



**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 Raanan Ilai

STREET ADDRESS po box 300238

CITY Austin STATE TX ZIP CODE 78703

PHONE 512 300 9965 EMAIL raniaaustin@gmail.com

APPLICANT NAME Guadalupe Barragan

COMPANY Barragan Familia, LLC

STREET ADDRESS 9041 Research Blvd, Suite 150

CITY Austin STATE TX ZIP CODE 78758

PHONE 512.788.3407 EMAIL lupe@casachapala.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

<b><u>PROPERTY INFORMATION</u></b>	
PROJECT NAME	Paloma Events
PROPERTY ADDRESS	235 Sports Park Road
CURRENT LEGAL DESCRIPTION	Magic Greens Subdivision, Lot 1
TAX ID#	R114209
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

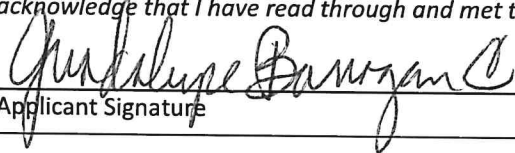
o Description of request & reference to section of the Code of Ordinances applicable to request:

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

requesting a variance to allow for a walk in cooler (already installed) to remain in the setback area of the property. This cooler is vital to the operations, and location of the cooler in another area of the property will compromise/intefere with service and fire department access to the existing facilities. We are also going to pursue a license agreement to allow this with the utility providers (as allowed by the City of Dripping Springs)

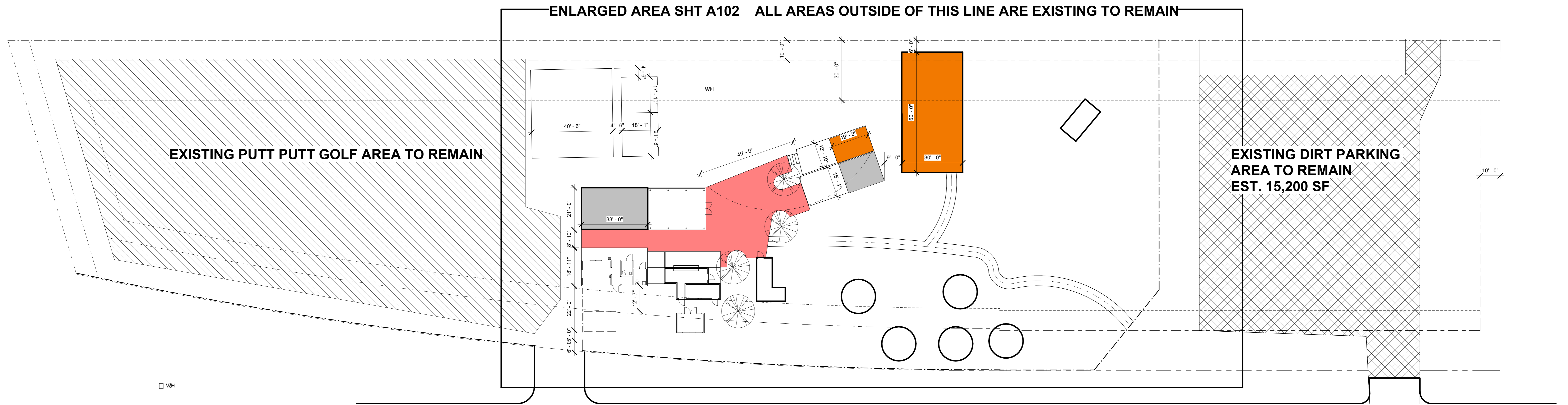
o Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

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:

