



## City Council Special Meeting & Board of Adjustment Meeting

*Dripping Springs City Hall*

*511 Mercer Street – Dripping Springs, Texas*

*Tuesday, September 02, 2025, at 5:30 PM*

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## AGENDA

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### CITY COUNCIL

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#### CALL TO ORDER & ROLL CALL

##### *City Council Members*

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Wade King

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

##### *Staff, Consultants, & Appointed/Elected Officials*

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

Deputy City Attorney Aniz Alani

City Secretary Diana Boone

Planning Director Tory Carpenter

IT Director Jason Weinstock

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

#### PLEDGE OF ALLEGIANCE

#### BUDGET WORKSHOP

- 1. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026. Deputy City Administrator, Shawn Cox**

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## BOARD OF ADJUSTMENT

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### CALL TO ORDER & ROLL CALL

#### **Board Members**

Chair Bill Foulds, Jr.

Taline Manassian

Wade King

Geoffrey Tahuahua

Travis Crow

Sherrie Parks

*Alternate Charles Busbey*

*Alternate Joe Volpe*

### BOARD OF ADJUSTMENT AGENDA

- 2. Public hearing, discussion, and consideration of approval of 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. Variance

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## CITY COUNCIL

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### PRESENTATION OF CITIZENS

*A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

## PROCLAMATIONS & PRESENTATIONS

*Proclamations and Presentations are for discussion purposes only and no action shall be taken.*

- 3. A Proclamation of the City of Dripping Springs declaring September 17th through September 23rd, 2025 as "Constitution Week."**
- 4. Proclamation of the City of Dripping Springs proclaiming the months of September - November 2025 and March - May 2026, as "Lights Out Migratory Months" in the City of Dripping Springs, Texas. Sponsor: Council Member Sherrie Parks**

## 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 City Council or City staff.*

- 5. Approval of the August 5, 2025 City Council meeting minutes.**
- 6. Approval of an updated Professional Services Agreement for City Engineering Services with Gilpin Engineering, LLC. Sponsor: Mayor Bill Foulds, Jr.**
- 7. Approval of the July 2025 Treasurer's Report. Deputy City Administrator, Shawn Cox**

## BUSINESS AGENDA

- 8. Public hearing, discussion, and consideration of a variance request to allow twelve (12) additional wall signs on fence screening at BPI Partners, Inc., located at 13240 Rooster Springs Rd., Austin, TX 78737, and a request to reduce the Sign Permit Application Fees. Applicant: Shane Bauerle, BPI Partners, Inc.**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Variance Request to allow additional wall signs
  - e. Request to reduce Sign Permit Application Fees
- 9. Discuss and consider approval of an Ordinance Repealing and Replacing Appendix A: Article A100 (General Provisions) of the Dripping Springs Code of Ordinances; Amending Fees and Updating Fee Schedule Formats. Sponsor: Mayor Bill Foulds, Jr.**
- 10. Public hearing, discussion, and consideration of approval of proposed amendments to an Ordinance of the City of Dripping Springs, Chapter 20, implementing the enforcement provisions of the City's Drought Contingency Plan. Sponsor: Mayor Bill Foulds, Jr.**
- 11. Discuss and consider the selection of a bidder for the Stephenson Building and Parking Lot Improvement Project and authorize staff and the Mayor to finalize agreement with selected bidder. Sponsor: Mayor Bill Foulds, Jr.**

- 12. Public Hearing regarding the Proposed 2025 Ad Valorem Tax and Levy of Two Thousand Two Hundred and Sixty-Seven Ten-Thousands Cents (\$0.2267) per one hundred (\$100.00) of assessed valuation of all taxable property within the Corporate City Limits.**
- 13. Public hearing and consideration of approval regarding an Ordinance of the City of Dripping Springs, Texas, adopting the 2025-2026 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**
  - a. Staff Report
  - b. Public Hearing
  - c. Budget Ordinance

### **CLOSED SESSION**

*The City Council 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.*

- 14. Consultation with City Attorney related to opioid lawsuits. *Consultation with Attorney, 551.071***
- 15. Consultation with Attorney and Deliberation Regarding Real Property and interlocal discussions related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions. *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)***
- 16. Consultation with city attorney related to legal issues regarding land use conditions on variances, special exceptions, and other zoning issues. *(Consultation with Attorney, 551.071).***
- 17. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items. *(Consultation with Attorney, 551.071)***
- 18. Deliberation of the Evaluation and Duties of the City Administrator, Deputy City Administrator I, and Deputy City Administrator II and Consultation with Attorney related to legal issues regarding evaluation, agreements, and duties of city employees. *(Consultation with Attorney, 551.071; Deliberation Regarding Personnel Matters, 551.074).***



## UPCOMING MEETINGS

### City Council & Board of Adjustment Meetings

September 16, 2025, at 5:30 p.m. (Special Meeting)

October 7, 2025, at 6:00 p.m.

October 21, 2025, at 6:00 p.m.

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.

### Board, Commission, & Committee Meetings

Historic Preservation Commission, September 4, 2025, at 4:00 p.m.

DSRP Board Meeting, September 10, 2025, at 11:00 a.m.

Farmers Market Committee, September 18, 2025, at 10:00 a.m.

Emergency Management Committee, September 18, 2025, at 12:00 p.m.

Utility Commission, September 18, 2025, at 4:00 p.m.

Transportation Committee, September 22, 2025, at 3:30 p.m.

Founders Day Committee, September 22, 2025, at 6:30 p.m.

Planning & Zoning Commission, September 23, 2025, at 6:00 p.m.

Parks & Recreation Commission, September 24, 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](http://www.cityofdrippingsprings.com), on August 26, 2025 at 5:30 p.m.*

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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.*

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
<b>CITY - GENERAL FUND</b>					
<b>Balance Forward</b>	<b>2,682,552.45</b>	<b>3,121,821.56</b>	<b>439,269.11</b>	<b>3,121,821.56</b>	<b>2,170,295.33</b>
<b>Revenue</b>					
AD Valorem	3,707,356.54	3,707,356.54		3,726,162.68	4,933,596.36
AV P&I	4,000.00	4,000.00		13,531.83	4,000.00
Sales Tax	4,500,000.00	4,500,000.00		4,900,000.00	4,600,000.00
Mixed Beverage	100,000.00	100,000.00		26,976.63	-
Alcohol Permits	6,500.00	6,500.00		5,868.50	5,000.00
Fire Inspections	50,000.00	50,000.00		40,000.00	40,000.00
Bank Interest	150,000.00	150,000.00		210,000.00	175,000.00
Development Fees:					
- Subdivision	295,100.00	295,100.00		516,000.00	459,825.00
- Site Dev	400,000.00	400,000.00		63,000.00	50,000.00
- Zoning/Signs/Ord	65,000.00	65,000.00		67,000.00	65,000.00
Building Code	1,500,000.00	1,500,000.00		1,600,000.00	1,500,000.00
Transportation Improvements Reimbursements	1,010,000.00	1,010,000.00		1,337,000.00	1,850,000.00
Solid Waste	55,000.00	55,000.00		60,000.00	60,000.00
Health Permits/Inspections	75,000.00	75,000.00		65,000.00	60,000.00
Municipal Court					
Other Income	40,000.00	40,000.00		40,000.00	40,000.00
TXF from Capital Improvements					
TXF from HOT	55,000.00	255,000.00		255,000.00	3,496.00
TXF from WWU				12,500.00	281,199.17
TXF from TIRZ	-	100,000.00		100,000.00	-
TXF from Sidewalk Fund	29,000.00	29,000.00		29,000.00	-
TXF from Series 2025	-	-		383,000.00	690,948.00
<b>Total</b>	<b>14,724,508.98</b>	<b>15,463,778.10</b>	<b>439,269.11</b>	<b>16,571,861.20</b>	<b>16,988,359.86</b>
<b>Expense</b>					
Supplies	37,000.00	37,000.00		25,000.00	30,000.00
Office IT Equipment and Support	117,329.00	117,329.00		117,329.00	154,150.00
Software Purchase, Agreements and Licenses	301,251.76	301,251.76		275,000.00	315,899.93
Website	7,000.00	7,000.00		7,000.00	11,930.00
Communications Network/Phone	85,221.64	85,221.64		85,221.64	97,000.00
Miscellaneous Office Equipment	10,000.00	10,000.00		10,000.00	10,016.00
Utilities:					
- Street Lights	20,000.00	20,000.00		18,000.00	20,000.00
- Streets Water	4,000.00	4,000.00		4,000.00	4,000.00
- Office Electric	8,000.00	8,000.00		11,750.00	15,000.00
- Office Water	750.00	750.00		2,450.00	3,000.00
- DT Restroom Electric	2,000.00	2,000.00		1,000.00	2,000.00
- DT Restroom Water	2,000.00	2,000.00		1,000.00	2,000.00
- Stephenson Electric	1,500.00	1,500.00		750.00	1,500.00
- Stephenson Water	800.00	800.00		800.00	1,500.00
Transportation:					
- Improvement Projects	790,000.00	790,000.00		390,000.00	2,655,000.00
- Street & ROW Maintenance	215,075.00	215,075.00		175,000.00	272,000.00
- Street Improvements	-	439,269.14		773,157.42	690,948.00
Office Maintenance/Repairs	36,880.00	36,880.00		36,880.00	94,200.00
Stephenson Building Maintenance	2,500.00	2,500.00		500.00	-
Maintenance Equipment	115,500.00	115,500.00		115,500.00	24,500.00
Equipment Maintenance	17,750.00	17,750.00		8,000.00	49,500.00
Maintenance Supplies	6,500.00	6,500.00		6,500.00	10,000.00
Fleet Acquisition	50,000.00	50,000.00		48,000.00	-
Fleet Maintenance	103,675.00	103,675.00		75,000.00	130,000.00
City Hall Improvements	1,100,000.00	1,100,000.00		1,100,000.00	-
Maintenance Facility	-	-			
Uniforms	17,500.00	17,500.00		12,500.00	18,310.00
Special Projects:					
- Family Violence Ctr	7,000.00	7,000.00		7,000.00	7,000.00
- Lighting Compliance	2,000.00	2,000.00		2,000.00	2,000.00

