



CITY OF DRIPPING SPRINGS

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

Date: **May 21, 2021**

Name: Doug Cobb
Company: CRTX Development
Email: doug@crtxdev.com

Dear: Doug Cobb

This letter is to inform you that the case number **SUB2020-0028** is being denied on **May 25, 2021** due to the following:

Robyn Miga
Planning Department robyn@texasmunicipallawyers.com

1. Note 7 - Remove all the filing information regarding the PDD. If the PDD changes, and that info changes, the plat will have to be vacated to remove that note.
2. Note 1 - regarding the roadway agreement cites an old date. Provide instrument number.
3. Note 5- Add "in accordance with the Wastewater Agreement recorded by Doc No. _____"
4. Add "Final" to plat at the bottom of page 1.
5. Should this lot configuration change again, it will require a new application.
6. The final plat cannot be approved prior to the wastewater agreement being approved.

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

7. Clarify the concept demonstrating how detention and water quality for the extension of Rob Shelton Boulevard will be achieved and where the detention and water quality facilities will be located. . [Preliminary Plat Info Requirements Checklist]

[Response 01: Note and area have been demoted on sheet 2 of the Engineering Exhibit.](#)

[Comment 02: Provide more detailed backup information for Preliminary Drainage design shown on the exhibit. Show drainage calculations used to size onsite detention and Rob Shelton Detention including contributing drainage areas, resulting peak flows for 2, 10, 25 & 100 yr storms and preliminary detention facility sizing, location and routing. Provide preliminary calculations demonstrating how water quality will be achieved. Confirm you are using Atlas 14 rainfall data.](#)

8. Provide an OSSF Facility Planning Report for the temporary OSSF facilities. [Preliminary Plat Info Requirements Checklist]

Response 01: OSSF Facility Planning Report has been included in this update as required.

Comment 02: Review comment from City OSSF reviewer - A minimum of 20,000sq.ft. of drain field area for a 200-unit apartment complex is needed. The profile holes presented only cover around 4,800sq.ft. A couple more profile holes should be excavated to verify soil conditions before the City OSSF reviewer goes out there to review the site.

9. Update General Note 1 by adding "in accordance with the Road Agreement dated *Month, Day, Year* between the City of Dripping Springs and CRTX Development LLC recorded in *Document #*, Public Records of Hays County, Texas."

Response 01: Note adjusted as required. We are currently working on finding the document number for the agreement. Any assistance would be appreciated.

Comment 02: Please fill in document number.

10. Update the sidewalk note (General Note 10) as follows:
 - Replace "Unified Development Code" with Code of Ordinances.
 - Revise "sidewalks shall be maintained by City of Dripping Springs" to state "sidewalks in trail easements within Lot 1 shall be privately maintained by the owner of Lot 1".
11. Update the wastewater utility note by adding "in accordance with the Utility Agreement dated *Month, Day, Year* between the City of Dripping Springs and *CRTX Development LLC* recorded in *Document #*, Public Records of Hays County, Texas."

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 denial of this project now results in a complete refiling of the application per Chapter 28, Exhibit A Section 3.8. If you wish to resubmit you will need to pay the refiling fee as indicated in the City's Fee Schedule and the review process begins over again with a new project number and a 10-day completeness check prior to the 30-day review.

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



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Date: **May 21, 2021**

Name: Doug Cobb
Company: CRTX Development
Email: doug@crtxdev.com

Dear: Doug Cobb

This letter is to inform you that the case number **SUB2020-0029** is being denied on **May 25, 2021** due to the following:

Robyn Miga
Planning Department robyn@texasmunicipallawyers.com

1. Note 7 - Remove all of the filing information regarding the PDD. If the PDD changes, and that info changes, the plat will have to be vacated to remove that note.
2. Note 1 - regarding the roadway agreement cites an old date. Provide instrument number.
3. Note 5- Add "in accordance with the Waste Water Agreement recorded by Doc No. _____"
4. Add "Final" to plat at the bottom of page 1.
5. Should this lot configuration change again, it will require a new application.
6. The final plat can not be approved prior to the wastewater agreement being approved.

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

7. Comment 01: Update General Note 1 by adding "in accordance with the Road Agreement dated *Month, Day, Year* between the City of Dripping Springs and CRTX Development LLC recorded in *Document #*, Public Records of Hays County, Texas."

Response 01: Note adjusted as required. We are currently working on finding the document number for the agreement. Any assistance would be appreciated.

Comment 02: Please fill in document number.

8. Comment 01: Provide a legend defining BTE easement.

Response 01: The easement has been modified to the current label of "GTE" easement.

Comment 02: Clarify in legend or note what "GTE" stands for. Also, easement is still labeled as BTE just north of this tract.

9. 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.

10. Update the sidewalk note (General Note 10) as follows:
 - a. Replace "Unified Development Code" with Code of Ordinances.
 - b. Revise "sidewalks shall be maintained by City of Dripping Springs" to state "sidewalks in trail easements within Lot 1 shall be privately maintained by the owner of Lot 1".

11. Update the wastewater utility note by adding "in accordance with the Utility Agreement dated *Month, Day, Year* between the City of Dripping Springs and *CRTX Development LLC* recorded in *Document #*, Public Records of Hays County, Texas."

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