



DRIPPING SPRINGS
Texas

Attachment 1

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Phillip Lee, Lee Brothers Ranch, LLC

STREET ADDRESS 11704 Crumley Ranch Road

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (956) 579-5844 EMAIL [REDACTED]

APPLICANT NAME Jon Thompson

COMPANY J Thompson Professional Consulting

STREET ADDRESS PO Box 172

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 568-2184 EMAIL [REDACTED]

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION

PROJECT NAME	Fitzhugh Reserve
PROPERTY ADDRESS	11704 Crumley Ranch Road
CURRENT LEGAL DESCRIPTION	FITZHUGH CORNERS RESERVE A 1.189 AC
TAX ID#	R27553
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:

In platting this property in the ETJ, the minimum lot size is 2.0 acres. It is physically only 1.189 acres that is the same size and shape it has been since it was created in the 1970s or 1980s with the platting of the Fitzhugh Corners Subdivision. Chapter 28 "Subdivision", Section 14.6 "Minimum Lot Sizes in ETJ", the minimum lot size for this tract would be 1.5 acres if only using rainwater (no public water source is available); but if the lot continues using a well the minimum lot size is 2.0 acres. The well is an existing well that has been used for this property for decades for a residential use, which is the proposed continued use.

- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

This tract was created decades ago with the creation of the Fitzhugh Corners Subdivision as an outparcel that was not a part of the subdivision; but was created as a 1.189 acre tract. The current owner is needing to plat this tract to make it a legal lot. As such, regardless of water source, the City's minimum lot size in the ETJ is 1.5 acres if using rainwater or 2.0 acres if on a well. In either scenario, there's nothing that can be done to make this lot larger than it is, which is the size it was created in the 1970's or 1980's. This was not created by the current owner, but is how it has been for nearly 50 years.

- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

The offset or mitigation in this case, is that it is proposed to continue being what it has been for the past fifty years, residential. Whether with rainwater collection or with the same existing well that provided water for previous owners, there is not an obvious offset or mitigation other than making the tract what it has been, with the only change being that it is platted versus a raw land tract that was a outparcel (unplatted).

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

Jon Thompson
 Applicant Signature

January 27, 2026
 Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Cut/Fill Data Sheet (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Jon Thompson is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

Phillip Lee

Name

Property owner

Title

STATE OF TEXAS §

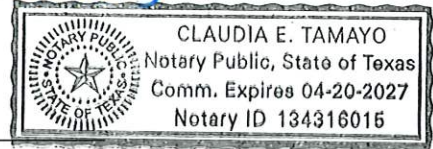
§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 27th day of January,

2026 by Claudia Tamayo

[Signature]



Notary Public, State of Texas

My Commission Expires: 04-20-2027

Jon Thompson

Name of Applicant

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Fitzhugh Reserve

Project Address: 11704 Crumley Ranch Road, Dripping Springs, Texas 78620

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting

Billing Contact Information

Name: Luis Tardan, Villa Vista Homes

Mailing Address: 14205 N Mopac Expy, Suite number 570 518238, Austin, TX 78728

Email: [REDACTED] Phone Number: (956) 579-5844

Type of Project/Application (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Jon Thompson
Signature of Applicant

January 26, 2026
Date