



CITY OF DRIPPING SPRINGS

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July 31, 2020

Nygaard & Company, LLC--Chris Nygard
100 Commons Road, Suite 7 #339
Dripping Springs, Texas 78620
Phone: (512) 844-6871
[via e-mail chris@nygardandcompany.com](mailto:chris@nygardandcompany.com)

RE: 249 Sportsplex Drive (Lot 6 of the JWLP Family Subdivision)

Mr. Nygard,

The City has reviewed the letter that was submitted to the City of Dripping Springs on July 24, 2020 regarding 249 Sportsplex Drive's parking situation (letter attached for reference). In the Letter, you request that the City allow you to continue obtaining the appropriate City Permits for 9,400 square feet of the Building located at the property.

The Site Development Permit for 249 Sportsplex Drive was approved in 2019 for a shell office building. Parking was calculated based on Office (administrative or professional) which requires one (1) parking space for each three hundred (300) square feet of floor area [Sec 5.6.2 (41) of the Zoning Ordinance]. The Site and building were built with the intention that Office would be the only use. A tenant finish-out permit was applied for which showed a medical office use. Medical Office use requires one parking space per two hundred (200) square feet. This would require 66 parking spaces to be located on the property.

The reasoning for this request to obtain additional permits for 9,400 sq. ft. is that 9,400 sq. ft. calculated at medical office parking requirements would require 47 Parking Spaces which is what the property currently has available and is able to provide. Per Section 5.7.6 of the Zoning Ordinance, Parking for mixed uses within the same structure shall be calculated for the most intensive use. The building for the lot is 13,200 square feet, the parking requirements for the entire building would require 19 additional parking spaces to be provided.

The City has reviewed the request. You may continue to obtain permits to allow occupancy of up to 9,400 sq. ft. of the building based on the 47 parking places with the understanding that all other city requirements are met. This approval is based on the understanding that the remaining 3,800 sq. ft. are currently unusable due to a lack of parking and that the City cannot approve any occupancy of the 3,800 sq. ft. section without additional parking or the submission, and approval, of a parking variance. Such variances are reviewed on a case-by-case basis and we cannot guarantee that such a variance would be approved by the City.

Sincerely,

Michelle Fischer, City Administrator

Attachment: DS Staff Letter- 249 Sportsplex Parking from Chris Nygard

Gateway to the Hill Country



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

Date: 7/24/20
RE: 249 Sportsplex Drive

Ginger & Amanda,

Thank you for taking time out of your day to review our parking situation.

We are proposing that we park this site at 9400sf +/- rentable space instead of the 13,200sf that is available until we work out an offsite parking agreement. We currently have a finish out permit pending and they are only taking 5,410 sf which equates to 27 of the 47 parking spaces. With our current parking count, we can finish out 9,400sf +/- of the 13,200-sf available which will allow us to maintain the 1:200 parking ratio. We will keep 3,800 sf unleased until the offsite parking details have been confirmed and approved.

Sincerely,

Chris Nygard