



# 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: Kelly Hickler  
Company: Carlson, Brigance & Doering, Inc.  
Address: 5501 William Cannon Dr.  
Email: Kelly@cbdeng.com

Dear : Kelly Hickler

This letter is to inform you that the case number **SUB2020-0025** is being denied on **December 16, 2020** due to the following:

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

1. Show the CL/ ETJ on the vicinity map [Sec 4.7a]
2. Provide a graphic scale [sec 4.7i]
3. Provide the deed to confirm legal description
4. Chart with single family to size (sheet 2) shows only 66 lots, I believe it should be 67 lots.
5. Change signature block

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:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

6. The line table jumps from L34 to L36, The Curve table is missing C13, C46, C62 is this an error?
7. Submit GIS shape file for the subdivision layout, showing lots.

**Chad Gilpin**

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

8. Add drainage easement for Groundwater trench that was added during construction. I believe it was added between Lots 41 and 42, Block D. Please confirm.
9. Sheet 2 – It looks like some lot linework was mistakenly copied behind the line tables. Please delete.
10. Impervious cover (IC) table on plat differs from IC table presented in Engineering Report. Please confirm accurate IC numbers are presented on plat.
11. Notes 29 and 36 from the approved Preliminary Plat are missing. Please explain why each has been deleted or add them back.
12. Construction Plans show several drainage area inlets that encroach outside the ROW. These inlets will need drainage easements.

**Dillon Polk**

**North Hays ESD #6 [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com)**

Fire Marshall Approves

**Robert Callegari**

**[Rcallegari@cma-engineering.com](mailto:Rcallegari@cma-engineering.com)**

**Wastewater** has No comments

**Katherine Weiss**

**Hays County GIS Analyst**

Hays County 911 Addressing Approves

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.