



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, October 28, 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

IT Director Jason Weinstock

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 September 23, 2025 Planning & Zoning Commission regular meeting minutes.**

BUSINESS AGENDA

- 2. Applicant introductory presentation and possible Commissioner appointment to the Development Agreement Working Group for the Ranch Court (ATX RR12) Planned Development District and Annexation request located 26700 Ranch Road 12. Applicant: Abby Gillfillan, Lionheart Places**

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**

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

November 17, 2025, at 6:00 p.m.

December 9, 2025, at 6:00 p.m.

City Council & Board of Adjustment Meetings

November 4, 2025, at 6:00 p.m.

November 18, 2025, at 6:00 p.m.

December 2, 2025, at 6:00 p.m.
December 16, 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 October 22, 2025, at 4:30 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 City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, September 23, 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 6:02 p.m.

Commission Members Present

Mim James, Chair

Tammie Williamson, Vice Chair

Eugene Foster

Douglas Shumway

Evelyn Strong (*arrived at 6:04 p.m.*)

Commission Members Absent

Christian Bourguignon

Doug Crosson

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

City Attorney Laura Mueller

City Secretary Diana Boone

Senior Planner Sara Varvarigos

IT Director Jason Weinstock

Mayor Pro Tem Taline Manassian

Building Permit Technician Rebecca Foxhoven

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair James

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.

No one spoke during the 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. Approval of the July 22, 2025 Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner Foster and seconded by Vice Chair Williamson, to approve the July 22, 2025 meeting minutes. The motion to approve carried unanimously 4 to 0. Commissioner Strong was not present to vote on this item.

BUSINESS AGENDA

2. Public hearing and consideration of recommending an Ordinance approving a Zoning Map Amendment regarding ZA2025-001: Rezoning the tract from Agriculture (AG) to General Retail with a Conditional Overlay (GR-CO) for the 4.98 acres located at 126025 Ranch Road 12. Applicant: Angie and Brad Mendenhall, MBARR Holdings LLC

Commissioner Strong arrived at the start of the applicant presentation.

a. Applicant Presentation

Angie Mendenhall presented and remained in the audience to answer questions as needed.

b. Staff Report

Sara Varvarigos presented the staff report and recommended approval of zoning amendment and conditional overlay as presented.

c. Public Hearing

Donna Sheehan spoke regarding concern for property value for adjacent residence.

d. Ordinance

A motion was made by Commissioner Strong and seconded by Vice Chair Williamson, to approve rezoning with staff recommendation. The motion to approve carried unanimously 5 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

A motion was made by Chair James and seconded by Commissioner Strong, to go into Closed Session for item 4, under sections 551.071 and 551.087. The motion carried unanimously 5 to 0.

Closed Session began at 6:45 p.m.

Closed Session ended at 7:04 p.m.

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.

4. Consultation with Attorney related to legal issues in development agreement and planned development district process and Deliberation Regarding Economic Development Negotiations. *(551.071, Consultation with Attorney; 551.087, Economic Development).*

ADJOURN

A motion was made by Commissioner Strong and seconded by Commissioner Foster, to adjourn the meeting. The motion to adjourn carried unanimously 5 to 0.

The meeting was adjourned at 7:05 p.m.



ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME ___ATX Capital Jorge Canavati_____

STREET ADDRESS ___500 W 2nd St. Suite 1900_____

CITY ___Austin_____ STATE ___Texas_____ ZIP CODE _____

PHONE ___832-289-6030_____ EMAIL ___jcq@atxcapital.com_____

APPLICANT NAME ___Abby Gillfillan_____

COMPANY ___Lionheart Places_____

STREET ADDRESS ___1023 Springdale RD_____

CITY ___Austin_____ STATE ___Texas_____ ZIP CODE ___78721_____

PHONE ___512.644.9628_____ EMAIL ___abby@lionheartplaces.com_____

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION
OR MAP

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

X TO RECOGNIZE CHANGED CONDITIONS OR
CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Kopponen Viktor & Sirkka; ATXC Dripping Springs, LLC
PROPERTY ADDRESS	26700 Ranch Rd 12, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	
TAX ID#	17787; 17782
LOCATED IN	X CITY LIMITS X EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	ETJ and Single Family - Low Density
REQUESTED ZONING/AMENDMENT TO PDD	
REASON FOR REQUEST (Attach extra sheet if necessary)	
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

X 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*).

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that _____ 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 ____ day of _____,

201____ by _____.

Notary Public, State of Texas

My Commission Expires: _____

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

Date

CHECKLIST

STAFF	APPLICANT	
☐	x	Completed Application Form - including all required signatures and notarized
☐	x	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
☐	X	<u>PDF/Digital Copies of all submitted Documents</u> When submitting digital files, a cover sheet must be included outlining what digital contents are included.
☐	x	Billing Contact Form
☐	☐	GIS Data
☐	x	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
☐	x	Legal Description
☐	x	Concept Plan
☐	x	Plans
☐	x	Maps
☐	x	Architectural Elevation
☐	x	Explanation for request (<i>attach extra sheets if necessary</i>)
☐	x	Information about proposed uses (<i>attach extra sheets if necessary</i>)
☐	☐	Public Notice Sign (<i>refer to Fee Schedule</i>)
☐	☐	Proof of Ownership-Tax Certificate or Deed
☐	☐	Copy of Planned Development District (<i>if applicable</i>)
☐	☐	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Project Number: _____ - _____
Only filled out by staff



BILLING CONTACT FORM

Project Name: _____

Project Address: _____

Project Applicant Name: _____

Billing Contact Information

Name: _____

Mailing Address: _____

Email: _____ Phone Number: _____

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

- | | |
|---|--|
| ☐ Alternative Standard | ☐ Special Exception |
| ☐ Certificate of Appropriateness | ☐ Street Closure Permit |
| ☐ Conditional Use Permit | ☐ Subdivision |
| ☐ Development Agreement | ☐ Waiver |
| ☐ Exterior Design | ☐ Wastewater Service |
| ☐ Landscape Plan | ☐ Variance |
| ☐ Lighting Plan | ☐ Zoning |
| ☐ Site Development Permit | ☐ 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.*

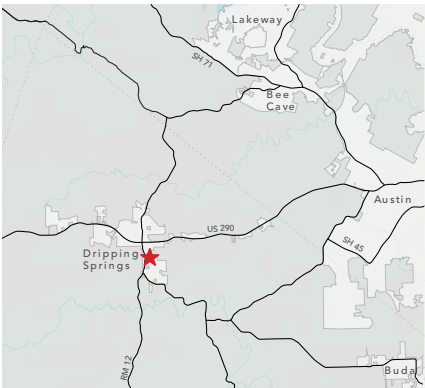
Signature of Applicant

Date

General Notes

1. The location of buildings, parking, driveways, trees and landscaping are conceptual and may shift at the time of site plan approval as long as the standards of the PUD are met.
2. The project will expand the existing Village Grove Rd. with 60' of additional ROW and new vehicular lanes and sidewalks.
3. Rob Shelton Boulevard will be extended through the entire property and consist of 110' of ROW.
4. A new public street will provide a connection from the extension of Rob Shelton Boulevard to the parcel to the east.
5. The project is intentionally designed to preserve existing trees.
6. The use of native, drought tolerant, and adapted plant materials will apply to all new landscaping.
7. This property will utilize the City of Dripping Springs reclaimed water lines for all outdoor irrigation.

LOCATION MAP



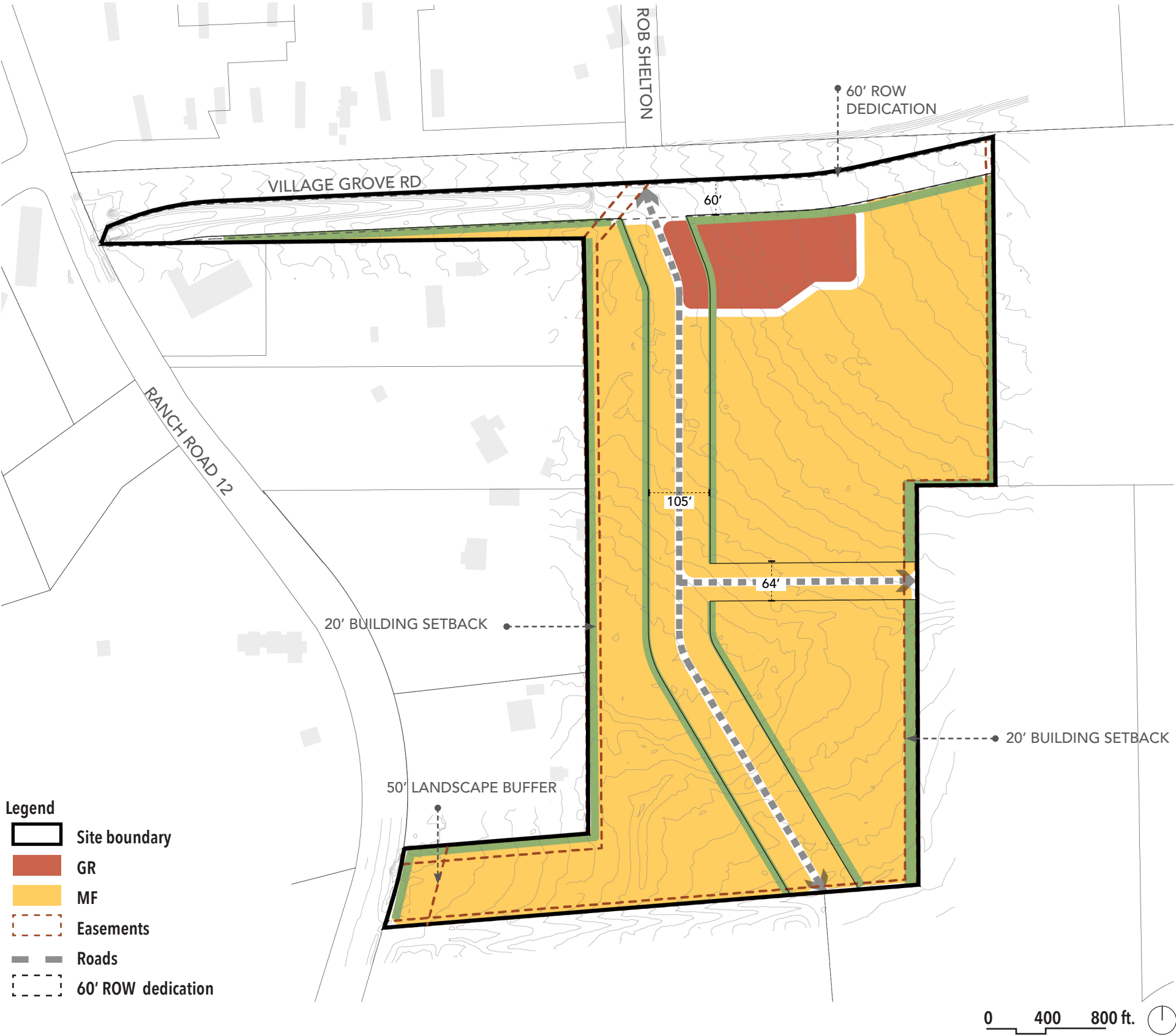
- Legend**
- Site Boundary
 - Buildings
 - Plaza
 - Programmed Open space
 - Natural Open space
 - Detention Ponds
 - Existing Protected Trees
 - Trees
 - Shared Use Path
 - Trail
 - Stream
 - Easements

