



Nygard & Company, LLC  
100 Commons Road, Suite 7 #339  
Dripping Springs, Texas 78620  
Phone: (512) 844-6871  
chris@nygardandcompany.com  
[www.nygardandcompany.com](http://www.nygardandcompany.com)

City of Dripping Springs  
511 Mercer Street  
Dripping Springs, Texas 78620

RE: 249 Sportsplex Drive

**Summary of Documents:**

- **Variance Application**
- **Project Summary**
- **Parking Study**
- **Existing Site Plan-47 parking spaces**
- **Revised/Updated Site Plan-58 parking spaces**
- **Tax Appraisal Certificate**
- **Lighting Ordinance Form w/ Pictures**



# 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)

## ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### CONTACT INFORMATION

PROPERTY OWNER NAME Chris Nygard  
STREET ADDRESS 249 Sportsplex Drive  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 512.844.6871 EMAIL chris@nygardandcompany.com

APPLICANT NAME Chris Nygard  
COMPANY Intrepid Commercial Properties  
STREET ADDRESS 249 Sportsplex Drive  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 512.844.6871 EMAIL chris@nygardandcompany.com

#### APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

## PROPERTY INFORMATION

PROJECT NAME	249 Sportsplex Drive/JWLP Lot 6
PROPERTY ADDRESS	249 Sportsplex Drive, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	JWLP FAMILY, Lot 6, ACRES 1.293
TAX ID#	R162553
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:

The site was originally permitted for office use, but has changed to medical use. The site plan has been revised and will add parking to offset the parking deficit.  
Zoning Ordinance Section 5.6.2

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

The hardship is that we are unable to complete the building due to the change of the parking ratio from office to medical. We are having a difficult time to add parking due to site constraints with the drainage easement at the front of the property.

- 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 existing site has changed from office to medical and by the owner adding more parking as well as the variance for the 8 spaces, this will allow more medical space to be completed and utilized by the community instead of a partially vacant building.

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that CHRIS NYGARD 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. \_\_\_\_\_.)



\_\_\_\_\_  
Name

OWNER

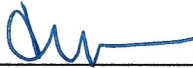
\_\_\_\_\_  
Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 15<sup>th</sup> day of June,  
2023 by Chris Nygard.

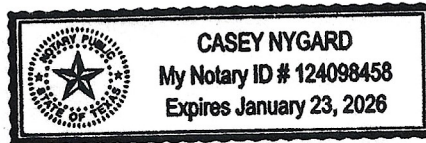


\_\_\_\_\_  
Notary Public, State of Texas

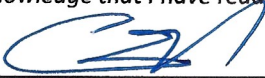
My Commission Expires: Jan. 23, 2026

Chris Nygard

\_\_\_\_\_  
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:



Applicant Signature

6-15-23

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> )
		PDF/Digital Copies of all submitted documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<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/Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input 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)



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Dripping Springs, Texas 78620  
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City of Dripping Springs  
511 Mercer Street  
Dripping Springs, Texas 78620

RE: 249 Sportsplex Drive

City Staff,

Thank you for taking time out of your day to review our application for a parking variance. We are applying for a variance for 8 parking spaces that the site needs to be able to complete the building and satisfy the 1:200 parking ratio for medical use.

Currently the site has a 13,200-sf building with 47 parking spaces and with the site being used for medical purposes we need 66 parking spaces. We have revised the site plan and we intend on adding 11 spaces in the front of the property. This will give the site 58 parking spaces (1:228 parking ratio) and reduce the deficit, but it is still 8 spaces short. This is much better than having a deficit of 19 parking spaces and we hope that by adding the 11 spaces, this will satisfy the 1:200 parking ratio for the site. This will allow us to finish the building and create more medical space for the community.

Sincerely,

Chris Nygard

Nygard & Co/Intrepid Commercial Properties

512.844.6871

May 10, 2021

Chris Nygard  
Owner  
chris@nygardandcompany.com

**Sportsplex Office Building**  
**249 Sportsplex Drive, Drippings Springs, TX 78620**  
**Parking Analysis – Average Peak Parking Demand**

Chris:

As requested and based on square footages, programmed uses and exam room counts provided by Nygard and Company and Herron Design Studio Architecture, we offer the following parking analysis for the Sportsplex Office Building located in Drippings Springs, TX.

