



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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

## ZONING/PDD AMENDMENT APPLICATION

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

### CONTACT INFORMATION

**PROPERTY OWNER NAME** Estate of Charlie N. Haydon (POC: Barry Haydon / Connie Brown)

**STREET ADDRESS** PO Box 547

**CITY** Dripping Springs **STATE** Texas **ZIP CODE** 78620

**PHONE** (512) 695-7493 (Barry) **EMAIL** cbtreasures04@yahoo.com (Connie Brown)

**APPLICANT NAME** Jon 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** jthomsonconsultingds@gmail.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

<b>PROPERTY &amp; ZONING INFORMATION</b>	
PROPERTY OWNER NAME	Estate of Charlie N. Haydon
PROPERTY ADDRESS	Unaddressed RR 12
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, ACRES 1.00
TAX ID#	R17873
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF4
REQUESTED ZONING/AMENDMENT TO PDD	GR
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Property is vacant; prospective buyer needs zoning reflective of a commercial nature for retail / office. GR is appropriate for this area considering the tract fronts onto RR12 (the secondary main access for Dripping Springs) and considering that the tract south of this tract is also zoned GR and tracts across the street are zoned CS.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	Potential uses are retail / office; any uses allowed for in GR zoning that are Permitted and can meet the requirements for development on a 1 acre parcel.

### COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? \*

*(See attached agreement).*

YES (REQUIRED)\*  YES (VOLUNTARY)\*  NO\*

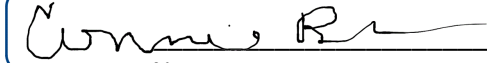
\* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (*see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Jon 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. 122, Pg. 403.)

DocuSigned by:  
  
Name

Title -  
"Executress  
of Charlie N. \_\_\_\_\_  
Haydon Title  
Estate

STATE OF TEXAS            §  
  §  
COUNTY OF HAYS         §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_,

201\_\_ by \_\_\_\_\_.

Notary  
signature and  
seal

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

Jon Thompson  
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:

Jon Thompson  
Applicant Signature

September 23, 2020  
Date

### CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input type="checkbox"/>	<u>PDF/Digital Copies of all submitted Documents</u> <b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	GIS Data
<input type="checkbox"/>	<input 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 type="checkbox"/>	Legal Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	<input type="checkbox"/>	Plans
<input type="checkbox"/>	<input type="checkbox"/>	Maps
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation
<input type="checkbox"/>	<input type="checkbox"/>	Explanation for request ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input 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 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 type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
Only filled out by staff

Date, initials



### BILLING CONTACT FORM

Estate of Charlie N. Haydon (R17873) Zoning Amendment

Project Name: \_\_\_\_\_

Unaddressed RR 12

Project Address: \_\_\_\_\_

Jon Thompson, J Thompson Professional Consulting, LLC

Project Applicant Name: \_\_\_\_\_

#### Billing Contact Information

Lodestar Bureau, LLC

Name: \_\_\_\_\_

PO Box 160266

Mailing Address: \_\_\_\_\_

Austin, Texas 78716

pv@lodestar.company

(512) 774-7867

Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- 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.*

*Jon Thompson*

Signature of Applicant

September 23, 2020

Date