0 400 800 ft. 

Land Use				
		Base Zoning District	Maximum Units	Area
	Multifamily Land Use Area	MF		18.7 AC
	Residential Units		312 units max	
	Dwelling units per acre		16.7 DUA	
	Commercial Land Use Area	GR		1.3 AC
	Total Site Area			20 AC

General Notes

- 1. A twenty foot (20) building setback is included along the side property boundaries and may include drainage facilities.
- 2. A 10' wide enhanced streetscape buffer has been incorporated along the extension of Rob Shelton Boulevard and the widened portion of Village Grove Road. Landscape requirements within the enhanced streetscape buffers are detailed on Exhibit D: Parks, Trails, and Open Spaces.
- 3. A 50' wide landscape buffer has been incorporated along Ranch Road 12. Drainage facilities may be located within the buffer.



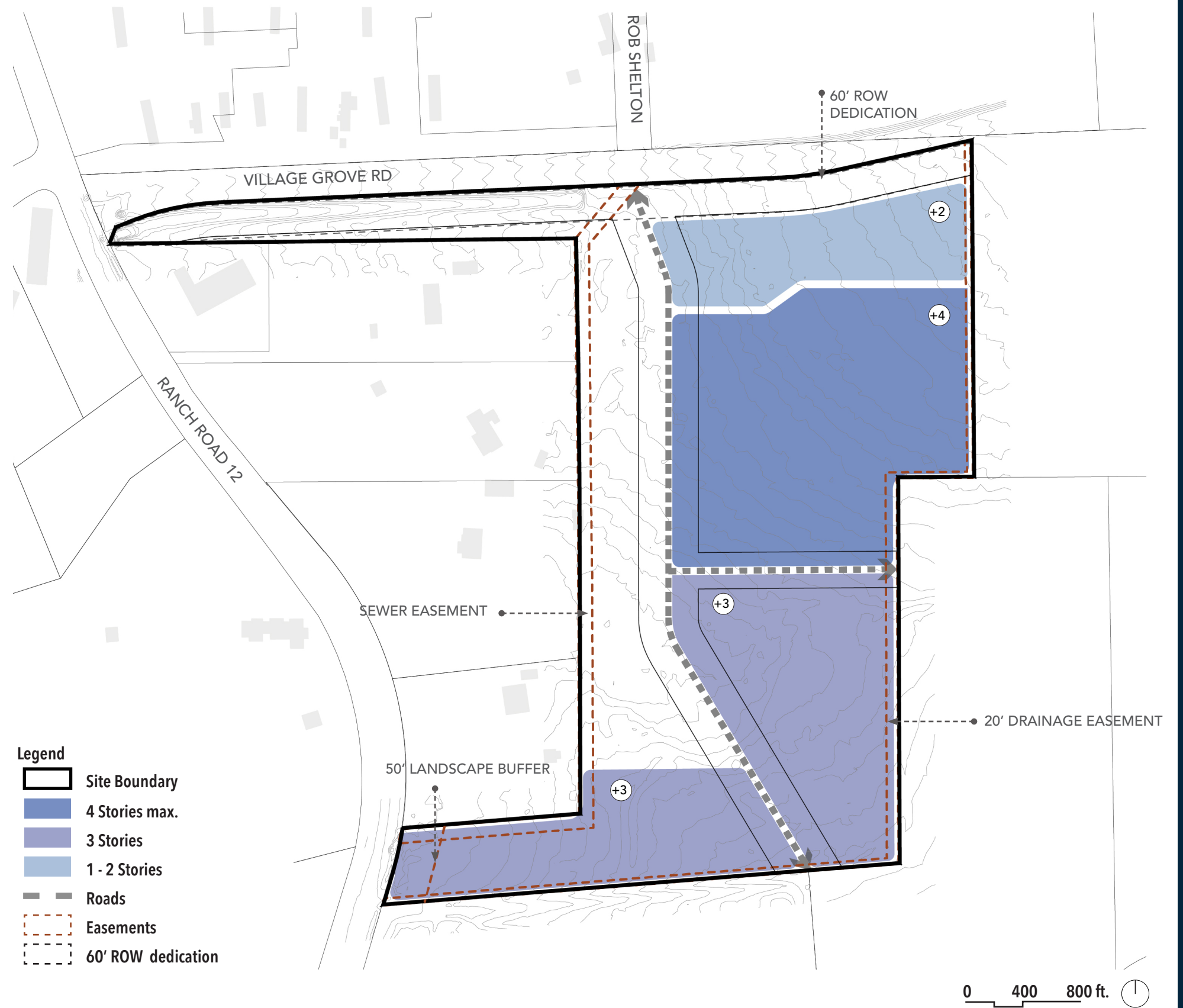
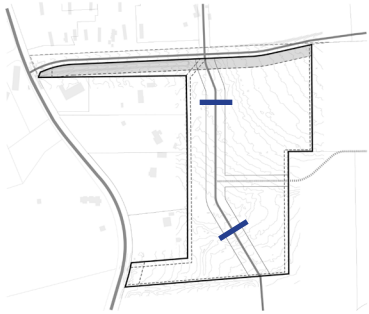


EXHIBIT C: CONCEPT PLAN HEIGHTS
SUBMITTAL DATE: AUGUST 2025

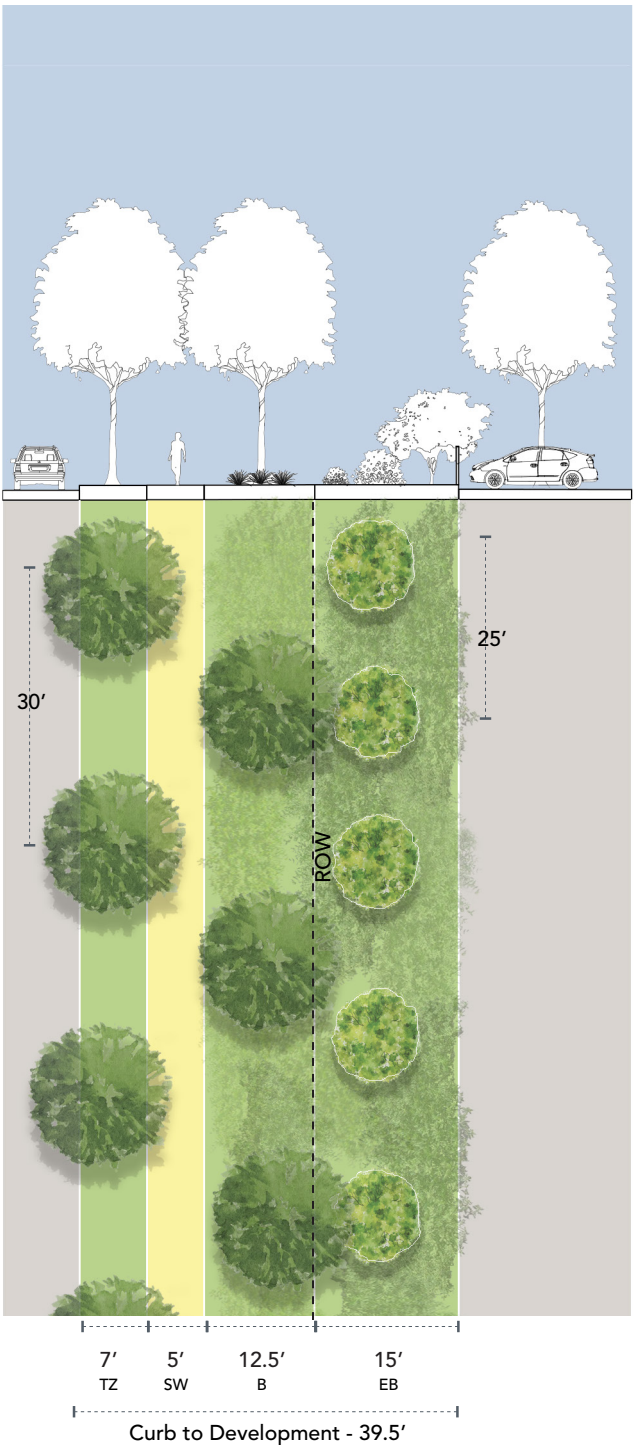
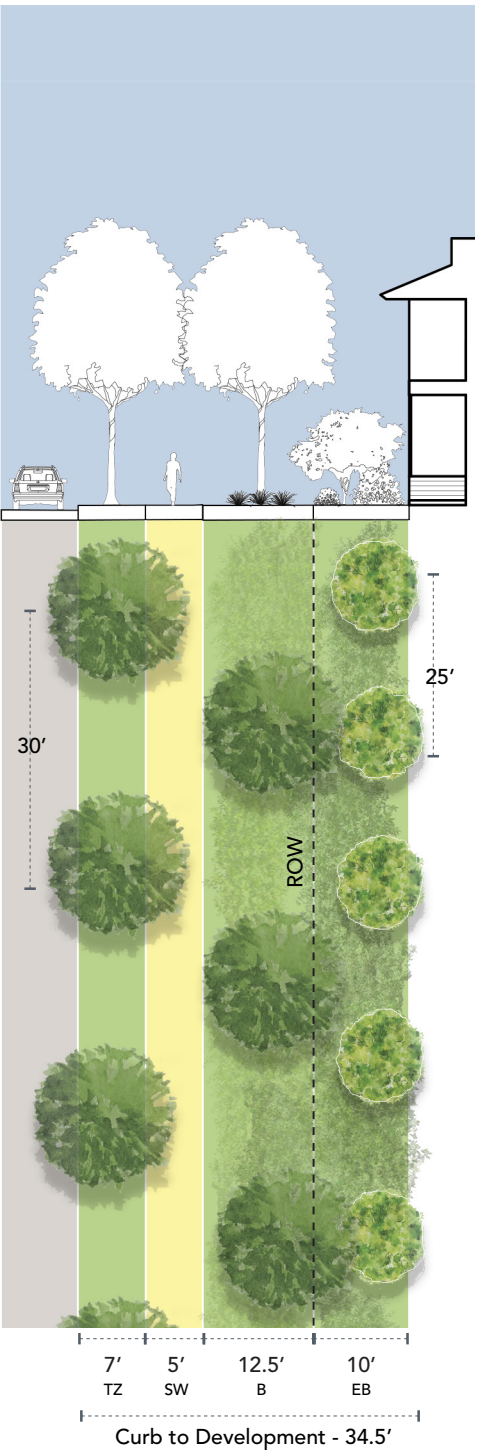


