



DRIPPING SPRINGS
Texas

Open spaces, friendly faces.

Received on/by: _____

Date, initials _____

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

Project Name: Short Mama's Bistro

Project Address/Legal Description: 101 College Street

Project Applicant Name: Patrick Fox

Mailing Address: 101 College Street, Dripping Springs, TX 78620

Email Address: patfox@shortmama.com

Phone Number: 512-858-1800

Owner's Name (if different from Applicant): N/A

Mailing Address: _____

Email Address: _____

Phone Number: _____

Type of Application (check box):

☐ Alternative Standard

☐ Special Exception

☒ Variance
☐ Waiver

Description of request & reference to section of the Code of Ordinances applicable to request:

The City recently enacted Chapter 26 - Signs to the Code of Ordinances. The new sign ordinance no longer permits "pole" signs. An exception exists for signs in the Historic District, but the Historic District has yet to adopted any sign parameters. Applicant is proposing a sign, consistent with its historical roots, that requires a variance. Pole signs are prohibited pursuant to Section 26.01.009(17). This variance is sought pursuant to Section 26.03.003.

Description of the hardship or reasons the Alternative Standard/Special Exception/Variance/Waiver is being requested: New Sign Ordinance does not consider appropriate signage for Historic District. New Sign Ordinance does not contemplate commercial property that fronts 2 streets

Description of how the project exceeds Code requirements to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver: Requested signs are much smaller, and far more appropriate, than permitted monument sign!

Submittal Checklist:

- ☒ Signed and Completed Application
- ☐ Required Fee Paid \$ 0 - Historic District Waiver
reference online **Master Fee Schedule** for more details
- ☒ Billing Contact Form
- Exhibits
- ☒ Photographs
- ☒ Map/Site Plan
- ☐ Architectural Elevation
- ☒ Other: pole rendering; sign graphics

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

7/29/26
Date

N/A
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 the undersigned 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. _____.)

Name

Title

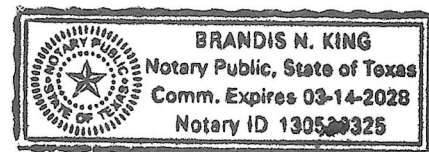
STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the 30th day of July,
2012 by Patrick Fox.

