



DOUBLE L  
RANCH



A vibrant setting for cherished  
*family living*

## PARKS COMMISSION MEETING

June 07, 2021

City of Dripping Springs



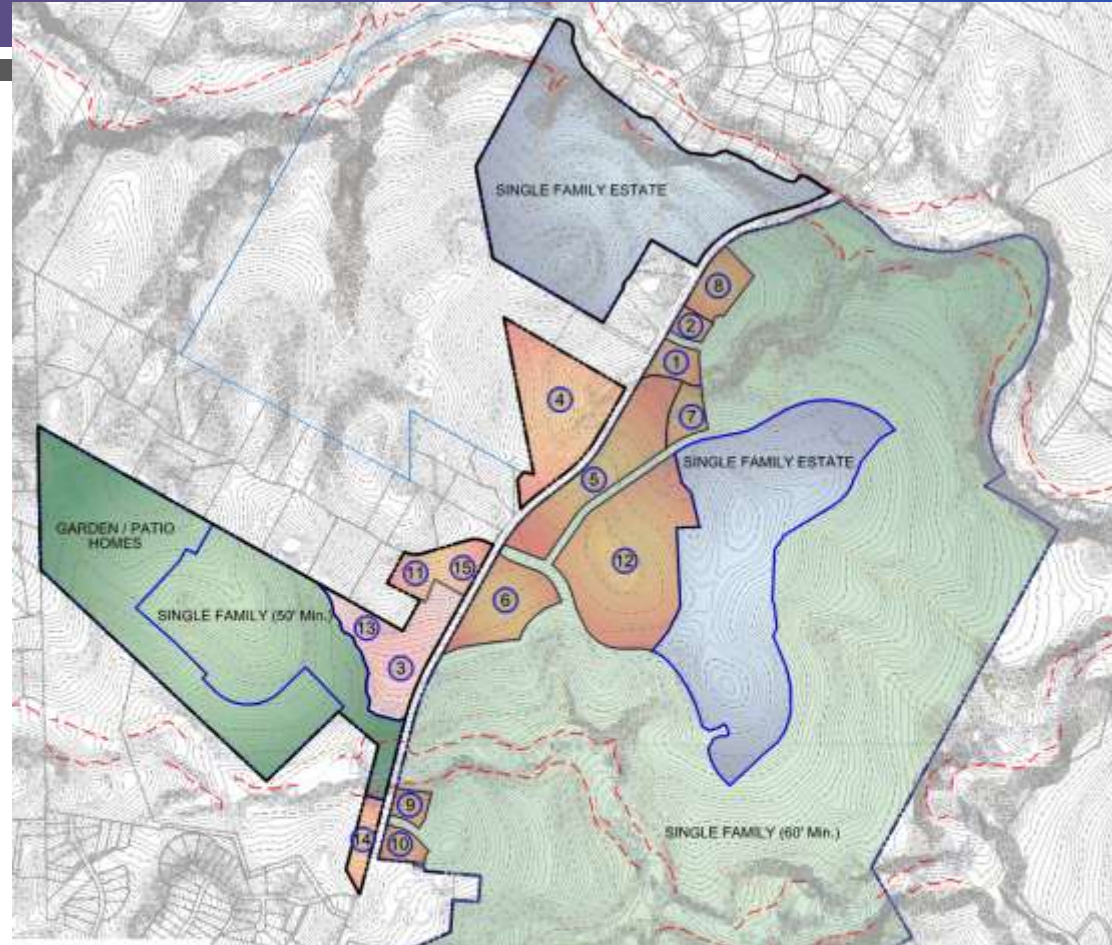
# Current Approved Concept Plan



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.
<b>Development Parcel Total</b>	<b>±1,290.84 Ac.</b>