Enhanced Streetscape Buffer Spacing Requirements			
Shade Trees	Ornamental Trees	Small Shrubs (1 gal. min)	Shrubs (5 gal min.)
30' OC	25' OC	3' OC	6' OC

General Notes

- 1. The Enhanced Streetscape Buffer shall be a minimum of 10' from the ROW line to a building or 15' measured from the right-of-way line to a parking lot. At no time shall the Enhanced Landscape Buffer measure less than 30' from the back of curb along.
- 2. All new proposed street trees shall be a minimum of 2.5 inches in caliper at the time of planting.
- 3. Street trees may be planted within the Public Right-of-Way where root barriers are used as approved by the City Engineer.
- 4. Parking lots that abut an enhanced landscape buffer shall be screened with landscaping or a maximum 4' tall fence.
- 5. All landscape will be maintained with reclaimed water.

- Legend
- SW Sidewalk
 - TZ Tree Zone
 - B Buffer
 - EB Enhanced buffer



Transportation Plan	
New Road	Length
Rob Shelton	1,283 LF
Residential collector	402 LF

General Notes

- 1. The plan will extend Rob Shelton to the south aligning with the city thoroughfare plan.
- 2. The proposed residential street will provide a connection to the east.

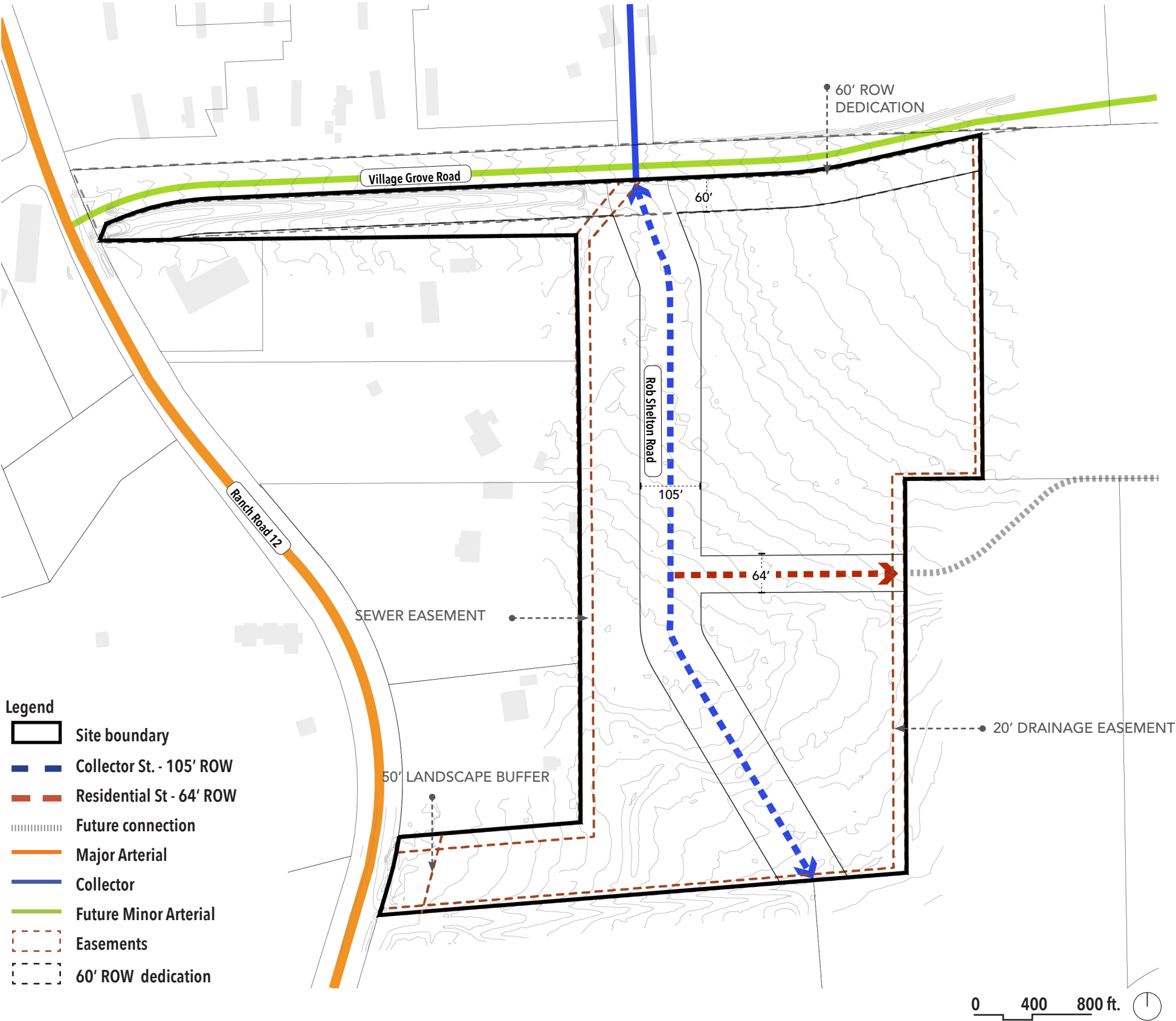
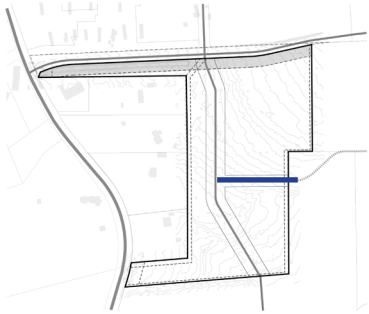
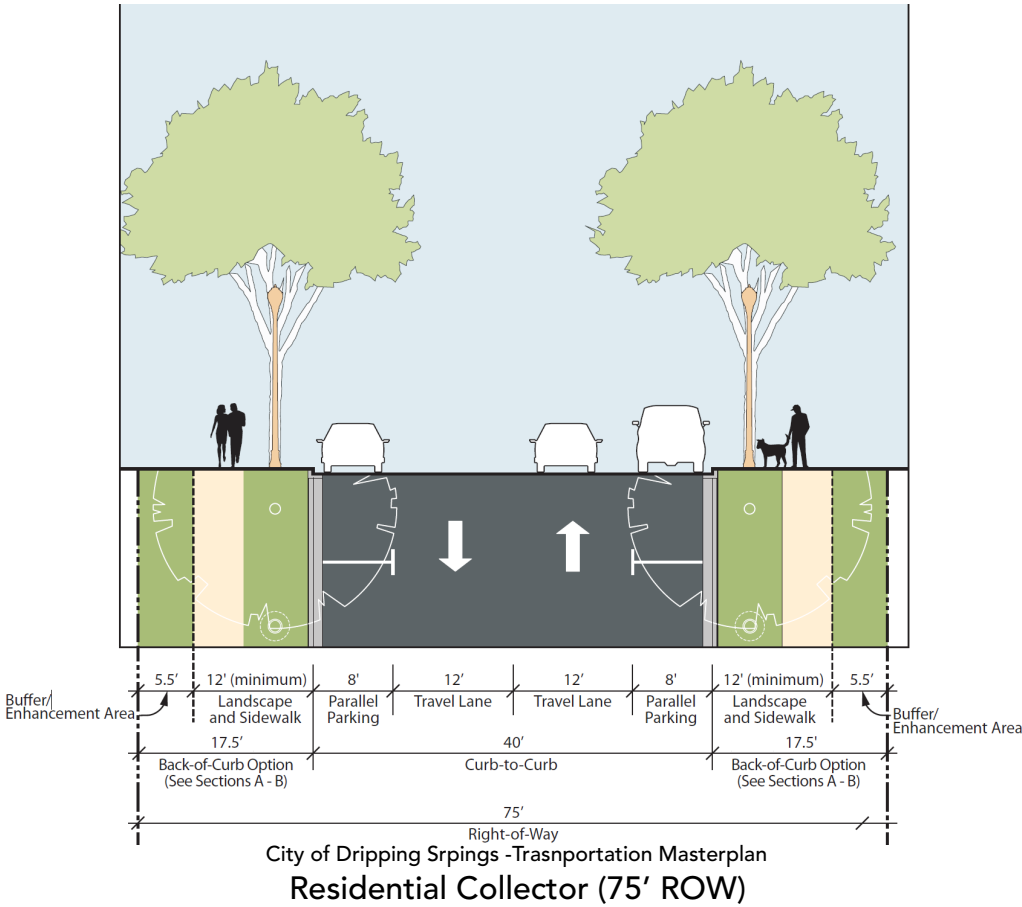


