



**Date: September 22, 2023**

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City staff has completed its review of project **SUB2023-0034 Lunaroya Subdivision Final Plat**. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

### **Engineer/Public Works Comments**

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email [cgilpin@cityofdrippingsprings.com](mailto:cgilpin@cityofdrippingsprings.com).

1. Review 2: Provide documentation of water well approval from HTGWA when received. [Site Dev Ord 28.04.009(a)(12)]
2. Review 2: Provide documentation of TCEQ Public Water Supply approval when received. [Site Dev Ord 28.04.009(a)(12)]
3. Review 2: The Final Plat cannot be approved until either;
  - Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
  - Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure

### **City Planner Comments**

The following comments have been provided by Warlan Rivera. Should you have any questions or require additional information, please contact Warlan Rivera by email [Wrivera@cityofdrippingsprings.com](mailto:Wrivera@cityofdrippingsprings.com).

4. Provide Hays County 1445 Approval letter. [Sub. Ord. 5.3.2]
  - **RESPONSE:** A Final Plat application is currently in review with Hays County.
  - **REVIEW 2: Understood. Comment Remains.**

*Open spaces, friendly faces.*

5. Pay Park Development Fee of \$18,144. [Sec. 28.03.010] [Fee Schedule 4.23]

- RESPONSE: Fee will be paid prior to Final Plat approval.
- **REVIEW 2: Understood. Comment Remains**

6. Pay the parkland fee-in-lieu. [Sec. 28.03.011]

If private parkland credit is granted by the City Council, pay \$65,287.04.

If no private parkland credit is not granted, pay \$87,527.68.

- RESPONSE: Fee will be paid after City Council's determination on parkland fee.
- **REVIEW 2: Understood. Comment Response.**

7. Pay the sidewalk fee-in-lieu and include an exhibit and calculations for achieving those numbers [Sub. Ord.15.4].

- RESPONSE: An exhibit is provided with a summary of the fee estimate and fee will be paid after City's approval of estimate.
- **REVIEW 2: Understood. Comment Remains.**

8. Pay the Agricultural facility fee [Sub. Ord. 28.03.016.b].

- RESPONSE: Fee will be paid prior to Final Plat approval.
- **REVIEW 2: Understood. Comment Remains.**

9. **[28.03.012.(d)] NEW COMMENT:** For a Private Park to be credited the open space lot (lot 29) must be explicitly noted to be owned and managed by the Homeowner's Association (HOA) or a similar entity and subject to the restrictive covenants that state the following:

(1) The land shall be utilized for parkland or open space in perpetuity.

(2) Each property owner within the subdivision encumbered by the restrictive covenants shall be required to pay dues and/or special assessments for the maintenance of the private park or recreation facility.

(3) If the responsible agency dissolves, cannot fulfill its obligations or elects to sell, transfer, or otherwise divest itself of the land, the city shall have the right of first refusal on acquiring the property. If the city elects to acquire the land, said land shall be transferred at no cost to the city and in accordance with the city's regulations on dedicating parkland.

(4) The cessation of the privately owned and maintained park or other recreational facility shall be prohibited until such time as the declarant cedes control of the responsible agency to purchasers of properties within the subdivision, and then only upon amendment to the restrictive covenants approved by three-fourths of the members of the responsible agency.

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