



DRIPPING SPRINGS
Texas

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 Catholic Diocese of Austin

STREET ADDRESS 6225 US Highway 290 E

CITY Austin STATE Texas ZIP CODE 78723

PHONE 512-858-5667 EMAIL frjustin@stmartindp.org

APPLICANT NAME Daniel Pesek

COMPANY Brown Reynolds Watford Architects, Inc.

STREET ADDRESS 175 Century Square Drive, Suite 350

CITY College Station STATE Texas ZIP CODE 77840

PHONE 979-694-1791 EMAIL dpesek@brwarch.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

Please Note: If possible, we prefer to process this request purely as an Alternative Exterior Design Standard per 24.03.052 (8). However, if a variance is required due to the height restriction, please initiate that process and invoice for the appropriate fee.

PROPERTY INFORMATION

PROJECT NAME	St. Martin de Porres New Church
PROPERTY ADDRESS	230 Post Oak Drive, Dripping Springs, Texas, 78620
CURRENT LEGAL DESCRIPTION	Lots 1 & 2 of St. Martin's Subdivision, Volume 5, Pages 127-128, P.R.H.C.T.
TAX ID#	74-2243245
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 24.03.007, Alternative Exterior Design Standards
 Rather than strict compliance with Exterior Design and Architectural Standards, we request compliance via an Alternative Exterior Design Standard. Two specific areas of non-compliance are noted below.

Section 24.03.052, Paragraph (7) Porches

Exterior Design and Architectural Standards require a porch extending across 50% minimum of the primary elevation. Our proposed design has a porch extending across only 40% of the primary elevation.

Section 24.03.052, Paragraph (8) Building Heights & Chapter 30, Exhibit A, Section 3.14.3 (a)

Exterior Design and Architectural Standards require compliance with Zoning Ordinance with regard to building height. Main building is limited to 40 feet, and our proposed design is approximately 53 feet to the top of parapet of the main roof.

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

After several meetings with the City Architect and other City Officials, we were encouraged to submit our design as an Alternative Exterior Design Standard. This is because our conceptual design did not seem to fit neatly with the type of building envisioned in the Design Standards, but is nevertheless a significant monumental building that will be a great benefit to both the parish community and the City of Dripping Springs.

Front Porch: Based on historical precedent and desires of the parish, our design features towers on either side of the entrance, which lend themselves to a solid and massive appearance. The careful balance of proportion on the primary elevation results in the porch covering less than 50% when including the bump-outs that are set back approximately 18 feet from the towers. When measured from the edges of the towers, which is the more natural pedestrian viewing of the primary elevation, the porch covers 50%.

Building Height: Based on the needs of this growing parish, a minimum seat count of 1,000 is needed for the new church. That seat count requires a certain size footprint to fit within. When that size footprint is coupled with a maximum height of 40 feet and a pitched roof (as required by 24.03.052 (3)), the result is a poorly proportioned and squatty building. The interior ceiling of such a building would feel low and overbearing, rather than lifting the eyes to the heavens, as this type of space should. The Zoning Ordinance already includes exceptions for "church steeples, domes and spires", allowing them to exceed the maximum height one additional foot per foot of additional setback from the property line. As shown in the site sections in the attached presentation, our towers and dome are well below the allowable limit for this exception, and even where they are at right now makes the height of the main roof seem insignificant in comparison.

- 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:

Design standards require a highly articulated building form and massing scheme. Our design is exceptional in this regard with numerous bumpouts and offsets, geometries with high visual interest, and several stone detail elements, all in a well proportioned and hierarchical composition.

Design standards require a 2:12 minimum roof slope for pitched roofs, we have a 4:12 slope.

Design standards limit primary colors to no more than 10% of the area of any building elevation. Our design features all neutral hues and subdued earthy tones with no primary colors.

Design standards encourage landmark architectural features and distinctive vertical design elements. Our design features two towers and a dome.

Design standards state a preference for narrow windows rather than picture windows. Our design includes only square, circular, or vertically oriented windows - no horizontally oriented windows.

Design standards state a preference for native stone masonry, specifically 75% stone/glass on primary facade and 4' wainscot around the entire building. Our design features approximately 40% stone/glass on the primary facade, a 4' wainscot around the entire building, and numerous stone detail elements (window sills and trim, copings, etc.) on all sides of the building. The remainder of the exterior wall material is a cream/buff colored brick intended to approximate the color of the stone. While other less expensive materials with shorter life-spans are allowed, such as EIFS, metal wall panel, and wood, none of those are being used, and this is a full masonry building. While the overall quantity of brick may be greater than that of stone, the brick is used as a backdrop, while stone is used at the pedestrian level and at prominent locations and details that draw the eye.

Design standards state a preference for standing seam metal roofs. Our design features standing seam metal roofing at the most prominent and highly visible portions of the roof, the dome and bell towers, as well as on the pedestrian walkways. The remainder of the roof is concrete barrel tile in a brown color similar to the medium bronze metal roofing for a cohesive composition. The roofing scheme is intended to set the tone for future development of the church campus.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Daniel Pesek 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. 5, Pg. 127-128.)

Rev. Justin Nguyen

Name

Pastor

Title

STATE OF TEXAS §

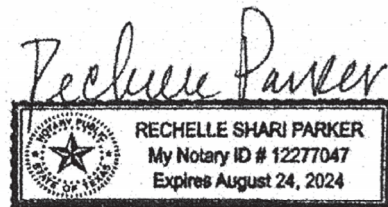
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COUNTY OF HAYS §

This instrument was acknowledged before me on the 13 day of November

~~2012~~ 23 by Rechelle Parker

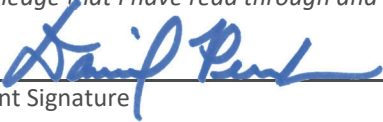
Notary Public, State of Texas



My Commission Expires: August 24, 2024

Daniel Pesek
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

11/16/2023
 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"/> n/a	Application Fee (<i>refer to Fee Schedule</i>) send invoice to billing contact
<input type="checkbox"/>	<input checked="" 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"/> n/a	Cut/Fill Data Sheet (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevations (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/> n/a	Public Notice Sign - \$25 send invoice to billing contact if applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/> n/a	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: St. Martin de Porres New Church

Project Address: 230 Post Oak Drive, Dripping Springs, Texas, 78620

Project Applicant Name: Daniel Pesek

Billing Contact Information

Name: Daniel Pesek

Mailing Address: 175 Century Square Drive, Suite 350


College Station, Texas 77845

Email: dpesek@brwarch.com Phone Number: 979-694-1791

Type of Project/Application (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*


Signature of Applicant

11/16/2023
Date