  
 Applicant Signature

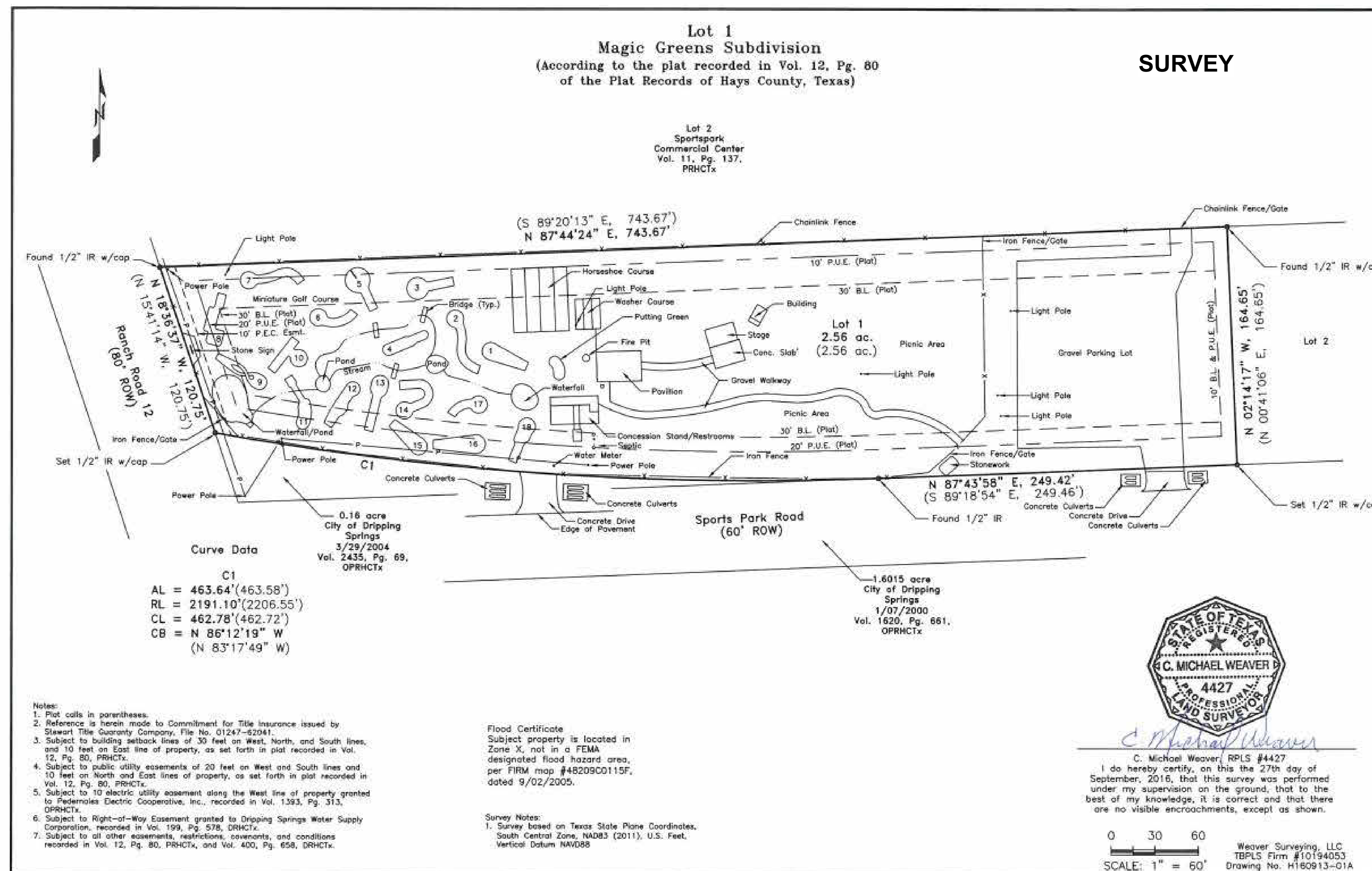
Aug 8, 2024  
 Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input 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 type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input 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)



**REFER TO ENLARGED SITE PLAN SHEET A102 FOR DIMENSIONS AND IDENTIFICATION OF ITEMS**

1 OVERALL SITE WITH IMPROVEMENTS  
1" = 20'-0"



These plans are the property of the Owner/Tenant and Architect. Any reprinting, copying, and/or construction from these plans without prior written consent of the Owner and the Architect is prohibited. All legal remedies available to Owner/Tenant and Architect will be brought upon parties involved in unauthorized use of these plans.

