



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 Corey King
STREET ADDRESS 613 Hazy Hills Loop
CITY Dripping Springs STATE Texas ZIP CODE 78620
PHONE 832-687-9743 EMAIL [REDACTED]

APPLICANT NAME Carlos Castillo
COMPANY 37th Aluminum
STREET ADDRESS 655 Riley Fuzzel Road
CITY Spring STATE Texas ZIP CODE 77373
PHONE 832-832-0737 EMAIL [REDACTED]

APPLICATION TYPE

☐ ALTERNATIVE STANDARD

☒ VARIANCE

☐ SPECIAL EXCEPTION

☐ WAIVER

PROPERTY INFORMATION	
PROJECT NAME	A Cantilevered freestanding Pergola
PROPERTY ADDRESS	613 Hazy Hills Loop
CURRENT LEGAL DESCRIPTION	
TAX ID#	148803
LOCATED IN	☐ CITY LIMITS ☒ EXTRATERRITORIAL JURISDICTION ☐ HISTORIC DISTRICT OVERLAY

- o Description of request & reference to section of the Code of Ordinances applicable to request:

The Applicant requests approval to construct a structurally engineered Pergola as an accessory structure.

Section 16.1 minimum building setback lines

16.2 Encroachments

- o Description of the hardship or reasons the Alternative Standard/Special Exception/Variance

/ Waiver is being requested: The hardship necessitating this variance arises from the unique physical constraints of the property, as the majority of the rear yard lies within the required building setback area, leaving only approximately 1-2 feet of usable building area. This condition is not self-created and results from the lot configuration and applicable zoning regulations, effectively preventing reasonable use of the backyard for customary accessory structures or outdoor improvements. Without variance relief, the property owner is deprived of the ability to utilize the rear yard in a manner consistent with similarly situated properties, and the requested variance represents the minimum relief required to alleviate this practical difficulty. This was only brought to our attention after a review, with the homeowner paying for engineering at the city's request.

- 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 proposed project is designed to exceed applicable code requirements in order to mitigate any potential impacts associated with the requested variance. The structure has been professionally reviewed by a certified structural engineer, who has provided stamped and sealed drawings verifying compliance with required structural, wind, and load standards. In addition, all electrical components will be supervised by a licensed master electrician and included under the same permitted scope of work, ensuring full compliance with electrical codes and safety standards.

Received on/by: _____

Project Number: _____
Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: A cantilevered free-standing square-style pergola
Project Address: 613 Hazy Hills Loop
Project Applicant Name: Carlos Castillo

Billing Contact Information

Name: Carlos Castillo
Mailing Address: 655 Riley Fuzzel Road, Spring, TX
77373
Email: [REDACTED] Phone Number: 832-832-0737

Type of Project/Application (check all that apply):

- | | |
|---|--|
| ☐ Alternative Standard | ☐ Special Exception |
| ☐ Certificate of Appropriateness | ☐ Street Closure Permit |
| ☐ Conditional Use Permit | ☐ Subdivision |
| ☐ Development Agreement | ☐ Waiver |
| ☐ Exterior Design | ☐ Wastewater Service |
| ☐ Landscape Plan | ☒ Variance |
| ☐ Lighting Plan | ☐ Zoning |
| ☐ Site Development Permit | ☐ Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Carlos Castillo

Signature of Applicant

01/13/26

Date

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:

Carlos Castillo
Applicant Signature

01/13/26
Date

CHECKLIST		
STAFF	APPLICANT	
☐	☐	Completed Application Form - including all required signatures and notarized
☐	☐	Application Fee (<i>refer to Fee Schedule</i>)
☐	☐	PDF/Digital Copies of all submitted documents
☐	☐	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
☐	☐	Billing Contact Form
☐	☐	Photographs
☐	☐	Map/Site Plan/Plat
☐	☐	Architectural Elevations (if applicable)
☐	☐	Description and reason for request (<i>attach extra sheets if necessary</i>)
☐	☐	Public Notice Sign - \$25
☐	☐	Proof of Property Ownership-Tax Certificate or Deed
☐	☐	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that 31th Aluminum LLC 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. _____.)

