Acre / 25 LUEs (Sec. 28.03.006)
Development LUEs*	1,710 LUEs
Required Parkland, Public	68.40 Acres
Required Parkland, Private (PublicX2)	136.80 Acres
*Living Unit Equivalent (LUE) Currently Permitted	

Proposed Parkland		
Previously Donated Public Parkland	25.7 Acres	
Private Parkland Area on Double L Ranch		
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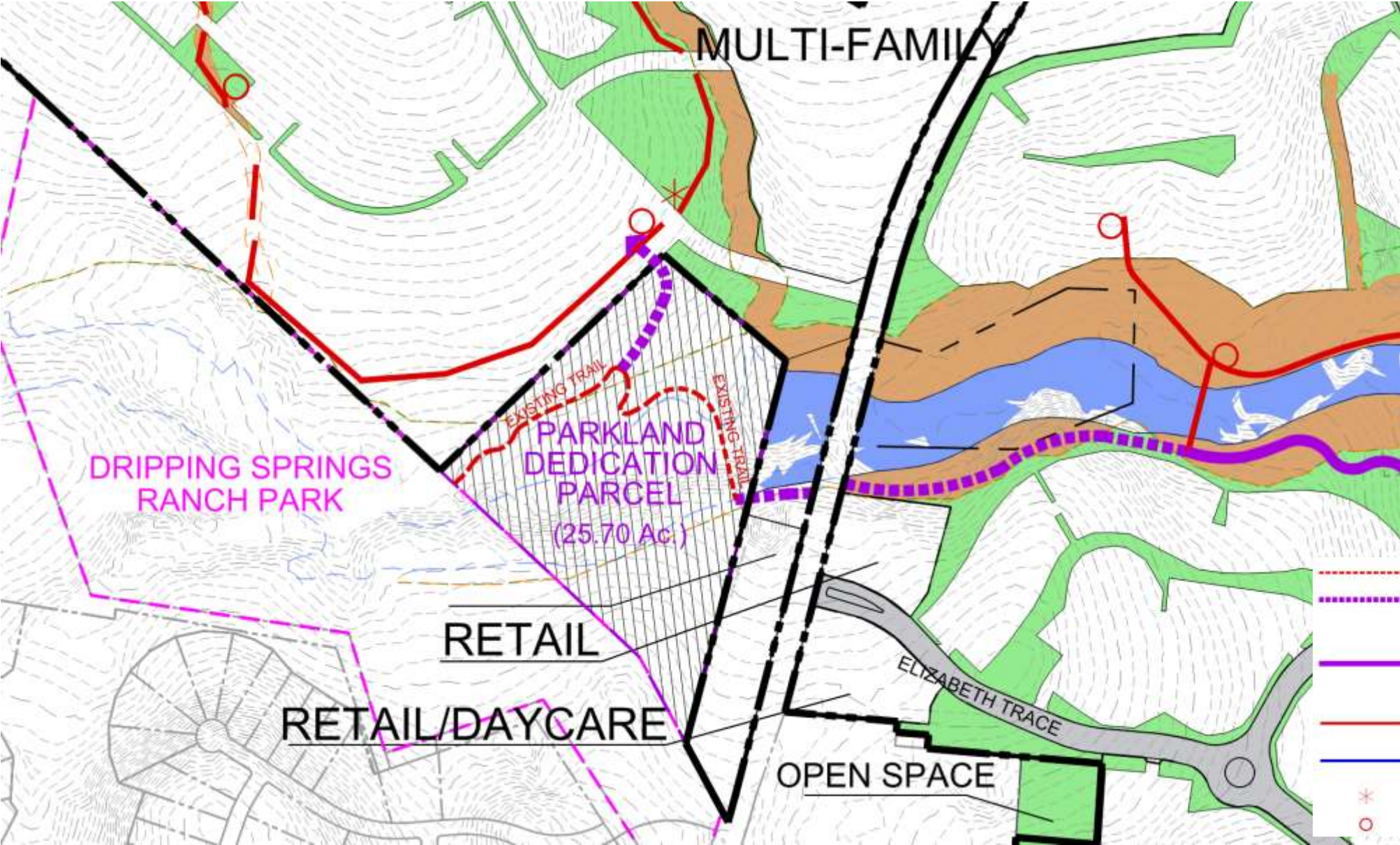
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Public Trails	
Public Trail Through Double L Ranch	4,008 LF
Public Trail Connection to Regional Trails / Rathgeber Park	4,399 LF
Total	8,407 LF

- Developer proposes to provide development park fee for “Additional Units”
- Additional Units: 2,444 SF units + 442 MF units – 1,710 units = 1,176 units

Parkland Development Fee for "Additional Units"	
Proposed Single Family Units	2,444 units
Proposed Multifamily Units	442 units
Previously approved Units (Credit)	1,710 units
"Additional Units"	1,176 units
Fee per Unit \$	648
Total Fee \$	762,048

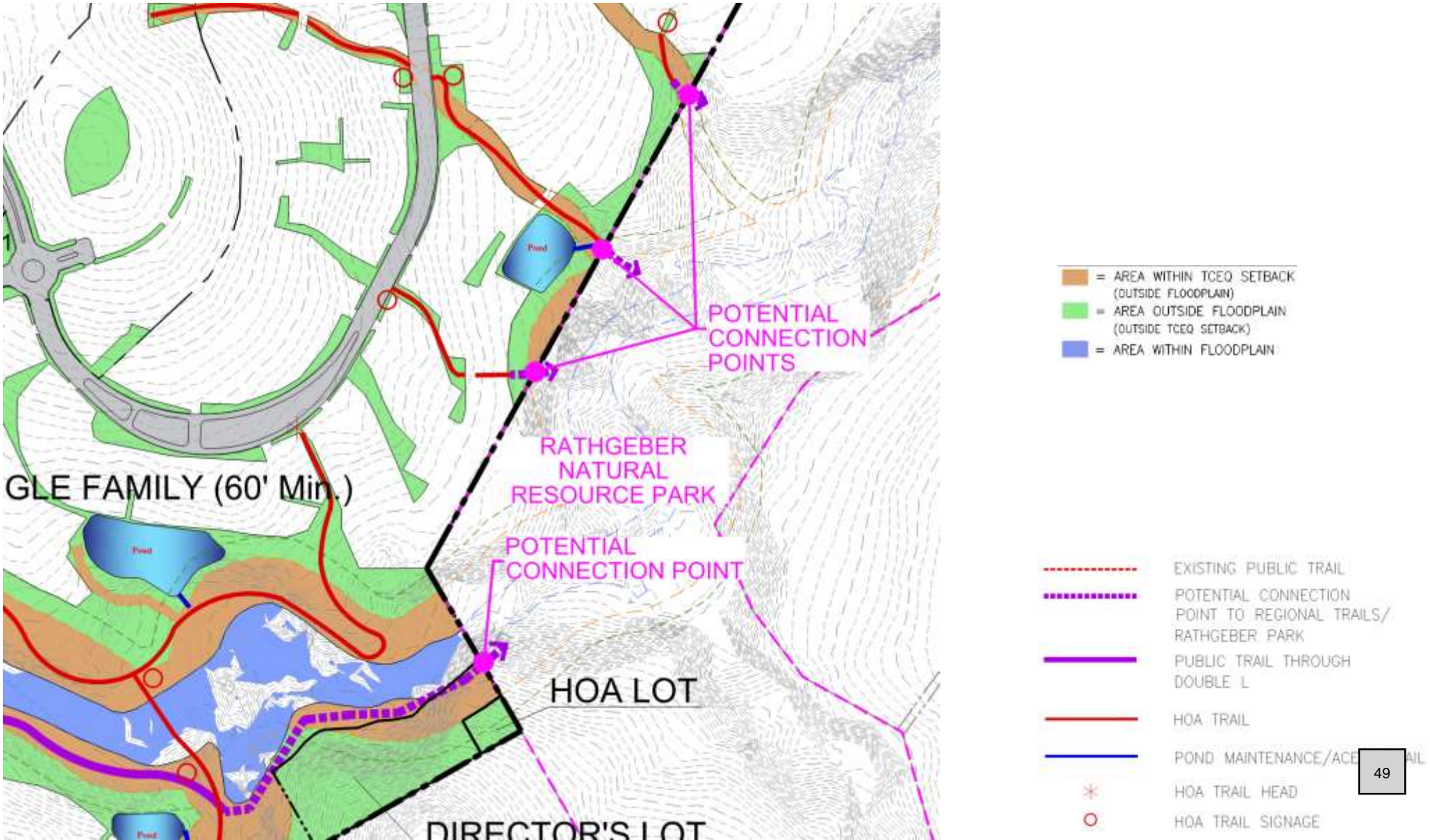
Potential Trail Connections



- = AREA WITHIN TCEQ SETBACK (OUTSIDE FLOODPLAIN)
- = AREA OUTSIDE FLOODPLAIN (OUTSIDE TCEQ SETBACK)
- = AREA WITHIN FLOODPLAIN

