



**DRIPPING SPRINGS**  
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

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

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

**CONTACT INFORMATION**

PROPERTY OWNER NAME Patriots' Hall of Dripping Springs  
STREET ADDRESS 100 Commons Road Ste. 7, #377  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 310-663-8010 EMAIL kathryn@patriotshall.org

APPLICANT NAME Kathryn Chandler  
COMPANY Patriots' Hall of Dripping Springs  
STREET ADDRESS 100 Commons Road Ste. 7, #377  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 310-663-8010 EMAIL kathryn@patriotshall.org

**APPLICATION TYPE**

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

## PROPERTY INFORMATION

PROJECT NAME	Patriots Hall Phase 1B
PROPERTY ADDRESS	231 Patriots Hall Blvd., Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	Sunset Canyon Sec II-C, Lots 18, 19, 20 & 24, OPRHCT, Vol. 3, Pg. 397-398
TAX ID#	R44800, R44801, R44802 & R44806
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:

Request #1: We are requesting a variance from Article 28, Section 28.04.019 - Sidewalks - requiring construction of a sidewalk along US 290 frontage road as well as a requirement to pay fee-in-lieu.

Request #2: We are requesting the DRC approve payment of a fee-in-lieu for sidewalks along Patriots Hall Blvd. and Pier Branch Rd. with a reduction in fee.

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

See attached letters.

- 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:

See attached letters.

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Kathryn Chandler 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, Document No. 19039055.)

K-M Chandler  
Name  
President  
Title

STATE OF TEXAS §  
  §  
COUNTY OF HAYS §

This instrument was acknowledged before me on the 13th day of May,  
2022 by Kathryn Chandler.

Meranda S. Perkins  
Notary Public, State of Texas

My Commission Expires: 8/06/2024



Kathryn Chandler  
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:

*J. McChurder*  
 Applicant Signature

May 13, 2022  
 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  <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"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/> N/A	Cut/Fill Data Sheet ( <i>if applicable</i> )
<input type="checkbox"/>	<input type="checkbox"/> N/A	Architectural Elevations ( <i>if applicable</i> )
<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 type="checkbox"/> N/A	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)



**DOUCET**

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 800.587.2817  
DoucetEngineers.com

April 24, 2022

Ms. Ginger Faught  
Deputy City Administrator  
City of Dripping Springs  
511 Mercer Street  
PO Box 384  
Dripping Springs, TX 78620

Re: Patriot's Hall Sidewalks

Dear Ginger,

As you are probably aware, we have submitted site/civil plans for the next phase (Phase 1B) of the Patriot's Hall development, which includes the actual "Patriot's Hall" building. There are several outstanding items that must be provided before the City can approve the site development permit. However, I wanted to reach out directly to you on the sidewalk issue because it will take your involvement to resolve it.

The requirement for the Patriot's Hall to build sidewalks includes sidewalks on three sides of the 10-acre tract. The north side of the property is adjacent to the US 290 right-of-way and is approximately 600 feet long. For this location we are requesting a waiver from the requirement to build the sidewalk for several reasons. In our experience, TxDOT generally does not want nor allows sidewalks next to a higher speed facility such as 290 when there are no curbs. TxDOT is also planning to widen US 290 east of Dripping Springs, including additional right-of-way acquisition at this location. Schematic roadway design is currently underway. In addition to the above, there are no current sidewalk networks east or west of this property or across the road. Finally, the topography along US 290 is prohibitive. There is an embankment that slopes, in some places as steep as 3 horizontal to 1 vertical, from the edge of the shoulder of the roadway down to the property line; and, there is a guard fence along the edge of the roadway for most of the frontage. It is our opinion that a sidewalk is not appropriate in this area.

The other locations where ordinance requires sidewalks are along the western boundary with the newly constructed Hays County Road, Patriot's Way, and on the southern boundary with the future extension of the County's Pier Branch Road. Together, this distance is approximately one thousand, three hundred twenty-five feet (1,325). We don't believe sidewalks will be used in these locations and will be difficult to construct. Therefore, we are requesting the City approve a payment of fee in lieu for these sidewalks. The nearest existing sidewalk to these, if they were to be constructed, is over 4,500 feet away in Headwaters, on the north side of US 290. The average grade from the northern property line at US 290 to the parking lot for the development is 7 percent, equal to 14 horizontal: 1 vertical. The county roadway is constructed with bar ditches and there is not room within the right-of-way adjacent to the road to accommodate the ditch, grading to natural grade and the sidewalk. The other option is to place it within an easement on the property. However, this will likely trigger the TDLR requirement for the sidewalk to be ADA compliant, thus requiring the sidewalk to be 12:1 maximum slope with a landing pad every 50 feet. Constructing this with the required ramps would significantly reduce impervious cover that is needed for the facilities.

