



Planning & Zoning Commission Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Board Room, 300 Sportsplex Drive – Dripping Springs, Texas

Tuesday, April 22, 2025, at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
Eugene Foster
Douglas Shumway
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Diana Boone

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public who wishes to address the Commission regarding items on the posted agenda may do so at Presentation of Citizens. For items posted with a Public Hearing, the Commission requests that members of the public hold their comments until the item is presented for consideration. Members of the public wishing to address matters not listed on the posted agenda may do so at Presentation of Citizens. Speakers are allotted two (2) minutes each and regarding issues not on the agenda and two (2) minutes per item on the agenda may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the Commission or City staff.

- 1. Consider approval of the March 26, 2025 Planning & Zoning Commission regular meeting minutes.**

BUSINESS AGENDA

- 2. Public hearing, discussion, and consideration of recommendation for VAR2025-002: a variance request to allow a commercial building associated with the Dripping Springs Sports Club to be larger than the 100,000 square feet limit in the Planned Development District No. 6 zoning district for a property located at the northwest intersection of Canyonwood Drive and US 290. Applicant: Drew Rose, DSSC Equity, LLC**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Recommendation
- 3. Presentation, discussion, and direction to staff regarding PDD2024-001 the Farmstead at Caliterra Planned Development District No. 9 Amendment. Applicant: Quynn Dusek, Carlson, Brigrance and Doering, Inc.**
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Hearing
 - d. Staff Direction

PLANNING REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

- 4. Planning Department Report: Tory Carpenter, Planning Director**

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

May 27, 2025, at 6:00 p.m.

June 24, 2025, at 6:00 p.m.

City Council & Board of Adjustment Meetings

May 6, 2025, at 6:00 p.m.

May 20, 2025, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on April 18, 2025 at 12:00 PM.

Diana Boone, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



Planning & Zoning Commission Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership
Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

Wednesday, March 26, 2025, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of Commissioners present, Chair James called the meeting to order at 6:01 p.m.

Commission Members Present:

Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
Douglas Shumway
Evelyn Strong

Commission Members Present:

Eugene Foster

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Diana Boone
IT Director Jason Weinstock
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Crosson.

PRESENTATION OF CITIZENS

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assistance of a translator to address the Commission. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the Commission or City staff.

- 1. Consider approval of the February 25, 2025 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Bourguignon and seconded by Commissioner Shumway, to approve the February 25, 2025 meeting minutes. The motion to approve carried unanimously 6 to 0.

BUSINESS AGENDA

- 2. Public hearing and consideration of a recommendation regarding an Ordinance approving CUP2025-001: an application for a Conditional Use Permit to allow a permanent makeup facility at 251 Old Fitzhugh Road. Applicant: Courtney Deavers**

- a. Applicant Presentation

Courtney Deavers and Capri Jentsch presented.

- b. Staff Report

Planning Director Tory Carpenter presented the staff report and recommend approval of the Conditional Use Permit with the following condition: The Conditional Use Permit is limited to the provision of permanent makeup and related cosmetic procedures as permitted under state regulations.

- c. Public Hearing

No one spoke during the Public Hearing.

- d. Recommendation

A motion was made by Vice Chair Williamson and seconded by Commissioner Strong, to approve the Conditional Use Permit with conditions recommended by staff. The motion to approve carried unanimously 6 to 0.

PLANNING REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

3. Planning Department Report. *Tory Carpenter, Planning Director*

No action was taken.

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

Commission did not meet in Closed Session.

ADJOURN

A motion was made by Commissioner Strong and seconded by Vice Chair Williamson, to adjourn the meeting. The motion to adjourn carried unanimously 6 to 0.

The meeting adjourned at 6:16 p.m.



Planning and Zoning Commission

Planning Department Staff Report

**Planning and Zoning
Commission Meeting:**

April 22, 2025

Project No:

VAR2025-002

Project Planner:

Tory Carpenter, AICP, Planning Director

Item Details**Project Name:**

Dripping Springs Sports Club

Property Location:

Northwest Corner of Canyonwood Drive and US 290

Legal Description:

10 Acres out of the Headwaters Commercial Tract

Applicant:

Drew Rose, DSSC Equity, LLC

Property Owner:

Oryx Land Holdings, LLC

Request:

A variance to allow a building larger than 100,000 square feet in a the PDD6 Zoning District



VAR2025-002
Dripping Springs
Sports Club

Legend

- Roads
- Subject Property
- City Limits



Overview

The applicant, DSSC Equity, LLC, is requesting a variance from the maximum gross floor area permitted for commercial buildings under the Headwaters Planned Development District (PDD 6). Section 2.4.6(a) of the PDD, which was approved in 2016, limits commercial building size to 100,000 square feet. The proposed Dripping Springs Sports Club (DSSC) facility is approximately 160,000 square feet in gross floor area, a 60% increase over the allowed maximum.

The facility includes a mix of uses such as youth sports, fitness amenities, indoor courts, an elevated track, family entertainment, and dining. The building footprint itself is 65,000 square feet, with additional gross area accommodated through two stories and a mezzanine level.

The applicant states that the variance is necessary due to the nature and function of the building. The larger floor area allows the project to deliver its intended multi-purpose services without exceeding the site's design limits in terms of footprint or setbacks. Key points of justification provided by the applicant include:

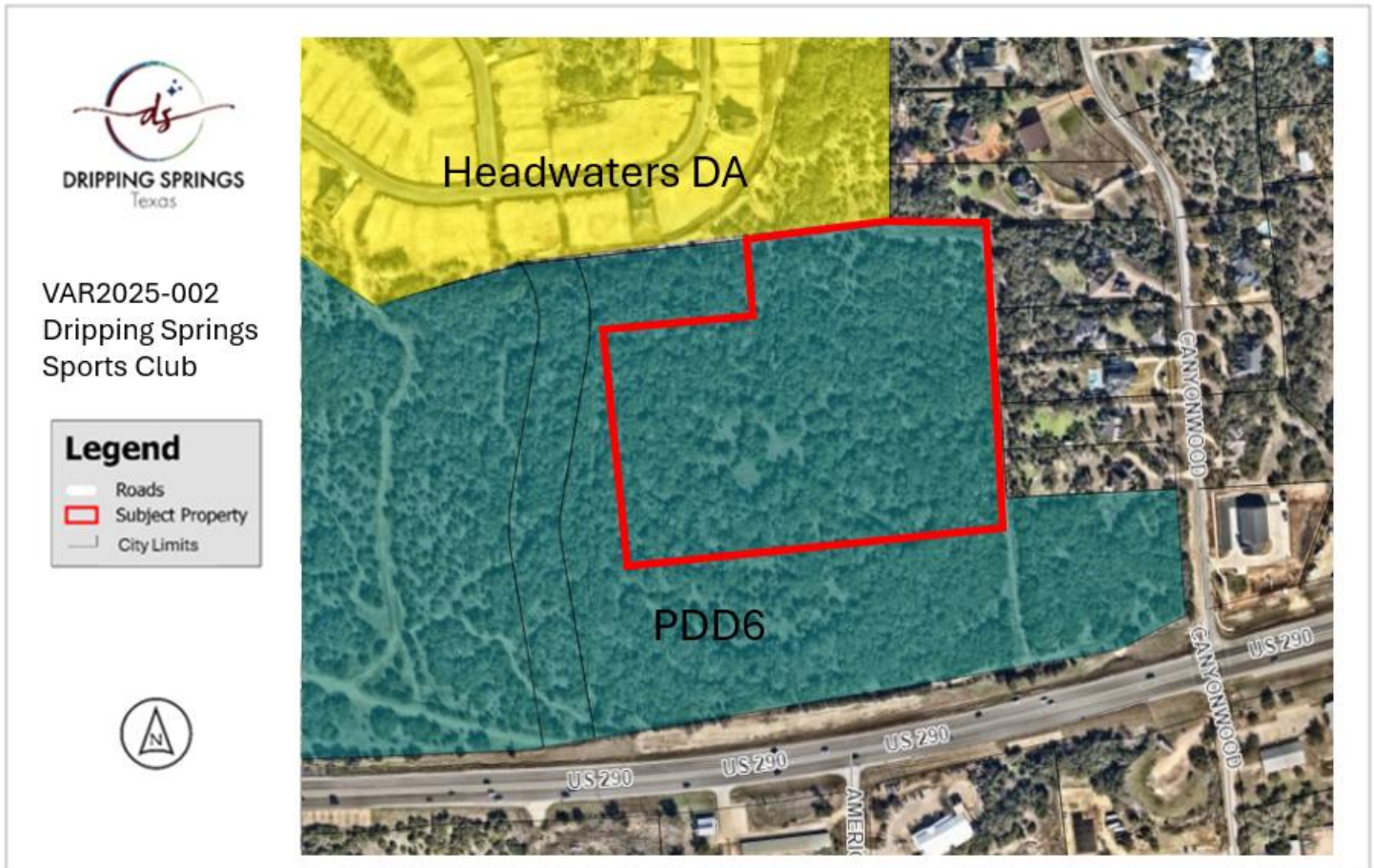
- **Economic and Employment Impact:** *DSSC anticipates over \$8 million in revenue by year 3 and expects to employ approximately 30 full-time and 60-90 part-time staff.*
- **Significant Setback Compliance:**
 - *Required: 25' from property perimeter | Proposed: 324'*
 - *Required: 50' from Canyonwood Drive residences | Proposed: 151'*
- **Architectural Enhancements:**
 - *Metal screening features for sun shading and visual articulation*
 - *Full rooftop mechanical screening*
 - *Use of sloped roof design in line with Hill Country aesthetics*
 - *Enhanced articulation on all sides of the building*
- **Environmental and Design Considerations:**
 - *Turf and drought-tolerant landscaping to reduce water usage*
 - *Parking lot islands exceeding code in number, size, and planting quality*
 - *Natural, subdued color palette integrated with local Hill Country character*

PDD Requirement	Applicant Request	Difference
Maximum 100,000 sqft structure	Up to a 160,000 sqft structure with a 65,000 sqft footprint	60%

If the requested zoning amendment and variance are approved, the applicant will be required to submit the following permits which are reviewed and approved administratively by staff:

1. Alternative Exterior Design
2. Site Development Permit
3. Building Permit
4. Sign Permits

Surrounding Properties



Direction	Zoning District	Existing Use	Future Land Use
North	Headwaters Development Agreement	Single-Family/Open Space	This site is adjacent to the Headwaters “Commercial Activity Center”
East	ETJ	Single-Family	
South	PDD6	Proposed Commercial	
West	PDD 6	Proposed Commercial	

Approval Criteria for Variance (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	The dual-purpose nature of the proposed facility—with large indoor courts, a mezzanine track, and community areas—creates special conditions that are not typical of standard commercial buildings.
2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and by preserving the natural features and topography of the land; and	The proposed use fulfills a unique need in Dripping Springs for a family- and youth-oriented indoor recreational facility. The variance supports the enjoyment of a substantial property right while maintaining

	compatibility with the surrounding area through thoughtful design and site layout.
3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	The project provides increased building setbacks, mitigates scale through articulation, and aligns with the Hill Country aesthetic. With further coordination on architectural and tree mitigation elements, the variance is not expected to result in adverse impacts to public health or nearby properties.
4. the granting of the variance constitutes a minimal departure from this Chapter; and	While the increase to the gross square footage is 60%, the variance remains a minimal departure in context, given the footprint remains well within setbacks and the bulk of the added area is vertical rather than horizontal expansion.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	The need for additional space arises from the specific functional design of the facility rather than economic considerations. This type of mixed-use indoor athletic facility is rare in the area, and the request is not common among surrounding properties.
6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ol style="list-style-type: none"> the public health, safety and welfare may be secured; and that substantial justice may be done. 	<p>The facility design considers the health and welfare of the community by providing access to recreation and wellness amenities.</p> <p>Substantial justice is served by supporting an appropriate, community-oriented land use in a context-sensitive manner.</p>

Additional staff analysis:

While the subject property is located within the Headwaters PDD, which is vested to the City's previous tree preservation ordinance, the variance process allows the Planning and Zoning Commission to require enhanced tree preservation measures as a condition of approval. Given the scale of the proposed development and its proximity to residential uses, staff finds that additional tree protection and mitigation could provide important buffering and aesthetic benefits that align with the goals of the City's current environmental policies.

Staff finds that the requested need for increased square footage due to the specific functional and community-serving nature of the project is generally justifiable. Additionally, design commitments and substantial setbacks contribute to mitigating the scale of the proposed structure.

However, staff recommends postponement of a final decision until additional information is provided regarding:

- Conformance with architectural design standards,
- Tree preservation and landscape planning,
- Potential further refinements to minimize visual impact.

Summary and Recommendation

Staff recommends postponement of the variance request to the May 27 Planning & Zoning Commission meeting to allow the applicant time to address architectural requirements and tree preservation measures.

If the Commission takes action on the request, staff recommends approval of the variance request with the following condition:

1. The applicant must provide 8-foot masonry screening in the form of stone or brick, as best determined by the Development Review Committee (DRC), along the eastern and northern property boundaries consistent with Section 5.10.1 of the Zoning Ordinance.
2. The applicant shall submit an Alternative Exterior Design application for review and approval prior to submitting a site development application.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Variance request.

Meetings Schedule

April 22, 2025 Planning & Zoning Commission

June 3, 2025 Board of Adjustments

Attachments

Attachment 1 – Variance Application

Attachment 2 – Application Materials

Attachment 3 – Public Comment

Recommended Action	Recommend approval with the condition referenced above.
Alternatives/Options	Recommend denial of the variance or approval with alternate conditions.
Budget/Financial impact	N/A
Public comments	Staff has received numerous letters and support and opposition of the request which are included in the packet.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



Gross Size Variance

Support

The Dripping Springs Sports Club has been meticulously designed to embrace and enhance the Hill Country aesthetic while providing exceptional community value. Our architectural approach not only satisfies but exceeds many of the city's design standards, creating a facility that will complement Dripping Springs' character despite its larger footprint. While we request a variance for gross floor area, we have invested significantly in superior design elements that mitigate visual impact and create an architecturally distinguished facility. The following aspects of our project demonstrate our commitment to the Hill Country Style and the city's design requirements:

- 1. **Headwaters PDD #6- Code Modification Chart #8-** Regarding Gross Floor Area of Commercial Services Building states that Code should “Allow for flexibility in development of hotel or other major commercial user”.
 - a. DSSC is a major commercial user, estimating a yearly revenue of over \$8,000,000 by operating year 3. DSSC will employ 30 Full Time employees, and 60-90 Part Time employees.
- 2. **Metal Screening Features** - The architectural metal screening provides dual benefits as it shields facility users from direct sunlight while enhancing the building's aesthetic appeal by breaking up long, straight wall sections with varied textures and visual interest. This feature demonstrates our commitment to designing a structure that is both functional for users and visually harmonious with the Hill Country landscape.
- 3. **Equipment Shielding-** All roof top equipment will be positioned on the roof to be hidden from view from the street and adjacent common lot line.
- 4. **Sloped Roof-** The structure currently has 15% sloped roofs,
- 5. **Set Back-** Headwaters PDD #6- 2.4.3 Setbacks
 - a.

Current Code	Current Code	Current Design
2.4.3. Setbacks, (a), Perimeter of the Property	25’ feet from property line	324’ from property line
2.4.3. Setbacks, (b), Canyonwood Drive single-family	50’ feet from property line	151’ from property line



6. **Turf**- DSSC is leveraging turf and reducing water requirements for several outdoor amenities and programming
7. **Articulation** - Each side of the structure incorporates multiple levels of articulation, achieved both through the building's varied shape and through design elements that will be incorporated into the final structure.
8. **Parking Lot Islands**- The Dripping Springs Sports Club parking design incorporates enhanced parking lot islands that exceed code requirements in both quantity and quality. These strategic landscaped islands break up large expanses of parking with native tree specimens and drought-resistant plantings, creating visual relief and reducing heat island effect. Each island is designed to be larger than minimum standards, allowing for proper tree development and providing meaningful shade coverage.
9. **Colors** - Our palette will feature neutral hues and subdued tones drawn from the natural Hill Country landscape, ensuring both exterior and interior color selections reflect the region's earthy, organic character while maintaining visual harmony with the surrounding environment. The majority of our palette will be neutral, and we would explore some color and/or visual movement in the shade screens to accentuate that this is a building full of activity.



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 Oryx Land Holdings, LLC

STREET ADDRESS 3404 Kerbey Lane

CITY Austin STATE Texas ZIP CODE 78703

PHONE 512-294-4017 EMAIL Blake@Rueinvestments.com

APPLICANT NAME Drew Rose

COMPANY DSSC Equity, LLC

STREET ADDRESS 1117 Gato Del Sol Ave

CITY Dripping Springs STATE TX ZIP CODE 78737

PHONE 512-202-9099 EMAIL drew@drippingsportsclub.com

APPLICATION TYPE

☐ ALTERNATIVE STANDARD

☒ VARIANCE

☐ SPECIAL EXCEPTION

☐ WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Dripping Springs Sports Club
PROPERTY ADDRESS	Hwy 290 and Canyonwood - Headwaters Commercial East
CURRENT LEGAL DESCRIPTION	10 Acres out of the Headwaters Commercial Tract
TAX ID#	R151974
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:

DSSC Equity, LLC is requesting a variance of maximum Gross Floor Area According to Planned Development District No. 6: Headwaters Commercial Tract, approved November 8, 2017, 2.4.6 (a) stipulates that Commercial Buildings may not exceed 100,000 square feet.

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

DSSC requires a variance to increase the maximum allowable gross area from 100,000 to 160,000 square feet while maintaining a building footprint of no more than 65,000 square feet. This 60% variance is necessary due to the multi-purpose nature of our facility, which includes large open spaces (45,000 sq ft indoor court and turf space, 18,000 sq ft elevated track) distributed across two floors and a mezzanine. To fulfill our mission as a comprehensive community hub for Dripping Springs families, we need adequate space for youth sports, fitness facilities, family entertainment, and dining.

- 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 Dripping Springs Sports Club project significantly exceeds code requirements in multiple areas to offset the proposed building size variance. As detailed in Attachment A, we're providing setbacks that far exceed minimums (324' perimeter setback vs. 25' required; 151' from Canyonwood Drive Homes vs. 50' required), enhanced architectural articulation through metal screening features and varied facade treatments, complete rooftop equipment screening, water conservation measures, and additional landscaped parking islands. These elements collectively reduce the visual impact of the building while creating a development that better integrates with the Hill Country environment. Attachment B shows the in progress site plan, structural design and interior layout.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Prew Rose 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. + Doc. No. 16040810

Blake Rue, Oryx Land Holdings, LLC
Name

President
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §



This instrument was acknowledged before me on the 14th day of MARCH,

2025 by BRANDI DAUGHERTY.

Brandi Daugherty
Notary Public, State of Texas

My Commission Expires: 8/29/2028

BLAKE RUE
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 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 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 checked="" type="checkbox"/>	Architectural Elevations (if applicable)
<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

Date, initials

**BILLING CONTACT FORM**Project Name: Dripping Springs Sports ClubProject Address: 10 acres out of Headwaters Commercial TractProject Applicant Name: Drew Rose**Billing Contact Information**Name: Drew RoseMailing Address: 1117 Gato Del Sol AveDripping Springs, TX 78737Email: drew@drippingsportsclub.com Phone Number: 512-202-9099

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 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.

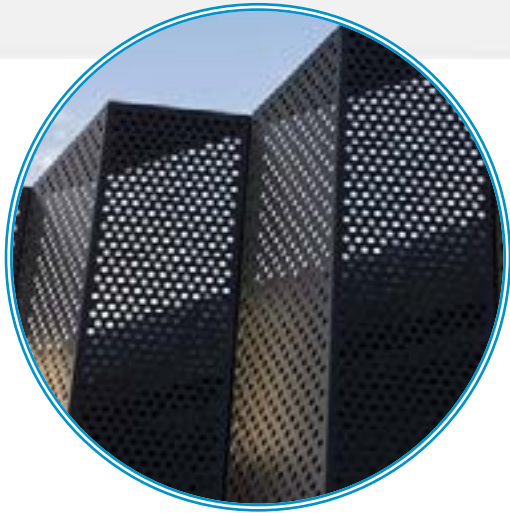
Signature of Applicant

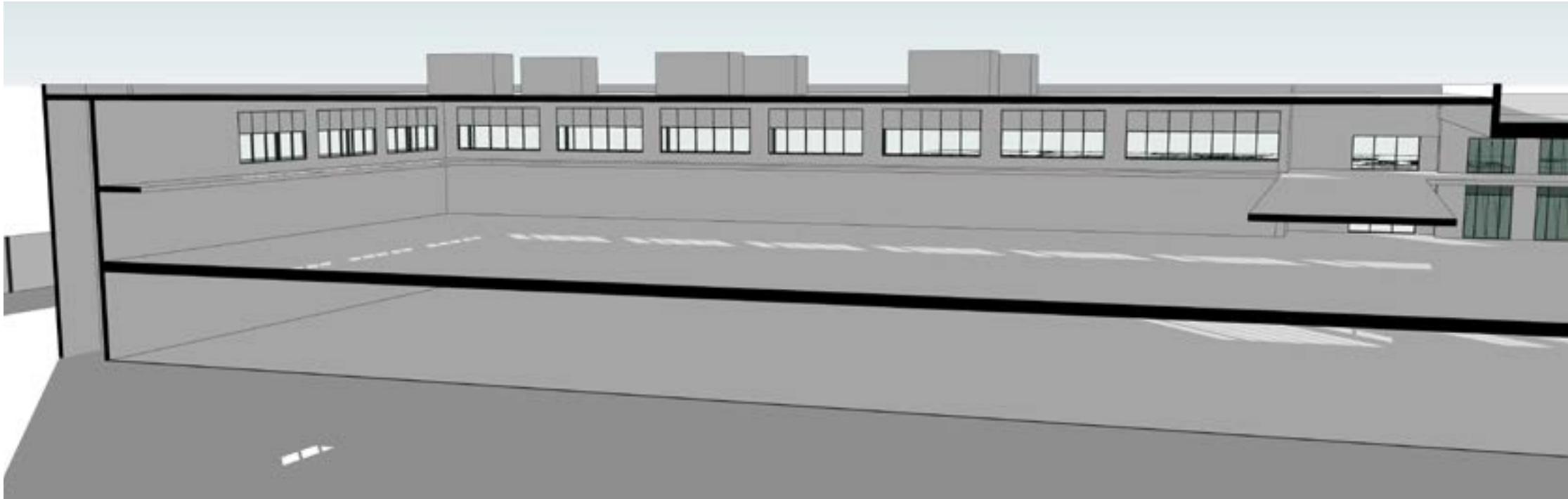
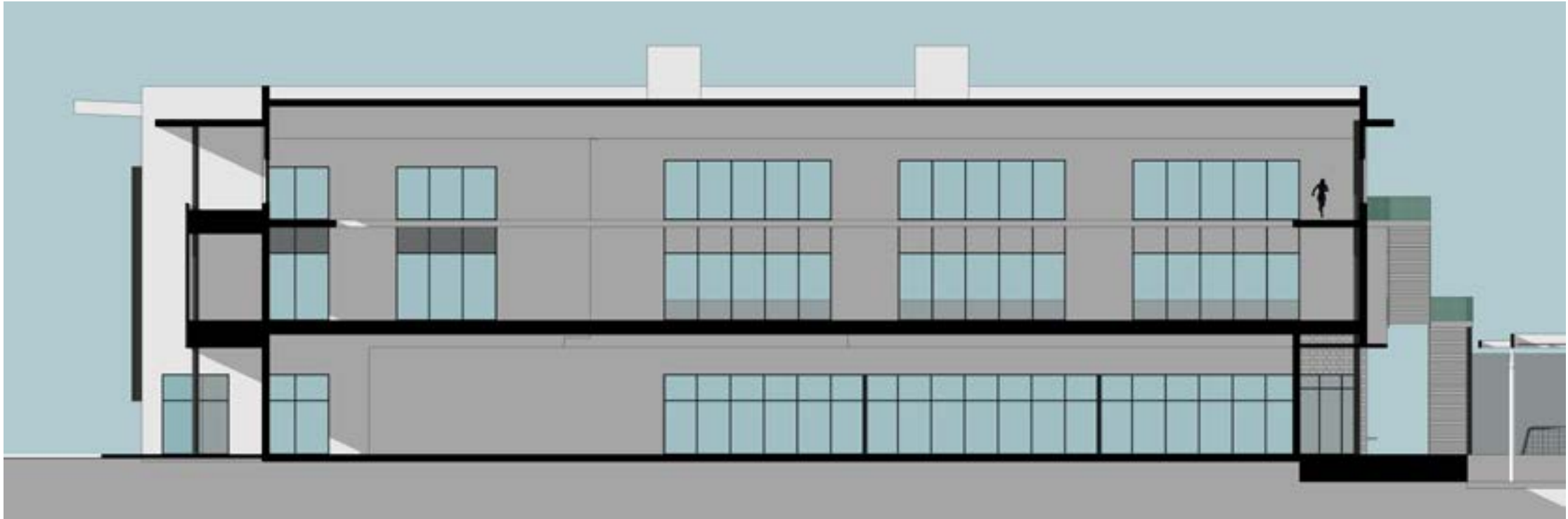
3-14-2025

Date





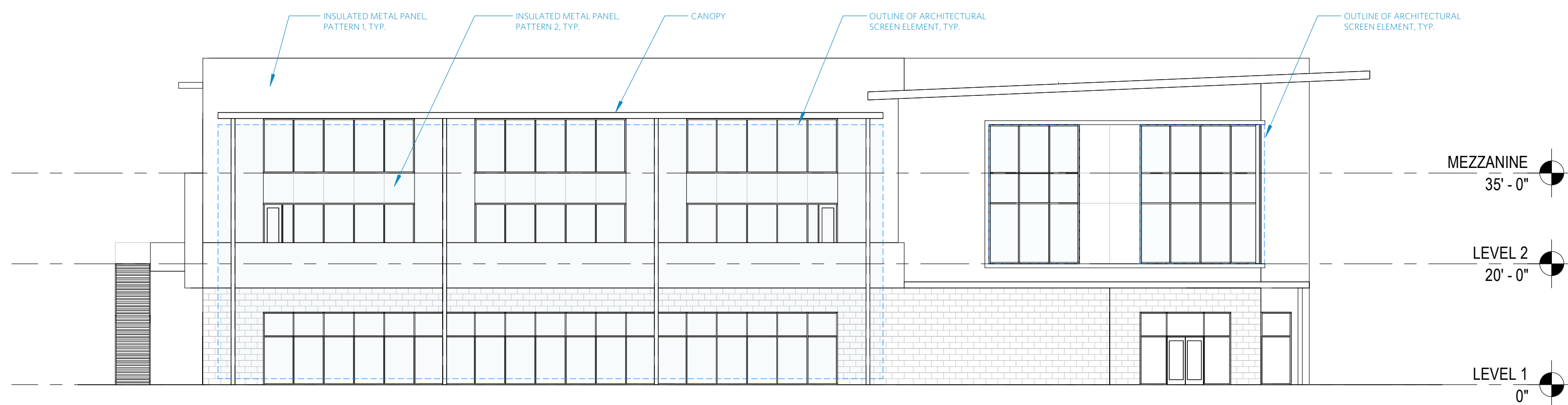




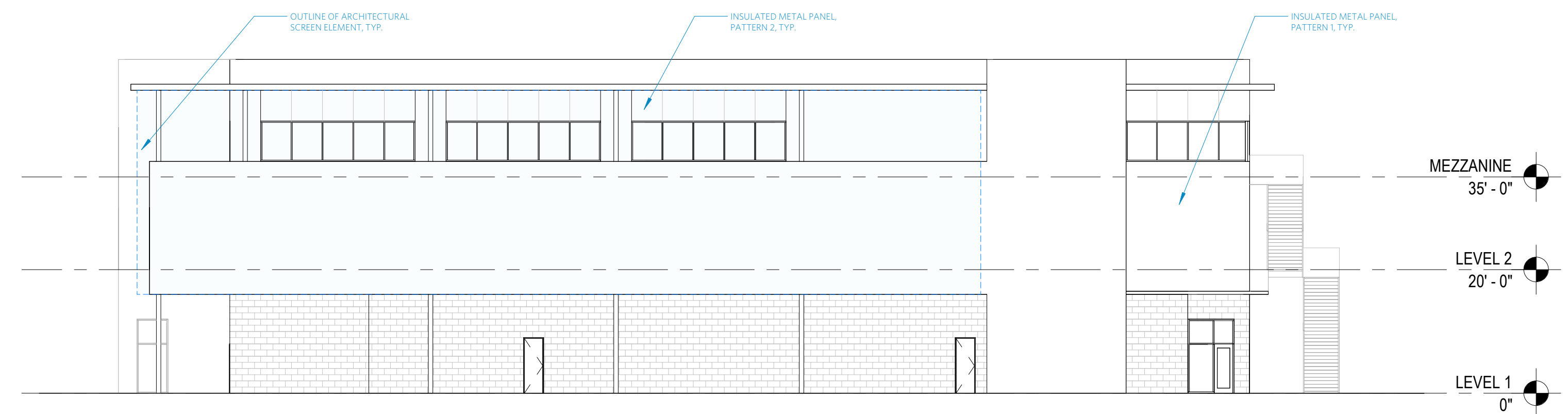




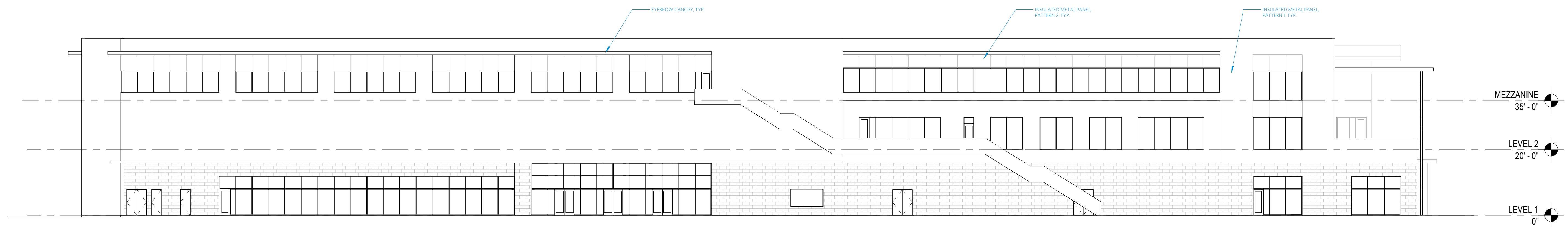




WEST ELEVATION 4
1/16" = 1'-0"