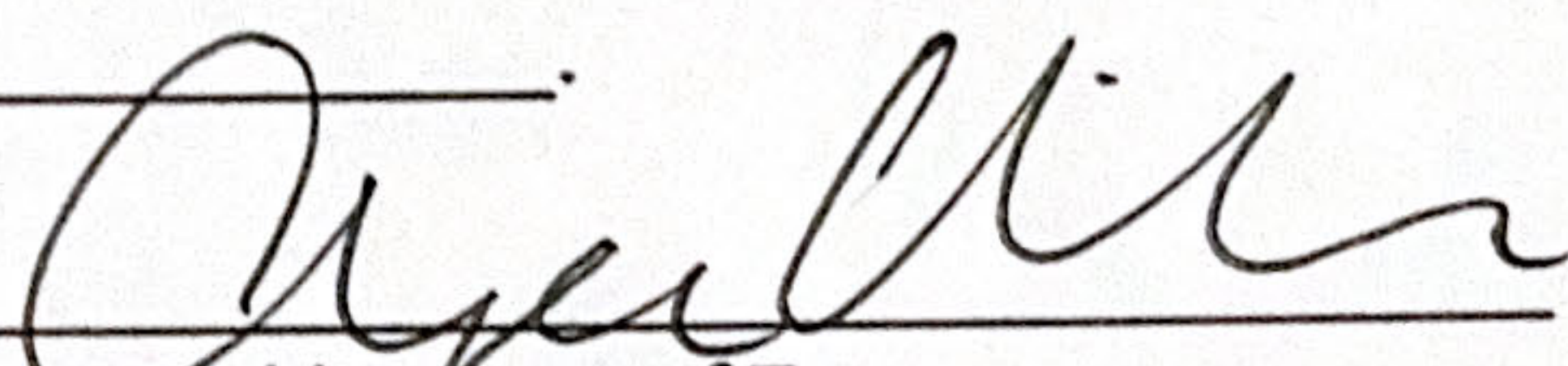
Name

Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §

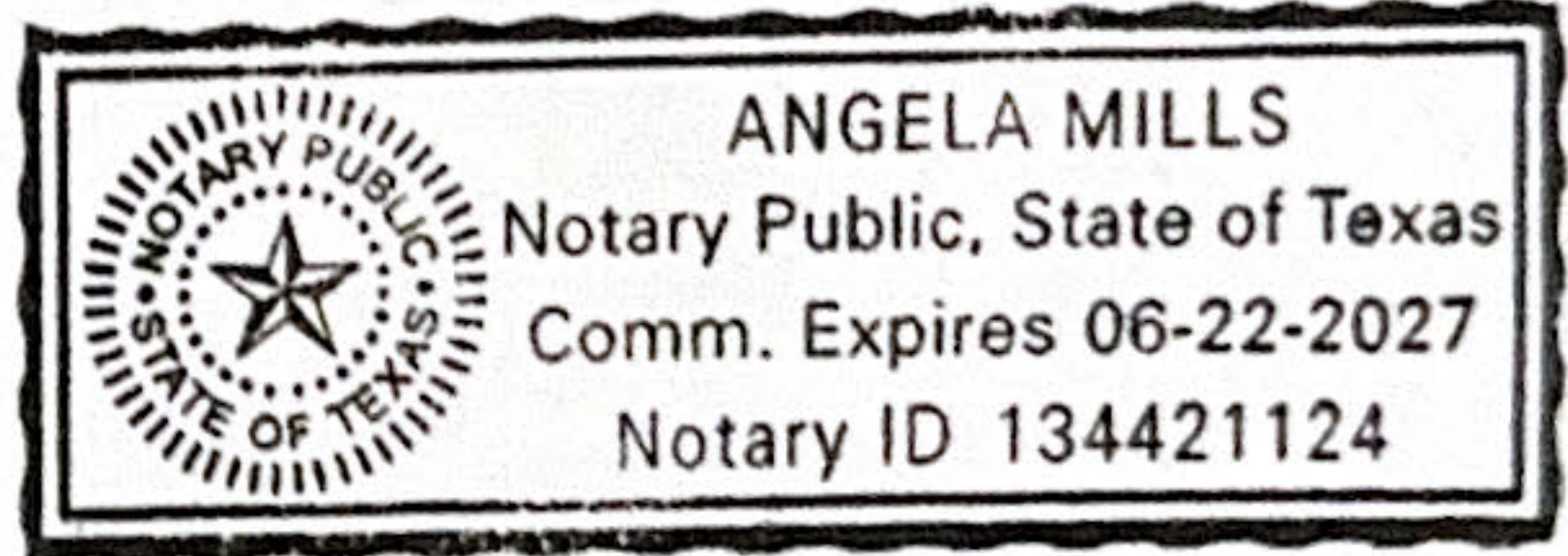
This instrument was acknowledged before me on the 9 day of January

