



Parks & Recreation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Wednesday, November 19, 2025, at 6:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

Commission Members

Paul Fushille, Chair

Kristy Caldwell, Vice Chair

Hope Boatright

Olivia Barnard

Tyson Joe

Taylor Houston

Thomas Lengel

Bryant Scheppler

Ryan Strittmatter

Staff, Consultants, & Appointed/Elected Officials

Parks & Community Services Director Andy Binz

Parks & Community Services Assistant Director Emily Nelson

City Secretary Diana Boone

Deputy City Secretary Maverick Coleman

Deputy City Attorney Aniz Alani

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least nine (9) copies; if nine (9) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

MINUTES

- 1. Consider approval of the October 15, 2025 Parks & Recreation Commission regular meeting minutes.**

BUSINESS AGENDA

- 2. Discuss and consider approval of the 2026 Parks & Recreation Commission meeting calendar.**
- 3. Discuss and consider action on the improvement projects identified in the Parks & Community Services Department's Fiscal Year 2026 Budget.**

PARKS & COMMUNITY SERVICES DEPARTMENT REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

- 4. Parks & Community Services Director's Report**
Andy Binz, PCS Director

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.

- 5. Charro Ranch Park**
Commissioners: Fushille and Lengel
- 6. Dripping Springs Ranch Park Committee**
Commissioners: Boatright and Lengel
- 7. Founders Memorial Park Committee**
Commissioners: Barnard, Schleppler, and Joe
- 8. Rathgeber Natural Resource Park**
Commissioners: Caldwell, Fushille and Barnard
- 9. Sports & Recreation Park Committee**
Commissioners: Krueger, Schleppler, and Joe
- 10. Veterans Memorial Park Committee**
Commissioners: Caldwell

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Parks & Recreation Commission Meetings

December 17, 2025, at 6:00 p.m.

City Council Meetings

November 18, 2025, at 6:00 p.m.

December 2, 2025, at 6:00 p.m.

December 16, 2025, at 6:00 p.m.

January 6, 2025, at 6:00 p.m.

January 20, 2025, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on November 12, 2025 at 5:15 PM.

Diana Boone, 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

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Wednesday, October 15, 2025, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of commissioners present Chair Fushille called the meeting to order at 6:04 p.m.

Commission Members present were:

Paul Fushille, Chair

Kristy Caldwell, Vice Chair (*arrived at 6:08 p.m.*)

Hope Boatright

Olivia Barnard (*left at 8:13 p.m.*)

Taylor Houston

Bryant Scheppler

Ryan Strittmatter

Commission Members absent were:

Tyson Joe

Thomas Lengel

Ryan Strittmatter

Staff, Consultants, & Appointed/Elected Officials

Parks & Community Services Director Andy Binz

Parks & Community Services Assistant Director Emily Nelson

Deputy City Attorney Aniz Alani

City Secretary Diana Boone

DSRP Program Coordinator Madyson Sanchez

Aquatics Manager Drew Hughes

Planning Director Tory Carpenter

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least nine (9) copies; if nine (9) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation

of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

No one spoke during Presentation of Citizens.

MINUTES

1. **Consider approval of the August 20, 2025 Parks and Recreation Commission regular meeting minutes.**

A motion was made by Commissioner Boatright and seconded by Commissioner Scheppler, to approve the August 20, 2025 meeting minutes. The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Report on the Girl Scout Troop 44949 Little Library project at Sports & Recreation Park.**

The report was presented by the following Girl Scouts from Troop 44949:

- Ada Sorenson
- Claire Krueger
- Sara Fuller
- Kenna Cluver

No action was taken.

3. **Report on the Tiger Splash 2025 Swim Season.** *Andrew Binz, Parks & Community Services Director*

The report was presented by Lane Holt, Tiger Splash Board Vice President.

No action was taken.

4. **Report on the operations of the Coyote Kids Nature Camp for the summer of 2025.** *Madyson Sanchez, DSRP Program Coordinator*

The report was presented by Madyson Sanchez, DSRP Program Coordinator.

No action was taken.

6. **Discuss and consider approval of a recommendation to City Council for the approval of a Maintenance and Use Agreement between the City of Dripping Springs and Dripping Springs Youth Sports Association, Inc**

This item was considered after item 4 on the agenda.

A motion was made by Vice Chair Caldwell and seconded by Commissioner Boatright, to approve the Maintenance and Use Agreement with Dripping Springs Youth Sports Association. The motion to approve carried 5 to 0, with 1 recusal by Commissioner Scheppler.

5. Discuss and consider approval of the Men's Adult Softball Field Use Agreement between the City of Dripping Springs and Aaron Farmer.

A motion was made by Commissioner Boatright and seconded by Commissioner Barnard, to approve Men's Adult Softball Field Use Agreement with Aaron Farmer. The motion to approve carried unanimously 6 to 0.

6. Discuss and consider approval of a recommendation to City Council for the approval of a Maintenance and Use Agreement between the City of Dripping Springs and Dripping Springs Youth Sports Association, Inc.

This item was presented after item 4 on the agenda.

7. Public hearing, discussion, and consideration of a recommendation to City Council for the approval of the Parks, Recreation, and Open Space Master Plan. *Nathlie Varley, Halff Associate*

a. Staff Report

The Staff Report was presented by Parks & Community Services Director Andy Binz. Nathalie Varley with Halff Associates was present in the audience to answer questions.

b. Public Hearing

No one spoke during Public Hearing.

c. Recommendation

A motion was made by Commissioner Barnard and seconded by Commissioner Boatright to approve a recommendation to City Council for the approval of the Parks, Recreation, and Open Space Master Plan. The motion to approve carried unanimously 6 to 0.

8. Discuss and consider the approval of a sign to be constructed and installed at Sports & Recreation Park by Taylor Morrison as part of the Master Sign Plan for Village Grove.

A motion was made by Commissioner Barnard and seconded by Commissioner Scheppler, to approve a sign to be constructed and installed at Sports & Recreation Park by Taylor Morrison as part of the Master Sign Plan for Village Grove. The motion to approve carried 5 to 1, with Commissioner Houston voting nay.

PARKS & COMMUNITY SERVICES DEPARTMENT REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

9. Parks & Community Services Director's Report. *Andy Binz, PCS Director*

No action was taken.

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.

10. Charro Ranch Park. *Commissioners: Fushille and Lengel*

No action was taken.

11. Dripping Springs Ranch Park Committee. *Commissioners: Boatright and Lengel*

No action was taken.

12. Founders Memorial Park Committee. *Commissioners: Houston, Scheppler, and Joe*

No action was taken.

