



CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • www.cityofdrippingsprings.com

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

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

CONTACT INFORMATION

PROPERTY OWNER NAME Corey King  
STREET ADDRESS 613 Hazy Hills Loop  
CITY Dripping Springs STATE Texas ZIP CODE 78620  
PHONE 832-687-9743 EMAIL [REDACTED]

APPLICANT NAME Carlos Castillo  
COMPANY 37th Aluminum  
STREET ADDRESS 655 Riley Fuzzel Road  
CITY Spring STATE Texas ZIP CODE 77373  
PHONE 832-832-0737 EMAIL [REDACTED]

APPLICATION TYPE

ALTERNATIVE STANDARD       VARIANCE

SPECIAL EXCEPTION       WAIVER

PROPERTY INFORMATION	
PROJECT NAME	A Cantilevered freestanding Pergola
PROPERTY ADDRESS	613 Hazy Hills Loop
CURRENT LEGAL DESCRIPTION	
TAX ID#	148803
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" 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:

The Applicant requests approval to construct a structurally engineered Pergola as an accessory structure.

Section 16.1 minimum building setback lines

16.2 Encroachments

- o Description of the hardship or reasons the Alternative Standard/Special Exception/Variance

/ Waiver is being requested: The hardship necessitating this variance arises from the unique physical constraints of the property, as the majority of the rear yard lies within the required building setback area, leaving only approximately 1-2 feet of usable building area. This condition is not self-created and results from the lot configuration and applicable zoning regulations, effectively preventing reasonable use of the backyard for customary accessory structures or outdoor improvements. Without variance relief, the property owner is deprived of the ability to utilize the rear yard in a manner consistent with similarly situated properties, and the requested variance represents the minimum relief required to alleviate this practical difficulty. This was only brought to our attention after a review, with the homeowner paying for engineering at the city's request.

- 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:

The proposed project is designed to exceed applicable code requirements in order to mitigate any potential impacts associated with the requested variance. The structure has been professionally reviewed by a certified structural engineer, who has provided stamped and sealed drawings verifying compliance with required structural, wind, and load standards. In addition, all electrical components will be supervised by a licensed master electrician and included under the same permitted scope of work, ensuring full compliance with electrical codes and safety standards.

Received on/by: \_\_\_\_\_

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

Date, initials



### BILLING CONTACT FORM

Project Name: A cantilevered free-standing square-style pergola  
Project Address: 613 Hazy Hills Loop  
Project Applicant Name: Carlos Castillo

#### Billing Contact Information

Name: Carlos Castillo

Mailing Address: 655 Riley Fuzzel Road, Spring, TX  
77373

Email: [REDACTED] Phone Number: 832-832-0737

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.*

Carlos Castillo

Signature of Applicant

01/13/26

Date

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:

Carlos Castillo  
Applicant Signature

01/13/26  
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"/>	Architectural Elevations (if applicable)
<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)

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that 31th Aluminum LLC 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

\_\_\_\_\_  
Title

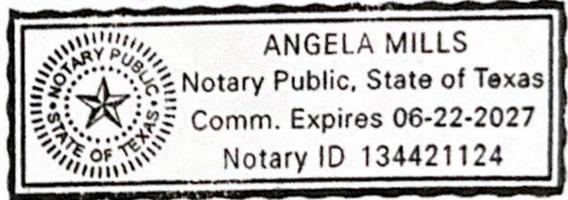
STATE OF TEXAS           §  
  §  
COUNTY OF HAYS       §

