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Austin, Texas 78789

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

## MEMORANDUM

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

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

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After review we have the following observations and recommendations:

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

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

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

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

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

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

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

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

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

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

Prepared By: Brent Luck