- EXISTING PUBLIC TRAIL
- POTENTIAL CONNECTION POINT TO REGIONAL TRAILS/RATHGEBER PARK
- PUBLIC TRAIL THROUGH DOUBLE L
- HOA TRAIL
- POND MAINTENANCE/ACCIDENT TRAIL
- * HOA TRAIL HEAD
- HOA TRAIL SIGNAGE

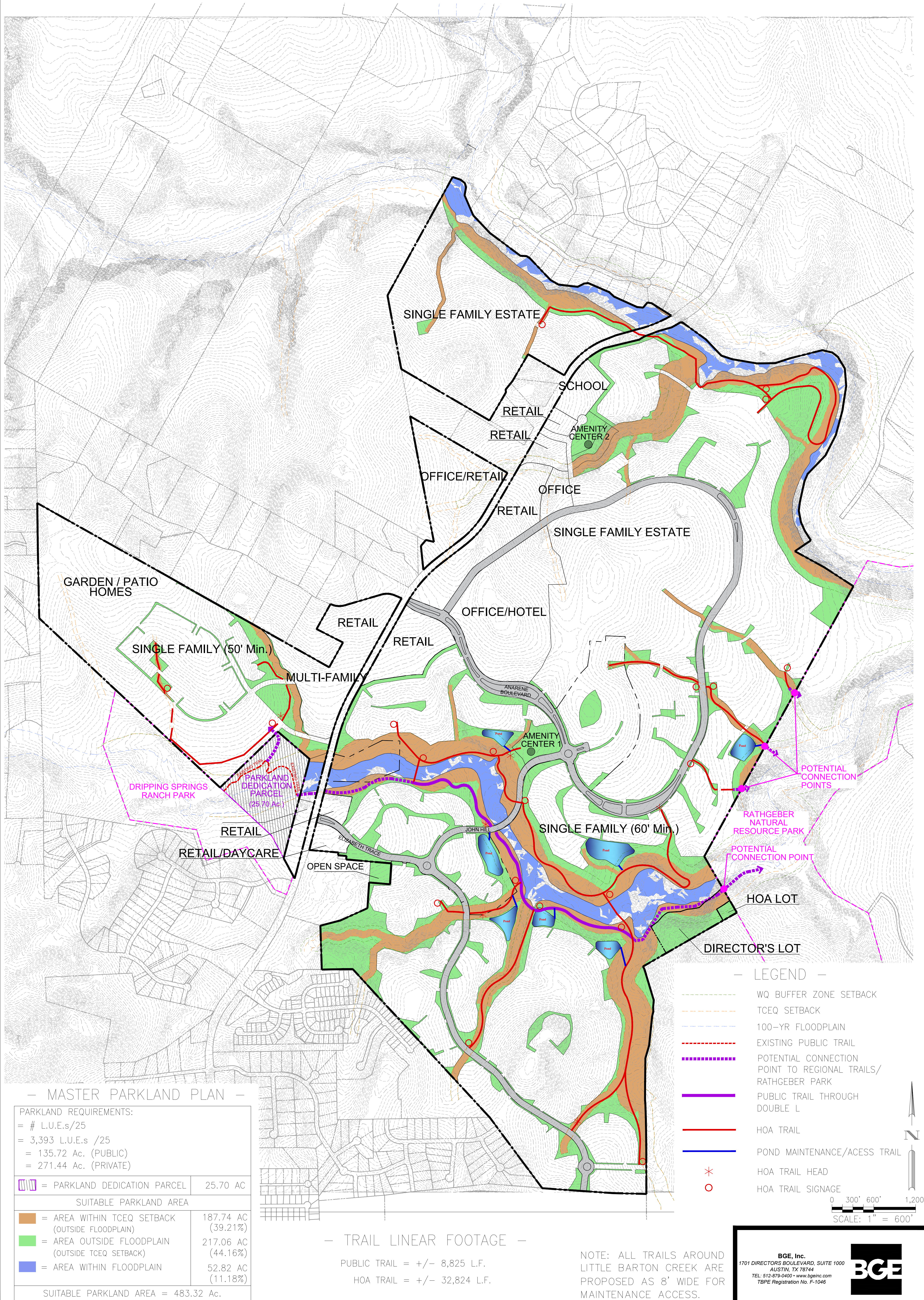
Potential Trail Connections



DOUBLE 'L'

MASTER PARKLAND EXHIBIT

(A TREND DEVELOPMENT, INC. COMMUNITY)



— MASTER PARKLAND PLAN —

PARKLAND REQUIREMENTS:	
= # L.U.E.s/25	
= 3,393 L.U.E.s /25	
= 135.72 Ac. (PUBLIC)	
= 271.44 Ac. (PRIVATE)	
= PARKLAND DEDICATION PARCEL	25.70 AC
SUITABLE PARKLAND AREA	
= AREA WITHIN TCEQ SETBACK (OUTSIDE FLOODPLAIN)	187.74 AC (39.21%)
= AREA OUTSIDE FLOODPLAIN (OUTSIDE TCEQ SETBACK)	217.06 AC (44.16%)
= AREA WITHIN FLOODPLAIN	52.82 AC (11.18%)
SUITABLE PARKLAND AREA = 483.32 Ac.	

— TRAIL LINEAR FOOTAGE —

PUBLIC TRAIL = +/- 8,825 L.F.
HOA TRAIL = +/- 32,824 L.F.

NOTE: ALL TRAILS AROUND LITTLE BARTON CREEK ARE PROPOSED AS 8' WIDE FOR MAINTENANCE ACCESS.

— LEGEND —

- WQ BUFFER ZONE SETBACK
- TCEQ SETBACK
- 100-YR FLOODPLAIN
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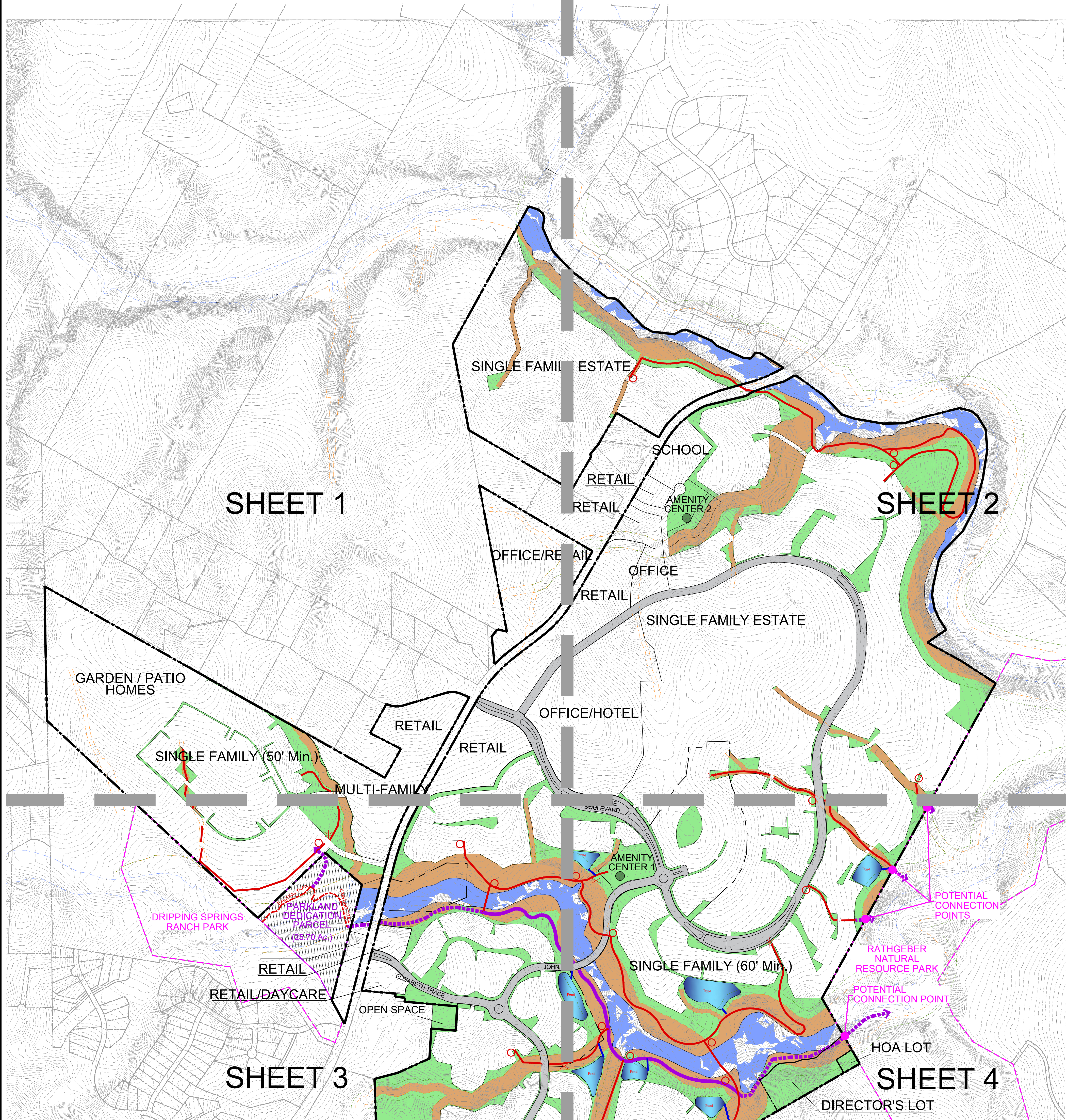
0 300' 600' 1,200'
SCALE: 1" = 600'

BGE, Inc.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

DOUBLE 'L'

MASTER PARKLAND EXHIBIT

(A TREND DEVELOPMENT, INC. COMMUNITY)



— LEGEND —

- WQ BUFFER ZONE SETBACK
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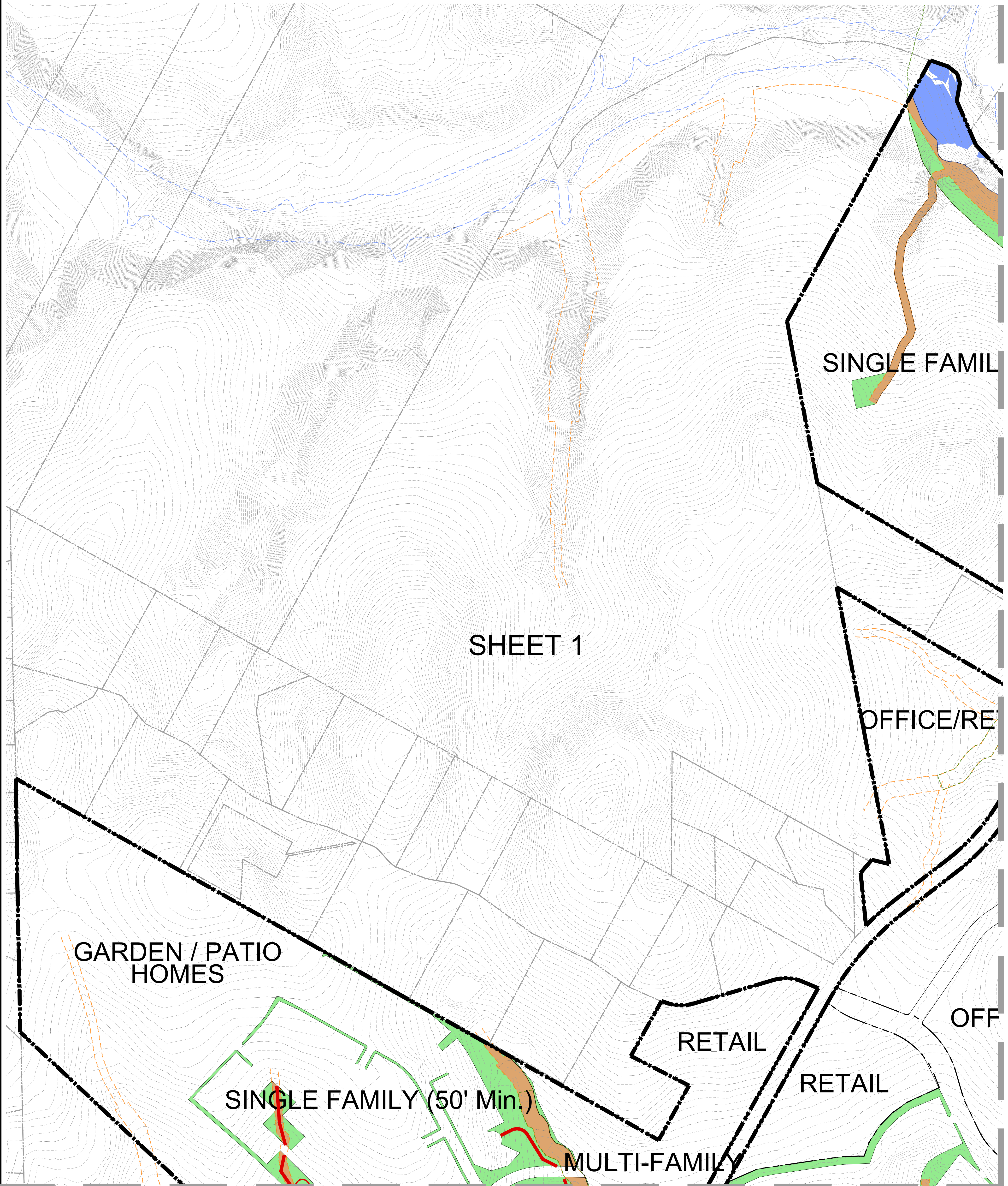
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MASTER PARKLAND EXHIBIT (A TREND DEVELOPMENT, INC. COMMUNITY)



MATCHLINE : SEE SHEET 2

MATCHLINE : SEE SHEET 3

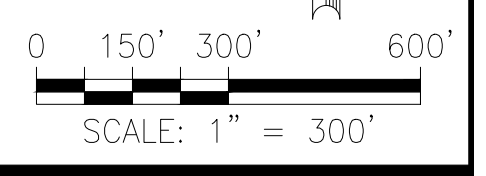
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DOUBLE 'L'

MASTER PARKLAND EXHIBIT

(A TREND DEVELOPMENT, INC. COMMUNITY)

SHEET 2

MATCHLINE : SEE SHEET 1

MATCHLINE : SEE SHEET 4

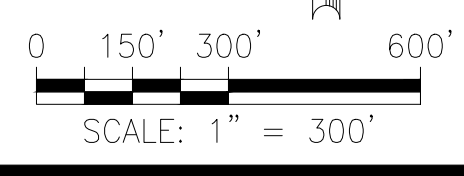
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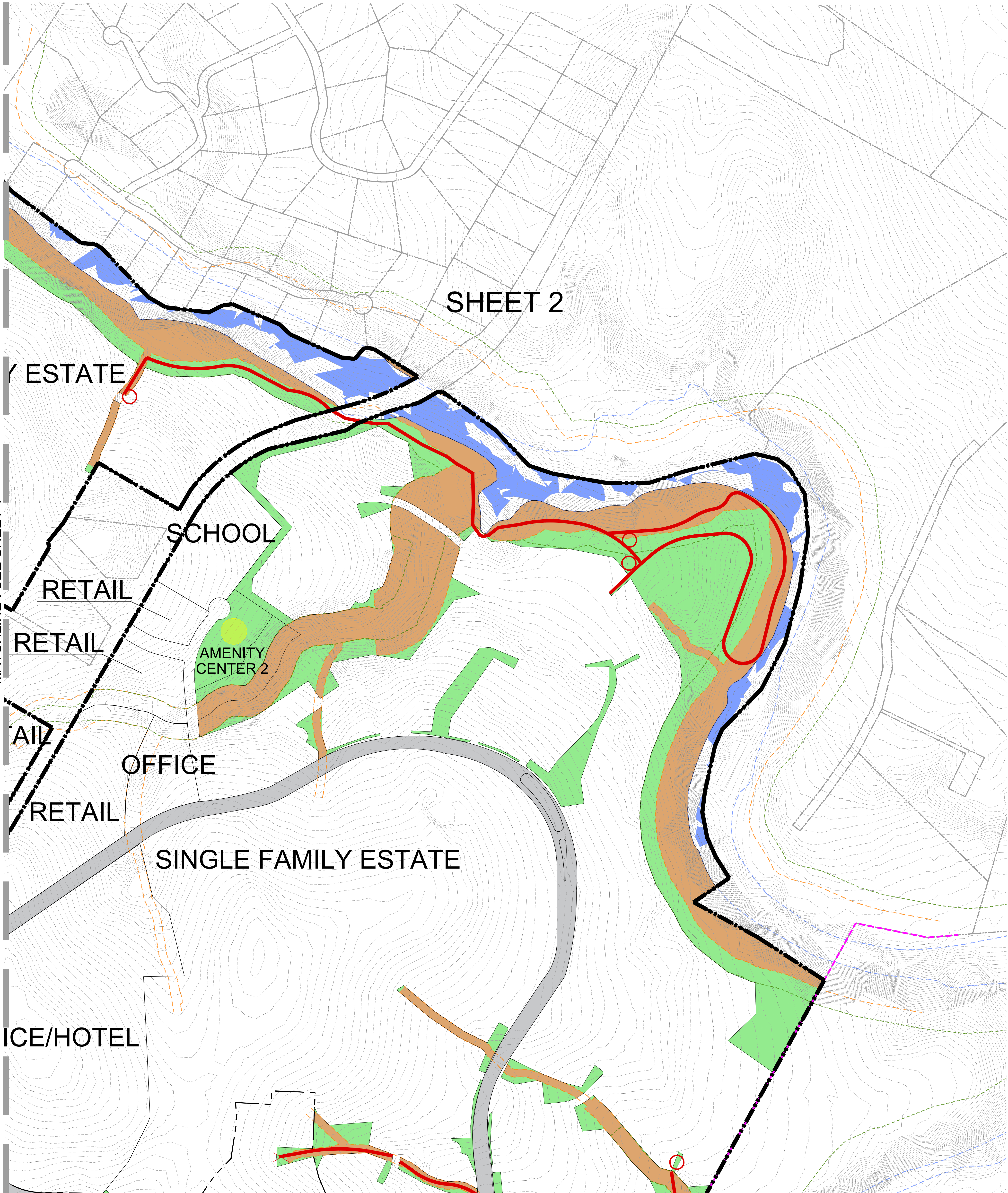
- LEGEND -

