

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

Date: 02.25.21
Project: Big Sky Ranch Tracts 1&2
Parkland Dedication Plan
REVISION
City of Dripping Springs

MEMORANDUM

To: Amanda Padilla, City of Dripping Springs Senior Planner

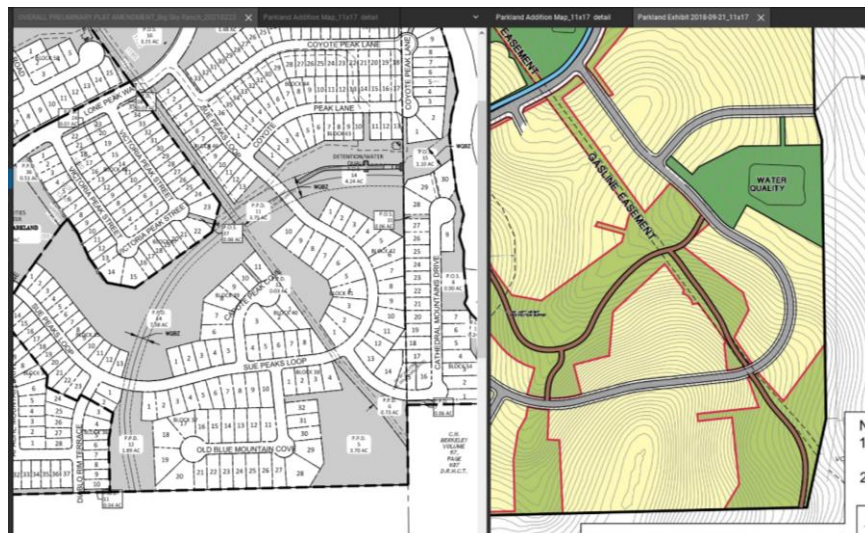
Cc: N/A

This memo serves as follow-up correspondence to the February 25, 2021 review by LUCK Design Team, LLC of the Big Sky Ranch Tract 1 & 2 Parkland Dedication Plan Revisions submitted February 24, 2021. The original Big Sky Ranch Parkland Dedication Plan (Tract 1) was reviewed by the Parks and Recreation Commission in October of 2018; Tract 2 was reviewed by the Parks and Recreation Commission in May of 2020.

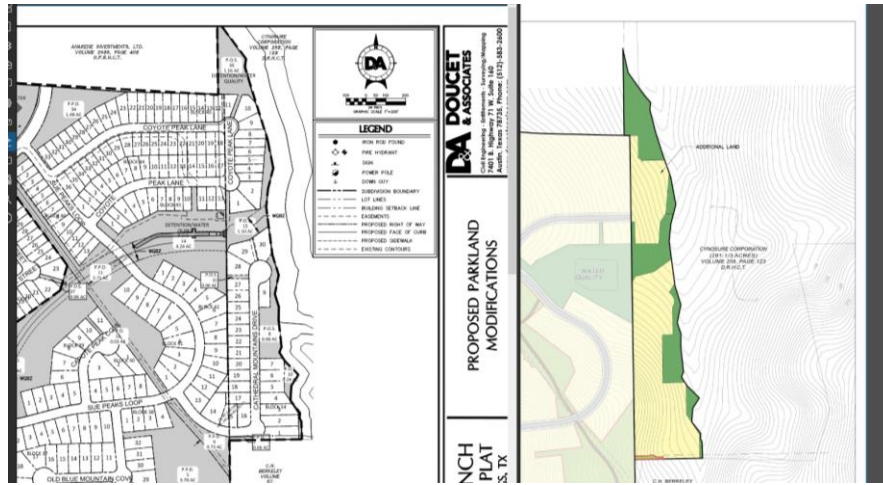
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After review we have the following observations and recommendations:

1. Minor adjustments were made to the parkland dedication configurations to facilitate street, drainage, water and wastewater improvements that resulted from extending Coyote Peak Lane to the east for access to new residential lots and a future detention/water quality pond #6; adjustments also included adding the new Cathedral Mountains Drive for access to new residential lots and public open space.
2. As a result of these proposed modifications, the previously approved total of 49.57 acres of parkland and open space will increase to 52.6 acres.
3. The screen shot below shows a comparison of the Tract 1 revision (in grey) compared to the original Tract 1 approved parkland dedication from 2018 (in color). Very minor adjustments have been made.



4. This second screen shows a comparison of the Tract 2 revision (in grey) compared to the original Tract 2 approved parkland dedication from 2020 (in color). Again, very minor adjustments have been made between the two.



5. The following table compares the Tract 1, Tract 2 and the Revised Submittal requirements and parkland provided:

Date Submitted	Submittal Name	Lots	Parkland Req. (acres)	Parkland Credit Provided (acres)
9/21/2018	Tract 1	780	31.20	39.80
4/28/2020	Tract 2	38	1.52	9.77
Total Big Sky		818	32.72	49.57
2/24/21	Revision of 1 and 2	804	32.16	52.64

The revisions of the Tract 1 and Tract 2 parkland dedication plans do not significantly change the overall parkland distribution of public and private parks that were established in 2018 and 2020. The revisions connect to the blocks of parkland proposed and accepted as part of the original parkland dedications for Tract 1 and Tract 2.

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