This instrument was acknowledged before me on the 9 day of January

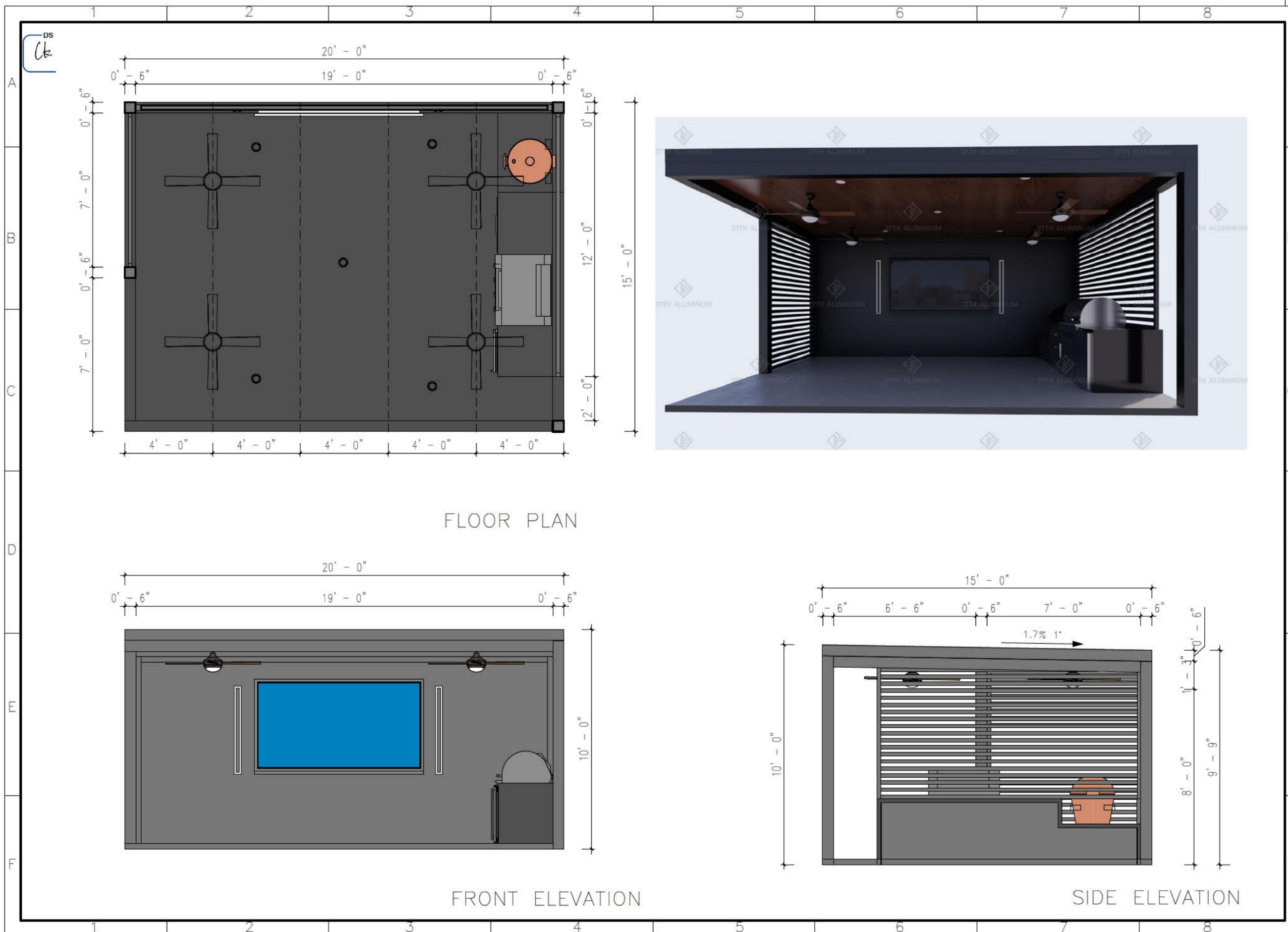
<sup>2024</sup>  
~~2026~~ by Angela Mills