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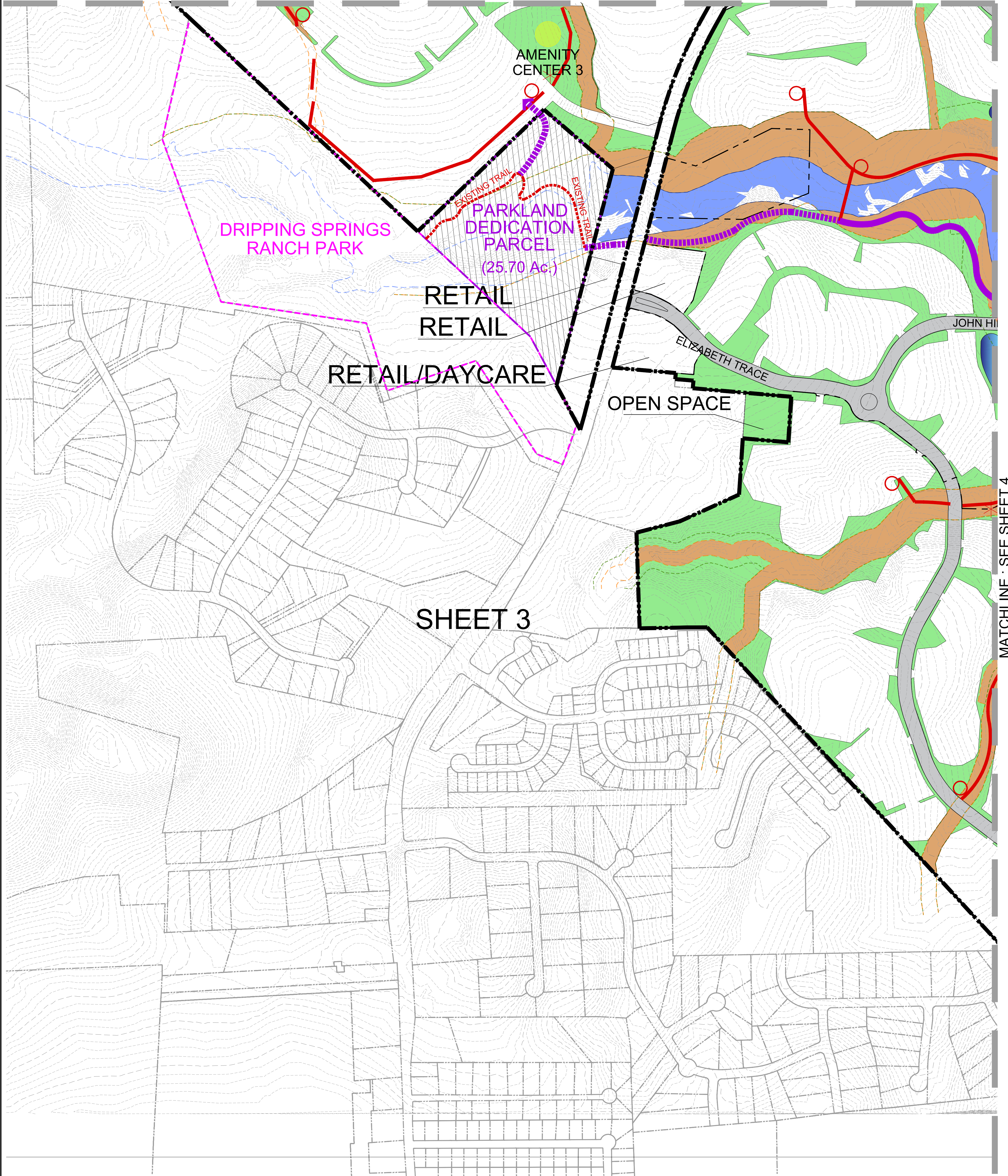
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DOUBLE 'L'

MASTER PARKLAND EXHIBIT (A TREND DEVELOPMENT, INC. COMMUNITY)

MATCHLINE : SEE SHEET 1



SHEET 3

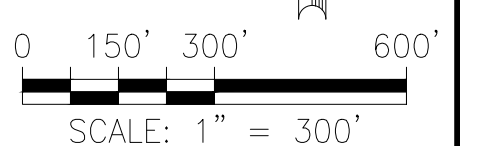
MATCHLINE : SEE SHEET 4

- MASTER PARKLAND PLAN -

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DOUBLE 'L' MASTER PARKLAND EXHIBIT (A TREND DEVELOPMENT, INC. COMMUNITY)