The fee in lieu is calculated as follows:

1,325 linear ft of sidewalk x 5 ft wide sidewalk x \$8.00 per square ft = \$53,000



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As you know, Patriot's Hall is a non-profit organization created to benefit veterans and their families living in the greater Dripping Springs area. It will serve as a place for veterans to congregate, heal and to relax. More importantly, it will be staffed with administrators who can connect vets with needed services such as medical, legal, and financial, and it is designed to be a real time resource for needed psychological and intervention referrals.

Patriot's Hall and its board acknowledge and are extremely grateful for the tremendous help and donations the City and the City's consultants have provided. We are asking once again if the City would be willing to consider helping by reducing the fee in lieu for the sidewalks on this project. We understand that many of the veterans that will use this facility will also use sidewalks within the core of the City. However, a reduction in the fee in lieu will allow Patriot's Hall donations to be used for the facilities and or veteran services. We are proposing Patriot's Hall be responsible for paying \$18,000 to satisfy the sidewalk fee in lieu.

Once again, Patriot's Hall is grateful for the City's support in creating a one-of-a-kind facility to aid veterans within our community. Please contact me or Kathryn Chandler if you have any questions or would like to discuss this in more detail.

Sincerely,



John Doucet

May 13, 2022

Dear Development Review Committee,

My name is Kathryn Chandler, and I am President of the Patriots' Hall of Dripping Springs. Along with John Doucet's submission, I want to personally explain reasons for not adding the requested 1325 LF of sidewalks where designated on our permit reply.

Our 10acre retreat for veterans and their families is located 3.6 miles from downtown and any logical walking connectivity. The north end of our property butts up against Hwy 290 (which is mapped to be widened and 60 MPH). Our west end is now paved, but sidewalks along here would not be used, as it leads to only one destination... our parking lot. (Not to mention it is quite sloped and not at all feasible to wheelchairs). The south end of our property is massively sloped and has a deep culvert. Again, this would not logically be used.

Our plans are specifically designed for the veteran community to enjoy 70% of wide-open spaces. In addition to our Meeting House for VFW/AL, a Wellness center/VA Claims Assistance and 7100 sqft. Gathering Hall... approx. 2420 LF of sidewalk and walking trails will lead to various stops throughout the property. Gardens, playscape, workout area, campsites etc. And these will meet ADA compliance due to our handicapped and older veterans.

Our mission's aim has always been to bring our community and our veterans together.

PHDS will have several events throughout the year that will invite the public to enjoy the property and connect with our veterans. And obviously, they will be using our sidewalks and walking trails...

- Quarterly Art Show/cocktail hour for the community to enjoy veteran artwork from therapeutic art classes.
- Shark Tank for veterans to pitch their creative ideas in front of a community audience. John Paul DeJoria (a generous PHDS donor and Shark Tank star) will be involved.

- Community/Veteran family Movie Nights.
- Job Fairs bringing veterans and businesses together.
- Q&A with veterans and students. Inviting students to learn the history of our veterans in a setting surrounded by military memorabilia.
- Veteran/community fitness challenges. School sports teams take on the military in boot camp activities and obstacle course.
- PHD vegetable and flower garden. Community (and kids) learn on site about land stewardship by our Veteran master gardener.
- Community-invited Super bowl and other sports events parties.

And as you know, we are already a designated voting station for the community.

PHDS will be an incredible boost in publicity and reputation for Dripping Springs and the City personally. Support for veterans goes a long way. Not to mention hotel and dining income from large community-invited events.

So far, we have raised approx. \$5M of our \$8M budget through local donations from our local citizens. They have stepped up beyond our dreams. A perfect example of why Dripping Springs is exactly the right place for the PHDS Flagship Patriots' Hall.

Money in lieu of sidewalks:

As I stated earlier, we have expansive trails and walkways in our civil plans. And because of ADA compliance, retaining walls etc. it is expected to cost us \$60,000 - \$75,000.

I also found this while researching...

