



DRIPPING SPRINGS
Texas

City of Dripping Springs

511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725
cityofdrippingsprings.com

Open spaces, friendly faces.

Date: **November 18, 2022**

Name: Katie Stewart
Company: Pape-Dawson Engineers
Email: kstewart@pape-dawson.com

Dear : Katie Stewart

This letter is to inform you that the case number **SUB2022-0047** is being denied on **November 22, 2022** due to the following:

Tory Carpenter
tcarpenter@cityofdrippingsprings.com

1. Show City Limits and ETJ boundary on the vicinity map. (4.7(a)).
2. Provide a note stating, "IN THE EVENT THAT PUBLIC UTILITY PROVIDERS DAMAGED OR REMOVE PORTIONS OF THE SIDEWALK WITHIN THE PUE, THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE SIDEWALK."
3. Remove the signature line for Howard J Koontz. This section should be signed by Hays County.
4. This plat is required to be approved by the Planning & Zoning Commission. Please update the City approval statement and signature lines to reflect this. This should include signatures for the P&Z Chair or Vice Chair, and the City Secretary. (4.7(r)(4)).
5. Fee in lieu for parkland dedication and improvements is required prior to recordation of the final plat. Please provide an appraisal consistent with 28.03.011 (b) to determine fee in lieu amount. (28.03.011 (b))
6. Provide the Hays County 1445 approval letter.

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

7. Provide copy of approved TLAP TCEQ permit when received. [Plat Application Checklist]
8. Show all adjacent property owner information including properties on the other side of US290. [Sub. Ord. 4.7(c)]
9. Show all existing easements as shown on the approved preliminary plat.
10. It is my understanding that a joint use access easement is proposed on the east property line. If so, please show.
11. Please provide the status of the TIA. Please provide the latest copy of the TIA and the latest comments from the City and TxDOT. [Sub Ord 11.11]

12. Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)] Provide a solid light gray shade to indicate the City Limits.
13. Update the Driveway Permit note to clarify driveways are permitted by TxDOT not Hays County.
14. Provide a statement on cover sheet with a description of what portion of the project, if any, is located in a FEMA designated floodplain. Provide associated FEMA FIRM panel number and effective date. [Plat Information Requirements Checklist]
15. Add a signature block for WTPUA and their corresponding notes. [Sub Ord 4.7(t)]
16. Since this property is in the ETJ the Environmental Health department note should be signed by the County.
17. It is my understanding that WTPUA has an easement along the frontage of US 290. Please identify.
18. It is my understanding that a WTPUA water main is proposed to serve this site. It is also my understanding that improvements to US290 will be required to serve this site. The Final Plat cannot be approved until either;
 - a.) Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - b.) Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned. For more information regarding resubmitting an application and dates please visit our website at <http://www.cityofdrippingsprings.com/page/Planning.Submittinganapp>

Please note that this is the first denial of this project. If the project is denied again for unaddressed comments it will require a complete refiling including a refiling fee, 10-day completeness check, and 30-day comment review period. To avoid this, we encourage applicants to schedule a meeting with reviewers to properly address the above comments.

Should you have any questions or concerns in the meantime, please feel free to reach out to the planning department.

Regards,

Michelle Fischer
City Administrator
City of Dripping Springs