# Proposed Concept Plan



## — LAND USE LEGEND —

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

## — LEGEND —

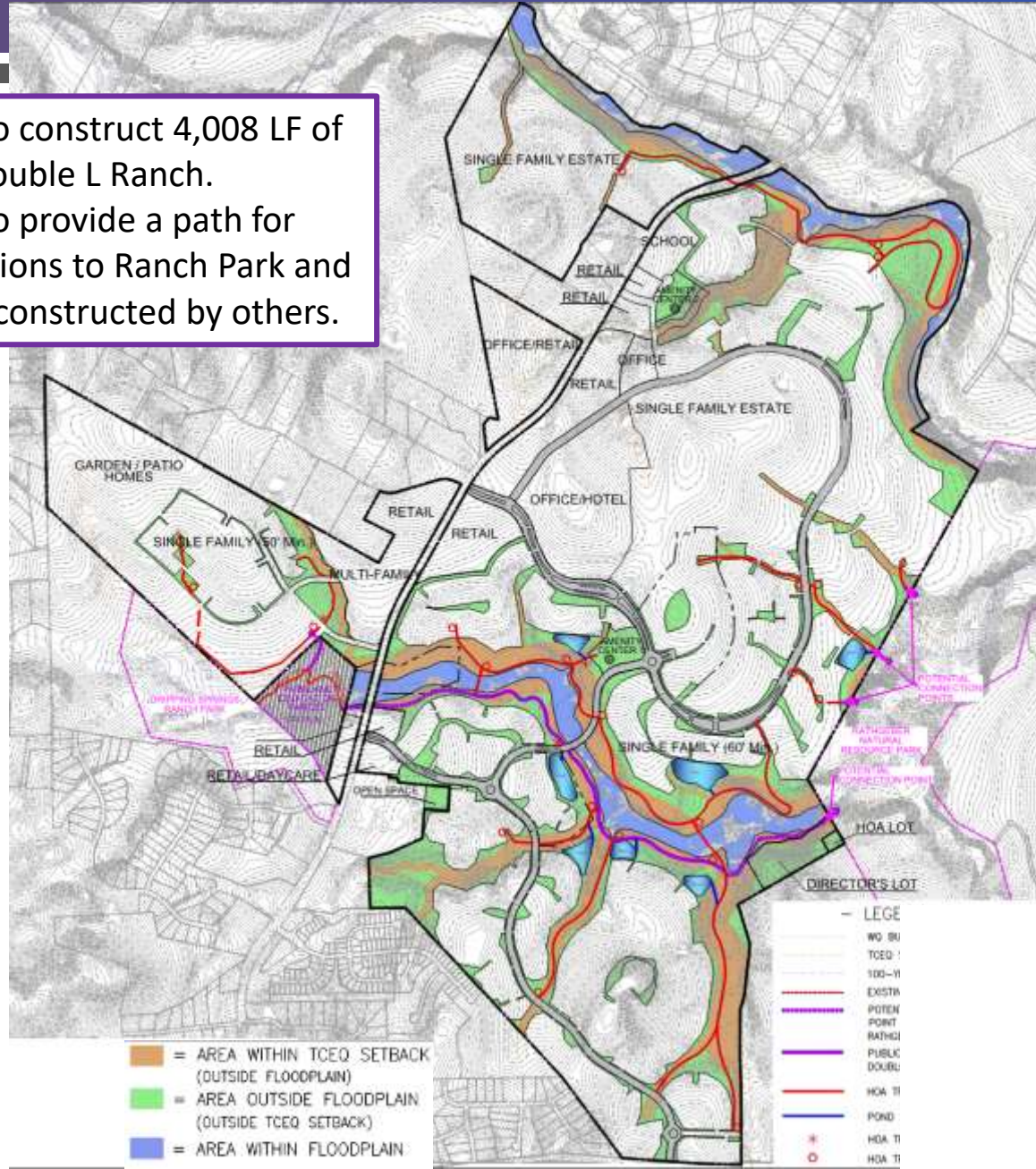
-  10' BUFFER ZONE SETBACK
-  TCEQ SETBACK
-  100-YR FLOODPLAIN
-  500-YR FLOODPLAIN
-  OVERALL BOUNDARY LINE





# 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%
<b>Private Parkland Total</b>	<b>457.62 Acres</b>	
<b>Total Parkland (Public + Private)</b>	<b>483.32 Acres</b>	

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
<b>Total</b>	<b>8,407 LF</b>