13. Rathgeber Natural Resource Park. *Commissioners: Strittmatter, Caldwell, Fushille, and Barnard*

No action was taken.

14. Sports & Recreation Park Committee. *Commissioners: Strittmatter, Scheppler, and Joe*

No action was taken.

15. Veterans Memorial Park Committee. *Commissioners: Caldwell and Fushille*

No action was taken.

16. Arrowhead Park Committee. *Houston, Lengel, and Boatright*

No action was taken.

CLOSED SESSION

A motion was made by Chair Fushille and seconded by Vice Chair Caldwell, to go into Closed Session for item 17, under Section 551.071. The motion carried unanimously 5 to 0.

Commissioner Barnard left at 8:13 p.m. and did not stay for Closed Session.

Closed Session started at 8:15 p.m.

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

17. Report on the progress of the tree mitigation with Meritage Homes for the un-authorized removal of trees at the Big Sky drip fields.

Closed Session ended at 8:24 p.m.

ADJOURN

A motion to adjourn the meeting was made by Commissioner Scheppler and seconded by Commissioner Boatright. The motion to adjourn carried 5 to 0.

The meeting adjourned at 8:25 p.m.



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

Submitted By: Diana Boone, City Secretary

Commission Meeting Date: November 19, 2025

Agenda Item Wording: **Discuss and consider approval of the 2026 Parks & Recreation Commission meeting calendar.**

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

Summary/Background: Each year the City Secretary prepares the next year's meeting calendar for approval by the commission. Meeting dates are scheduled using the frequency as stated in the commission ordinance. The Parks & Recreation Commission ordinance calls for meetings on a regular basis but not less than once every two months. Meetings are currently scheduled for 6:00 p.m., the 3rd Wednesday of each month.

Attached for review is the proposed 2026 meeting calendar with approved city holidays; suggested PRC meeting dates are highlighted in green. There is a conflict with DSISD calendar in March. The PRC meeting date would fall on March 18, 2026. Spring break for both DSISD and Texas State is scheduled for the same week in March. Please consider moving the meeting to the following date:

March 12, 2026.

Commission Recommendations: Should there be any changes to meeting dates, please provide for those changes in a motion. Meetings may be rescheduled throughout the year as the Commission sees fit.

Attachments:

- PRC 2026 Proposed Calendar
- 2026 CODS Holiday Calendar

Next Steps/Schedule:

- Add due dates to Agenda Calendars:
- Add dates to City website calendar
- Add meeting dates to Outlook calendar and send invites
- Create Meetings on Municode

2026 Parks & Recreation Commission Meeting Calendar

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	13	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	7	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	5	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	25	25	26	27
28	29	30				

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



DRIPPING SPRINGS
Texas

CODS HOLIDAY

Parks & Recreation Meeting Dates

Proposed Dates to Consider

MEETING DATES:

01/21/26 PRC Meeting

02/18/26 PRC Meeting

03/11/26 PRC Meeting

04/15/26 PRC Meeting

05/20/26 PRC Meeting

06/17/26 PRC Meeting

07/15/26 PRC Meeting

08/19/26 PRC Meeting

09/16/26 PRC Meeting

10/21/26 PRC Meeting

11/18/26 PRC Meeting

12/16/26 PRC Meeting

2026 City of Dripping Springs Holiday Calendar

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	13	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	7	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	5	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	25	25	26	27
28	29	30				

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



DRIPPING SPRINGS
Texas

01/01/26 New Year's Day
 01/19/26 Martin Luther King Jr. Day
 02/16/26 Presidents' Day
 04/03/26 Good Friday
 05/25/26 Memorial Day
 06/19/26 Juneteenth
 07/03/26 Pre-Independence Day
 09/07/26 Labor Day
 10/12/26 Columbus Day
 11/11/26 Veterans Day
 11/26/26 Thanksgiving Day
 11/27/26 Thanksgiving Holiday
 12/24/26 Christmas Eve
 12/25/26 Christmas Day





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

Submitted By: Andrew Binz, Parks and Community Services Director

**Parks & Recreation
Commission Meeting
Date:** November 19, 2025

Agenda Item Wording: Discuss and consider action on the improvement projects identified in the Parks & Community Services department for the 2026 fiscal year budget.

Agenda Item Requestor: Andrew Binz

Summary/Background: During the 2026 fiscal year budget process, the Director of Parks and Community Services identified several improvement projects needed within the parks system. City Council has approved the use of Parkland Dedication and Parkland Development funds to fund those projects.

The Director of Parks and Community Services will identify the current amount of Parkland Dedication and Parkland Development funds currently available to the Parks and Recreation Commission and make a recommendation on which projects to be implemented within the 2026 fiscal year.

**Staff
Recommendations:** Approve the list of improvement projects recommended by the Parks & Community Services Director to be funded through the Parkland Dedication and Parkland Development funds within the 2026 fiscal year.

Attachments: Article 28.03 Parkland Dedication and Parkland Development.pdf
 PRC – FY2026 Projects Budget.ppt

Next Steps/Schedule: Implement the list of recommended improvement projects within the 2026 fiscal year.

ARTICLE 28.03 PARKLAND DEDICATION AND PARK DEVELOPMENT¹

Sec. 28.03.001. Title.

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

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.002. Purpose.

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

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

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

(Ord. No. 2021-04, § 2, 1-12-2021)

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

Sec. 28.03.003. Definitions.

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

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

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

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

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

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

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

ETJ. The extraterritorial jurisdiction of the city.

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

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

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

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

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

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

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

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

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

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

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

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

(Ord. No. 2021-04, § 2, 1-12-2021)

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

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

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

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

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.005. Exemptions for certain projects.

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

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.006. Parkland dedication and development methodology.

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

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

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

- (3) References for data.

- (A) The DSISD student projection for the 2020-2021 school year is 7,810 students per the Dripping Springs Independent School District Demographic Update Spring 2019. That same publication estimates that there is a weighted average of 0.57 students per single-family home. This projects to 13,701 homes in the Dripping Springs park service area.
- (B) <https://www.census.gov/quickfacts/fact/table/drippingspringscitytexas,US/PST045219>
- (C) 31,701 homes multiplied by 3.03 persons per household = 41,514 population.
- (D) Source: City of Dripping Springs Parks, Recreation, and Open Space Master Plan 2014-2024.

