



9600 Escarpment Blvd., Suite 745-4  
Austin, Texas 78789

Date: 05.01.20  
Project: Big Sky Ranch Tract 2  
City of Dripping Springs  
Parkland Dedication Plan

## MEMORANDUM

To: Amanda Padilla, City of Dripping Springs Senior Planner

Cc: N/A

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This memo serves as follow-up correspondence to the May 1, 2020 review by LUCK Design Team, LLC of the Big Sky Ranch Tract 2 Parkland Dedication Plan submitted April 28, 2020. The original Big Sky Ranch Parkland Dedication Plan was review by the Parks and Recreation Commission in October of 2018.

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After review we have the following observations and recommendations:

1. Tract 2 adds an extra proposed 38 dwelling units to the original 780 proposed LUEs (4.87% increase).
2. 38 dwelling units equate to 1.52 additional dedicated parkland acreage required.
3. As a standalone parkland dedication, 4.5 acres is being provided for Tract 2 in the following breakdown:

Private parkland: 3.9 acres (50% for private parkland dedication=2.0 acres dedicated).

Public parkland: 0.6 acres (100% for public parkland dedication=0.6 acres dedicated).

Total parkland dedication credits provided: 2.6 acres

The parkland dedication requirements exceed the amount required by ordinance.

4. The addition of Tract 2 does not significantly change the overall parkland distribution of public and private parks that were established in 2018. The additions of the Tract 2 parklands connect to the blocks of parkland proposed and accepted as part of the original parkland dedication.

*We recommend approval of the Parkland Dedication Plan as submitted.*

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Prepared By: Brent Luck



**Big Sky Ranch – Dripping Springs, Texas**  
April 28, 2020

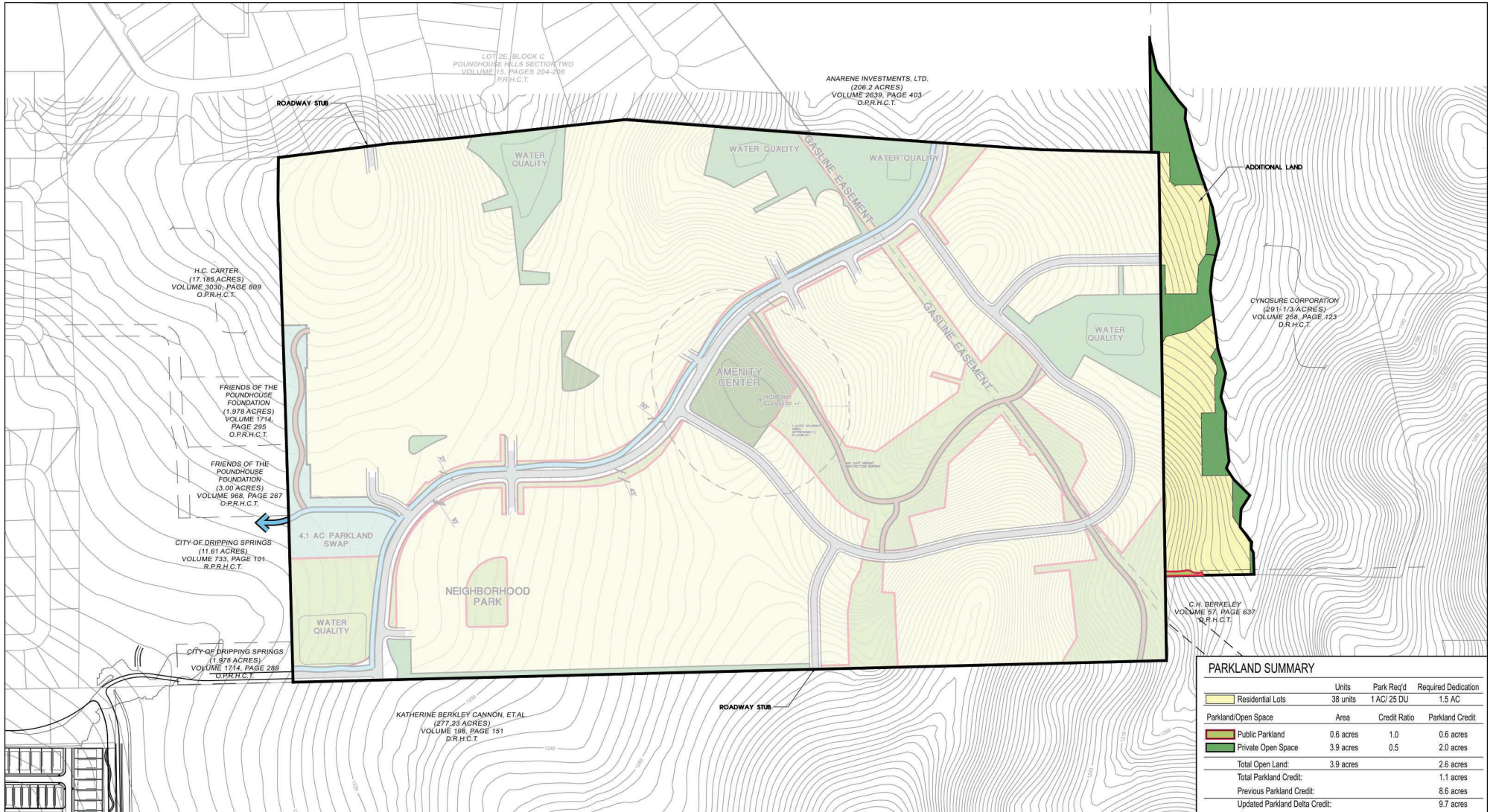
**PARKLAND AND OPEN SPACE CALCULATION UPDATES**

In 2018, the Big Sky Parkland Plan was submitted and approved by the City of Dripping Springs with an excess of 8.6 acres of dedicated parkland credit. In 2020, an additional 13 acres was added to the Big Sky Ranch master plan. This additional land is providing an additional 38 dwelling units. Per the parkland dedication requirements, the total parkland required for this 13 acre addition is 1.5 acres.

The total amount of dedicated private and public parkland in the new section combined totals 3.9 acres, which equates to a total credit of 2.6 acres. Although there exists an excess of 8.6 acres of parkland from the original Parkland Agreement, the new 13 acre tract is providing enough credit to offset its own parkland requirement and add an additional 1.1 acres to the remaining credit acres. Thus, the community of Big Sky Ranch now is providing an updated delta of 9.7 acres of parkland in excess to what is required per City regulations.

Total Residential Units: 38 units  
Parkland Requirement: 1.5 acres

<b>Parkland Credit Calculations</b>	<b>Area</b>	<b>Credit</b>	<b>Dedication</b>
Private Uplands Park/Open Space	3.9 acres	50% Credit	2.0 acres
Private Parkland Credit	3.9 acres		2.0 acres
Public Parkland/Open Space	0.6 acres	100% Credit	0.6 acres
Public Parkland Credit	0.6 acres		0.6 acres
Total Parkland/Open Space Area			2.6 acres
Total Parkland Credit:			1.1 acres
Previous Total Parkland Credit			8.6 acres
<b>Updated Parkland Dedication Delta:</b>			<b>9.7 acres</b>



PARKLAND SUMMARY			
	Units	Park Req'd	Required Dedication
Residential Lots	38 units	1 AC/ 25 DU	1.5 AC
Parkland/Open Space			
	Area	Credit Ratio	Parkland Credit
Public Parkland	0.6 acres	1.0	0.6 acres
Private Open Space	3.9 acres	0.5	2.0 acres
<b>Total Open Land:</b>	<b>3.9 acres</b>		<b>2.6 acres</b>
<b>Total Parkland Credit:</b>			<b>1.1 acres</b>
<b>Previous Parkland Credit:</b>			<b>8.6 acres</b>
<b>Updated Parkland Delta Credit:</b>			<b>9.7 acres</b>