Brandis N. King
Notary Public, State of Texas

My Commission Expires: 3/14/28

Patrick Fox
Name of Applicant





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BILLING CONTACT FORM

Project Name: Short Mama's Bistro

Project Address: 101 College

Project Applicant Name: Patrick Fox, Manager

Billing Contact Information

Name: Short Mama's Holdings, LLC

Mailing Address: 101 College

Dripping Springs, TX 78620

Email: patfox@shortmama.com Phone Number: 512-858-1800

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

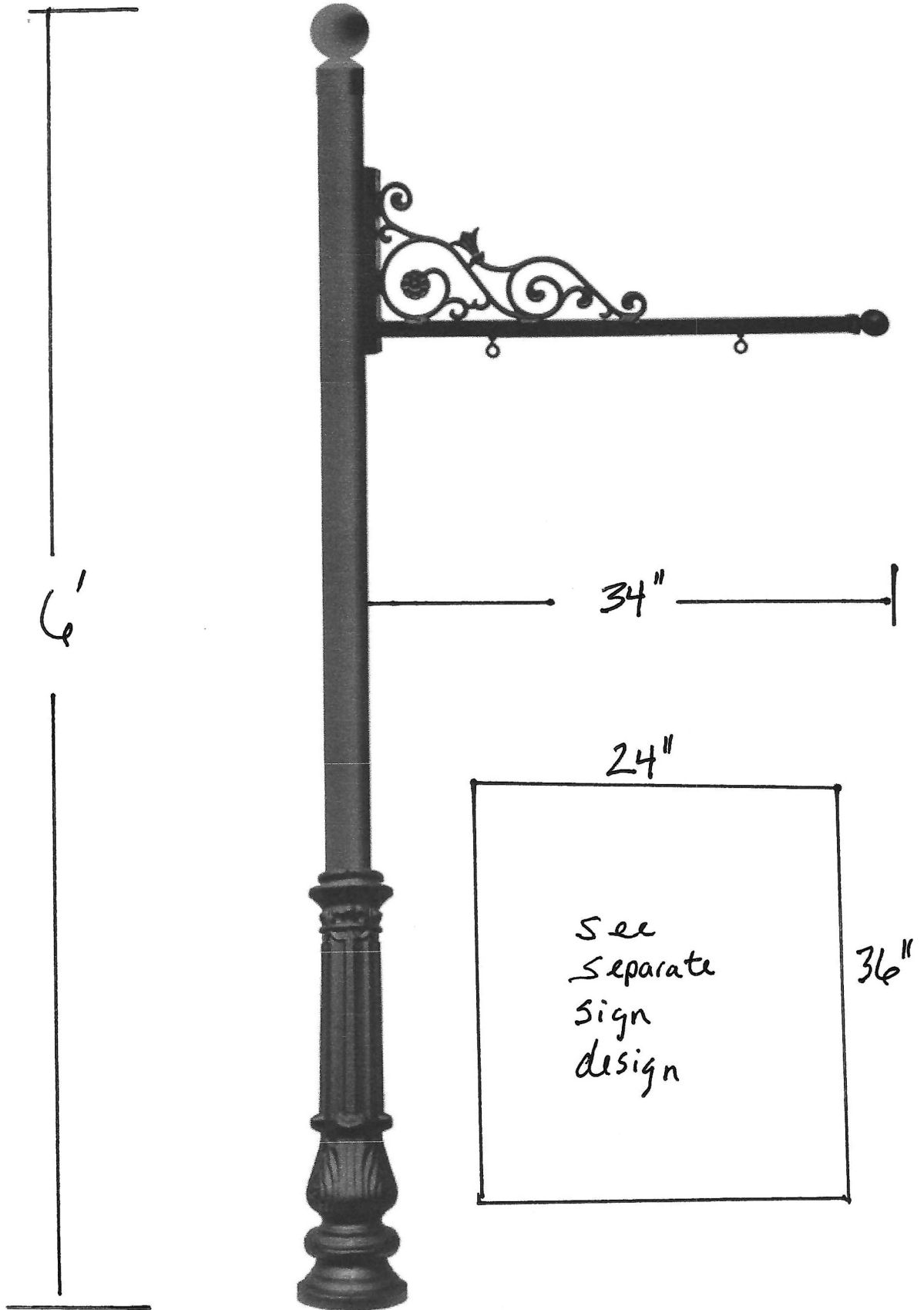
- ☐ Alternative Standard
- ☐ Certificate of Occupancy
- ☐ Appropriateness Conditional
- ☐ Use Permit Development
- ☐ Agreement Exterior Design
- ☐ Landscape Plan
- ☐ Lighting Plan
- ☐ Site Development Permit

- ☐ Special Exception
- ☐ Street Closure Permit
- ☐ Subdivision
- ☐ Waiver
- ☐ Wastewater Service
- ☒ Variance
- ☐ Zoning
- ☐ 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.

