



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 Gene Williams, The Harold Eugene Williams Trust

STREET ADDRESS 155 Horse Trail Drive

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE (972) 679-9233 EMAIL hwraustin@aol.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

PROPERTY INFORMATION

PROJECT NAME	Rancho Bella, Lot 2 Replat
PROPERTY ADDRESS	340 Horse Trail Drive, Dripping Springs, Texas 78620
CURRENT LEGAL DESCRIPTION	Rancho Bella, Lot 2
TAX ID#	R132491
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

○ **Description of request & reference to section of the Code of Ordinances applicable to request:** Chapter 28, "Subdivision", Exhibit A, "Subdivision Ordinance", Section 14.2, "Frontage" which requires that all new lots front onto a public or private road. The property fronts onto a newer privately maintained road, "Horse Trail Drive" but also fronts onto (and has access to) a private access easement on the west side of the property, "Deerfield Drive". The variance request is to allow for the use of a "Shared Access Driveway" as described and allowed for in the Hays County Subdivision Regulations.

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

The owner of the property, Gene Williams, wishes to subdivide the parcel into two parcels for family members; however, since the property is a platted lot it must be replatted to comply with the City and County regulations for subdivision. He further thought that Deerfield Drive could be used for accessing the second lot that does not have any improvements on it. The City and County confirmed that it is not shown as a private road but rather as an access easement thus not qualifying as "permitted access". The alternative is to use a "Shared Access Driveway" that complies with County regulations.

○ **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:**

There is little that the project can do to exceed requirements other than if taken into consideration that fewer driveways onto streets typically make for safer ingress and egress. The City has also requested that for variances granted that property owners agree to comply with the Dark Sky Lighting Ordinance which this owner would be willing to do to be granted the approval of the variance allowing for the Shared Access Driveway.

APPLICANT'S SIGNATURE

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

Harold Eugene Williams
Name

OWNER
Title

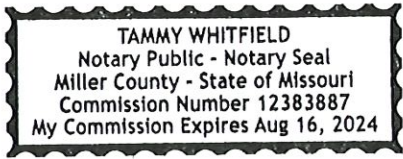
STATE OF TEXAS - Missouri §
 §
COUNTY OF HAYS Miller §

This instrument was acknowledged before me on the 16 day of December,
2020
201 by Harold Eugene Williams.

Tammy Whitfield
Notary Public, State of Texas Missouri

My Commission Expires: Aug 16, 2024

HAROLD EUGENE WILLIAMS
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 14, 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 (<i>refer to Fee Schedule</i>)
<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
<input type="checkbox"/>	<input type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<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)