EXHIBIT E: TRANSPORTATION PLAN
SUBMITTAL DATE: AUGUST 2025

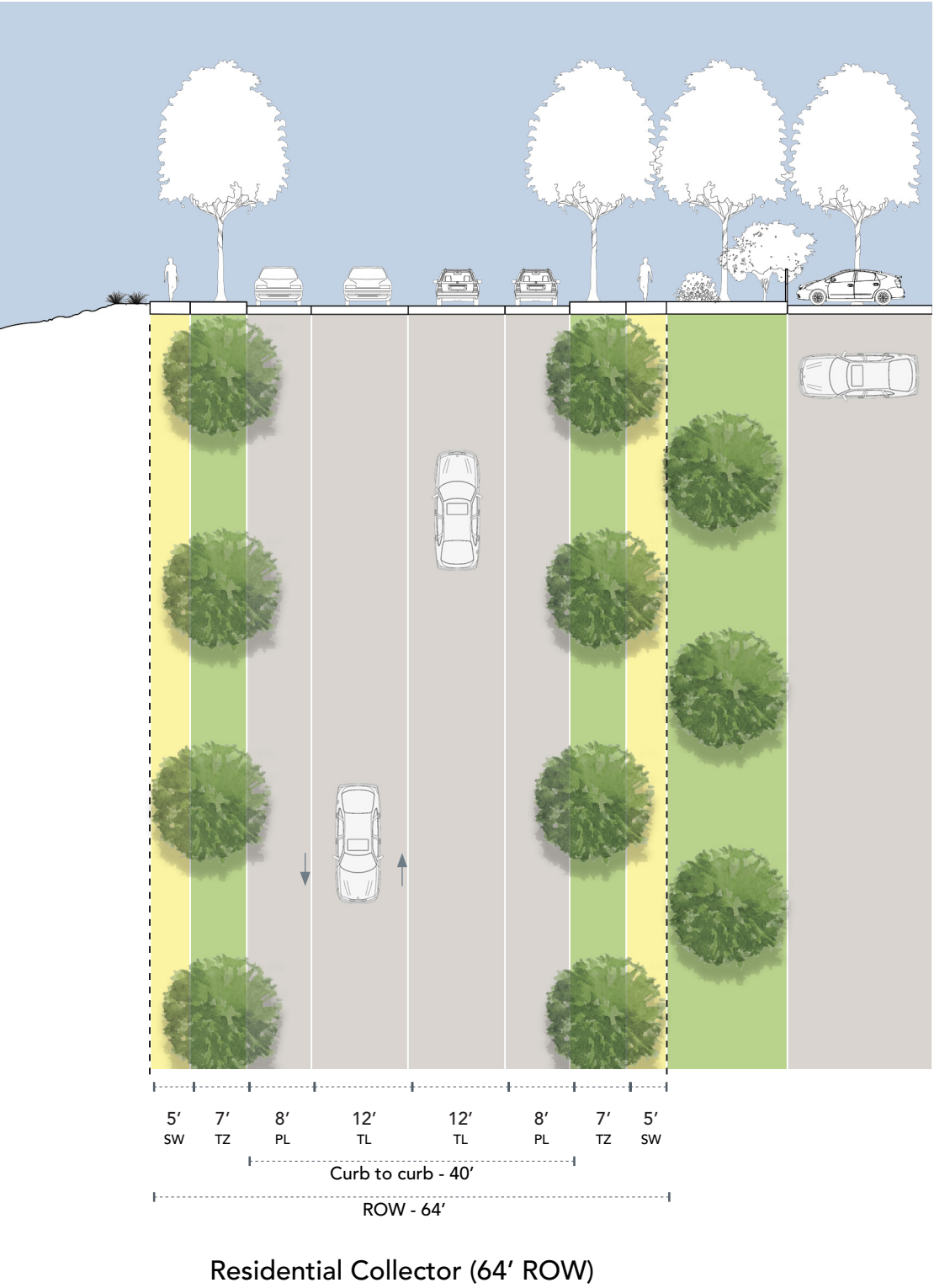


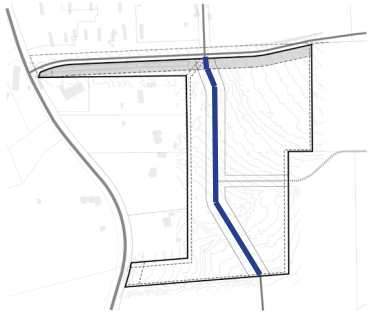
General Notes

- 1. A new residential collector provides a connection from the extension of Rob Shelton Blvd. to undeveloped land to the east of the property.



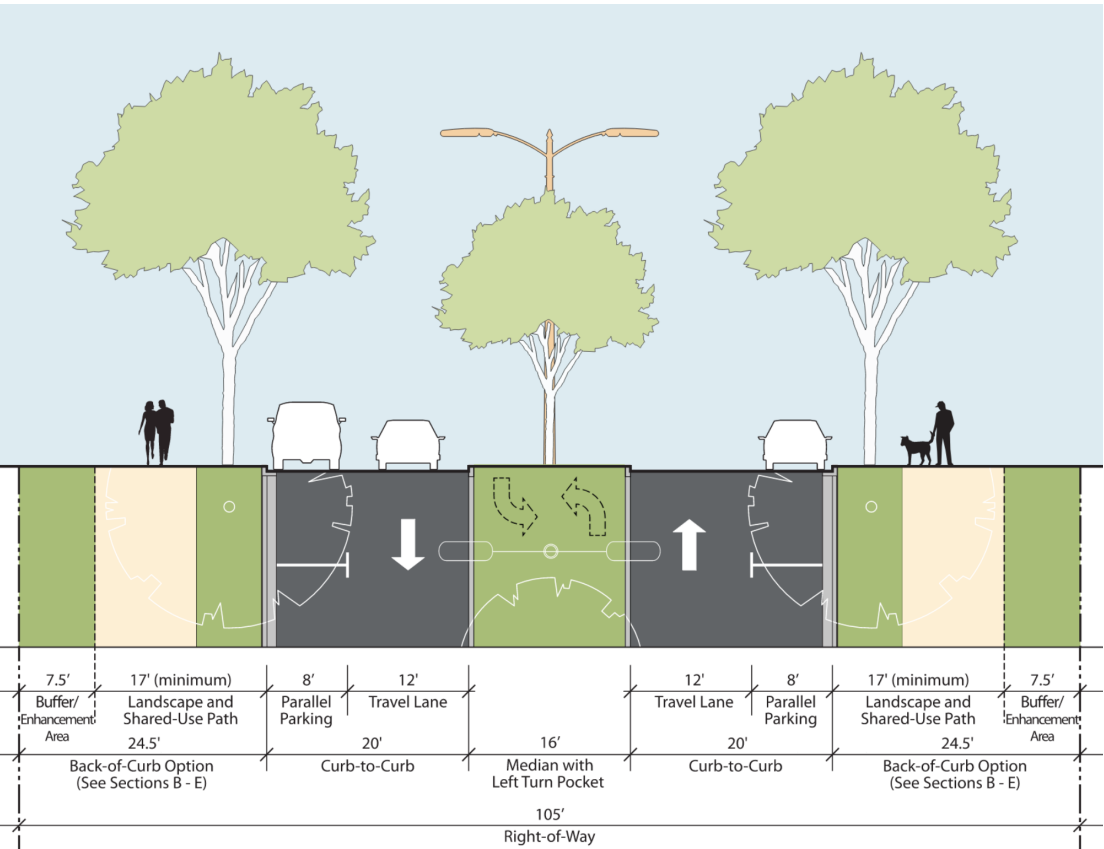
- Legend
- SW Sidewalk
 - TZ Tree Zone
 - PL Parking Lane
 - TL Travel lane





General Notes

- 1. Rob Shelton is extended utilizing a cross section consistent with the City's adopted thoroughfare plan.

