



DRIPPING SPRINGS
Texas

Attachment 1

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**

CONTACT INFORMATION

PROPERTY OWNER NAME Tonya Davis
STREET ADDRESS 280 Barnhill Loop
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE 512 913 3313 EMAIL [REDACTED]

APPLICANT NAME Jeremy Killebrew
COMPANY Ranch Road Pools
STREET ADDRESS PO Box 930
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE 5129705579 EMAIL [REDACTED]

APPLICATION TYPE

☐ ALTERNATIVE STANDARD

☒ VARIANCE

☐ SPECIAL EXCEPTION

☐ WAIVER

PROPERTY INFORMATION

PROJECT NAME	Davis Pool Project
PROPERTY ADDRESS	280 Barnhilli Loop, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	CALITERRA PHASE FOUR SEC 11, BLOCK J, Lot 6, ACRES 0.229
TAX ID#	O0161643
LOCATED IN	☒ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION ☐ HISTORIC DISTRICT OVERLAY

o Description of request & reference to section of the Code of Ordinances applicable to request:
for pergola to built in building setback.

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

The current 20' setback does not allow the homeowner to fully use her space. A variance
for the pool has already been given as well.

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 current layout has the pergola extending into the 20' buildline by 8'.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Tonya Davis & Jeremy K. Hebrew 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. _____.)

Tonya Davis
Name
Property Owner
Title

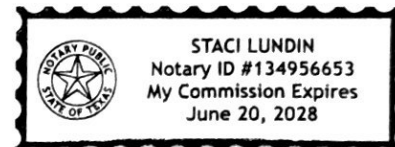
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 25 day of
August, 2026 by Staci Lundin.

Staci Lundin
Notary Public, State of Texas

My Commission Expires: June 20, 2028

Jeremy K. Hebrew
Name of Applicant



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 _____

8/25/2026

Date

CHECKLIST

STAFF	APPLICANT	
☐	☒	Completed Application Form - including all required signatures and notarized
☐	☒	Application Fee (<i>refer to Fee Schedule</i>)
☐	☒	PDF/Digital Copies of all submitted documents
☐	☒	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
☐	☒	Billing Contact Form
☐	☒	Photographs
☐	☒	Map/Site Plan/Plat
☐	☒	Architectural Elevations (if applicable)
☐	☒	Description and reason for request (<i>attach extra sheets if necessary</i>)
☐	☒	Public Notice Sign - \$25
☐	☒	Proof of Property Ownership-Tax Certificate or Deed
☐	☒	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

HAYS COUNTY 2024 TAX STATEMENT

Make Checks Payable To:

Hays County Tax Office

Jenifer O'Kane, Tax Assessor/Collector

712 S. Stagecoach Trail, Suite 1120 (512)393-5545

San Marcos, TX 78666-6073

DESCRIPTION
PROPERTY

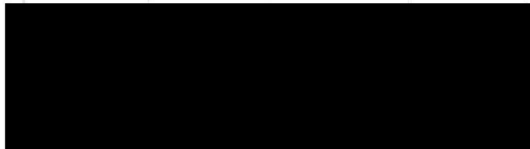
11-1088-000J-00600-4

00423232

R181367

CALITERRA PHASE FOUR SEC 11, BLOCK J, Lot 6,
ACRES 0.229

280 BARN HILL LOOP DRIPPING SPRINGS 78620



2024R18136700004007150000400715000040071500004287640000436778

IF TAXES ARE PAID IN	TOTAL TAX DUE
NOV 2024	4007.15
DEC 2024	4007.15
JAN 2025	4007.15
FEB 2025	4287.64
MAR 2025	4367.78

PLEASE RETURN TOP PORTION WITH PAYMENT - ENCLOSE SELF ADDRESSED STAMPED ENVELOPE WITH PAYMENT FOR RECEIPT
RETAIN THIS PORTION FOR YOUR RECORDS

EXEMPTIONS

Valuation Breakdown

LAND	IMPV	AG-MKT	AG-USE	TIMBER-MKT	TIMBER-USE	CAP ADJ.	ASSESSED	
162623	0	0	0	0	0	0	162623	
JURISDICTION		TAX RATE	EXEMPTIONS	TAXABLE	FREEZE AMOUNT	YEAR	SALES TAX REDUCED BY	TAX AMOUNT
Special Road Dist		0.0415000	0	162623			0.00	67.49
Hays County		0.3085000	0	162623			8.13	501.69
Hays County ESD #6-FIRE		0.0778000	0	162623			0.00	126.52
North Hays County ESD #1-EMS		0.0310700	0	162623			0.00	50.53
Dripping Springs ISD		1.1052000	0	162623			0.00	1797.31
Hays County Development Dist		0.9000000	0	162623			0.00	1463.61