We reviewed the site plan and identified 47 available spaces for the Sportsplex Office Building. See attached site plan.

**METHODOLOGY**

We performed parking analysis for the proposed programmed use via various parking methods:

- Drippings Springs Code of Ordinances – gross square footage
- Dripping Springs Code of Ordinance - usable (demand generating) square footage
- Dripping Springs Code of Ordinance with Modal/Mixed Splits – gross square footage
- Urban Land Institute (ULI) Standard Parking Ratios – gross square footage
- Parking Industry (IPMI) Best Practices
- Demand Generator (Exam Rooms)/Employee Methodology

Our goal in performing these six (6) methods of parking analysis was to develop an average parking peak demand for the development.

The current proposed program is as follows below:

- Seton Medical – 5,410 Sq-Ft gross, 2,919 Sq-Ft useable
- Southwest Dermatology – 2,415 Sq-Ft gross, 1,658 Sq-Ft useable
- Body Balance Physical Therapy – 2,719 Sq-Ft gross, 2,259 Sq-Ft useable
- Suite D (open) – 1,795 Sq-Ft gross, 1,260 Sq-Ft useable

Gross square footage references the proposed program wall to wall area, the useable square footage references demand generating area such as exam rooms or nursing stations while excluding hallways, restrooms, breakrooms, etc.

Further, to perform our analysis we utilized standard shared use/modal splits for the development. While we recognize Dripping Springs does not have widespread mobility options, there are splits that can be recognized for missed appointments, employee travel/sick time, mobility splits (walk, drop-offs, carpools) and shared appointments (Seton patron visiting the Dermatologist). When part of the variables for analysis anywhere from a 5%-20% split was recognized and parking requirements adjusted (see calculations table below).

Time of day splits were not considered since the programmed uses are similar in nature and have similar peak parking hours.

### **ANALYSIS / RECOMMENDATIONS**

SPORTSPLEX OFFICE BUILDING 249 Sportsplex Drive, Dripping Springs 78620				
<b>Parking Analysis - Average Parking Demand</b>				
Calculation Method	GSF / USF / Rooms	Modal / Shared / Other Split	Calculated Peak Parking Demand	Code Required Parking
Dripping Springs Ordinance	GSF	0%	66	66
Dripping Springs Ordinance	USF	0%	40	66
Dripping Springs Ordinance with Modal Splits	GSF	10%	60	66
ULI Standard Parking	GSF	20%	49	66
Parking Industry Best Practices	GSF	15%	45	66
Demand Generator/Employees	Exam Rooms	5%	48	66

As reflected in table above City of Dripping Springs parking ordinance requires 66 total parking spaces.

The remaining parking analysis parking calculations range from 40 – 60 parking spaces with four (4) out of the five (5) alternate analysis equating to less than 49 parking spaces (see corresponding calculation appendix sheets). When averaged the total recommended parking space count is 46 spaces.

During periods of special events, special considerations may be required to meet spike in parking demand to avoid both reality and perception of “no parking” on site. Arrangements with adjacent property owners could be engaged to offset any additional peak parking demand.

Given the current site plan provides 47 parking spaces, it is our opinion that the Sportsplex Office Building development will meet the average parking demand during normal operations. With normal operations defined as all exam rooms occupied and typical employee count on site.

### **CLARIFICATIONS**

The opinions, analysis and recommendations of this letter memo are based on current site plan configurations, programmed uses and current square footages. Any deviations, alterations, change of programmed use or other adjustments nullify the recommendations and opinions of this letter memo.

Please let me know if you have any questions.

