



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

Date: **December 10, 2020**

Name: **Doug Cobb**
Company: **CRTX Development**
Email: **doug@crtxdev.com**

Dear : Doug Cobb

This letter is to inform you that the case number **SUB2020-0028** is being denied on **December 16, 2020** due to the following:

Robyn Miga
Planning Department robyn@texasmunicipallawyers.com

1. See attached PDF with markups and comments.
2. Update the signature block from Michelle Fischer to the P & Z Chair;
3. Remove signature block for Hays County, because the plat is in the city limits;
4. Remove all building lines;
5. Make the property boundary consistent in a dark heavy line, because it's not clear what the property boundary is for the proposed plat;
6. Show all easements;
7. Update plat notes to be accurate of the property, including removing references to the PDD having a Development Agreement;
8. Request to ensure acreage is accurate, because the two documents have inconsistent numbers;
9. Update the final plat application to ensure consistency with the preliminary plat, because the final plat shall be consistent with the preliminary plat.
10. Ensure all acreages are accurate, because the final plat and preliminary label different acreages.

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

Fire Approves

Robert Callegari
Wastewater Engineer rcallegari@cma-engineering.com

11. Add 15' PUE around perimeter of tract that is not in conflict with other/existing easements.

Chad Gilpin

City Engineer Cgilpin@cityofdrippingsprings.com

12. Provide setback distance on the Building Line label.
13. Turn trees and topo of on the preliminary plat sheet for clarity. The preliminary plat should represent what will be the final plat. The attached pages such as the Engineers Exhibit is the place to show trees and topo.
14. Clarify the concept demonstrating how detention and water quality for the extension of Rob Shelton Boulevard will be achieved and where the detention and water quality facilities will be located. . [Preliminary Plat Info Requirements Checklist]
15. Provide geologic assessment to confirming the existing site has no Critical Environmental Features [Sub Ord 4.7(l)(4)].
16. Provide confirmation from TxDOT that the 50 ft setback is adequate for their planned improvements to RR12. [Subdivision Ordinance 3.7.1(l)]
17. Provide an OSSF Facility Planning Report for the temporary OSSF facilities. [Preliminary Plat Info Requirements Checklist]
18. Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)]
19. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Facilities. [Preliminary Plat Info Requirements Checklist]
20. Provide a sidewalk and trail plan. [Sub Ord 15.2.2]
21. Update General Note 1 by adding “in accordance with the Road Agreement dated *Month, Day, Year* between the City of Dripping Springs and CRTX Development LLC recorded in *Document #*, Public Records of Hays County, Texas.”
22. Provide a construction traffic plan and/or narrative indicating how you intend construction traffic to access the site and how timing of Site Development construction traffic will correlate with the Construction of Rob Shelton Boulevard extension and intersection improvements. [Preliminary Plat Info Requirements Checklist]
23. Move the Trail Easement clear of the Waterline easement on RR12.

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.



Basisty Creek Engineering
 1462/671 H.C.O.P.R.
 40415 PHILIP A. SMITH SURVEY
 2535/838 H.C.O.P.R.



