

Received on/by:

Date, initials



APPLICATION FOR AN

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER

Project Name: Dreamland Dripping Springs

Project Address/Legal Description: 2770 W Hwy 290, Dripping Springs, TX, 78620

Project Applicant Name: Greg Bland

Mailing Address: 2770 W Hwy 290, Dripping Springs, TX, 78620

Email Address: greg@dreamlanddstx.com

Phone Number: 512-563-0905

Owner's Name (if different from Applicant): SLK Real Estate LLC - Steven Kuhn

Mailing Address: 2400 Kathy Cove, Austin, TX, 78704

Email Address: greg@dreamlanddstx.com

Phone Number: 512-487-9004

Type of Application (check box):

- | | |
|---|--|
| <input type="checkbox"/> Alternative Standard | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Waiver |

Description of request & reference to section of the Code of Ordinances applicable to request: Dreamland is requesting a sign variance as it pertains to the flag ordinance on commercial property as stated in the city sign ordinance amendment on page 16 in Sec.26.02.004 (4).

Description of the hardship or reasons the Alternative Standard/Special Exception/Variance/Waiver is being requested: During the early phase of construction in late 2019 Dreamland founder had an idea to have large American and Texas flags. We looked at the sign ordinance in place at the time and honestly did not see any section that pertained to flags on commercial property. Our CEO, hoping to be sure of the matter, called the sign ordinance office and spoke to a young woman who stated that there was no jurisdiction unless the pole height exceeded 200', at which point it had to be registered with the FAA. We proceeded with our large flags at great expense and they currently wave proudly just west of town.

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: Our American flag is on a 150' tall pole and measures 50'x80' and our Texas flag is on an 80' tall pole and measures 30'x50'. Both of our pole heights and flag sizes exceed the code maximums. However, we did not put these up knowingly breaking the code. It was an honest mistake and we did try to make sure we were within the boundaries by calling the office in February 2020. We put a lot of work and money into this project and people love seeing the flags. We are seeking a variance in order to keep our flags and be in compliance and good standing with the City of Dripping Springs.

Submittal Checklist:

- Signed and Completed Application
- Required Fee Paid \$ 500.00
reference online Master Fee Schedule for more details

Billing Contact Form

Exhibits

- Photographs
- Map/Site Plan
- Architectural Elevation
- Other: _____

*Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours (exceptions apply in cases of signage, lighting, exterior design and landscaping applications). Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.*

- Pick up Public Notice Sign, \$100 deposit

All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete.

Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received. By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:



Signature of Applicant

6/2/2021

Date

Signature of Owner (or attached letter of consent)

Date

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that _____ is authorized to act as my agent and representative with respect to this Application and the City's conditional use permit process. (As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

Name

Title

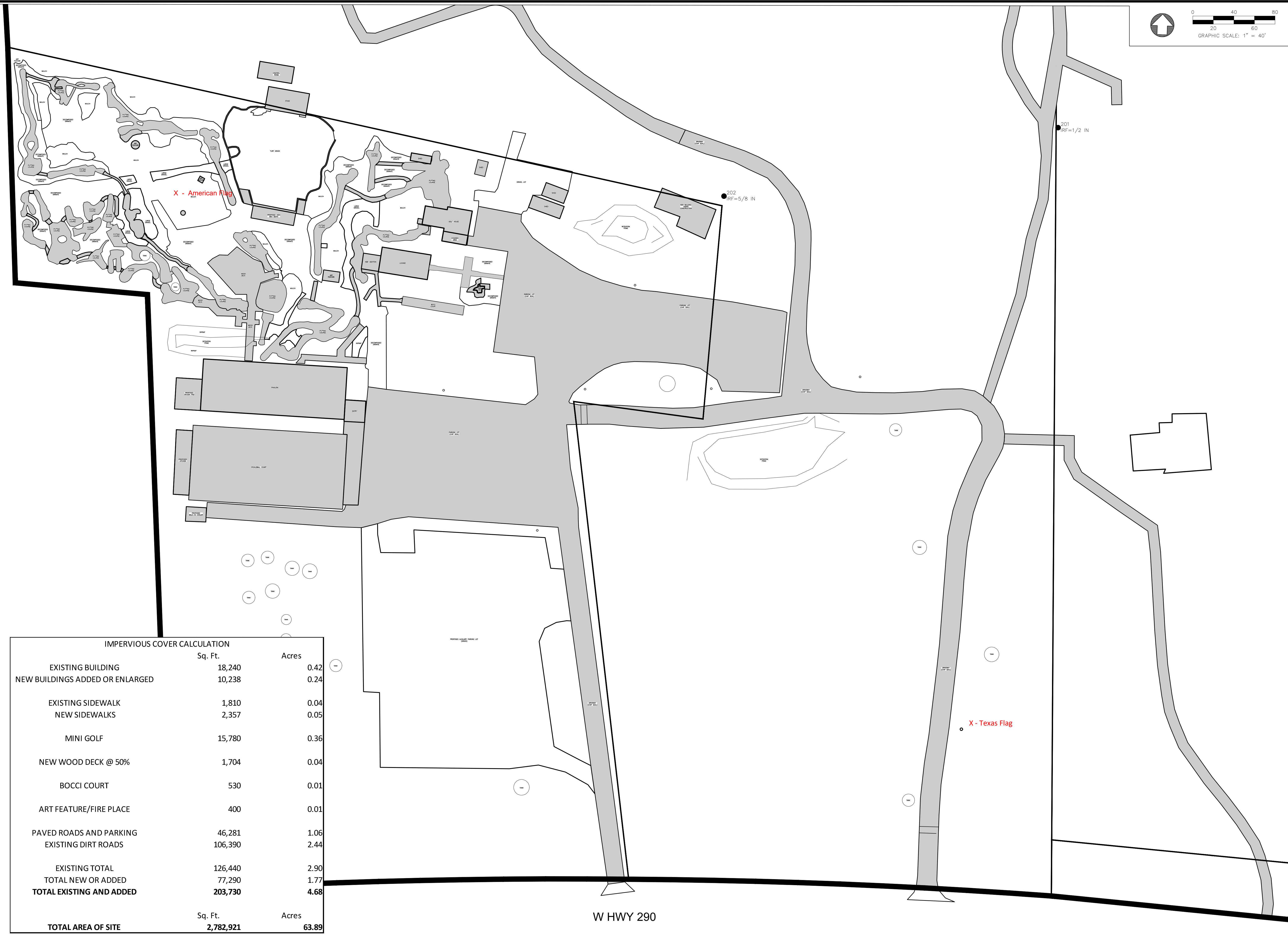
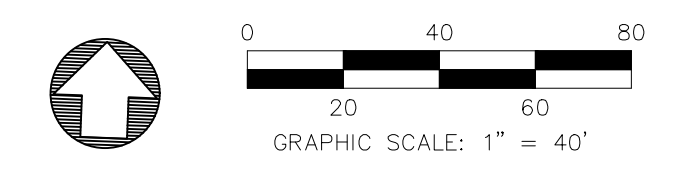
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the ____ day of _____,
201__ by _____.

