



DRIPPING SPRINGS  
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street •MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

**STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER  
APPLICATION**

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

CONTACT INFORMATION

PROPERTY OWNER NAME John Muhich

STREET ADDRESS 1300 E US Highway 290 West

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE (512) 657-6789 EMAIL johnsmuhich@gmail.com

APPLICANT NAME Shawn Beichler

COMPANY AAA Storage-Storserv

STREET ADDRESS 1300 E US Highway 290

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE (704) 754-3200 EMAIL Shawn.Beichler@AAASStorage.com

APPLICATION TYPE	
<input type="radio"/> ALTERNATIVE STANDARD	<input checked="" type="radio"/> VARIANCE
<input type="radio"/> SPECIAL EXCEPTION	<input type="radio"/> WAIVER

<b>PROPERTY INFORMATION</b>	
PROJECT NAME	AAA Storage-Storserv
PROPERTY ADDRESS	1300 E US Highway 290 West, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	ABS 693 CH ballot Survey 5.02 AC
TAX ID#	R
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:

The Request is for the city to accept the existing metal fence as shown in the pictures as a part of the Phase 1 development and not require the fence to be demolished and a brand new masonry fence constructed per the Conditional Use Permit, Ordinance No. 2023.28. Item No. 4.

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

Fence has already been constructed and in place at the address location. It's made of metal set into a concrete slab. Requesting to leave this structure in place over removing it to replace with masonry. This will create a hardship in that the existing fence footings and concrete pavement all be demolished and reconstructed for the fence. The existing fence provides the screening requirement, and no issues have been raised about this fence.

- 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 rest of the Phase 1 and Phase 2 development is following City of Dripping Springs Development Ordinances as a part of the Annexation agreement with the city, which would have otherwise only followed ETJ requirements.

APPLICANT'S SIGNATURE

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

[Signature]  
Name

DIR OF LAND DEV & CONST  
Title

STATE OF ~~TEXAS~~ North Carolina

COUNTY OF HAY-S " " " " §

This instrument was acknowledged before me on the 3rd day of December

2024 by Shawn R. Beichter

[Signature]

Notary Public, State of gr Carolina

My Commission Expires: 02/26/2028

[Signature]  
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

\_\_\_\_\_ Date

**CHECKLIST**

STAFF	APPLICANT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted documents
<input type="checkbox"/>	<input type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Cut/Fill Data Sheet ( <i>i/ applicable</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations ( <i>if applicable</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Description and reason for request ( <i>attach extra sheets if necessary</i> )
<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)

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

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



DRIPPING SPRINGS  
Texas

**BILLING CONTACT FORM**

Project Name: AAA Storage-Storserv

Project Address: 1300 E US Highway 290 West

Project Applicant Name: John Muhich

**Billing Contact Information**

Name: John Muhich

Mailing Address: 4203 Spinnaker CV

Autin, TX 78731

Email: johnsmuhich@gmail.com Phone Number: (512) 657-6789

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                 | <input type="checkbox"/> 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.*

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date