



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 Hill Country Senior Citizens Activity Center
 STREET ADDRESS 1310 Hwy 290 W
 CITY Dripping Springs STATE TX ZIP CODE 78620
 PHONE 512-858-4663 EMAIL hcscseniors@gmail.com

APPLICANT NAME Dominic Shaw
 COMPANY _____
 STREET ADDRESS 1326 Hwy 290 W
 CITY Dripping Springs STATE TX ZIP CODE 78620
 PHONE 512-829-4391 EMAIL dshaw@waterlinefountains.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION

PROJECT NAME	Hill Country Senior Center Prefab Building
PROPERTY ADDRESS	1310 Hwy 290 W
CURRENT LEGAL DESCRIPTION	Lot 5, 6, 7, 19, 20A, 20B
TAX ID#	R38538, R38539, R38548
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:**
To obtain a permit for the removal and replacement of existing prefab clothing huts on the existing property without the submission of a landscape plan as none is planned. Section 28.06.005.

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

The work is to replace 20 year old prefabricated buildings with a single new unit. The existing buildings are falling apart and it was determined that replacement would be better than repair. The buildings are within the required setback but due to the limited amount of space on the property there is no other location to place them. The building are used to sort donated clothing, which provides over 40% of the income to the Thrift Store, which supports the mission at the Senior Center. The work will visually improve the view along old 290.

○ **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:**

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that DOMINIC SHAW 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. _____.)

Michael D. Shaw

Name

BOARD PRESIDENT

Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 11th day of December, 2023 by MICHAEL DOMINIC SHAW.

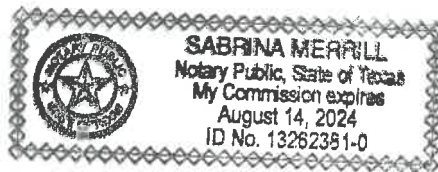
Sabrina Merrill

Notary Public, State of Texas

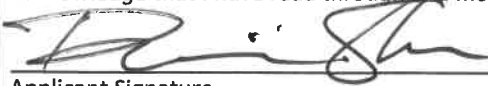
My Commission Expires: Aug 14th 2024

Michael Dominic Shaw

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

12/19/23
 Date

CHECKLIST		
STAFF	APPLICANT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input checked="" type="checkbox"/>	<input checked="" 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:

Date, initials



BILLING CONTACT FORM

Project Name: HILL COUNTRY SENIOR CENTER PREFAB BLDG

Project Address: 1310 HWY 290 N, DRIPPING SPRINGS

Project Applicant Name: HILL COUNTRY SENIOR CITIZENS ACTIVITY CENTER, INC

Billing Contact Information

Name: HILL COUNTRY SENIOR CITIZENS ACTIVITY CENTER

Mailing Address: 1310 HWY 290

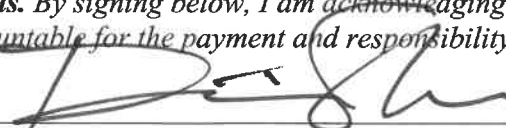
DRIPPING SPRINGS, TX 78620

Email: DSHAW@WATERLINE.COM Phone Number: 512 829 4391

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 checked="" 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 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