Notary Public, State of Texas

My Commission Expires: _____

Name of Applicant



IMPERVIOUS COVER CALCULATION

| | Sq. Ft. | Acres |
|---------------------------------|------------------|--------------|
| EXISTING BUILDING | 18,240 | 0.42 |
| NEW BUILDINGS ADDED OR ENLARGED | 10,238 | 0.24 |
| EXISTING SIDEWALK | 1,810 | 0.04 |
| NEW SIDEWALKS | 2,357 | 0.05 |
| MINI GOLF | 15,780 | 0.36 |
| NEW WOOD DECK @ 50% | 1,704 | 0.04 |
| BOCCI COURT | 530 | 0.01 |
| ART FEATURE/FIRE PLACE | 400 | 0.01 |
| PAVED ROADS AND PARKING | 46,281 | 1.06 |
| EXISTING DIRT ROADS | 106,390 | 2.44 |
| EXISTING TOTAL | 126,440 | 2.90 |
| TOTAL NEW OR ADDED | 77,290 | 1.77 |
| TOTAL EXISTING AND ADDED | 203,730 | 4.68 |
| | Sq. Ft. | Acres |
| TOTAL AREA OF SITE | 2,782,921 | 63.89 |

SITE PLAN

TANK TOWN
2770 W HWY 290
DRIPPING SPRING, TX



Designed: JG/PM
 Drawn: PM
 Reviewed: JG
 Date: 01/25/2021

SHEET

OF

Project No.:
 1746-002

Drawings: C:\pwworking\joegrasso\mxd\1746002_SPP.dwg
 User: JG/PM/DA
 Last Modified: Feb 11, 2021 14:27
 Plot Date/Time: Feb 11, 2021 10:54:50







CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620

512.858.4725 • www.cityofdrippingsprings.com

Sign Permit – Owner Permission Letter

If owner of proposed sign is a tenant, the property owner must agree to and sign the following:

TO: City of Dripping Springs SIGN Plan Reviewer,

I hereby grant permission for the construction, operation, maintenance, modification, or display of the proposed sign or sign structure as described in the sign permit application.

Property Owner Signature:  Date: 6/2/2021

Property Owner Name Printed: Steven Kuhn - SLK Real Estate LLC

Property Owner Phone Number: 512-487-9004

Property Owner Email: greg@dreamlanddstx.com

Gateway to the Hill Country

Received on/by:

Date, initials



BILLING CONTACT FORM

Project Name: Dreamland Dripping Springs

Project Address: 2770 W Hwy 290, Dripping Springs, TX, 78620

Project Applicant Name: Greg Bland

Billing Contact Information

Name: Jen Bland

Mailing Address: 2770 W Hwy 290, Dripping Springs, TX, 78620

Email: jen@dreamlanddstx.com Phone Number: 512-214-1685

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.*


Signature of Applicant

6/2/2021
Date