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
- Economic Development	5,000.00	5,000.00		5,000.00	5,000.00
- Records Management	720.00	720.00		3,000.00	2,500.00
- Government Affairs	50,000.00	50,000.00		-	-
- Planning Consultant	30,000.00	30,000.00		30,000.00	-
- Land Acquisition	10,000.00	10,000.00		-	10,000.00
- Downtown Bathroom	-	360,000.00		383,000.00	-
- City Hall Planning					
Public Safety:					
- Emergency Management Equipment	67,500.00	67,500.00		67,500.00	6,800.00
- Emergency Equipment Fire & Safety	611.00	611.00		900.00	13,000.00
- Emergency Mgt PR	3,000.00	3,000.00		3,000.00	3,000.00
- Emergency Equipment Maintenance & Service	12,299.00	12,299.00		12,299.00	12,910.00
- Emergency Management Other					
- Animal Control	3,400.00	3,400.00		3,400.00	3,400.00
Public Relations	15,000.00	15,000.00		15,000.00	15,000.00
Postage	4,500.00	4,500.00		4,500.00	4,500.00
TML Insurance:					
- Liability	33,908.00	33,908.00		25,699.50	30,000.00
- Property	67,191.00	67,191.00		87,262.50	95,988.75
- Workers' Comp	42,497.00	42,497.00		61,822.00	68,004.20
Dues, Fees, Subscriptions	74,462.85	74,462.85		125,000.00	104,047.85
Public Notices	2,600.00	2,600.00		6,000.00	4,200.00
City Sponsored Events					
Election	8,000.00	8,000.00		-	8,000.00
Salaries	3,936,374.84	3,936,374.84		3,594,295.82	4,177,976.51
Taxes	309,012.18	309,012.18		282,158.39	332,971.20
Benefits	315,432.63	315,432.63		288,020.89	394,072.07
Retirement	214,341.87	214,341.87		195,715.13	239,328.18
DSRP Salaries	293,829.00	293,829.00		417,237.18	306,909.40
DSRP Taxes	23,737.92	23,737.92		33,707.84	24,738.57
DSRP Benefits	35,267.45	35,267.45		50,079.78	36,409.53
DSRP Retirement	17,049.43	17,049.43		24,210.19	17,992.56
Professional Services:					
- Financial Services	37,500.00	37,500.00		55,849.00	55,000.00
- Engineering	70,000.00	70,000.00		70,000.00	70,000.00
- Special Counsel and Consultants	16,000.00	16,000.00		5,000.00	12,000.00
- Muni Court	15,500.00	15,500.00		8,000.00	15,500.00
- Bldg. Inspector	750,000.00	750,000.00		1,000,000.00	750,000.00
- Fire Inspector	40,000.00	40,000.00		40,000.00	40,000.00
- Health Inspector	-	-		15,000.00	15,000.00
- Architectural and Landscape Consultants	5,000.00	5,000.00		2,500.00	5,000.00
- Historic District Consultant	29,500.00	29,500.00		29,500.00	-
- Lighting Consultant	2,000.00	2,000.00		2,000.00	2,000.00
- Human Resource Consultant	38,200.00	38,200.00		32,000.00	32,000.00
- Law Enforcement	-	-		-	182,541.00
Training/CE	100,000.00	100,000.00		85,000.00	100,000.00
Employee Engagement	20,000.00	20,000.00		20,000.00	5,000.00
Meeting Supplies	3,120.00	3,120.00		10,000.00	9,360.00
Code Publication	6,461.47	6,461.47		6,461.47	6,500.00
Mileage	2,000.00	2,000.00		1,200.00	2,000.00
Miscellaneous Office Expense	10,000.00	10,000.00		5,000.00	10,000.00
Bad Debt Expense					
Contingencies/Emergency Fund	62,000.00	62,000.00		10,000.00	50,000.00
Coronavirus Local Fiscal Recovery Funds (CLFRF)					
Debt Payment 2024	486,041.67	486,041.67		486,041.67	485,238.00
Debt Payment 2025	865,000.00	865,000.00		425,529.52	424,392.65
TXF to Reserve Fund	500,000.00	500,000.00		300,000.00	300,000.00
TXF AV to TIF	575,566.14	575,566.14		575,566.14	705,585.10
TXF to TIRZ					
Sales Tax TXF to WWU	900,000.00	900,000.00		980,000.00	920,000.00
SPA & ECO D TXF	259,200.00	259,200.00		215,000.00	225,000.00
TXF to DSRP					

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
TXF to Capital Improvement Fund	-	-		-	300,000.00
TXF to Vehicle Replacement Fund	115,083.55	115,083.55		115,083.55	162,679.00
TXF to WWU					
TXF to Founders Day					
TXF to Farmers Market	16,542.01	16,542.01		16,542.01	17,765.75
<b>Total</b>	<b>13,561,681.40</b>	<b>14,360,950.54</b>	<b>-</b>	<b>13,539,419.64</b>	<b>15,440,764.26</b>

**PARKS - GENERAL FUND**

<b>Revenue</b>					
Sponsorships and Donations	5,500.00	5,500.00		5.00	6,000.00
City Sponsored Events					
Programs and Events	9,500.00	9,500.00		9,500.00	8,800.00
Community Service Permit Fees	1,800.00	1,800.00		1,800.00	1,375.00
Aquatics Program Income	41,750.00	41,750.00		42,775.15	32,750.00
Pool and Pavilion Rental	21,235.00	21,235.00		21,517.75	22,238.75
Park Rental Fees	6,000.00	6,000.00		8,980.00	19,000.00
Reimbursement of Utility Costs				4,790.00	
TXF from HOT Fund	16,500.00	16,500.00		16,500.00	16,500.00
TXF from Parkland Dedication	8,500.00	8,500.00		8,500.00	-
TXF from Parkland Development					-
TXF from Landscaping Fund	60,000.00	60,000.00		60,000.00	70,000.00
<b>Total Revenue</b>	<b>170,785.00</b>	<b>170,785.00</b>		<b>174,367.90</b>	<b>176,663.75</b>
<b>Expense</b>					
Other	6,500.00	6,500.00		6,500.00	6,500.00
Park Consultants				10,000.00	35,000.00
Dues Fees and Subscriptions	2,575.00	2,575.00		2,575.00	3,075.00
Advertising & Marketing	15,500.00	15,500.00		15,500.00	17,020.00
<b>Total Other</b>	<b>24,575.00</b>	<b>24,575.00</b>		<b>34,575.00</b>	<b>61,595.00</b>

**Public Improvements**

All Parks	247,000.00	247,000.00		397,000.00	-
Triangle Improvement	5,000.00	5,000.00		5,000.00	-
Rathgeber Improvements	-	-		-	
Founders Park	175,000.00	155,000.00		155,000.00	-
Founders Pool	10,000.00	10,000.00		10,000.00	-
Skate Park	25,000.00	25,000.00		25,000.00	-
S & R Park	70,000.00	90,000.00		90,000.00	15,000.00
Charro Ranch Park	-	-		-	-
<b>Total Improvements</b>	<b>532,000.00</b>	<b>532,000.00</b>		<b>682,000.00</b>	<b>15,000.00</b>

**Utilities**

Portable Toilets	10,000.00	10,000.00		7,500.00	10,000.00
Hays Trinity Groundwater Permit	150.00	150.00		150.00	150.00
Triangle Electric	500.00	500.00		500.00	500.00
Triangle Water	500.00	500.00		500.00	500.00
Ranch House Network/Phone	8,568.00	8,568.00		8,568.00	8,568.00
S&R Park Water	13,000.00	13,000.00		16,274.98	13,000.00
SRP Electric	2,500.00	2,500.00		2,500.00	2,500.00
FMP Pool/ Pavilion Water	5,300.00	5,300.00		5,300.00	5,300.00
FMP Pool//Electricity	4,500.00	4,500.00		6,000.00	6,000.00
Pool Phone/Network	2,500.00	2,500.00		2,500.00	7,500.00
FMP Pool Propane	10,000.00	10,000.00		7,500.00	6,000.00
<b>Total Utilities</b>	<b>57,518.00</b>	<b>57,518.00</b>		<b>57,292.98</b>	<b>60,018.00</b>