Very truly yours,



Jeremy Rocha, P.E. (TX)

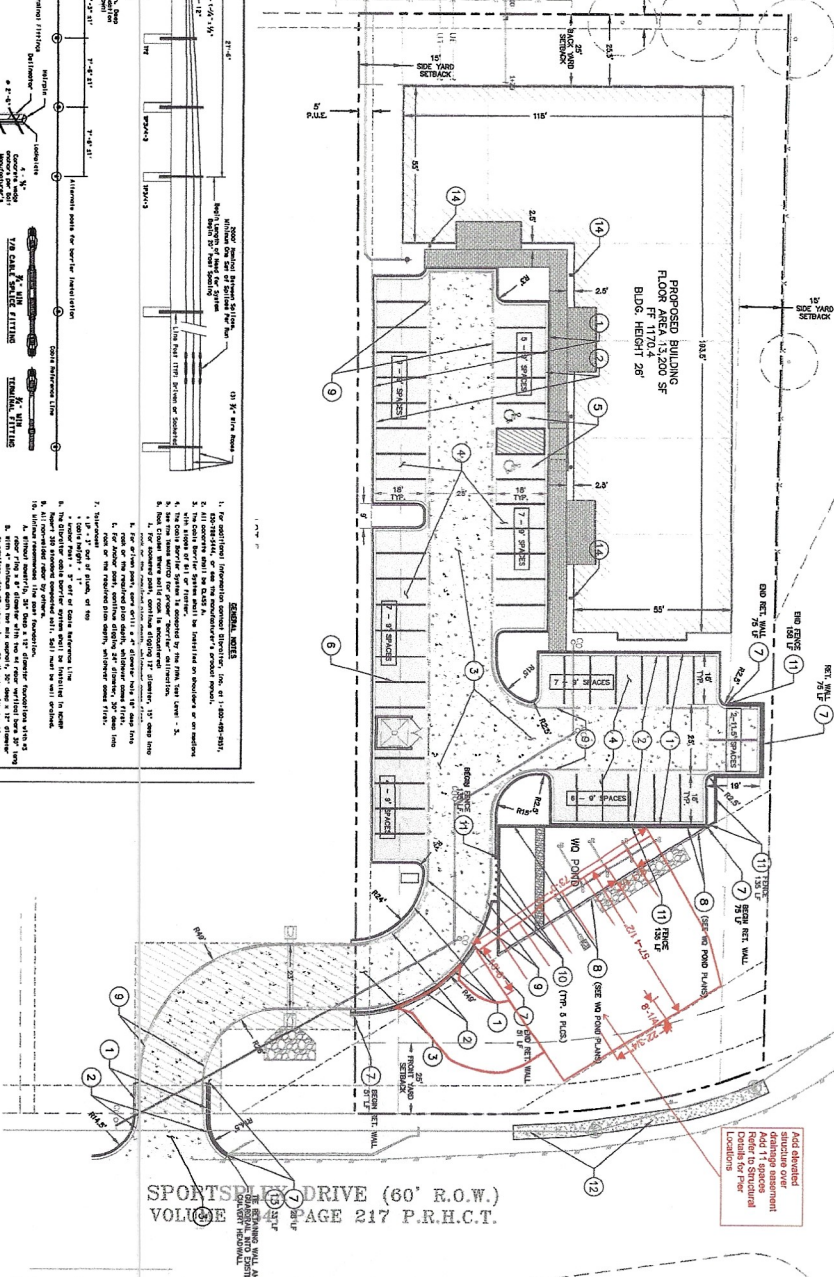
Senior Project Manager





SPORTSPLEX SUBDIVISION  
 VOLUME 2, PAGE 59  
 D.P. FILE NO. 11-11-11  
 (2.274 ACRES)

DRIPPING SPRINGS MEDICAL CENTER, LLC  
 LOT 3  
 (1.118 ACRES)



SPORTSPLEX DRIVE (60' R.O.W.)  
 VOLUME 2, PAGE 217 P.R.H.C.T.

And elevated  
 indicated over  
 Add 11 spaces  
 Refer to Structural  
 Details for more

