



CITY OF DRIPPING SPRINGS

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Date: March 17, 2021

Jon Thompson
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Permit Number: SUB2021-0010
Project Name: Rancho Bella Lot 2 Replat
Project Address: 340 Horse Trail Drive, Dripping Springs, TX
78620

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. Action will be taken at the Planning and Zoning Commission Meeting on March 23rd, 2021. 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.

1. Provide Ownership and Maintenance agreement documents for the Deerfield Drive access easement confirming Lot 2A has rights to use the access easement and that there is a responsible party for maintenance of the easement.
2. Show the existing 100ft Sanitary Easement as shown on the currently recorded plat.

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.

3. Include CL and ETJ on the Vicinity Map [Sec 4.7]
4. Provide Sidewalks along street right of way [Sec. 15]
5. Provide a "Purpose of Replat" statement [Sec 7.3]
6. Please include an inset on the Plat showing the previous configuration, this will help the City to reference the prior plat [Sec 7.3]
7. Provide County 1445 Approval Letter

* Applicant applied and was approved for a Lot Frontage Variance [VAR2020-0027]

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.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than Monday, March 22nd for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].