



## 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: **Bill Couch**  
Company: **Carlson, Brigance and Doering, Inc.**  
Address: **5501 W. Wm. Cannon Dr.**  
**Austin, TX 78749**  
Email: **bill@cbdeng.com**

Dear **Bill Couch**:

This letter is to inform you that the case number **SUB2020-0037** is being denied on **December 16, 2020** due to the following:

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

1. Show City Limits and ETJ on the vicinity map [Sec 4.7 of the subdivision ordinance]
2. Is there a reason for the acreage and the survey to be listed twice on the right side of sheet one?

### **Wastewater Comments**

3. No Comments

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

4. Approved

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

5. On the application PEC states "*Individual easements will be required for all lots in Caliterra Phase 3, Section 9*". Subdivision Ordinance 12.2.5 states "*For new development, all necessary on-site easements shall be established on the subdivision plat and not by separate instrument, and they shall be labeled for the specific purpose, and to the specific entity if other than the City, for which they are being provided*". Therefore, the specific easement PEC requires should be shown on the plat. If PEC has allowances for items that may encroach on their easement please add that to the notes.
6. The Typical Lot Layout still shows the 5ft side lot PUE even though it was deleted from note 16. Please update.

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.