



## 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: March 12, 2021

Pablo Martinez  
BGE, Inc.  
1701 Directors Blvd  
Austin TX 78744  
[pmartinez@bgeinc.com](mailto:pmartinez@bgeinc.com)

Permit Number: SUB2021-0011  
Project Name: Double L Phase 1 Preliminary Plat  
Project Address: 1.5 mi. North of US 290 and Ranch Road 12,  
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. Applicants are encouraged to contact reviewers directly with questions. Action will be taken at the Planning and Zoning Commission Meeting on March 23<sup>rd</sup>.

### **Waste Water Engineer Comments**

1. Approved

### **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).

2. Provide Utility Will Serve Letters for water and wastewater [Preliminary Plat Application Checklist]
3. Provide documentation of USACE permitting clearance or requirements. [DA 2.2.3]
4. Provide a copy of the Endangered Species Assessment for the property. [DA 2.2.5]
5. Provide a copy of the Geologic Assessment for the property [Sub Ord 1230.6 4.8(I)(4)]
6. Provide copies of approved TxDOT Driveway Permits. [Preliminary Plat Application Checklist]
7. Provide copy of TIA approved by TxDOT, Hays Co and the City. [Preliminary Plat Application Checklist]
8. Sheet 5: Clarify the source of the Floodplain Limits listed as "Hays County Floodplain". Is this based on the Preliminary FEMA maps out for review?
9. Sheet 5: What is the 3rd solid bold black line style that generally follows the path of the two 100-yr floodplain limit delineations?
10. Sheets 4 through 7: Show the WQBZ limits. Label the WQBZ widths. Hatch or shade the WQBZ for clarity and differentiation from Floodplain Limits.

11. Provide a phasing plan for the entire development. Include notes or a narrative addressing schedule for development of collectors and arterials. [Preliminary Plat Information Requirements]
12. Provide roadway typical sections as well as schematic roundabout design layouts to determine adequacy of ROW dedication.
13. Provide a sidewalk and trails plansheet.
14. Provide a construction traffic plan. [Preliminary Plat Information Requirements]
15. Sheet 9: The peak flow rate at the POA in proposed conditions is shown as significantly higher than existing conditions. Please clarify. Developed peak flows are required to be less than or equal to existing peak flows at the POA.
16. Sheet 9: Provide a POA and calculations for flows leaving Phase 1.
17. Sheet 9: Show the entire property Boundary for all Phases of the Double L development.
18. Identify the Hilltop Preservation areas from Exhibit C of the DA on the Preliminary Plat.
19. Engineering Report. Provide the Atlas 14 rainfall and intensity data used for confirmation that is specific to Dripping Springs.
20. Provide the impervious cover summary chart per the Development Agreement [ARDA 3.2.2] governing this development. "Each plat filed with the City shall contain a chart indicating the amount of impervious cover and LUE use required for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas."

### 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@cityofdrippingssprings.com](mailto:apadilla@cityofdrippingssprings.com).

**It is important to note that the project is vested under certain ordinances in effect on Oct 17, 2012. So referenced sections of the code will likely not match current sections.**

21. Please write in the Current Development Agreement this is under. (Note 22)
22. Provide a Signature line for the following:  
  
Planning and Zoning Commission Chair or Vice Chair  
  
City Secretary
23. Provide Water and Wastewater service availability letter for the area.  
  
3.7.4. Letters shall also be provided from each of the applicable utility service providers
24. Applicant shall not receive approval of the Plat until the City receives TXDOT Approval  
  
3.7.3. If the proposed development will have access points onto a major thoroughfare, the application shall also include a letter from the appropriate entity, such as TxDOT or Hays County, acknowledging and approving proposed driveway locations and corresponding median openings and left turn lanes, if applicable.
25. Show the City Limits and ETJ on the Vicinity Map [Sec 4.8]
26. Block E Lot 11 lot does not meet minimum lot size requirements according to the Development Agreement or the Subdivision Ordinance.

27. The lot table on sheet 3 shows the type and number of lots, please change the HOA label to Parkland and Open Space.
28. Blk B Lot 12 does not meet lot frontage requirements and will need to be a minimum of 30 ft.
29. Open Space near Blk G lot 1,6, 11 and Blk C lot 1 don't meet lot requirements. These lots are also incorrectly labeled as residential in the lot table.
30. Please review the lot table to make sure all lots are correctly labeled.
31. Provide a note that the plat will comply with the applicable building setbacks. [Sec 16.1]

### **Fire Marshal Comments**

32. Approved

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.



