



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

Case Number (staff use only): _____

CONTACT INFORMATION

PROPERTY OWNER NAME Meritage Homes (Rob Archer)
8920 Business Park Drive, Suite 350
STREET ADDRESS
Austin TX 78759
CITY STATE ZIP CODE
PHONE 512 615-6432 EMAIL rob.archer@meritagehomes.com

APPLICANT NAME Christopher A. Reid, PE
Doucet & Associates, Inc.
COMPANY
7401 B Hwy 71 West, Suite 160
STREET ADDRESS
Austin TX 78735
CITY STATE ZIP CODE
PHONE 512 583-2600 EMAIL creid@doucetengineers.com

APPLICATION TYPE	
<input type="checkbox"/> ALTERNATIVE STANDARD	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Big Sky Ranch - Phase 1
PROPERTY ADDRESS	133 Dome Peak Terrace and 159 Delaware Mountains Terrace
CURRENT LEGAL DESCRIPTION	Lot 9 Block 9 and Lot 9, Block 10, Big Sky Ranch, Phase 1
TAX ID#	
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

o Description of request & reference to section of the Code of Ordinances applicable to request: Ordinance No. 2018-24 (PDD No. 10) 2.4.5b requires side yard building setbacks of 5 feet and street side yard building setbacks of 7.5 feet from the street ROW on corner lots. Additionally, the plat notes prescribe a 10 foot set back from streets for PUEs. We are requesting a variance (i) to encroach 2.5 feet into the 7.5 foot building setbacks from the street ROW on corner lots and (ii) to encroach 5 feet into the 10 foot PUEs. These are the only 2 lots in Phase 1 that have this issue.

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

See attached.

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:

This project does not exceed Code requirements. It is our opinion that granting this variance to encroach into the 7.5-foot building setback gives the 2 lots parity with all of the neighboring lots, and further, will not alter the intent of PDD No. 10 nor change the character of the neighborhood or the zoning district.

The 10-foot PUEs on the alley side of the lots are unnecessary; no utilities have been or will be placed within them.

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

When PDD #10 was created, it did not include a definition of an alley. This was an oversight. Because of this omission, the 7.5 foot building setback from a street ROW on corner lots applies to two sides of these 2 lots since they are on the corner of a street and an alley. The front of each of these 2 lots facing the street has the 10 foot setback. However, it was not anticipated that the 7.5 foot setback would apply to a lot that has an alley on its side yard. Instead, it was thought that the 5 foot side yard setback would apply. Additionally, these lots have a 10 foot PUE that also runs along the side yard where the alley is located. No utilities or service connections exist within these PUEs – these PUEs are and will remain free of utilities. The utility services for these two lots are located in the PUEs that run along the front of the lots, not their sides.

Enforcement of the 7.5 foot setback leaves only a 21'-6" wide building envelope for each lot, which is too small for the 23'-6" wide Meritage home product. On these two blocks, houses are already under construction and most are completed and sold, so there is no way to alter the boundaries of the remaining lots on these blocks. Regarding parkland, Meritage has exceeded the code requirement for parkland. Per the City's code, the project is required to have 31.2 acres of parkland; 44.8 acres of total private and public parkland have been provided, plus an additional 4.1 acres was donated to the City for Founders Park (total of 48.9 acres of park). The total Parkland credits for the project are 35.7 acres which exceeds the requirement by 4.5 acres.



November 6, 2019

City of Dripping Springs
Public Works and Development Department
511 Mercer Street
Dripping Springs, TX 78620

Re: Agent Authorization letter
Big Sky Ranch Subdivision
200 acres, Dripping Springs, Texas

To Whom It May Concern:

As the owner of the 200-acre tract out of the Phillip A. Smith Survey No. 26, Abstract No. 415 per Warranty Deed (Volume 171, Page 229, Hays County, Texas), I am hereby granting Doucet & Associates, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, Subdivision Platting and Construction Documents, Site Development, and related applications as may be required.

Please contact me if you have any questions.

Matthew Scrivener

A handwritten signature in blue ink, appearing to read "Matthew Scrivener", written over a horizontal line.

Matthew Scrivener

Meritage Homes of Texas, LLC

11.7.19

Date

Setting the standard for energy-efficient homes™

8920 Business Park Drive, Suite 350 | Austin, TX 78759 | p. 512.610.4800 | f. 512.610.6750

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:

Christopher A. Kreis
Applicant Signature

8-17-20
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
<input type="checkbox"/>	<input type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<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 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)