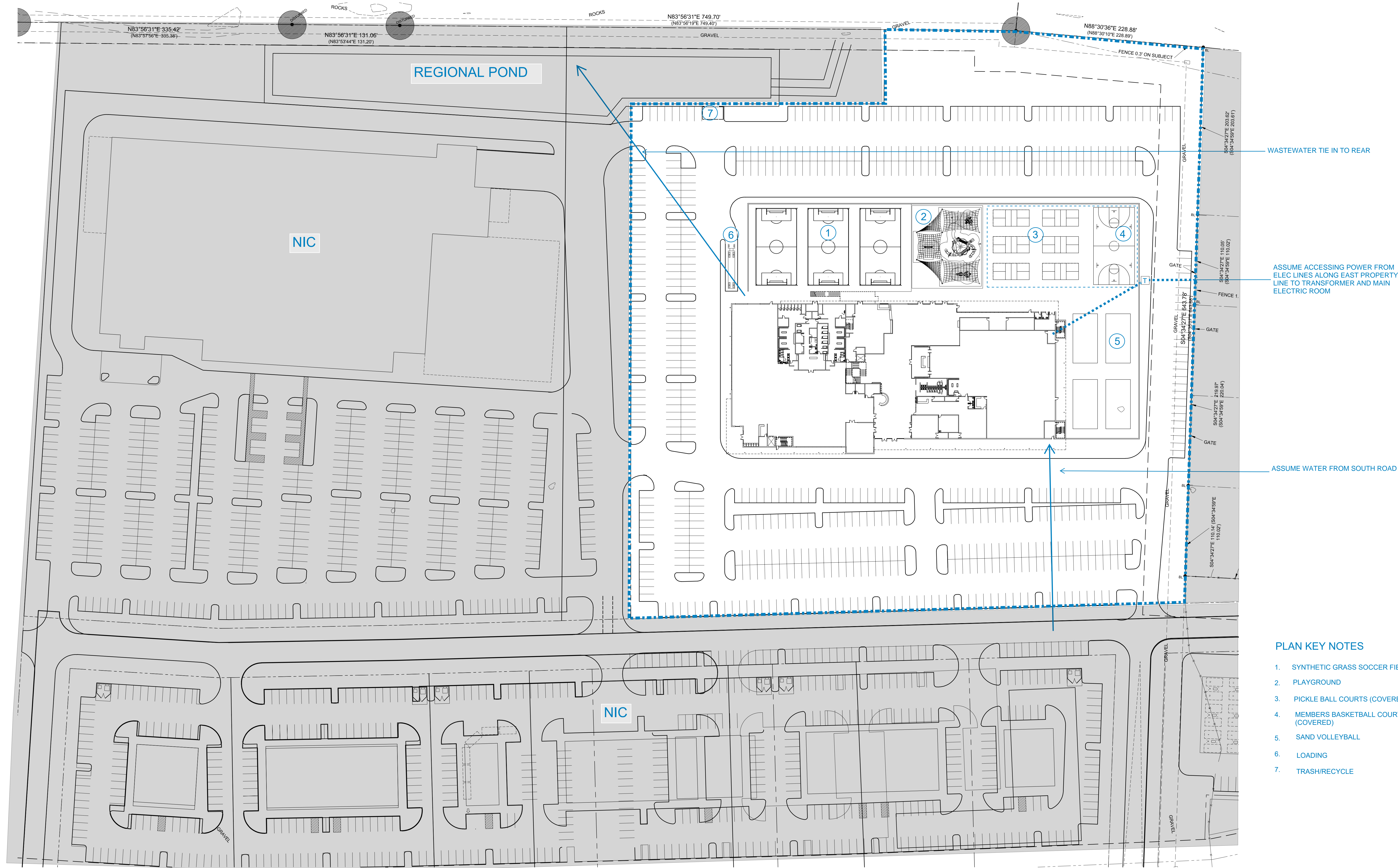
EAST ELEVATION 3
1/16" = 1'-0"



NORTH ELEVATION 2
1/16" = 1'-0"



SOUTH ELEVATION 1
1/16" = 1'-0"





Doyle & Seelbach

KARL SEELBACH
direct 512.960.4891
karl@doyleseelbach.com

April 14, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

My name is Karl Seelbach, and I've proudly called Dripping Springs home since 2008. My wife, Adrienne, and I are raising our two daughters here, and like many families in this community, we've experienced both the joys of small-town life and the growing pains that come with rapid development.

As a former Vice Chair and member of the Dripping Springs Historic Preservation Commission (2012–2016) and local business owner, I've seen firsthand how our city can thoughtfully grow while staying true to its character. The Dripping Springs Sports Club (DSSC) represents exactly that kind of smart, community-driven development—and I urge you to approve their variance request to build a 160,000 sq ft facility.

1. It solves a real need for Dripping Springs families.

Our community lacks sufficient indoor recreation and youth sports infrastructure. Like many parents, I've spent countless hours driving my kids to practices and games in Austin and beyond, which cuts into family time and stretches school-night routines. DSSC brings those opportunities home—reducing commutes, stress, and safety concerns while giving kids and families the resources they need right here in town.

2. It's a locally-led project that reflects our community's values.

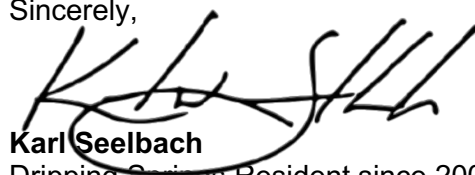
This is not an out-of-town corporate development. The people behind DSSC live here. They have kids in our schools. They're already contributing to our community—as business owners, youth coaches, and volunteers. Their vision is supported by hundreds of Dripping Springs families who want a facility built for us, by us. That authenticity matters.

3. It supports responsible growth and local economic development.

Strategically located between the current high school and the site of our future high school, DSSC is well-positioned to serve the city's expanding population. The 160,000 sq ft size is essential to meet demand—not excessive—and will support multiple sports, fitness programs, and family-focused amenities. The project will also create numerous local jobs, keep spending in our economy, and help reduce congestion on the 290 corridor.

This is the kind of project that strengthens our identity, keeps families local, and grows with intention. I hope you'll join me in supporting this variance and helping bring a much-needed, community-first resource to life.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karl Seelbach', with a large, stylized flourish at the end.

Karl Seelbach

Dripping Springs Resident since 2008
Managing Partner, Doyle & Seelbach PLLC
Founder, Skribe.ai

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As new Dripping Springs residents and parents of four daughters, we strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

Coming from Scottsdale, AZ and having access to larger facilities such as LifeTime Fitness, which had convenient locations near our home, we were accustomed to state of the art work out facilities within a short distance. Living in Dripping Springs, there isn't anything currently that matches that, and the Dripping Springs Sports club will! While the YMCA and Gold's Gym are nice places for quick workouts, they lack overall features and amenities that DSSC is planning to build.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290
- Provide many health resources to the abundance of existing residents and new ones moving here

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Best regards,

Andrew and Kimberly Abrams
147 Stockman Drive
Dripping Springs, TX 78620
(414) 469-9226 / (414) 807-5886
Aba@abaconsulting.net / kimberly@abaconsulting.net

From: [REDACTED]
To: [Bill Foulds](#); [Planning](#)
Subject: Deep Concern Over Oryx Development in Headwaters – Preserve the Heart of Dripping Springs
Date: Wednesday, April 9, 2025 10:38:49 AM

Dear Mr. Foulds and our City Planning Team,

I'm writing as a deeply concerned resident of Dripping Springs and Headwaters. The recent updates to the Oryx development plan are nothing short of heartbreaking. The proposal to **level one of the most scenic and elevated hills in our community** to build a massive big-box store is profoundly disappointing. This decision is not only short-sighted — it risks destroying the very character and natural beauty that make Dripping Springs special.

Dripping Springs is meant to be a *destination*, not a pass-through city lined with generic development. The charm of our Hill Country environment is precisely why people move here, raise families here, and invest in this community. Flattening a stunning hill to make way for what appears to be a Lowe's Home Improvement — or any large commercial development — is an irreversible and destructive act. There is a way to preserve the hill and bring in retail, restaurants that match the vibe of the hill country which was originally planned. If decisions like this are continually made it will destroy the charm of Dripping Springs. It is bad enough we have no booming heart of downtown and a highway lined with more dentists, storage units and mattress shops than necessary, but now home values are being impacted. Please do not let this happen.

The **visual impact, light pollution, and noise from overnight operations and deliveries** would shatter the peaceful quality of life in both Headwaters and Sunset Canyon. Beyond aesthetics and environment, this would directly **devalue our homes** and chip away at the identity of Dripping Springs — an identity that countless families chose over bigger, less thoughtful cities.

There are flat, commercially appropriate areas of Dripping Springs where this type of development could be placed more responsibly. Why sacrifice one of our most beautiful natural assets when there are better options?

We're not anti-growth — we are pro *smart, community-minded* development. Development that complements our neighborhoods, maintains home values, and protects the Hill Country spirit.

Please think long-term. Do we want Dripping Springs to preserve its soul and become a charming destination like Wimberley or Fredericksburg, or slide into being another overbuilt, impersonal pass-through like Pflugerville?

This is a pivotal moment. We urge you to protect our hills, our neighborhoods, and our shared future.

Respectfully,
Crystal Faris
Headwaters Resident
Concerned Dripping Springs Citizen



April 15, 2025

Planning & Zoning Commission
City of Dripping Springs

To Whom It May Concern:

Some decisions change communities forever. Your consideration of the Dripping Springs Sports Club variance request is one of those pivotal moments.

I've lived basketball my entire life – from the hardwood courts at Westlake High to being named MVP at the University of Texas, from hearing my name called by the Denver Nuggets on draft day to later creating Hoop Zone from the ground up. Through every step of my journey, I've witnessed how proper facilities transform potential into achievement.

Let me be brutally honest: the current situation in Dripping Springs is failing our young athletes. The nightly exodus of families driving 30-60 minutes each way to Austin facilities isn't just inconvenient – it's actively damaging to academic performance, family dynamics, and athletic development. I've watched talented kids quit sports they love simply because the logistics became unsustainable for their families.

The proposed 160,000 square foot DSSC facility isn't a luxury or an extravagance. It's a necessity. Having developed facilities myself, I can assure you that the requested variance isn't about excess – it's about functionality and sustainability. A 100,000 square foot limitation would compromise the very elements that make a sports facility viable long-term.

During my years playing professional basketball, I learned that championship teams are built when communities invest in proper foundations. This variance represents that foundation.

When you consider this request, I ask you to see beyond today. Envision the thousands of young athletes who will develop their skills and character in this facility. Picture parents reclaiming hours of family time currently lost to commuting. Imagine the economic ripple effects that will benefit our entire community.

This variance isn't just about a building – it's about Dripping Springs' identity as a forward-thinking community that invests in its future. I strongly urge your approval.

Respectfully,

Bill Wendlandt
Founder

From: [Tye Hardin](#)
To: [Drew Rose](#); [Planning](#)
Subject: Dripping Springs Sports Club
Date: Friday, April 11, 2025 1:33:40 PM

Dear Planning & Zoning Commission Members,

As a 25 year Dripping Springs resident and parent of 2 young boys, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

My kids are not currently in sports, but we are set to begin that chapter next year. As it currently sits, we will have to drive to Bee Cave for a proper facility to train and get lessons. This will result in hours in the car in the years to come.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

As our community continues to grow, we need to ensure that this facility is good to go for that growth; something a smaller facility would not do. The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. The founders of this project are experts in their fields and know what is needed to properly serve this community. If we're going to do it, we need to do it right!

Please consider this variance request for the benefit of the Dripping Springs community!

Tye Hardin | Insurance Advisor

Watkins Insurance Group

TEL: 512-678-1130 **CELL:** 512.422.5111

3834 Spicewood Springs Rd, Suite 100

Austin TX 78759

From: [REDACTED]
To: [Planning](#)
Subject: Dripping Springs Sports Club
Date: Monday, April 14, 2025 11:32:52 AM

To the Dripping Springs Planning & Zoning Commission,

I'm writing in strong support of the variance request for the proposed Dripping Springs Sports Club (DSSC). As a member of this growing community and a resident of Headwaters, I've seen firsthand how the lack of local recreational facilities creates a real strain on families.

Right now, many of us are driving 30 to 60 minutes—each way—to reach adequate gyms and courts in Austin, Bee Cave, or beyond for sports. That's time my teen and pre-teen daughters could be spending doing homework at their desks instead of in the backseat, or actually relaxing after a long school day rather than getting home late from practice. Our kids are already burnt out by their schedules, so let's give families back more time in their lives to be TOGETHER. It's also putting more cars on already congested roadways during peak hours.

Bringing a high-quality, multi-sport facility like DSSC to Dripping Springs would be a game-changer. It would give local teams the space they need to grow, reduce travel burdens on parents, and allow kids to stay active without sacrificing sleep, study time, or well-being. A space like this would also foster community, promote healthy habits, and give families more opportunities to connect—right here at home.

I fully support the request for a variance to allow for the 160,000 sq ft needed to build a facility that meets the real needs of our area. Our community is ready for this, and we deserve a place where families can thrive together.

Thank you!

Sincerely,

Lindsay Hinkle
Headwaters Resident and Club Volleyball Mom of 2
512-669-8345

[REDACTED]

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Members of the Planning & Zoning Commission,

As a parent and active member of the Hill Country community, I'm writing in full support of the Dripping Springs Sports Club's variance request to build their 160,000 sq ft facility.

Like many local families, our kids are home schooled and enjoy meeting up with other homeschool groups indoors and outdoors, and they thrive when getting exercise and fitness at the gym. Because of the incredible homeschool community in Dripping Springs, this facility would allow our children to have access to world class fitness in a convenient location, with many other local families.

Beyond serving local families, this project will create jobs and a safe and fun place to connect and be active. The size requested isn't excessive — it's essential to meet the needs of a fast-growing area. As members of similar establishments, its exciting to have a world class option so close!

This is exactly the kind of project that strengthens a community. We are hopeful that you approve this project.