**Maintenance**

General Maintenance (All Parks)	25,000.00	25,000.00		25,000.00	25,000.00
Trail Washout repairs					25,000.00
Equipment Rental	5,000.00	5,000.00		2,500.00	5,000.00
Founders Pool	21,000.00	21,000.00		21,000.00	7,500.00
Founders Park	26,000.00	26,000.00		26,000.00	44,000.00
Skate Park Maintenance	2,500.00	2,500.00		2,500.00	8

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
S&R	43,500.00	43,500.00		43,500.00	43,500.00
Charro Ranch Park	26,150.00	26,150.00		21,150.00	25,700.00
Triangle/ Veteran's Memorial Park	5,700.00	5,700.00		5,700.00	5,700.00
Rathgeber Maintenance					-
Ranch Park Maintenance	17,000.00	17,000.00		17,000.00	22,000.00
<b>Total Maintenance</b>	<b>171,850.00</b>	<b>171,850.00</b>		<b>164,350.00</b>	<b>203,900.00</b>
<b>Supplies</b>					
General Parks	19,600.00	19,600.00		19,600.00	27,000.00
Charro Ranch Supplies	1,050.00	1,050.00		1,050.00	1,500.00
Founders Park Supplies	-	-		-	-
Founders Pool Supplies	26,200.00	26,200.00		26,200.00	26,200.00
Program and Events	10,950.00	10,950.00		10,950.00	11,250.00
DSRP & Ranch House Supplies					
Rathgeber Supplies	1,504.00	1,504.00		1,504.00	1,504.00
S&R Supplies	400.00	400.00		400.00	400.00
<b>Total Supplies</b>	<b>59,704.00</b>	<b>59,704.00</b>		<b>59,704.00</b>	<b>67,854.00</b>
<b>Program Staff</b>					
Camp Staff	-	-			
Program Event Staff	16,840.00	16,840.00		6,840.00	3,000.00
Aquatics Staff	126,813.64	126,813.64		100,000.00	118,013.00
<b>Total Staff Expense</b>	<b>143,653.64</b>	<b>143,653.64</b>		<b>106,840.00</b>	<b>121,013.00</b>
<b>Total Parks Expenditures</b>	<b>989,300.64</b>	<b>989,300.64</b>		<b>1,104,761.98</b>	<b>529,380.00</b>
<b>FOUNDERS DAY - GENERAL FUND</b>					
<b>Balance Forward</b>	<b>63,778.56</b>	<b>63,778.56</b>		<b>63,778.56</b>	<b>68,247.85</b>
<b>Revenue</b>					
Craft booths/Business Booths	7,540.00	7,540.00		7,020.00	12,150.00
Facility Rentals	-	-		8,000.00	10,000.00
Food booths	1,500.00	1,500.00		1,612.50	1,612.50
BBQ cookers	5,115.00	5,115.00		6,650.00	6,650.00
Carnival	15,000.00	15,000.00		20,265.63	20,000.00
Parade	4,675.00	4,675.00		3,910.00	-
Sponsorship	100,000.00	100,000.00		121,700.00	120,000.00
Parking concession	500.00	500.00		500.00	-
Electric	3,000.00	3,000.00		3,300.00	3,300.00
Misc.					
TXF from General Fund					
<b>Total</b>	<b>201,108.56</b>	<b>201,108.56</b>		<b>236,736.69</b>	<b>241,960.35</b>
<b>Expense</b>					
Publicity	1,400.00	1,400.00		6,031.75	3,450.00
Porta-Potties	10,000.00	10,000.00		10,310.00	10,500.00
Security	38,000.00	38,000.00		43,493.55	46,837.00
Health, Safety & Lighting	17,500.00	17,500.00		18,965.00	20,861.50
Transportation	10,500.00	10,500.00		9,321.18	19,303.30
Barricades/Traffic Plan	21,500.00	21,500.00		17,005.00	12,650.00
Bands/Music/Sound	25,000.00	25,000.00		22,040.26	26,000.00
Clean Up	18,500.00	18,500.00		16,812.84	19,200.00
FD Event Supplies	1,000.00	1,000.00		3,817.78	5,000.00
Sponsorship	3,500.00	3,500.00		8,919.36	9,800.00
Parade	500.00	500.00		-	-
Tent, Tables & Chairs	7,000.00	7,000.00		11,631.00	15,000.00
Electricity	2,000.00	2,000.00		141.12	-
FD Electrical Setup	225.00	225.00		-	30,000.00
Contingencies					5,000.00
<b>Total expenses</b>	<b>156,625.00</b>	<b>156,625.00</b>		<b>168,488.84</b>	<b>223,601.80</b>
<b>Balance Forward</b>	<b>44,483.56</b>	<b>44,483.56</b>		<b>68,247.85</b>	<b>18,358.55</b>

CONSOLIDATED GENERAL FUND

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
<b>Revenue</b>					
City	14,724,508.98	15,463,778.12	-	16,571,861.20	16,988,359.86
Parks	170,785.00	170,785.00	-	174,367.90	176,663.75
Founders	201,108.56	201,108.56	-	236,736.69	241,960.35
<b>Total</b>	<b>15,096,402.54</b>	<b>15,835,671.68</b>	<b>-</b>	<b>16,982,965.79</b>	<b>17,406,983.96</b>
<b>Expense</b>					
City	13,561,681.40	14,360,950.54		13,539,419.64	15,440,764.26
Parks	989,300.64	989,300.64	-	1,104,761.98	529,380.00
Founders	156,625.00	156,625.00	-	168,488.84	223,601.80
<b>Total Expense</b>	<b>14,707,607.04</b>	<b>15,506,876.18</b>	<b>-</b>	<b>14,812,670.46</b>	<b>16,193,746.06</b>
<b>Balance Forward</b>	<b>388,795.50</b>	<b>328,795.50</b>	<b>-</b>	<b>2,170,295.33</b>	<b>1,213,237.90</b>

### DRIPPING SPRINGS FARMERS MARKET

<b>Balance Forward</b>	<b>28,193.38</b>	<b>28,193.38</b>		<b>10,658.96</b>	<b>9,529.42</b>
<b>Revenue</b>					
FM Sponsor	1,000.00	1,000.00		800.00	1,000.00
Grant Income	1,000.00	1,000.00		-	-
Booth Space	66,000.00	66,000.00		59,000.00	63,000.00
Applications	1,400.00	1,400.00		1,200.00	1,400.00
Membership Fee	2,200.00	2,200.00		1,900.00	-
Facility Fee	-	-		2,280.00	2,000.00
Interest Income	1,800.00	1,800.00		1,600.00	1,600.00
Market Event/Merch.	400.00	400.00		500.00	500.00
Transfer from General Fund	16,542.01	16,542.01		16,542.01	17,765.75
<b>Total</b>	<b>118,535.39</b>	<b>118,535.39</b>		<b>94,480.97</b>	<b>96,795.17</b>
<b>Expense</b>					
Advertising	4,700.00	4,700.00			3,000.00
Market Manager	60,468.30	60,468.30		63,227.54	62,381.68
Payroll Tax Expense	4,877.83	4,877.83		5,100.41	5,024.20
DSFM Benefits	7,057.78	7,057.78		7,379.83	7,284.91
Retirement	3,508.67	3,508.67		3,668.77	3,657.13
Entertainment& Activities	5,000.00	5,000.00		5,000.00	5,200.00
Dues Fees & Subscriptions	200.00	200.00		-	200.00
Training	100.00	100.00		185.00	200.00
Office Expense	200.00	200.00		-	100.00
Supplies Expense	-	-		-	500.00
Network & Phone	200.00	200.00		240.00	250.00
Cleaning & Maintenance	2,200.00	2,200.00		150.00	1,000.00
Other Expense	-	-			
Capital Fund	-	-			
Contingency Fund	500.00	500.00		-	500.00
Transfer to Reserve Fund	-	-		-	-
<b>Total Expense</b>	<b>89,012.58</b>	<b>89,012.58</b>		<b>84,951.55</b>	<b>89,297.92</b>
<b>Balance Forward</b>	<b>29,522.81</b>	<b>29,522.81</b>		<b>9,529.42</b>	<b>7,497.25</b>

### PARKLAND DEDICATION FUND

<b>Balance Forward</b>	<b>10,365.81</b>	<b>10,365.81</b>		<b>308,606.61</b>	<b>392,690.61</b>
<b>Revenue</b>					
Parkland Fees				84,084.00	-
<b>Total Revenue</b>	<b>10,365.81</b>	<b>10,365.81</b>		<b>392,690.61</b>	<b>392,690.61</b>
<b>Expense</b>					
Park Improvements	-	-		-	-
TXF to AG Facility					
Master Naturalists	-	-		-	
<b>Total Expenses</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>
<b>Balance Forward</b>	<b>10,365.81</b>	<b>10,365.81</b>		<b>392,690.61</b>	<b>392,690.61</b>