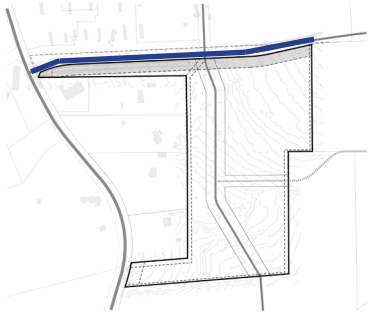


City of Dripping Springs - Transportation Masterplan
2 Lane Major Collector (105' ROW)

- Legend
- SW Sidewalk
 - TZ Tree Zone
 - PL Parking Lane
 - TL Travel lane
 - B Buffer
 - MD Median

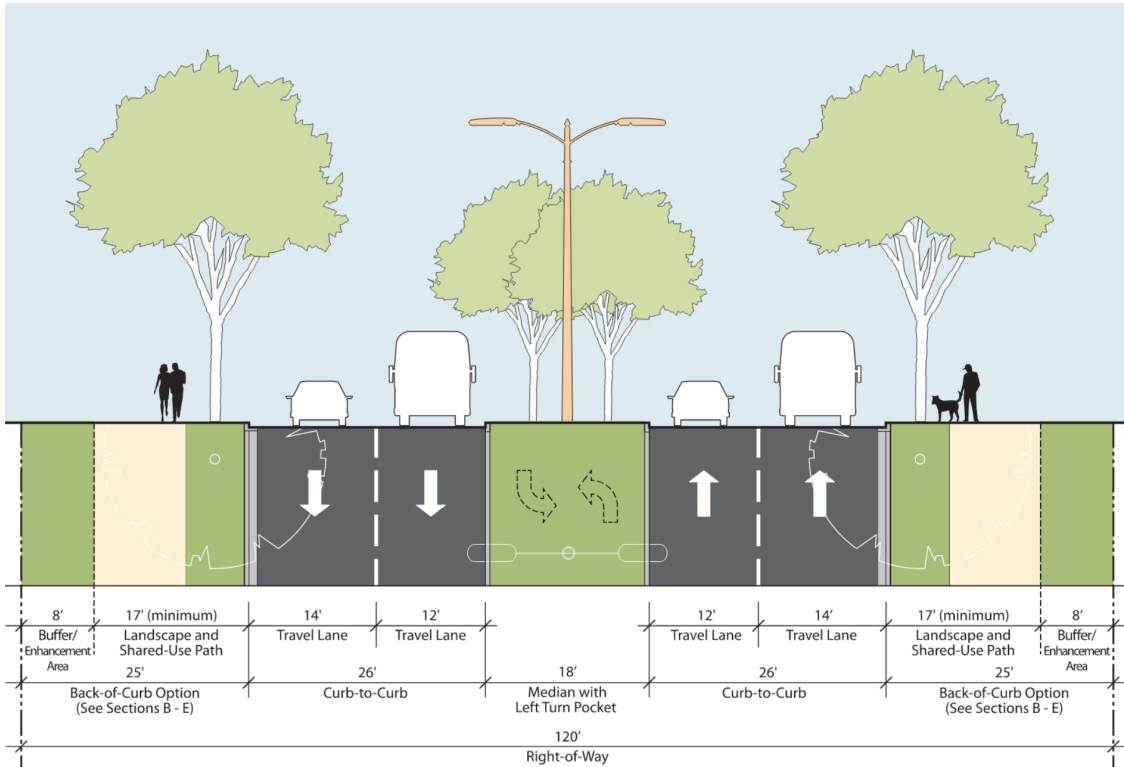


Major Collector (105' ROW)



General Notes

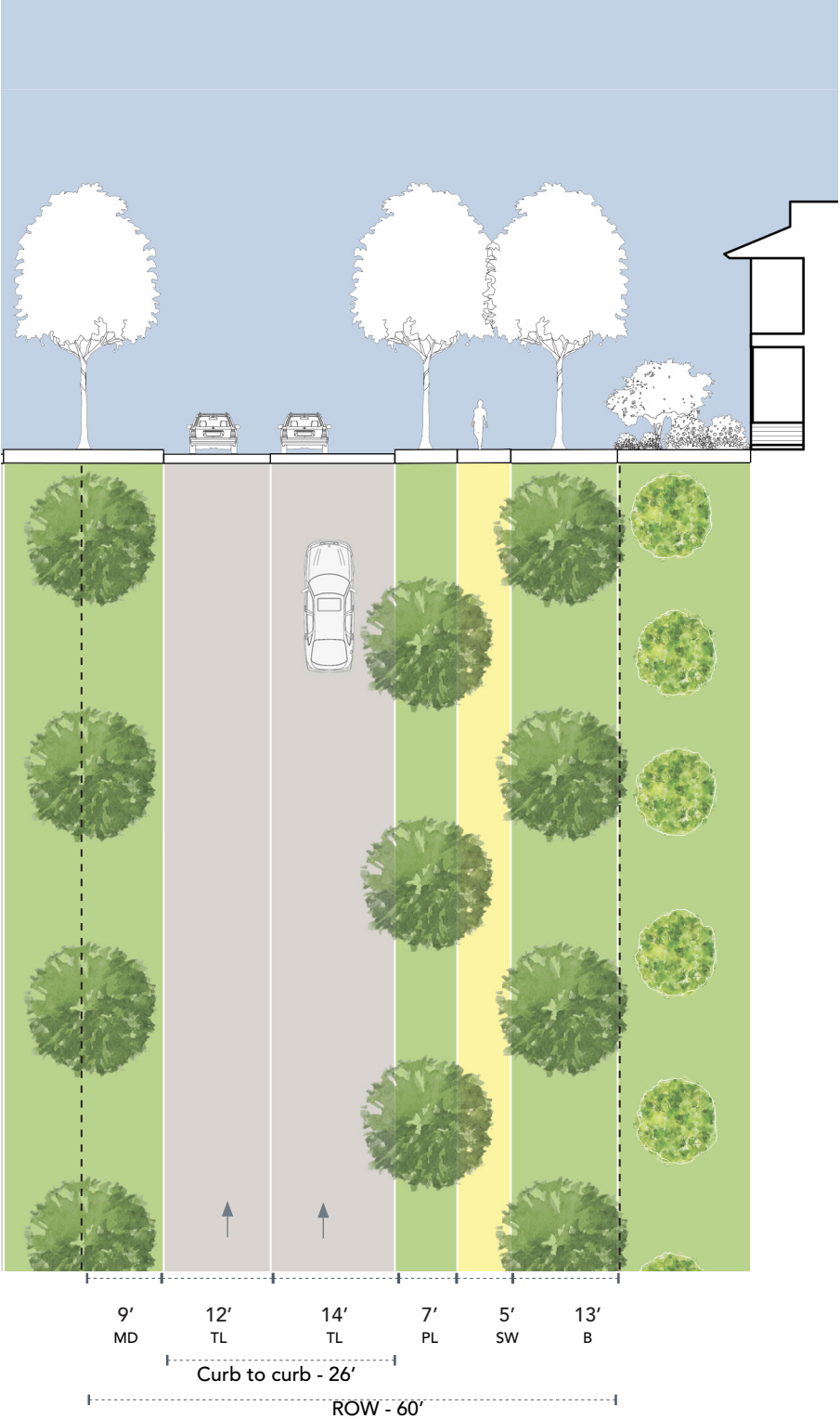
- 1. Sixty (60) feet of ROW will be dedicated for Village Grove further expansion.



City of Dripping Springs -Transportation Masterplan
4 Lane Major Arterial Divided (120' ROW)

Legend

- SW Sidewalk
- TZ Tree Zone
- PL Parking Lane
- TL Travel lane
- B Buffer
- MD Median



Major Arterial Divided (60' ROW)

Parks, Trail and Open space		
		Acres
	Programmed outdoor spaces	0.9
	Open space / drainage	4.5
	Total	5.4

General Notes

1. Programmed outdoor spaces are connected through sidewalks and trails equaling approximately .6 miles.
2. A fee-in-lieu of parkland dedication will be provided.
3. Construction of shared use paths located within public ROW or public access easements may be credited towards the required Parkland Development Fees.



EXHIBIT F: PARKS, TRAILS, AND OPEN SPACE

SUBMITTAL DATE: AUGUST 2025

Water quality and Buffer zones	
	Acres
Water Quality Ponds	1.1
Water Quality Buffer	2.4
Detention	1
Total	4.5

General Notes

- 1. Regional water quality and detention ponds are designed to accommodate runoff from the entire 20-acres.
- 2. A water quality buffer zone shall extend a minimum of 50’ from either side of the centerline of the stream.



EXHIBIT G: WATER QUALITY AND DRAINAGE
SUBMITTAL DATE: AUGUST 2025

	Existing Trees	Trees within ROWs		Adjusted Total
	Caliper Inches	Caliper Inches	%	Caliper Inches
Protected Trees	3,120	928	29%	2,282
Heritage Trees	576	198	34%	378
Total	3,786	1,126		2,660

	Required	Preserved
	%	%
Protected Trees	40%	40%
Heritage Trees	100%	45%

General Notes

- 1. The site has been intentionally designed to preserve existing trees where feasible.
- 2. Mitigation fees for tree removal be provided.