²⁰²⁴
~~2026~~ by Angela Mills



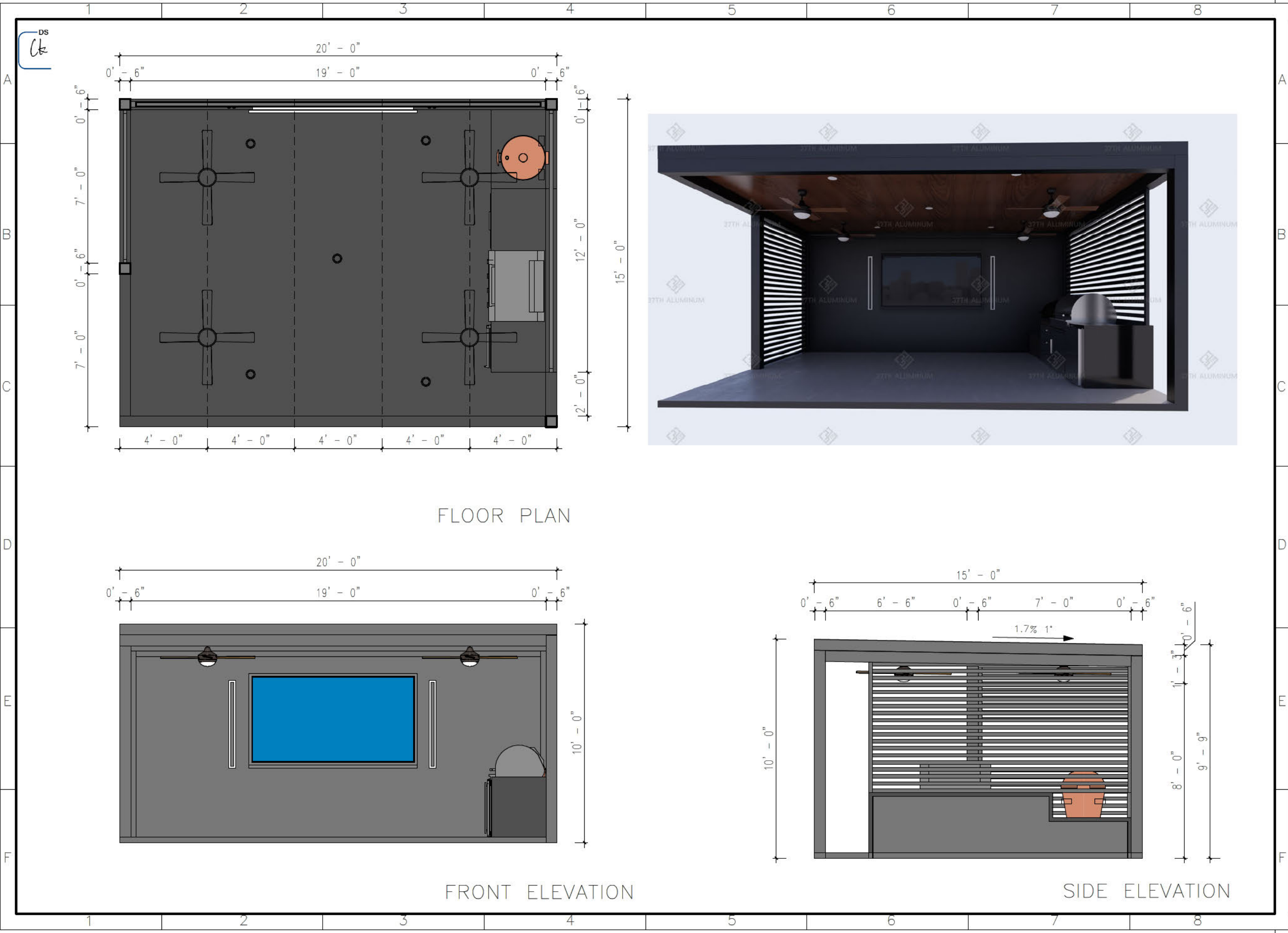
Notary Public, State of Texas

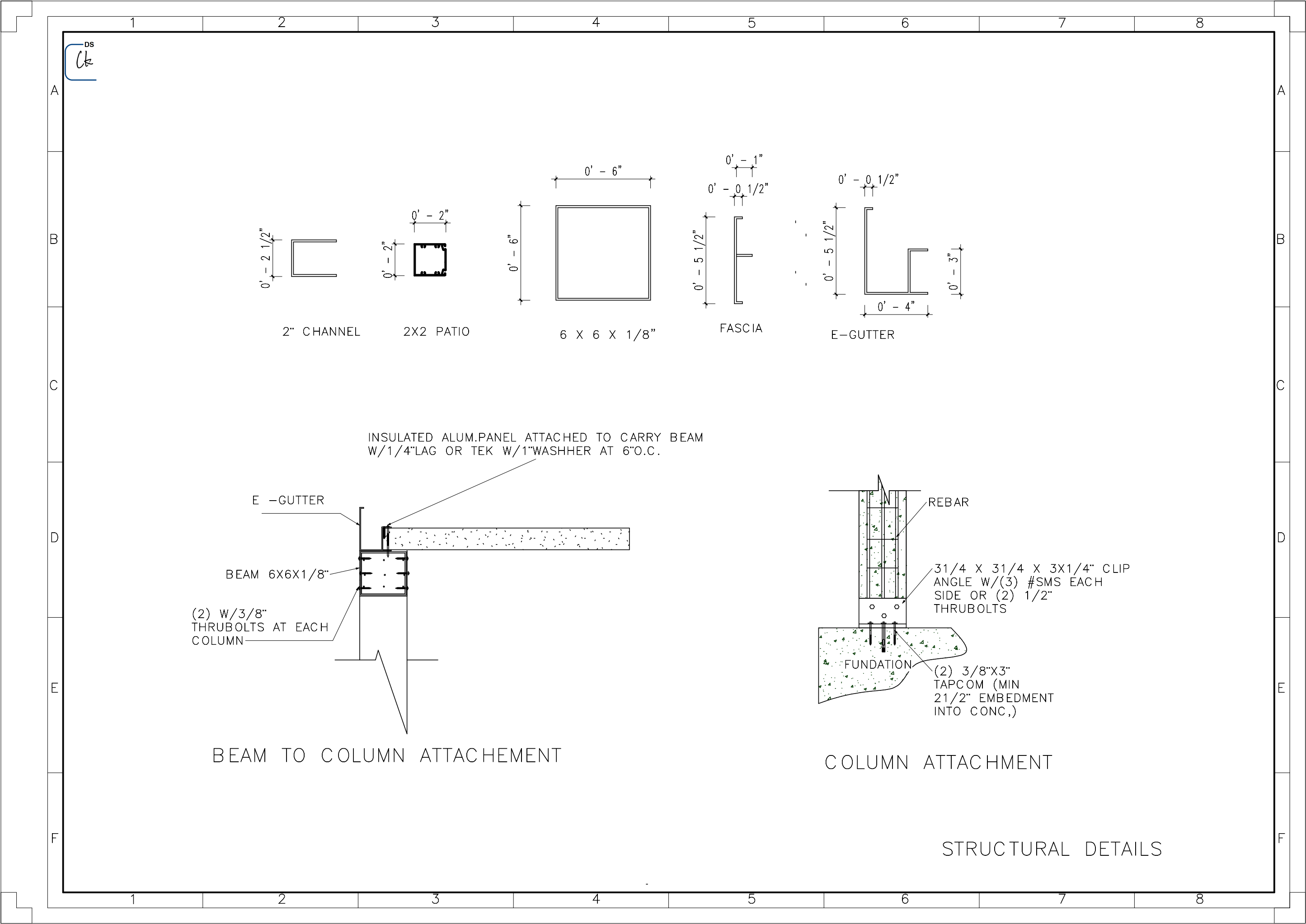
My Commission Expires: 6/22/27



Corey King

Name of Applicant





TITLE SURVEY

ATS Job # 21022305a

Reference: King Address: 613 Hazy Hills Loop, Dripping Springs, Texas.
 Lot 27, Block B, HEADWATERS AT BARTON CREEK, PHASE 1, a subdivision in Hays County, Texas, according to the map or plat as recorded in Vol. 19, Pgs. 161-168, Plat Records, Hays County, Texas.

SCALE: 1"=20'

LOT 1
OPEN SPACE

LOT 26

LOT 28

LEGEND	
	1/2" (R/F) IRON ROD FOUND
	1/2" (R/S) IRON ROD SET "ATS ENGINEERS"
	COTTON SPINDLE SET
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	R.O.W. RIGHT OF WAY
	RECORD INFORMATION