Sincerely,

Heath Hale
106 Confidence Cove
Lakeway, Texas 78734

Lauren Metcalf

18210 W Cave Cv

Dripping Springs, TX 78620

210-748-4891

04/10/2025

Planning and Zoning Commission

City of Dripping Springs

511 Mercer Street

Dripping Springs, TX 78620

Dear Planning and Zoning Commission Members,

As a Dripping Springs resident and parent of three active children, I am writing in strong support of the variance request for the development of **The Dripping Springs Sports Club (DSSC)**, a proposed 160,000 sq ft mixed-use athletic facility that would bring tremendous value to our growing community.

My family currently drives to Bee Cave and South Austin multiple times a week to accommodate our sports-loving children. This adds up to over eight hours of driving each week, often resulting in late nights on school days and missed opportunities to spend quality time together. We are far from the only ones—hundreds of local families face similar challenges due to the lack of adequate athletic facilities here in Dripping Springs.

A comprehensive, well-designed facility like DSSC would:

- **Eliminate long commutes** for youth athletes and fitness-focused adults alike
- **Keep spending within our local economy** instead of diverting it to neighboring cities
- **Create local jobs** and support small businesses
- **Reduce traffic and wear on Highway 290** by decreasing out-of-town travel
- **Improve quality of life** for busy families looking for accessible wellness opportunities

The proposed 160,000 sq ft size is not excessive, it is essential to meet the wide-ranging needs of our growing community. DSSC is designed to be inclusive, multi-functional, and future-ready complex. A smaller footprint simply would not provide the scale or versatility required.

Approving this facility aligns perfectly with Dripping Springs' commitment to being a family-centered, active, and connected place to live. **The Dripping Springs Sports Club** will not only serve as a hub for sports and fitness but also as a much needed gathering space that strengthens the bonds of our local community.

Thank you for your service and your thoughtful consideration of this request. I urge you to approve the variance and help bring this incredible opportunity to life.

Sincerely,

Lauren Metcalf

April 16, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a mother of three and a new resident of Dripping Springs, I'm writing to express my full support for the variance request for the Dripping Springs Sports Club (DSSC).

We recently moved to this community, and we've truly fallen in love with it—especially the strong sense of family and the exciting growth all around us. With more young families calling Dripping Springs home every day, there's a growing need for a central space where we can stay active, connect, and build community.

A facility like DSSC would be so much more than a gym. It would be a gathering place—for workouts, casual lunches, indoor playtime, basketball, volleyball, pickleball, and more. It's a space that supports the full rhythm of family life, all under one roof. Right now, those kinds of amenities require long drives out of town, which eat up family time and shift our energy and spending away from Dripping Springs.

Physical activity is the foundation of a healthy, connected, and vibrant community. The proposed 160,000 sq ft is essential—not excessive. This size allows DSSC to offer the diverse mix of programming, court space, wellness options, and family-focused amenities that our growing community needs to thrive. A significantly smaller facility would limit that impact and reduce its ability to serve families of all ages.

This is a meaningful opportunity to invest in the future of Dripping Springs. I strongly encourage you to approve the full variance request and help bring a resource to life that will benefit our families, our economy, and our town for years to come.

Thank you for your time and consideration—and as always, **Go Tigers!**

Warmly,

Autumn Kirtland

656 Spectacular Bid Dr.
Austin, TX 78737

[REDACTED]
(408) 903-3651

April 15, 2025

To the Planning Commission of Dripping Springs,

In regards to the Dripping Springs Sports Club and its proposed plans, we would like to request that you approve the request for variance for the size of facility being 160,000 sqft. We appreciate this restriction in general; however, for somewhere like this that is trying to provide services of this kind, allowing for a larger size allows it to better address the sports needs.

Right now, most tournaments are at least 30 min away, and often an hour (e.g. Georgetown, Round Rock, San Antonio), which is harder for families as it takes more time out of the schedule, and having something here would be really nice. For benefit to the community / city beyond just that aspect, before / between / after games, people who come from out of town as well as who live locally are more likely to support local businesses by purchasing food especially, or maybe even in other ways like shopping while waiting.

Thanks,

Greg Schumacher

103 Dally Ct

Dripping Springs, TX 78620

April 14, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of two active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

My daughter currently drives to HCI, WAAC and SMAC multiple times weekly for volleyball practice. This causes some very late nights for my high school daughter. Basketball tournaments are never local for my son's select club due to lack of court availability which sends us to Round Rock and San Antonio to compete.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Sincerely,

Michael Thomas
128 Sandpiper Cove
Austin, TX 78620

(512) 585-0569

Let me know if you need any further adjustments or additional information!

From: [REDACTED]
To: [Planning](#)
Subject: DSSC Variance Support Letter
Date: Wednesday, April 16, 2025 8:31:49 AM

Planning & Zoning Commission City of Dripping Springs 511 Mercer Street Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a long time Dripping Springs resident and parent of two active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

For years my family has been driving for extended periods of time to attend their extracurricular activities, practices, games and tournaments. None of those, however, are in the city of Dripping Springs. This new facility would be a huge game changer for the community of Dripping Springs. I strongly believe this development would be essential with the growth that is happening to our community. I believe the following would have long term benefits for our city and community.

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I would urge you to approve this variance request for the benefit of our community.

Sincerely,

Tressa Aleshire

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Members of the Planning & Zoning Commission,

As a 17-year resident of Dripping Springs and a parent of three young athletes, I am writing to enthusiastically support the variance request for the Dripping Springs Sports Club to build a 160,000 sq ft sports facility in our community.

Like many families here, we spend countless hours driving to facilities located in surrounding Austin-area suburbs including Pflugerville, Lake Travis, Kyle and Westlake for volleyball, soccer, basketball and various others sports practices and games. These trips add over 16 hours a week for our family, cutting into family time and leaving my kids exhausted on school nights. It's not just the time—it's the wear and tear on our car and the frustration of navigating congested roads.

A local sports complex of this size would be a game-changer for Dripping Springs. It would:

- Save families like mine hours of driving each week.
- Boost our local economy by keeping spending in town.
- Provide job opportunities for residents, from coaches to facility staff.
- Ease traffic on Highway 290 by reducing out-of-town commutes.

The proposed 160,000 sq ft facility is the right size to meet the diverse needs of our growing community. A smaller space simply wouldn't have the capacity to offer the range of sports and activities our kids and adults deserve—everything from volleyball courts to fitness areas and community spaces.

I respectfully urge you to approve this variance request. This facility would strengthen our community and make life better for so many families in Dripping Springs.

Thank you for your time and consideration.

Sincerely,

Ryan Dennison
100 Hudson Lane
Dripping Springs, TX 78620

04.15.2025

Planning & Zoning Commission

City of Dripping Springs

511 Mercer Street Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Planning & Zoning Commission Members,

My name is Chris Lupton and I was the managing partner for Hill Country Indoor for over 7 years. I have first hand experience watching a facility (very similar to the one proposed) improve a neighborhood and ultimately bring a community together. Our community events and business partnerships have made a huge impact. Nearly every day we have realtors bringing families into HCI to show off the community amenities.

I urge you to also look at the economic impact this facility will have on Dripping Springs as a whole. Keeping families in town vs driving to Austin to practice will bring food and shopping revenue back to your tax payers. Through tournaments and events, restaurants and hotels will flourish. This has been proven in Round Rock, Cedar Park and Bee Cave.

As for the variance, this was a key win for the HCI team during development in 2015. Without it, the facility would not be near the opportunity that it is today. Variances are made for a reason and I believe this is a clear front runner.

Sincerely,

Chris Lupton



Hill Country Indoor
Bee Cave, Texas

656 Spectacular Bid Dr

Austin, TX 78737

Item 2.

April 11, 2025

Planning & Zoning Commission

City of Dripping Springs

511 Mercer Street

Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a Navy Reserve officer, maintaining peak physical fitness is not just a personal priority-it is a professional requirement. Unfortunately, our current options in Dripping Springs are limited, forcing me to drive into Austin for access to the kind of equipment and space I need. These frequent trips take valuable time away from my family and increase the daily strain on my schedule.

The proposed Dripping Springs Sports Club would eliminate these challenges by providing a high-quality facility that supports serious fitness training and offers a fun, active environment for local families. My children would be able to enjoy sports and recreational activities while I complete my training-all under one roof, just minutes from home.

The size of the planned 160,000 sq ft facility is crucial. A smaller space simply wouldn't accommodate the growing demand or the breadth of programming needed for our community. I fully support the DSSC's request for a variance and hope you will approve this project for the betterment of all Dripping Springs families.

Sincerely,

Mark Kirtland

From: [REDACTED]
To: [Planning](#)
Cc: [Drew Rose](#)
Subject: In favor of the variance for Dripping Springs Sports Club
Date: Saturday, April 12, 2025 11:38:48 PM

Dear Planning & Zoning Commission Members,

As a resident of Dripping Springs, I would like to express my support of approving the variance request for Dripping Springs Sports Club.

As an athlete and someone committed to a healthy lifestyle, I would greatly appreciate having a first rate sports facility where I can play basketball, lift weights, support my Childrens' athletic endeavors, and meet my exercise goals within the community that I live in.

Currently, there is nothing similar in magnitude or diversity in what it offers here in Dripping Springs. Hill Country Indoor, a similar, popular facility in Bee Cave, is over a thirty minute drive depending where you live in Dripping Springs. It is not practical or easy to spend bulk time commuting to that gym to utilize high quality equipment and spaces. Our community would benefit immensely from having our own sports club where anyone from a child on a trampoline to someone retiring and picking up pickleball can thoroughly enjoy themselves. My family would love to stay local rather than drive over an hour round trip to some other gym.

The Dripping Springs Sports Club will bring people together around common goals in fitness, active living, and recreation. It promotes healthy habits and active lifestyles. Everyone in Dripping Springs would benefit from the Dripping Springs Sports Club.

Thank you for considering approving this variance request. Our community will greatly benefit from this first class Dripping Springs Sports Club.

Best regards,

Micah VanDover

Home Address:
500 Sue Peaks Loop
Dripping Springs, Texas 78738
(512)708-9919

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e micah.vandover@sothebysrealty.com

a 13420 Galleria Circle Suite A-105

Austin, Texas 78738





From: [REDACTED]
To: [Bill Foulds](#); [Planning](#)
Subject: Let's Preserve the Character of Dripping Springs
Date: Friday, April 11, 2025 8:56:02 AM

Dear Mayor & City Planning,

I'm reaching out as a deeply concerned resident who's watched Dripping Springs rapidly transform—and not for the better. What once felt like a peaceful Hill Country town with heart and character is quickly becoming unrecognizable. I understand that growth is inevitable, but what's happening now isn't thoughtful development—it's unchecked sprawl driven by profit, not by vision.

Do we really want to become the next Pflugerville—miles of neighborhoods, strip malls, and apartments lining a congested highway? If you've been over there recently, you know how lifeless and overwhelming it feels. That's not what any of us signed up for when we chose to live here.

Dripping Springs is the gateway to the Hill Country. It still has the potential to be a truly special destination—like Wimberley—but only if we protect what makes it unique. That means preserving the hills, the views, and the sense of space that gives this town its soul. That means making room for local businesses that reflect our culture, not just more chains and box stores that could be found anywhere in America.

There are already signs of hope. Last Chance is showing how to build with character, I'm so happy to see they are coming back. Bringing Nutty Brown back to the old Paloma location could honor our roots while giving people something to gather around, and I would LOVE to see something like this happen that residents and visitors alike would enjoy. These are the kinds of projects that make Dripping feel like Dripping—not like a generic suburb off a highway.

Right now, the trajectory we're on is pushing even new residents to consider leaving. That should be a huge red flag. People didn't move here for traffic, noise, or concrete. They moved here for a better way of life—one that feels increasingly out of reach.

We can still turn this around. We can grow smart, not fast. We can plan with intention, protect our natural beauty, and make decisions that benefit long-term quality of life—not just short-term gains.

Let's make Dripping Springs a place people want to stay. Let's keep the charm, preserve the views, and bring back the character that made this town worth moving to and fighting for in the first place.

Sincerely,
Amanda Waltman
Resident of Dripping Springs

April 10, 2025

City of Dripping Springs Planning & Zoning Commission
511 Mercer Street
Dripping Springs, TX 78620
Planning@cityofdrippingsprings.com

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As Dripping Springs residents, we are writing to express our full support for Dripping Springs Sports Club's ("DSSC") variance request to develop a 160,000 square foot sports facility. The proposed 160,000 sq ft facility is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community desperately needs. A smaller facility will not adequately serve the needs of Dripping Springs families, now or in the future.

We believe the requested variance is reasonable, necessary, and appropriate. My family, and hundreds of other families in the community, spend a significant amount of time and money in other cities that have the facilities DSSC plans to build. By approving the variance request, Dripping Springs will finally have the facilities necessary to keep sports and recreation activities local, which will eliminate long commutes for hundreds of local families, reduce traffic on Highway 290, generate significant revenue for the City, and create countless jobs for the Dripping Springs community.

Our community desperately needs the comprehensive sports facility proposed by DSSC. Granting the variance will not adversely affect the character of the community nor will it impair the use or development of adjacent properties. To the contrary, the proposed facility aligns with the goals of thoughtful and practical land use that benefits our community. Having the proposed state-of-the-art facility in our backyard is a game-changing opportunity for the Dripping Springs community. With our community's future in your hands, we implore you to approve this variance request. Thank you for your time and consideration.

Sincerely,

Catherine and Ryan Harper

cc: drew@drippingsportsclub.com

April 15, 2025

Dripping Springs Planning & Zoning Commission
City of Dripping Springs
511 W Mercer St
Dripping Springs, TX 78620

RE: DSSC Variance Request – Letter of Caution

Dear Planning & Zoning Commission,

I hope this letter finds you well. As a Dripping Springs resident, I strongly advocate for thoughtful development that supports our community’s continued growth. However, I write today to express concern regarding the increasing frequency with which variances are being granted along the Highway 290 corridor. This marks the second such request in just a few weeks, prompting a broader question: **What is the purpose of maintaining comprehensive development codes at the city level if they are regularly going to be bypassed?**

While I support responsible development and understand that each project presents unique considerations, we must uphold standards that ensure long-term sustainability and community balance. The proposed facility is a substantial project—effectively an anchor development—located directly off Highway 290. Approval of this variance would set a precedent for further large-scale projects in the corridor. I am particularly concerned about the cumulative impact, especially in light of the concept plans by Oryx Development for an adjacent 130,000-square-foot facility.

I would also like to highlight a personal example that underscores the need for consistency in our policies. As a resident of Headwaters, I am currently prohibited from washing my own vehicles on my property due to ongoing water restrictions mandated by the MUD. This restriction underscores the reality of our limited water resources, which makes the approval of water-intensive developments all the more concerning. While I acknowledge that variances can be warranted in certain situations, each decision must be thoroughly evaluated in the context of long-term community sustainability.

Furthermore, according to TPWD GIS data, the proposed development lies within habitat known to support the federally listed endangered Golden-cheeked Warbler. I respectfully request that a full environmental assessment be conducted and made publicly available prior to any site plan approval—or, alternatively, that the City provide the specific code basis or exemption allowing for a “take” under the Endangered Species Act, if such an assessment is not required.