MATCHLINE : SEE SHEET 2

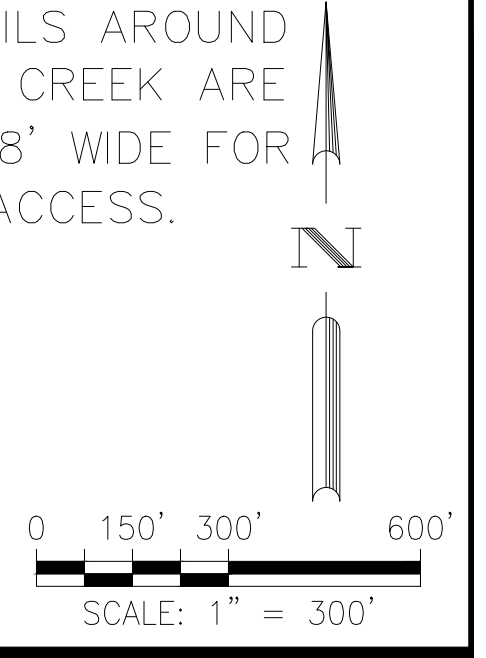


- MASTER PARKLAND PLAN -

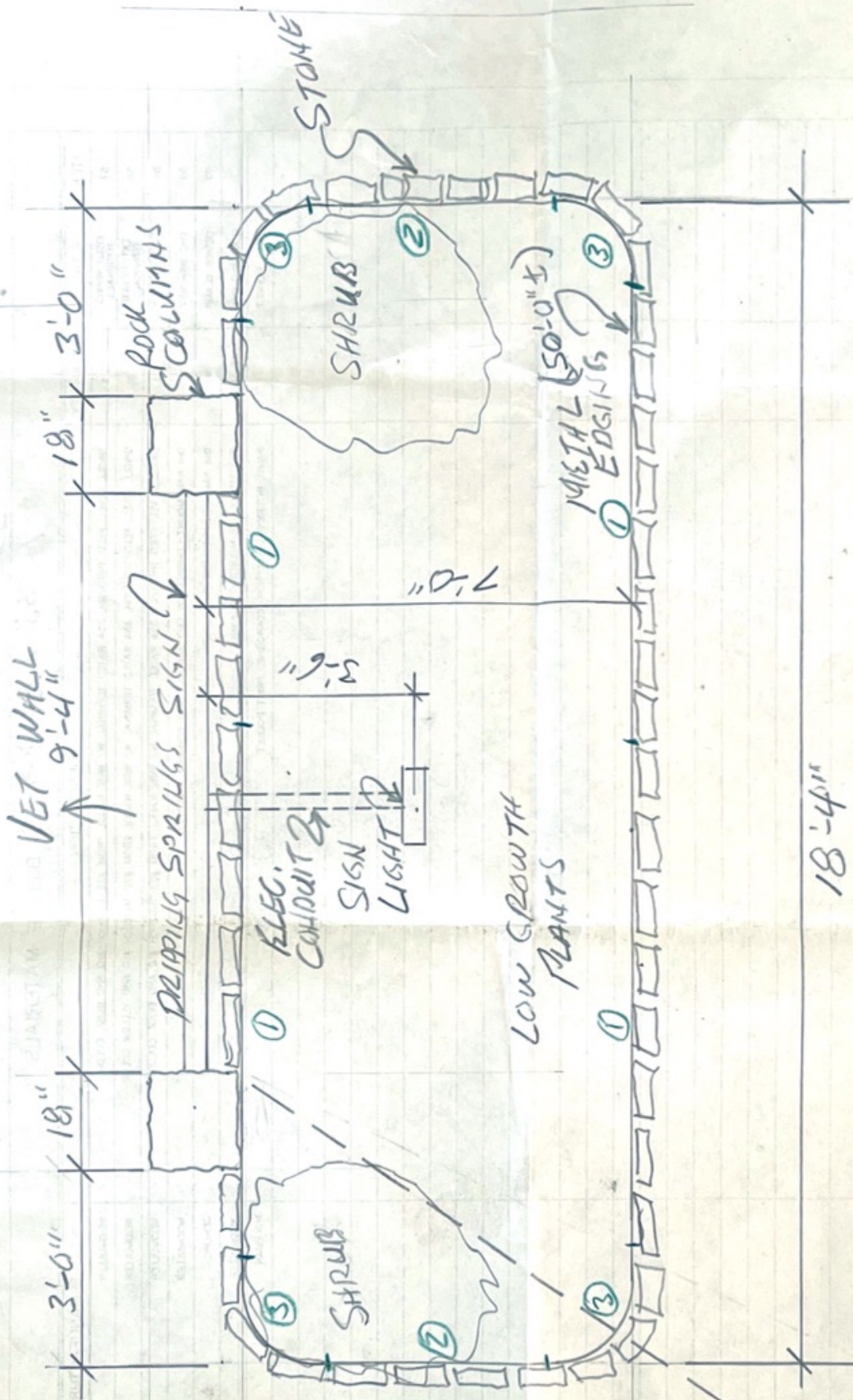
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- ① - 8'-0" EDGINGS 4" WIDE - 4 PCS
- ② - 4'-0" EDGINGS 4" WIDE - 2 PCS
- ③ - TREE RINGS 4" WIDE - 4 PCS

May 29 1990

HOME DEPOT
HE SIGN

MERCER ST.

STATE OF TEXAS §
COUNTY OF HAYS §
CITY OF DRIPPING SPRINGS §

PARTIAL EXTENSION OF LEASE AGREEMENT: Triangle

1. **Date:** April 13, 2021
2. **Landlord:** City of Dripping Springs, Texas, an incorporated municipality.
3. **Landlord's Address:** City Hall, 511 Mercer Street, Dripping Springs, Texas 78620
4. **Tenants:** Veterans of Foreign Wars (VFW) Post 2933
American Legion Post 290
5. **Tenants' Address:** American Legion Post
290, P. O. Box 1413,
Dripping Springs, Texas 78620
6. **Premises:**
 - A. **Description:** Lots 1 and 2 of the Veteran's Memorial Park Subdivision as shown in Exhibit "A".
 - B. **Location:** Intersection of Highway 290 West and Ranch Road 12
 - C. **Street Address:** 27500 Ranch Road 12
 - D. **City, State, Zip:** Dripping Springs, Texas 78620
7. **Base Rent:** Ten (\$10.00) per year
8. **Extension:** In accordance with Section 8 of the Lease Agreement dated November 8, 2005, the Landlord and Tenant are exercising their option to extend (i.e., renew) the lease for an additional two-year period through October 31, 2024, except that the building on the premises is no longer a part of the Lease Agreement as it has been removed from the premises.
9. **Termination:** This lease may be terminated by either party for any reason upon receipt of written notice ninety (90) days prior to the termination date.
10. **Purpose:** The Premises are to be used exclusively by Tenants for the purposes of conducting meetings and civic events, including those open to the public. It is contemplated that the Premises will be used for Tenants' memorial site and for private and public events related to the purpose of

the VFW and American Legion. All events and activities shall comply with City ordinance and park rules including special event permit requirements when required. Tenants shall provide notice to City prior to any public events in order to ensure coordination with City rental of remainder of Veterans Memorial Park.

11. Clauses & Covenants:

A. Tenants agree to:

1. Accept the Premises in their present condition "AS IS" the Premises being currently suitable for Tenants' intended use.
2. Obey all laws, ordinances, orders, rules, and regulations applicable to the use, condition, and occupancy of the Premises.
3. Pay the Base Rent to Landlord at Landlord's Address no later than the October 15th of each year, with the first payment due upon execution of this Lease.
4. Allow Landlord to enter the Premises to perform Landlord's obligations, to include inspect of the Premises.
5. Repair any damage to the Premises caused by Tenants.
6. Maintain the Premises in a condition suitable for its intended use under this lease, including the flagpole, the memorial wall, archways, and other related Tenant improvements. Within three months of execution of this Agreement, the lessees shall prepare a plan for the garden area in front of the Welcome Sign including planting and maintenance. The plan shall be provided for approval to the Maintenance Director and implemented by the Tenants or their designees.
7. Maintain public liability insurance for the Premises and the conduct of Tenant's use in an amount of five hundred thousand dollars (\$500,000.00), naming Landlord as an additional named insured.
8. Maintain insurance on Tenant's improvements and personal property. This insurance shall be carried by one or more insurance companies duly authorized to transact business in Texas.
9. Deliver certificates of insurance to the Landlord before the execution of this Lease and thereafter when requested.
10. Indemnify, defend, and hold Landlord harmless from any loss, attorney's fees, court and other costs, or claims arising out of Tenant's use of the Premises.
11. Vacate and surrender the Premises on termination of this lease, including termination upon ninety (90) days' notice by Landlord in cases of neglect, waste, or failure to pay timely rent.

B. Tenant agrees not to:

1. Use the Premises for any purpose other than that stated in this Lease.
2. Create or permit a nuisance.
3. Allow for destruction or devaluation of the property.
4. Use the Premises in any way that is extra-hazardous, would increase insurance premiums, or would void insurance on the premises.
5. Alter the Premises without Landlord's written consent, which may be given by the City Council.

C. Landlord agrees to:

1. Lease to Tenant the Premises for the entire Term, unless terminated in accordance with this lease.
2. Maintain the Premises in a condition suitable for its intended use under this lease.

D. Landlord & Tenant agree to the following:

1. *Alterations.* Tenant is prohibited from making any permanent physical alterations to the Premises without Landlord's written consent. Tenant shall submit all construction plans and site plans to Landlord prior to construction for Landlord's approval. All permanent improvements made by Tenants shall become fixtures that remain with the Premises at the conclusion of the Lease Term.
2. *Release of Claims/Subrogation.* Tenant agrees to release Landlord from any claim, by subrogation or otherwise, for any damage to the Premises, regardless of cause, including negligence of Landlord or Tenant. This release applies only to the extent that it is permitted by law, the damage is covered by insurance proceeds, and the release does not adversely affect any insurance coverage.
3. *Notice to Insurance Companies.* Landlord and Tenant will notify the issuing insurance companies of the release set forth in the preceding paragraph and will have the insurance policies endorsed, if necessary, to prevent invalidation of the insurance coverage.
4. *Casualty/Total or Partial Destruction.* If the Premises are damaged by casualty, Landlord has an option to restore the Premises. If Landlord chooses not to restore, this lease will terminate. If Landlord chooses to restore, Landlord will notify Tenant of the estimated time to restore and give Tenant an option to terminate this lease by notifying Landlord within ten (10) days. If Tenant does not terminate this lease, the lease will continue.
5. *Default by Landlord/Events.* Defaults by Landlord are failing to comply with any provision of this lease within thirty (30) days after written notice and failing to provide Essential

Services to Tenant within ten (10) days after written notice.