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

- (1)

Current Level of Service	
Population (city and ETJ)	41,514 (based on DSISD Service area)
Total existing parkland	590.99 acres
Total persons per acre	70 People
Land Dedication Requirements	
Persons per DU for single-family/duplex	3.032.73 (2020 Census)
Persons per DU for multifamily	2.16 (2020 Census)
Calculation for single-family/duplex	$41,514/590.99 = 70$ people per acre of parkland; $70 \text{ people}/2.73\text{PPH} = 25.64$ DU
Calculation for Multifamily	$41,514/590.99 = 70$ people per acre of parkland; $70 \text{ people}/2.16 \text{ PPH} = 32.42$ DU
Dedication criteria for single-family/duplex	1 acre of parkland/25.64 dwelling units
Dedication criteria for multifamily	1 acre of parkland/32.42 dwelling units
Fee-in-Lieu of Land Requirements	
Average cost per acre	Based on the average purchase price to the city for acquiring an acre of parkland
Cost per dwelling unit	Required parkland acreage multiplied by the average cost per acre to be reflected in the fee schedule
Park Development Fee	
Cost of 50 Acre Park	\$6,739,129.00
Number of persons per active recreation community parks	20,757
Calculation	$\$6,739,129.00/20,757.00 = \$324.00/\text{person}$; $\$324.00 \times 3.03 \text{ PPH}$ (city council voted to lower the fee per dwelling unit by calculating 2 PPH as shown below)

Created: 2025-10-15 08:42:50 [EST]

Fee per dwelling unit	\$648.00
-----------------------	----------

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

(Ord. No. 2021-04, § 2, 1-12-2021; Ord. No. 2023-25, § 2, 8-15-2023)

Sec. 28.03.007. Dedication of public parkland required.

- (a) Residential dedication requirements.
 - (1) For projects where the use includes residential dwelling units, an applicant who subdivides or plats land under the city's subdivision ordinance, excluding replats, amending plats, and minor plats that do not increase the subdivision's density by more than five dwelling units, shall provide for the dedication or designation of land suitable for parkland and recreation purposes. If parkland is not dedicated at the time of platting, but would be required for a project as presented at site development, then parkland shall be dedicated as required in this article at the time of site development.
 - (2) Land dedicated as a requirement of this article shall be suitable for parkland and recreation purposes.
- (b) The land to be dedicated shall form a single lot with a minimum of one acre required.
- (c) Exemptions.
 - (1) When the developer/subdivider is proposing to dedicate the required acreage to satisfy the public parkland dedication requirements, but not as a single lot, the parks and recreation commission may make a recommendation to city council to approve the parkland dedication if they find that it meets the intent of the code, and the proposed parkland lots have access from a public right-of-way.
- (d) The rate required for the financial contribution shall be in accordance with the adopted fee schedule in accordance with the methodology in section 28.03.006, provided herein. The fee shall be reviewed on annual basis to ensure accuracy and value.

(Ord. No. 2021-04, § 2, 1-12-2021; Ord. No. 2023-25, § 2, 8-15-2023)

Sec. 28.03.008. Criteria for dedication.

- (a) Any land to be dedicated to meet the requirements of this section shall be suitable for public parks and recreational activities as determined by the city administrator or their designee, and comply with the following standards and requirements:
 - (1) The parkland lot shall be centrally located within the development, when practical.

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

- (3) The planning and development department shall review the alternative design based on section 28.03.007, Dedication of public parkland requirement, and section 28.03.008, Criteria for dedication, and present the alternative design to the parks and recreation commission for recommendation to city council for final approval.
 - (A) The parks and recreation commission shall recommend approval, approval with conditions, or disapproval of the request.
 - (B) The city council shall approve, approve with conditions, or disapprove of such requests.

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.009. Amendments.

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

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

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.010. Park development fee.

- (a) In addition to the dedication of public parkland or fee-in-lieu, a developer shall pay a park development fee to meet the need for the active recreation parks. According to the city's parks, recreation, and open space master plan, the city has two community parks, which are servicing the entire population as described in section 28.03.006. The park development fee is meant to provide active recreation parks and sports field options, and/or provide trails that connect park users to the existing community parks.
- (b) The amount for the park development fee shall be in accordance with the adopted fee schedule and based on the analysis as explained in the methodology in section 28.03.006.

(Ord. No. 2021-04, § 2, 1-12-2021)

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

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

- (b) The value of the parkland shall be calculated as the average estimated fair market value per acre of the land being subdivided within 24 months of application for plat or site development at the time of preliminary plat approval. The appraisal shall be performed by a State of Texas certified real estate appraiser, mutually agreed upon by the city and the applicant and paid for by the applicant.
- (1) If the city deems it acceptable based on the circumstances, the applicant may dedicate, or designate parkland acreage combined with cash. The cash contributions shall be paid at or prior to the final plat or site plan approval, whichever is most applicable to the project.
 - (2) Whether the city approves parkland dedication or elects to require fee-in-lieu thereof when the parkland dedication does not meet the requirements of this article, or a combination of both acceptance of parkland dedication and fee-in-lieu, shall be determined by consideration of the following:
 - (A) The natural features, access, and location of land in the subdivision available for dedication;
 - (B) The size and shape of the subdivision and land available for dedication;
 - (C) The compatibility of the parkland dedication with the city's parks recreation, and open space master park plan; and
 - (D) The location of existing and proposed park sites, trails and greenways.
 - (3) If the applicant pays fee-in-lieu for parkland dedication and complies with this article with no dedication of parkland, the fee-in-lieu can be reviewed and approved by the city administrator without review of the parks and recreation commission. If any parkland is dedicated or the fee-in-lieu proposed is less than what is required, then the application shall be reviewed in accordance with this article.

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.012. Credit for private parks.

- (a) Where privately-owned and maintained parks or other recreation facilities with non-exclusive private amenities are proposed, the city administrator, after recommendation from the parks and recreation commission, and approval from city council, may grant a credit up to 25 percent of the required public parkland dedication amount and/or fee-in-lieu. The credit is not applicable to the park development fee.
- (b) Privately-owned and maintained parks or other recreational facilities shall meet the following minimum standards:
 - (1) The park or recreational facility shall have a minimum lot area of two acres.
 - (2) The park or recreational facility shall include the minimum number and type of facilities outlined in section 28.03.010.
 - (3) The park or recreational facility shall comply with the parks, recreation, and open space master plan, and other applicable city regulations.
- (c) Privately-owned and maintained parks or other recreational facilities for a single-family, two-family, townhome, or detached multi-family shall be identified on the subdivision plat as a private open space lot.
- (d) Privately-owned and maintained parks or other recreational facilities shall be owned and managed by a mandatory homeowners association (HOA) or property owners association (POA), or similar permanent entity, and subject to restrictive covenants that state the following:
 - (1) The land shall be utilized for parkland or open space in perpetuity.