At the same time, I recognize the growing demand for local athletic and recreational facilities. The Dripping Springs Sports Club presents a valuable opportunity to address this need for families and youth athletes. However, it is essential that any development along this segment of Highway 290 proceeds with comprehensive planning and a clear understanding of its long-term impacts on infrastructure, environment, and community character.

Thank you for your time and attention to these concerns. I appreciate the difficult task before you and trust that your decision will reflect a thoughtful balance between progress and preservation.

Sincerely,

Jonathan L Fitzgerald
Headwaters Resident

From: [REDACTED]
To: [Planning](#)
Subject: Opposition to VAR2025-002 – Sports Club Zoning Amendment
Date: Sunday, April 6, 2025 6:05:14 PM

Dear Planning & Zoning Commission,

I am writing to express my concern and opposition to the proposed zoning variance referenced as **VAR2025-002 – Sports Club Zoning Amendment**.

While I appreciate the City's continued efforts to grow and develop thoughtfully, I have strong reservations about the potential impacts of this project—particularly with the proposed entrance on Canyonwood Drive. This road is a residential street not designed to support increased traffic volumes especially at the top of a hill that already has limited sight distance. From a safety standpoint, introducing a high-traffic access point in this area poses serious risks to the Sunset Canyon Neighborhood and people driving on Canyonwood.

In addition to traffic concerns, the significant amount of impervious surface planned—particularly large areas of concrete—raises environmental red flags. This development could dramatically affect the surrounding landscape, increase runoff, and heighten the risk of flooding. Of particular concern is the culvert at the end of North Canyonwood Drive, which already sees strain during heavy rains with the already reduced landscape from all the homes built in Headwaters. The added runoff from such a development may overwhelm existing infrastructure and pose a threat to nearby homes and properties.

I respectfully ask the Commission to consider the long-term impact this amendment could have on the safety, environmental integrity including the dark sky community, and character of the Sunset Canyon neighborhood. I urge you to deny this variance and seek alternative solutions that better align with the residential nature of our community.

Thank you for your time and consideration.

Sincerely,

Jill Zeimann

**Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620**

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As Dripping Springs residents and parents of two active children/athletes, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. This facility will be a long-term community asset that will strengthen community bonds between residents, strengthen our youth athletes, and provide considerable positive economic impact to Dripping Springs and surrounding businesses.

My family currently drives to Bee Cave, Westlake, and South Austin multiple times weekly for competitive cheer, soccer, and basketball activities. This means 10+ hours of driving time and late nights for my children on school nights.

A comprehensive sport & wellness facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families and make the impact that a larger facility would.

I urge you to approve this variance request for the benefit of our community.

Sincerely,

Will & Krista Diaz
12146 Mesa Verde Dr
Austin, TX 78737
[REDACTED]
(773)663-6653

Milena Diaz - RSES, 5th Grade
Beckett Diaz - RSES, 3rd Grade

From: [REDACTED]
To: [Planning](#)
Cc: [Drew Rose](#); [REDACTED]
Subject: RE: Backing the Dripping Springs Sports Club Variance Request
Date: Saturday, April 12, 2025 12:18:58 AM

Dear Planning & Zoning Commission,

As a father of two children in Dripping Springs, I strongly support the variance request for the Dripping Springs Sports Club (DSSC) to construct a 160,000-square-foot facility. This project is exactly what our growing community needs.

Raising active kids means my wife and I spend countless hours driving to Bee Cave, South Austin, or Westlake for their sports practices and camps. These trips are exhausting, especially on school nights or during school breaks when we're trekking to places like HCI in Bee Cave for summer programs. A local, state-of-the-art sports facility would eliminate this burden for my family and many others. The DSSC's proposed complex would not only keep our kids closer to home but also become a vibrant hub for our community.

This facility would do more than save travel time. It would keep dollars in Dripping Springs by creating local jobs and attracting families from across the region. A project of this caliber would showcase our town's ambition and strengthen its reputation as a great place to live and raise a family. Why let neighboring cities like Bee Cave reap these benefits when we can build something extraordinary right here?

The proposed size of the facility is critical to its success. A 160,000-square-foot complex would provide enough space for courts, training areas, and amenities to serve our rapidly growing population. A smaller footprint simply would not meet the needs of our kids and families. I understand the purpose of zoning restrictions, but this isn't a generic big-box store - it's a tailored solution for our community's future. Every parent I've spoken with about this project is enthusiastic about its potential, and I share their excitement.

I respectfully urge you to approve this variance. By doing so, you'll help make Dripping Springs a stronger, more connected community for families like mine.

Sincerely,

Patrick Zielbauer (Kirby Springs Ranch)

From: [REDACTED]
To: [Planning; Drew Rose](#)
Subject: RE: Support for Dripping Springs Sports Club Variance Request
Date: Friday, April 11, 2025 12:01:19 PM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of three active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq facility.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Thank you!

Josh Teitelbaum

[REDACTED]
(410) 382-0885

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: RE: Support for Dripping Springs Sports Club Variance Request
Date: Monday, April 14, 2025 12:45:17 PM

April 14, 2025

Planning & Zoning Commission
City of Dripping Springs
[511 Mercer Street](#)
[Dripping Springs, TX 78620](#)

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

My name is Adrienne Seelbach. I was raised in Dripping Springs, graduated from Dripping Springs High School in 2002, and now I'm raising two daughters—Annabelle (13) and Millie (9)—in the same town that shaped me.

Like so many families in our growing community, we spend many hours each week commuting into Austin for sports practices, tournaments, and fitness activities. That time adds up—and it's time we could be spending together as a family, at home, or supporting local businesses here in Dripping Springs.

That's why I fully support the **Dripping Springs Sports Club (DSSC)** and their request for a variance to build the 160,000 sq ft facility our community truly needs. From a mom's perspective, here are the three main reasons this project is so important:

1.

It will dramatically reduce time spent on the road.

Driving into Austin several times a week is exhausting—not just for parents, but for our kids too. DSSC gives us the chance to stay local, avoid traffic, and bring youth sports and family fitness home to Dripping Springs.

2.

It gives kids a safe, fun place to connect.

This facility will be a true hub for our children—where they can meet up with friends, stay active, and build confidence in a positive, structured environment. That kind of space is so important, especially as our town continues to grow.

3.

It supports whole-family health and wellness.

DSSC isn't just for kids—it's for parents too. With adult fitness areas, group classes,

healthy food options, and community events, it creates a space where families can focus on being active and well, together.

What makes this project even more special is that it's **led by local families**—not some outside developer. These are people who live here, whose kids go to our schools, and who care deeply about building something that will benefit the entire Dripping Springs community for years to come.

Please approve this variance so DSSC can move forward. As a lifelong resident, I truly believe this project will make our town an even better place to raise a family.

Sincerely,

Adrienne Seelbach

Dripping Springs High School Class of 2002

Proud Mom to Annabelle (13) and Millie (9)

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Cc: drew@drippingsportsclub.com
Subject: Request for increased zoning
Date: Wednesday, April 16, 2025 7:33:26 AM

To the Dripping Springs Sports Club and the Planning & Zoning Commission,

I am writing in strong support of the Dripping Springs Sports Club's request for a variance to build a 160,000 sq ft facility—beyond the current 100,000 sq ft limit. As a parent of young children just beginning to engage in team sports, I've already see the impact of the limited athletic options in our area. Without adequate local facilities, we often have to drive 30 miles or more just so our kids can access quality fields and indoor practice space.

Bringing a larger, more comprehensive sports complex closer to home would not only save families like mine countless hours on the road, but it would also strengthen our local community. This facility would give kids the chance to stay active, build teamwork, and develop lifelong healthy habits—all within a supportive and familiar environment.

The added convenience and access would enhance the quality of life for so many families in Dripping Springs. I urge you to approve the variance request and help create a space that truly meets the needs of our growing community.

Sincerely,

Jay Ryan Ash
512-925-0178

From: [REDACTED]
To: [Drew Rose; Planning](#)
Cc: [REDACTED]
Subject: Support for Dripping Springs Sports Club Variance Request
Date: Monday, April 14, 2025 5:33:59 AM
Attachments: [Outlook-k0go00hl.jpg](#)
[Outlook-tfz3kr4f.png](#)

Dear Planning & Zoning Commission Members,

My husband and I have been Dripping Springs residents of nearly four years, I am a local physical therapist, and we are parents to four children ages 5 to 12—all of whom are actively involved in youth sports. I'm writing to express my strong support for the Dripping Springs Sports Club's variance request to build a 160,000 sq ft facility.

As both a parent and a healthcare provider in this community, I see firsthand the strain our current lack of athletic facilities places on families. My own children travel weekly to Bee Cave, Austin, and other surrounding areas just to participate in practices and games. That's a lot of time spent in the car—on school nights, often with homework in hand—and it's a reality I know many other families face as well.

From a professional standpoint, I also treat many young athletes dealing with the physical toll of overtraining and inconsistent access to appropriate practice space. Local gyms are overcrowded, school facilities are stretched thin, and teams struggle to find reliable options.

The DSSC proposal offers a real, community-centered solution: a well-designed, multi-sport facility that includes space for basketball, volleyball, pickleball, fitness, childcare, and more. This type of complex would not only serve hundreds of youth athletes, but also offer health, wellness, and recreational opportunities for families of all ages.

Dripping Springs is growing quickly, and it's critical that our infrastructure keeps pace. Approving this variance is a key step toward providing resources that match the needs of our community—not just today, but well into the future.

Thank you for your time and consideration.

Sincerely,

Dr. Kelli Chandler

Colin Chandler

Kelli Chandler, PT, DPT, COMT, FAAOMPT
Concierge Orthopedics, Owner and CEO
870-723-5068



[Book time to meet with me](#)

From: [REDACTED]
To: [Planning](#)
Cc: [Drew Rose](#)
Subject: Support for Dripping Springs Sports Club Variance Request
Date: Wednesday, April 16, 2025 9:34:08 AM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident, I strongly support the Dripping Springs Sports Club's variance request to develop a very beautiful 160,000 sq ft facility. The Rose family is working so hard and risking a lot in order to provide a safe place for the kids in our community to grow as great people in our community and learn hard work and fun through sports. This is all appreciated so much by so many! I doubt they can make the facility any smaller to accommodate the needs of the community and on the business-side to make enough revenue for this business to even work. It's such a phenomenal opportunity for our town. Hopefully this even brings other businesses of high quality to our area.

On another note, thank you for all you all do for Dripping Springs. Our community is at the beginning of a new stage of growth and we really appreciate you all working with businesses to provide great places for us, our kids, and our guests to get more joy out of life. We hope you all continue to keep bringing upscale businesses like the Dripping Springs Sports Club that are bringing services that are needed very much by the residents here.

Please approve this variance request for the benefit of everyone who lives here.

Sincerely,

Allen Shannon
7199 Creek Road
Dripping Springs, Texas 78620
512-636-3105 cell

From: [REDACTED]
To: [Planning; Drew Rose](#)
Cc: [REDACTED]
Subject: Support for Dripping Springs Sports Club Variance Request
Date: Friday, April 11, 2025 9:23:45 AM

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

Dear Planning & Zoning Commission Members,

My family and I are residents of Dripping Springs and love our community. While we enjoy parks and hiking here locally, we have resorted to driving thirty minutes to Bee Cave to utilize gym space that meets our family's needs (providing an air conditioned space where each of our four kids can participate in a variety of sports simultaneously).

We strongly express our support for the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. This would be a benefit to hundreds of families in the area. As Dripping Springs continues to grow, having this sports club would be a place for families to connect, prioritize healthy lifestyles, develop sports related skills, and enjoy exercise. We would love to stay local and have these benefits rather than trek to Bee Cave and spend extra hours commuting in the car. Our community attracts families, and the Dripping Springs Sports Club would be an ideal place for families to gather and grow with its different court options, spaces to work out and play, and an on-site cafe to stay for snacks and a meal. My husband and I would love to take our family here.

Pickleball is the fastest growing sport in the nation, and with Dreamland's recent closure, Dripping Springs lost a huge percentage of its pickleball courts. One of our neighbors moved here from South Austin to retire and play pickleball there every evening. He now drives about thirty minutes to do so and can only do so a few times a week instead of remaining local to participate in his favorite sport every evening. Dripping Springs Sports Club would offer many pickleball courts - which provides exercise and fun for people of all ages. With our growing community and this sport's popularity, Dripping Springs Sports Club would meet an evident need.

Would you please consider approving this variance request on behalf of the Dripping Springs community members who would appreciate the many blessings it would offer? Thank you for your time and consideration.

Best regards,

Alycia VanDover
500 Sue Peaks Loop
Dripping Springs, TX 78620



619-391-8171

From: [REDACTED]
To: [Planning](#)
Cc: drew@drippingsportsclub.com
Subject: Support for Dripping Springs Sports Club Variance Request
Date: Thursday, April 10, 2025 4:21:43 PM

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

I am writing to express my strong support for the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290
- Move activity time with family and friends increasing our value as a community

The proposed 160,000 sq ft facility is essential to accommodate the variety of courts, fitness areas, and amenities that our growing community needs. A smaller facility would not adequately serve the families of Dripping Springs.

I urge you to approve this variance request for the benefit of our community.

--

Mindi Smith-Zemanek

[REDACTED]

From: [REDACTED]
To: [Planning; drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)
Subject: Support for DSSC
Date: Thursday, April 10, 2025 2:47:16 PM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of two active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. My family currently drives to Bee Cave and South Austin multiple times weekly for volleyball, basketball, and pickleball activities. This means 8+ hours of driving time and late nights for my children on school nights.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families. I urge you to approve this variance request for the benefit of our community.

Sincerely,
David Coraggio

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

Dear Members of the Planning & Zoning Commission:

I am writing in strong support of a variance approval for the construction of Dripping Springs Sports Club. As a Dripping Springs resident for over 16 years with four active children, I wish this would have come sooner! I have spent many hours on the road driving them to and from practices in Austin and if there were a closer option, those hours could have been utilized elsewhere. I believe this project warrants your favorable consideration as it addresses a significant gap in our local recreational infrastructure.

The significant travel burden:

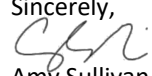
- Limits access for many families, particularly those with limited transportation options
- Adds substantial time commitments to already busy family schedules
- Creates unnecessary traffic and environmental impacts from extended commuting
- Reduces spontaneous recreational opportunities, especially for youth

Additionally, many high school teens drive themselves to practices far away and having them stay within Dripping Springs for late night practices would be so much nicer.

Aside from the travel burden, the proposed facility would provide numerous other benefits to our community:

1. **Improved Access to Fitness & Recreation:** Creating a local option would significantly increase accessibility for all residents, particularly youth, seniors, and those with transportation constraints.
2. **Enhanced Quality of Life:** Having quality recreational facilities within our community would foster greater physical activity, social connection, and overall well-being among residents of all ages.
3. **Family-Centered Community Development:** The facility would serve as a hub for family activities, youth sports, and community gatherings, strengthening our town's sense of community.
4. **Economic Benefits:** This facility would create local jobs, keep recreational spending within our community, increase property values, and potentially attract new residents seeking communities with quality amenities.