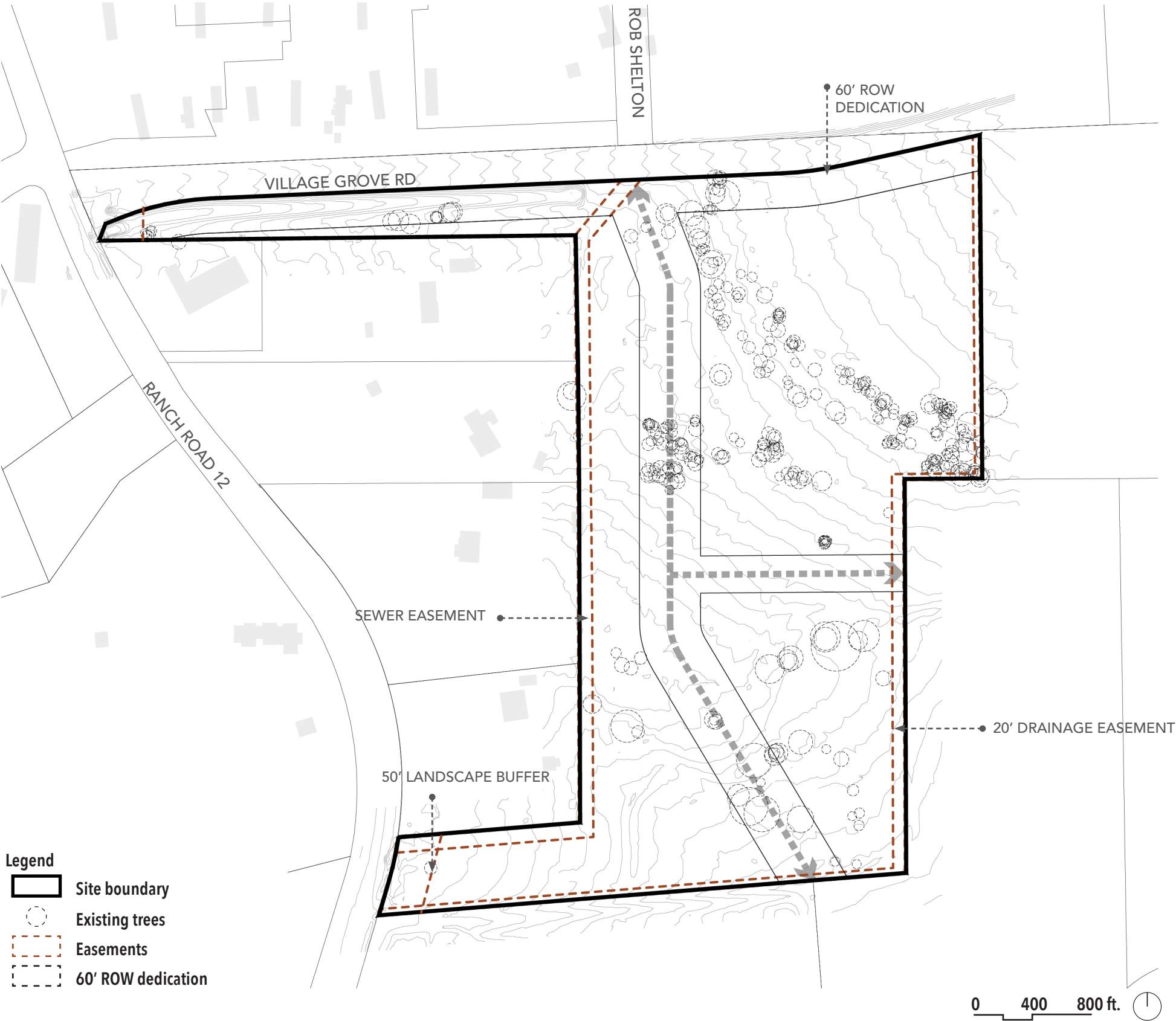




EXHIBIT K: BUILDING MATERIAL IMAGE BOARD
SUBMITTAL DATE: AUGUST 2025



Dripping Springs Ranch Court

Planning Comission Workshop

Agenda

1. Team
2. Project Context
3. Proposed project



Location Map

Management Team

Managing Principal



Jorge Canavati is a real estate investment specialist with over a decade of experience in land acquisition and development. As the founder of ATX Capital, he established the firm’s innovative land investment strategy, focusing on identifying undervalued properties with near-term development potential. Prior to founding ATX Capital in 2020, Jorge led Terragon Developer’s venture into the Houston market as Director of Development, where he oversaw multifamily projects and gained invaluable experience in the entitlement process. His earlier roles at DDelta Real Estate Investments and International Investors Group provided a strong foundation in investment analysis and capital raising.

Jorge is an active member of UT Austin’s Real Estate Center and graduated from the McCombs School of Business with a BBA in Finance and a concentration in Real Estate. His family background in real estate, spanning multiple generations, provided him with a unique perspective on long-term land value appreciation and development strategies.

Director of Land Investments



Jake Heffelfinger leads ATX Capital’s land investment efforts, focusing on identifying new opportunities and overseeing operational management of the firm’s growing portfolio. With extensive experience in the Austin real estate market, Jake brings valuable insights into local market dynamics and development trends. Before joining ATX Capital, Jake held pivotal roles within notable Austin real estate companies including StoryBuilt, American Ventures, and RPM Living, where he developed expertise in site selection, entitlement, and value-add strategies.

Jake’s analytical approach to real estate investment is complemented by his strong relationships with local municipalities, engineering firms, and developers throughout Central Texas. He holds an MBA with a specialization in Real Estate from the McCombs School of Business at the University of Texas at Austin.



