



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: Steve Harren
Address: 317 Grace Lane #240, Austin, TX 78746
Email: steveharren@aol.com

Dear: Steve Harren

This letter is to inform you that the case number **SUB2021-0030** is being denied on **May 25, 2021** due to the following:

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

1. The easement between Ph 4, Blk 1, Lots 22 & 23. should be a minimum 50ft ROW rather than an easement and an improved surface suitable for emergency access should be completed. The access shown on the previous preliminary plat provided access from the Stevens 50ft access easement on to Gaucho Way. That access has been cut off by revision. *Per [Sub Ord 20.1.2] Adequate Public Facilities Policy. Wherever the subject property adjoins undeveloped land, or wherever required by the City to serve the public good, utilities shall be extended to adjacent property lines to allow connection of these utilities by adjacent property owners when such adjacent property is platted and/or developed. Per this section this includes street facilities.*
2. Identify the WQBZ as shown on the Preliminary Plat. [Plat Information Requirement Checklist]
3. Identify the FEMA 100-yr floodplain and floodway within lots 16 and 17 as identified on the Preliminary Plat. [Plat Information Requirement Checklist]
4. Delete or modify Plat Note 6 regarding the floodplain as it is not accurate and conflicts with the Floodplain note below the engineer's certification.
5. Approval of this plat is pending the approval of the Revised Preliminary Plat for Phases 3 & 4.

Dillon Polk
North Hays ESD #6 dpolk@northhaysfire.com

6. Emergency access needs to meet minimum fire code requirements.
7. cul-de-sac must have a 48ft radius.

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.