**the brown group**  
Architectural/Real Estate Development Services

259 BONHAM LOOP  
GEORGETOWN, TX 78633  
Office: (512) 426-9986

No.	Description	Date

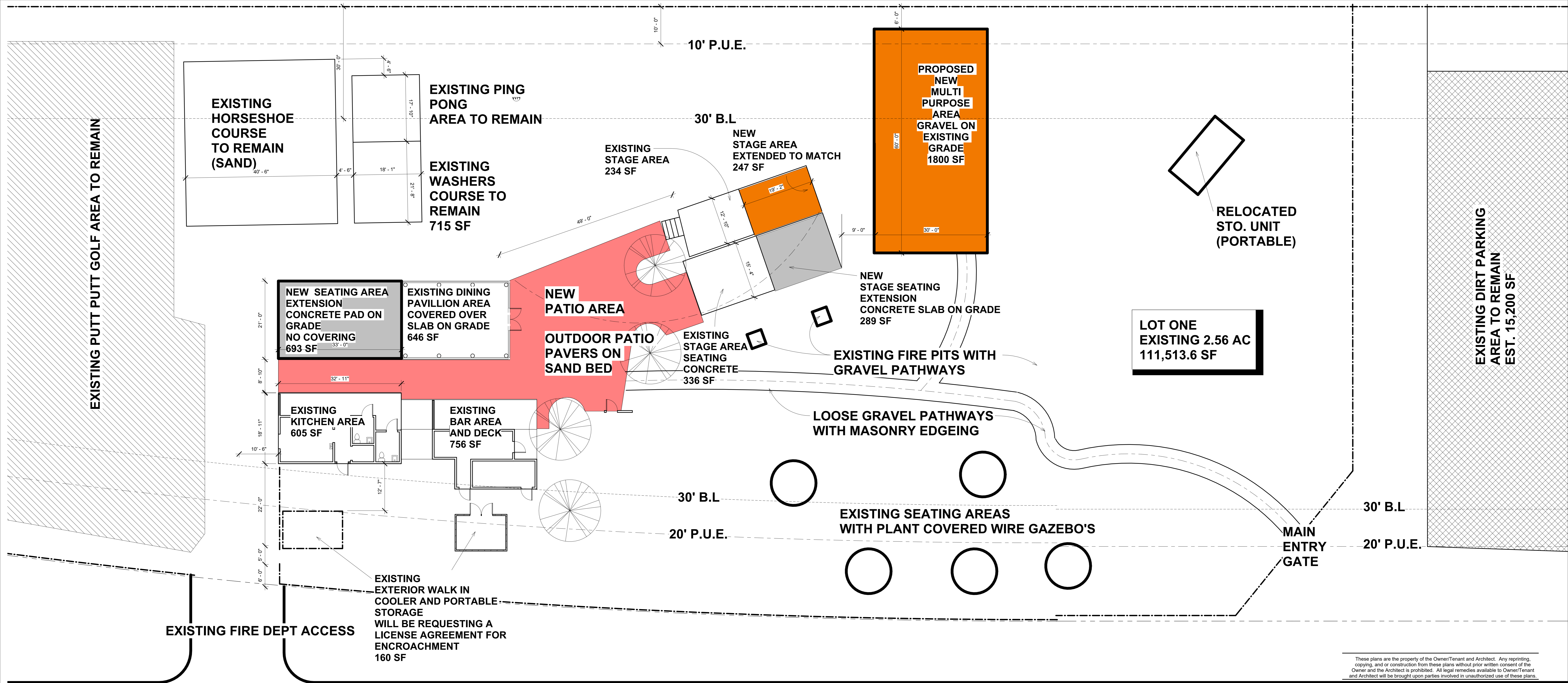
**OUTDOOR MULTI PURPOSE VENUE**  
235 SPORTS PARK  
DRIPPING SPRINGS, TX

ITEMS BUILT WITHOUT PERMIT

**OVERALL SITE AND SURVEY**

**A101**

Scale 1" = 20'-0"



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SPORTS PARK ROAD

① PROPOSED IMPROVEMENTS  
1" = 10'-0"

LOT ONE - 111,513.6 SF (2.56 AC)

SITE IMPROVEMENTS CONDITIONS	EXISTING SF	ADDITION SF
<b>EXISTING TO REMAIN</b>		
MINI GOLF COURSE (EST. 18 X 220/HOLE)	3960	
DIRT PARKING LOT (ESTIMATED)	15,200	
EXISTING KITCHEN/DECK	605	
EXISTING BAR/DECK	756	
EXISTING DINING PAVILLION	646	
EXISTING STAGE	234	
EXISTING STAGE CONC SEATING	336	
EXISTING WASHERS/PING PONG	715	
EXISTING IMPROVEMENTS	22,452	

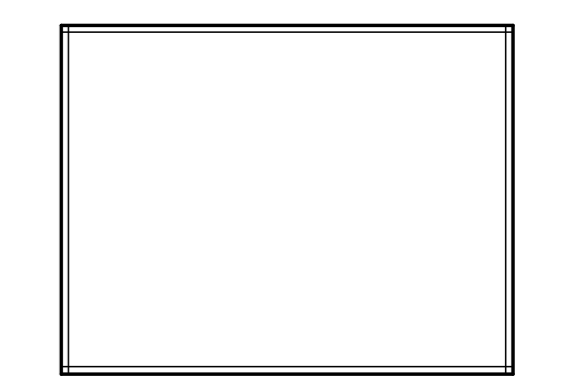
NEW ITEMS BUILT WITHOUT PERMIT	EXISTING SF	ADDITION SF
DINING SEATING AREA - CONCRETE ON GRADE		693
WALKWAY/PATIO/FIRE PITS - PAVERTON SAND		2235
STAGE - WOOD DECK (MATCHED EXISTING)		247
STAGE SEATING - CONCRETE ON GRADE		289
MULTI PURPOSE AREA - WOOD DECK		1800