- (2) Each property owner within the subdivision encumbered by the restrictive covenants shall be required to pay dues and/or special assessments for the maintenance of the private park or recreation facility.
- (3) If the responsible agency dissolves, cannot fulfill its obligations or elects to sell, transfer, or otherwise divest itself of the land, the city shall have the right of first refusal on acquiring the property. If the city elects to acquire the land, said land shall be transferred at no cost to the city and in accordance with the city's regulations on dedicating parkland.
- (4) The cessation of the privately-owned and maintained park or other recreational facility shall be prohibited until such time as the declarant cedes control of the responsible agency to purchasers of properties within the subdivision, and then only upon amendment to the restrictive covenants approved by three-fourths of the members of the responsible agency.

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.013. Method of dedicating parkland.

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

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.014. Park funds.

- (a) Parkland dedication fund. For funds received for fee-in-lieu of parkland dedication, a separate fund entitled "park fund" has been created to hold in trust money paid to be used solely and exclusively for the purpose of acquiring and/or improving public parks, trails, and recreational lands, and shall not be used for maintaining or operating park facilities or for any other purpose.
- (b) Park development fee fund. The funds received as park development fees, the funds shall be expended on park maintenance, operation, acquisition, or improvements to park facilities.

- (c) The city council, based upon recommendation of the parks and recreation commission, shall determine whether there are sufficient funds to acquire public parkland and/or construct improvements. In making a determination for the acquisition of land, the conditions outlined in section 28.03.007 shall be taken into consideration.

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.015. Land dedication for park trails.

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

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

(Ord. No. 2021-04, § 2, 1-12-2021)

Sec. 28.03.016. Agricultural facility fee.

(a) Use of fee.

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

(b) Payment of fee or land dedication required.

- (1) An applicant who subdivides or plats land under the city's subdivision ordinance (excluding replats that do not increase the subdivision's dwelling units by five or more, or plat amendments), as may be amended, shall provide for community agricultural facilities by one or a combination of more than one of the following means:

- (A) Payment to the city of an Ag facility fee in accordance with the schedule of fees adopted by city council.
- (B) Dedication of real property (in fee simple or through a perpetual public surface easement) to the city or an entity designated by the city for Ag facility related purposes.

- (c) Dedication and/or improvement in lieu of fee. In lieu of payment of all or a portion of the Ag facility fee or land dedication described in this section, the following may be accepted by the city council:

-
- (1) Dedication of improvements. In lieu of payment of all or a portion of the Ag facility fee, improvements to an existing agricultural facility may be dedicated to the city for recreational purposes. Whenever a developer determines to dedicate improvements in lieu of payment of the Ag facility fee, a written application shall be made to the city administrator describing the improvements to be made to receive credit for the local Ag facility fee. The city administrator shall prepare a report to the city council regarding the proposed dedication of improvements.
 - (2) Report to city council. The report to the city council from the city administrator shall indicate whether the following requirements have been met and shall make a recommendation regarding the proposed dedication of improvements:
 - (A) The improvements to be dedicated are for a community agriculture facility identified in the city's general plan.
 - (B) The improvements to be dedicated are valued at the same or more than the Ag facility fee or portion thereof which would otherwise be imposed on the development.
 - (d) Time of payment. Fees required by this section shall be paid prior to approval of the final plat.
 - (e) Exemptions. The following are exempt from the application of this section:
 - (1) Applicants developing subdivisions that allow residents to keep livestock and farm animals on individually owned, single-family residential lots in the subdivision.
 - (2) Applicants developing subdivisions that include agricultural facilities located in the subdivision that shall be available to residents of the subdivision.
 - (3) Applicants developing subdivisions that are for solely nonresidential uses.
 - (4) Applicants that are city, county, state or federal government agencies.
 - (f) Appeals. Any person aggrieved by the computation of fees pursuant to this section shall have the right to appeal to the city council. The appeal shall be taken not later than 30 days from the date the person is informed of the computation of the fees under this section. Failure to appeal within the 30-day period shall be deemed a waiver of all rights of appeal under this section.

(Ord. No. 2021-04, § 2, 1-12-2021)



DRIPPING SPRINGS
Texas

Parks and Recreation Commission
FY 2026 Projects Budget
November 19, 2025

PCS Improvements List

Item 3.

1. DSRP - Path to Pond	\$ 73,500
2. DSRP – Path to Playground	\$147,000
3. Restroom Improvements at Founders and SRP	\$225,000
4. DSRP Trail Signage	\$185,000
5. FMP Pool Furnace to Gas	\$ 50,000
6. SRP – Fence Project	
• Remove section of existing fence	\$ 15,000
• Replace current chain link	\$ 20,000
7. SRP – Replace Lights at Adult Softball Fields	\$ 15,000
8. SRP – Irrigation Improvements to Landscaping Beds	\$ 15,000
9. Skate Park Improvements (Possible Lights)	\$ 25,000
10. FMP – Trail Extension Project	\$ 3,000

Dependent on Alternative Funding:

Rathgeber Design and Construction Documents – Phase 1	\$695,150
SRP – New Lights at the Soccer Field: Phase IV	\$400,000

Consider for Future Budgets:

DSRP – Wayfinding Signage	\$100,000
Charro Ranch Park – Wayfinding Signage	\$100,000



Parkland Dedication Fund:

For funds received for fee-in-lieu of parkland dedication, a separate fund entitled “park fund” has been created to hold in trust money paid to be used solely and exclusively for the purpose of acquiring and/or improving public parks, trails, and recreational lands, and shall not be used for maintaining or operating park facilities or for any other purpose.

Park Development Fee Fund:

The funds received as park development fees, the funds shall be expended on park maintenance, operation, acquisition, or improvements to park facilities.