ARTICLE 28.04 on sidewalks in DS Ordinances –



**“In certain instances, the development review committee may approve placement of sidewalks adjacent or closer than 5 feet to the curb **OR** located on private property and in a public access easement, provided that such placement benefits the general public by allowing more space for pedestrian safety, drainage facilities, landscaping and tree preservation.”**

**We want to work hand in hand with the City on this project. It’s a win-win for our veterans, our City, and our local donors.**

**Did you know that the largest veteran community in the nation reside in the areas between Ft. Hood and San Antonio. That’s us.**

**Thank you for your time,  
Kathryn Chandler**

A handwritten signature in cursive script, appearing to read "K Chandler", followed by a long horizontal line that extends across the page.

CONCRETE EMBANKMENT



LEGEND

- ① PATRIOTS' HALL ENTRY COURT
- ② AMERICAN LEGION / VFW ENTRY COURT
- ③ SHADED SEATING AND LIGHTING AT ENTRY
- ④ OUTDOOR FLEXIBLE COURTYARD
- ⑤ COVERED BBQ AND SERVING STRUCTURE
- ⑥ OUTDOOR EVENT SPILLOVER
- ⑦ COUNSELING BUILDING
- ⑧ NATURAL TRAILS
- ⑨ OBSTACLE COURSE
- ⑩ EVENT LAWN
- ⑩a MEMORIAL OPPORTUNITY
- ⑪ CONCRETE TRAIL (ADA COMPLIANT)
- ⑫ INTERSECTION GARDEN
- ⑬ HORSE CORRAL AND BARN
- ⑭ CAMPING GROUNDS
- ⑮ POND WITH THREE BUBBLERS
- ⑯ FISHING PIER
- ⑰a SHADED NOOK
- ⑰b SHADED NOOK
- ⑰c SHADED NOOK
- ⑱ LABYRINTH AND NOOK
- ⑲ BEE-KEEPING (APIARY)
- ⑳ GREENHOUSE
- ㉑ COMMUNITY GARDEN AND SHED (PROXIMITY / ACCESS TO PARKING)
- ㉒ CHAPEL WITH ROSE GARDEN (VIEW OF POND)
- ㉓ LAWN GAMES
- ㉔ CHILDREN'S NATURE PLAY

U.S. HIGHWAY 290  
(VARIABLE WIDTH R.O.W.)  
(NO RECORD INFORMATION FOUND)  
ASPHALT

GUARD FENCE

CONCRETE  
RIP-RAP

Steep  
SLOPES

US 290 SIDEWALK  
REQUESTING LOT WAIVER

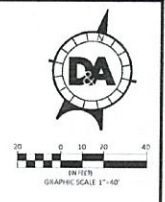
1325 LF SIDEWALK  
ALONG COUNTY ROAD  
REQUESTING PAYMENT  
OF FEE-IN-LIEU

FUTURE  
Extension of  
PIER BRANCH

NEW  
CANYON  
ROAD

PATRIOTS HALL BOULEVARD  
(60' R.O.W.)  
VOL. 3, PG. 397, P.R.H.C.T.  
GRAVEL

PIER BRANCH ROAD  
(60' R.O.W.)  
VOL. 3, PG. 397, P.R.H.C.T.)  
GRAVEL



**DOUCET**  
Civil Engineering // Eminent // Geopalin  
7401 E. Highway 71 W. Ste. 140  
Arlin, TX 78735 Tel: (512) 685-2400  
www.doucetengineers.com  
TBP# Firm Number: 3937  
TBP# Firm Number: 10105800

