



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Charles Haydon
STREET ADDRESS 102 South Bluff Street
CITY Dripping Springs STATE Texas ZIP CODE 78620
PHONE (512) 924-7728 EMAIL 601charliesherry@gmail.com

APPLICANT NAME Jon Thompson
COMPANY J Thompson Professional Consulting, LLC
STREET ADDRESS PO Box 172
CITY Dripping Springs STATE Texas ZIP CODE 78620
PHONE (512) 568-2184 EMAIL jthompsonconsultingds@gmail.com

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION
OR MAP

☒ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE
OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☒ TO RECOGNIZE CHANGED CONDITIONS OR
CIRCUMSTANCES IN A PARTICULAR LOCALITY

☐ TO MAKE CHANGES IN ORDER TO IMPLEMENT
POLICIES REFLECTED WITHIN THE COMPREHENSIVE
PLAN

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Charles W. Haydon
PROPERTY ADDRESS	
CURRENT LEGAL DESCRIPTION	W.T. Chapman # 5, Block 1, Lots 1, 2, 3, 4, 7, 8 & 0.68 acre of Spring Street
TAX ID#	R23586
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF4 (for Tract 1 & 2)
REQUESTED ZONING/AMENDMENT TO PDD	GR (for Tract 3) - SF5 (for Tracts 1& 2)
REASON FOR REQUEST (Attach extra sheet if necessary)	To recognize the commercial value and potential of the front property that is the house and accompanying elements around it (Tract 3). Identified in the accompanying survey. The Tracts 1 & 2 are also identified in the accompanying survey.
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	Tract 3 - is proposed to be a Bed & Breakfast but may incorporate some light commercial in the future depending on the market and would like to be zoned accordingly. Tract 1 & 2 - the owner has no plans but would like to limit it to being reflective of what has already been built on the south side of Hays Street south of this tract. That area has SF5 zoning.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

☒ YES (REQUIRED)* ☐ YES (VOLUNTARY)* ☐ NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab on the COPS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Jon Thompson 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. XXXXXXXXXXXXXXX, Pg. XXXXXXXXXX, Cause # 18-0113-P)

Charles Hayden
Name

Owner
Title

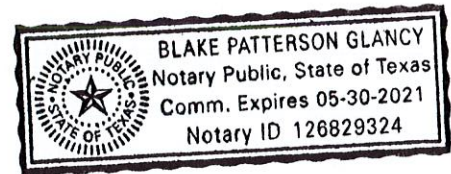
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 13 day of July,
2020 by Charles Hayden

[Signature]
Notary Public, State of Texas

My Commission Expires: 5/30/21

Jon Thompson
[Signature]
Name of Applicant



ZONING AMENDMENT SUBMITTAL

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 _____

_____ 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-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>PDF/Digital Copies of all submitted Documents</u> When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GIS Data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	<input type="checkbox"/>	Plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Planned Development District (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment