



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Nathan Pruitt

STREET ADDRESS 501 Old Fitzhugh Rd.

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE 512-565-1204 EMAIL nate@bellspringswinery.com

APPLICANT NAME Nathan Pruitt

COMPANY Bell Springs Winery, LLC

STREET ADDRESS 3700 Bell Springs Rd.

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE 512-565-1204 EMAIL nate@bellspringswinery.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Nathan Pruitt
PROPERTY ADDRESS	501 Old Fitzhugh Rd., Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	ABS 415 PHILIP A SMITH SURVEY 0.4866 AC GEO#90401219
TAX ID#	R17914
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	https://esearch.hayscad.com/Property/View/R17914?year=2024&ownerId=00068584
PROPOSED USE	Sidecar Tasting Room / Winehouse
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Extension for current food trailer onsite

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

YES (REQUIRED)* YES (VOLUNTARY)* NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria *(see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information).*

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Nathan Pruitt 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. _____.)

Nathan Pruitt

Name

Owner

Title

STATE OF TEXAS §

§

COUNTY OF Harris §

This instrument was acknowledged before me on the 2 day of November,

20124 by Nathan Pruitt

Ana Laura Salazar Uribe

Notary Public, State of Texas

October 11, 2026

My Commission Expires: _____

Nathan Pruitt

Name of Applicant

Document Notarized using a Live Audio-Video Connection



CONDITIONAL USE PERMIT SUBMITTAL

*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 type="checkbox"/>	Completed Application Form - including all required signatures and notarized 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"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input type="checkbox"/>	Plans
<input type="checkbox"/>	<input type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
		Proof of Ownership-Tax Certificate or Deed

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
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BILLING CONTACT FORM

Project Name: Sidecar Tasting Room - Food Trailer

Project Address: 501 Old Fitzhugh Rd., Dripping Springs, TX 78620

Project Applicant Name: Nathan Pruitt

Billing Contact Information

Name: Nathan Pruitt

Mailing Address: 724 Clearwater Dr.

Whitefish, MT 59937

Email: nate@bellspringswinery.com Phone Number: 512-565-1204

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

- | | |
|--|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input checked="" 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 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.*

Nathan Pruitt

