



## 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: **December 10, 2020**

Name: Christopher Reid, P.E  
Company: Doucet and Associate, Inc.  
Address: 7401 B Hwy 71 W, Ste 160  
Email: [creid@doucetengineers.com](mailto:creid@doucetengineers.com)

Dear : Christopher Reid

This letter is to inform you that the case number **SUB2020-0022** is being denied on **December 16, 2020** due to the following:

**Amanda Padilla**  
**Senior Planner [apadilla@cityofdrippingsprings.com](mailto:apadilla@cityofdrippingsprings.com)**

1. Sheet 1 Parkland Summary chart. The preliminary plat does not have a 42-32 parkland lot. This may have been mislabeled and is lot 31.
2. Lots 14, 15, 16, and 17 are over previously approved Public Parkland. Please shift or resubmit parkland dedication for review.
3. Sheet 1 Bottom left note: The is not under a development agreement. This is under the PDD Ordinance: 2020-25
4. Change signature block to the "Planning and Zoning Commission Chair or Vice Chair"
5. Note 17 and 18 says "PPD" change to "PDD".
6. All lots have to meet frontage requirements, Lot 35 Blk 45 and Lot 15 Blk 43.
7. Change plat name to be consistent with Tract 1 to "Big Sky Ranch at Dripping Springs Tract 2 Subdivision"

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

8. Confirm if the original Environmental assessment submitted dated 2017 covers the added area. I do not think it does. If it does not complete an addendum to the EA covering the added area.
9. Sheet 2 - What does the heavy dash line represent? It looks like the platted property should extend north past Lot 10 & 11, Block 45 to encompass the Detention/Water Quality lot.
10. Sheet 2 - There are some dashed lines near the layout key that need to be deleted. Looks like they are copied setbacks.
11. Sheet 3 - Label the use for the 1.10 acre lot currently labeled P.O.S. 15. I believe it should be a Detention/Water Quality lot.
12. Sheet 3 - Label the use for the 0.90 acre Lot 8, Block 54. I believe it should be a Detention/Water Quality lot.
13. Sheet 3 - Label the use for the 0.06 acre Lot 31, Block 42.
14. Sheet 3 - It looks like there is an easement between lots 29 & 30 Block 42 that needs to be labeled.
15. Sheet 3 - What is the line that bisects Lot 1, Block 54 east to west?

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

Approves

**Robby Callegari**  
**Wastewater Engineer rcallegari@cma-engineering.com**

16. Plat notes should match Phase 1 and Phase 2 Plats. Note Phase 1 call for 15' PUEs and Phase 2 call for 10' PUE
17. Preliminary Plat needs to show the water and wastewater lines on the plans so we can review them.

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.