FY 2026 Budget

Parkland Dedication Fund Balance	=	\$392,690
Park Development Fee Fund Balance	=	<u>\$116,610</u>
Total	=	\$509,300
Recommended Projects	=	<u>(\$285,500)</u>
Remaining Balance	=	\$223,800

Recommended Projects for FY 2026:

- | | | |
|---|---|-------------|
| 1. Path to Pond - DSRP | = | (\$ 73,500) |
| 2. Path to Playground – DSRP | = | (\$147,000) |
| 3. Natural Gas Furnace – FMP | = | (\$ 50,000) |
| 4. Fix Broken Lights at Adult Softball Fields | = | (\$ 15,000) |
| 5. Finish Storage Building - DSRP | | |

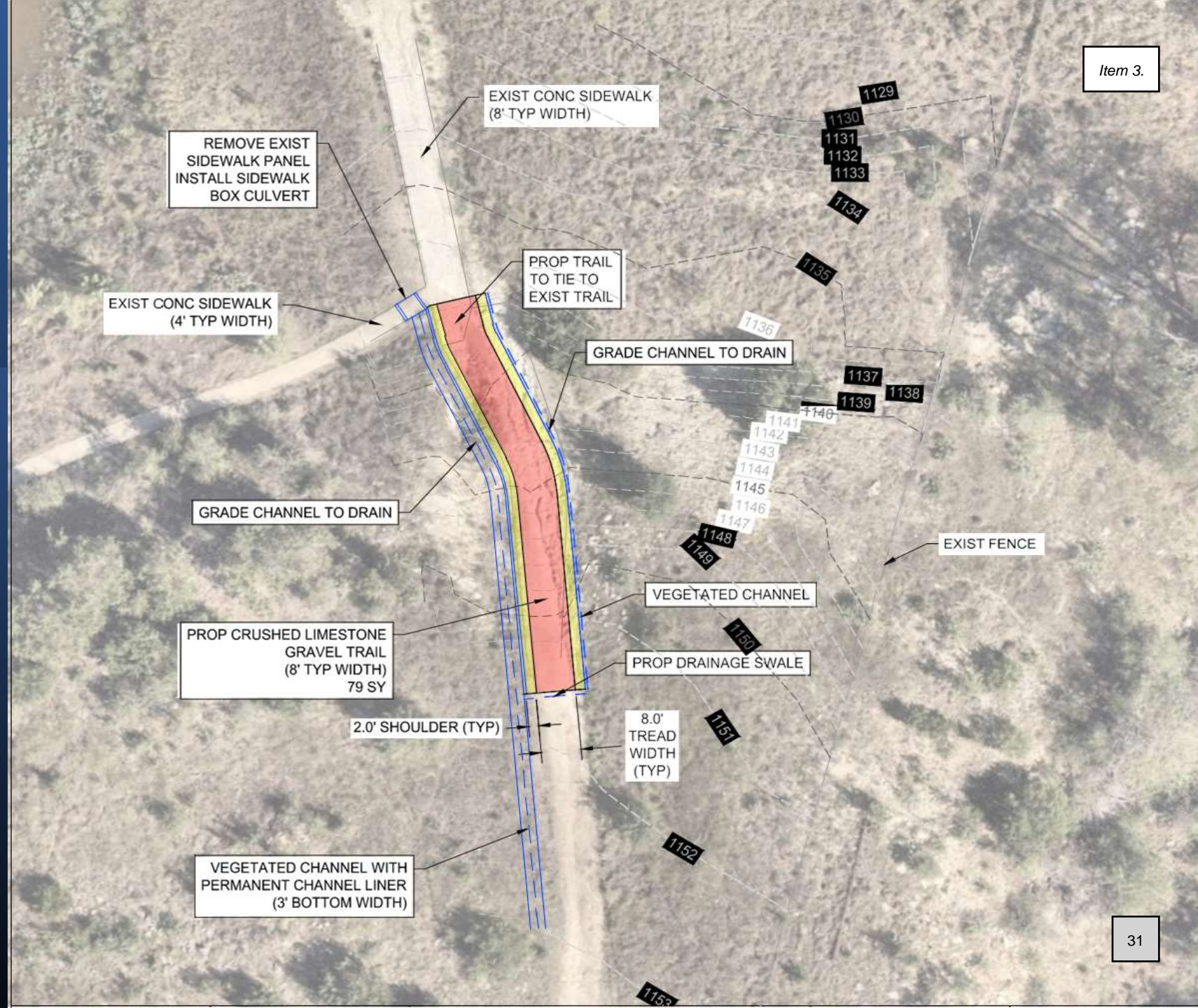


DSRP Path To Pond



Item 3.