I strongly encourage you to approve this variance request, as it will serve the long-term benefits of this wonderful community.

Sincerely,

Amy Sullivan

From: [REDACTED]
To: [Planning](#)
Cc: drew@drippingsportsclub.com
Subject: We need the Dripping Spring Sports Club!
Date: Friday, April 11, 2025 9:02:33 AM

Dear Planning & Zoning Commission Members of Dripping Springs,

I am emailing in hopes of gaining your support for a variance request on the size of the Dripping Springs Sports Club. My family moved to Dripping Springs 4 years ago and dove right into the amazing community and athletics scenes. We have 3 kids ages 7-11 that juggle 4 sports each. As you can imagine, the schedules are insane! One thing that would make our lives so much better would be less travel time to high quality facilities. Ready or not, the people are coming. We need a new high school, we need this sports facility, and frankly we need more outdoor softball/baseball/soccer fields as well, but one thing at a time. If someone is willing to step up and greatly improve the lives of the residents of Dripping Springs then we need to support it being done right from day one. The research shows that 160,000 square feet is what would be adequate and comparable to the thriving complexes that we are all driving to. This facility would help eliminate long commutes for hundreds of local families, it would keep spending within our local economy, reduce traffic on Highway 290 and also create jobs for Dripping Springs residents!

I urge you to approve this variance request for the benefit of our community.

Sincerely,
Kristina Even
(830) 660-8160

Kristina LaFerrara Even
830-660-8160



To: Planning & Zoning Commission
From: Tory Carpenter, AICP – Planning Director
Date: April 17, 2025
RE: Farmstead at Caliterra PDD Amendment

I. Overview

The Farmstead at Caliterra Planned Development District (PDD No. 9) was originally approved in 2018 and encompasses 18.532 acres located east of the Caliterra residential development, approximately 1,000 feet north of the intersection of Caliterra Parkway and Ranch Road 12. The property has sole access from Ranch Road 12 and was originally approved for a mix of multifamily and commercial units.

The requested PDD amendment would allow for a condominium single family development. The plan consists of 121 single family residential units on 29-foot wide lots.

II. Background on Lawsuit and Covenant Restrictions

A civil dispute between the developer (Development Solutions CAT, LLC) and adjacent homeowners concluded in October 2023 with a legal settlement and full releases signed by all parties. The settlement terms are confidential; however, the development restrictions resulting from the agreement were recorded in a public Memorandum of Covenants and Restrictions. These covenants require:

- Installation of an 8-foot cedar privacy fence along the western property line.
- A 50-foot setback/buffer adjacent to residential lots, with limits on development.
- Tree planting and preservation within the setback.
- A prohibition on drainage infrastructure west of the fence.
- An emergency-only gate at the end of Capstone Court.

These obligations run with the land and remain enforceable by the homeowners.

III. Comparison of Existing PDD to Proposed Amendment

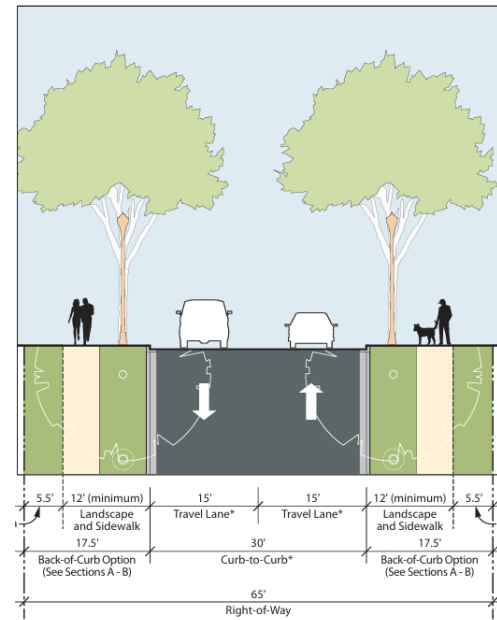
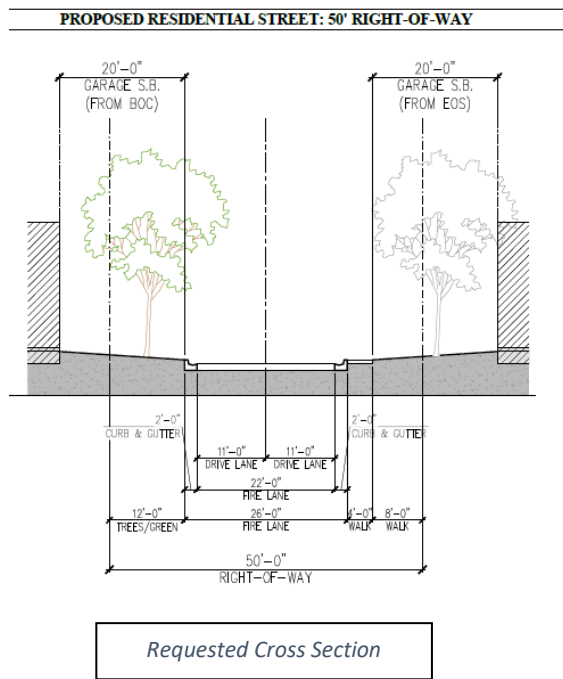
Feature	Original PDD (2018)	Proposed Amendment
Unit Type	Multifamily buildings (apartments) & general retail space	121 detached residences
Max. Units	170 units	121 units
Front Yard Setback	25' minimum (general)	20' from public access easement
Side Yard Setback	15' minimum	3' (interior), 5' (from public easement), 20' (adjacent to SF)
Rear Yard Setback	25'	10'
RR12 Setback	50', with 25' landscape buffer	No change
Building Height	Up to 3 stories / 40' (limited to 2 stories / 30' near western edge)	No change

Building Separation:

This request includes building separation of 6 feet. The residential building code and fire code allows for this type of separation with enhanced fire ratings of materials and building design.

Private Streets:

The proposed private streets are 26 feet wide within a 50-foot private right-of-way. Although this width satisfies minimum fire code access requirements, it does not comply with the City's adopted Transportation Master Plan (TMP) standards, which requires a 30-foot pavement width within a 65-foot right-of-way for two-lane residential local streets.



IV. Staff Concerns

Staff continues to have significant concerns with the overall layout and design of the proposed development, including:

1. Front-Loading Narrow Lots

The use of narrow, front-loaded residential lots deviates from City standards and may create long-term issues with streetscape quality, tree preservation, and lot functionality.

2. Substandard Private Streets

The proposed private street cross-sections are narrower than what is typically allowed for single-family developments, raising concerns with parking and functionality of the streets.

3. Parking Conflicts and Pedestrian Safety

Shallow driveways and narrow internal streets limit on-street parking and may create unsafe conditions for pedestrians, particularly if sidewalks are not sufficiently buffered from vehicle areas.

4. General Code Compliance

Several aspects of the proposed layout fall short of standard subdivision requirements without clear justification or a superior alternative design.

V. Request for direction from the Commission

Given that the applicant has not committed to revising the layout, staff requests direction from the Planning & Zoning Commission on how best to proceed:

- Does the Commission support advancing the PDD amendment as currently proposed?
- Should staff request further design revisions before bringing the item forward for formal action?

Staff is prepared to take next steps based on the Commission's feedback.



ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Development Solutions CAT, LLC

STREET ADDRESS 12222 Merit Drive, Suite 1020

CITY Dallas STATE Texas ZIP CODE 75251

PHONE 972-960-2777 EMAIL GRich@Siepiela.com

APPLICANT NAME Quynn Dusek

COMPANY Carlson, Brigance and Doering, Inc.

STREET ADDRESS 5501 West William Cannon Drive

CITY Austin STATE Texas ZIP CODE 78749

PHONE 512-348-9135 EMAIL Quynn@CBDEng.com

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION
OR MAP

☒ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE
OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☐ TO RECOGNIZE CHANGED CONDITIONS OR
CIRCUMSTANCES IN A PARTICULAR LOCALITY

☐ TO MAKE CHANGES IN ORDER TO IMPLEMENT
POLICIES REFLECTED WITHIN THE COMPREHENSIVE
PLAN

PROPERTY & ZONING INFORMATION

PROPERTY OWNER NAME	Development Solutions CAT, LLC
PROPERTY ADDRESS	RR12 and Blue Ridge Drive, north of Caliterra Parkway
CURRENT LEGAL DESCRIPTION	A0415 Philip A Smith Survey number 26, Acres 18.529, Hays County, Texas
TAX ID#	R164971
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	GR
REQUESTED ZONING/AMENDMENT TO PDD	Update Section 2.2, Section 2.4.3, the Variance Chart, and the Concept Plan.
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	To allow buildings to have 6' separation with the use of fire walls or sprinkler systems in each unit. To reduce the necessary footprint of the lots (width, depth, area). To reduce setbacks in association to reducing the necessary footprint of the lots. To update the concept plan. To provide a unique housing option for residential diversity in Dripping Springs. Please see Farmstead Company Product Presentation PDF for further details
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	See explanation on the next page.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

☒ YES (REQUIRED)* ☐ YES (VOLUNTARY)* ☐ NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (*see Outdoor Lighting tab on the CORDS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

Information About Proposed Uses:

David Weekley Homes would like to build our highly desirable detached condo product in the Farmstead at Caliterra parcel. This unique product was designed to fill a gap in current product offerings around the Austin MSA. Our homes offer the luxury of a single-family residence at a price point that is more inclusive and ideal for those who wish for simpler home ownership. Yards are typically maintained by the HOA and allow for uniformity between homeowners giving them a streetscape that is clean and crisp. Residents also enjoy added security, and exclusivity with a gated entry. Walking your dog at dusk or going for a jog are no longer daunting tasks with these added safety measures. Private amenities will be constructed exclusively for the residents' use, individually or as a community. The Caliterra Master Planned Community will benefit from having this boutique development added to their portfolio of offerings and allow for new, happy residents in Dripping Springs.

APPLICANT'S SIGNATURE

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

Name

Title

STATE OF TEXAS

§

COUNTY OF HAYS

§

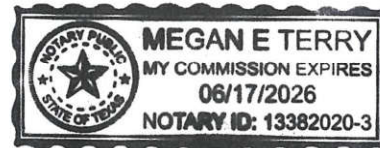
This instrument was acknowledged before me on the 16 day of September

2024 by Gregory L. Rich

Notary Public, State of Texas


My Commission Expires: 6/17/2026

Gregory L. Rich
Name of Applicant



ZONING AMENDMENT SUBMITTAL

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 

9/18/2024
Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	GIS Data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Planned Development District (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff

DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: The Farmstead at CaliterraProject Address: RR12 and Blue Ridge Drive, north of Caliterra ParkwayProject Applicant Name: Greg Rich

Billing Contact Information

Name: Development Solutions CAT, LLCMailing Address: 12222 Merit Drive, Suite 1020Dallas, Texas 75251Email: GRich@Siepiela.com Phone Number: 972-960-2777

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 checked="" 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 type="checkbox"/> Site Development Permit | <input checked="" type="checkbox"/> Other <u>Condo Regime</u> |

*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.*

Greg Rich
Signature of Applicant
Attorney-in-Fact

9-13-2024
Date



DRIPPING SPRINGS
Texas

Received on/by:

Date, initials

LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: RR12 and Blue Ridge Drive, north of Caliterra Parkway

☐ Commercial

☒ Residential

Applicant's Name (and Business Name, if Applicable):

Greg Rich of Development Solutions CAT, LLC.

Applicant's Address: 12222 Merit Drive, Suite 1020

Applicant's Email: GRich@Siepiela.com

☐ **VOLUNTARY COMPLIANCE** with mitigation conditions:

☒ **MANDATORY COMPLIANCE:**

IF APPLYING FOR:

- ☐ Conditional Use Permit
☐ Zoning Amendment Application
☒ Subdivision Approval
☐ Building Permit

- ☐ Site Development Permit
☐ Sign Permit
☐ Alcoholic Beverage Permit
☐ Food Establishment Permit
☐ On-Site Sewage Facility Permit