Patrick Fox
Signature of Applicant

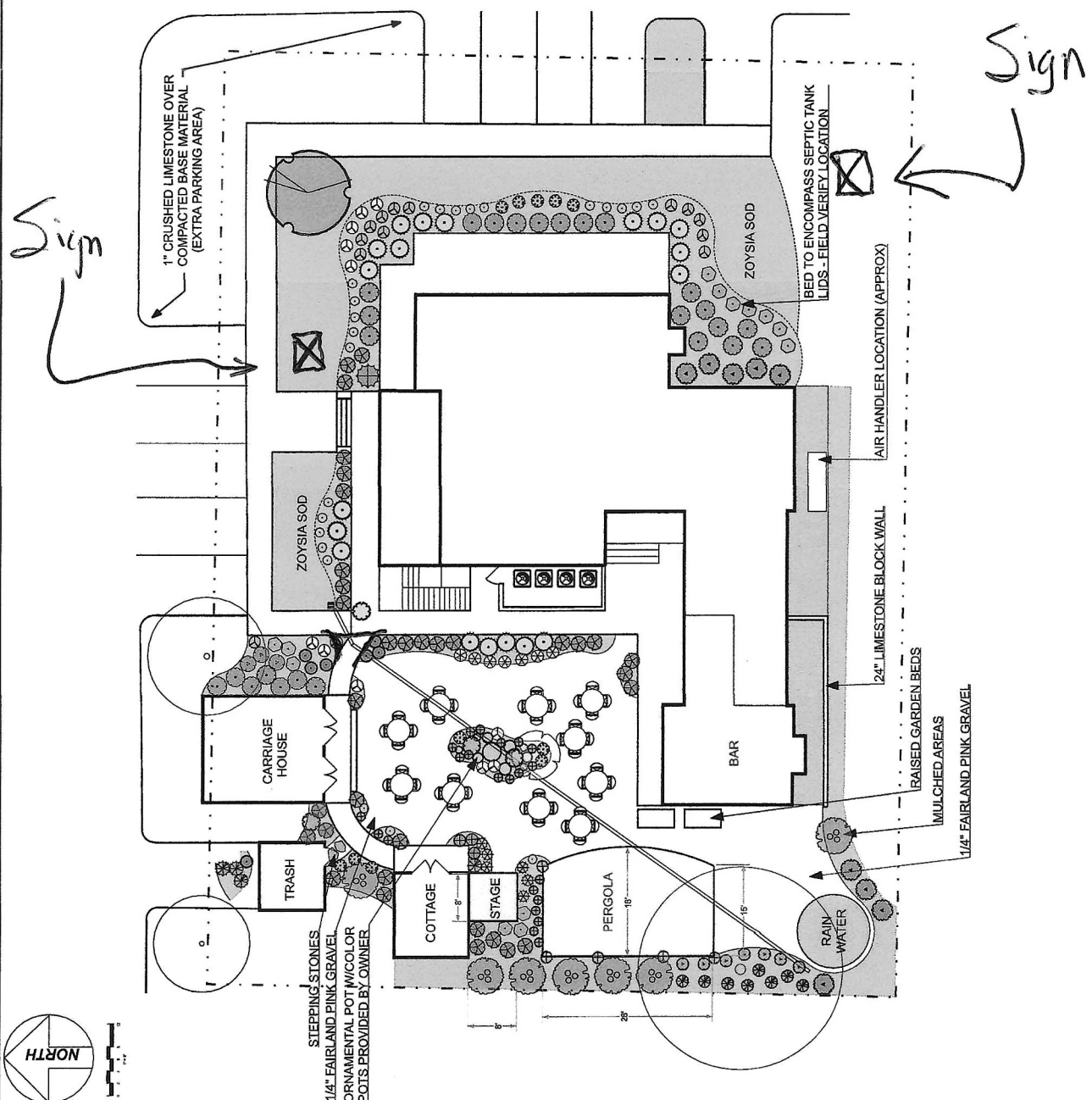
7/29/20
Date



SHORT MAMA'S



BISTRO



Landscape

Quantity	Symbol	Description
Grasses		
8	⊗	Inland Sea Oats 3 gal.
25	⊗	Liriope, Giant 1 gal.
Large Shrubs		
1	⊗	Holly "Nellie R. Stevens" 15 gal.
19	⊗	Rose "Julia Child" 5 gal.
9	⊗	Viburnum, Spring Bouquet 5 Gal.
Large Trees		
1	⊗	Oak, Monterey 45 gal.
Perennials		
11	⊗	Blue Plumbago 1 gal.
7	⊗	Fall Aster 1 gal.
23	⊗	Guara 1 gal.
6	⊗	Mexican Mint Marigold 1 gal.
13	⊗	Mistflower, Gregg's 1 gal.
4	⊗	Pride of Barbados 5 gal.
13	⊗	Salvia "Indigo Spires" 1 gal.
7	⊗	Salvia greggii "White" 1 gal.
12	⊗	Silver Ponyfoot 1 gal.
7	⊗	Turk's Cap 1 gal.
Small Shrubs		
25	⊗	Abelia "Ed Goucher" 5 gal.
4	⊗	Jerusalem Sage 3 gal.
3	⊗	Leopard Plant 5 gal.
34	⊗	Yew "Pringle's Dwarf" 5 gal.
Small Trees		
1	⊗	Crape Myrtle "Natchez" 45 gal.
7	⊗	Magnolia "Little Gem" 45 gal.
Vines		
5	⊗	Crossvine 5 gal.

COMPANY:

10221 SIGNAL HILL ROAD
AUSTIN, TEXAS 78737
512-442-2891
DENMAN@TERRAINTX.COM

SHEET DESCRIPTION:
LANDSCAPE IRRIGATION PLAN

PROJECT:
SHORT MAMA'S BISTRO
101 COLLEGE STREET
DRIPPING SPRINGS, TX

REVISIONS:
6/17/26

DATE:
6/17/26
JOB NUMBER:
N/A
DRAWN BY:
WCD
CHECKED BY:
N/A

SCALE:
1" = 8'
SHEET:
1 of 1