ITEMS FOR LICENSE AGREEMENT IN EASEMENT	EXISTING SF	ADDITION SF
WALK IN COOLER PAD		160
PROPOSED NEW DISHPIT		228

5652 ADDITION (.055% OF OVERALL SITE ADD)

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No.	Description	Date

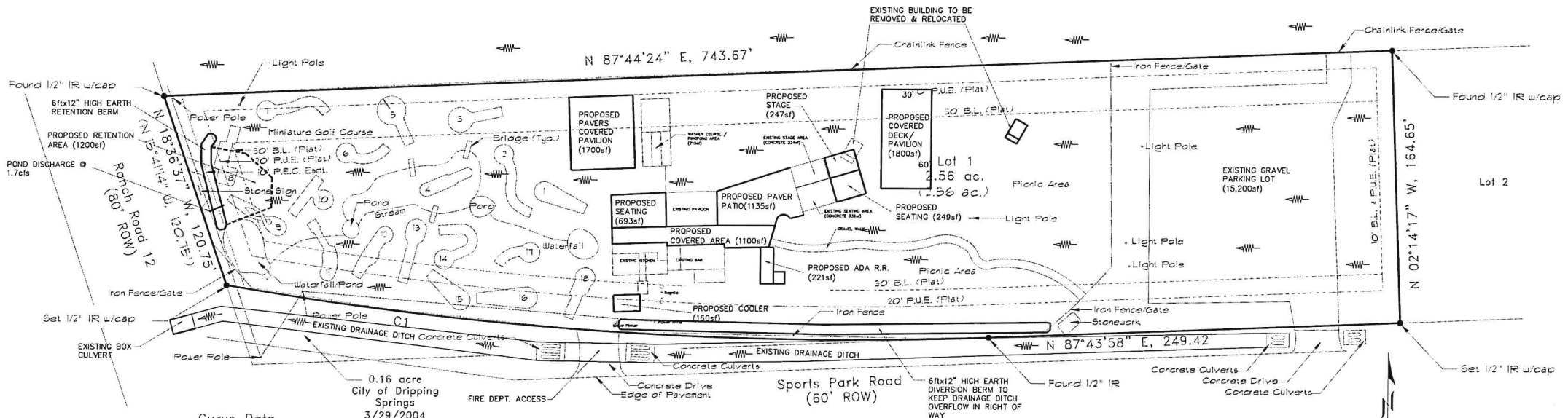
OUTDOOR MULTI PURPOSE VENUE  
235 SPORTS PARK  
DRIPPING SPRINGS, TX

ITEMS BUILT WITHOUT PERMIT

SITE PLAN

A102

Scale 1" = 10'-0"



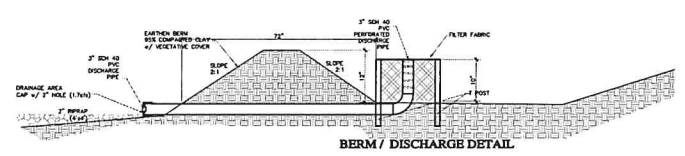
**Curve Data**

C1  
 AL = 463.64'(463.58')  
 RL = 2191.10'(2206.55')  
 CL = 462.78'(462.72')  
 CB = N 86°12'19" W  
 (N 83°17'49" W)

0.16 acre  
 City of Dripping Springs  
 3/29/2004  
 Vol. 2435, Pg. 69,  
 OPRHCTx

**Flood Certificate**  
 Subject property is located in  
 Zone X, not in a FEMA  
 designated flood hazard area,  
 per FIRM map #42093C0115F,  
 dated 9/02/2005.

**Survey Notes:**  
 1. Survey based on Texas State Plane Coordinates,  
 South Central Zone, NAD83 (2011), U.S. Feet,  
 vertical Datum NAVD83.