PROJECT CONTEXT

Site

Neighbors and Surrounding Community



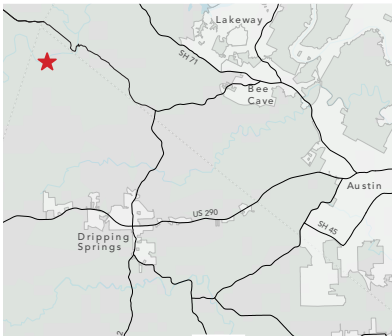
1. Hotel Courtyard by Marriot



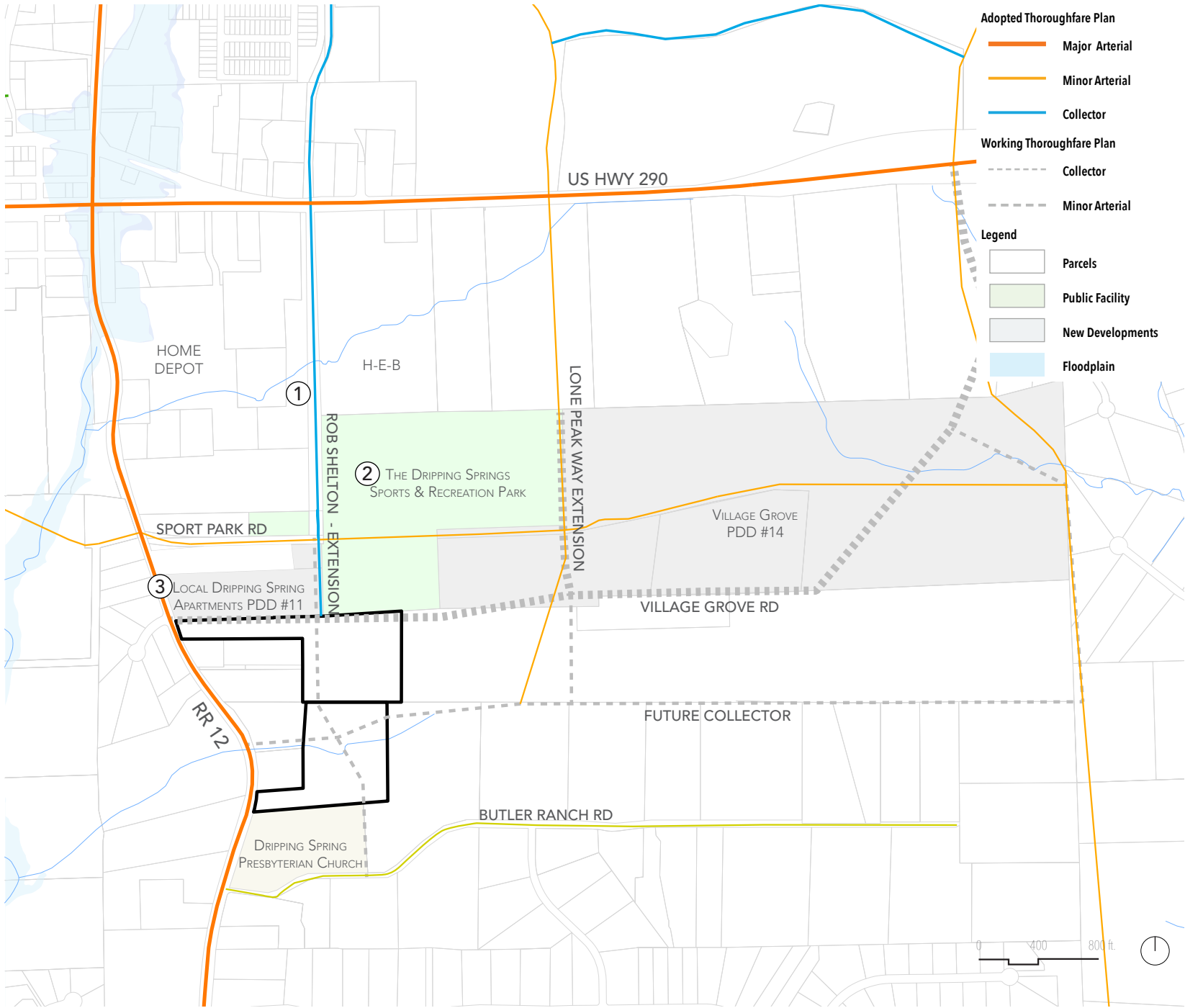
2. Sports & Recreation Park



3. Local Dripping Springs Apartments



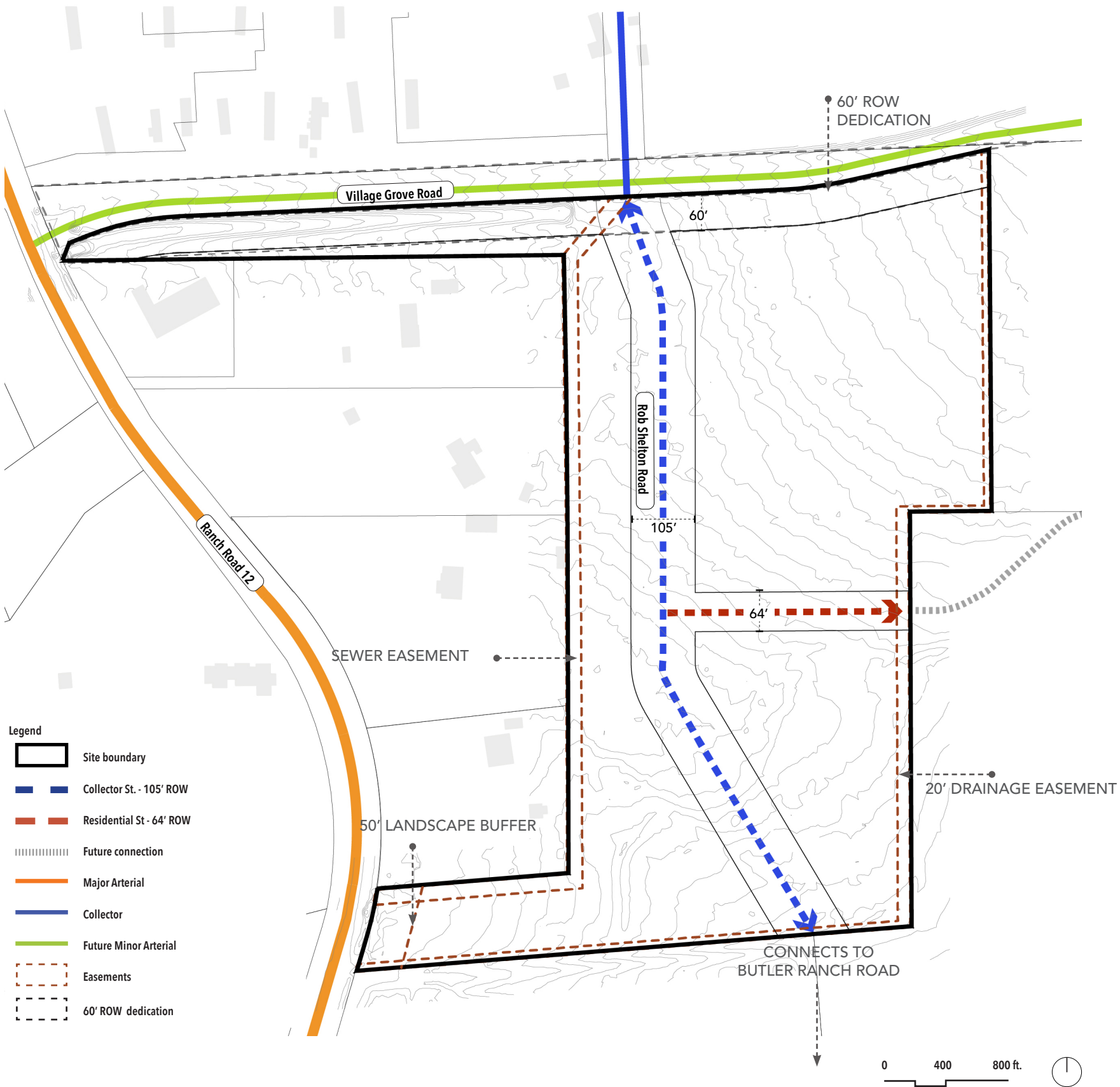
Location map



Context Transportation



Rob Shelton Road



Site Constraints

Site Constraints	
	Acres
Undevelopable Land	10.77
Developable Land	9.23
Site	20



Heritage tree



Sewer easement



Cluster of trees



Character precedents

Design intent



Local retail buildings that integrate color and context.



Local retail highlighting open space into its design.



Local Landscape trail



Landscaping dry streams to integrate as part of public open spaces..



Gathering space within existing trees.



Pedestrian scale retail providing landscaped resting areas.



PROPOSED PROJECT

Goals & Metrics



Design and **integrate** with existing nature and hill country landscape.



Create a **sense of place** and identity, that reflects local culture.



Align internal **connectivity** and placemaking with the broader city network.



A feasible product that meets current market demands while maintaining long-term **flexibility**.

Illustrative Plan

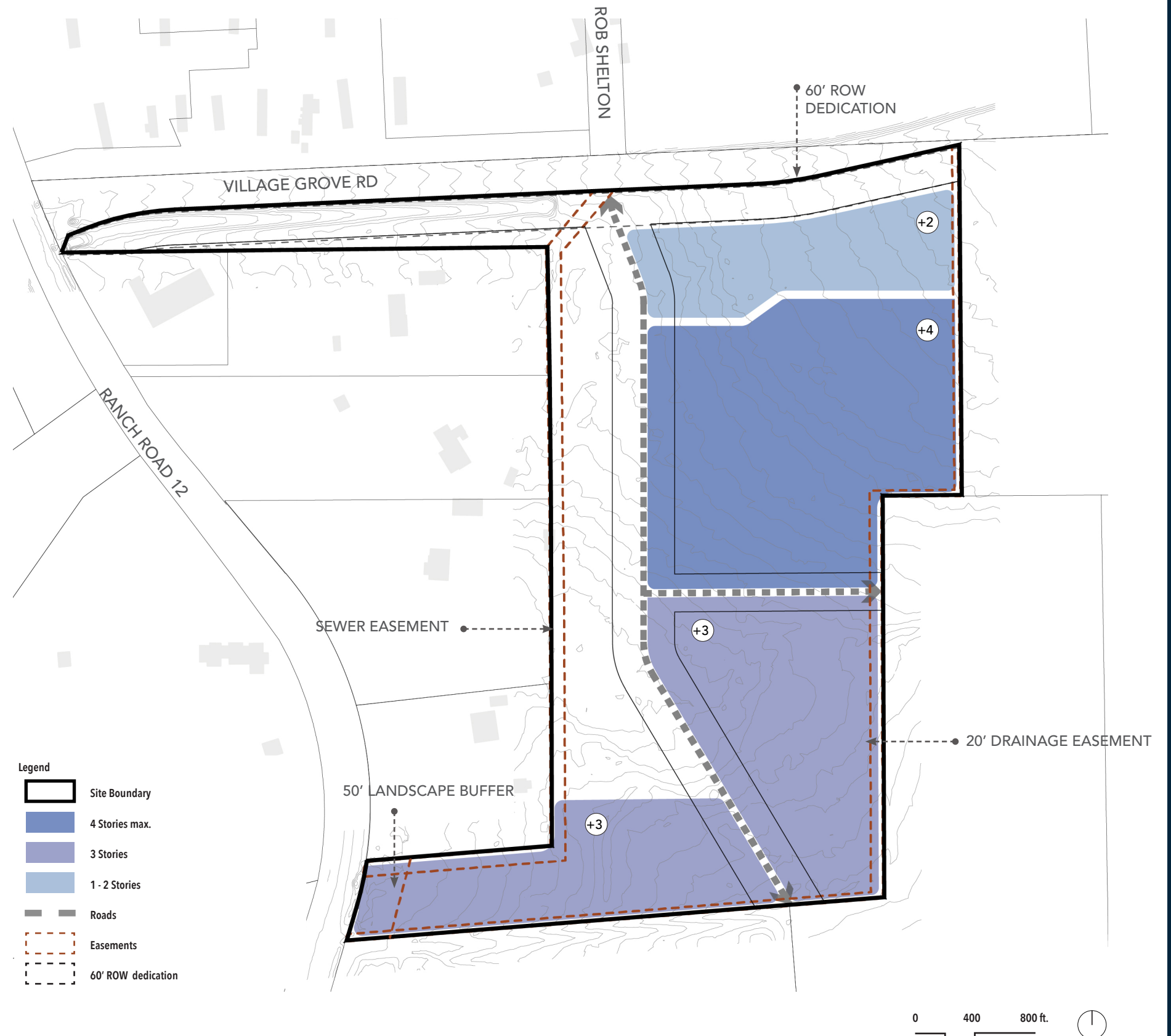
MASTERPLAN		
	QTY	Acres
MF Residential	296	7.8
Commercial	2	1.2
Natural open space		1.8
Detention area	2	0.9
Water quality	3	2.8
ROW		5.5
Total		20

- **Integrate** naturalized open spaces strategically located to preserve existing trees and provide amenity areas, while also accommodating water quality and drainage functions serving a dual purpose.
- Activated street frontage and retail plaza areas supporting adjacent uses and creating **sense of place**.
- **Connectivity** through continuous on site and off site pedestrian paths, and vehicular connections.
- Achieving a balanced mix of residential density and commercial uses builds in **flexibility** that supports the zoning.



Site Heights

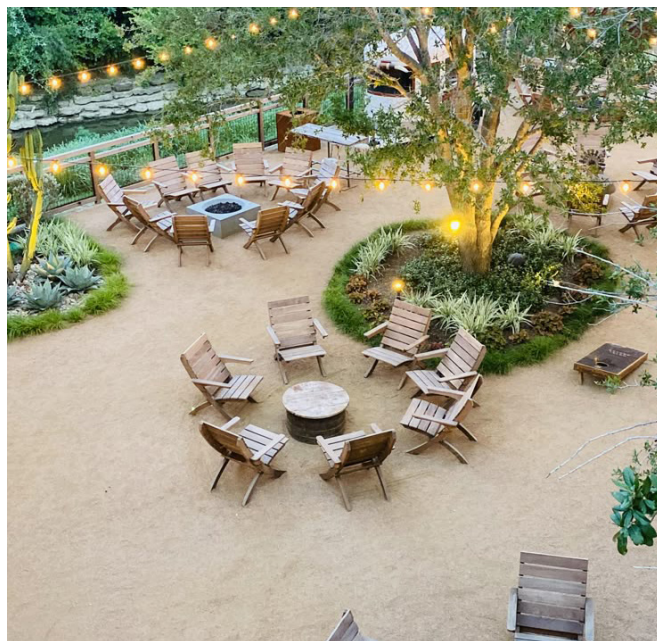
Village Grove frontage is limited to a maximum of two stories. Frontages on the south side are limited to three stories to create a step-down transition from existing buildings and concentrate the four stories residential buildings toward the middle of the site.