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

Greg Rich - Manager
 Signature
Greg Rich - Manager

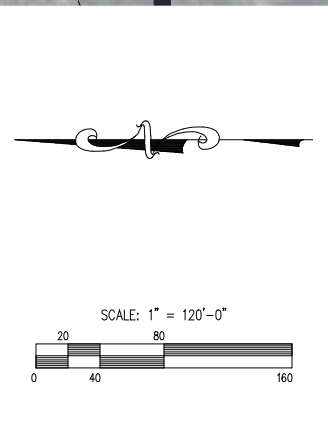
9-13-2024
 Date

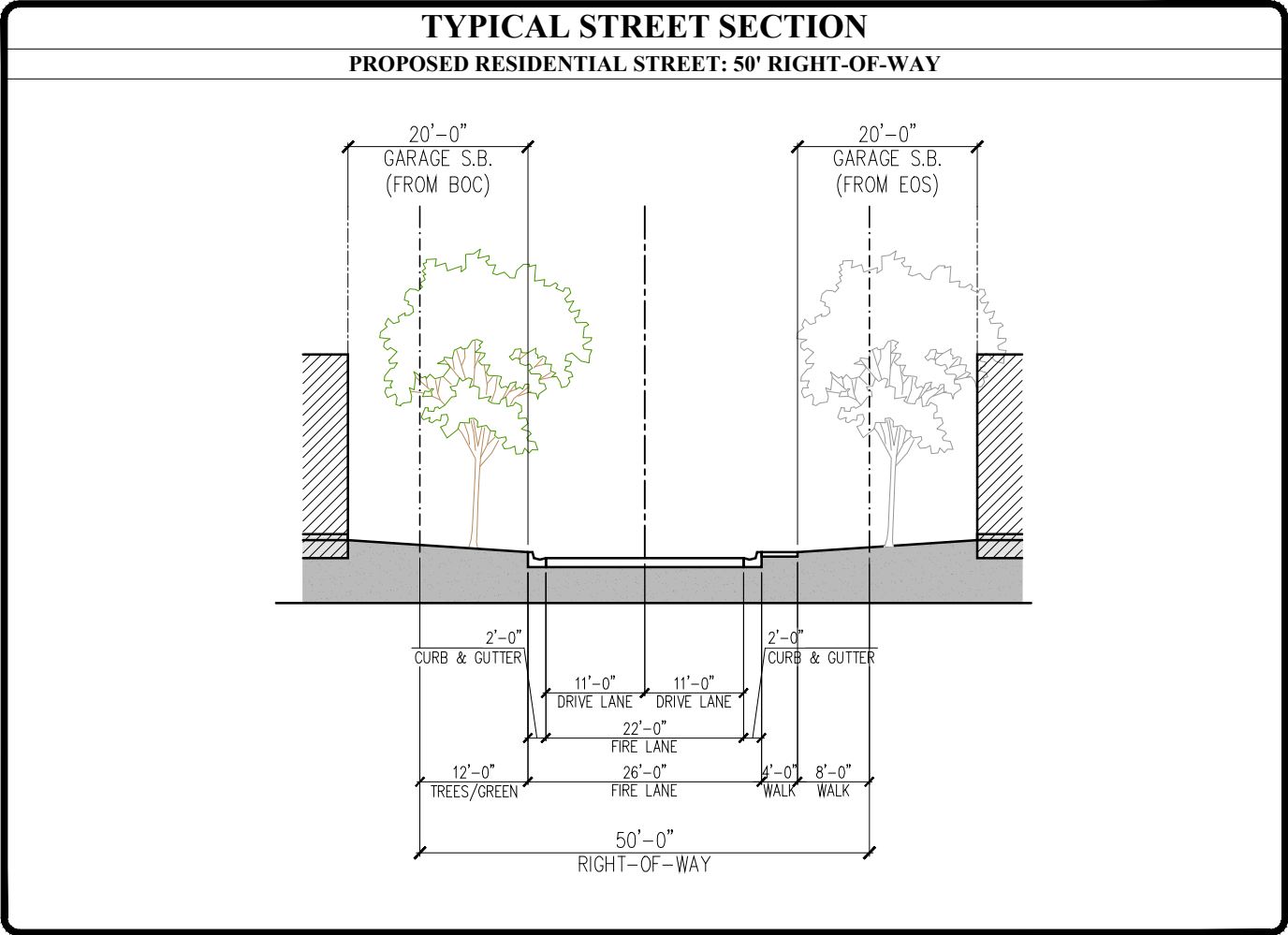
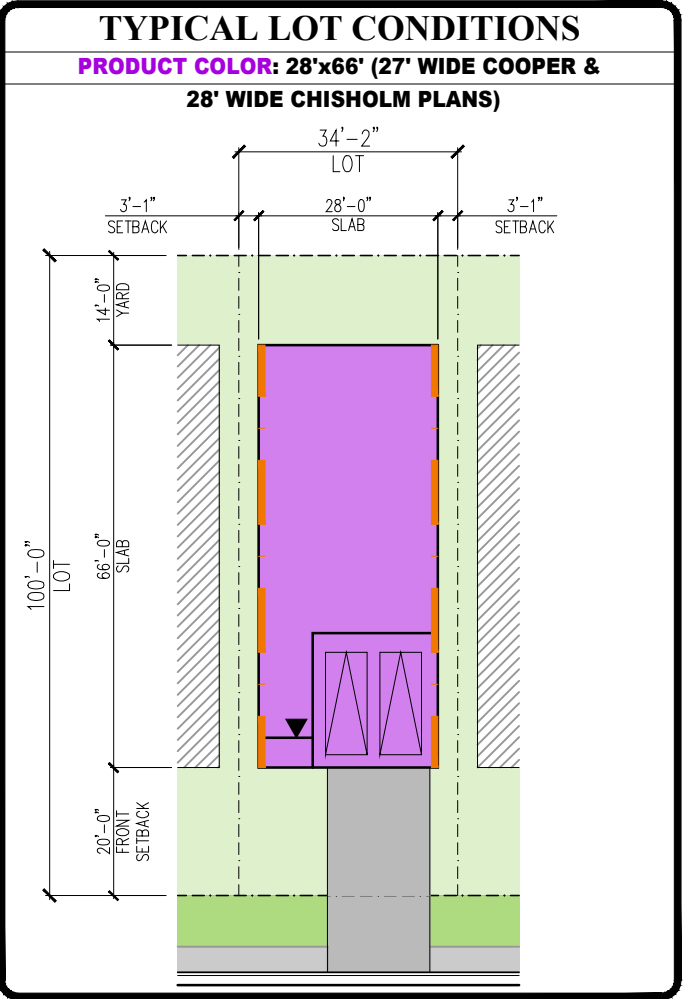
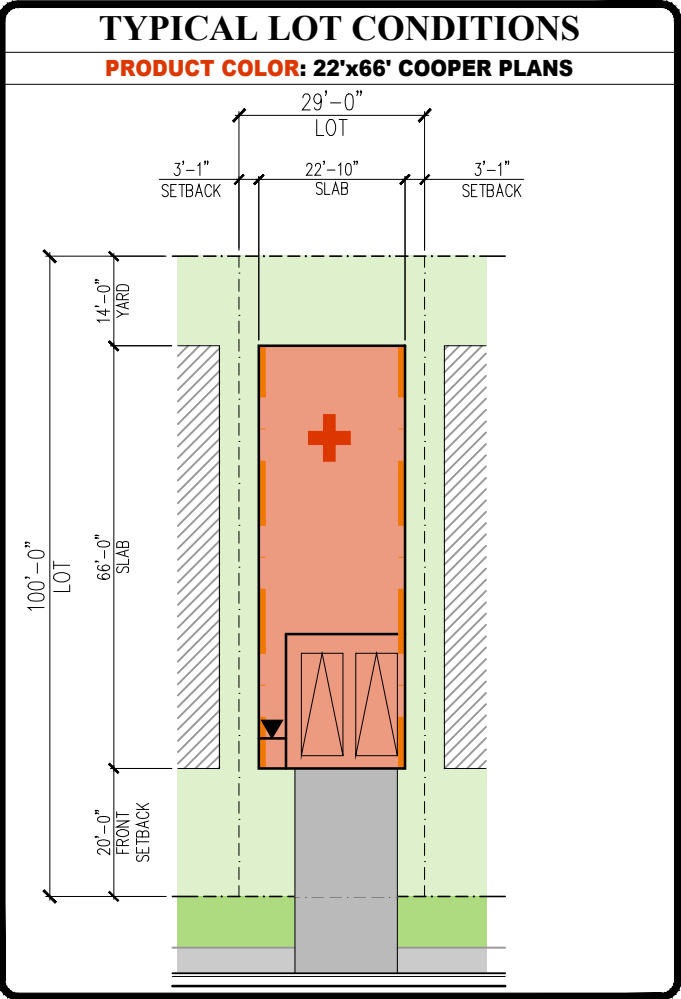
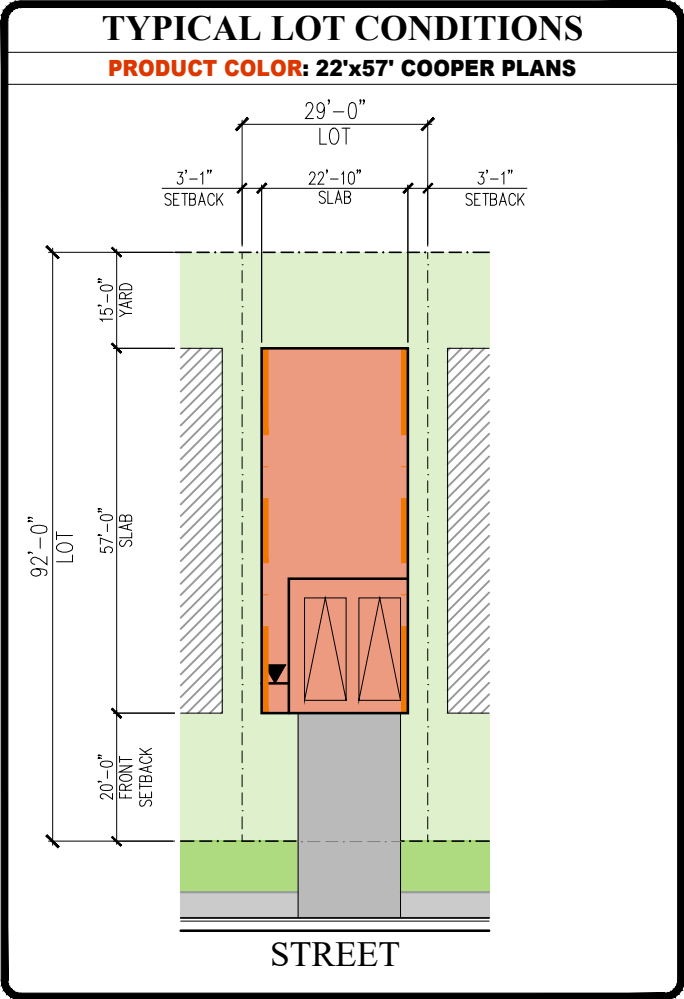
PRODUCT INFO.

TOTAL UNIT COUNT
121

121

Media @ 11"x17"	Media @ 22"	79
SCALE: 1" = 120'-0"	SCALE: 1" =	





David Weekley Homes		Item 3.	
Copyright © 2023 Weekley Homes L.P. Some rights reserved. Any unauthorized use or distribution of this document or any of the information there-in may be subject to legal action.			
PRODUCT INFO.			
Product # & Color 50 RED+	Unit Count	Similar Community and/or Plans 66' DEEP COOPER PLANS B674, B675, B676, B671, B672, B673	
		Pad Size 22'-10" x 66'-0"	Typical Lot Size 29'-0" x 100'-0"
		Number of Floors 2 STORIES	Target Living Area 1862-2014 sqft.
		Living/Dining/Kitchen 1st / 2nd	Master Suite 1st / 2nd
Product # & Color 48 RED	Unit Count	Similar Community and/or Plans COOPER PLANS B671, B672, B673	
		Pad Size 22'-10" x 57'-0"	Typical Lot Size 29'-0" x 92'-0"
		Number of Floors 2 STORIES	Target Living Area 1684-1728 sqft.
		Living/Dining/Kitchen 1st / 2nd	Master Suite 1st / 2nd
Product # & Color 23 PURPLE	Unit Count	Similar Community and/or Plans CHISHOLM - 28' WIDE PLANS COOPER - 26'-10" WIDE PLANS	
		Pad Size 28'-0" x 66'-0"	Typical Lot Size 33'-2" x 100'-0"
		Number of Floors 2 STORIES	Target Living Area 2064-2263 sqft.
		Living/Dining/Kitchen 1st / 2nd	Master Suite 1st / 2nd / 3rd
TOTAL UNIT COUNT			
121			
COMMUNITY INFO.			
TOTAL SITE AREA:		±807,255 sqft / ±18.5 acres	
USABLE SITE AREA:		±738,987 sqft / ±17 acres	
TOTAL SITE DENSITY:		6.5 D.U./acre	
USABLE SITE DENSITY:		7.12 D.U./acre	
MAX. DENSITY (per ZONING):		121 UNITS	
DIST. BETWEEN RESIDENCE (detached)		6'	
DIST. BETWEEN MULTI-FAMILY (attached)		(6' / 10' / 15')	
GUEST PARKING PROVIDED:		285 (2.4 per UNIT)	
242 IN DRIVES + 43 HEAD-IN & PARALLEL SPACES			
EXHIBITS			
FARMSTEAD AT CALITERRA			
ATX-0055			
RANCH ROAD 12			
DRIPPING SPRINGS, TX			
Version V04	Issue Date 06/10/24	Author VG	
Media @ 11"x17"	Media @ 22"	80	
VARIES		VARIES	

**FIRST AMENDMENT TO PLANNED DEVELOPMENT
DISTRICT No. 9:
Farmstead at Caliterra**

Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
February 27, 2018
Approved by the City Council on:
April 10, 2018

First Amendment to Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2024
Approved by the City Council on:
_____, 2024

THIS FIRST AMENDMENT TO PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 9: FARMSTEAD AT CALITERRA (“First Amendment to Ordinance”) is enacted pursuant to City of Dripping Springs Code of Ordinances, Article 30.03.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 18.532 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Farmstead at Caliterra” and as more particularly identified and described in Exhibit A (the “Property”) to Attachment A of the Original PDD Ordinance (hereinafter defined); and

WHEREAS, the Owner and the City are parties to the Caliterra Development Agreement executed on January 14, 2014; and

WHEREAS, in accordance with the Development Agreement, the Property was zoned to Planned Development District (“PDD”), designating it “PDD-9”, on April 10, 2018 (“Original PDD Ordinance or PDD-9”); and

WHEREAS, the Owner now wishes to amend the Original PDD Ordinance as provided herein; and

WHEREAS, this First Amendment to Ordinance, Original PDD Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has reviewed this proposed First Amendment to Ordinance and has determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and

WHEREAS, pursuant to the City’s Planned Development Districts Ordinance, Article 30.03 of the City’s Code of Ordinances, the development and First Amendment to Ordinance ensures the compatibility of land uses, and meets the current needs of the community by committing to the following: 1. To provide for a superior design of lots and buildings; 2. To provide for increased recreation and/or open space opportunities for public use; 3. To provide amenities or features that would be of special benefit to the property users; and 4. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. AMENDMENTS

A. Section 2.2., ("Phasing"), of Article II ("Development Standards"), of Attachment A of PDD-9 is hereby repealed and replaced in its entirety with the following, with all other provisions of Article II not herein amended to remain in full force and effect:

2.2. Phasing. The Property may be developed in phases. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently.

B. Subsection 2.4.3., ("Setbacks and Yard"), of Section 2.4, ("Design Specifications"), of Article II, ("Development Standards"), of Attachment A of PDD-9 is hereby repealed in its entirety and replaced with the following, with all other provisions of Article II not herein amended to remain in full force and effect:

2.4.3 Setbacks and Yard.

- (a.) Minimum Ranch Road 12 Frontage Setback (Landscape Buffer): fifty feet (50').
- (b.) Minimum Front Yard: twenty feet (20') from Public Access Easement
- (c.) Minimum Side Yard: three feet (3')
- (d.) Minimum Side Yard from Public Access Easement: five feet (5')
- (e.) Minimum Side Yard adjacent to single-family district: twenty feet (20')
- (f.) Minimum Rear Yard: ten feet (10')

C. Exhibit D of PDD-9 is hereby repealed and replaced in its entirety with Exhibit A attached hereto and incorporated as if set forth fully herein.

D. Exhibit E of PDD-9 is hereby repealed in its entirety.

F. Exhibit F of PDD-9 is hereby repealed and replaced in its entirety with Exhibit B attached hereto and incorporated as if set forth fully herein.

3. REPEALER

All ordinances, development agreements or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED & APPROVED this, the _____day of _____, 2024 by a vote of ____ (*ayes*) to (*nays*) to ____(*abstentions*) of the City Council of Dripping Springs.