- 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	

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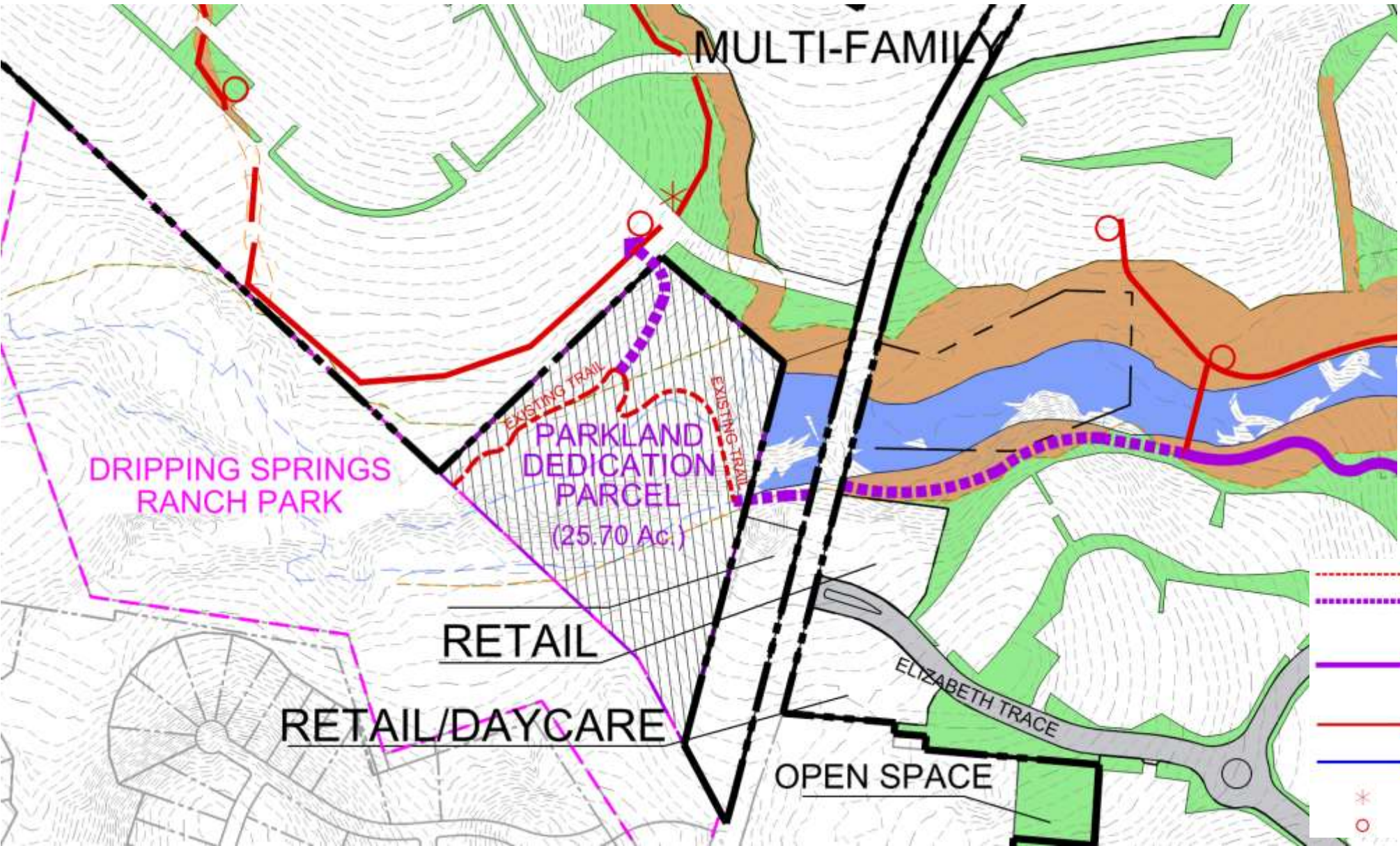
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- Developer proposes to provide development park fee for "Additional Units"
- Additional Units: 2,444 SF units + 442 MF units – 1,710 units = 1,176 units

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
<b>Total Fee \$</b>	<b>762,048</b>



# 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
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