



**DRIPPING SPRINGS**  
Texas

**City of Dripping Springs**

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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

**ZONING/PDD AMENDMENT APPLICATION**

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

**CONTACT INFORMATION**

**PROPERTY OWNER NAME** Acosta Holding Company, Inc.

**STREET ADDRESS** 9860 FM 967

**CITY** Buda **STATE** Texas **ZIP CODE** 78610-3464

**PHONE** 512-748-7803 **EMAIL** cmacustom@aol.com

**APPLICANT NAME** Gilbert J. Guerra, P.E.

**COMPANY** Rio Delta Engineering

**STREET ADDRESS** 16607 Blanco Rd., Ste 1403

**CITY** San Antonio **STATE** Texas **ZIP CODE** 78232

**PHONE** 956-624-8510 **EMAIL** gilbert@riodeltaengineering.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   | Acosta Holding Company, Inc.  |
| PROPERTY ADDRESS  | 106 Brookside, Dripping Springs, Texas 78620  |
| CURRENT LEGAL DESCRIPTION   | Lot 1,2,3,26,27, & 28 North Forty SEC 2, Blk C  |
| TAX ID#   | 36522, 36541,36542,&36543   |
| LOCATED IN  | <input checked="" type="checkbox"/> CITY LIMITS<br><input type="checkbox"/> EXTRATERRITORIAL JURISDICTION   |
| CURRENT ZONING  | MH  |
| REQUESTED ZONING/AMENDMENT TO PDD   | GR  |
| REASON FOR REQUEST<br><i>(Attach extra sheet if necessary)</i>              | The Owner wishes to replat into one contiguous lot and build a general retail development it.   |
| INFORMATION ABOUT PROPOSED USES<br><i>(Attach extra sheet if necessary)</i> | If the re-zoning is approved, the Owner will re-subdivide Lots 1,2, 3, 26, 27, and 28 into one lot and construct a multi-space general retail center on the property. |

### 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 CORDS webpage and online Lighting Ordinance under Code of Ordinances tab for more information).*

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he is the owner of the above described real property and further, that Rio Delta Engineering is authorized to act as his 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. \_\_\_\_\_.)

Claudia Maria Acosta  
Name

\_\_\_\_\_  
Title

STATE OF TEXAS §

§

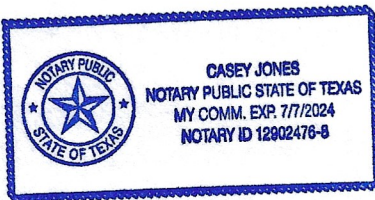
COUNTY OF HAYS §

This instrument was acknowledged before me on the 14 day of Sept,

2023 by Claudia Acosta.

[Signature]  
Notary Public, State of Texas

My Commission Expires: 7/7/2024



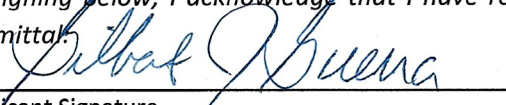
Marin Acosta  
Name of Applicant

## 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.

Applicant Signature

Date



10-5-2021

### 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> )   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | PDF/Digital Copies of all submitted Documents<br><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   |
| <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  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Concept Plan   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Plans  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Maps   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Architectural Elevation  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Explanation for request ( <i>attach extra sheets if necessary</i> )  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Information about proposed uses ( <i>attach extra sheets if necessary</i> )  |
| <input type="checkbox"/> | <input 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> )  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Digital Copy of the Proposed Zoning or Planned Development District Amendment  |