	COVERED AREA
	WOOD FENCE
	METAL FENCE
	CONCRETE
	AIR CONDITIONER
	GAS METER
	ELECTRIC METER
	CABLE RISER
	ELECTRIC RISER
	WASTEWATER CLEANOUT
	WATER METER
	WATER VALVE

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 07°40'27" E	5.10'
(L1)	(S 90°57'47" W)	(5.08')

Surveyor's Note:
 The bearings shown hereon are based on the final plat of HEADWATERS AT BARTON CREEK, PHASE 1, according to the map or plat as recorded in Vol. 19, Pgs. 161-168, Plat Records, Hays County, Texas.

HAZY HILLS LOOP
 (50' R.O.W.)

Notes:

- 1) All easements, of which I have knowledge and those recorded easements furnished by Stewart Title of Austin, LLC and Commonwealth Land Title Insurance Company according to Title Commitment GF No. 915832, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
- 2) Restrictive covenants and easement rights as recorded in Vol. 2475, Pg. 402, Doc. Nos. 2016-16015124, 2016-16015147, 2016-16015157, 2016-16015181, 2016-16015182, 2016-16015183, 17025706, 17025707, 17027934, 18005875, 20000919, 20022769, 20048273, 20048277, 20048533, and Vol. 19, Pgs. 161-168 (PLAT), Official Public Records, Hays County, Texas.
- 3) Subject to building setback lines, easements, conditions, covenants, and restrictions as recorded in Vol. 19, Pgs. 161-168 (PLAT), Vol. 2475, Pgs. 368 & 369, Vol. 5320, Pg. 409, and Vol. 5321, Pg. 48, and amended by Doc. No. 20024154, Official Public Records, Hays County, Texas.

I, Hugh M. Coston Jr., HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.