



# City of Dripping Springs

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

*Open spaces, friendly faces.*

Date: October 8, 2021

Permit Number: SUB2021-0052  
Project Name: Cannon Ranch Preliminary Plat  
Project Address: Cannon Ranch 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 Lauren Barzilla and Chad Gilpin. Should you have any questions or require additional information, please contact Lauren Barzilla by email [lbarzilla@cma-engineering.com](mailto:lbarzilla@cma-engineering.com) or Chad Gilpin by email [cgilpin@cityofdrippingsprings.com](mailto:cgilpin@cityofdrippingsprings.com).

1. Construction of 20" waterline by other is pending.
2. Label the points of confluence on the proposed drainage area map in addition to the overall drainage area map.
3. Identify the Sensitive Environmental Feature S-3 on the preliminary plat documents and describe the actions that will be taken to comply with County/State rules or to plug and abandon. [Sub Ord 4.7(I)(4)]
4. Provide a copy of the executed offsite roadway agreement.
5. Clarify the labeling of the "Future Dedicated ROW". I believe that ROW will be dedicated with the Phase 1 Plat for future expansion. Label should read "ROW dedication for future roadway expansion".
6. Provide an overall property keymap on each Preliminary Plat sheet.
7. Provide cost estimate/budget information for expansion of Rob Shelton for consideration by the City per stipulations of the offsite roadway agreement.
8. Provide a status update on the Applicant's acquisition of the offsite Lone Peak Way ROW to US290 and provide a sequence of steps required to complete acquisition of that ROW and permit intersection improvements with TxDOT.
9. Provide proposed contour labels on Utility Plans.
10. Show proposed storm sewer system for Lone Peak Way (offsite construction). [Sub Ord 4.7]

11. Provide a sidewalks and trails plan sheet to demonstrate compliance with the sidewalk and trail requirements of the PDD, offsite road agreement and concept plat.

### 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).

12. Approve Cannon Ranch Preliminary Plat

### City Planner Comments

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

13. Provide a full tree survey. (2.9 of PDD #12.)
14. Include owner and recording information for all adjacent properties (4.7c)
15. On the City of Dripping Springs approval statement, change "Mayor or Mayor Pro Tem" to "Planning & Zoning Commission Chair or Vice Chair." (4.7r4)
16. Update vicinity map to show updated city limits boundary which encompasses this property.
17. The parkland dedication summary appears to be greyed out. Please make darker.

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to [www.mygovernmentonline.org](http://www.mygovernmentonline.org)\*\*.

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.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Warlan Rivera,

\*\*\*\*If you are wanting to resubmit on My Government Online, go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.

