



City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME William S. and Elizabeth B. Hanelius
STREET ADDRESS 449 Twin Oaks Tr.
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE (512) 294-0884 EMAIL bloomdesignbuild@gmail.com

APPLICANT NAME IGNACIO GONZALES, SR
COMPANY LENWORTH CONSULTING LLC
STREET ADDRESS P.O. Box 3098
CITY Cedar Park STATE TX ZIP CODE 78630
PHONE (512) 658-8896 EMAIL LENWORTHCONSUL@gmail.com

APPLICATION TYPE

☐ ALTERNATIVE STANDARD

☒ VARIANCE

☐ SPECIAL EXCEPTION

☐ WAIVER

PROPERTY INFORMATION

PROJECT NAME	Replat of Lot 11A, Hanelius & Peterson Subd
PROPERTY ADDRESS	449 Twin Oaks Trail, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	Hanelius & Peterson Subd. Lot PT of 11A (7.906 AC)
TAX ID#	R 29696
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

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

3.7 (j)

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

Plat does not meet frontage requirement to Twin Oaks Tr
 for lot 11A-1, therefore it will access to an existing access easement
 on the south side of lot.

- 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:

Propose lot 11A-1 is requesting for a variance to be
 allowed to access to 25' wide access easement in place
 on south side of lot with lot frontage of 135.79' wide.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that IGNACIO GONZALEZ, SR ^{AGENT} 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. 719, Pg. 278.)

IGNACIO GONZALEZ, SR
Name [Signature]
AGENT
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 21 day of April, 2022 by Ignacio Gonzalez.

[Signature]
Notary Public, State of Texas

My Commission Expires: Jul 9, 2024

Ignacio Gonzalez
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 

4-20-22
Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" 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 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"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Cut/Fill Data Sheet (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (<i>if applicable</i>)
<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 checked="" 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)

Untitled Map

Write a description for your map.

- Legend**
- BOUNDARY
 - DEED

Access to existing access easement

Two Oaks Trail

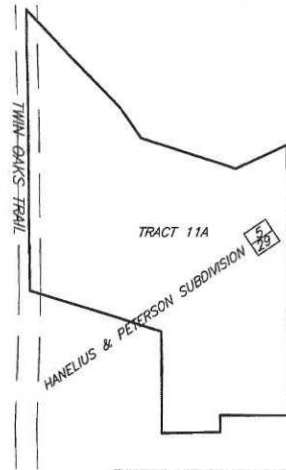
Tract
11A-1

Google Earth

500 ft



ORIGINAL SCALE
1" = 200'



EXISTING LOT CONFIGURATION
BEING A PORTION OF LOT 11A,
HANELIUS & PETERSON SUBDIVISION
AS RECORDED IN VOLUME 5, PAGE 29
OF THE HAYS COUNTY PLAT RECORDS

- LEGEND
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - HAYS COUNTY PLAT RECORDS
 - HAYS COUNTY INSTRUMENT NUMBER
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 5/8" IRON ROD FOUND OR DIAMETER NOTED
 - CONCRETE NAIL SET
 - 60D NAIL FOUND
 - WIRE FENCE
 - UTILITY LINE, POLE AND GUY

880
209 THOMAS SEELEY TO
DAVID W. LEVINE
1/28/1991 (2.02 AC.)

4665
820 THOMAS E. SEELEY TO
SHELLEY SEELEY
2/19/2013 (5.17 AC.)

4654
804 ALISON SWEETSER, EXECUTOR TO
ALISON SWEETSER ET AL
11/13/2012 (10.85 AC.)

HCIN 19025629
THE KINLEY REVOCABLE LIVING TRUST TO
TYLER H. DUTTON & REBEKAH W. DUTTON
7/19/2019 (10.06 AC.)

HCIN 19005112
LINDA E. DAVENPORT AND LARRY A. BREWER TO
THE KINLEY REVOCABLE LIVING TRUST
2/20/2019 (78.13 AC.)

1180
420 BILL HANELIUS ET UX TO
WILLIAM LEWIS BAILEY ET UX
4/14/1995 (0.144 AC.)

784
781 ANTHONY JOSEPH DRAVIS, JR. TO
WILLIAM LEWIS BAILEY ET UX
11/30/1988 (6.00 AC.)

REPLAT

BYRN & ASSOCIATES, INC.
SURVEYING
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-398-2270 FAX 512-392-2945
FIRM NO. 10070500