**EXISTING CONDITIONS  
PLAN**

**PATRIOT'S HALL - PHASE 1B**  
231 PATRIOTS HALL BOULEVARD  
HAYS COUNTY, DRIPPING SPRINGS, TEXAS  
CASE #SD2022-XXXX



Designed: JG/BP  
Drawn: BP  
Reviewed: JG/BP  
Date: 02/08/2022

SHEET

**4**

OF 28

Project No.:  
1754-001

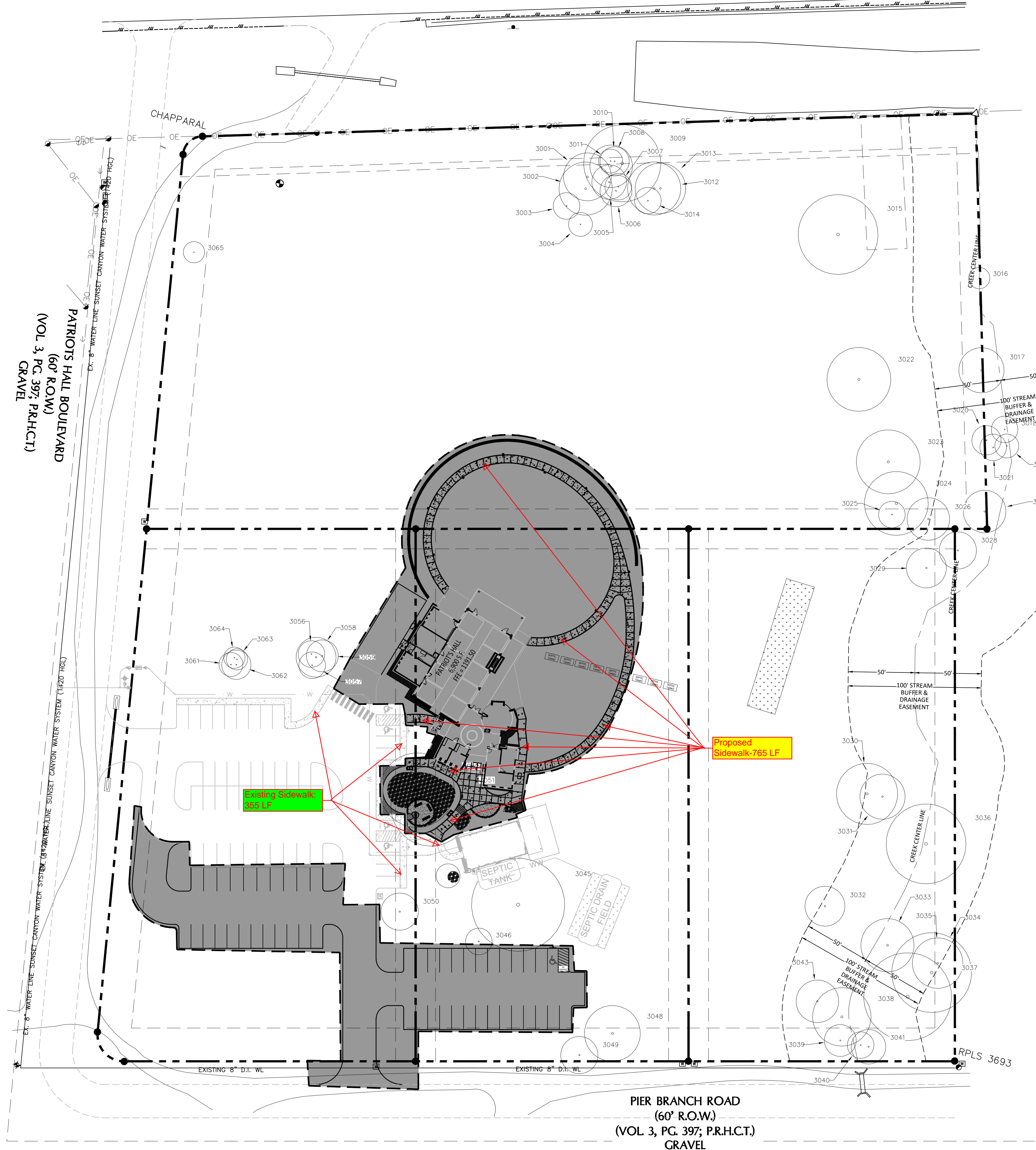
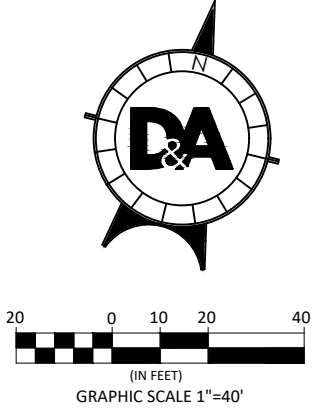
CASE #SD2022-XXXX

Drawing: E:\Projects\2022\SD2022-XXXX\1754-001.dwg  
User: JG/BP  
Date: 02/08/2022  
Time: 14:52:45

**LEGEND**

- AREAS OF SITE WORK AS PART OF THIS PERMIT SET OF PLANS.
- LIMITS OF SITE PLAN

U.S. HIGHWAY 290  
(VARIABLE WIDTH R.O.W.)  
(NO RECORD INFORMATION FOUND)  
ASPHALT



ARIMA CORPORATION  
LOT 25  
SUNSET CANYON SUBDIVISION,  
SECTION 2C  
VOL. 3, PG. 97  
P.R.H.C.T.  
VOL. 3017, PG. 61  
O.P.R.H.C.T.

RKC PARTNERSHIP ONE, LLC  
LOT 17  
SUNSET CANYON SUBDIVISION,  
SECTION 2C  
VOL. 3, PG. 397  
P.R.H.C.T.  
DOC. NO. 18028556  
O.P.R.H.C.T.