## Hays County Development Services

2171 Yarrington Road, Suite 100, Kyle TX 78640  
512-393-2150 / www.hayscountytx.com

Date: February 26, 2021

Double L Development, LLC (David Cannon)  
16000 West Loop South, Suite 2600  
Houston TX 77256  
dcannon@trenddevelopment.com

Project ID: PLN-1486-NP

Application Status: Administrative Review  
Application Type: New Subdivision (1445)  
Application Filed:

RE: Double L Ranch, Phase 1, Preliminary Plan

To whom it may concern,

County Staff has conducted an Administrative Review for the above-named subdivision. Comments from this application review follow. A written response to each comment below is required. In addition to the written response, please provide a revised copy of the plat. If you have any questions, please contact the Hays County Planning Department at 512-393-2150 Ext. 4 or at [planning@co.hays.tx.us](mailto:planning@co.hays.tx.us)

### **9-1-1 Admin Review - Kathrine Weiss ((512) 393-2165)**

1. Street name approval for administrative review is still denied. Some of the street names on plat do not match the approval letter.

### **Administrative Review - Marcus Pacheco ((512) 393-5527)**

1. Utility approval signatures or letters of availability will be required for water and wastewater services.  
\*\*8-20-20 Comment to stand until addressed.\*\*
2. The \$100.00 Administrative Subdivision Review fee is required during administrative review.  
\*\*8-20-20 Comment to stand until payment received.\*\*

### **Environmental Review - Alexandra Thompson ((512) 393-2156)**

1. The applicant's consultants have reached out to the Natural Resources Coordinator to discuss the original environmental review comment. The applicant expressed interest in participating in the County's RHCP to obtain authorization of take for the direct and indirect impacts to GCWA habitat per the planned construction and development activities for this project. The Natural Resources Coordinator is in the process of following up with the applicant and their consultants to start the application process for enrollment within the RHCP. An updated map of phase 1 of Double L Ranch has been uploaded to this project profile and includes the future phase areas of Double L Ranch. If you have any questions or concerns please contact the Natural Resources Coordinator at (512)393-2156 or [Alexandra.thompson@co.hays.tx.us](mailto:Alexandra.thompson@co.hays.tx.us).

### **Floodplain Admin Review - Menel Johnson ((512) 393-2173)**

1. Drainage lots needs to be divided or renamed as easements. The floodplain needs to be contained entirely within drainage easements.

### **OSSF Admin Review - Menel Johnson ((512) 393-2173)**

1. Administrative review complete. Provided by City of Dripping Springs.

### **Plat / Plan Admin Review - Marcus Pacheco ((512) 393-5527)**

1. Pursuant to Chapter 721.6.01 ROW for US 290 Bypass should be dedicated per plat. Please contact the office for ROW width and alignment.  
\*\*8-20-2020 This proposal will be verified with the Director of Transportation.\*\*



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2. County Regulations and Fire Marshal Requirements outline parameter for secondary emergency access. This access will need to connect to a different external street.  
\*\*2-26-21 In coordination with the Fire Marshal's office, a determination is being made on if the two access points would satisfy this requirement.\*\*
3. Please note ISD, GCD, and ESD jurisdictions on the preliminary plan.

### **Transportation Admin Review - James Parman ((512) 393-2164)**

1. **Per Hays County Development regulations, chapter 725.3.01, submit the drainage report.**  
If applicable, the drainage report shall include drainage calculations for upstream drainage areas &ge; 64 acres that pass through the existing/proposed drainage area. If not, a statement certifying an upstream drainage areas of &ge; 64 acres does not exist will need to be submitted. Clarification of the data source used for the drainage calculations should also be included.  
Please submit a summary of findings or routing results for the submitted drainage report.
2. **Per Hays County Development regulations chapter 705.5.03, submit a roadway design report prepared in accordance with Chapter 721, unless exempted pursuant to Chapter 721.**
3. **Per Hays County Development regulations chapter 705.5.03, submit a traffic impact analysis, in compliance with chapter 721.6.03.**  
The submitted TIA is unacceptable. Extrapolated values shall be based on 6% growth .

Marcus Pacheco

County Planner

Hays County Development Services