LOT ONE - 111,513.5 SF (2.56 AC)	EXISTING SF	ADDITION SF
<b>SITE IMPROVEMENTS CONDITIONS</b>		
EXISTING TO REMAIN		
MINI GOLF COURSE (EST. 18 X 220-HOLE)	3960	
DIRT PARKING LOT (ESTIMATED)	15,200	
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EXISTING DINING PAVILION	646	
EXISTING STAGE	234	
EXISTING STAGE CONC SEATING	336	
EXISTING WASHERS/PING PONG	715	
EXISTING IMPROVEMENTS	22,452 (20% IC)	
<b>NEW PROPOSED</b>		
DINING SEATING AREA - CONCRETE		693
WALKWAY/PATIO/FIRE PITS - PAVERS		2235
STAGE - WOOD DECK		247
STAGE SEATING - CONCRETE		289
MULTI PURPOSE AREA - WOOD DECK		1800
WALK IN COOLER PAD		160
<b>FUTURE</b>		
ADA TOILETS AND LANDING		221
<b>ADDED PAVILION</b>		1700SF
<b>TOTAL ADDED AREA:</b>		7,335sf (6.5% IC)
<b>TOTAL IC AREA:</b>		29,787sf (26.7% IC)

**NEW PROPOSED**  
 DINING SEATING AREA - CONCRETE  
 WALKWAY/PATIO/FIRE PITS - PAVERS  
 STAGE - WOOD DECK  
 STAGE SEATING - CONCRETE  
 MULTI PURPOSE AREA - WOOD DECK  
 WALK IN COOLER PAD

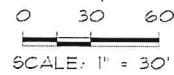
**FUTURE**  
 ADA TOILETS AND LANDING

ADDED PAVILION 1700SF

TOTAL ADDED AREA: 7,335sf (6.5% IC)  
 TOTAL IC AREA: 29,787sf (26.7% IC)

**CALCULATIONS**  
 BUILDING C= 1.0, OPEN AREA C=0.2, GRAVEL PARKING C=0.8  
 EXISTING Q= 3.13cfs  
 PROPOSED Q= 0.61cfs  
 TOTAL PROJECT Q= 3.74cfs

**NOTE:**  
 A REVIEW OF THE PROPOSED PROJECT DRAINAGE CONDITIONS INDICATES  
 A MINIMAL INCREASE IN OVERALL DRAINAGE DISCHARGE FROM PROPERTY TO HWY 12.  
 THE ADDITION OF THE BERM AND RETENTION WITH A 1.7cfs DISCHARGE WILL REDUCE  
 TOTAL DISCHARGE RATE BELOW CURRENT CONDITIONS



**PF tabular**

**PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup>**

Duration	Average recurrence interval (years)							
	1	2	5	10	25	50	100	
5-min	0.425 (0.322-0.551)	0.520 (0.394-0.672)	0.689 (0.502-0.918)	0.799 (0.559-1.05)	0.984 (0.715-1.35)	1.13 (0.802-1.55)	1.29 (0.892-1.95)	1.47 (0.932-2.19)
10-min	0.675 (0.511-0.912)	0.828 (0.621-1.07)	1.07 (0.812-1.42)	1.27 (0.958-1.72)	1.57 (1.15-2.15)	1.82 (1.29-2.57)	2.07 (1.43-3.00)	2.34 (1.59-3.49)
15-min	0.854 (0.647-1.13)	1.04 (0.791-1.39)	1.34 (1.02-1.79)	1.60 (1.20-2.13)	1.96 (1.43-2.59)	2.25 (1.60-3.18)	2.57 (1.77-3.72)	2.92 (1.96-4.34)
30-min	1.21 (0.916-1.65)	1.48 (1.12-2.01)	1.89 (1.44-2.48)	2.24 (1.69-2.99)	2.75 (1.99-3.79)	3.14 (2.22-4.43)	3.57 (2.53-5.05)	4.06 (2.73-5.84)
60-min	1.58 (1.20-2.09)	1.94 (1.47-2.65)	2.49 (1.89-3.29)	2.97 (2.23-3.95)	3.66 (2.65-5.01)	4.21 (2.97-5.93)	4.81 (3.32-6.97)	5.52 (3.71-8.22)
2-hr	1.90 (1.44-2.50)	2.39 (1.76-3.22)	3.11 (2.37-4.09)	3.79 (2.85-5.02)	4.60 (3.51-6.27)	5.65 (4.02-7.95)	6.63 (4.61-9.57)	7.79 (5.25-11.5)

ATLAS 14 25yr 1hr. 3.66 INCHES / HR

**DRAINAGE PLAN w/  
 PROPOSED ADDITIONS  
 FOR:  
 235 SPORTS PARK ROAD  
 DRIPPING SPRINGS, TEXAS**

NOTE: HIGHLAND LAKES ENGINEERING IS NOT RESPONSIBLE FOR ANY DIMENSIONAL  
 INACCURACIES

**HIGHLAND  
 LAKES  
 ENGINEERING**

BOX 1164  
 KINGSLAND, TEXAS 78639

THE PROPOSED CONSTRUCTION FOR THIS SITE AS SHOWN IS IN COMPLIANCE WITH THE DRAINAGE PERFORMANCE STANDARDS SET FORTH BY WOO 22.05.015(6)