



PARKS & RECREATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, June 06, 2022 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Eric Russell, Chair

Eric Henline, Vice Chair

Hope Boatright

Kristy Caldwell

Dustin Cloutier

Matthew Fougerat

Paul Fushille

Tara Satine

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

City Secretary Andrea Cunningham

Parks & Community Services Director Andy Binz

Programs & Aquatics Manager Mack Rusick

Maintenance Director Craig Rice

1. Introduction of Parks & Community Services Director Andy Binz.

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

2. Discuss and consider approval of the May 11, 2022, Parks & Recreation Commission regular meeting minutes.

BUSINESS

- 3. Public hearing, discussion and consideration of approval of a recommendation regarding New Growth at Roger Hanks Park to include Parks, Trails, and Open Space Plan, PDD2021-0001, located south of the intersection of US Highway 290 and Roger Hanks Parkway, Dripping Springs, Texas. Applicant: Isaac Karpay, Regional Development Manager, New Growth Enterprises, LLC.**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Parkland Dedication

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.

- 4. Charro Ranch Park Committee**
Commissioners Paul Fushille and Matt Fougerat
- 5. Dripping Springs Ranch Park Committee**
Commissioner Hope Boatright
- 6. Founders Memorial Park Committee**
Commissioner Eric Henline
- 7. Rathgeber Park Committee**
Commissioners Kristy Caldwell, Paul Fushille and Matthew Fougerat
- 8. Sports & Recreation Park Committee**
Commissioners Dustin Cloutier and Tara Satine
- 9. Veterans Memorial Park Committee**

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

August 1, 2022, at 6:00 p.m.

September 19, 2022, at 6:00 p.m.

City Council Meetings

June 7, 2022, at 6:00 p.m.

June 21, 2022, 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 3, 2022, at 4:00 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

Wednesday, May 11, 2022 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Russell called the meeting to order at 6:06 p.m.

Commission Members present were:

Eric Russell, Chair
Eric Henline, Vice Chair
Hope Boatright
Dustin Cloutier
Matthew Fougerat (arrived at 6:27 p.m.)
Paul Fushille

Commissioner Members absent were:

Kristy Caldwell
Tara Satine

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
City Treasurer Shawn Cox
City Secretary Andrea Cunningham
Aquatics & Programs Manager Mack Rusick
Community Events Coordinator Caylie Houchin
Maintenance Director Craig Rice

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of the April 4, 2022, Parks & Recreation Commission regular meeting minutes.**

A motion was made by Commissioner Boatright to approve the April 4, 2022, Parks & Recreation Commission regular meeting minutes. Commissioner Cloutier seconded the motion which carried unanimously 5 to 0.

BUSINESS

- 2. Update and discussion regarding Village Grove Proposed Planned Development District No. 14 and its proposed parkland conversion.**

Michelle Fischer presented the staff report which is on file. The Commission expressed concerns regarding safety related to the fence between the soccer fields and the roadway. No action was taken, and the Commission requested more information regarding fencing.

- 3. Discuss and consider approval of the Fiscal Year 2023 Parks & Recreation Commission budget recommendation.**

Shawn Cox presented the staff report which is on file.

A motion was made by Commissioner Fougerat to approve the Fiscal Year 2023 Parks & Recreation Commission budget recommendation as presented with the following adjustments:

- Founders Memorial Parks Improvements Additions
 - \$1,500.00 for pool netting
 - \$150,000.00 for Skate Park development
- Founders Memorial Parks Maintenance Additions
 - \$10,000.00 for Founders Pool exterior paint
- Charro Ranch Park Improvements Additions
 - \$1,000.00 for native plant display
- Charro Ranch Park Maintenance Additions
 - \$200.00 for demo garden
 - \$100.00 for rainwater collection
 - \$500.00 for miscellaneous maintenance
- Veterans Memorial Park / Triangle Additions
 - \$500.00 for grounds maintenance
 - \$200.00 for general maintenance
- Sports & Recreation Park Improvements Additions
 - \$150,000.00 for Phase I baseball lighting (HOT Funds)
- Sports & Recreation Park Maintenance Additions
 - \$400.00 for supplies
- Rathgeber Park Maintenance Additions
 - \$900.00 for security cameras

Vice Chair Henline seconded the motion which carried unanimously 6 to 0.

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.

4. Charro Ranch Park Committee

Commissioners Paul Fushille and Matt Fougerat

Nothing to report at this time.

5. Dripping Springs Ranch Park Committee

Commissioner Hope Boatright

Commissioner Boatright presented the report. The Festival of Flight event is happening at Ranch Park on May 14th from 7:30 – 12:00.

6. Founders Memorial Park Committee

Commissioner Eric Henline

Nothing to report at this time.

7. Rathgeber Park Committee

Commissioners Kristy Caldwell, Paul Fushille and Matthew Fougerat

Nothing to report at this time.

8. Sports & Recreation Park Committee

Commissioners Dustin Cloutier and Tara Satine

Nothing to report at this time.

9. Veterans Memorial Park Committee

Nothing to report at this time.

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS**Historic Preservation Commission Meetings**

June 6, 2022, at 6:00 p.m.

