



## 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 Meritage Homes (Rob Archer)  
STREET ADDRESS 8920 Business Park Drive, Suite 350  
CITY Austin STATE Texas ZIP CODE 78759  
PHONE 512.615.6432 EMAIL rob.archer@meritagehomes.com

APPLICANT NAME Christopher A. Reid, PE  
COMPANY Doucet & Associates, Inc.  
STREET ADDRESS 7401B Highway 71 West, Suite 160  
CITY Austin STATE Texas ZIP CODE 78735  
PHONE 512.583.7645 EMAIL creid@doucetengineers.com

### APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

## PROPERTY INFORMATION

PROJECT NAME	Big Sky Ranch Phase 1 - Blocks 9-10, Lot 9
PROPERTY ADDRESS	Dome Peak Terrace, Delaware Mountains Terrace
CURRENT LEGAL DESCRIPTION	Lot 9, Block 9, Lot 9, Block 10, Big Sky Ranch Phase 1
TAX ID#	R17869
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:**  
 Ordinance No. 2018-24 (PDD No. 10) 2.4.5b requires side yard building setbacks of 5 feet and street side yard building setbacks of 7.5 feet from the street ROW on corner lots. Additionally, the plat notes prescribe a 10 foot setback from streets for PUEs. We are requesting a variance (i) to encroach 2.5 feet into the 7.5 foot building setbacks from the street ROW on corner lots and (ii) to encroach 5 feet into the 10 foot PUEs (PUE's have no utilities constructed in them). These are the only 2 lots in Phase 1 that have this issue.

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

When PDD # 10 was created, it did not include a definition of an alley. This was an oversight. Because of this omission, the City is applying the 7.5-foot building setback from a street ROW to these 2 lots since they are on the corner of a street ROW and an alley ROW. Enforcement of the 7.5 foot setback leaves only a 21'-6" wide building envelope for each lot, which is too small for the 23 '-6" wide Meritage home product. On these two blocks, houses are mostly completed and/or sold, so there is no way to alter the boundaries of the remaining lots on these blocks.

○ **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:**

This project does not exceed Code requirements. It is our opinion that granting this variance to encroach into the 7.5-foot building setback gives the 2 lots parity with all of the neighboring lots, and further, will not alter the intent of PDD No. 10 nor change the character of the neighborhood or the zoning district.

The 10-foot PUEs on the alley side of the lots are unnecessary; no utilities have been or will be constructed within them.



November 6, 2019

City of Dripping Springs  
Public Works and Development Department  
511 Mercer Street  
Dripping Springs, TX 78620

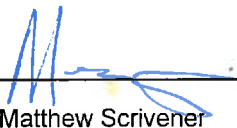
Re: Agent Authorization letter  
Big Sky Ranch Subdivision  
200 acres, Dripping Springs, Texas

To Whom It May Concern:

As the owner of the 200-acre tract out of the Phillip A. Smith Survey No. 26, Abstract No. 415 per Warranty Deed (Volume 171, Page 229, Hays County, Texas), I am hereby granting Doucet & Associates, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, Subdivision Platting and Construction Documents, Site Development, and related applications as may be required.

Please contact me if you have any questions.

**Matthew Scrivener**



Matthew Scrivener

Meritage Homes of Texas, LLC

11.7.19  
Date

Setting the standard for energy-efficient homes™

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:



Digitally signed by Chris Reid  
 DN: dc=com, dc=doucetandassociates,  
 dc=int, ou=Users-Austin Corp, cn=Chris Reid  
 Date: 2020.12.14 13:50:25 -06'00'

12/14/20

Applicant Signature

Date

## CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<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 type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input 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)