**LEGEND**

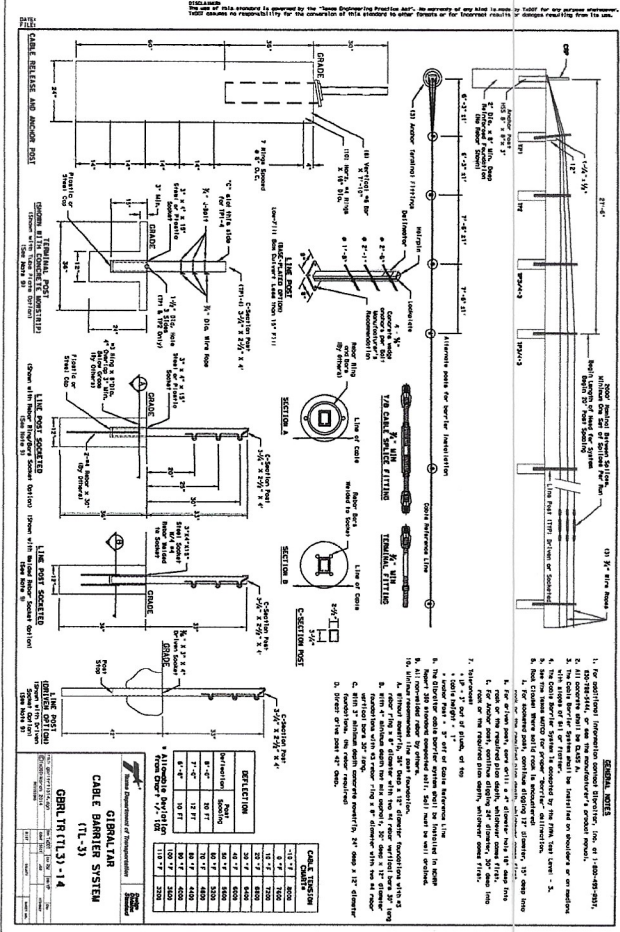
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**SITE LEGEND**

1. CONCRETE CURB & GUTTER (SEE DETAIL ON SITE DETAIL SHEET)
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**GENERAL NOTES**

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19. All dimensions are given in feet and inches.
20. All dimensions are given in feet and inches.

**TABLE 1: CABLE BARRIER SYSTEM**

SECTION	TYPE	HEIGHT	SPACING	WEIGHT
SECTION A	TYPE 1	42"	12'	100 LB
SECTION B	TYPE 2	42"	12'	100 LB
SECTION C	TYPE 3	42"	12'	100 LB
SECTION D	TYPE 4	42"	12'	100 LB
SECTION E	TYPE 5	42"	12'	100 LB
SECTION F	TYPE 6	42"	12'	100 LB
SECTION G	TYPE 7	42"	12'	100 LB
SECTION H	TYPE 8	42"	12'	100 LB
SECTION I	TYPE 9	42"	12'	100 LB
SECTION J	TYPE 10	42"	12'	100 LB
SECTION K	TYPE 11	42"	12'	100 LB
SECTION L	TYPE 12	42"	12'	100 LB
SECTION M	TYPE 13	42"	12'	100 LB
SECTION N	TYPE 14	42"	12'	100 LB
SECTION O	TYPE 15	42"	12'	100 LB
SECTION P	TYPE 16	42"	12'	100 LB
SECTION Q	TYPE 17	42"	12'	100 LB
SECTION R	TYPE 18	42"	12'	100 LB
SECTION S	TYPE 19	42"	12'	100 LB
SECTION T	TYPE 20	42"	12'	100 LB

**TABLE 2: IMPERVIOUS COVER CALCULATIONS**

AREA	TYPE	AREA (SQ FT)
ROOF	ASPH/FLT	12,300
WALLS	CMU	1,200
PAVEMENT	ASPH/FLT	2,500
SIDEWALK	CONCRETE	1,780
TOTAL		38,480

**TABLE 3: ZONING**

TYPE	AREA (SQ FT)
OFFICE	12,300
RETAIL	1,200
RESIDENTIAL	2,500
INDUSTRIAL	1,780
TOTAL	38,480

**TABLE 4: IMPERVIOUS COVER REQUIREMENTS**

TYPE	MAXIMUM IMPERVIOUS COVER (%)	NET SITE AREA (SQ FT)	TOTAL ALLOWABLE IMPERVIOUS COVER (SQ FT)
OFFICE	70%	12,300	8,610
RETAIL	70%	1,200	840
RESIDENTIAL	70%	2,500	1,750
INDUSTRIAL	70%	1,780	1,246
TOTAL		38,480	12,446

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**DA DOUCET & ASSOCIATES**

Civil Engineering - Entitlements - Surveying/Mapping  
 7401 B. Highway 71 W, Suite 160  
 Austin, Texas 78725, Phone: (512)-583-2600  
 www.doucetengineers.com  
 Firm Registration Number: 3937

