



DRIPPING SPRINGS
Texas

Open spaces, friendly faces.

Received on/by:

Date, initials

**Application For An
Alternative Standard/Special Exception/Variance/Waiver**

Project Name: Hardy T Land SUB2023-0042

Project Address/Legal Description: BEING A 78.021 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS BEING ALL OF TRACT 1, CONVEYED TO HARDY T LAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 21051171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.)

Project Applicant Name: Brian Estes

Mailing Address: 1221 S. MoPac Expressway, Suite 350, Austin, TX 78746

Email Address: lgarcia@cecinc.com

Phone Number: (512)439-0400

Owner's Name (if different from Applicant): Steve Harren

Mailing Address: 317 Grace Lane #240

Email Address: steveharren@aol.com

Phone Number: (512)644-6800

Type of Application (check box):

Alternative Standard

Variance

Special Exception

Waiver

Description of request & reference to section of the Code of Ordinances applicable to request: Chapter 28, Article 28.04 Subdivision Ordinances, section 28.04.019
sidewalks of the City of Dripping Springs Code of Ordinances

Description of the hardship or reasons the Alternative Standard/Special Exception/Variance/Waiver is being requested: An exemption for sidewalks and fee-in-lieu on the entirety of the Hardy T Land subdivision, to encourage tree preservation, minimize impervious cover, and the rural nature of the proposed neighborhood. Additionally, there is no public sidewalk near the proposed development to connect, therefore it does not make sense to provide sidewalks in this private ROW.

Description of how the project exceeds Code requirements to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver: The natural rurality of the proposed neighborhood, and tree preservation. Per City's Sidewalk Ordinance, the review committee shall consider proximity to the nearest existing sidewalk, proximity to public facilities, if any public sidewalks are planned or contemplated in the are, and any other information deemed appropriate by the development review committee.

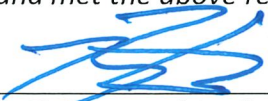
Submittal Checklist:

- Signed and Completed Application
- Required Fee Paid \$ _____
*reference online **Master Fee Schedule** for more details*
- Billing Contact Form
- Exhibits
- Photographs
- Map/Site Plan
- Architectural Elevation
- Other: _____

*Upon submittal of application, a Public Notice sign is **required** to be displayed at the project property within 48 hours (exceptions apply in cases of signage, lighting, exterior design and landscaping applications). Signs can be picked up at the City Offices for a deposit fee of \$100. Once a permit has been issued, signs in good condition can be returned for a \$75 refund.*

- Pick up Public Notice Sign, \$100 deposit

*All required items and information (including all applicable above listed exhibits and fees) must be received by the City in order for an application and request to be considered complete. **Incomplete submissions will not be reviewed or scheduled for any further action until all deficient items or information has been received.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*



Signature of Applicant

7-26-24

Date

Signature of Owner (or attached letter of consent)

Date

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Brian Estes, P.E. is authorized to act as my agent and representative with respect to this Application and the City's conditional use permit process. (As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) Doc # 21051171

Steve Harren
Name

Owner
Title

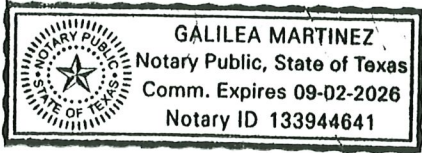
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 26 day of July,
2024 by Brian Estes.

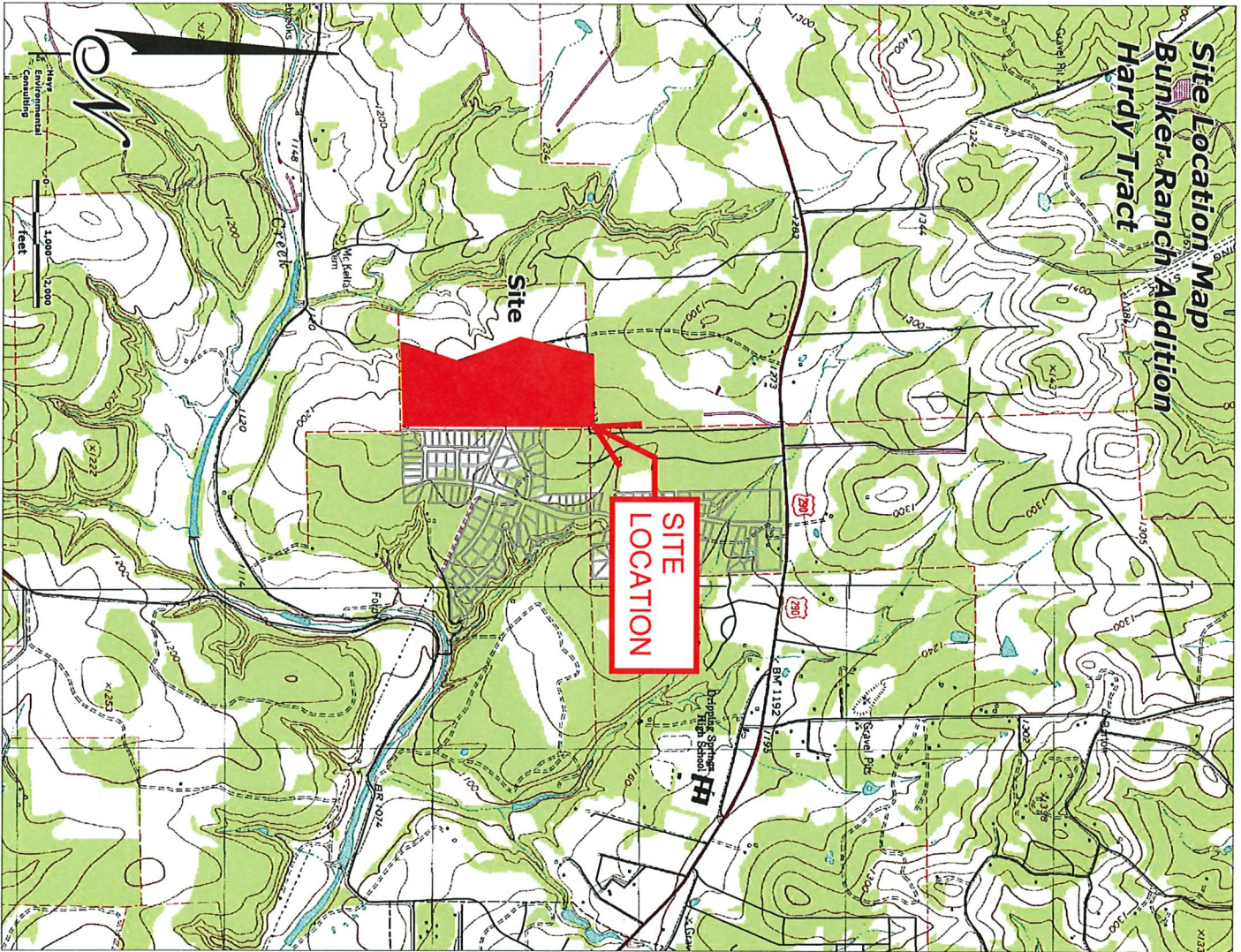
[Signature]
Notary Public, State of Texas

My Commission Expires: 09-02-2026

Brian Estes
Name of Applicant



Site Location Map
Bunker Ranch Addition
Hardy Tract



**SITE
LOCATION**

Site

North
Environmental
Consulting

0 1,000 2,000
feet
0 1,000 2,000
meters