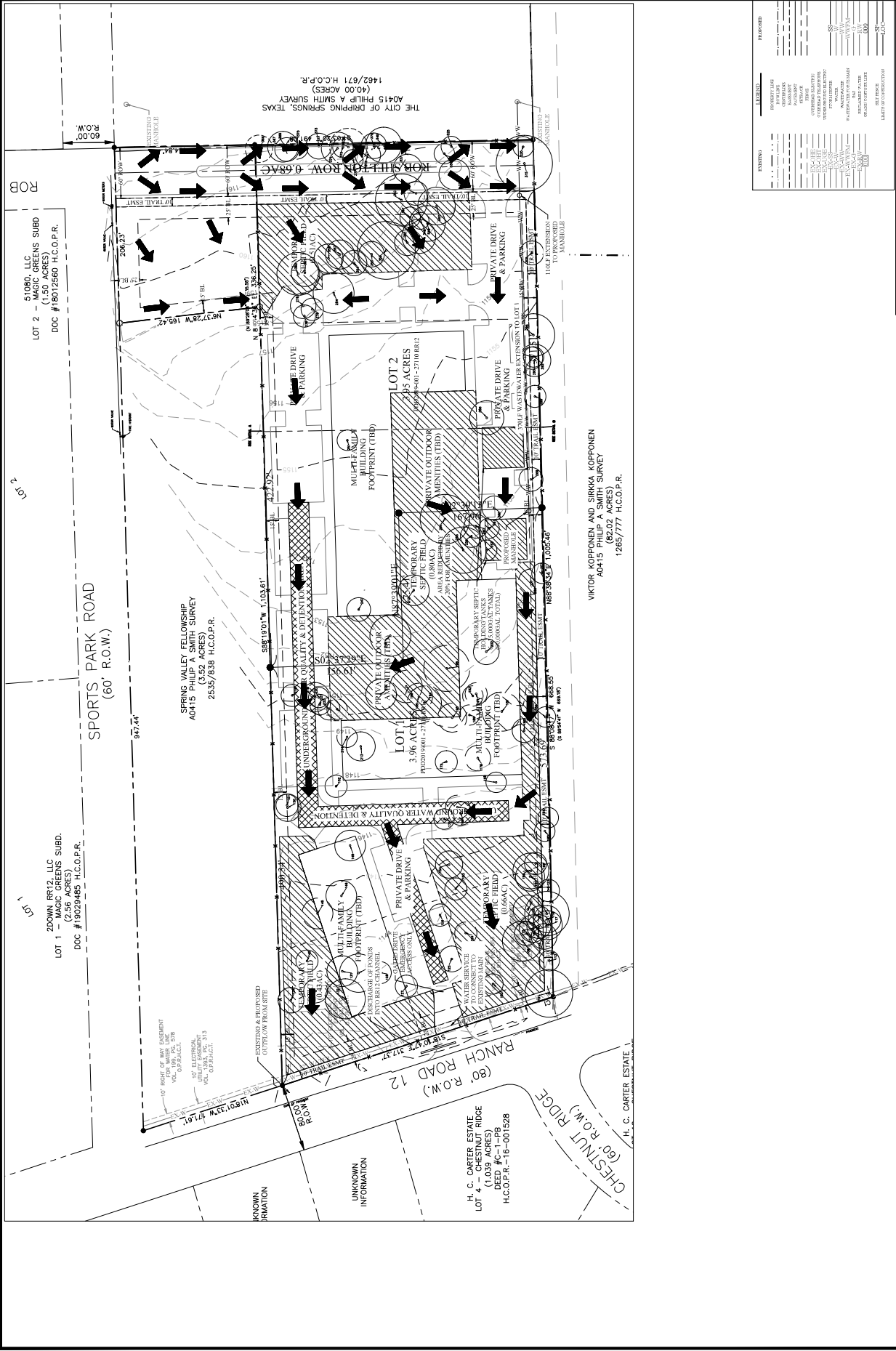
CRTX ADDITION - ENGINEER'S EXHIBIT
 27110 RANCH ROAD 12
 DRIPPING SPRINGS, TX 78620

PROJECT NO.
 SHEET NO.



ENGINEER'S EXHIBIT

2
 2 OF 2



NO.	REVISIONS

NO.	REVISIONS

NO.	REVISIONS

NO.	REVISIONS

NO.	REVISIONS

NO.	REVISIONS



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Date: **December 10, 2020**

Name: **Doug Cobb**
Company: **CRTX Development**
Email: **doug@crtxdev.com**

Dear : Doug Cobb

This letter is to inform you that the case number **SUB2020-0029** is being denied on **December 16, 2020** due to the following:

Robyn Miga
Planning Department robyn@texasmunicipallawyers.com

1. See attached PDF with mark ups and comments
2. Update the signature block from Michelle Fischer to the P & Z Chair;
3. Remove signature block for Hays County, because the plat is in the city limits;
4. Remove all building lines;
5. Make the property boundary consistent in a dark heavy line, because it's not clear what the property boundary is for the proposed plat;
6. Show all easements;
7. Update plat notes to be accurate of the property, including removing references to the PDD having a Development Agreement;
8. Request to ensure acreage is accurate, because the two documents have inconsistent numbers;
9. Update the final plat application to ensure consistency with the comments that were provided on the Preliminary Plat, because the final plat shall be consistent with the Preliminary Plat; and
10. Ensure all acreages are accurate, because the final plat and preliminary label different acreages.

Robert Callegari
Wastewater Engineer rcallegari@cma-engineering.com

11. Add 15' PUE around the perimeter of the tract that is not in conflict with other/existing easements.

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

Fire Approves

Chad Gilpin
City Engineer CGilpin@Cityofdrippingsprings.com

12. Provide confirmation from TxDOT that the 50 ft setback is adequate for their planned improvements to RR12. [Subdivision Ordinance 3.7.1(l)]
13. Provide a Vicinity Map and Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)]
14. This project is within City Limits. Replace "Hays County" with "City of Dripping Springs" in Sewage Disposal/Individual Water Supply Statements. Also delete the County signature blocks and replace with "Chad Gilpin, P.E. – City Engineer".
15. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Facilities. [Final Plat Info Requirements Checklist]
16. Update General Note 1 by adding "in accordance with the Road Agreement dated *Month, Day, Year* between the City of Dripping Springs and CRTX Development LLC recorded in *Document #*, Public Records of Hays County, Texas."
17. Provide a legend defining BTE easement.
18. Move the trail easement clear of the Water Easement fronting RR12.
19. 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.

