



# 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: September 14, 2020

HM Parten Ranch Development, Inc  
Jay Hanna  
jay@jayhanna.com

Permit Number: SUB2020-0021  
Project Name: Parten Ranch Phase 2 RP PV  
Project Address:

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. **Applicants are encouraged to contact reviewers directly with questions.**

## Engineer/Public Works 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](mailto:cgilpin@cityofdrippingsprings.com).

1. Provide an exhibit showing existing water service location.
2. Add the following WTPUA notes:
  - The lots in this subdivision receive potable water service, either directly or via wholesale contract, from the West Travis County Public Utility Agency. As such, the property is subject to compliance with the terms set forth in the May 24, 2000 United States Fish and Wildlife Service Memorandum of Understanding with the Lower Colorado River Authority.
  - Lots [Add Lot Information] contain USFWS stream buffer zones and/or sensitive feature buffer zones as indicated hereon that must remain free of construction, development, or other alterations.
  - Impervious cover shall comply with the water quality plan approved for this subdivision and shall not be altered.
  - Declarant agrees that the lots in this plat document are subject to [declarant to select 2000 United States Fish and Wildlife Service Memorandum of Understanding with the Lower Colorado River Authority OR the Texas Commission on Environmental Quality Optional Enhanced Measures].
3. Update the City Signature block as follows:  
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:

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PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,

ATTEST:

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ANDREA CUNNINGHAM, CITY SECRETARY

### City Planner 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](mailto:apadilla@cityofdrippingsprings.com).

1. Lot 7A was included in the approved Parkland Dedication. To reduce the lot, you will need to amend the parkland dedication. This will need to go to the Parks and Recreation Commission and City Council. [Section 28.03 Parkland Dedication]
2. Change title to read "Partial Vacation and Replat of Lots 6 and 7, Block A Parten Ranch Phase 2"
3. Note 18, has changed from 4.471 Acres to 6.196 acres, please explain this. This would be considered a modified note. [Sec 7.2.3]
4. Note 34 of the original subdivision has been left off, please explain [Sec 7.2.3]
5. Add a "Purpose of Replat Statement" on the Plat [Sec 7.3]
6. Provide updated Will serve Letters, specifically for the utilities affected
7. The Plat Vacation document will need to be signed by all owners within the original subdivision prior to approval. [Sec 9.1]
8. Provide deeds/Proof of Ownership of all property owners within the Original Subdivision.

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to [www.mygovernmentonline.org](http://www.mygovernmentonline.org)\*\*.

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.

Regards,

Amanda Padilla, Senior Planner

\*\*\*If you are wanting to resubmit on My Government Online, go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.

THE STATE OF TEXAS §

COUNTY OF HAYS §

**PARTIAL VACATION OF SUBDIVISION, TO WIT: VACATION OF LOTS 6 & 7, BLOCK A OF THE PARTEN RANCH PHASE 2 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 19033165 OF THE HAYS COUNTY PLAT RECORDS IN HAYS COUNTY, TEXAS.**

acreage should be 531.542

**WHEREAS,** HM Parten Ranch Development, Inc., Owner of approximately 2.040 acres of land, more or less, and being part of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County, Texas being a portion of a called 531.42 acre tract of land conveyed by special warranty deed with vendor's line in document 2016-16004247 of the official records of Hays County, Texas; and

Leave a blank space to be filled out when approved

**WHEREAS,** on the XXth day of July 2020, the Planning and Zoning Commission of the City of Dripping Springs, Texas, at its regular meeting, did recommend approval the vacation of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County upon application by the Owners of all land covered thereby; and

delete this will be approved by P&Z

**WHEREAS,** on the XXth day of August 2020, the City Council of the City of Dripping Springs, Texas, at its regular meeting, did approve the vacation of Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County upon application thereof by the Owners of all land covered thereby; and

Please add "to be partially vacated and replatted "

change to P&Z

**NOW THEREFORE,** the City Council of the City of Dripping Springs, Texas does by these presents hereby declare that:

The above recitals are true and correct and that Lots 6 and 7, Block A of the Parten Ranch Phase 2 subdivision, recorded in document 19033165 of the plat records of Hays County, are to be partially vacated as shown in Instrument Number ????? of the Plat Records of Hays County.

EXECUTED THIS, the \_\_\_\_ day of \_\_\_\_\_.

Leave blank to be filled in when replat is filled.

**CITY OF DRIPPING SPRINGS:**

\_\_\_\_\_  
**TODD PURCELL, MAYOR**  
City of Dripping Springs, Texas

Change to Chair  
or Vice Chair of  
the Planning and  
Zoning  
Commission

change to a  
blank to be filled  
in with name of  
who signs

THE STATE OF TEXAS           §  
  §  
COUNTY OF HAYS               §

**BEFORE ME**, the undersigned authority, on this day personally appeared **Todd Purcell**, known to me to the person whose name is subscribed to the foregoing instrument as Mayor of the City of Dripping Springs, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the \_\_\_\_<sup>th</sup> day of August 2020.

\_\_\_\_\_  
Andrea Cunningham, Notary Public  
State of Texas

**HM Parten Ranch Development, Inc.**

\_\_\_\_\_  
THE STATE OF TEXAS           §  
  §  
COUNTY OF HAYS               §

**BEFORE ME**, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument as \_\_\_\_\_ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Notary Public Signature  
State of Texas

**Highland Homes**

\_\_\_\_\_  
THE STATE OF TEXAS           §  
  §  
COUNTY OF HAYS           §

**BEFORE ME**, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument as \_\_\_\_\_ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Notary Public Signature

**Lennar Homes**

\_\_\_\_\_  
THE STATE OF TEXAS           §  
  §  
COUNTY OF HAYS           §

**BEFORE ME**, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument as \_\_\_\_\_ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the \_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Notary Public Signature

**Taylor Morrison Homes**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF HAYS               §

**BEFORE ME**, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument as \_\_\_\_\_ and they acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

**GIVEN UNDER MY HAND SEAL OF OFFICE**, this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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Notary Public Signature