**OVERALL SITE PLAN**

**PATRIOT'S HALL - PHASE 1B**  
231 PATRIOTS HALL BOULEVARD  
HAYS COUNTY, DRIPPING SPRINGS, TEXAS  
CASE #SD2022-0008



Designed: JG/BP  
Drawn: BP  
Reviewed: JG/BP  
Date: 04/22/2022

SHEET  
**8**  
OF 28

Project No.:  
2355-002

Drawing: c:\\_work\working\ben parker\jms89765\2355002\_01A-SF.dwg  
 User: BPERKINS  
 Last Modified: Apr. 25, 22 - 00:10  
 Plot Date/Time: Apr. 25, 22 - 00:18:49

PATRIOTS HALL BOULEVARD  
(60' R.O.W.)  
(VOL. 3, PG. 397; P.R.H.C.T.)  
GRAVEL

**LEGEND**

- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- PROPOSED PARKING SPACES SYSL/4"
- PROPOSED CONCRETE SIDEWALK. SEE DETAIL SHEET.
- PROPOSED MEDIUM DUTY DI-2 ASPHALT PAVEMENT. SEE DETAIL SHEET AND GEOTECH REPORT.
- PROPOSED LIGHT DUTY DI-1 ASPHALT PAVEMENT. SEE DETAIL SHEET AND GEOTECH REPORT.
- FIRE LANE ACCESS AREAS (NO PARKING ALLOWED) ALL FIRE LANE ACCESS PAVEMENT SHALL BE DESIGNED FOR HS-20 LOADING.
- TRAFFIC DIRECTION

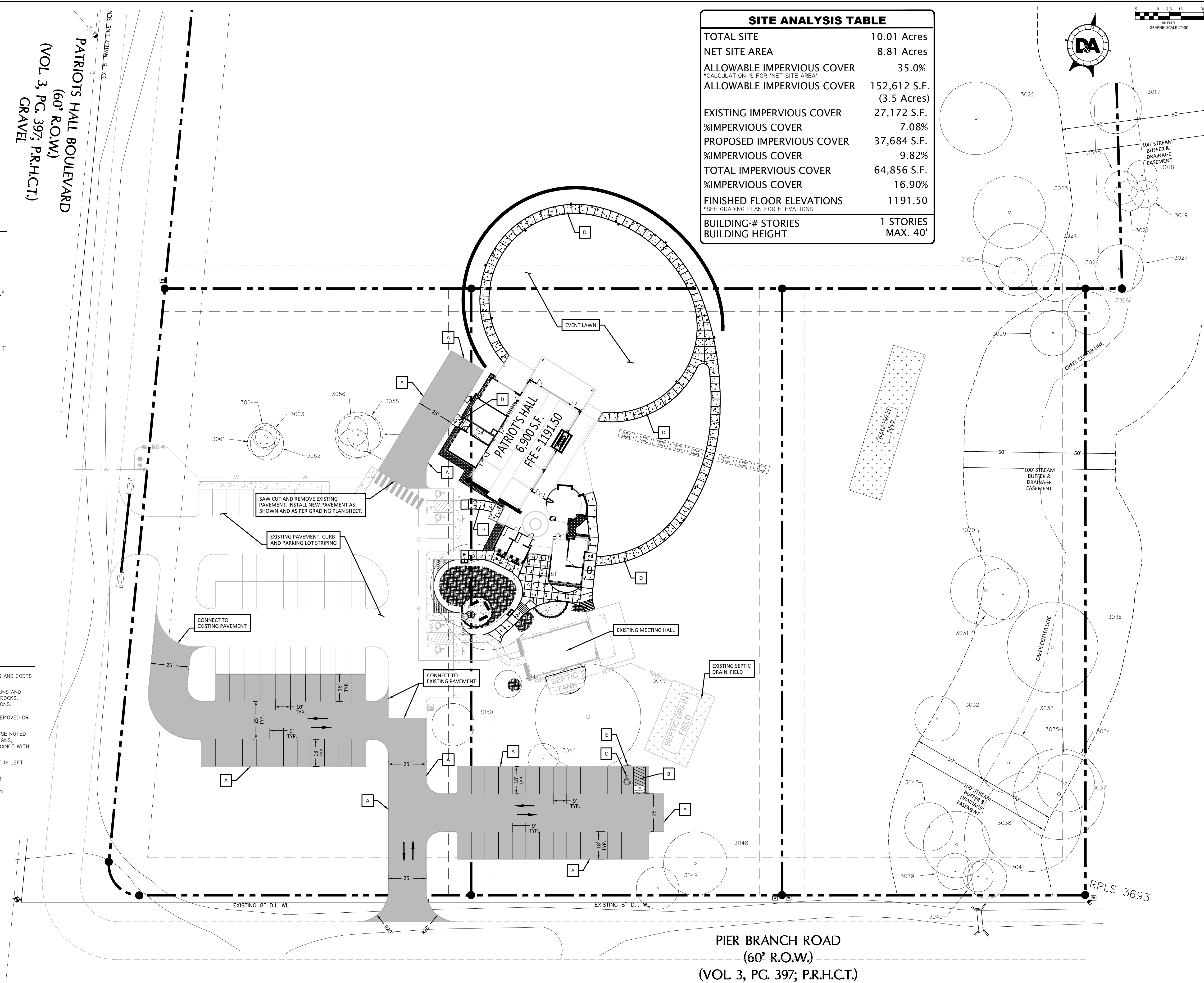
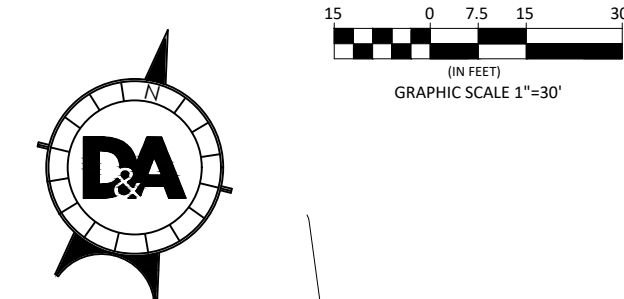
**SITE LEGEND**

