



**DRIPPING SPRINGS**  
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

**CONDITIONAL USE PERMIT APPLICATION**

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

NEW APPLICATION     EXTENSION OF A PREVIOUSLY APPROVED CUP

**CONTACT INFORMATION**

PROPERTY OWNER NAME JAMES KELSEY  
STREET ADDRESS 1450 W HWY 290 #1123  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 512-461-2890 EMAIL jaykelseyjr@gmail.com

APPLICANT NAME Adam S Thompson  
COMPANY OroBianco Italian Creamery  
STREET ADDRESS 503 Main Street  
CITY Blanco STATE TX ZIP CODE 78606  
PHONE 956-639-8705 EMAIL adam@orobiancomilk.com

## PROPERTY INFORMATION

PROPERTY OWNER NAME	JAMES KELSEY
PROPERTY ADDRESS	27713 RR 12 DRIPPING SPRING, TX 78620
CURRENT LEGAL DESCRIPTION	CANNON Estate - West Lot 5
TAX ID#	
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	CS
PROPOSED USE	Mobile Food Unit
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	<p>For setting up a mobile food unit to sell gelato and espresso. Unit will be licensed through Dripping Springs Health Dept. Standalone unit. Not a food truck park.</p>

### 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 Adam S 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. \_\_\_\_\_.)

James Kelsey  
Name

OWNER  
Title

STATE OF TEXAS §

§

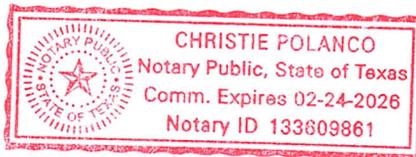
COUNTY OF HAYS §

This instrument was acknowledged before me on the 31 day of Aug,  
2022 by Christie Polanco.

Christie Polanco  
Notary Public, State of Texas

My Commission Expires: 2/24/26

James Edward Jr Kelsey  
Name of Applicant



## CONDITIONAL USE PERMIT 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

8/30/22  
\_\_\_\_\_  
Date

### CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input checked="" 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"/>	Application Fee ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<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 checked="" type="checkbox"/>	Plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation ( <i>if applicable</i> )
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign ( <i>refer to Fee Schedule</i> )
		Proof of Ownership-Tax Certificate or Deed

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

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



**DRIPPING SPRINGS**  
Texas

**BILLING CONTACT FORM**

Project Name: OroBianco Retail Dripping Springs

Project Address: 27713 RR 12, Dripping Springs, TX 78620

Project Applicant Name: Adam S Thompson

**Billing Contact Information**

Name: Vicki Devendorf

Mailing Address: PO Box 1565  
Blanco, TX 78606

Email: vicki@orobiancomilk.com Phone Number: 830-998-4221

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

- |  |  |
|--|--|
| <input type="checkbox"/> Alternative Standard              | <input type="checkbox"/> Special Exception     |
| <input type="checkbox"/> Certificate of Appropriateness    | <input type="checkbox"/> Street Closure Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision           |
| <input type="checkbox"/> Development Agreement             | <input type="checkbox"/> Waiver                |
| <input type="checkbox"/> Exterior Design                   | <input type="checkbox"/> Wastewater Service    |
| <input type="checkbox"/> Landscape Plan                    | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Lighting Plan                     | <input type="checkbox"/> Zoning                |
| <input type="checkbox"/> Site Development Permit           | <input type="checkbox"/> 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.*

Signature of Applicant

9/1/2022

Date