6. *Default by Landlord/Tenant's Remedies.* Tenant's remedies for Landlord's default are, if Landlord fails to comply with any provision of this lease within thirty (30) days of written notice to terminate this lease.
7. *Default by Tenant/Events.* Defaults by Tenant are (a) failing to pay timely Rent, (b) abandoning or vacating a substantial portion of the Premises, and (c) failing to comply within ten (10) days after written notice with any provision of this lease other than the defaults set forth in (a) and (b) above.
8. *Default by Tenant/Landlord's Remedies.* Landlord's remedies for Tenant's default are to: (a) enter and take possession of the Premises, after which Landlord may relet the Premises on behalf of Tenant and receive the rent directly by reason of the reletting, and Tenant agrees to reimburse Landlord for any expenditures made in order to relet; (b) enter the Premises and perform Tenant's obligations; and (c) terminate this lease by written notice and sue for damages. Landlord may enter and take possession of the Premises by self-help, by picking or changing locks if necessary, and may lock out Tenant or any other person who may be occupying the Premises, until the default is cured, without being liable for damages.
9. *Default/Waiver/Mitigation.* It is not a waiver of default if the non-defaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by law. Landlord and Tenant have a duty to mitigate damages.
10. *Holdover.* If Tenant does not vacate the Premises following termination of this Lease, Tenant will become a tenant at-will and must vacate the Premises on receipt of notice from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term.
11. *Alternative Dispute Resolution.* Landlord and Tenant agree to mediate in good faith before filing a suit for damages.
12. *Attorney's Fees.* If Landlord retains an attorney to enforce this lease and Landlord prevails in litigation, Landlord is entitled to recover reasonable attorney's fees and court and other costs.
13. *Law and Venue.* This lease shall be governed by the laws of the State of Texas. Venue is in any court of competent jurisdiction over the City of Dripping Springs, Hays County, Texas.
14. *Entire Agreement.* This lease is the entire agreement of the parties, and there are no oral representations, warranties, agreements, or promises pertaining to this lease or to any expressly mentioned exhibits and riders not incorporated in writing in this lease.
15. *Amendment of Lease.* This lease may be amended only by an instrument in writing signed

by Landlord and Tenant.

16. *Limitation of Warranties.* THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

17. *Notices.* Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

18. *Abandoned Property.* Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

LANDLORD:

by: Bill Foulds Jr
Bill Foulds Jr., Mayor
City of Dripping Springs, Texas

date: 4/13/21

TENANTS:

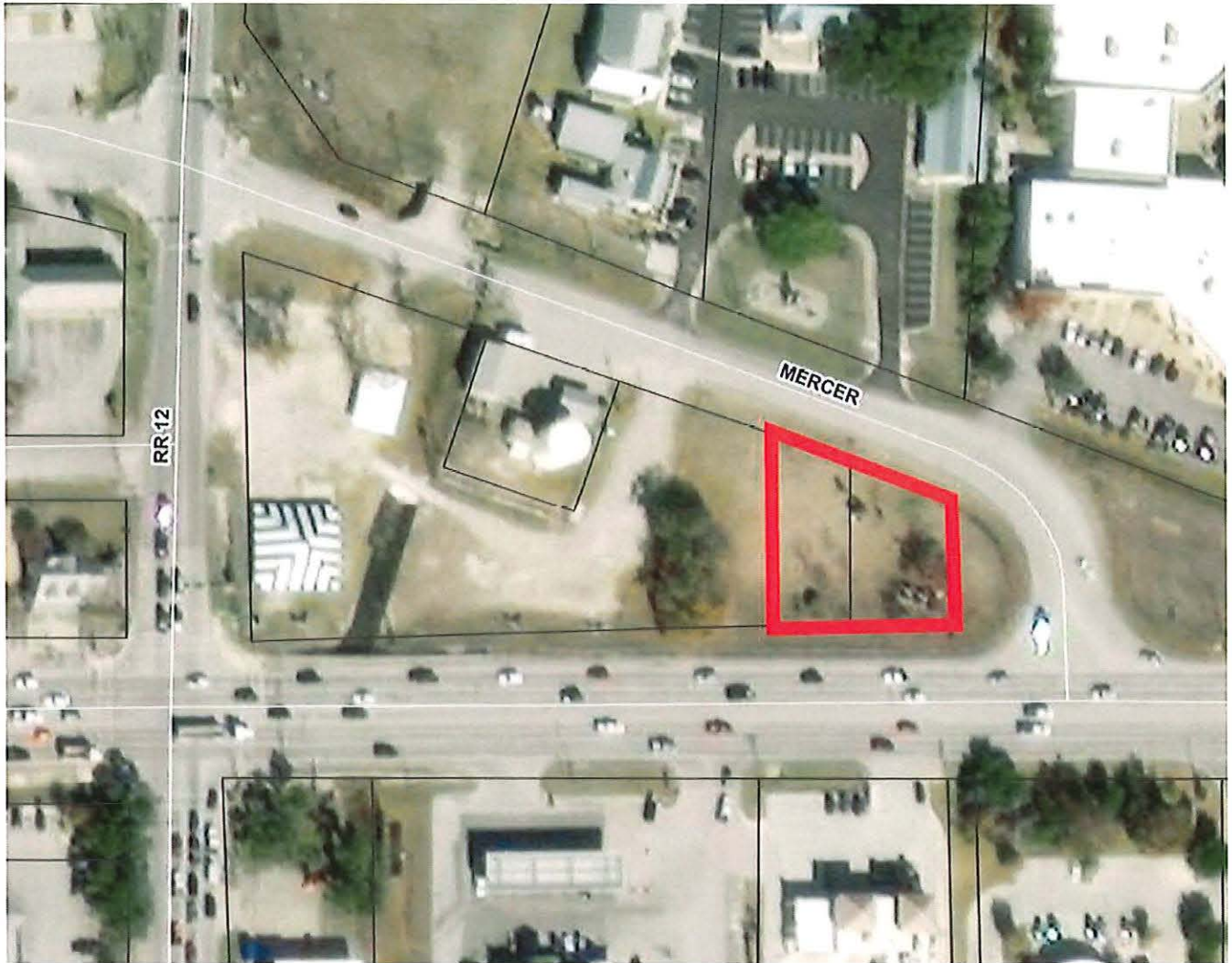
by: _____
Jerry Martin, Commander
VFW Post 2933

date: _____

by: _____
Ben Adari, Commander
American Legion Post 290

date: _____

EXHIBIT "A"
Leased Premises



TIG12182020-amended

USE AGREEMENT**Tiger Splash and City of Dripping Springs for Founders Memorial Park Pool**

THIS USE AGREEMENT (the “Agreement”) is entered into by and between the City of Dripping Springs, Hays County, Texas, (the “City”), a general law municipality organized and operating under the general laws of the state of Texas, and Tiger Splash, a registered Texas non-profit organization.

I. RECITALS

- A. Tiger Splash is a registered Texas non-profit in good standing whose purpose is to provide the youth of Dripping Springs and surrounding areas swim programs that encourage confidence, positive self-esteem and good sportsmanship.
- B. Tiger Splash wishes to enter into a use agreement with the City to allow Tiger Splash to use Founders Memorial Park Pool (“Pool”) for Tiger Splash practices and swim meets.
- C. The City desires to aid Tiger Splash and, accordingly, agrees to allow Tiger Splash to use the Pool for their practices and swim meets.

II. AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants described herein, the parties hereto agree as follows:

A. Duties of Tiger Splash

- a. Tiger Splash will collect all Swim Team Registration fees.
- b. Tiger Splash will provide all equipment needed for Swim Meets including, but not limited to, timing systems, and will provide for set-up and take down.

~~If Tiger Splash chooses to utilize the City provided pool cover, Tiger Splash representatives may be called upon to assist aquatics staff to remove the pool covers prior to usage and replace the pool covers after each usage.~~

~~e. Tiger Splash will adhere to and provide volunteers to enforce submitted COVID Precautions Plan (Attachment A)~~

B. Duties of the City

- a. The City will allow Tiger Splash to use the on-site storage shed at the pool for storing swim meet items.
- b. Tiger Splash shall not operate or allow the sale of concessions without City written approval, which shall be requested in advance of any sale, unless otherwise specifically authorized by this agreement.
- c. The City will allow Tiger Splash to sell coffee and breakfast tacos on Swim Meet Days: May 22, May 29, June 5, June 19, and June 26.
- d. The City will provide a pool cover.
- e. The City will purchase 300 gallons of propane for the pool.
- f. The City will provide a minimum of 2 lifeguards at every swim practice and meet.

D. Fee splits and Payment

- a. Tiger Splash Meet Fees- 6 Hour Pool Rental rate at \$40/hr
- b. Tiger Splash Practice Fees- Tiger Splash will give the City a minimum of 30% of all Swim Team registration fees that are collected by Tiger Splash (~~estimation:-189144~~ swimmers who pay \$160.00 each = ~~\$30,24023,040~~ Gross). Estimated payment to the City will be a minimum of ~~\$9072.007,776.00~~ to compensate the City for facility use, utilities, and lifeguard staff for the swim season. (Normal hourly rental would yield an approximate rental revenue of \$13,230.00.). Payment to the City of the Practice Fees will occur by ~~August 1, 2021~~.
- c. If Tiger Splash chooses to heat the pool for any practices or meets during the swim season, Tiger Splash will reimburse the City the current market rate per gallon of propane.

