

Received on/by:

Date, initials



**APPLICATION FOR AN
ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER**

Project Name: Headwaters Commercial West

Project Address/Legal Description: 1055 Kibo Ridge

Project Applicant Name: Oryx Land Holdings, LLC

Mailing Address: 3404 Kerbey Lane

Austin, Texas 78703

Email Address: Blake@Rueinvestments.com

Phone Number: 512-294-4017

Owner's Name (if different from Applicant): Same

Mailing Address: _____

Email Address: _____

Phone Number: _____

Type of Application (check box):

- | | |
|---|--|
| <input type="checkbox"/> Alternative Standard | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Waiver |

Description of request & reference to section of the Code of Ordinances applicable to request: Section 26.02.006 Multi-unit complex in a non-residential district

Request to allow for a 8 ft 6 inch monument sign instead of a 6 ft monument sign.

Request to allow 80 sq. ft. of signage instead of 48 sq. ft. of signage for the Headwaters Commercial West

monument to market Headwaters West businesses that serve the Dripping Spring community.

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

- 1. Sign is located on private property eight feet from Hwy 290 ROW and and significantly set back from the pavement of Hwy 290. Additional height and sign area allows for sign to be seen and read by automobiles traveling on Hwy 290.
- 2. Monument will serve the Headwaters Commercial West area (approximately 40 acres) proposed to be home to 24+ local businesses. Only 10 of the 24+ businesses will be able to have plates on the monument.

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:

- 1. Monument lighting will be solar powered and will be limited to the color temperature of 2700K

Submittal Checklist:

- Signed and Completed Application
- Required Fee Paid \$ 150.00
reference online Master Fee Schedule for more details
- Billing Contact Form
- Exhibits
- Photographs NA
- Map/Site Plan
- Architectural Elevation
- Other: _____

*Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours (exceptions apply in cases of signage, lighting, exterior design and landscaping applications). Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.*

- Pick up Public Notice Sign, \$100 deposit

All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete.


Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received. By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:



 Signature of Applicant

12-4-2023

 Date



 Signature of Owner (or attached letter of consent)

12-4-2023

 Date

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Blake Rue is authorized to act as my agent and representative with respect to this Application and the City's conditional use permit process. (As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

Blake R Instrument # 16040810
Name

owner
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 4th day of December, 2023 by Blake Rue

[Signature]
Notary Public, State of Texas

My Commission Expires: 07-07-2024

Blake Rue
Name of Applicant

