



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384  
Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Received  
DEC 29 2020  
City of Dripping Springs

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

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

### CONTACT INFORMATION

PROPERTY OWNER NAME Hylan Real Estate Investments, LLC  
STREET ADDRESS 391 C Sportsplex Dr  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 512-695-9690 EMAIL bob@industrialandons.com

APPLICANT NAME Kevin Garrett  
COMPANY Swift Sessions  
STREET ADDRESS 391 Sportsplex Dr, Suite A&B  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 512-839-9903 EMAIL kevingarrett@gmail.com

#### APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Swift Sessions
PROPERTY ADDRESS	391 Sportsplex Dr., Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	Lot 4 Sportsplex Subdivision No 3
TAX ID#	27-1662270
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:  
 Requesting a variance to the required # of parking spaces per the city code for a Gym/Health Club facility of 1 space per 150 square feet.  
 Space is 4800, based off city code, 32 spaces are required.  
 Facility has 25 spaces available for Swift Sessions during business hours.

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

Swift Sessions is a private, small group personal training business. Facility is not a gym or health club with multiple equipment stations available to any number of members showing up at any time.

Swift Sessions caters primarily to middle and high school athletes looking to improve their performance to compete at national, collegiate and professional levels.

Training sessions are limited to individual and small group events normally during early morning, late afternoon and weekend sessions, outside of school hours.

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:

Swift Sessions operates primarily outside normal business hours (9-5) so it will not impact the Dripping Springs Chocolate Co operations.

The proximity to DS High School also reduces potential traffic as students can walk to the facility and most parents drop off and pick up their children.

Most training sessions are individual or small group (less than 12 individuals). There are occasional instances of special activities in which it is estimated that even the 25 available spaces would be more than sufficient.

Dripping Springs Chocolate Co is open Friday's 12-5 and Saturday's 10-2 and does not use more than 5 parking spaces and supports Swift Sessions business and sees no issue with parking.

## PROPERTY INFORMATION

PROJECT NAME	
PROPERTY ADDRESS	
CURRENT LEGAL DESCRIPTION	
TAX ID#	
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

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**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Kevin Garrett 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. \_\_\_\_\_.)

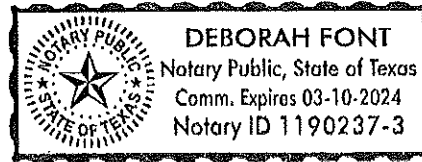
*Robert Wilson*

Name

Owner.

Title

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS         §



This instrument was acknowledged before me on the 28 day of DECEMBER

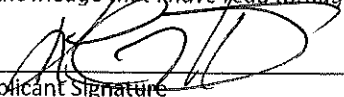
2020 by ROBERT WILSON

*Deborah Font*  
Notary Public, State of Texas

My Commission Expires: 3-10-2024

*Kevin Garrett*  
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

12/28/2020  
 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 (refer to Fee Schedule)
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted documents
<input type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Description and reason for request (attach extra sheets if necessary)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)