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

MEMORANDUM

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

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

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After review we have the following observations and recommendations:

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

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

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

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

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

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

Prepared By: Brent Luck