



H-E-B DRIPPING SPRINGS 01

Gross Floor Area Variance Justification

10/21/2024

Project Name	H-E-B Dripping Springs 01
QE Project No.	S0977-0006-01
Purpose:	Technical Justification to Support Gross Floor Area Variance Request

Technical Information:

Site Background Information

The subject site is located at the southeast corner of Rob Shelton Blvd. and US Highway 290. The current H-E-B store at this location is 75,000 square feet. The existing store is located on the currently developed 25-acre tract. This developed tract is located within Planned Development District #1 (PDD #1). The proposed expansion is an undeveloped 11.83-acre tract that is zoned as Commercial Services (CS).

The current HEB's primary customer base is the City of Dripping Springs and the surrounding areas, as the current HEB is the largest Grocery Store within the City limits.

As part of the variance request, we propose to exceed the allowable building square footage within the CS zoning. We propose a minimum of a 125,000 square foot building within the 11.83-acre tract along with the corresponding parking lot within the adjacent 25-acre tract.

Public Interest

The requested variance is in the public interest as it will provide a larger grocery store for residents of Dripping Springs and surrounding communities. Due to the increase in population in this area, a new larger store is necessary. A larger store will provide a less crowded experience for residents and will be able to offer a more compelling selection of products.

Site-Specific Hardship

Enforcement of the Ordinance would require the proposed building to have a smaller footprint than the current building. The anticipated primary customer base would exceed what the proposed maximum building size would allow.

Spirit of the Ordinance

While the proposed store is larger than the existing store and the footprint allowed by Dripping Springs' Zoning Ordinance, this store is on a large plot (35.68 acres) and leaves significant acreage without any structures. Because of this significant amount of acreage without buildings, the spirit of the ordinance is still being followed. All other requirements for the building will follow the CS zoning ordinances along with a proposed impervious cover that remains under the 60% maximum for the 11.83-acre tract.



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 H-E-B, LP

STREET ADDRESS 646 South Flores St

CITY San Antonio STATE Texas ZIP CODE 78204

PHONE _____ EMAIL _____

APPLICANT NAME Zachary Morgan

COMPANY Quiddity

STREET ADDRESS 101 E Old Settlers Blvd, Ste 280

CITY Round Rock STATE Texas ZIP CODE 78665

PHONE 512-685-5194 EMAIL zmorgan@quiddity.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION

PROJECT NAME	Replat of Dripping Springs Retail Center Subdivision
PROPERTY ADDRESS	598 E HWY US 290, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	Lot 1A, Block B of the Dripping Springs Retail Center Subdivision (35.70 Ac)
TAX ID#	R17965
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

○ **Description of request & reference to section of the Code of Ordinances applicable to request:**
 This variance request pertains to section 3.12.4.(d) of the zoning ordinance for the city of Dripping Springs, Texas which states, "The gross floor area for each building shall not exceed 50,000 square feet per building."

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

This variance would allow the HEB to construct a large enough building to service the growing market within the City of Dripping Springs community.

○ **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:**

Preliminary site layouts and HEB direction contemplate a new store with a minimum of internal area of least 125,000 square feet.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Zachary D. Morgan 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. 3048, Pg. 27.)

Benjamin Scott
Name
Group Vice President of Real Estate and Shopping Center Development
Title

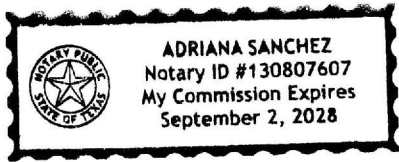
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 29th day of October,
20124 by Benjamin Scott.

Adriana Sanchez
Notary Public, State of Texas

My Commission Expires: September 2, 2028

Zachary D. Morgan
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

10/21/2024
 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 (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" 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

Date, initials



BILLING CONTACT FORM

Project Name: Replat of Dripping Springs Retail Center Subdivision
Project Address: 598 E HWY US 290, Dripping Springs, TX 78620
Project Applicant Name: Zachary Morgan

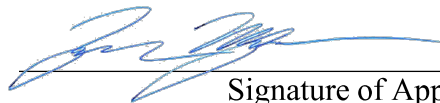
Billing Contact Information

Name: Benjamin R. Scott
Mailing Address: 646 South Flores Street
San Antonio, TX 78204
Email: _____ Phone Number: _____

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 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 checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input checked="" 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

10/21/2024

Date