



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620  
512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Date: **May 20, 2021**

Name: Don Bosse  
Company: VP of Driftwood Golf Club  
Address: 582 Thurman Roberts Way,  
Driftwood TX 78619  
Email: [dbosse@driftwoodgolfclub.com](mailto:dbosse@driftwoodgolfclub.com)

Dear : Don Bosse

This letter is to inform you that the case number **SUB2021-0029** is being denied on **May 25, 2021** due to the following:

**Robyn Miga, Consulting Planner**  
**Planning Department [robyn@texasmunicipallawyers.com](mailto:robyn@texasmunicipallawyers.com)**

1. Remove the layer regarding those things that are being removed, it makes it difficult to read the details that are required on the plat under Section 4.7 of the City's Code.
2. Ensure lots are labeled with acreage, and width of lot, as well as all streets and easements labeled in accordance with requirements of 4.7(d) of the City's Code.
3. Signature page required for approval with the plat (attached separately). Which includes owners, surveyor, engineer, Planning & Zoning Commission, etc. (In accordance with 4.7(g))
4. Include legal description on the plat.

**Chad Gilpin**  
**City Engineer [cgilpin@cityofdrippingsprings.com](mailto:cgilpin@cityofdrippingsprings.com)**

5. Your engineering report and impervious cover calculations state "Per the Development Agreement, rainwater capture improvements for roofs will zero out the building's effect of impervious cover and will not be used in the calculations." Please point out what section of the DA says this.
6. In your Engineering report please provide more specific discussion on how water quality and drainage is accomplished for this tract. You broadly refer to the 2015 Engineering report prepared by J33S Engineering, but that report is quite extensive. Please direct me to the pages of the report that specifically speak to the water quality and drainage facilities designed that will be utilized by this tract and provide confirmation in your report that the design for Phase 2 is consistent with the original design considerations of the 2015 report including sizing of water quality and drainage facilities, Impervious Cover, and routing of storm flow.
7. Provide proposed street sections [Preliminary Plat Information Requirements]

8. Provide some schematic callouts clarifying what portions of the water line are being abandoned and how and where the proposed waterline will be connected into the existing system. [Preliminary Plat Information Requirements]
  
9. Provide some schematic callouts clarifying where the force main and rainwater main are tying into mains outside phase 2.
  
10. Is the intention for the entirety of Lot 14 to be a drainage easement? Please clarify.
  
11. Please add the IC tracking chart to the Preliminary Plat Cover Sheet. Per [DA 3.2.4(h)].

**Robby Callegari, Wastewater Reviewer**  
**rcallegari@cma-engineering.com**

11. A more detailed review will be done by CMA with the review of the construction plans. This will be the determining factor on if all easements are shown and accounted for.

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.