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

August 1, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

May 17, 2022, at 6:00 p.m. (CC)

June 7, 2022, at 6:00 p.m. (CC & BOA)

June 21, 2022, at 6:00 p.m. (CC)

ADJOURN

A motion was made by Chair Russell to adjourn the meeting. Commissioner Boatright seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 8:50 p.m.

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

Date: 06.03.22
Project: New Growth at
Roger Hanks Park
City of Dripping Springs
Parkland Dedication Plan

MEMORANDUM

To: Howard Koontz, City of Dripping Springs City Planner
Laura Mueller, City of Dripping Springs City Attorney

Cc: N/A

This memo serves as follow-up correspondence to the review by LUCK Design Team, LLC of the New Growth at Roger Hanks Park Parkland Dedication Plan submitted May 31, 2022. Please see attached Parkland Dedication Plan Narrative and site plans.

*** **

After review we have the following observations and recommendations:

1. At 240 proposed residential units, the amount of parkland required per ordinance is 10.43 acres.
2. A total of 10.52 acres of physical land is being dedicated to the City as public parkland, itemized as shown below:
 - a. Public Parks = 4.89 acres
 - b. Public Open Space = 1.28
 - c. Amenity Pond =2.47 acres
 - d. Private Parkland = 1.88
3. The amount of parkland dedication acreage exceeds ordinance requirements by 0.09 acres.
4. The parkland development fee required by ordinance for the 240 units is \$155,520. The developer has indicated that the full amount of that parkland development fee will be paid.
5. Public parkland will have a 5' wide concrete trail with benches and picnic tables and will be left in a primarily natural state.
6. Park amenities on private parkland include the following:
 - 3,000 square foot Class A clubhouse amenity facility
 - 1,500 square foot resort-style pool
 - Community high-speed Wi-Fi
 - Yoga/fitness rooms
 - Barbecue grills/outdoor kitchen with ramada shade structure
 - Indoor and outdoor lounge areas
 - Central linear park for passive recreation connected to club amenity
 - Pocket parks and walking paths

- Bike racks
- Benches and seating
- Electric car charging stations

7. A 10' trail connection along the west side of Roger Hanks Parkway is proposed by the developer to be in compliance with the City of Dripping Springs Official City-Wide Trails Plan dated August 26, 2020. This trail surface is concrete.

We recommend Parks and Recreation Commission approval of the New Growth at Roger Hanks Park Parkland Dedication Plan.

Prepared By: Brent Luck



New Growth at Roger Hanks Park– Dripping Springs, Texas
May 11, 2022

PARKLAND AND OPEN SPACE CALCULATIONS

Property Overview

New Growth at Roger Hanks Park is a planned mixed-use community located south of US 290 on Roger Hanks Parkway within the City of Dripping Springs. This property is known as the Roger Hanks Park subdivision, approved by all appropriate governmental authorities and utility providers and recorded on April 29, 2004. This project will be adopted under a PDD with all residential units being developed and leased as rental units. The Property is approximately 36.28 acres, and the Applicant is seeking City of Dripping Springs approval for the development of up to 240 residential rental units and a +/- 5.8 acre commercial tract.

New Growth provides parkland program elements for the benefit of its residents and the surrounding Dripping Springs community. The current Property is characterized as a mix of open ranchland pasture with a natural dry creek bed, ponds and varying topography on the western side of the tract. This drainage system ultimately feeds into Onion Creek to the south. The Property is covered with a mix of cedar (Ashe Juniper), live oak and cedar elm hardwoods.

The New Growth Parkland and Open Space Plan consists of a combination of private and public parkland and open space. The centerpiece of the public parkland component will be a 4.89 acre undisturbed open space lot dedicated to the City of Dripping Springs as public parkland. The Park meanders along the northwest portion of the property. It begins adjacent to US 290, follows a dry stream and a series of existing ponds that eventually flows offsite into Onion Creek. Five foot 5' wide concrete trails will be constructed for residents and visitors, allowing broad views of the native, undisturbed vegetation and wildlife attracted to the seasonal ponds.

Program elements to be constructed by the Applicant within the community include a private Clubhouse with exclusive amenities to be enjoyed by the residents. Additional Park elements will include open space areas with looped walking trails and preserved groves of shade trees. Benches and picnic tables will reside beneath the canopy for shaded seating. The Clubhouse and trail elements will help to reduce any potential burden the future residents of New Growth at Roger Hanks would otherwise place on existing City of Dripping Springs public amenity and trail facilities.

Parkland Calculations

Following is a summary of parkland improvements provided by New Growth:

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

1. Required

- a. One (1) acre of parkland per 23 living unit equivalents (DU's), satisfied by cash or land dedication. Based on the maximum 240 residential units within the New Growth, a maximum of 10.43 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 \$155,520 as shown on the submitted Parkland Exhibit.



II. Proposed Parkland Program

1. Public Parks

A total of 4.89 acres is being dedicated to the City as a contiguous park lot on the northwest side of the property. Within this park lot is an existing 0.6 acres seasonal wet pond which will remain undisturbed. An additional 1.67 acres of amenity ponds will be constructed in this quadrant, creating a combined 6.49 acres of contiguous open space for parkland credit on the northwest side of the site.

