



## 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 9, 2020**

Name: Alex Granados  
Company: Kimley Horn  
Address: 10814 Jollyville Road BLDG IV STE  
200, Austin TX 78759  
Email: [alex.granados@kimley-horn.com](mailto:alex.granados@kimley-horn.com)

Dear: Alex Granados

This letter is to inform you that the case number **SUB2020-0034** is being denied on **December 16, 2020** due to the following:

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

1. Change title from "Preliminary Plat" to "Final Plat"
2. Please increase font size of the Plat title for easy discovery. [Sec 4.7g of the subdivision ordinance]
3. Take of all references to Preliminary Plat
4. Update note # 1 with development agreement information:
  - a. The development agreement was never amended or restated
  - b. It was approved by City Council on October 17,2017
  - c. recording information: ?? was it recorded??
5. Update note # 3 with PDD Information, This is PDD # 5
6. Sheet 1 left side "Know all men by these presents" Presents is spelled wrong
7. Sheet 1 bottom left side states, "to all requirements of the unified development code" change to "Code of Ordinances"
8. Change the signature from "City Council" to the "Planning and Zoning Commission" and "Todd Purcell, Mayor" to "Mim James, Chair of the Planning and Zoning Commission"
9. There are two City signature blocks please delete one.
10. Change County clerk from "Liz Gonzales" to "Elaine Hanson Cardenas"
11. Take off Commissioner Courts signature, this is in the City Limits and will not require Commissioner Courts.
12. What does the Plat number reference (located at the top right corner)?
13. Per section 4.7 of the subdivision Ordinance Please Show the City Limits on the Vicinity Map
14. Curve table is missing curves C40-C44, C47-C51, C97-C100.
15. There are two C82, C87, C88, 89, 90 in the curve table
16. A lot of lots are missing bearings. Please show all bearings and lengths. [Sec 4.7 b of the Subdivision Ordinance]
17. Please break up the lot table into blocks.
18. Provide another lot table that shows the acreage for all SF lots, Parkland lot acreage, ROW acreage, the number of lots for each (SF/Parkland/Row/Drainage/ etc.)
19. All lots shall meet lot standards, Lots 1and 33 in Blk C don't meet lot requirements. For Example they need to meet lot frontage requirements, width, size, etc.
20. Per Sec 14.3 Irregular shaped lots shall be avoided and the City reserves the right to disapprove any lot.
  - a. The Development Agreement was never recorded at the County. Please record the Development Agreement and provide a recorded copy to the City.

**Chad Gilpin**  
**City Engineer cgilpin@cityofdrippingsprings.com**

21. Complete the development agreement information in General Note 1.
22. Complete the PDD information in General Note 3.
23. Notes 4 and 5 appear to be cut off at the beginning.
24. Update note 9 to include 5 ft sidewalks and 8 ft sidewalks consistent with note 9 of the approved Preliminary Plat.
25. Revise note 11 of the General Notes. Operation and Maintenance of Drainage easements and drainage facilities within them will be the responsibility of the HOA, not the City. This will be consistent with the notes on the approved Preliminary Plat.
26. Delete note 16.
27. Label the use for Lot 1, Block C. Is this to be a drainage and open space lot?
28. Label the use for Lot 33, Block C. It looks like this lot is for drainage.
29. Provide easements for all proposed public infrastructure outside the limits of Phase 1.
30. Curve data is missing from the curve data tables for the cul de sacs. Please add.
31. Add the following note: *Street Trees shall be planted in each lot prior to the issuance of a certificate of occupancy per the quantity, size and location requirements of [PDD No. 5 Exhibit G].*
32. The Final Plat cannot be approved until either;
  - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it;
  - OR
  - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.
33. Part 3.1 (Offsite Road) of the Offsite Roadway Agreement must be satisfied before approval of the Final Plat.
34. Part 3.2 (Offsite Trail) of the Offsite Roadway Agreement must be satisfied before approval of the Final Plat.
35. Add the following statement to the plat:

ENGINEERING AND PUBLIC WORKS DEPARTMENT

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
CHAD GILPIN, P.E.

\_\_\_\_\_  
DATE

CITY ENGINEER

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

Fire Approves

**Robby Callegari, P.E.**  
**Water/Wastewater City Engineer RCallegari@cma-engineering.com**

Wastewater has no comments

**Kathrine Weiss**  
**Hays County Development Services, GIS Analyst KWeiss@co.hays.tx.us**

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.