



9600 Escarpment Blvd., Suite 745-4
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Date: 11.02.20
Project: Parten Ranch
City of Dripping Springs
Parkland Dedication Plan –
REVISION

MEMORANDUM

To: Amanda Padilla, City of Dripping Springs Planning Director

This memo serves as follow-up correspondence to the November 2020 review by LUCK Design Team, LLC of the Parten Ranch Parkland revised Parkland Dedication Plan.

The Master Parkland Plan was originally submitted October 30, 2015 from J. A. Hanna Company and Pharis Design. A meeting with representatives from City Staff, Pharis Design and the developer was held on October 27, 2015. That plan was approved by the Parks and Recreation Commission in 2015.

See Attachment “A” from the Owner for narrative associated with the revised Parkland Dedication Plan.

See Attachment “B” representative overlay of the Parkland Dedication from 2015 (illustrated in green) with the revised Parkland Dedication from 2020 (illustrated in red).

After review we have the following observations and recommendations:

1. This re-submission incorporates minor changes to the plan originally approved by the Parks Commission in 2015.
2. At 575 residential LUEs, the amount of parkland required per ordinance is 23.00 acres (same as in 2015).
3. 305.3 acres was the proposed acreage for parkland dedication in 2015; the revisions in November of 2020 have 309 acres of proposed parkland dedication.
4. No other changes in impervious cover or development character have occurred.

We recommend that the Parkland Dedication Plan be approved.

Prepared By: Brent Luck