### PARKLAND DEVELOPMENT FUND

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
<b>Balance Forward</b>				<b>84,858.00</b>	<b>116,610.00</b>
<b>Revenue</b>					
Parkland Development Fees				31,752.00	-
<b>Total Revenue</b>	-	-		<b>116,610.00</b>	<b>116,610.00</b>
<b>Expense</b>					
Transfer to Parks				-	-
<b>Total Expenses</b>	-	-		-	-
<b>Balance Forward</b>	-	-		<b>116,610.00</b>	<b>116,610.00</b>
<b>AG FACILITY FUND</b>					
<b>Balance Forward</b>	-	-		<b>109,300.00</b>	-
<b>Revenue</b>					
Ag Facility Fees	-	-		6,700.00	-
<b>Total Revenues</b>	-	-		<b>116,000.00</b>	-
<b>Expense</b>					
TXF to DSRP	-	-		116,000.00	-
<b>Total Expense</b>	-	-		<b>116,000.00</b>	-
<b>Balance Forward</b>	-	-		-	-
<b>LANDSCAPING FUND</b>					
<b>Balance Forward</b>	<b>509,067.00</b>	<b>509,067.00</b>		<b>509,067.00</b>	<b>478,767.00</b>
<b>Revenue</b>					
Tree Replacement Fees					
<b>Total Revenues</b>	<b>509,067.00</b>	<b>509,067.00</b>		<b>509,067.00</b>	<b>478,767.00</b>
<b>Expense</b>					
Sports and Rec Park					
DSRP					
FMP				3,000.00	
Charro					
Historic Districts					
Professional Services					
Tree Maintenance	25,000.00	25,000.00		25,000.00	
City Hall Lawn and Tree Maintenance	2,300.00	2,300.00		2,300.00	2,000.00
<b>Total Expense</b>	<b>27,300.00</b>	<b>27,300.00</b>		<b>30,300.00</b>	<b>2,000.00</b>
<b>Balance Forward</b>	<b>481,767.00</b>	<b>481,767.00</b>		<b>478,767.00</b>	<b>476,767.00</b>
<b>SIDEWALK FUND</b>					
<b>Balance Forward</b>	<b>29,828.96</b>	<b>29,828.96</b>		<b>29,828.96</b>	<b>828.96</b>
<b>Revenue</b>					
Fees	-	-		-	-
<b>Total Revenues</b>	<b>29,828.96</b>	<b>29,828.96</b>		<b>29,828.96</b>	<b>828.96</b>
<b>Expense</b>					
Expense	29,000.00	29,000.00		29,000.00	-
<b>Total Expense</b>	<b>29,000.00</b>	<b>29,000.00</b>		<b>29,000.00</b>	-
<b>Balance Forward</b>	<b>828.96</b>	<b>828.96</b>		<b>828.96</b>	<b>828.96</b>
<b>DRIPPING SPRINGS RANCH PARK OPERATING FUND</b>					
<b>Balance Forward</b>	<b>156,169.49</b>	<b>156,169.49</b>		<b>248,762.76</b>	<b>76,076.26</b>
<b>Revenue</b>					
Stall Rentals	40,000.00	40,000.00		35,000.00	35,500.00
RV/Camping Site Rentals	21,000.00	21,000.00		21,000.00	21,000.00
Facility Rentals	125,000.00	125,000.00		125,000.00	130,500.00
Equipment Rental	8,000.00	8,000.00		11,600.00	10,000.00
Sponsorships & Donations	52,275.00	52,275.00		6,000.00	51,000.00
Grants					150,000.00



	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
Merchandise Sales	22,065.20	22,065.20		23,000.00	22,500.00
Riding Permits	8,000.00	8,000.00		9,560.00	10,000.00
Staff & Misc. Fees	4,000.00	4,000.00		4,000.00	4,700.00
Cleaning Fees	25,000.00	25,000.00		25,000.00	20,000.00
General Program and Events:					
- Riding Series	35,000.00	35,000.00		35,000.00	38,000.00
- Coyote Camp	137,100.00	137,100.00		152,607.00	140,000.00
- Misc. Events	12,000.00	12,000.00		48,824.00	12,000.00
- Programing	53,000.00	53,000.00		53,000.00	62,500.00
- Concert Series					
- Ice Rink	229,169.00	229,169.00		153,111.00	190,800.00
- Ice Rink Merchandise	500.00	500.00		1,390.00	2,000.00
Concessions				367.00	1,500.00
Other Income	500.00	500.00		1,826.00	500.00
Interest	4,500.00	4,500.00		6,000.00	4,500.00
TXF from Ag Facility	-	-		116,000.00	-
TXF from HOT	330,000.00	330,000.00		330,000.00	308,800.00
HOT for Event Center Roof					300,000.00
TXF for RV/ Parking Lot HOT	-				
TXF from General Fund	-				
TXF from Landscape Fund	-				
TXF from PEG	-				
TXF from General Fund CLFRF	-				
<b>Total Revenue</b>	<b>1,263,278.69</b>	<b>1,263,278.69</b>		<b>1,407,047.76</b>	<b>1,592,651.26</b>

**Expense**

Advertising	15,000.00	15,000.00		8,000.00	15,000.00
Office Supplies	10,000.00	10,000.00		10,000.00	10,000.00
Postage					
DSRP On Call	-	-			
Programing Staff	154,246.48	154,246.48		154,246.48	138,246.48
Network and Communications	9,414.00	9,414.00		14,000.00	8,912.40
IT Equipment & Support	3,000.00	3,000.00		3,000.00	3,700.00
Co-Sponsored Events	7,900.00	7,900.00		7,900.00	7,900.00
Sponsorship Expenses	2,100.00	2,100.00		2,100.00	2,100.00
Supplies and Materials	-	-			
Uniforms	1,000.00	1,000.00		1,000.00	1,000.00
Ranch House Supplies	1,000.00	1,000.00		1,000.00	1,000.00
Dues, Fees and Subscriptions	5,127.50	5,127.50		5,127.50	5,000.00
Mileage	500.00	500.00		500.00	500.00
Equipment	5,000.00	5,000.00		5,000.00	33,578.37
House Equipment					
Equipment Rental	3,000.00	3,000.00		3,000.00	3,000.00
Equipment Maintenance	25,000.00	25,000.00		20,000.00	25,000.00
Portable Toilets	960.00	960.00		960.00	2,500.00
Electric	60,000.00	60,000.00		85,000.00	90,000.00
Water	7,000.00	7,000.00		19,000.00	15,000.00
Septic	750.00	750.00		750.00	750.00
Lift Station Maintenance	12,000.00	12,000.00		8,000.00	5,000.00
Propane/Natural Gas	2,500.00	2,500.00		5,500.00	2,500.00
On Call Phone					
Alarm	13,317.24	13,317.24		13,317.24	13,317.24
Stall Cleaning & Repair	4,000.00	4,000.00		3,500.00	4,000.00
Training and Education	-	-			
General Program and Events:					
- Riding Series	28,000.00	28,000.00		33,000.00	28,000.00
- Coyote Camp	12,000.00	12,000.00		12,000.00	16,000.00
- Misc. Events	700.00	700.00		55,000.00	1,500.00
- Programing	8,000.00	8,000.00		27,500.00	13,000.00
- Concert Series					
- Ice Rink	229,169.00	229,169.00		229,169.00	229,169.00
Other Expense	10,000.00	10,000.00		10,000.00	20,000.00

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
Improvements	320,000.00	320,000.00		320,000.00	13,000.00
Tree Planting					
Contingencies	30,000.00	30,000.00		30,000.00	50,000.00
Fleet Acquisition	-	-			
Fleet Maintenance	3,000.00	3,000.00		3,000.00	5,500.00
General Maintenance and Repair	149,040.00	149,040.00		149,040.00	146,272.00
Grounds and General Maintenance	21,690.00	21,690.00		21,690.00	
House Maintenance	5,000.00	5,000.00		5,000.00	10,000.00
HCLE	13,200.00	13,200.00		13,200.00	13,200.00
Merchandise	17,065.20	17,065.20		17,065.20	15,500.00
Sales Tax Remittance				2,500.00	1,565.20
RV/Parking Lot					
Event Center Roof					600,000.00
TXF to Vehicle Replacement Fund	31,906.08	31,906.08		31,906.08	19,469.00
<b>Total Expenses</b>	<b>1,221,585.50</b>	<b>1,221,585.50</b>		<b>1,330,971.50</b>	<b>1,570,179.69</b>
<b>Balance Forward</b>	<b>41,693.19</b>	<b>41,693.19</b>		<b>76,076.26</b>	<b>22,471.57</b>

