



## 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: February 10, 2021

Gracie Ward  
Austin Civil Engineering  
9501B Menchaca Rd #220  
Austin TX 78748  
[gl@austincivil.com](mailto:gl@austincivil.com)

Permit Number: SUB2021-0005  
Project Name: Headwaters Commercial Lot 2A Replat  
Project Address: Beverly Drive, 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. Explain the purpose of the additional ROW dedication.
2. Change all references to "Hays County" in note 23 to "City of Dripping Springs" because this property is within the City Limits.
3. Update note 27. Sidewalks within City ROW will be maintained by the City.
4. Provide a "Purpose of Replat" Statement below the plat title.
5. Show the proposed electrical easements fronting Beverly Dr and Kibo Ridge per your cut/fill variance application. If the existing electrical easement is to be abandoned provide the abandonment docs and remove from the plat.

### City Planner Comments

The following comments have been provided by Robyn Miga. Should you have any questions or require additional information, please contact Robyn Miga by email [robyn@texasmunicipallawyers.com](mailto:robyn@texasmunicipallawyers.com).

6. Update the title block on the plat to state that it is a Final Plat of Lot 2A, Block A, being a replat of Lot 2, Block A, of the Headwaters Commercial Phase 1B, filed in Hays County by Instrument No. 19005560.
7. Add signature block for P & Z Chair.
8. Update the language in the signature blocks referring to this as an Amended Plat.
9. The acreage in the metes and bounds does not match the acreage that's called out on the parcel on the plat.
10. Add a note stating that this plat will follow all plat notes on the Headwaters Commercial Phase 1B plat, filed by Instrument No. 19005560 since we're not doing a plat vacation, which would require signatures of all owners of lots in the entire subdivision, per Chapter 212 of LGC.

### **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).

#### 11. Fire Approves

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.