



## CITY OF DRIPPING SPRINGS

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

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

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

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

#### CONTACT INFORMATION

PROPERTY OWNER NAME 709 Holdings, LLC

STREET ADDRESS 711 W US 290

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (512) 894-0288 EMAIL rhutto@randyhutto.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

#### APPLICATION TYPE

☐ ALTERNATIVE STANDARD

☒ VARIANCE

☐ SPECIAL EXCEPTION

☐ WAIVER

PROPERTY INFORMATION	
PROJECT NAME	709 Business Park Subdivision
PROPERTY ADDRESS	711 W Hwy 290, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	P.A. Smith Survey, Abs 415, 0.64 acre
TAX ID#	R18079
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:

Section 14.7 of the Subdivision Ordinance requires minimum lot size of 0.75 acre with public water supply and private septic. This tract is 0.64 acre with public water and private septic; however, it has been in existence in its present configuration for over 30+ years. It is not previously platted. The platting of the lot as one fee simple lot requires a variance to the minimum lot size.

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

The hardship is due to the nature of the requirement adopted by the City in the Subdivision Ordinance that recognizes that newly created lots should meet a certain minimum threshold for lot size. However, taking into account that there are older, existing tracts of land that do not meet that minimum threshold and yet have the prerequisites of public water and private septic require a variance from this standard to allow the site to be platted.

- 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:

There is not a way for the project to exceed code requirements since all requirements for development apply. They presently do not have any plans to develop further; though they do intend to connect to public wastewater at the earliest possible opportunity which would then make the applicable minimum lot size per zoning (CS) 8,000 square feet at which time they would exceed the minimum lot size by a factor of three.



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 ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input checked="" 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 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. \_\_\_\_\_, Pg. \_\_\_\_\_.)

Randy Hutto  
Name

Owner  
Title

STATE OF TEXAS §

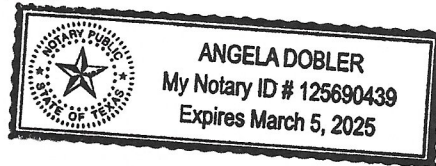
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COUNTY OF HAYS §

This instrument was acknowledged before me on the 12<sup>th</sup> day of May

2011 by Angela Randy Hutto  
2001 Angela Dobler  
Notary Public, State of Texas

My Commission Expires: March 5, 2025



Randy Hutto  
Name of Applicant