



CITY OF DRIPPING SPRINGS

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September 15, 2020

Christopher Reid
Doucet & Associates Inc.
7401B Hwy 71 W Suite 160
Austin TX 78735
creid@doucetengineers.com

Dear Christopher Reid,

This letter is to inform you that the case number **SUB2020-0022** is being denied due to the following comments:

City Planning Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com

1. Parkland summary chart does not match the Preliminary plat, for example acreage is off for Block 43 Lot 14 and block 19 Lot 6. I don't see any changes to the chart from the original preliminary plat
2. Show the acreage for the Detention /Water Quality/ Private Open Space Lot within Phase 4.
3. Delete "1/2 mile extra-territorial jurisdiction (ETJ)" that is at the bottom left within the Jurisdiction info.
4. PDD outlines that it is 213.585 acres, please explain why the Site area is only for 211.5 acres.
5. Deed given to the City indicates that the property is still owned by Cynosure Corporation, please provide owner authorization allowing the Plat application or a new deed.
6. Provide documentation showing Hays 911 addressing approval for the amended preliminary plat
7. Include the additional sheets, 2-7.
8. Update signature block to include a place for signatures.

City Engineer Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com

9. Confirm if the original Environmental assessment submitted dated 2017 covers the added area. I do not think it does. If it does not complete an addendum to the EA covering the added area.
10. Label the drainage easement between Lots 10 & 11 Block 45.
11. Clarify what the line work is crossing Lot 3, Block 45?
12. Label the gap between Lot 26 & 27, Block 54. It looks like it should be a drainage easement.
13. The DA concept plan and roadway connectivity plan as well as the approved Preliminary Plat show an extension of Coyote Peak Lane east. Add the connection back on the Preliminary Plat.

Fire Marshall Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com

14. Approved

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.