Late Rendition Penalty Due 0.00



11-1088-000J-00600-4

00423232

R181367

CALITERRA PHASE FOUR SEC 11, BLOCK J, Lot 6,

ACRES 0.229

Over 65 or disability Quarterly Payment Schedule

1st due by 1/31/2025

2nd due by 3/31/2025

3rd due by 5/31/2025

4th due by 7/31/2025

IF TAXES ARE PAID IN	LESS (-) DISCOUNT OR PLUS (+) PENALTY/INTEREST	TOTAL TAX DUE
NOV 2024	-	4007.15
DEC 2024	-	4007.15
JAN 2025	-	4007.15
FEB 2025	7% 280.49	4287.64
MAR 2025	9% 360.63	4367.78
APR 2025	11% 440.79	4447.94
MAY 2025	13% 520.94	4528.09
JUN 2025	15% 601.07	4608.22
JUL 2025	18%/15% 1430.54	5437.69
AUG 2025	19%/15% 1476.62	5483.77

ANNUAL RATES

PENALTY	INTEREST
12%	12%

As per Sec 33.07 of the Texas property tax code 15% additional penalty will be added to 2024 taxes that remain unpaid 7/1/25.

AD VALOREM TAXES ARE DUE UPON RECEIPT AND BECOME DELINQUENT FEBRUARY 1ST.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

To pay by Credit Card or E-Check
Visit our online site
<https://tax.co.hays.tx.us/>
or by phone at 800-300-8007; Press 1
for customer service



