



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
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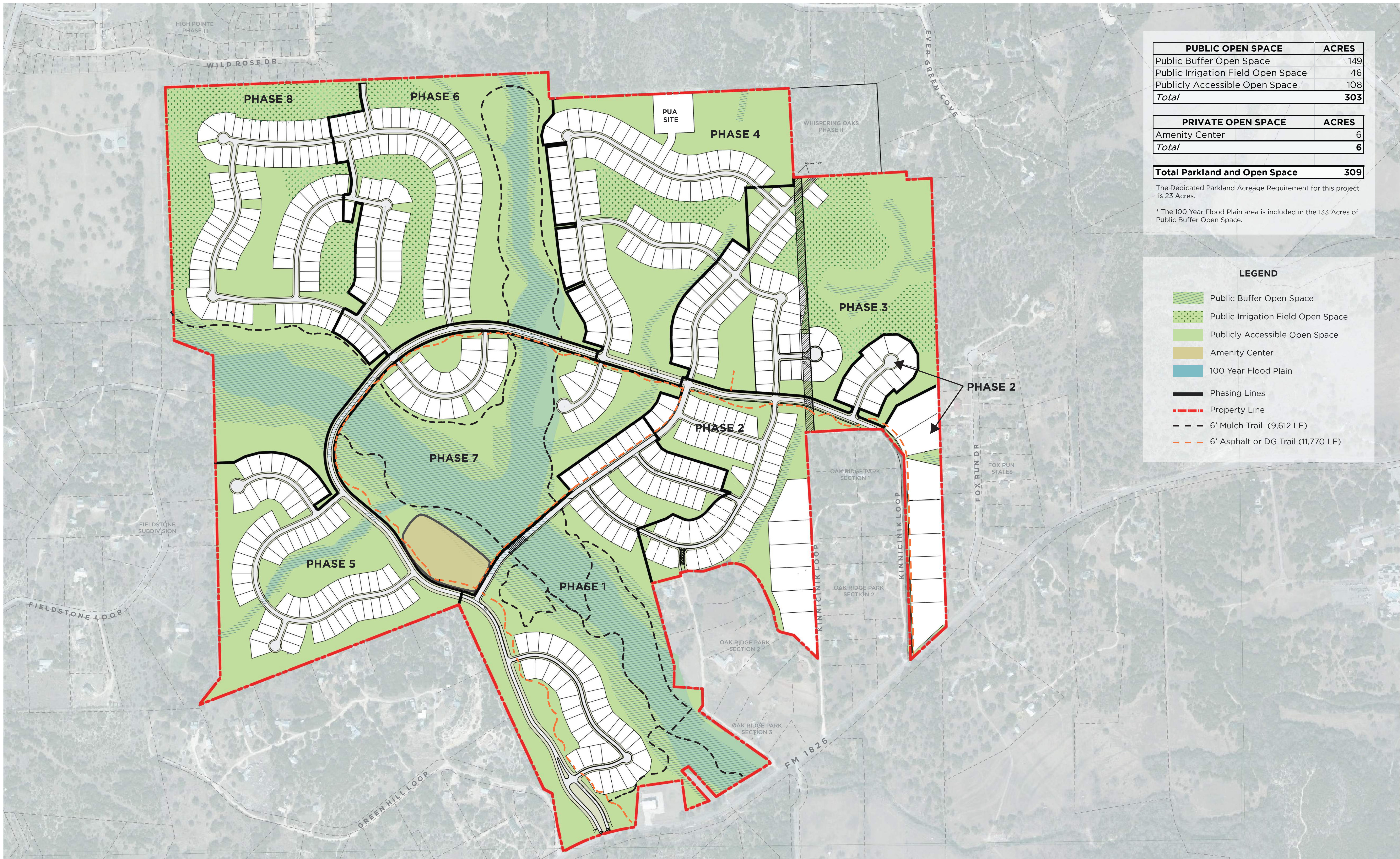
November 11, 2020

Daniel Ryan
LJA Engineering
7500 Rialto Blvd., Building II, Suite 100
Austin, Texas 78735
dryan@lja.com

RE: City Council Approval Issues November 10, 2020
Application for Parkland Dedication
Location: Parten Ranch Development

The City of Dripping Springs City Council met on November 10th and approved your proposed Parkland Dedication Amendment for the Parten Ranch Subdivisions Master Open Space and Parks Plan. This vote passed 4-0 in November 10th on the consent agenda.

Best Regards,
Amanda Padilla, City of Dripping Springs Senior Planner



PUBLIC OPEN SPACE		ACRES
Public Buffer Open Space		149
Public Irrigation Field Open Space		46
Publicly Accessible Open Space		108
Total		303

PRIVATE OPEN SPACE		ACRES
Amenity Center		6
Total		6

Total Parkland and Open Space		309
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The Dedicated Parkland Acreage Requirement for this project is 23 Acres.

* The 100 Year Flood Plain area is included in the 133 Acres of Public Buffer Open Space.

LEGEND

- Public Buffer Open Space
- Public Irrigation Field Open Space
- Publicly Accessible Open Space
- Amenity Center
- 100 Year Flood Plain
- Phasing Lines
- Property Line
- 6' Mulch Trail (9,612 LF)
- 6' Asphalt or DG Trail (11,770 LF)



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October 27, 2020

Amanda Padilla
Senior Planner
City of Dripping Springs
511 Mercer Street
Dripping Springs, Texas 78620

RE: SUB2020-0021
Parten Ranch Phase 2 RP PV
Parten Ranch Parkland Plan
A311-404-311

Dear Ms. Padilla:

This letter is submitted along with the updated Parkland plan for the Parten Ranch Development. The original parkland plan was approved along with the subdivision concept plan, and has been updated to reflect the current development plan along with some minor changes to layout of the streets and lots.

No change in overall impervious cover, lot sizes, or development character has occurred. We have changed the amenity center site (there is an approved site plan and plat) and have reconfigured some open space lots. Additionally, the phasing of the project has been adjusted and Phase 5 is currently under construction, with Phase 3 scheduled to begin first quarter of 2021.

Overall, open space has increased from approximately 305 to 309 acres. We feel the proposed changes are minor but would appreciate consideration and approval of the updated plan by the Parks Commission.

If you have any questions, please do not hesitate to contact me at 512-439-4700.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel Ryan'.

Daniel Ryan, P.E.