DSRP Path To Pond



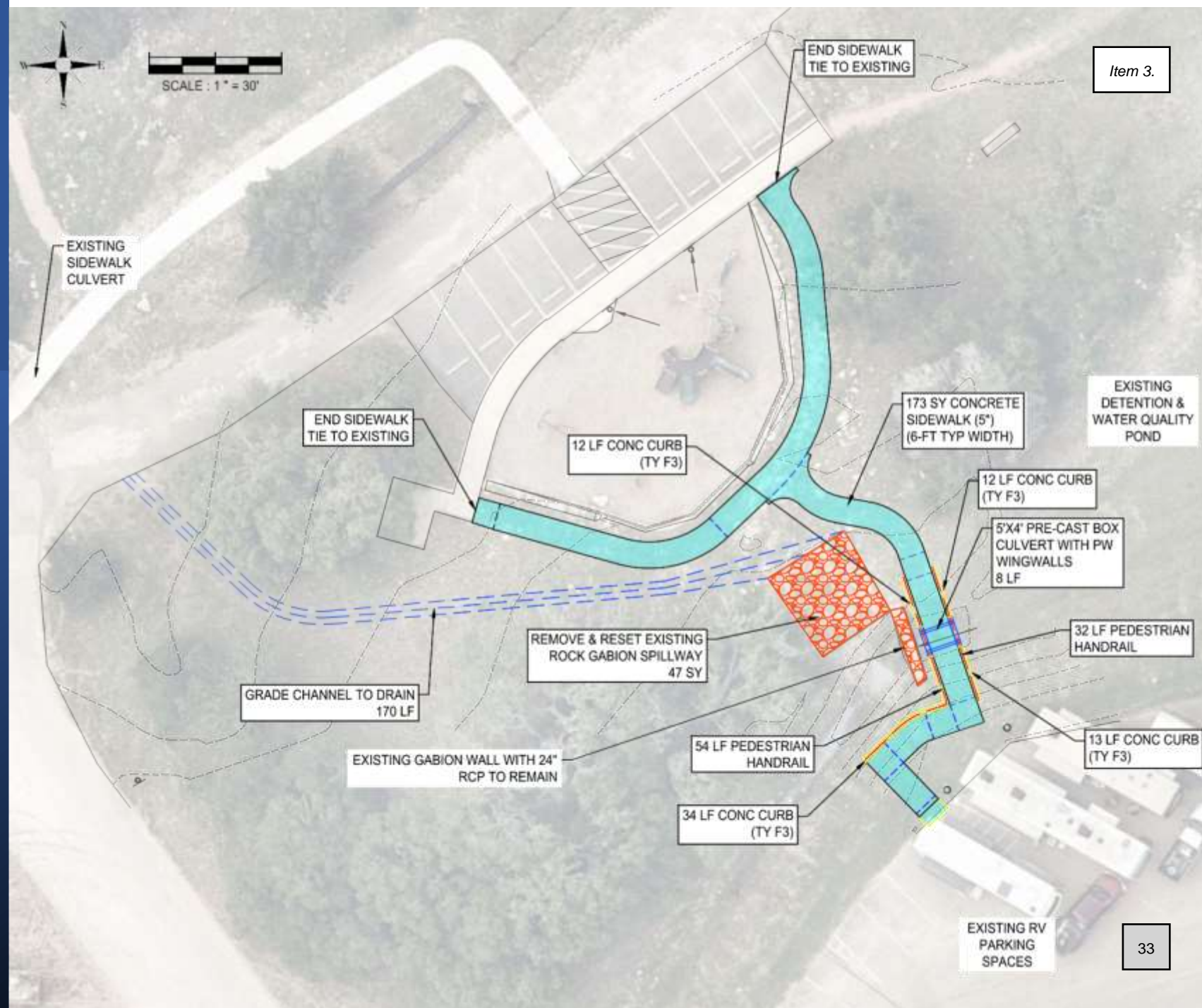
DSRP
RV Parking Lot To
Playground

Item 3.