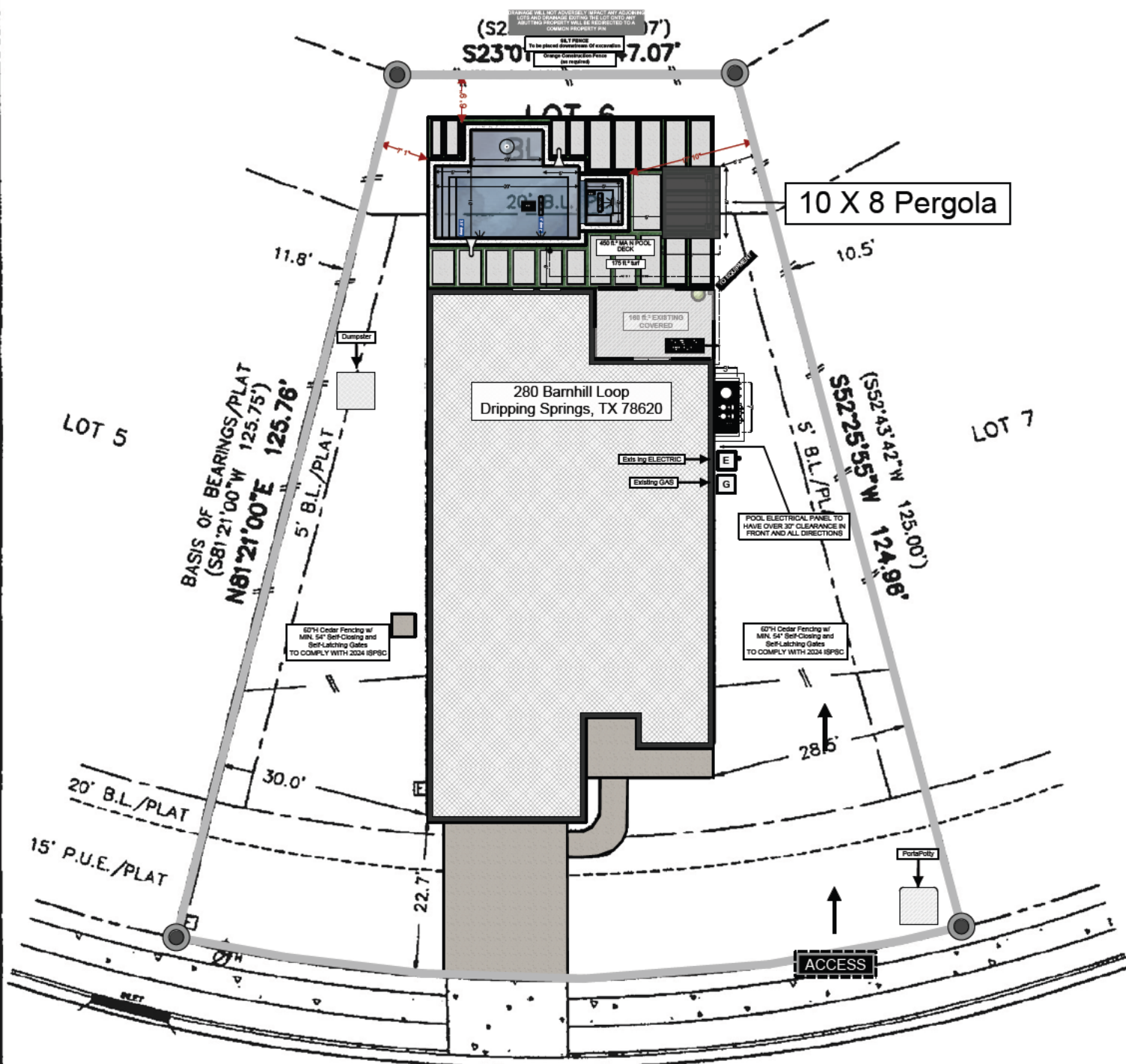
There will be a fee charged

THIS SURVEY DOCUMENT WAS PREPARED FOR THE EXCLUSIVE ONE TIME USE OF THE PARTIES NAMED HEREIN. ADDITIONAL USE, OR USE BY PARTIES NOT NAMED HEREIN, IS PROHIBITED.

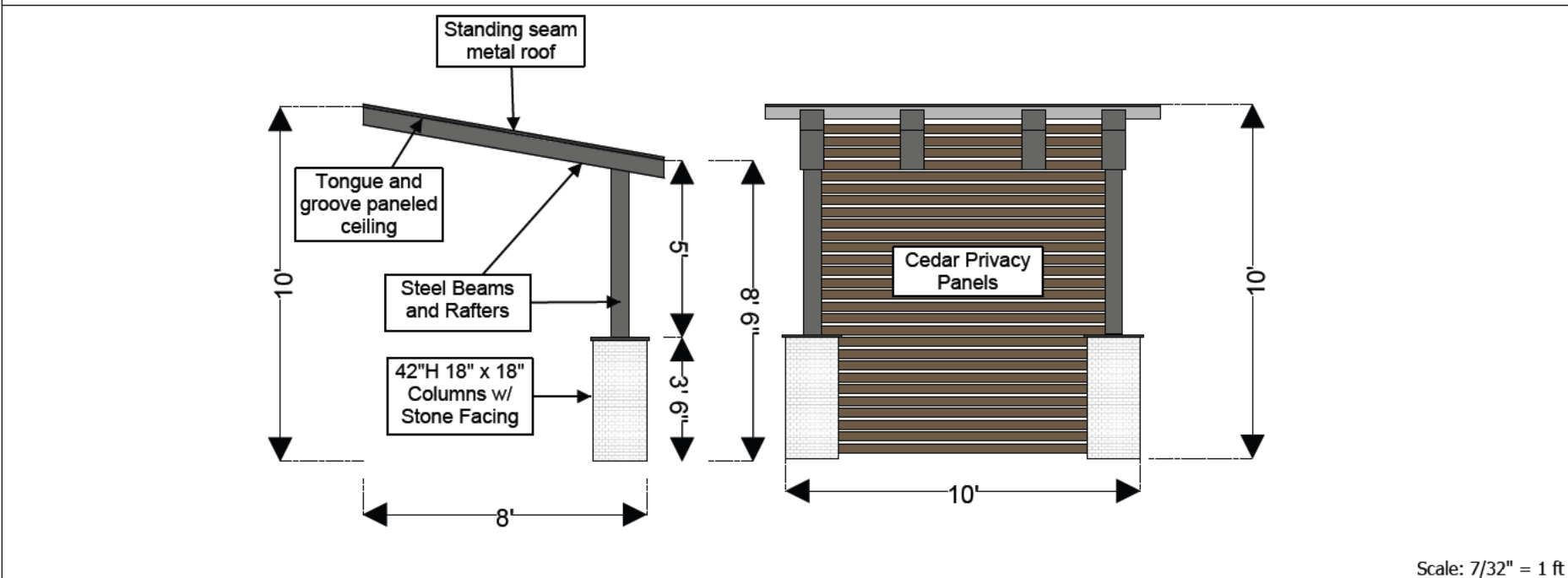
LOT 20



SCALE: 1"=20'



PERGOLA DETAILS



Scale: 7/32" = 1 ft

DATE OF SURVEY: JUNE 19, 2024

Ryan T. Lenz

SINCLAIR LAND SURVEYING, INC.

4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

512-443-1174

TBPELS FIRM No. 10089000

JOB NUMBER: 202400553



REFERENCE. PULTE HOMES
G.F. No.
ADDRESS. 280 BARN HILL LOOP

LEGAL DESC. LOT 6, BLOCK J, OF CALITERRA
PHASE FOUR, SECTION ELEVEN, A SUBDIVISION IN
HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF AS RECORDED IN DOCUMENT No.
21067339, OFFICIAL PUBLIC RECORDS, HAYS COUNTY,
TEXAS.