- EDGE OF ASPHALT PAVEMENT.
- PAINTED 4' WIDE YELLOW LINE AT 45° AND 2'-0" C-C.
- INSTALL HANDICAP SPACE, SYMBOL, SIGN AND STRIPING. SEE DETAIL SHEET.
- INSTALL MINIMUM 5' CONCRETE SIDEWALK. SEE DETAIL SHEET.
- INSTALL ACCESSIBLE PARKING SIGN W/VIOLATION SIGN. SEE DETAIL SHEET.

**SITE NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
5. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN SMOOTH SAWCUT STRAIGHT EDGE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND DAMAGE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

SITE ANALYSIS TABLE	
TOTAL SITE	10.01 Acres
NET SITE AREA	8.81 Acres
ALLOWABLE IMPERVIOUS COVER	35.0%
ALLOWABLE IMPERVIOUS COVER	152,612 S.F. (3.5 Acres)
EXISTING IMPERVIOUS COVER	27,172 S.F.
%IMPERVIOUS COVER	7.08%
PROPOSED IMPERVIOUS COVER	37,684 S.F.
%IMPERVIOUS COVER	9.82%
TOTAL IMPERVIOUS COVER	64,856 S.F.
%IMPERVIOUS COVER	16.90%
FINISHED FLOOR ELEVATIONS	1191.50
*CALCULATION IS FOR 'NET SITE AREA'	
SEE GRADING PLAN FOR ELEVATIONS	
BUILDING-# STORIES	1 STORIES
BUILDING HEIGHT	MAX. 40'



Drawing: c:\\_work\working\ben parker\2355002.SP.dwg  
 User: BPERKINS  
 Last Modified: Apr. 13, 22 - 11:16  
 Plot Date/Time: Apr. 25, 22 - 02:16:54

**DOUCET**  
 Civil Engineering // Entitlements // Geospatial  
 7401 B. Highway 71 W. Ste. 140  
 Austin, TX 78735. Tel: (512)-583-2400  
 www.doucetengineer.com  
 TBP# Firm Number: 3937  
 TBP# Firm Number: 10105800

**SITE PLAN**

**PATRIOT'S HALL - PHASE 1B**  
 231 PATRIOTS HALL BOULEVARD  
 HAYS COUNTY, DRIPPING SPRINGS, TEXAS  
 CASE #SD2022-0008



Designed: JG/BP  
 Drawn: BP  
 Reviewed: JG/BP  
 Date: 04/22/2022

**SHEET**  
**9**  
 OF 28

Project No.:  
 2355-002



LEGEND

- ① PATRIOTS' HALL ENTRY COURT
- ② AMERICAN LEGION /VFW ENTRY COURT
- ③ SHADED SEATING AND LIGHTING AT ENTRY
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