**JWLP LOT 6**  
**CONSTRUCTION PLAN**  
**DRIPPING SPRINGS, TEXAS**

**SITE PLAN**

Project No. 077802

Sheet 9

Date: 08/20/2013

Scale: AS SHOWN

Author: JWP

Checker: JWP

Engineer: JWP

Professional Seal

Professional Seal

Professional Seal

Professional Seal

Professional Seal

Professional Seal

Professional Seal

Professional Seal

Professional Seal

Professional Seal

Professional Seal

Professional Seal

Professional Seal

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Hays Central Appraisal District  
21001 IH 35, Kyle, TX 78640  
512-268-2522  
[www.hayscad.com](http://www.hayscad.com)

2023 NOTICE OF APPRAISED VALUE  
This is NOT a Tax Bill

Date: 05/19/2023

QUICK REF#	R162553
STREET ADDRESS	249 SPORTSPLEX DR STE 200 DRIPPING SPRINGS TX 78620
PROPERTY DESCRIPTION	JWLP FAMILY, Lot 6, ACRES 1.293

INTREPID COMMERCIAL PROPERTIES LLC  
13080 FIELDSTONE LOOP  
AUSTIN TX 78737-9631

ONLINE PROTEST ID xxxxxxxxxx THIS ID WILL EXPIRE ON THE  
PROTEST DEADLINE OF: 06/20/2023



By scanning this QR code you will be taken to the Online Protest Filing Portal. This is the fastest and most efficient way to submit your Notice of Protest and have your appeal reviewed by HAYS CAD.

Dear Property Owner:

This is your Official 2023 Notice of Appraised Value for the account listed above. Hays Central Appraisal District (HAYSCAD) appraises all property in Hays County for property tax purposes. Your county, city, school district, and other local governments use the appraised value in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others. The governing body of each taxing entity decides whether taxes on the property will increase, and the appraisal district only determines the property's value and administers exemptions.

By law, we must appraise property at market value as of January 1, 2023. Market value is the price for which it would have sold in the open market. You can find additional information about the appraised value, along with the details of your property, on our website at [www.hayscad.com](http://www.hayscad.com).

Shown below is your appraised value for 2023:

**2023 Market Value: 4,240,660**

**2023 Appraised Value: 4,240,660**

If your property qualifies as a residence homestead and your 2023 market value increased by more than 10%, your 2023 appraised value may be less than the market value.

On the back of this page, you will find a table detailing information about your appraised value, the taxing entities that tax your property, and any exemptions that have been applied to your property's appraised value. If your property is qualified as your residence homestead it is protected from future appraised value increases in excess of 10% of the appraised value of the property for the preceding tax year plus the value of any new improvements.

If you believe that the market value above is not accurate or if there are errors relating to your property, you may file a protest with the Hays County Appraisal Review Board (ARB). To help you better navigate the protest process, we have included detailed information about protests and the ARB on the enclosed protest form, please read this important information in its entirety.

You may file a protest until 06/20/2023, or 30 days after the mailing of this letter, whichever is later.

Sincerely,  
Laura Raven, RPA  
Chief Appraiser

ARB Hearings Begin: 05/22/2023  
Location of ARB Hearings: 21001 IH 35, Kyle TX 78640

Received on/by:

Date, initials



## LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 249 Sportsplex Drive, Dripping Springs, TX 78620

Commercial  Residential

Applicant's Name (and Business Name, if Applicable):

Intrepid Commercial Properties/Chris Nygard

Applicant's Address: 100 Commons Road, Ste 7 #339

Applicant's Email: chris@nygardandcompany.com

**VOLUNTARY COMPLIANCE** with mitigation conditions:  
applying for a parking variance

**MANDATORY COMPLIANCE:**  
**IF APPLYING FOR:**

- Conditional Use Permit
- Zoning Amendment Application
- Subdivision Approval
- Building Permit

- Site Development Permit
- Sign Permit
- Alcoholic Beverage Permit
- Food Establishment Permit
- On-Site Sewage Facility Permit

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

*By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:*

Chris Nygard  
Signature

6-15-2023  
Date







