



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 Hudson Commons, LLC (owner)
 STREET ADDRESS PO Box 162465
 CITY Austin STATE Texas ZIP CODE 78716
 PHONE (512) 328-8744 x 100 EMAIL phudson@hudson-properties.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



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ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Erik Turcotte, Turcotte Butchers & Delicatessen (tenant)

STREET ADDRESS 236 Wincliff Drive

CITY Buda STATE Texas ZIP CODE 78610

PHONE (603) 438-5922 EMAIL turcottebutchers@gmail.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

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PROPERTY INFORMATION

PROJECT NAME	Turcotte Butcher's & Delicatessen
PROPERTY ADDRESS	100 Commons, Ste # 9
CURRENT LEGAL DESCRIPTION	The Commons, Lot 1A-c
TAX ID#	R138851
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:

DS Code of Ordinances, Chapter 30, Exhibit A, "Zoning", Section 5.7.6 and 5.7.7 are the two relevant sections in question regarding calculation of parking for mixed use buildings and calculating based on most intensive use. In addition, Section 5.7.5, recognizes that a change in use which increases the need for parking by 10% or more only has to provide for the increase in parking over the previous use. (In this case, the previous use, Cricket Wireless, as a retail use required seven spaces. The delicatessen based on the seating/waiting area will require nine (9) spaces; an increase of two (2).)

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

The parking requirements for a delicatessen (restaurant) is eight (8) spaces based on the proposed 24 seats and nine (9) based on the square footage of the seating and waiting area. The existing center has been in operation since the early-to-mid-1980's before the City had an adopted zoning ordinance or parking standards. The issue is trying to fit new standards on old retail centers whose uses have always been a mixed use (in the early 1990s - two restaurants, full service grocery store, daycare, pharmacy, a video store, a real estate company and a title company.

- 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:

It is difficult to ascertain how this center can exceed code requirements for parking. The center underwent an extensive remodeling several years ago which brought the lighting into compliance, updated the exterior facades throughout the center, put in glass fronts on the retail building, converted to public sanitary sewer and entered into a master sign plan with the City. It continues to provide a moderately priced retail center and office center for the businesses of the community, as well as meeting the various needs of the community's demographics with a daycare, church, retail shopping second-hand store, and the town's original pharmacy and Grand Slam Pizza.

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, J Thompson Professional Consulting, LLC 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, Instrument # 17020291.)

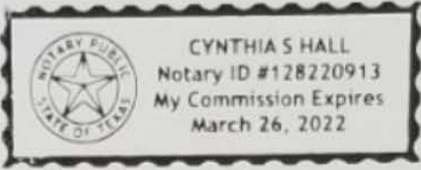
Paul C. Johnson

Name

Manager

Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §



This instrument was acknowledged before me on the 22nd day of December

2020 by Cynthia S. Hall

ID # 128220913

Notary Public, State of Texas

My Commission Expires: March 26, 2022

Jon Thompson, J Thompson Professional Consulting, LLC
Name of Applicant

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, J Thompson Professional Consulting, LLC, 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, Instrument # 17020291.)

Erik Turcotte
Name

Owner
Title

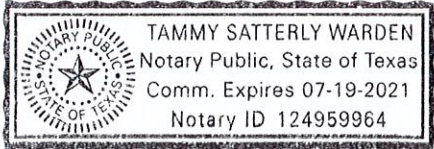
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 22 day of December,

2020 by Erik D Turcotte.

Jay Shool
Notary Public, State of Texas

My Commission Expires: 7-19-2021



Jon Thompson, J Thompson Professional Consulting, LLC
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:

Jon Thompson

Applicant Signature

December 21, 2020

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 (refer to Fee Schedule) \$525
<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 type="checkbox"/>	Photographs See attached photos of the exterior elevation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat See attached
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (attach extra sheets if necessary)
<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)