*Angela Mills*  
Notary Public, State of Texas

My Commission Expires: 6/22/27



Corey King  
Name of Applicant

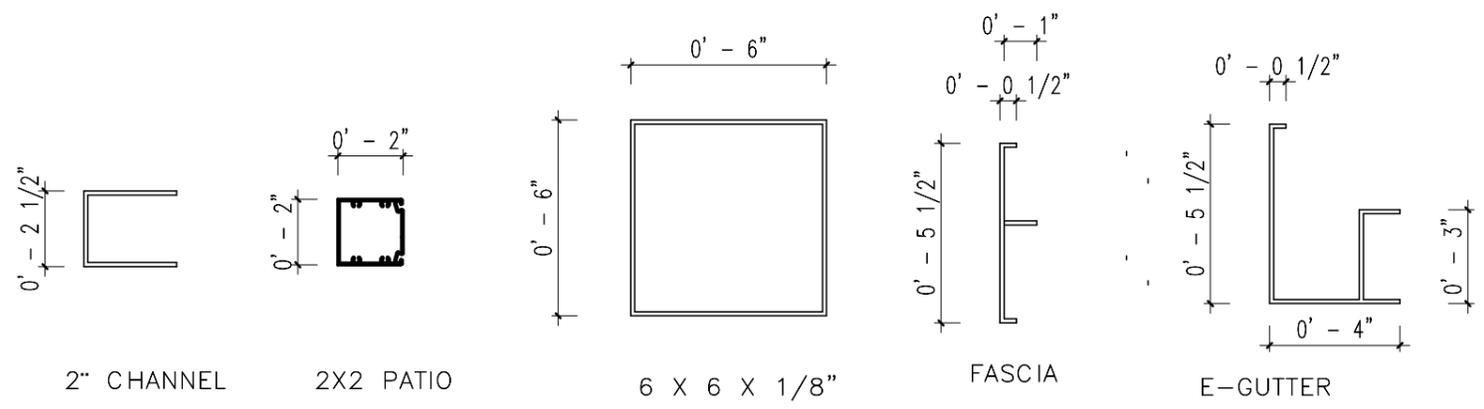


FLOOR PLAN

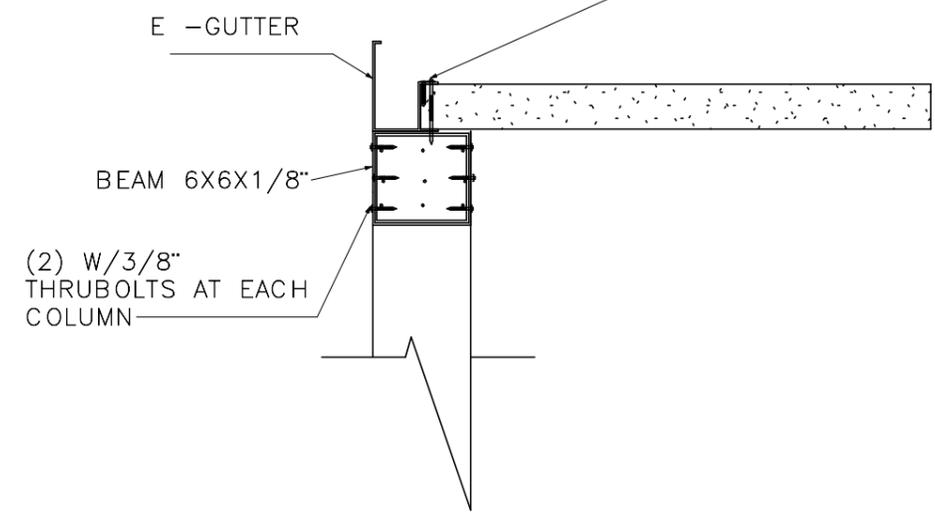
FRONT ELEVATION

SIDE ELEVATION

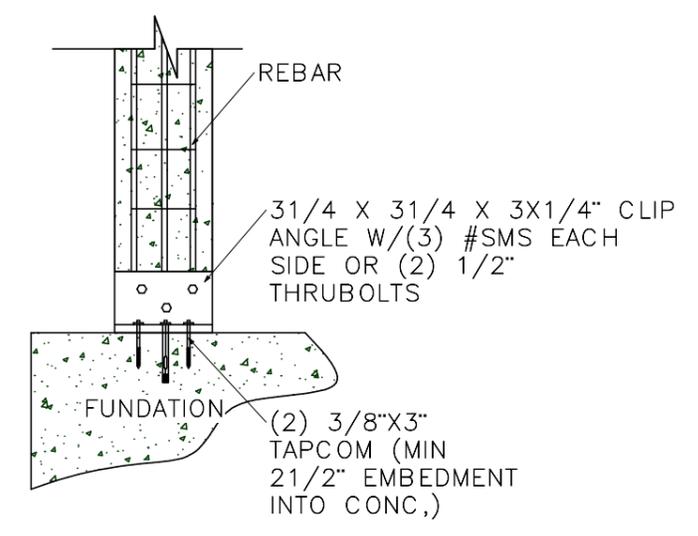
DS  
Ck



INSULATED ALUM. PANEL ATTACHED TO CARRY BEAM  
W/1/4" LAG OR TEK W/1" WASHHER AT 6" O.C.



BEAM TO COLUMN ATTACHEMENT



COLUMN ATTACHMENT

STRUCTURAL DETAILS

# TITLE SURVEY

ATS Job # 21022305s

Reference: King Address: 613 Hazy Hills Loop, Dripping Springs, Texas.  
 Lot 27, Block B, HEADWATERS AT BARTON CREEK, PHASE 1, a subdivision in Hays County, Texas, according to the map or plat as recorded in Vol. 19, Pgs. 161-168, Plat Records, Hays County, Texas.

SCALE: 1"=20'