**HOTEL OCCUPANCY TAX FUND**

<b>Balance Forward</b>	<b>626,259.95</b>	<b>826,259.95</b>		<b>826,259.95</b>	<b>495,357.51</b>
<b>Revenues</b>					
Hotel Occupancy Tax	900,000.00	900,000.00		1,038,044.26	900,000.00
Interest	7,200.00	7,200.00		22,000.00	10,000.00
<b>Total</b>	<b>1,533,459.95</b>	<b>1,733,459.95</b>	<b>-</b>	<b>1,886,304.21</b>	<b>1,405,357.51</b>
<b>Expenses</b>					
Advertising	300.00	300.00		300.00	3,496.00
Christmas Lighting Displays	27,290.00	27,290.00		23,564.70	27,290.00
City Sponsored Events					
Historic Districts Marketing					
Signage	90,200.00	90,200.00		90,200.00	121,200.00
Arts	-	-		-	
Lighting				-	
Dues and Fees	5,000.00	5,000.00		4,890.00	5,000.00
TXF to Debt Service	90,375.00	90,375.00		90,375.00	92,055.00
RV/ Parking Lot					
Software	5,000.00	5,000.00		5,775.00	9,000.00
TXF to General Fund	55,000.00	255,000.00		255,000.00	-
TXF to DSVB	550,000.00	550,000.00		550,000.00	400,000.00
TXF to Event Center	330,000.00	330,000.00		330,000.00	308,800.00
Event Center Roof					300,000.00
Grants	40,842.00	40,842.00		40,842.00	33,632.50
<b>Total expenses</b>	<b>1,194,007.00</b>	<b>1,394,007.00</b>	<b>-</b>	<b>1,390,946.70</b>	<b>1,300,473.50</b>
<b>Balance Forward</b>	<b>339,452.95</b>	<b>339,452.95</b>	<b>-</b>	<b>495,357.51</b>	<b>104,884.01</b>

**VISITORS BUREAU**

<b>Balance Forward</b>					
<b>Revenue</b>	<b>3,323.83</b>	<b>3,323.83</b>		<b>19,482.46</b>	<b>195,761.68</b>
<b>Fees</b>					
- Brewers Fest	1,000.00	1,000.00		-	-
- Wedding Showcase	9,000.00	9,000.00		-	9,000.00
<b>Ticket Sales</b>					
- Brewers Fest	17,000.00	17,000.00		16,820.00	-
- Dripping with Taste	-	-		-	-
- Songwriter's Festival	9,000.00	9,000.00		1,545.00	-
<b>Merchandise</b>					
- Brewers Fest	-	-		-	-
- Songwriters Festival	4,000.00	4,000.00		17,553.23	5,000.00
- Eclipse	-	-		-	-
<b>Sponsorships &amp; Donations</b>					
- Songwriter's Festival	70,000.00	70,000.00		55,006.00	50

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
- Brewers Fest	1,000.00	1,000.00		1,500.00	-
- Stars in Dripping Springs	20,000.00	20,000.00		5,926.35	15,000.00
Grants					
TXF from HOT Fund	550,000.00	550,000.00		550,000.00	400,000.00
Other Revenues	9,000.00	9,000.00		1,496.14	
Interest	5,000.00	5,000.00		11,000.00	8,000.00
<b>Total</b>	<b>698,323.83</b>	<b>698,323.83</b>		<b>680,329.18</b>	<b>682,761.68</b>

**Expense**

Personnel					
- Salaries	143,727.90	143,727.90		125,073.56	143,690.37
- Taxes	11,499.18	11,499.18		10,006.71	11,496.31
- Benefits	14,172.99	14,172.99		12,333.49	14,626.59
- TMRS	8,339.81	8,339.81		7,257.39	8,423.85
Dues, Fees and Subscriptions	3,065.00	3,065.00		6,000.00	4,014.00
Advertising & Marketing	66,742.00	66,742.00		67,774.59	111,500.00
Supplies	2,500.00	2,500.00		2,000.00	2,300.00
IT Equipment & Support					5,555.00
Software	21,960.00	21,960.00		18,000.00	21,621.00
Training & Education	8,800.00	8,800.00		8,800.00	6,000.00
Professional Services					
- Marketing Consultant	5,000.00	5,000.00		5,000.00	-
Utilities					
- Water					
- Electricity	1,000.00	1,000.00		1,000.00	1,000.00
- Phone/Network					
Website	10,000.00	10,000.00		10,000.00	12,000.00
Office Maintenance/Repairs	10,700.00	10,700.00		9,000.00	12,176.00
Office Improvements	-	-			29,000.00
Postage	500.00	500.00		300.00	500.00
Other	-	-			
Brewers Fest	17,675.00	17,675.00		17,992.15	-
Dripping with Taste	-	-			
Songwriter's Festival	100,000.00	100,000.00		86,121.27	115,300.00
Wedding Showcases	2,000.00	2,000.00		806.98	2,000.00
Stars in Dripping Springs	40,000.00	40,000.00		57,101.36	51,900.00
Transfer to Capital	40,000.00	40,000.00		40,000.00	50,000.00
<b>Total expenses</b>	<b>507,681.89</b>	<b>507,681.89</b>		<b>484,567.50</b>	<b>603,103.12</b>
<b>Balance Forward</b>	<b>190,641.94</b>	<b>190,641.94</b>		<b>195,761.68</b>	<b>79,658.56</b>

**UTILITY FUND**

<b>Balance Forward</b>	<b>8,484,471.32</b>	<b>8,730,497.32</b>		<b>8,730,497.32</b>	<b>6,465,642.19</b>
<b>Wastewater</b>					
<b>Revenue</b>					
TXF from TWDB	-	-			
Wastewater Service	1,672,883.25	1,672,883.25		1,725,000.00	1,675,000.00
Late Fees/Rtn check fees	9,000.00	9,000.00		8,000.00	7,500.00
Portion of Sales Tax	-	-		-	-
Delayed Connection Fees	5,000.00	5,000.00		16,300.00	5,000.00
Line Extensions	-	-		-	-
Transfer fees	-	-		-	-
Overuse fees	-	-		-	-
FM 150 WWU Line Reimbursement	-	-		-	-
Interest	-	-		-	-
Other Income	-	-		-	-
Reuse Water Income	-	-		-	-
Developer Reimbursed Costs	-	-		-	-
TXF from General Fund	-	-		-	-
<b>Total Revenues</b>	<b>1,686,883.25</b>	<b>1,686,883.25</b>		<b>1,749,300.00</b>	<b>1,687,500.00</b>

**Expense**

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
System Operations and Maintenance:					
- Routine Operations	95,700.00	95,700.00		95,700.00	95,700.00
- Non-Routine Operations	94,400.00	94,400.00		35,000.00	94,400.00
- System Maintenance & Repair	30,000.00	30,000.00		80,000.00	80,000.00
- Chlorinator Maintenance	4,500.00	4,500.00		-	-
- Chlorinator Alarm	1,500.00	1,500.00		-	-
- Odor Control	28,600.00	28,600.00		20,000.00	35,000.00
- Meter Calibrations	3,500.00	3,500.00		-	-
- Lift Station Cleaning	35,000.00	35,000.00		-	-
- Jet Cleaning Collection lines	50,000.00	50,000.00		-	-
- Drip Field Lawn Maintenance	11,000.00	11,000.00		-	-
- Drip Field Maint & Repairs	30,000.00	30,000.00		41,000.00	51,000.00
- Drip Field Meter Box Replacement	-	-		-	-
- Lift Station repairs	35,000.00	35,000.00		-	-
- Autodialer Replacement	-	-		-	-
- Lift Station Preventative Maintenance	11,000.00	11,000.00		81,000.00	81,000.00
- WWTP Maintenance	70,000.00	70,000.00		72,572.00	70,000.00
- Chemicals	16,500.00	16,500.00		13,000.00	20,000.00
- Electricity	88,000.00	88,000.00		88,000.00	105,000.00
- Laboratory Testing	-	-		-	-
- Sludge Hauling	165,000.00	165,000.00		210,000.00	210,000.00
- Phone/Network	-	-		-	-
- Supplies	-	-		-	-
- Wastewater Flow Measurement	-	-		-	-
- Backwash Flow Meter & Check valve	-	-		-	-
- Generator Maintenance	-	-		-	20,000.00
- Arrowhead Plant Operations	-	-		-	-
- Big Sky Plant Operations	-	-		-	-
Arrowhead Operations and Maintenance:					
- Routine Operations	26,000.00	26,000.00		15,000.00	26,000.00
- Non-Routine Operations	24,000.00	24,000.00		15,000.00	24,000.00
- Chlorinator Maintenance	1,750.00	1,750.00		-	-
- Chlorinator Alarm	1,100.00	1,100.00		-	-
- Meter Calibrations	1,400.00	1,400.00		-	-
- Lift Station Cleaning	6,000.00	6,000.00		-	9,000.00
- Drip Field Lawn Maintenance	44,000.00	44,000.00		-	-
- Drip Field Maint & Repairs	8,000.00	8,000.00		25,000.00	50,000.00
- Lift Station repairs	3,000.00	3,000.00		-	5,000.00
- Lift Station Preventative Maintenance	2,000.00	2,000.00		8,000.00	3,000.00
- WWTP Repairs/Pump Repairs	17,000.00	17,000.00		12,000.00	17,000.00
- Chemicals	14,300.00	14,300.00		14,300.00	18,000.00
- Electricity	22,000.00	22,000.00		35,000.00	38,000.00
- Sludge Hauling	50,000.00	50,000.00		20,000.00	40,000.00
- Supplies					
- Equipment					
- Equipment Maintenance					
- Fleet Acquisition					
- Fleet Maintenance					
- Fuel					
- Capital Projects	-	-			
- Arrowhead Plant Lease(s)	286,560.00	286,560.00		286,560.00	286,560.00
Big Sky Operations and Maintenance:					
- Routine Operations	23,250.00	19,000.00	19,000.00	19,000.00	26,000.00
- Non-Routine Operations	21,450.00	17,000.00	17,000.00	20,000.00	21,450.00
- Chlorinator Maintenance	1,500.00	-	-	-	-
- Chlorinator Alarm	1,000.00	-	-	-	-
- Meter Calibrations	1,200.00	-	-	-	-
- Lift Station Cleaning	3,000.00	3,000.00		-	-
- Drip Field Maint & Repairs	7,500.00	7,500.00		7,500.00	7,500.00
- Lift Station repairs	2,500.00	2,500.00		-	-
- Lift Station Preventative Maintenance	1,000.00	1,000.00		-	-
- WWTP Repairs/Pump Repairs	5,000.00	5,000.00		5,000.00	15