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.

STATE OF TEXAS §
COUNTY OF HAYS §
KNOW ALL THESE MEN BY PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, THAT CRTX DEVELOPMENT LLC, BEING THE OWNER OF A 7.82 ACRE TRACT OF LAND AND A 0.75 ACRE TRACT OF LAND OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20025433, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 8.59 ACRES OF LAND, TO BE KNOWN AS "CRTX ADDITION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 20_____.

DOUG COBB
OWNER

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STEVEN MICHAEL SLEDGE KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

(SEAL)

NOTARY PUBLIC'S SIGNATURE

LEINHOLDER CONSENT:

COMPANY NAME _____

REPRESENTATIVE _____

ADDRESS FOR NOTICES: _____

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY 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 HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

TOM POPE, R.S., C.F.M.
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

DATE _____

CAITLYN STRICKLAND
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE _____

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

CAITLYN STRICKLAND, DIRECTOR,
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS: THAT, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 20_____, A.D. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 20_____, FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 20_____, A.D.

ELAINE HANSON CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
CITY OF DRIPPING SPRINGS §
COUNTY OF HAYS §

THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

APPROVED BY THE CITY OF DRIPPING SPRINGS FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.

APPROVED BY: ~~CITY COUNCIL~~, CITY OF DRIPPING SPRINGS, TEXAS.

Planning & Zoning
Commission

TODD PURCELL
MAYOR

Mim James
Planning & Zoning
Commission Chair

DATE _____

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

PRELIMINARY - NOT FOR RECORDATION

JOHN BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 - STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

DATE _____

ENGINEER'S CERTIFICATION:

I, AARON PESEK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

PRELIMINARY - NOT FOR RECORDATION

AARON PESEK, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 93959
BRUSHY CREEK ENGINEERING, LLC
P.O. BOX 1002
ROUND ROCK, TEXAS 78680
FIRM REGISTRATION NO. F-13324

DATE _____

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C015F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

JURISDICTION PLAT NOTES:

1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS.
2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #1 FOR EMS SERVICE.
4. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #6 FOR FIRE SERVICE.
5. THIS SUBDIVISION IS ENTIRELY WITHIN DISTRICT 1 OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
6. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

GENERAL NOTES

1. DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS.
2. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE PERMITTED UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARK PLAN PREPARED FOR THIS SUBDIVISION.
4. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT.
5. WASTEWATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY DRIPPING SPRINGS.
6. ROADWAY DESIGN STANDARDS WILL BE TO CITY OF DRIPPING SPRINGS STANDARDS.
7. THIS SUBDIVISION IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT NO. 11 AGREEMENT (KNOWN AS PDD2019-0001 - 27110 RR 12), APPROVED BY THE DRIPPING SPRING CITY COUNCIL ON MAY 12, 2020 AND RECORDED ON MAY 21, 2020 AS DOC# 20019802 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
8. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE ~~IFC 2012~~, AS AMENDED.
9. MINIMUM BUILDING SETBACK LINE SHALL BE:
 - STREET FRONTAGE (RR12) 50'
 - STREET FRONTAGE (SPORTS PARK & ROB SHELTON) 25'
 - SIDE LOT LINES 0'
 - SHARED LOT LINES 0'
10. SIDEWALKS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE DRIPPING SPRINGS UNIFIED DEVELOPMENT CODE. SIDEWALKS SHALL BE MAINTAINED BY OF DRIPPING SPRINGS.
11. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

Planned
Development
District. Zoning is
not an agreement.

the City

SLOPE INFORMATION

NO SLOPES WITHIN THIS PLAT EXCEED 15%

UTILITY NOTES

1. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.
2. WATER UTILITY SERVICE WILL BE PROVIDED BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
3. ELECTRICAL UTILITY SERVICE WILL BE PROVIDED BY PEC.
4. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER.
5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

TRAIL EASEMENT DEDICATION - 0.43Ac.

Describe that they're accessible
by the public, and maintained
by the HOA.

SUBDIVISION ROADS
PUBLIC STREET DEDICATION - ROB SHELTON BLVD 60' ROW (0.68Ac.)

STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
ROB SHELTON BOULEVARD (COLLECTOR)	60'	491.3'	VARIES' C&G

Delta Survey Group Inc.

