



CITY OF DRIPPING SPRINGS

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

Date: **November 11, 2020**

Name: **Bill Couch**
Company: **Carlson, Brigance and Doering, Inc.**
Address: **5501 W William Cannon Dr.**
Austin, Texas 78749
Email: bill@cbdeng.com

Dear Bill Couch:

This letter is to inform you that the case number **SUB2020-0026 Howard Ranch Replat and Plat Vacation** is being denied on **November 11, 2020** due to the following:

Amanda Padilla
Development Coordinator apadilla@cityofdrippingsprings.com

1. Add City Limits ad ETJ to vicintiy map [Section 4.7 (A)]
2. Add graphic scale [Section 4.7 (i)]
3. Change the City's Signature block to the following [Section 4.7 (r)(4)]:

STATE OF TEXAS }

COUNTY OF HAYS }

CITY OF DRIPPING SPRINGS }

THIS PLAT, *Name and Type of Plat*, HAS BEEN SUBMITTED TO AND CONSIDERED BY

THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE DAY OF 20 ,

BY:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

4. Change County Clerk from "Liz Gonzalez" to "Elaine Hanson Cardenas"
5. Place note on plans [Section 15]:
Sidewalks shall be provided per City Ordinances.
6. Plat Vacation document needs to be signed by all owners prior to approval of the vacation [Section 9.1]

7. Provide a purpose of replat statement on the plat. [Section 7.3]

Robby Callegari

Wastewater rcallegari@cma-engineering.com

8. The attached sanitary easement was supposed to be recorded for the 12 TE line constructed as part of the Amendment 1 WWTP Upgrades, but I am not sure it was. If it has not, it should be added to the plat. If it has been recorded, it should be shown on the plat.
9. The proposed 20' PUE along FM 150 cannot be recorded over the City of Dripping Springs' 25' sanitary easements. The proposed 20' PUE should be located south of the 25' sanitary easements, and run the entire length of the 25' sanitary easement until it conflicts with the existing water line easement.
10. The 20'x25' temporary construction easement should be included (if not on plat, then by separate instrument).
11. The wastewater line shown in the City's sanitary easement labeled "FM" is actually a "TE" line.
12. Verify that the entire pressure sewer system will be owned and operated by the Developer/Owner.
13. What is the anticipated wastewater peak flow from the Howard Ranch sewer systems (The Gardens at Howard Ranch and Howard Commercial Park)?
14. Provide a detail for the new FM connection to the City's manhole.
15. If TE is to be used for irrigation, irrigation lines, valve boxes and sprinkler heads need to be purple and meet the requirements of 30 TAC, Chapter 210.

Dillon Polk

North Hays ESD #6 dpolk@northhaysfire.com

16. Approved

Chad Gilpin

City Engineer cgilpin@cityofdrippingsprings.com

17. Provide a building setback measured from the RM 150 right-of-way (ROW) line proposed by Hays County. The proposed RM 150 ROW line can be seen on Hays County construction plan documents for RM 150 at RM 12 currently under design. Per [Zoning Ord 5.27.5] *Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front, side, or rear yard shall be measured from the future right-of-way line.* The City encourages the applicant to take into account the Hays County construction plans when it works through this submittal.
18. Per the current City Transportation Plan, the RM 150/RM 12 intersection is to be realigned to a point south of the existing cemetery on the west side of RR12 to facilitate a future extension of FM 150 west along the southern property boundary of Caliterra. Provide Right of Way within this tract sufficient to realign FM 150 as indicated by the City Transportation Plan. *[Site Dev Ord. 28.04.010(c)(7)]*
19. Existing plat note 20 states "NO OTHER DRIVEWAY ACCESS IS ALLOWED FROM STATE ROADS EXCEPT AS ALLOWED IN THE ACCESS EASEMENT ON THE FACE OF THE PLAT". Removal of this note would be in conflict with Hays County's Construction Plans for the intersection of RM 150 & RM 12 currently at 60% design stage. Please provide evidence of approval from Hays County Transportation Department and TxDOT for a driveway along RM 150 before the City will consider removing Plat note 20.
20. Add a note naming who will be responsible for operation and maintenance of Stormwater Utilities and Ponds per [Final Plat Info Requirements Checklist].
21. Show the delineation of the Water Quality Buffer Zone (WQBZ) per [WQO 22.02.017].

22. The Plat signature block references Arrowhead Ranch. Update.
23. Delete City Engineer signature block. Update signature block per City Planners comments
24. Add a graphic "bar" scale per [Final Plat Info Requirements Checklist].

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



Hays County Development Services

2171 Yarrington Rd, San Marcos, TX 78666

512-393-2160 / 512-493-1915 fax

10/23/2020

Howard Ranch Commercial Vacation and Replat Lot 1 (City of Dripping Springs)

1. W FM Highway No. 150 – Approve (existing road)
2. RM Highway No. 12 – Approve (existing road)