E. Access to Facilities

- a. Tiger Splash swim team is permitted access to Founders Memorial Park Pool during reserved times for swim team practices and meets. If a pre-scheduled practice or swim meet time is going to be utilized for a team social event that is not already documented in this agreement, the use change and supporting details must be communicated at least two weeks in advance, in writing to the Pool Manager to allow for proper staffing and accommodations.
- b. Tiger Splash is permitted to host social events outside the dates detailed in this Agreement. However, the organization will have to reserve and pay the associated rental fees at the current Fee Schedule Pool Rental rates and terms.

c. In order to provide the safest operational standards, no more than 150 people can be in the facility at one time including swimmers, spectators and volunteers.

b-d. A designated spectator area for families and guests is preferred. The designated location will be in an area that does not prevent ingress or egress around the pool and through the facility.

e-e. Tiger Splash shall have access to the Pool for the following times on the following dates, Monday, May 3, 2021 – Wednesday, July 27, 2021, and contingent on the completion of pool repairs:

- i. May 3, 2021 – May 27, 2021: Monday – Thursday, 5:00 p.m. – 8:00 p.m.
- ii. June 1, 2021 – July 15, 2021: Monday – Thursday, 6:00 p.m. – 9:00 p.m.
- iii. July 19, 2021 – July 27, 2021: Monday – Thursday, 6:30 p.m. – 9:00 p.m.
- iv. Five Meet Dates: Saturday, May 22, 2021, Saturday, May 29, 2021, Saturday, June 5, 2021, Saturday, June 19, 2021, and Saturday, June 26, 2021, 6:30 a.m. – 12:30 p.m.
- v. Tiger Splash may also have exclusive use of Founders Memorial Park Pavilion for a team social event during practice on ~~May 20, 2021, 5:00 p.m. – 8:00 p.m. and~~ on July 15, 2021, 6:00 p.m. – 9:00 p.m.

d-f. If there is an emergency such as inclement weather or an unforeseen circumstance, the City may decide to close the Pool or limit access to the Pool on one of these days. If that occurs, the City will work with Tiger Splash to reschedule and/or not charge Tiger Splash for that scheduled swim meet date.

e-g. Tiger Splash will not have access to the pool Memorial Day, May 31, 2021, or Independence Day, July 4, 2021.

F. It is understood and agreed between the parties that:

- a. Tiger Splash will maintain its own liability insurance through Texas Amateur Athletic Federation (TAAF) and will name the City as an additional named insured and provide a copy of such policy prior to the beginning of the terms of this Use Agreement.
- b. It is specifically agreed that nothing herein is intended to convey any real property rights of the Pool to Tiger Splash.
- c. The City assumes no responsibility for any property placed by Tiger Splash or any Tiger Splash member, agent, or guest, at the Pool or in the storage facilities or any part thereof,

and the City is hereby expressly released and discharged from any and all liability for any loss, injury, or damage to persons or property that may be sustained by reason of the use of the Pool and related facilities under this Agreement.

- d. Tiger Splash accepts the premises as-is. Tiger Splash may not change any part of the Pool or layout of its related facilities unless it receives prior written approval from the Founders Pool Manager or the Manager’s designee for the proposed changes.
- e. Tiger Splash will cooperate with the City to comply with all applicable laws (federal, state, and local), including ordinances of the City. Tiger Splash agrees to abide by and conform with all rules and regulations from time to time adopted or prescribed by the City for the government and management of the Pool.
- F. TIGER SPLASH AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS AGENTS, SERVANTS, AND EMPLOYERS, FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES OR INJURIES TO PERSONS OR PROPERTY ARISING OUT OF OR INCIDENT TO THEIR USE OF, OR THE USE AND OCCUPANCY OF, THE POOL BY TIGER SPLASH, AND TIGER SPLASH DOES HEREBY ASSUME ALL LIABILITY AND RESPONSIBILITY FOR INJURIES, CLAIMS OR SUITS FOR DAMAGES TO PERSONS OR PROPERTY WHATSOEVER KIND OR CHARACTER, WHETHER REAL OR ASSERTED, OCCURRING DURING THE TERM OF THIS AGREEMENT IN CONNECTION WITH THE USE OR OCCUPANCY OF THE POOL BY TIGER SPLASH OR ITS AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, MEMBERS, GUESTS OR INVITEES.
- g. Tiger Splash shall not assign this Agreement, or any rights, obligations or entitlements created under this Agreement to any other person or entity.
- h. Either party may terminate this Agreement without cause upon the terminating party giving the non-terminating party thirty (30) days written notice.
- i. This Agreement will automatically terminate if Tiger Splash fails to adequately respond and remedy any complaints or concerns from the City within thirty (30) days of a written request by the City.
- j. All notices in connection with this Agreement shall be in writing and shall be considered given as follows:

When delivered personally to the recipient’s address as stated in this Agreement; or Five (5) days after being sent by certified mail in the United States mail, with postage prepaid to the recipient’s address as stated in this Agreement:

To the City:
City of Dripping Springs
Attn: City Administrator

To Tiger Splash:
Tiger Splash
Attn: Vice - President

PO Box 384
Dripping Spring, TX 78620

1521 Kemp Hills Dr.
Austin, TX 78737

Nothing contained herein shall be construed to restrict the transmission of routine communications between representatives of City and Tiger Splash.

k. This Agreement shall be effective upon final signing by both parties.

IN WITNESS WHEREOF, The City of Dripping Springs and Tiger Splash have executed this Agreement on the dates indicated.

CITY OF DRIPPING SPRINGS:

TIGER SPLASH:

Bill Foulds Jr., Mayor

Mike Lemonds, President

Date

Date

ATTEST:

Andrea Cunningham, City Secretary

~~ATTACHMENT A~~

PARKS

Charro Ranch Park:

Due to the World Migratory Event on May 8 at Charro Ranch Park, the monthly volunteer workday was canceled.

Dripping Springs Ranch Park & Event Center –

Submitted by Emily Nelson, Interim DSRP Manager



The month of May was so exciting at the Ranch Park. It was the first time for a lot of the staff to experience a heavily booked month. From horses to comic books, the Ranch Park staff successfully hosted new and returning events. Retromania, a comic book and retro toy expo, was so pleased with their first show at DSRP that they are already booking return shows. Both Shorty Scott Memorial Roping and Central Texas Arabian Horse shows successfully returned to the Ranch Park. Shorty Scott had record attendance that had ropers watching the sunrise. Even our two DSRP Riding Series shows experience a surge in attendance. While our Arena rentals naturally slow down due to Texas heat, our first ever Coyote Kids Summer Camp will be ramping up. All 11 sessions are almost completely sold out! We are so excited to reconnect our campers with Nature this summer. From meteorologists

to survival specialist, the campers get to experience an exciting lineup of guest speakers each session of camp. Dripping Springs Ranch Park is definitely back in the saddle and we couldn't be happier.



Founders Memorial Park & Pool:

Submitted by Mack Rusick, Programs and Aquatics Manager



We are excited to finally open to the public for the summer at the end of May. Although the rain and weather have made things difficult, we are hopeful the sun and the community will come out and enjoy the facility! We have had many people every day dropping by the pool to ask when we are opening. We have several families that have already purchased season passes and several rentals set up for the season as well. We have opened Swim Club registration for youth ages 9-15. These classes are 1hr long for two-week sessions and provide both swim instruction and fitness for young swimmers. Despite posting on the PCS Facebook we only have one person registered. We are hoping to blast more advertising for the program to generate more registrations.

The plumber finally arrived after several weeks of delays to hook up the gas lines and get the new commercial heater running. Several days of cold water for swim practice made for some very grateful swimmers and tiger splash volunteers when the heat finally kicked on. Unfortunately, without the thermal covers the cooler weather has caused us to eat up our propane quickly. Managing the temperature down as low as possible helped conserve some of the cost but sadly there is not much to be done except

wait for warmer weather. Staff hiring for 2021 is complete and new-hire orientation was held at City Hall where the Finance department's Penny Appleman helped to complete hiring paper and City Administrator, Michelle Fischer gave a presentation on the City's personnel manual. The guards were excited to receive their uniforms and equipment and participate in some team-building exercises. The last portion of orientation was spent in the water practicing patron surveillance, proper rescue techniques, and putting it all together with our EAP (Emergency Action Plan).