Character & Style



Retail / Amenity Area



1. Weaving existing vegetation into outdoor patio



2. Urban outdoor patio that enhances and integrates existing vegetation



3. Amenity center integrated with residential buildings



Open Spaces



1. Design to highlight existing trees.



2. Landscaping stream as a visual amenity



3. Designed pathways in between buildings.





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
SUB2022-0052 Village Grove Phase 1 Construction Plans	CL	Sports Park Rd	Approved - back in review for landscape revisions.	Approved w/ Conditions
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
SUB2023-0028 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	Approved w/ Conditions
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north boundary on Roger Hanks Pkwy, Improvements to Hamilton Crossing and local roadways.	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, and drainage easement.	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
SUB2023-0050 Sanctuary Dripping Springs CP	ETJ	1111 Hays Country Acres	Revising approved construction plans.	Waiting on Resubmittal
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.	Approved w/ Conditions
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
SUB2024-030 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.	Approved
SUB2024-034 Village Grove Phase 2A Final Plat	CL	Village Grove Parkway	Final plat for 165 single family lots.	Approved w/ Conditions
SUB2024-036 Mitchell Property Preliminary Plat	ETJ	Silver Creek Rd	33 residential lots.	Waiting on Resubmittal
SUB2025-001 Village Grove Phase 2B Final Plat	CL	Village Grove Parkway	262 single family residential lots.	Approved w/ Conditions
SUB2025-002 Lunaroya PH 3 Preliminary Plat	ETJ	13755 Silver Creek Dr	9 single family residential lots.	Waiting on Resubmittal
SUB2025-005 Ewald Kubota Minor Plat	ETJ	3981 E US 290	3.9 acre plat	Waiting on Resubmittal
SUB2025-006 Cannon Ranch Phase 3 and 4 Construction Plans	CL	Rushmore Drive at Lone Peak Way	Public roadways, utilities, and storm drainage infrastructure for 156 residential and 3 open space lots	Waiting on Resubmittal
SUB2025-007 Double L Ranch Reclaimed Water Production Facility and Pump and Haul	ETJ	Northwest of RR 12 and Event Center Dr	Reclaimed water facility	Waiting on Resubmittal
SUB2025-008 Cannon Ranch Phases 3 & 4 Subdivision Final Plat	CL	Rushmore Drive	3 open space lots and 156 40', 45', or 60' residential lots.	Waiting on Resubmittal
SUB2025-009 Wild Ridge Subdivision Wastewater Treatment Plant Final Plat	CL	Goose Island Dr and Lost Maples Dr	0.8873 acre lot	Approved w/ Conditions
SUB2025-011 Double L Pod A1, A2, A3 Arterial Preliminary Plat	ETJ	Pecos River Xing	Public infrastructure.	Waiting on Resubmittal
SUB2025-012 Double L Pod A3 Preliminary Plat	ETJ	Pecos River Xing	46 residential units.	Waiting on Resubmittal
SUB2025-013 Double L Pod A1 and A2 Preliminary Plat	ETJ	Pecos River Xing	99 residential units.	Waiting on Resubmittal
SUB2025-014 Village Grove Wastewater Treatment Plant	CL	S Rob Shelton Blvd	WWTP for the Village Grove Development.	Waiting on Resubmittal
SUB2025-015 Wild Ridge Wastewater Treatment Plant	CL	Goose Island Drive	Phase one of the temporary WWTP.	Waiting on Resubmittal
SUB2025-017 Lunaroya Phase 2 Construction Plans	ETJ	Silver Creek Road	28 single family residential lots (minimum 1.5 acre) with on site sewage, paving, utilities, and open space.	Waiting on Resubmittal
SUB2025-018 Double L Pod B4 Preliminary Plat	ETJ	153 El Capitan Lp	Plat for 62 residential lots	Waiting on Resubmittal
SUB2025-019 Double L Pod B4 Arterial Preliminary Plat	ETJ	153 El Capitan Lp	Single lot plat for arterial road adjacent to pod B4	Waiting on Resubmittal
SUB2025-020 Double L Pod A4 and B1 Preliminary Plat	ETJ	843 Pecos River Xing	Plat for 102 residential lots	Waiting on Resubmittal
SUB2025-021 Double L Pod A4 and B1 Arterial Preliminary Plat	ETJ	843 Pecos River Xing	Single lot plat for arterial road adjacent to pods A4 and B1	Waiting on Resubmittal
SUB2025-022 Sunset Canyon, Section 4, Lots 680 & 681 Amending Plat	ETJ	601 Cottonwood Creek	Adjusting lot line between 2 existing platted lots totaling 3.29 acres	Waiting on Resubmittal
SUB2025-023 Double L Ranch Pod A3 Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-024 Double L Ranch Pod A1 & A2 Construction Plans	ETJ	29300 RR 12	99 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-025 Double L Ranch Pod A1, A2, A3 Arterial Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-026 Parten Ranch Phase 8 Final Plat	ETJ	600 Two Creeks Lane	84 residential and 3 open space/drainage lots.	Under Review
SUB2025-027 Driftwood Subdivision, Phase 1, Section 2, Block A, Lots 30	ETJ			Under Review
Blue rows indicate new applications				

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
SD2021-0021 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
SD2022-0013 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 or 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
SD2022-0032 Driftwood Ranch Clubhouse	ETJ	857 Driftwood Golf Club Drive	Revising previously approved site plan.	Waiting on Resubmittal
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 two 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.	Approved w/ Conditions
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	Waiting on Resubmittal
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 auto parts store.	Waiting on Resubmittal
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Under Review
SD2024-012 5285 Bell Springs Rd	ETJ	5285 Bell Springs Rd	Private religious educational facility and associated 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.	Approved w/ Conditions
SD2024-020 Lost Lizard	ETJ	10730 FM 967	Four residential accessory structures and gravel 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.	Approved w/ Conditions
SD2025-002 Ewald Kubota	ETJ	3981 E US 290	Kubota sales and service center with customer and display parking.	Waiting on Resubmittal
SD2025-003 The Ranch at Caliterra Amenity Center	ETJ	Whiskey Barrel Dr.	Office, bathrooms, remodel pavillion out of an existing barn, pool, pickleball courts, and parking.	Waiting on Resubmittal
SD2025-006 AAA Storserv Dripping Springs LLC Phase 2	CL	1300 E US 290	Expansion of developed area including buildings, drives and parking.	Waiting on Resubmittal
SD2025-007 Caster Studios Phase 2	CL	271 Sports Park Road	Adding two buildings to existing site, with parking, detention, rain water harvesting, and sidewalk.	Waiting on Resubmittal

Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2025-009 Gracie Barra Dripping Springs Expansion	ETJ	261 Frog Pond Lane	Existing 2432 sq ft building w/ parking; adding 2354 sq ft space with grading and drainage improvements.	Waiting on Resubmittal
SD2025-008 Driftwood Utility Access Corridor	ETJ	FM 967 and RM 1826	Joint use access easement that will tunnel under existing TxDOT ROW.	Waiting on Resubmittal
SD2025-010 Dripping Springs High School No. 2	ETJ	11091 Darden Hill Rd	482,844 s.f. two-story building, associated parking, sidewalks, utilities, grading, drainage, storm water detention and water quality improvements	Waiting on Resubmittal
SD2025-011 Hemphill 1862 Dripping Springs	ETJ	1511 W Hwy 290	Wireless communication tower on existing commercial lot.	Waiting on Resubmittal
SD2025-012 West Travis County PUA 1340 Elevated Storage Tank	ETJ	149 Shelton Ranch Rd	12" waterline, fire hydrant, access drive, and a one-million-gallon elevated storage tank.	Waiting on Resubmittal
SD2025-013 Hays County ESD 6 Fire Station 72	CL	404 Headwaters Blvd	A new fire station. Building, parking, and utilities.	Waiting on Resubmittal
SD2025-014 FM 1826 Retail Center	ETJ	16514 RR 1826	Gas Station development with a 10,000sf convenience store, parking lot and driving aisles.	Under Review
Blue rows indicate new applications				

<i>Ongoing Projects</i>	
Comprehensive Plan	Multiple Comp Plan Committee meetings for October
Cannon Mixed-Use	Awaiting Resubmittal
PDD2023-0001 Madelynn Estates	Awaiting PDD Resubmittal TCEQ-required public meeting on October 6.
PDD2023-0002 Southern Land	October DAWG meeting to transportation and tree preservation.
PDD2025-001 ATX RR 12 and Kopponen PDD Amendment	Project introduction at City Council on 10/21 and P&Z on 10/28.

In Administrative Completeness	Filing Date
SD2022-0025 Hardy Driveway	22-Oct
SUB2025-022 Sunset Canyon, Section 4, Lots 680 & 681 Amending Plat	29-Oct
SD2025-009 Gracie Barra Dripping Springs Expansion	29-Oct
SD2025-011 Hemphill 1862 Dripping Springs	29-Oct
ADMIN2025-022 427 Creek Road Zoning Amendment	TBD