CITY OF DRIPPING SPRINGS:

by: _____
Todd Purcell, Mayor

ATTEST:

Andrea Cunningham , City Secretary

Exhibit A
PD “Phase 1” Master Plan

[On following page]

EXHIBIT "A"

PD Master Plan

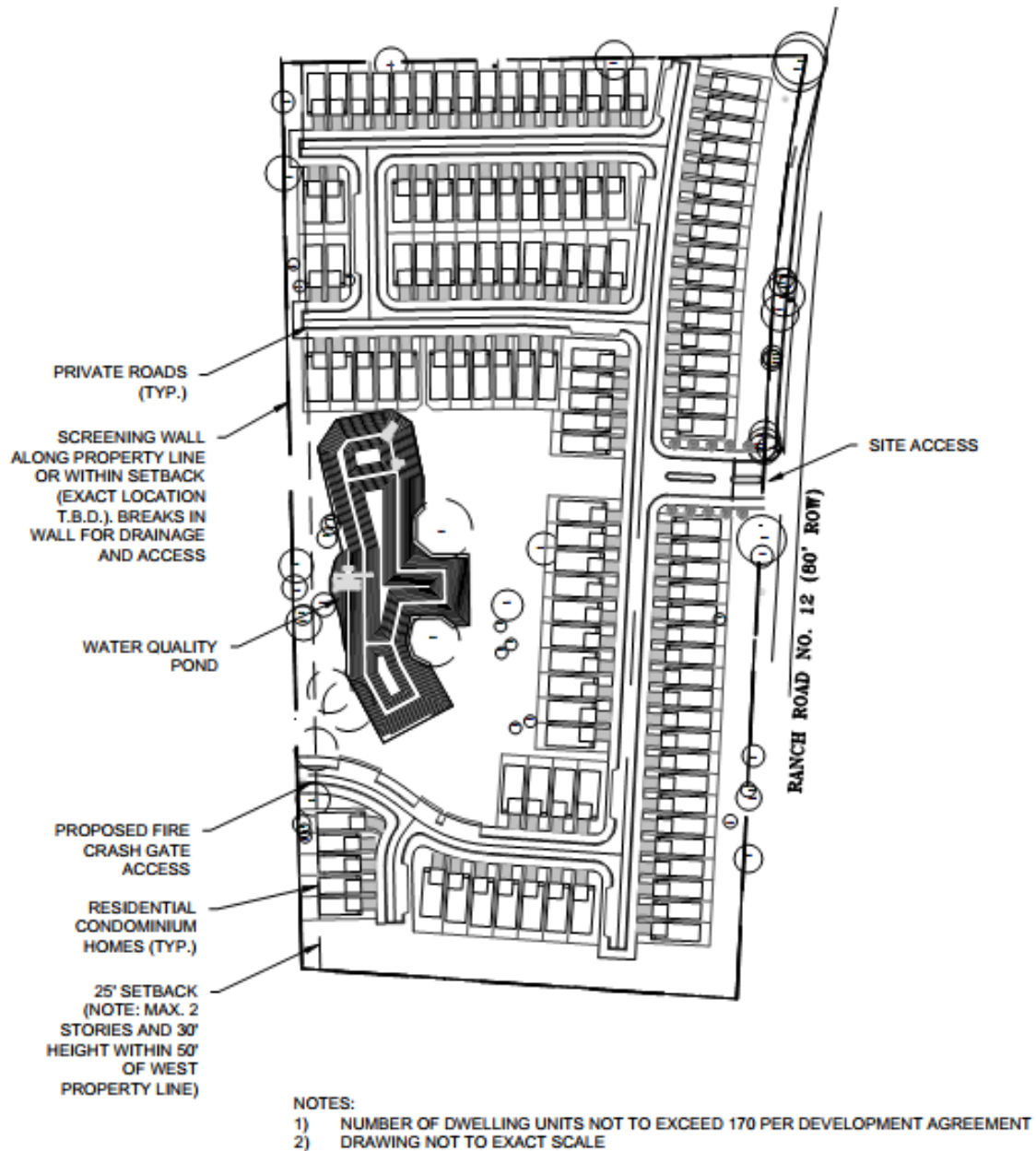


Exhibit B
PD Code Modifications Chart

[On following pages]

Exhibit B
PD Code Modifications Chart

#	Description	Requirement	PD Code Modification	Justification
1	Building Setbacks (Base: General Retail)	Sec. 3.11.4		Front Setback Mod.: Increased front setback on RR 12 is requested by the City of Dripping Springs. Side Setback Mod.: Reduced side setbacks allow for flexibility in design and financially feasible products that are in demand. This setback is especially needed due to the City of Dripping Springs' request for a 50' setback at RR 12.
		Front: 25'	50' along RR 12 and 20' from Public Access Easement	
		Rear: 25'	10'	
		Side: 25'	3' internal and 5' from Public Access Easement	
		Adjacent to S.F.: 25'	20'	
2	Roof Slope	Sec. 24.03.052	Flat roofs are allowed for residential buildings with ten (10) units or more and nonresidential buildings. Flat roofs shall not be visible from the street; all roofs surrounding outer footprint will be sloped.	By allowing the center portion of building roofs to be flat for condensers units it alleviates the need for ground units and avoids a less appealing view from the sidewalk and street. This modification will still use sloped roofs surrounding the footprint of the building to shield all condensing units and give the illusion of a fully sloped roof.
		Primarily gable roof construction with shed roofs and cut-out dormers.		
3	Building Height	Sec. 3.11.3	Main Building(s): Maximum three (3) stories and forty feet (40') but maximum two (2) stories and 30' within 50' of west property line.	The January 14, 2014 approved Development Agreement: Caliterra Subdivision provides for a 40' height limit without restriction on stories. The three story maximum allow for flexibility in design and financially feasible products that are in demand. The additional restrictions along west property line to reduce imposition on residents of adjacent property.
		Main Building(s): Maximum two (2) stories, or forty feet (40'), whichever is less.		
4	Minimum Building Separation for Nonresidential Structures	Sec. 3.11.4(e)	Minimum separation as required by International Building Code 2012 or by City's Fire Code (if any), whichever is greater.	Allows more flexibility in the site layout and will provide greater opportunity for smaller, boutique style retail buildings.
		Minimum eighty feet (80') separation between structures, or a minimum separation as required by City's Fire Code (if any), whichever is greater.		

5	Building Area Regulations:			
Size of Lot	Sec. 3.11.4(a)			
	Min. Lot Area: 20,000 sf		2,500 sf	
	Min. Lot Width: 100 feet		29 feet	
	Min. Lot Depth: 150 feet		90 feet	
				These homes are to have a condominium feel with shared spaces. A smaller lot area appeals to a clientele unrepresented in the City of Dripping Springs

In Administrative Completeness	Filing Date
ADMIN2025-009 Double L Ranch Reclaimed Water Production Facility and Pump and Haul	16-Apr
SUB2024-037 Driftwood Golf Club Development Effluent and WW Force mains	16-Apr
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision Construction Plans	16-Apr
SUB2023-0001 Village Grove Phase 2B Townhome Infrastructure	16-Apr
SUB2023-0028 Arrowhead Commercial Final Plat	16-Apr
SUB2023-0034 Lunaroya Subdivision Final Plat	16-Apr
ADMIN2025-0010 Cannon Ranch Phase 3 and 4 Construction Plans	16-Apr
ADMIN2025-008 211 Canal Drive Variance (Pergola)	25-Apr

Site Development Projects				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant.	HOLD
SD2021-001 Blue Ridge Business Park	CL	26228 RR 12	Extension of previously approved site plan.	Waiting on Resubmittal
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed.	Approved w/ Conditions
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality.	Approved w/ Conditions
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities.	Waiting on Resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements.	Waiting on Resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements.	Waiting on Resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond.	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on Resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures.	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ.	Approved w/ Conditions
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code.	Approved w/ Conditions
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on Resubmittal
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of tow additional duplexes w/ accompanying site improvements.	Waiting on Resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on Resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on Resubmittal
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Waiting on Resubmittal
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	Waiting on Resubmittal
SD2023-0019 3980 US 290 Warehouse	ETJ	3980 US 290	Construction of 4 - 5k sq ft Warehouse/office buildings.	Waiting on Resubmittal
SD2023-0020 Graveyard Cellars	ETJ	24101 RR 12	2800 sq ft building and parking.	Approved w/ Conditions
SD2024-001 Roxie's at Dripping Springs	CL	299 W. Mercer Street	Renovating and expanding site.	Under Review
SD2024-002 QuickTrip #4133	CL	HWY 290 and Sawyer Ranch Rd	Convenience store with fuel sales.	Waiting on Resubmittal
SD2024-004 Glass Business Park, Phase 2	ETJ	2560 W Hwy 290	Construction of 6 additional warehouse buildings with associated site improvements	Under Review
SD2024-007 New Growth at Roger Hanks	CL	US 290 at Roger Hanks Pkwy	Mix land use and 240 residential units with parkland and roadway connections.	Waiting on Resubmittal
SD2024-008 AutoZone 5807 Dripping Springs	CL	US Hwy 290	Retail parts store.	Waiting on Resubmittal
SD2024-010 Austin Ridge Bible Church	ETJ	3100 E Hwy 290	Church campus, with worship center, driveways, parking, detention, and park area.	Waiting on Resubmittal
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Waiting on Resubmittal
SD2024-012 5285 Bell Springs Rd	ETJ	5285 Bell Springs Rd	Private religious educational facility and associated improvements.	Waiting on Resubmittal
SD2024-013 Cowboy Church of the Hill Country	ETJ	207 Darden Hill Road	Construction of a church building and accompanying site improvements.	Waiting on Resubmittal
SD2024-014 Pear Tree Commercial	ETJ	27322 RR 12	Existing commercial space. Pave the parking area and provide water quality treatment of that area.	Waiting on Resubmittal
SD2024-018 Short Mama's	CL	101 College Street	Existing project addition to include dining area, parking, lawn area, stage, and streetscaping.	Waiting on Resubmittal
SD2024-019 VB Dripping Springs	CL	27320 RR 12	100' wireless telecommunication tower.	Under Review
SD2024-020 Lost Lizard	ETJ	10730 FM 967	Four residential accessory structures and gravel parking.	Waiting on Resubmittal
SD2024-021 Genesis City - Glamping Hotel	ETJ	113 Concorde Circle	One main building with 9 cabins, and parking.	Waiting on Resubmittal
SD2024-022 Stephenson Building Addition and Parking Improvements	CL	101 Old Fitzhugh Rd	Phase 1:Stephenson building addition. Phase 2: parking lot improvements.	Under Review
SD2025-001 Lazare Properties	CL	28485 RR 12	Post office, deli express bar/waiting area, and retail space.	Waiting on Resubmittal
SD2025-002 Ewald Kubota	ETJ	3981 E US 290	Kubota sales and service center with customer and display parking.	Under Review
SD2025-003 The Ranch at Caliterra Amenity Center	ETJ	Whiskey Barrel Dr.		Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan	Comprehensive plan subcommittee April
Cannon Mixed-Use	Awaiting Resubmittal
PDD2023-0001 Madelynn Estates	Dormant
PDD2023-0002 Southern Land	April DAWG Meeting
PDD2023-0003 ATX RR12 Apartments	Under Review

Subdivision Projects				
Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approved w/ Conditions
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved w/ Conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting on Resubmittal
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting on Resubmittal
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Approved w/ Conditions
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Approved w/ Conditions
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Approved w/ Conditions
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Approved w/ Conditions
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water, wastewater subdivision constructions plans.	Approved w/ Conditions
SUB2023-0028 Arrowhead Commercial Final Plat	CL	US Hwy 290 W	Subdividing 6.6 acres as 1 lot.	Waiting on Resubmittal
SUB2023-0034 Lunaroya Subdivision Final Plat	ETJ	Silver Creek Rd	28 single family large residential lots with on site sewage for each lot	Waiting on Resubmittal
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north bound turn lane on Roger Hanks Pkwy, Improvements to Hamilton Crossing and Lake Lucy Loop	Waiting on Resubmittal
SUB2023-0038 The Ranch at Caliterra Final Plat	ETJ	HC Carter Way	234 single family lots on 200.024 acres	Approved w/ Conditions
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	CL	Shadow Ridge Parkway	142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space	Waiting on Resubmittal
SUB2023-0042 Hardy Construction Plans	CL	2901 West US 290	78,021 acres subdivided into 73 single family lots	Approved w/ Conditions
SUB2023-0048 Driftwood Falls Estates Subdivision	ETJ	609 S Creekwood Dr	Replat two lots in one.	Approved w/ Conditions
SUB2023-0049 Amended Plat of the Breed Hill Replat Subdivision	ETJ	3100 W US 290	Combining three lots into one.	Approved w/ Conditions
SUB2024-005 Roger Hanks Construction Plans	CL	US 290 at Roger Hanks Pkwy	Public improvements from southern boundary to intersection with 290.	Waiting on Resubmittal
SUB2024-008 Skylight Hills Final Plat	ETJ	13001 and 13111 High Sierra	Subdivide into 5 lots.	Approved w/ Conditions
SUB2024-012 St. Martin's Subdivision, Lots 1 & 2 Amending Plat	CL/ETJ	230 Post Oak Drive	Combine two existing lots into one.	Approved w/ Conditions
SUB2024-015 Gateway Village Phase 1	CL	US 290	Final plat for 144 single family subdivision.	Waiting on Resubmittal
SUB2024-017 Wild Ridge Phase 2 Final Plat	CL	Shadow Ridge Parkway	152 single family residential lots.	Approved w/ Conditions
SUB2024-019 Driftwood Subdivision, Phase 5, Preliminary Plat	ETJ	Thurman Roberts Way	13 lots. 10 residential, 2 open space, and 1 private.	Waiting on Resubmittal
SUB2024-021 Village Grove Phase 2A Subdivision	CL	Village Grove Parkway	Infrastructure for 64 single family residential lots on 18.206 acres	Waiting on Resubmittal
SUB2024-024 Heritage Phase 4 Subdivision	CL	Sportsplex Drive	115 single family lots on 31.80 acres	Waiting on Resubmittal
SUB2024-025 Village Grove Phase 3 Subdivision	CL	Village Grove Parkway	115 single family lots on 30.04 acres	Waiting on Resubmittal
SUB2024-028 Off Site Waterline Plans for Luna Roya Subdivision	ETJ	Silver Creek Rd	Waterline infrastructure construction plans.	Waiting on Resubmittal
SUB2024-030 Heritage Phase 3 Final Plat	CL	Sportsplex Drive	164 lot subdivision plat	Waiting on Resubmittal
SUB2024-033 Village Grove Phase 1 Final Plat	CL	Village Grove Parkway	Plat of 1 roadway, 2 water quality ponds, and 1 drainage easement.	Waiting on Resubmittal
SUB2024-034 Village Grove Phase 2A Final Plat	CL	Village Grove Parkway	Final plat for 165 single family lots.	Waiting on Resubmittal
SUB2024-036 Mitchel Property Preliminary Plat	ETJ	Silver Creek Rd	33 residential lots.	Waiting on Resubmittal
SUB2024-037 Driftwood Golf Club Development Effluent and WW Forcemains	ETJ	Thielepape Cove	12,185 linear feet of 12", 6", or 2" forcemain	Waiting on Resubmittal
SUB2025-001 Village Grove Phase 2B Final Plat	CL	Village Grove Parkway	262 single family residential lots.	Waiting on Resubmittal
SUB2025-002 Lunaroya PH 3 Preliminary Plat	ETJ	13755 Silver Creek Dr	9 single family residential lots.	Waiting on Resubmittal
SUB2025-003 The Replat of Downstream Subdivision Lot 6	ETJ	10730 FM 967	Replate existing residential lot into 3 lots.	Under Review
SUB2025-004 Replat of Lot 1 Howard Ranch Commercial	CL	SE Corner RR 12 and FM 150		Under Review
SUB2025-005 Ewald Kubota Plat				Under Review