**LOT 1**  
OPEN SPACE

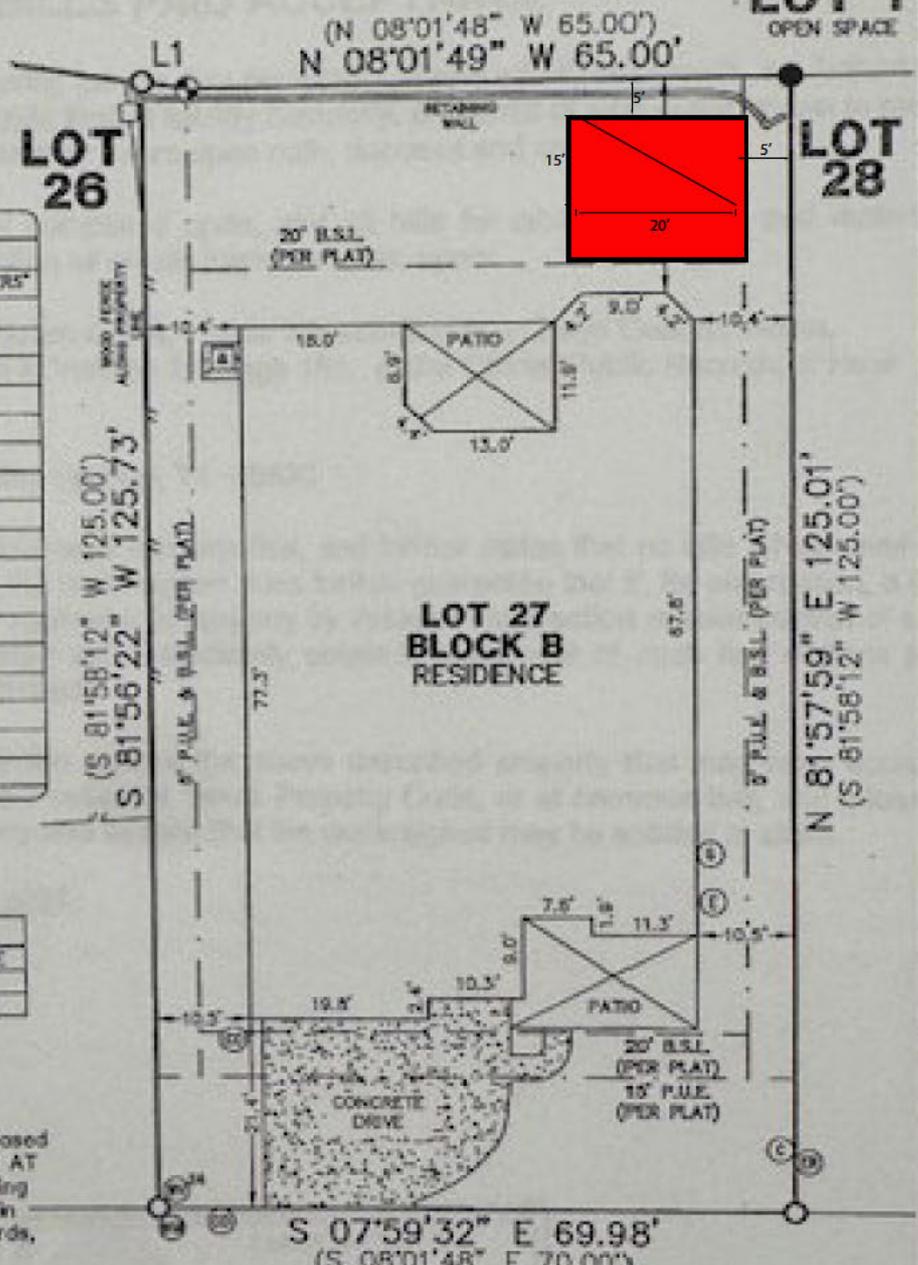
**LOT 26**

**LOT 28**

LEGEND	
●	5" (Ø) IRON ROD FOUND
○	5" (Ø) IRON ROD SET "ATS ENGINEERS"
⊙	COTTON SPINDLE SET
---	B.S.L. BUILDING SETBACK LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
---	R.O.W. RIGHT OF WAY
---	RECORD INFORMATION
---	COVERED AREA
---	WOOD FENCE
---	METAL FENCE
---	CONCRETE
---	AIR CONDITIONER
---	GAS METER
---	ELECTRIC METER
---	CABLE RISER
---	ELECTRIC RISER
---	WASTEWATER CLEANOUT
---	WATER METER
---	WATER VALVE

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 07°40'37" E	5.10'
(L1)	(S 90°57'47" W)	(5.08')

**Surveyor's Note:**  
 The bearings shown hereon are based on the final plat of HEADWATERS AT BARTON CREEK, PHASE 1, according to the map or plat as recorded in Vol. 19, Pgs. 161-168, Plat Records, Hays County, Texas.



## HAZY HILLS LOOP (50' R.O.W.)

**Notes:**

- All easements, of which I have knowledge and those recorded easements furnished by Stewart Title of Austin, LLC and Commonwealth Land Title Insurance Company according to Title Commitment GF No. 915832, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
- Restrictive covenants and easement rights as recorded in Vol. 2475, Pg. 402, Doc. Nos. 2016-16015124, 2016-16015147, 2016-16015157, 2016-16015181, 2016-16015182, 2016-16015183, 17025706, 17025707, 17027934, 18005875, 20000919, 20022769, 20048273, 20048277, 20048533, and Vol. 19, Pgs. 161-168 (PLAT), Official Public Records, Hays County, Texas.
- Subject to building setback lines, easements, conditions, covenants, and restrictions as recorded in Vol. 19, Pgs. 161-168 (PLAT), Vol. 2475, Pgs. 368 & 369, Vol. 5320, Pg. 409, and Vol. 5321, Pg. 48, and amended by Doc. No. 20024154, Official Public Records, Hays County, Texas.

I, Hugh M. Coston Jr., HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.