12/19/23
Date



Structures to be removed

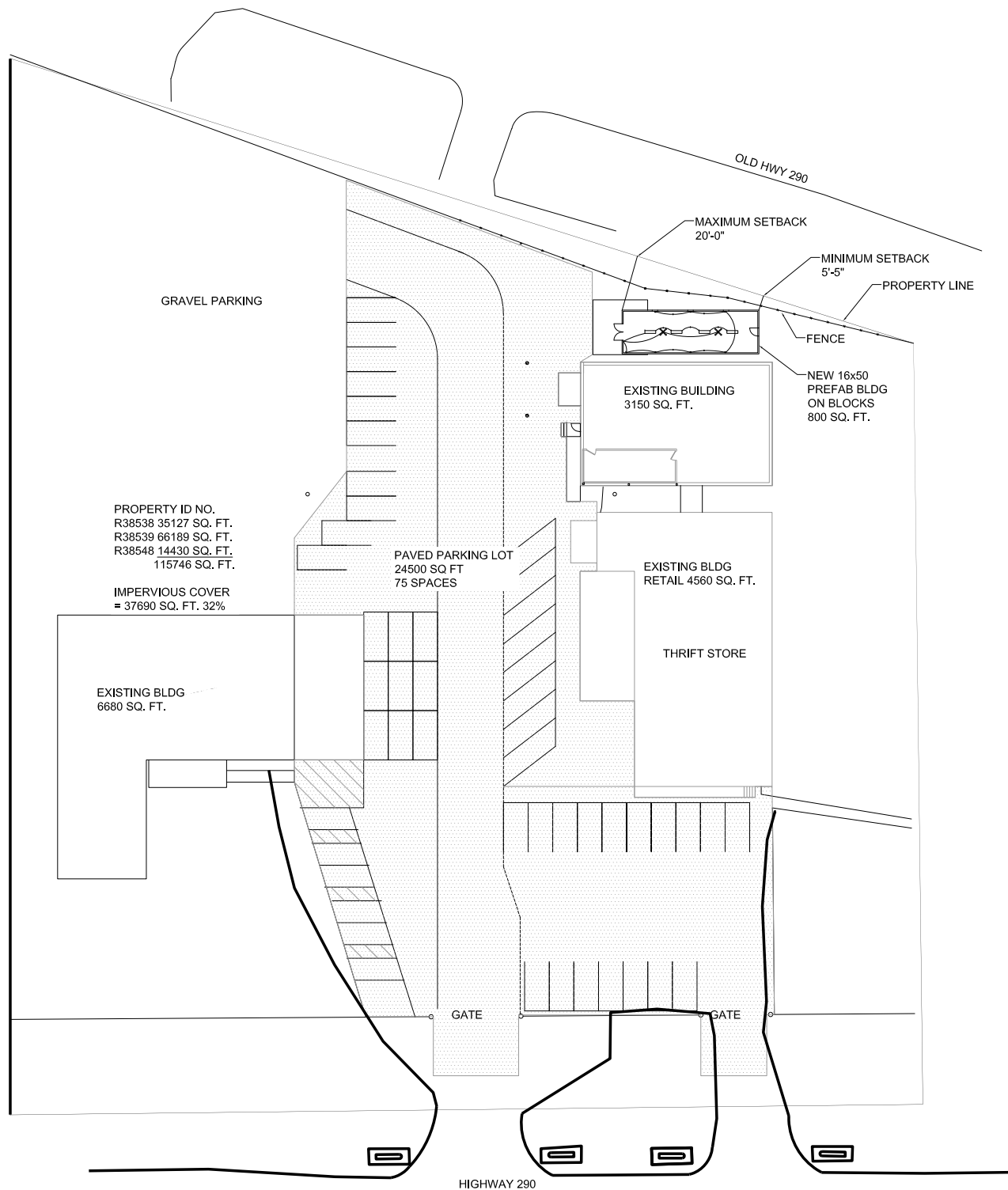
Outline of new shed



Current conditions



Proposed



PROPERTY ID NO.
R38538 35127 SQ. FT.
R38539 66189 SQ. FT.
R38548 14430 SQ. FT.
115746 SQ. FT.

IMPERVIOUS COVER
= 37690 SQ. FT. 32%

EXISTING BLDG
6680 SQ. FT.

GRAVEL PARKING

PAVED PARKING LOT
24500 SQ FT
75 SPACES

EXISTING BUILDING
3150 SQ. FT.

NEW 16x50
PREFAB BLDG
ON BLOCKS
800 SQ. FT.

EXISTING BLDG
RETAIL 4560 SQ. FT.

THRIFT STORE

MAXIMUM SETBACK
20'-0"

MINIMUM SETBACK
5'-5"

PROPERTY LINE

FENCE

GATE

GATE

HIGHWAY 290

OLD HWY 290