In addition to the parkland in the northwest portion of the property, The Parkland and Open Space Plan public open space corridors will include:

- **Roadside Trails**
A ten foot (10') wide concrete roadside trail constructed within the public ROW along the west side of Roger Hanks Parkway which traverses the property north to south. The concrete trail will extend to the south of Highway 290 along the western edge of Roger Hanks Parkway and strengthen the connectivity of the City of Dripping Springs' public trails system.
- **Off-road Trails**
Within the public parks and open spaces, five foot (5') wide concrete sidewalks and trails will be constructed to create connectivity between the open spaces and the parks system.
- **Amenity Ponds**
A part of the public open spaces includes ponds, which will be constructed with earthen berms and trail connections with seating areas maximizing views of the open spaces and wildlife. These amenity ponds receiving parkland credit are additionally surrounded by public open space and/or parkland with trails.

2. Private Parks and Open Spaces

The New Growth Parkland and Open Space Plan includes a clubhouse amenity facility which will provide private improvements including, but not limited to the following:

Exclusive Amenities:

- 3,000 square foot Class A clubhouse amenity facility
- 1,500 square foot resort-style pool
- Community high-speed Wi-Fi
- Yoga/fitness rooms
- Barbecue grills/outdoor kitchen with ramada shade structure
- Indoor and outdoor lounge areas
- Central linear park for passive recreation connected to club amenity
- Pocket parks and walking paths
- Bike racks
- Benches and seating
- Electric car charging stations



In addition to private parkland, private open spaces will be distributed throughout the Community. Some portions of the open space will provide stormwater detention. Due to poor access and visibility from the public right-of-way and public park system, these ponds are not considered as amenity ponds and are not being counted toward the parkland dedication acreage.

III. Parkland Calculation Summary

Parkland Dedication Requirements: Based on parkland calculations required by the City of Dripping Springs Code, New Growth is required to provide 10.43 acres of total parkland.

Proposed Parkland Credit: As shown in the Parkland Open Space Plan, a total of 10.52 acres of public and private parkland credit shall be provided.

Total Residential Units: 240 units
Parkland Requirement: 10.43 acres (1 AC / 23 DUs)

Parkland Credit Summary	Total Area	Credit	Dedication
Dedicated Park Tract	4.89 acres	100% Credit	4.89 acres
Public Open Space	1.28 acres	100% Credit	1.28 acres
Amenity Pond	2.47 acres	100% Credit	2.47 acres
Public Parkland Credit	8.64 acres		8.64 acres
Private Parkland	1.88 acres	100% Credit	1.88 acres
Private Open Space	0.66 acres	0% Credit	0.00 acres
Non-Amenity Pond	0.54 acres	0% Credit	0.00 acres
Private Parkland Credit	3.08 acres		1.88 acres
Total Private and Public Parkland Credit			10.52 acres
Required Parkland Dedication			10.43 acres
Delta:			0.09 acres

IV. Maintenance

All public and private open space and public and private parkland, including all constructed water quality ponds shall be maintained by the professional on-site property management staff. The public park tract on the northwest corner shall also be maintained by management staff through an access easement overlay (to be coordinated with the City). The management staff will be on site prior to any rental units being occupied. The costs required to maintain parks, open space trails, entry feature monuments, walls and public areas within the access easements will be covered and part of the on-site property management operating budget.



V. Phasing

The residential portion of New Growth at Roger Hanks will be constructed without phasing, unless on-site wastewater treatment is required. The Clubhouse Amenity shall be constructed in conjunction with the first residential units which will relieve the use of the City's public facilities for the first families that move into the community.



PARKLAND SUMMARY			
Residential	240 units		
Commercial	5.8 A.C.		
Required Parkland Area:	10.43 acres	Calculation	
Parkland Credit Summary	Area		Dedication
Public Parkland			
Dedicated Park Tract	4.89 acres	100% credit	4.89 acres
Public Open Space	1.28 acres	100% credit	1.28 acres
Amenity Pond	2.47 acres	100% credit	2.47 acres
Total Public Parkland Dedicated:	8.64 acres		8.64 acres
Private Parkland			
Private Parkland	1.88 acres	100% credit	1.88 acres
Private Open Space	0.66 acres	0% credit	0.00 acres
Non-Amenity Pond	0.54 acres	0% credit	0.00 acres
Total Private Parkland :	3.08 acres		1.88 acres*
Total Private & Public Parkland Credits:			10.52 acres
Required Parkland Dedication:			10.43 acres
Delta:			0.09 acres
On-Site Amenity Improvements (Clubhouse, Pool Area, Trails)			Over \$1,300,000
Parkland Development Fee	Units	Calculation	Total Fee
Total Required Fee	240	\$648 / DU	\$155,520
5' Sidewalks and Trails	10,690 lf		
Roadside 10' Concrete Trail	1,973 lf		

*Private Parks can count up to 25% of total required parkland acreage.

EXHIBIT C
PARKLAND EXHIBIT
NEW GROWTH
DRIPPING SPRINGS, TEXAS

