



## 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: January 26, 2021

Dylan Holland  
TRE & Associates, LLC  
6101 W Courtyard Dr, Bldg 1, Ste 100  
Austin TX 78730  
[dholland@tr-eng.com](mailto:dholland@tr-eng.com)

Permit Number: SUB2020-0040  
Project Name: Esperanza Phase 2 Final Plat  
Project Address: 4900 Bell Springs Road, Dripping Springs, TX  
78620

City staff has completed its review of the above-named project. 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. Update note 15 by deleting “and approved by Hays County Transportation Department”.
2. Update note 19 by replacing “Hays County” with “City of Dripping Springs”.
3. Modify the title of the “Environmental Health Department” statement to “Engineering & Public Works Department”. Also delete “Environmental Health Department “below the City Engineer signature block.
4. This plat should be titled “Final Plat” and should be on a plat sheet border. Currently you are utilizing the construction plan sheet border. Update border and delete construction plan sheet numbering as well as construction plan revision notes.
5. 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.

### City Planner Comments

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

6. Legal description located at the top left of sheet 1, is incorrect. Lot 2A was vacated and it is no longer apart of that subdivision.
7. The outlined red box stating this is preliminary, will need to be removed prior to recordation.
8. Setbacks are not required to be placed on the Plat (Note #10,11,12,and 13) unless you are wanting to be more strict than the zoning ordinance. These notes can be replaced by the following note: "All setbacks shall comply with the Current City Zoning Ordinance"
9. Note #15, this subdivision is within the City's City Limits and will not be reviewed by Hays County Transportation Department.
10. Note #26, take this note off or edit for Phase 2.
11. This Plat will be taken to the Planning and Zoning Commission, change the City Signature block to the following:

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 COMMISION CHAIR OR VICE CHAIR,

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

12. The County Clerk signature block needs to be changed from "Liz Gonzales" to "Elaine H. Cardenas"
13. Change Subdivision name located on the right hand side of the sheets to "Esperanza Subdivision Phase Two Final Plat"
14. Place a numeric scale such as "1inch = 100ft" [Sec 4.7 of the Subdivision Ord]
15. There is no need for setbacks to be shown on the individual lot, unless the applicant would like those shown. Once recorded that will be come a restriction of the plat.
16. Provide a lot table showing lot #, lot size (acreage and square feet) [Sec 4.7 of the Subdivision Ord]
17. Show the trail easements per the preliminary plat, and place a note on the plat on who will maintain them. [Sec 5.3.1. of the Subdivision Ord]
18. Per SF-2 Zoning: OSSFs: On-Site Sewage Facilities (OSSFs) are prohibited in this district on lots of less than three-quarters (3/4) of an acre. [Sec 3.4.5. Special Requirements of the Zoning Ordinance]

#### **Fire Marshal Comments**

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com).

19. Fire 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.



## Hays County Development Services

2171 Yarrington Rd, San Marcos, TX 78666

512-393-2160 / 512-493-1915 fax

11/02/2020

### **Esperanza Ph 2 (City of Dripping Springs)**

1. Yellow Bell Run – Approved (cont. of existing street)
2. Cedar Sage Cv – Denied
3. Cherry Sage Ct – Approved (cont. of existing street)

01/15/2021

### **Esperanza Ph 2 (City of Dripping Springs)**

4. Yellow Bell Run – Approved (cont. of existing street)
5. Cast Iron Cv – Approved
6. Cherry Sage Ct – Approved (cont. of existing street)