



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

## PRE-DEVELOPMENT/APPLICATION MEETING REQUEST FORM

Meeting Date: Nov. 18, 2020 3:30-4:30 (discussed zoning)  
Sept. 30, 2020 1:00-2:00 Meeting #: \_\_\_\_\_

### CONTACT INFORMATION

Name	Jon Thompson
Company	J Thompson Professional Consulting, LLC
Mailing Address	PO Box 172, Dripping Springs, Texas 78620
Phone #	(512) 568-2184
Email	jthompsonconsultingds@gmail.com

### PROPERTY INFORMATION

Subject Property Address: 210 Creek Road, Dripping Springs, Texas 78620

Tax ID: R 18045 & 18047

Zoning: SF4 (current) proposed to change to MF

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Existing Use: Residential Proposed Use: Residential (condominium)

### DESCRIPTION OF REQUEST

Project Name: 210 Creek Road Zoning Amendment

Briefly describe the Proposal (subdivision proposed, building size(s), use(s), etc.):

Proposal to amend current zoning (SF4) to a zoning that will reflect the intended use (MF).

List of Attachments: (if applicable, ex. Site Plan, Survey, Plat): \_\_\_\_\_

### AUTHORIZATION

I hereby understand and agree that any discussion taking place with regards to this meeting request are for informational purposes only and is not intended to be an application for development to the City. At this time, I am not making an application, request for provision of services, or seeking a commitment or agreement by the City of Dripping Springs.

Meeting Fee: \$180 per hour, with a \$180 minimum

Print Name: \_\_\_\_\_

Signature: Jon Thompson  
December 2, 2020

Received on/by:

\_\_\_\_\_  
Date, initials



**LIGHTING ORDINANCE COMPLIANCE AGREEMENT**

Property Address: 210 Creek Road, Dripping Springs, Texas 78620

Commercial                       Residential

Applicant's Name (and Business Name, if Applicable):  
Tony Koinis, Koinis Ventures, LLC

Applicant's Address: 400 Harris Drive, Austin, Texas 78737

Applicant's Email: anthonykoinis@gmail.com

**VOLUNTARY COMPLIANCE** with mitigation conditions:  
\_\_\_\_\_

**MANDATORY COMPLIANCE:**  
**IF APPLYING FOR:**

- |  |   |
|--|---|
| <input type="checkbox"/> Conditional Use Permit                  | <input type="checkbox"/> Site Development Permit        |
| <input checked="" type="checkbox"/> Zoning Amendment Application | <input type="checkbox"/> Sign Permit                    |
| <input type="checkbox"/> Subdivision Approval                    | <input type="checkbox"/> Alcoholic Beverage Permit      |
| <input type="checkbox"/> Building Permit                         | <input type="checkbox"/> Food Establishment Permit      |
|  | <input type="checkbox"/> On-Site Sewage Facility Permit |

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

- If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.
- If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.

*By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:*

Jon Thompson  
Signature

December 2, 2020  
Date



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### ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

#### CONTACT INFORMATION

PROPERTY OWNER NAME Koinis Ventures, LLC  
STREET ADDRESS 400 Harris Drive  
CITY Austin STATE Texas ZIP CODE 78737  
PHONE (562) 347-8015 EMAIL anthonykoinis@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

#### REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION  
OR MAP

TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE  
OF LIVING, OR MANNER OF CONDUCTING BUSINESS

TO RECOGNIZE CHANGED CONDITIONS OR  
CIRCUMSTANCES IN A PARTICULAR LOCALITY

TO MAKE CHANGES IN ORDER TO IMPLEMENT  
POLICIES REFLECTED WITHIN THE COMPREHENSIVE  
PLAN

## PROPERTY & ZONING INFORMATION

PROPERTY OWNER NAME	Koinis Ventures, LLC
PROPERTY ADDRESS	210 Creek Road, Dripping Springs, Texas
CURRENT LEGAL DESCRIPTION	A0415 Philip A. Smith Survey, 2.00 acres (R18045) & A0415 Philip A. Smith Survey, 2.00 acres (R18047)
TAX ID#	R18045 & R18047
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-4
REQUESTED ZONING/AMENDMENT TO PDD	MF
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The intention of the property owner, Koinis Ventures, LLC, is to develop multiple single family residential units ("cottages") that will be developed to meet the need for "affordable housing" in the community. Per the discussion with the City of DS, because the proposal will be to do a condominium plat we will need to amend the zoning from SF-4 to MF to comply with the applicable regulations.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	See explanation above.

### 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 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, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.) **Instrument #** Document #'s 20023078 & 19041723

Anthony Koinis  
Name

Managing Partner  
Title

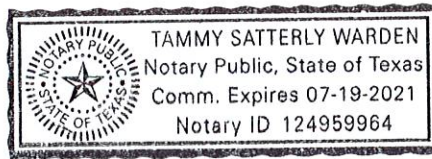
STATE OF TEXAS §  
  §  
COUNTY OF HAYS §

This instrument was acknowledged before me on the 10 day of December, 2020 by Anthony R Koinis.

Jay S Warden  
Notary Public, State of Texas

My Commission Expires: 7-19-2021

Jon Thompson  
Name of Applicant



## ZONING AMENDMENT 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:

Jon Thompson  
Applicant Signature

December 2, 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-Zoning Amendment or PDD Amendment ( <i>refer to Fee Schedule</i> )
		<u>PDF/Digital Copies of all submitted Documents</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GIS Data - <i>get from surveyor in Boerne</i>
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Legal Description (Included on application)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans Concept plan provided
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps Concept plan provided
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request ( <i>attach extra sheets if necessary</i> ) (Included on application)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses ( <i>attach extra sheets if necessary</i> ) (Included on application)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Planned Development District ( <i>if applicable</i> ) N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
Only filled out by staff

Date, initials



### BILLING CONTACT FORM

Project Name: 210 Creek Road Zoning Amendment

Project Address: 210 Creek Road, Dripping Springs, Texas 78620

Project Applicant Name: Jon Thompson, J Thompson Professional Consulting, LLC

#### Billing Contact Information

Name: Koinis Ventures, LLC

Mailing Address: 400 Harris Drive  
Austin, Texas 78737

Email: anthonykoinis@gmail.com Phone Number: (562) 347-8015

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 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 checked="" 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.*

Jon Thompson Digitally signed by Jon Thompson  
Date: 2020.12.02 21:20:10 -06'00'  
Signature of Applicant

December 2, 2020  
Date