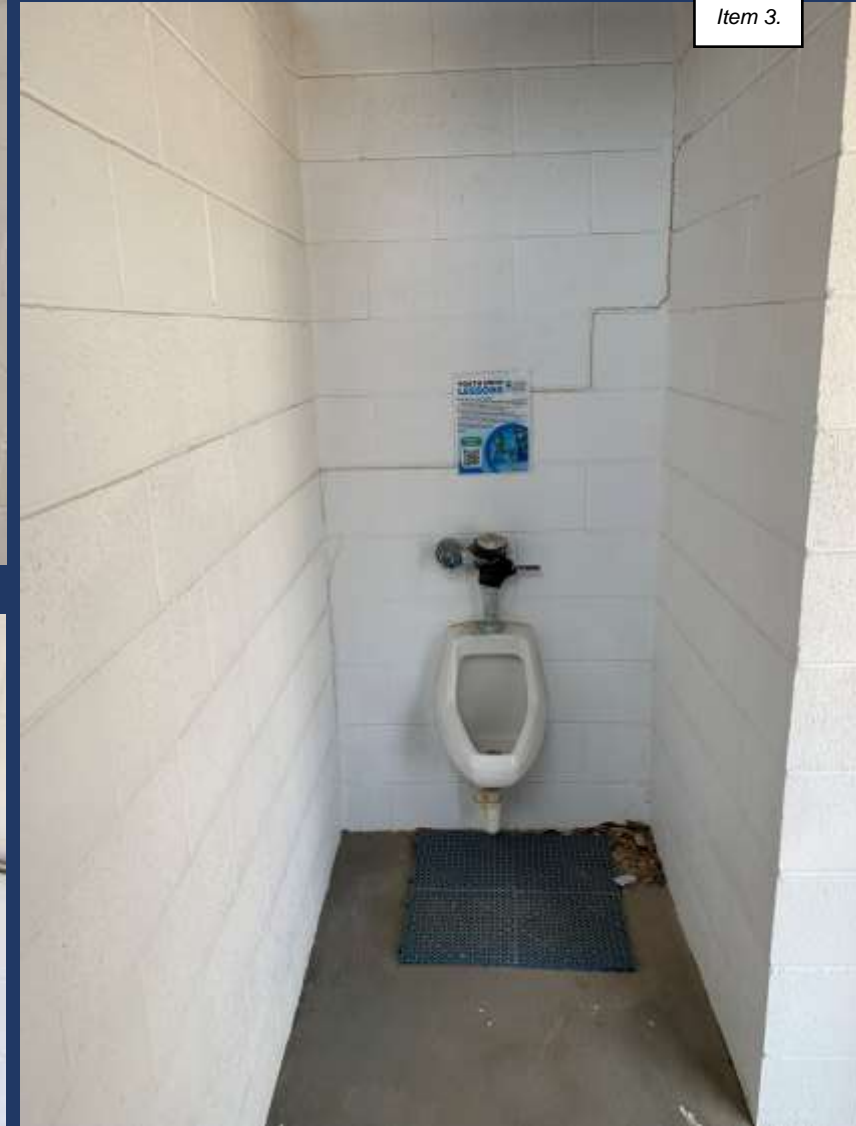


DSRP

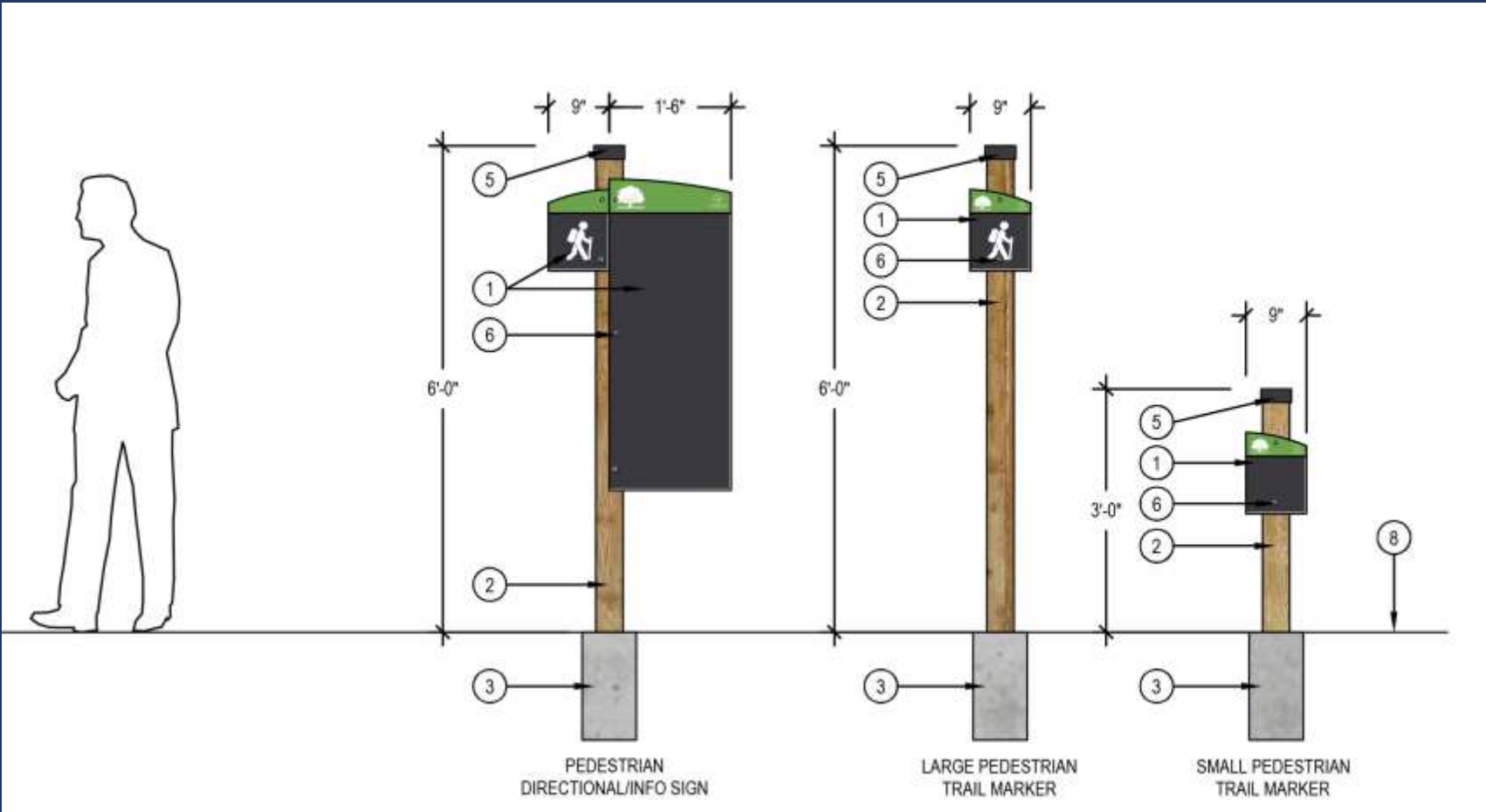
RV Parking Lot To Playground



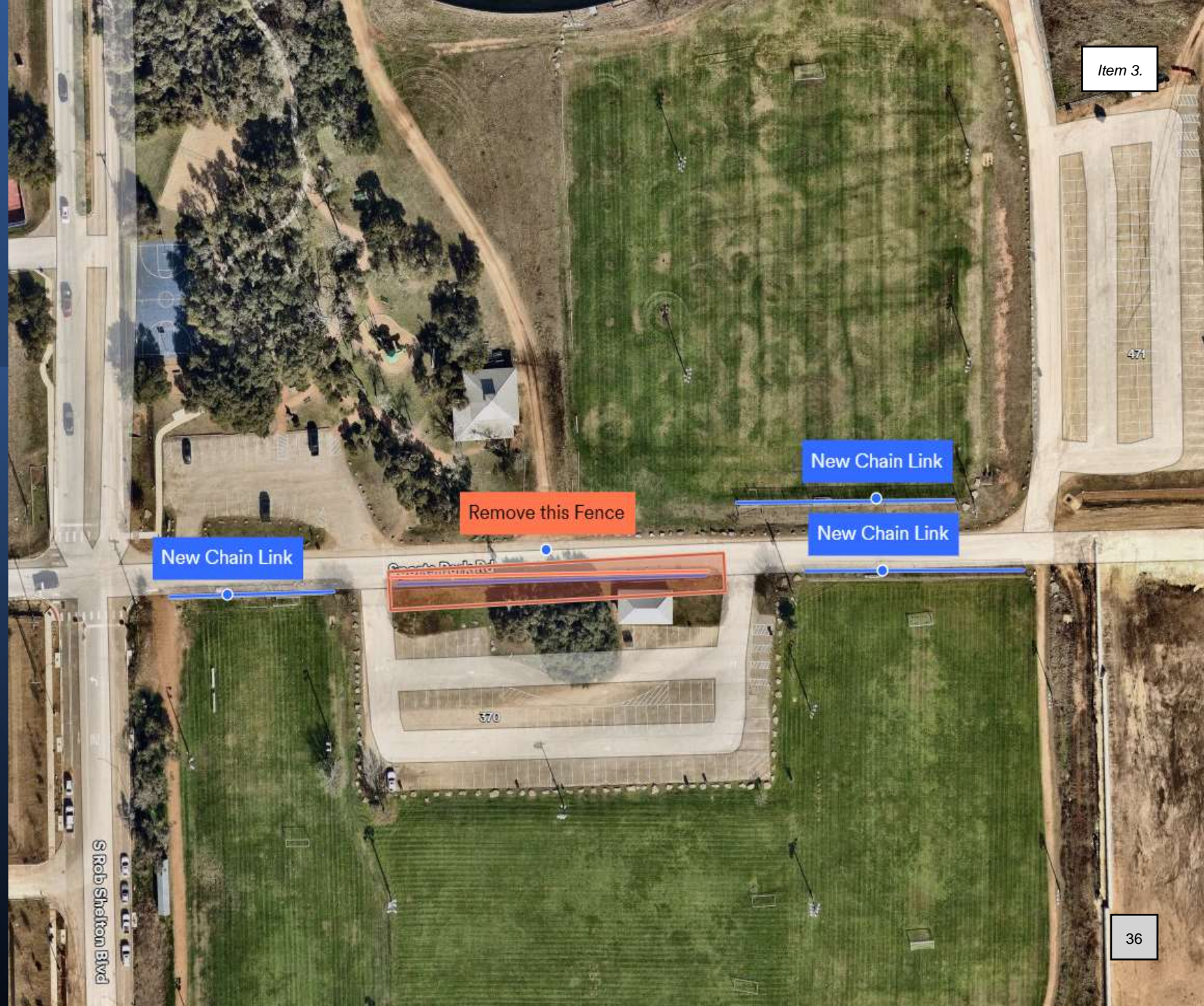
Founders & SRP Restroom Improvements



DSRP Trail Wayfinding



SRP Fence Project



SRP

Irrigation Improvements to the Landscaping Beds



Item 3.

Founders Park Skatepark Lighting



Luminaire Schedule						
Symbol	Qty	Description	LLF	Luminaire Lumens	Mounting Height	Arm
+	5	FLT-PL-T3-WW-09	0.900	1360	0, 12	0
→	6	FLT-BFL-T4-WW-06	0.900	5661	25	6

Calculation Summary						
Description	Units	Avg	Max	Min	Avg/Min	Max/Min
Skatepark Area	Fc	1.78	2.5	0.5	3.56	5.00
Walkway	Fc	0.92	2.8	0.0	N.A.	N.A.



Founders Park Trail Extension Project



Item 3.

SRP

Park Athletic Field
Lighting:

Phase 4: Soccer Field



Item 3.

SRP
Athletic Field Lighting
Estimates

Phase 4: Soccer Fields (Middle)	\$ 400,000
Phase 3: Adult Softball Fields + Soccer Field	\$1,000,000
Phase 1: Baseball Field	\$ 400,000
Phase 2: Softball Field	\$ 250,000
Phase 5: Soccer Fields (South)	\$ 650,000
Sub Total	\$2,650,000
Contingency (10%)	\$ 265,000
Total	\$2,915,000

Prioritized by the Parks & Recreation Commission at their May 21st meeting.

Equipment
Tractor
\$40,000



Item 3.

Equipment
Skid Steer
\$71,000



Item 3.

Equipment
Z Turn Mower
\$14,000



Equipment
Trailer
\$15,000



Item 3.



Staff Monthly Reports

October 2025

Director:

- PCS Staff Report and Performance Measures Report was provided in the packet.
- Rathgeber Natural Resource Park
 - Continue to work with the DSISD on the entrance road through DSISD property.
- Sports & Recreation Park
 - Reimbursement agreement with Taylor Morrison (Village Grove Developer) for the new fencing is being finalized. Fence is completed. Portion of the walking trail that was taken out still needs to be installed.
- Storage Building Update
 - Bid opening was on August 19th; bids came in high, so staff is looking for alternative funding opportunities.
 - Need to resolve a zoning issue at DSRP.
- Founders Park Parking Lot Improvements
 - In progress. Completion scheduled for December 2025.
- Charro Ranch Park
 - An additional 5 trees are scheduled to be removed in November.
- Dripping Springs Stars
 - All stars have been installed.

Park Maintenance:

- Set-up/breakdown: Harvest Market, Gourd Society Show, Singer & Song writer show, and Gun Show.
- Completed small engine repair.
- Built new stage.
- UVT part replacement and repair.

Aquatics:

- Work on chemical area completed.
- Parking lot improvements at founder's park started

Community Events:

- **October Park Rentals:**
 - 2 pavilion rental dates
 - 1 youth softball field rentals
 - 1 Filming Permit
 - 1 Special Event Permit
- **October Community Events:**
 - Festival of Flight – Saturday, October 11th
 - Family Fall Festival – Sunday, October 26th
- **October Community Service Permits:**
 - Filming Permit at Sports and Rec Park

- October 14th at the Girls Softball Field (B)

- **UPCOMING for November:**

- Arts Market at Veterans Memorial Park – Saturday, November 8th
- Western Wonderland – November 29th – January 5th

DSRP:

October Highlights:

- Construction for our Haunted House began the 2nd week of September with a successful haunt happening October 10th, 11th, 17th, 18th, 24th, 25th, and 30th! Despite battling homecoming and multiple Dripping Springs home games, we had strong turnout.
- Texas Harvest Market ran from October 10th-12th and DSRP hosted a Barrel Racing Clinic during the same weekend.
- The 3rd weekend of October had our DSRP Riding Series Hunter Jumper Show, Texas Gourd Society Festival, and County Goat and Steer Validation. DSRP staff also worked and volunteered at Songwriter's Festival over this weekend, so it was a busy one for us!
- On October 22nd, The Dripping Springs Senior Class joined us for their senior retreat! This was our 2nd year hosting them, and we love having them onsite!
- October 24th - 26th hosted Big Tex Gun Show with the final show of our DSRP Riding Series Ranch Horse Buckle Series on Saturday and straight into our Family Fall Festival on Sunday. The entire weekend was a major success and hosted many smiling faces.
- The final week of October welcomed back Ken McNabb for a clinic in the Main Arena.
- Our sponsored community Ofrenda was visited often and filled with photos of loved ones.

DSRP Events in November:

Wimberley FFA Chapter Show, 28th Annual Empty Bowls Project, CCA Banquet, Fences Over Bee Caves, HCLE Queens Court, Fall Classic, Atlas Hot Tub Blowout Sale, Western Wonderland!

DSRP November Programs:

- **Youth:** Nature Rangers After School, Coyote Kids Fall Break Camp
- **Family:** Movie in the Park, Family Campout, Astronomy in the Park

Farmers Market:

October FMC Meeting:

- 1 of 2 vendor applications approved.

October Market recap:

- Along with many other regional markets, we've seen a sharp decline in customers and total sales over this summer's record highs. Total sales remain in-line with previous four years but are down 15-25% from the summer. Vendor attendance is beginning to reflect the decline.
- Held the annual ghost hunt at the 10/29 market. DSRP Camp attendees brought a lot of energy.
- FMC contributed 5 gallons of soup to Empty Bowls Project on 11/2, with donations from several vendors.

October 2025

FY 2025

FY 2026

	Oct-24	Total/Actual	Oct-25	Fiscal YTD
PCS Aquatics				
Programs Offered				
Swim Lesson Classes	0	0	0	0
ARC Certification	0	1	0	0
Number of Registrations				
Swim Lesson Registrations	0	1	0	0
ARC Certification	0	6	0	0
Admission Totals:				
Membership Check-ins	0	1,692	0	0
Day Passes Sold	0	3,426	0	0
Season Passes Sold	0	130	0	0
PCS Athletics				
Leagues Offered				
Adult Softball	0	4	0	0
Youth Sport Camps	0	4	0	0
Number of Teams/Participants				
Adult Softball	0	25	0	0
Youth Sport Camps	0	26	0	0
PCS Special Events				
Events Offered	1	7	1	1
Number of Participants	20	310	150	150
PCS Rentals				
Pool	0	17	0	0
Pavilion	3	33	2	2
Athletic Fields	0	17	3	3
Veterans Memorial Park	0	1	1	1
PCS Permits				
Itinerant Vendor	5	15	3	3
Commercial Trainers/Activity	0	2	0	0
Special Event Permit	2	6	1	1
Filming Permits	0	1	1	1
DSRP				
Programs Offered	45	259	26	26
Number of Participants	164	1,130	73	73
Camp Days Offered	0	105	0	0
Number of Participants	0	993	0	0
DSRP Events	14	96	12	12
Number of Participants	1,400	14,325	1,135	1,135
Arena Memberships Sold	21	69	20	20
Room Rentals	52	178	61	61
Arena Rentals	8	63	7	7
Other Rentals (Ranch House, Field, Etc..)	1	45	0	0
Free Use Agreements/Co-Sponsorships	64	379	26	26
Farmers Market				
Number of Markets Offered	5	50	5	5
Number of Vendors Registered	222	2,051	221	221
Number of Visitors	2,525	21,190	1,490	1,490