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
- Chemicals	13,000.00	900.00	900.00	2,400.00	18,000.00
- Electricity	20,000.00	15,000.00	15,000.00	1,500.00	38,000.00
- Sludge Hauling	39,000.00	30,000.00	30,000.00	10,000.00	40,000.00
- Supplies	-	-			
Village Grove Operations and Maintenance:					
- Routine Operations	26,000.00	26,000.00		15,000.00	26,000.00
- Non-Routine Operations	24,000.00	24,000.00		15,000.00	24,000.00
- Chlorinator Maintenance	1,750.00	1,750.00		-	-
- Chlorinator Alarm	1,100.00	1,100.00		-	-
- Meter Calibrations	1,400.00	1,400.00		-	-
- Lift Station Cleaning	6,000.00	6,000.00		-	9,000.00
- Drip Field Lawn Maintenance	44,000.00	44,000.00		-	-
- Drip Field Maint & Repairs	8,000.00	8,000.00		25,000.00	50,000.00
- Lift Station repairs	3,000.00	3,000.00		-	5,000.00
- Lift Station Preventative Maintenance	2,000.00	2,000.00		8,000.00	3,000.00
- WWTP Repairs/Pump Repairs	17,000.00	17,000.00		12,000.00	17,000.00
- Chemicals	14,300.00	14,300.00		14,300.00	18,000.00
- Electricity	22,000.00	22,000.00		35,000.00	38,000.00
- Sludge Hauling	50,000.00	50,000.00		20,000.00	40,000.00
Wildridge Operations and Maintenance:					
- Routine Operations	26,000.00	26,000.00		15,000.00	26,000.00
- Non-Routine Operations	24,000.00	24,000.00		15,000.00	24,000.00
- Chlorinator Maintenance	1,750.00	1,750.00		-	-
- Chlorinator Alarm	1,100.00	1,100.00		-	-
- Meter Calibrations	1,400.00	1,400.00		-	-
- Lift Station Cleaning	6,000.00	6,000.00		-	9,000.00
- Drip Field Lawn Maintenance	44,000.00	44,000.00		-	-
- Drip Field Maint & Repairs	8,000.00	8,000.00		25,000.00	50,000.00
- Lift Station repairs	3,000.00	3,000.00		-	5,000.00
- Lift Station Preventative Maintenance	2,000.00	2,000.00		8,000.00	3,000.00
- WWTP Repairs/Pump Repairs	17,000.00	17,000.00		12,000.00	17,000.00
- Chemicals	14,300.00	14,300.00		14,300.00	18,000.00
- Electricity	22,000.00	22,000.00		35,000.00	38,000.00
- Sludge Hauling	50,000.00	50,000.00		20,000.00	40,000.00
Water Reuse Operations					
- System Maintenance & Repair					20,000.00
- Routine Operations					10,000.00
- Non-Routine Operations					10,000.00
- Irrigation					10,000.00
Transfer to Vehicle Replacement Fund	50,545.02	50,545.02		50,545.02	51,908.00
<b>Total Expense</b>	<b>1,907,855.02</b>	<b>1,869,355.02</b>		<b>1,571,677.02</b>	<b>2,106,518.00</b>

**DEVELOPMENT/CAPITAL**

<b>Revenues</b>					
Developer Reimbursed Costs	567,500.00	567,500.00		195,500.00	370,000.00
Portion of Sales Tax	900,000.00	900,000.00		900,000.00	900,000.00
Overuse fees	221,841.43	221,841.43		79,077.63	200,000.00
Line Extension Fees	-	-			
Reuse Fees	-	-			
FM 150 WWU Line Reimbursement	40,000.00	40,000.00			-
Other Income	40,000.00	40,000.00		40,000.00	40,000.00
PEC	130,000.00	130,000.00		173,634.00	140,000.00
ROW Fees	3,500.00	3,500.00		3,500.00	3,500.00
Cable	130,000.00	130,000.00		126,048.00	130,000.00
TX Gas Franchise Fees	4,250.00	4,250.00		6,216.00	6,000.00
Interest	180,000.00	180,000.00		215,000.00	215,000.00
<b>Total Revenue</b>	<b>2,217,091.43</b>	<b>2,217,091.43</b>		<b>1,738,975.63</b>	<b>2,004,500.00</b>

<b>Expense</b>					
- Construction Phase Services HR TEFS 1873-001	15,000.00	15,000.00		40,000.00	5,000.00
- Misc. Planning/Consulting 1431-001	67,500.00	67,500.00		35,000.00	50,000.00
- Planning & Permitting	-	100,000.00		2,000.00	4

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
- 2nd Amendment CIP 1881-001	60,000.00	60,000.00		-	-
- Sewer Planning CAD 1971-001	15,000.00	15,000.00		3,000.00	5,000.00
- Water Planning 1982-001	5,000.00	5,000.00		2,000.00	4,000.00
- FM 150 WWU Line 1989-001	40,000.00	40,000.00		1,000.00	12,000.00
- Parallel West Interceptor Design& Cost	-	-			
- Caliterra Plan Review & construction Phase Services 15	15,000.00	15,000.00		35,000.00	12,500.00
- TLAP Renewal application 1732-001					
- Arrowhead PR & Const. Phase Services - 1967-001	10,000.00	10,000.00		2,000.00	2,000.00
- Heritage PID PR & Cons. Phase Services - 1734-001	60,000.00	60,000.00		10,000.00	30,000.00
- Double L Planning & Const. Phase Services - 1743-001	75,000.00	75,000.00		15,000.00	50,000.00
- Cannon Tract - 1842-001	5,000.00	5,000.00			
- Driftwood 522 PR & Const. Phase Services - 1900-001	75,000.00	75,000.00		7,500.00	25,000.00
- Big Sky PR & Const Phase Services - 1913-001	20,000.00	20,000.00		15,000.00	2,500.00
- Driftwood Creek PR & Const Phase Services - 1917-00	35,000.00	35,000.00		7,500.00	25,000.00
- Cannon/Cynosure/Double L Water CCN App. - 2007-001					
- Cynosure-Wild Ridge - 2009-001	25,000.00	25,000.00		20,000.00	20,000.00
- Oryx Cannon 58 Plan Review & CPS - 60972-2	60,000.00	60,000.00		2,000.00	5,000.00
- New Growth Plan Review & CPS - 60972-2	60,000.00	60,000.00		5,000.00	10,000.00
- AHC Apartments - PDD 11					1,000.00
- Arrowhead WWTP & Drip System Install Design					5,000.00
- Heritage/Cannon Lift Station					25,000.00
- Cannon Ranch Gateway Village Plan Review & CPS - 6	60,000.00	60,000.00			27,500.00
- Effluent HP 1952-001 - Engineering	60,000.00	60,000.00		30,000.00	
- Effluent Holding Pond - Construction					50,000.00
- HRTreated Effluent Fill Station	200,000.00	130,000.00		130,000.00	-
- Parallel West Interceptor	-	-			
- Arrowhead Drain Field	1,800,000.00	1,800,000.00		1,800,000.00	-
- WWTP Water Supply	50,000.00	-		-	-
- WWTP Road Repair	50,000.00	-		-	-
- Arrowhead Capital Projects	500,000.00	500,000.00		500,000.00	-
-Caliterra Reimbursement: Spray Fields	-	353,000.00		353,000.00	-
- South Collector	-	-		45,000.00	
- Water Reuse	-	-		-	240,000.00
- Arrowhead Liftstation Upgrades	-	-		-	150,000.00
- Big Sky Maintenance Building	-	-		-	-
- Flow Control: Driftwood Golf Course	-	-		-	150,000.00
- GIS Implementation	-	-		-	100,000.00
- Asset Management	-	-		-	150,000.00
- Transfer to Debt Service	-	-		-	2,268,210.50
<b>Total Expense</b>	<b>3,347,500.00</b>	<b>3,645,500.00</b>		<b>3,060,000.00</b>	<b>3,428,710.50</b>

**TWDB PROJECT**

<b>Revenues</b>				
TXF from TWDB	21,005,000.00	21,005,000.00	445,000.00	1,915,000.00
<b>Total Revenue</b>	<b>21,005,000.00</b>	<b>21,005,000.00</b>	<b>445,000.00</b>	<b>1,915,000.00</b>