8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 9/29/20

PLAT ESTABLISHING
CRTX ADDITION
8.59 ACRES
OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415,
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SHEET
1
OF
2



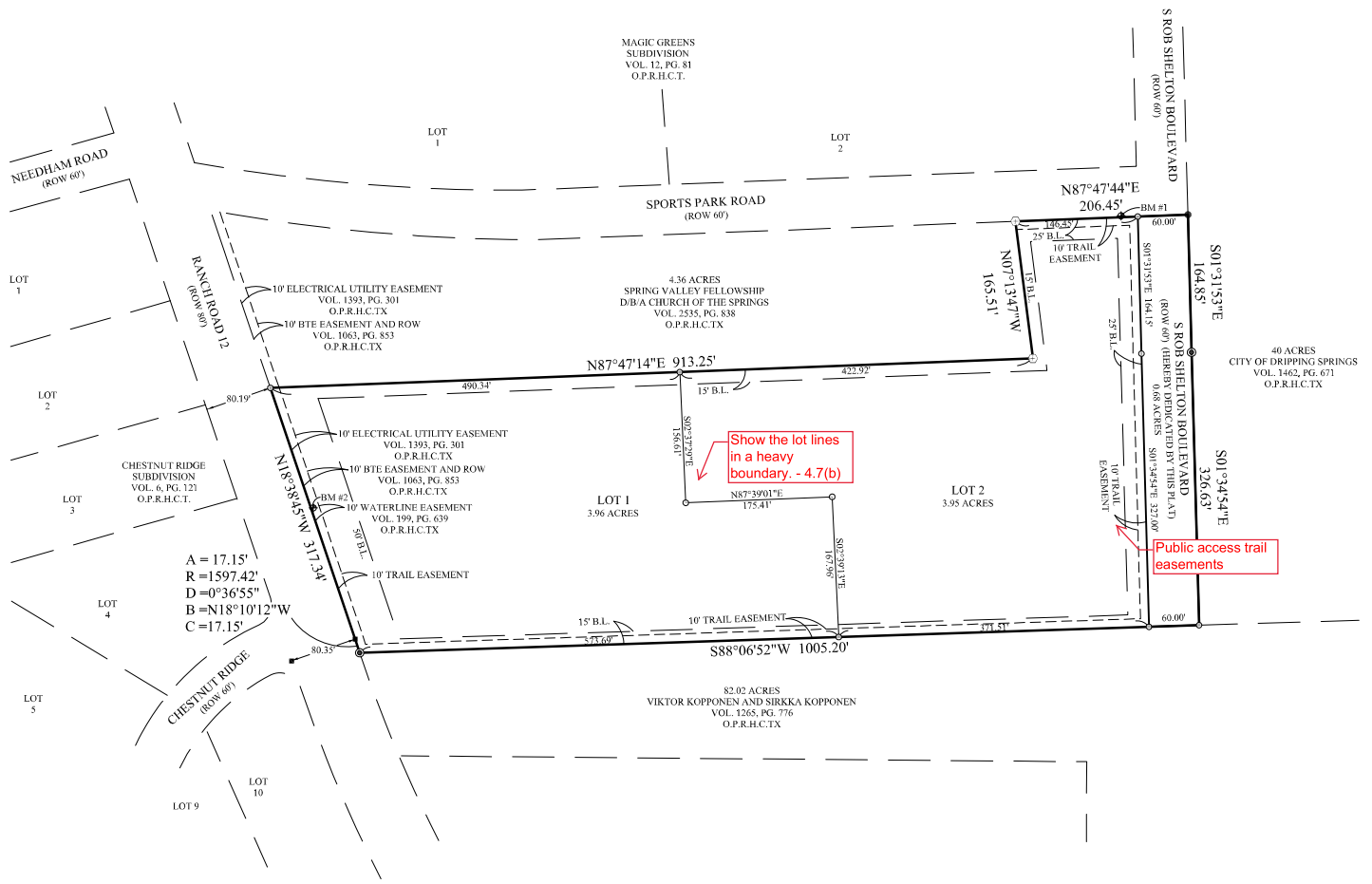
GRAPHIC SCALE
1" = 100'



LEGEND

- 1/2 INCH IRON ROD FOUND
- ⊙ 1/2 INCH IRON ROD WITH "4160" CAP FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- ⊕ 3/4 INCH IRON PIPE FOUND
- TxDOT TYPE I CONCRETE MONUMENT FOUND
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- ◆ ELEVATION BENCHMARK

Update the final plat application to ensure consistency with the comments that were provided on the Preliminary Plat, because the final plat shall be consistent with the Preliminary Plat;



SURVEY CONTROL DATA & BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK.

SURVEY CONTROL MONUMENT
C.O.A. MONUMENT E344
GRID COORDINATES
N=10055821.99
E=3093670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88

BENCHMARK LIST:

BM #1	COTTON SPINDLE SET IN UTILITY POLE (SOUTH ROW SPORTS PARK RD.)	ELEV. = 1163.91'
BM #2	COTTON SPINDLE SET IN UTILITY POLE (EAST ROW RR12)	ELEV. = 1142.93'