



7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601  
DoucetEngineers.com

September 8, 2022

Ms. Laura Mueller  
Dripping Springs City Attorney  
511 Mercer St.  
PO Box 384  
Dripping Springs, TX 78620

Re: Haydon Property at 102 Bluff St. Re-Zoning  
Formerly City Case No. ZA2021-0003

Dear Ms. Mueller,

This letter is to serve as a formal request to the City for consideration of a zoning amendment of approximately 1.85 acres of property currently owned by the Haydon family on Hays Street in the Original Town of Dripping Springs. The Haydon's desire is to rezone the property from its current SF-4 designation to SF-3 to allow for the construction of 6 single family detached residential lots. The applicant's intent is to match the local building architectural vernacular, to save as many existing trees as possible and to re-purpose the Haydon Barn, believed to be built pre-WW2.

The most recent homes constructed in the area are across Hays Street to the south of this property. These were designed and built by architect Jim Polkinghorn, and if allowed to proceed, the homes built on the property under consideration will also be designed and built by Jim. Mr Polkinghorn's design will be in the same style, using similar materials and colors as those he built previously. A conceptual street elevation of the six homes is attached. Mr Polkinghorn, if structurally possible, will save the Haydon barn by incorporating it into the design of the home located on the easternmost lot. A conceptual site plan is attached showing the location of the lot lines and the proposed homes.

There are several large live oak and cedar elm trees on the property. These trees will be considered when laying out lot lines on the subdivision plat; and the placement of the homes will be such that most, if not all trees will be saved. The trees and home footprints can be seen on the conceptual site plan. There is a large hackberry tree on the property that will be in the back yard of Lot 2. While hackberries are not always considered valuable trees, this tree is unusually large for a hackberry and will be saved.

The subdivision plat, to be submitted following the approval of the zoning amendment, will consist of 7 lots. Six of the lots will be for the six homes and the 7<sup>th</sup> lot will be an open space lot to the north of the rear of the homes. Lot 7 will not be built on, except for perhaps park amenities and trails, and will serve as a buffer between the residential lots and US 290 right-of-way. The subdivision plat will include a 35-foot-wide buffer zone adjacent and parallel to the 290 right-of-way. The existing trees will serve as a visual landscape screen between the road and the lots. However, in areas where there are no trees, the landscape buffer will be planted in accordance with the zoning conditional overlay.



**DOUCET**

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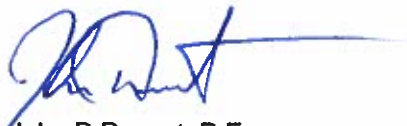
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The Haydon barn is an existing structure that is 2 feet from the existing property line. As stated above, it is the applicant's intent to incorporate the barn into the home on Lot 1. To accomplish this, the existing structure will not conform to the required side yard setback. Notwithstanding, any addition to the existing structure will meet the required 5 ft setback and if the barn is ever removed, new constructing will meet setbacks. We request that this is acknowledged and allowed for in the conditional overlay.

As you know, P&Z has seen this project before, but we withdrew the application to give the City and the applicant time to understand the project better. We are now respectfully requesting to be placed on the September 28th P&Z agenda followed by the City Council on October 5<sup>th</sup>.

Please let me know if you have any questions or require additional information. Thank you.

Sincerely,



John D Doucet, P.E.

Attachments:

- i. Application for Zoning Amendment
- ii. Conceptual Plan with Aerial Imagery
- iii. Conceptual Site Plan w/o Aerial Imagery
- iv. Tree Survey
- v. Previous Public Notice for July 27, 2021 PZ Commission Meeting
- vi. Previous Staff Report for July 27, 2021 PZ Commission Meeting
- vii. Draft Zoning Ordinance
- viii. Conceptual Street Elevation of Homes
- ix. Suggested Redlined Changes of Zoning Ordinance

Copy:

Jim Polkinghorn  
Mr. and Ms. Charlie Haydon  
Mr. and Ms. Robert Haydon



**DRIPPING SPRINGS**  
Texas

**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 Tejas Heritage Homes, LLC  
STREET ADDRESS 7401B Hwy 71 W., Ste. 160  
CITY Austin STATE TX ZIP CODE 78735  
PHONE 512-517-3485 EMAIL jdoucet@doucetengineers.com

APPLICANT NAME Joe Grasso, P.E., CPESC  
COMPANY Doucet  
STREET ADDRESS 7401B Hwy 71 W., Ste. 160  
CITY Austin STATE TX ZIP CODE 78735  
PHONE 512-583-2636 EMAIL jgrasso@doucetengineers.com

**APPLICATION TYPE**

ALTERNATIVE STANDARD                       VARIANCE

SPECIAL EXCEPTION                                       WAIVER

## PROPERTY INFORMATION

PROJECT NAME	Hays Street Subdivision
PROPERTY ADDRESS	102 S Bluff St.
CURRENT LEGAL DESCRIPTION	See metes & bounds description from attached deed
TAX ID#	R23586, R26715
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input checked="" type="checkbox"/> HISTORIC DISTRICT OVERLAY

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

Request for variance to Section 3.5.4 of the side yard setback requirements for SF-3 zoning district within the Hays Street History Overlay District. The current side yard setback is 5 feet. We request the side yard setback for the easternmost lot of the proposed Hays Street Subdivision be reduced to 2 feet in order to save and repurpose the existing barn, believed to be built pre-WW2.

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

As this development is located within a historic overlay district, we are proposing a site plan that preserves as many of the existing trees and historic features as possible. In order to save the historic barn, which is located less than 5 feet from the easternmost lot line, a variance reducing the required setback to 2 feet is required. The trees and home footprints, including the home which will incorporate the barn, are shown on the enclosed conceptual plan with aerial overlay.

- 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 proposed home that will be built on this easternmost lot will incorporate the historic barn into the design of the home. If the barn is deemed to not be structurally sound or if the barn is ever removed, new construction will meet standard approved setbacks for this zoning district. The architect responsible for the design of these homes also designed the homes most recently built adjacent to this area and has incorporated the same style, similar colors and materials to match the local building aesthetic. See attached conceptual street elevation of the homes.

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Joe Grasso, P.E., CPESC 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. \_\_\_\_\_, Document No. 21062587)

[Signature]  
Name  
Member  
Title

STATE OF TEXAS            §  
  §  
COUNTY OF HAYS         §

This instrument was acknowledged before me on the 15<sup>th</sup> day of November, ~~201~~<sup>2021</sup> by John Doucet.

[Signature]  
Notary Public, State of Texas

My Commission Expires: 8/06/2024

Joe Grasso  
Name of Applicant



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:

Joe Arans  
Applicant Signature

11/12/2021  
Date

CHECKLIST		
STAFF	APPLICANT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input checked="" 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 <b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevations ( <i>if applicable</i> )
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Project Number: \_\_\_\_\_  
Only filled out by staff



**DRIPPING SPRINGS**  
Texas

**BILLING CONTACT FORM**

Project Name: Hays Street Subdivision

Project Address: 102 S Bluff St

Project Applicant Name: Joe Grasso, P.E., CPESC / Doucet

**Billing Contact Information**

Name: Doucet

Mailing Address: 7401B Hwy. 71 W., Ste. 160

Austin, TX 78735

Email: jgrasso@doucetengineers.com Phone Number: 512-583-2636

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 checked="" 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 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.*

  
Signature of Applicant

11/12/2021  
Date