**Expense**

TWDB Engineering:				
- West Interceptor, SC, LS, FM and TE line 1950-001	150,000.00	150,000.00	130,000.00	210,000.00
- East Interceptor 1951-001	200,000.00	200,000.00	45,000.00	185,000.00
- Reclaimed Water Facility 1953-001	25,000.00	25,000.00	35,000.00	200,000.00
- WWTP Design Assistance				
- So Regional WW System Exp P&M 1923-001	30,000.00	30,000.00	60,000.00	30,000.00
Miscellaneous:				
- Special Counsel and Consultants	100,000.00	100,000.00	195,000.00	1,325,000.00
TWDB Capital Projects:				
- West Interceptor	3,000,000.00	3,000,000.00	-	-
- South Collector, LS and FM and TE Line	3,500,000.00	3,500,000.00	-	-
- East Interceptor	-	-	-	-
- WWTP	14,000,000.00	14,000,000.00	-	-

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
<b>Total Expense</b>	<b>21,005,000.00</b>	<b>21,005,000.00</b>		<b>465,000.00</b>	<b>1,950,000.00</b>
<b>WATER</b>					
<b>Revenue</b>					
Fees:					
- Tap Fees	-	-			
- Impact Fees	-	-			
- Meter Set Fees	3,000.00	3,000.00		3,800.00	3,000.00
- Disconnect Fees	-	-		-	
- Equipment Fees	8,000.00	8,000.00		21,765.00	10,000.00
- Inspection Fees	1,000.00	1,000.00		3,476.00	2,500.00
Rates:					
- Base Rate	40,000.00	40,000.00		125,000.00	125,000.00
- Usage	200,000.00	200,000.00		300,000.00	275,000.00
- Penalties					
Other Revenues	6,000.00	6,000.00		-	6,000.00
TXF from Wastewater Fund					
<b>Total Revenue</b>	<b>258,000.00</b>	<b>258,000.00</b>		<b>454,041.00</b>	<b>421,500.00</b>
<b>Expense</b>					
Administrative and General Expense:					
- Regulatory Expense	-	-			
- Planning and Permitting	-	-			
System Operations and Maintenance:					
- Routine Operations	27,500.00	27,500.00		27,500.00	35,000.00
- Non Routine Operations	15,000.00	15,000.00		15,000.00	20,000.00
- System Maintenance & Repair	25,000.00	25,000.00		5,000.00	27,500.00
- Laboratory Testing	-	-			
- Supplies	-	-			
- Water Meters	60,000.00	60,000.00		60,000.00	100,000.00
Operating and Maintenance					
Wholesale Water Purchase - WTCPUA					675,000.00
<b>Total Expense</b>	<b>127,500.00</b>	<b>127,500.00</b>		<b>107,500.00</b>	<b>182,500.00</b>
<b>ADMINISTRATION</b>					
<b>Revenues</b>					
PEC	-	-			-
ROW Fees	-	-			-
Cable	-	-			-
TX Gas Franchise Fees	-	-			-
Interest	-	-			-
TXF from General Fund	-	-			-
<b>Total Revenue</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>
<b>Expense</b>					
Administrative and General Expense:					
- Administrative/Billing Expense	66,000.00	66,000.00		38,200.00	-
- Legal Fees	55,000.00	55,000.00		55,000.00	55,000.00
- Auditing	10,000.00	10,000.00		10,000.00	10,000.00
- Software	7,000.00	7,000.00		25,000.00	15,000.00
- IT Equipment & Support	5,000.00	5,000.00		5,000.00	7,000.00
Systems Operations and Maintenance:					
- Phone/Network	18,000.00	18,000.00		12,500.00	
- Equipment	320,000.00	320,000.00		270,000.00	570,000.00
- Equipment Maintenance	11,000.00	11,000.00		5,000.00	15,000.00
- Fleet Acquisition	50,000.00	50,000.00		42,317.00	80,000.00
- Fleet Maintenance	14,000.00	14,000.00		6,000.00	16,000.00
- Fuel	22,000.00	22,000.00		22,000.00	25,000.00
- Laboratory Testing	45,000.00	45,000.00		45,000.00	80,000.00
- SCADA	50,000.00	59,450.00		59,450.00	20,000.00
Supplies	59,500.00	59,500.00		25,000.00	60,000.00
Other Expense					



	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
Public Relations	-	-			
Postage	-	-		15,000.00	30,000.00
Uniforms	11,000.00	11,000.00		5,000.00	15,000.00
Training	20,000.00	20,000.00		10,000.00	25,000.00
Dispatch	3,000.00	3,000.00		-	-
Salaries	711,493.20	711,493.20		598,368.06	716,409.93
Overtime	48,672.00	48,672.00		35,000.00	48,672.00
Taxes	53,169.15	53,169.15		44,715.43	63,541.77
Benefits	70,133.37	70,133.37		58,982.39	87,546.37
Retirement	40,977.10	40,977.10		34,461.87	46,377.18
On Call	26,000.00	26,000.00		26,000.00	26,000.00
Transfer to General Fund					271,199.17
<b>Total Expense</b>	<b>1,716,944.82</b>	<b>1,726,394.82</b>	<b>-</b>	<b>1,447,994.74</b>	<b>2,282,746.42</b>

**CONSOLIDATED UTILITY FUND**

<b>Revenue</b>					
Balance Forward	8,484,471.32	8,730,497.32		8,730,497.32	6,465,642.19
Development/Capital	2,217,091.43	2,217,091.43		1,738,975.63	2,004,500.00
TWDB Project	21,005,000.00	21,005,000.00		445,000.00	1,915,000.00
Wastewater	1,686,883.25	1,686,883.25		1,749,300.00	1,687,500.00
Water	258,000.00	258,000.00		454,041.00	421,500.00
Operations	-	-		-	-
<b>Total</b>	<b>33,651,446.00</b>	<b>33,897,472.00</b>		<b>13,117,813.95</b>	<b>12,494,142.19</b>
<b>Expense</b>					
Development/Capital	3,347,500.00	3,645,500.00		3,060,000.00	3,428,710.50
TWDB Project	21,005,000.00	21,005,000.00		465,000.00	1,950,000.00
Wastewater	1,907,855.02	1,869,355.02		1,571,677.02	2,106,518.00
Water	127,500.00	127,500.00		107,500.00	182,500.00
Operations	1,716,944.82	1,726,394.82		1,447,994.74	2,282,746.42
<b>Total Expense</b>	<b>28,104,799.84</b>	<b>28,373,749.84</b>		<b>6,652,171.76</b>	<b>9,950,474.92</b>
<b>Balance Forward</b>	<b>5,546,646.16</b>	<b>5,523,722.16</b>		<b>6,465,642.19</b>	<b>2,543,667.27</b>

**TWDB FUND**

<b>Balance Forward</b>	<b>906.24</b>	<b>906.24</b>		<b>906.24</b>	<b>931.24</b>
Revenues	21,005,000.00	21,005,000.00		445,000.00	1,915,000.00
Interest	20.00	20.00		25.00	25.00
<b>Total revenue</b>	<b>21,005,926.24</b>	<b>21,005,926.24</b>		<b>445,931.24</b>	<b>1,915,956.24</b>
<b>Expenses</b>					
Escrow Fees					
Expenses	21,005,000.00	21,005,000.00		445,000.00	1,915,000.00
<b>Total Expenses</b>	<b>21,005,000.00</b>	<b>21,005,000.00</b>		<b>445,000.00</b>	<b>1,915,000.00</b>
<b>Balance Forward</b>	<b>926.24</b>	<b>926.24</b>		<b>931.24</b>	<b>956.24</b>

**IMPACT FUND**

<b>Bal Forward</b>	<b>852,770.61</b>	<b>852,770.61</b>		<b>1,968,660.78</b>	<b>1,245,927.18</b>
<b>Revenue</b>					
Impact Fees				1,117,960.00	758,000.00
Impact Fee Deposits					
Interest Income	45,000.00	45,000.00		25,000.00	20,000.00
<b>Total</b>	<b>897,770.61</b>	<b>897,770.61</b>		<b>3,111,620.78</b>	<b>2,023,927.18</b>
<b>Expense</b>					
TXF to Debt Service 2015	670,405.60	670,405.60		670,405.60	-
TXF to Debt Service 2019					
TXF to Debt Service 2022				1,195,288.00	
<b>Total expense</b>	<b>670,405.60</b>	<b>670,405.60</b>		<b>1,865,693.60</b>	<b>-</b>
<b>Total Bal Forward</b>	<b>227,365.01</b>	<b>227,365.01</b>		<b>1,245,927.18</b>	<b>2,023,927.18</b>

**DEBT SERVICE FUND 2015**

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
<b>Bal Forward</b>	<b>860,634.56</b>	<b>860,634.56</b>		<b>862,119.41</b>	<b>867,624.25</b>
<b>Revenue</b>					
TXF from Impact Fund	670,405.60	670,405.60		670,405.60	-
Interest	20,000.00	20,000.00		20,000.00	19,000.00
<b>Total Revenue</b>	<b>1,551,040.16</b>	<b>1,551,040.16</b>		<b>1,552,525.01</b>	<b>886,624.25</b>

<b>Expenses</b>					
Debt Payment 2015	684,900.76	684,900.76		684,900.76	670,405.60
<b>Total Expense</b>	<b>684,900.76</b>	<b>684,900.76</b>		<b>684,900.76</b>	<b>670,405.60</b>
<b>Balance Forward</b>	<b>866,139.40</b>	<b>866,139.40</b>		<b>867,624.25</b>	<b>216,218.65</b>

