



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 Chris Nygard, Integrity Commercial Properties, LLC
STREET ADDRESS 13080 Fieldstone Loop
CITY Austin STATE Texas ZIP CODE 78737
PHONE (512)844-6871 EMAIL chris@nygardcompany.com

APPLICANT NAME Joe 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	249 Sportsplex Drive Parking Variance
PROPERTY ADDRESS	249 Sportsplex Drive
CURRENT LEGAL DESCRIPTION	JWLP Family, Lot 6
TAX ID#	R162553
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:

Zoning Ordinance, Section 5.7.6, that requires buildings with mixed uses to calculate parking requirements for the most intense use.

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

The building and parking take up all of the available land for development. No additional land is available for additional parking. If the application of strictest use for parking is applied as shown in the Ordinance the property becomes unusable.

- 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:

The site exceeds code where it can by meeting all applicable ordinances and codes. The center while approved and built assuming general or professional office uses has had, due to the pandemic, nothing but medical professionals seeking to lease from him. This does create a service to the community by providing medical care for the community in a centralized location.

APPLICANT'S SIGNATURE

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

X CHRIS NYGARD
Name

X OWNER
Title

STATE OF TEXAS §

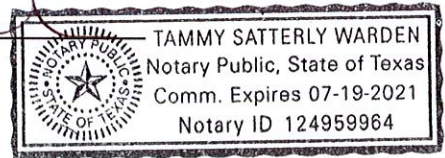
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COUNTY OF HAYS §

This instrument was acknowledged before me on the 15 day of March

2021 by Chris J. Nygard.

Jay Sweet
Notary Public, State of Texas



My Commission Expires: 7-19-2021

Jor Thompson
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:


 Applicant Signature

03/15/21
 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 checked="" type="checkbox"/>	Photographs <i>N/A</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevations (if applicable) <i>N/A</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>) <i>included on app</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)