Tiger Splash had their first swim meet in the pouring rain on Saturday, May 22, 2021. Despite the bad weather operations, it ran smoothly and it was fun to see all the young swimmers in their first race. Many families attended with ponchos, umbrellas, and tents to shield from the rain. We spent extra effort hosing off muddy feet before kids entered the water. We were relieved to get through the entire meet without any delays from lightning or thunder. It will be an event that many of us won't forget!

We will be opening to the public for Memorial Day Weekend and are anticipating warmer weather on the horizon!

Sports & Recreation Park:

Nothing to report.

Rathgeber Natural Resource Park:

Nothing to report.

Veterans Memorial Park & Triangle

Nothing to report.

COMMUNITY SERVICES

Community Services

Submitted by Melanie Blakely, Community Services Coordinator



May 8, 2021 was the first annual Festival of Flight (World Bird Migratory Day) from 8am-12pm. Paul Fushille, Dripping Springs Parks Commissioner, lead the charge in starting a Community Bird Group that has grown leaps and bounds. The tour times were 7:30, 9:00 and 10:30 and they were fully booked. Followed by the tours were kids crafts that was hosted by Twisted X Brewery. Unfortunately, due to high winds the movie in the park "A Big Year" was postponed until later in the summer.

May had a total of seven (7) private pavilion rentals. The end of May brought "April Showers", so we had to reschedule 2 of the rentals.

There were two (2) permits that were issued in May. One special event permit for the Community Date Night and one Itinerant Vendor Permit was issued for peaches for Farmers Market.

May seems to be a good indicator of how busy this summer's rentals will be, residents are ready to get back out and enjoy good food and good company!

Coyote Kids Nature Camp

Submitted by Hanna Gregory, Coyote Kids Nature Camp Director



The last month has been a very busy and exciting one for the Coyote Kids Camp crew. Last week, we reached maximum enrollment for the entire summer! We spent most of the month developing curriculum, making sure that our campers will be able to take away not only fun memories, but also, new knowledge. Each week has its own theme, with activities to match. This includes curriculum-rich activities, games, and guest speakers. Our goal was to have at least one guest speakers scheduled per week, and with the help of friends and neighbors, we made it happen. My favorite guests of the summer include the meteorologist during Big Sky Fun week, the traveling reptile educator who will bring live animals during Ways of the Wild, and the Fire Truck during Wet-N-Wild.

Staff training for the Coyote Kids camp counselors took place over the past two weekends. We are so thankful to be fully staffed with a group of such incredibly passionate and talented folks. Now that staff training is over, we are focused on ordering the rest of our supplies and getting the Coyote Den ready for the campers next week. We are looking forward to a great summer!

Farmers Market –

Submitted by Charlie Reed, Farmers Market Manager



May was a happening month for the Farmers Market, starting with the return of long-time crowd pleaser, Blanco Cowboy Kettle Corn, after two years away. The Market was also featured on Fox7 Austin with three live segments on the morning of Monday, May 10. For the event, reporter Tierra Neubaum interviewed five vendors, which led to some shoppers coming to the next market from as far away as Liberty Hill. Throughout the month, Johnna revived the Market's Instagram account to further feature vendors as well as exciting, cute, and fun scenes from each week's event. Make sure you follow

the Market @DS_Farmers_Market and tag your photos to show off your good times, fabulous finds, and the delicious recipes you create when you get home!



Marketing, Website, Social Media, Branding & Communications

The PCS department continues to expand its website pages to encompass the resource as a tool to provide the full scope of services within the department's span of responsibility. Currently, the "Community Services" aspect of the department is lacking in web presence and ease of service access. Staff is in the process of creating an easier application process and information dissemination platform.

- Road closure requests
- Itinerant Vendor Permits
- Event Permit for events held on city property and events held within City Limits
- Co-Sponsorship applications that include banners at the triangle requests
- Filming Permits (which tend to be last minute in nature – less than 48hrs notice)

It is a goal of the department to streamline operations and scope of the Programs & Events Coordinator position through renaming the position to serve comprehensively in the coordination of all aspects of community services and not just events and programming. The title change will be to that of Community Services Coordinator and the scope will expand to include the coordination of all such services in addition to events and programs will fall under the Programs & Aquatics Manager's scope entirely.

City of Dripping Springs
PARKS
Income Statement
For the Seven Months Ending April 30, 2021

	Current Month Actual	Current Month Budget	Year to Date Actual
Revenues			
Transfer from Park Dedication	0.00	14,350.00	56,334.88
TXF from Landscaping Fund	0.00	541.67	0.00
Community Service Fees	600.00	0.00	1,920.00
Programs	20,000.00	0.00	26,048.00
Park Rental Income	1,305.00	0.00	2,504.28
Park Donations & sponsors	0.00	0.00	13,509.08
Pavilion,& Pool Rental	835.00	0.00	1,145.00
	<hr/>		
Total Revenues	22,740.00	14,891.67	101,461.24
<hr/>			
Expenses			
DSRP Parks	9,430.20	27,013.13	146,235.36
Pool Management	1,121.25	0.00	1,121.25
DSRP OT	325.02	0.00	3,392.69
PCS Parks PR	1,575.00	0.00	1,575.00
Parks FICA	2,663.52	0.00	27,295.15
Parks Med	115.19	0.00	2,189.14
Founders Park/Pool Supplies	64.20	864.58	450.97
Sports & Rec Park Supplies	0.00	16.67	0.00
Pool Chemicals	315.00	500.00	7,129.00
Pool Equipment	0.00	83.33	0.00
Charro Ranch Supplies	0.00	16.67	37.10
General Park Supplies	0.00	333.33	1,661.92
Parks Mileage	67.20	0.00	94.80
Park Dues, Fees, Subscriptions	0.00	226.59	1,543.92
Pool Phone & Network	95.31	100.00	935.67
Park Telephone	0.00	0.00	20.66
Portable Toilets Parks	460.00	481.67	3,220.00
Founders Park/Pool Electricity	187.09	541.67	1,733.79
Sports & Rec Park Electricity	397.27	100.00	615.81
Triangle Electricity	38.25	54.17	267.75
DSRP House Network/Phone	0.00	0.00	175.84
DSRP Electricity	0.00	0.00	97.13
All Parks Improvements	0.00	4,166.67	659.08
Founders Park/Pool Improvmts	15,862.50	5,375.00	66,247.38
Sports & Rec Park Improvements	0.00	5,166.67	5,950.00
General Parks Maintenance	259.70	20.83	304.36
Charro Ranch Maintenance	0.00	912.08	39.56
Founders Pool/Park Maintenance	4.24	1,437.50	382.14
Sports & Rec Park Maintenance	113.52	1,168.33	5,990.38
Triangle Maintenance	0.00	66.67	77.15
Founders Park Lawn Maintenance	0.00	0.00	1,000.00
Sports & Rec Park Lawn Mainten	700.00	0.00	4,550.00
Triangle Lawn Maintenance	100.00	0.00	100.00
Charro Ranch Lawn Maintenance	1,500.00	0.00	6,050.00
S&R Trail Maintenance	0.00	41.67	0.00
Pool Maintenance	37.52	0.00	2,471.92
Founders Park/Pool Water	207.26	416.67	3,362.29

City of Dripping Springs
PARKS
Income Statement
For the Seven Months Ending April 30, 2021

	Current Month Actual	Current Month Budget	Year to Date Actual
Sports & Rec Park Water	3,261.73	1,083.33	39,946.28
Triangle Water	35.18	39.58	253.80
Park Special Events	0.00	0.00	1,627.00
Park Miscellaneous	0.00	0.00	(98.00)
TXF to DSRP OP	0.00	0.00	43,286.21
	<hr/>		
Total Expenses	38,936.15	50,226.81	381,992.50
	<hr/>		
Net Income	(\$ 16,196.15)	(\$ 35,335.14)	(\$ 280,531.26)
	<hr/>		

City of Dripping Springs
PARKS
Income Statement
For the Seven Months Ending April 30, 2021

Year to Date
Budget

100,450.00
3,791.69
0.00
0.00
0.00
0.00

0.00

104,241.69

189,091.91
0.00
0.00
0.00
0.00
0.00
6,052.06
116.69
3,500.00
583.31
116.69
2,333.31
0.00
1,586.13
700.00
0.00
3,371.69
3,791.69
700.00
379.19
0.00
0.00
29,166.69
37,625.00
36,166.69
145.81
6,384.56
10,062.50
8,178.31
466.69
0.00
0.00
0.00
0.00
291.69
0.00
2,916.69

City of Dripping Springs
PARKS
Income Statement
For the Seven Months Ending April 30, 2021

Year to Date
Budget
7,583.31
277.06
0.00
0.00
<u> 27,812.00</u>
<u> 379,399.67</u>
<u>(\$ 275,157.98)</u>
<u> </u>