**DEBT SERVICE FUND 2013**

<b>Bal Forward</b>	<b>125,421.54</b>	<b>125,421.54</b>		<b>102,532.89</b>	<b>107,420.39</b>
<b>Revenue</b>					
TXF from HOT	90,375.00	90,375.00		90,375.00	92,055.00
Interest	20,000.00	20,000.00		3,000.00	3,000.00
<b>Total</b>	<b>235,796.54</b>	<b>235,796.54</b>		<b>195,907.89</b>	<b>202,475.39</b>

<b>Expense</b>					
Tax Series 2013	88,487.50	88,487.50		88,487.50	90,375.00
<b>Total Expenses</b>	<b>88,487.50</b>	<b>88,487.50</b>		<b>88,487.50</b>	<b>90,375.00</b>
<b>Balance Forward</b>	<b>147,309.04</b>	<b>147,309.04</b>		<b>107,420.39</b>	<b>112,100.39</b>

**DEBT SERVICE FUND 2019**

<b>Bal Forward</b>	<b>1,103,641.63</b>	<b>1,103,641.63</b>		<b>1,122,650.72</b>	<b>102,117.72</b>
<b>Revenue</b>					
TXF from Impact Fees					1,073,553.00
Interest	20,000.00	20,000.00		23,000.00	20,000.00
<b>Total</b>	<b>1,123,641.63</b>	<b>1,123,641.63</b>		<b>1,145,650.72</b>	<b>1,195,670.72</b>

<b>Expense</b>					
Tax Series 2019	1,043,533.00	1,043,533.00		1,043,533.00	1,073,553.00
<b>Total Expenses</b>	<b>1,043,533.00</b>	<b>1,043,533.00</b>		<b>1,043,533.00</b>	<b>1,073,553.00</b>
<b>Balance Forward</b>	<b>80,108.63</b>	<b>80,108.63</b>		<b>102,117.72</b>	<b>122,117.72</b>

**DEBT SERVICE FUND 2022**

<b>Bal Forward</b>	<b>1,195,168.50</b>	<b>1,195,168.50</b>		<b>158,388.14</b>	<b>186,908.14</b>
<b>Revenue</b>					
TXF from Impact Fees				1,195,288.50	1,194,657.50
Interest				25,000.00	15,000.00
<b>Total</b>	<b>1,195,168.50</b>	<b>1,195,168.50</b>		<b>1,378,676.64</b>	<b>1,396,565.64</b>

<b>Expense</b>					
Tax Series 2022	1,191,768.50	1,191,768.50		1,191,768.50	1,191,177.50
<b>Total Expenses</b>	<b>1,191,768.50</b>	<b>1,191,768.50</b>		<b>1,191,768.50</b>	<b>1,191,177.50</b>
<b>Balance Forward</b>	<b>3,400.00</b>	<b>3,400.00</b>		<b>186,908.14</b>	<b>205,388.14</b>

**DEBT SERVICE FUND 2025**

<b>Bal Forward</b>	-	-		-	<b>14,146,913.86</b>
<b>Revenue</b>					
TXF from Bond Proceeds	-	-		14,021,913.86	-
Interest				125,000.00	-
<b>Total</b>	<b>-</b>	<b>-</b>		<b>14,146,913.86</b>	<b>14,146,913.86</b>

<b>Expense</b>					
- Old Fitzhugh Road	-	-			
- Stephenson Bldg & Parking	-	-			
- Maintenance Facility	-	-			
- Street Improvements	-	-			

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1.
- Transportation Improvements	-	-			
- Other	-	-			
<b>Total Expenses</b>	-	-		-	-
<b>Balance Forward</b>	-	-		14,146,913.86	14,146,913.86

**PEG FUND**

<b>Balance Forward</b>	<b>154,185.10</b>	<b>154,185.10</b>		<b>154,377.80</b>	<b>188,577.80</b>
<b>Revenues</b>					
TWC	30,000.00	30,000.00		30,000.00	30,000.00
Interest Income	4,000.00	4,000.00		4,200.00	4,000.00
<b>Total Revenues</b>	<b>188,185.10</b>	<b>188,185.10</b>		<b>188,577.80</b>	<b>222,577.80</b>
<b>Expense</b>				-	-
TXF to Event Center	-	-		-	-
<b>Total Expense</b>	-	-		-	-
<b>Balance Forward</b>	<b>188,185.10</b>	<b>188,185.10</b>		<b>188,577.80</b>	<b>222,577.80</b>

**RESERVE FUND**

<b>Balance Forward</b>	<b>2,744,859.25</b>	<b>2,744,859.25</b>		<b>2,946,163.00</b>	<b>3,536,163.00</b>
<b>Revenue</b>					
TXF from General Fund	300,000.00	300,000.00		500,000.00	500,000.00
Interest	75,000.00	75,000.00		90,000.00	75,000.00
<b>Total</b>	<b>3,119,859.25</b>	<b>3,119,859.25</b>		<b>3,536,163.00</b>	<b>4,111,163.00</b>
<b>Expense</b>					
Expense	-	-		-	-
<b>Total Expense</b>	-	-		-	-
<b>Balance Forward</b>	<b>3,119,859.25</b>	<b>3,119,859.25</b>		<b>3,536,163.00</b>	<b>4,111,163.00</b>

**TIRZ 1**

<b>Balance Forward</b>	<b>121,804.14</b>	<b>177,204.14</b>		<b>177,204.14</b>	<b>275,826.60</b>
<b>Revenues</b>					
City AV	219,023.80	219,023.80		221,002.01	352,304.87
County AV	346,013.11	346,013.11		372,226.77	372,226.77
City for GAP Escrow					
Interest Income	20,000.00	20,000.00		30,000.00	20,000.00
EPS Reimbursements					
<b>Total Revenue</b>	<b>706,841.05</b>	<b>762,241.05</b>	-	<b>800,432.92</b>	<b>1,020,358.24</b>
<b>Expense</b>					
TIRZ Expense					
Project Management/Misc. Costs	16,000.00	16,000.00		16,000.00	21,000.00
Project Administration P3 Works	8,000.00	8,000.00		8,000.00	8,000.00
Legal Fees					
Projects:					
- Town Center					45,000.00
- Old Fitzhugh Road					130,869.75
- Downtown Parking					15,000.00
- Stephenson Building					19,375.00
- Downtown Master Plan (Road/Sidewalk/Drainage)					90,125.00
- Library					250,000.00
- Creek Road					45,000.00
EPS					
MAS	-	-			
HDR	52,500.00	52,500.00		52,500.00	
TJKM - Grant Writing					
Buie - PR					
Misc. Consulting	155,000.00	155,000.00		124,885.16	15
Creation Cost Reimbursements					

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	Item # 1. Proposed
TXF to GAP Escrow					
TXF to General Fund		50,000.00		50,000.00	
Series 2025 TIRZ I Allocation	-	-		273,221.16	272,491.21
Stakeholder Reimbursement	-	-			
<b>Total Expense</b>	<b>231,500.00</b>	<b>281,500.00</b>	<b>-</b>	<b>524,606.32</b>	<b>911,860.96</b>
<b>Balance Forward</b>	<b>475,341.05</b>	<b>480,741.05</b>	<b>-</b>	<b>275,826.60</b>	<b>108,497.28</b>

**TIRZ 2**

<b>Balance Forward</b>	<b>1,979,387.49</b>	<b>2,068,387.49</b>		<b>2,068,387.49</b>	<b>2,846,227.78</b>
<b>Revenue</b>					
Interest Income	30,000.00	30,000.00		40,000.00	30,000.00
City AV	356,542.34	356,542.34		365,006.60	353,280.23
County AV	596,658.45	596,658.45		712,108.00	712,108.00
<b>Total Revenue</b>	<b>2,962,588.28</b>	<b>3,051,588.28</b>	<b>-</b>	<b>3,185,502.09</b>	<b>3,941,616.01</b>

**Expense**

Project Management/Misc. Costs	16,000.00	16,000.00		16,000.00	21,000.00
Project Administration P3 Works	8,000.00	8,000.00		8,000.00	8,000.00
Legal					
Projects:					
- Town Center					15,000.00
- Old Fitzhugh Road					43,623.25
- Downtown Parking					5,000.00
- Stephenson Building					19,375.00
- Downtown Master Plan (Road/Sidewalk/Drainage)					90,125.00
- Library					250,000.00
- Creek Road					45,000.00
MAS					
HDR	17,500.00	17,500.00		17,500.00	
Misc. Consulting	95,000.00	95,000.00		95,000.00	15,000.00
Creation Cost Reimbursements					
TXF to General Fund		50,000.00		50,000.00	
Series 2025 TIRZ II Allocation	-	-		152,774.31	152,366.15
Stakeholder Reimbursement	-	-			
<b>Total Expense</b>	<b>136,500.00</b>	<b>186,500.00</b>	<b>-</b>	<b>339,274.31</b>	<b>664,489.40</b>
<b>Balance Forward</b>	<b>2,826,088.28</b>	<b>2,865,088.28</b>	<b>-</b>	<b>2,846,227.78</b>	<b>3,277,126.61</b>

**VEHICLE REPLACEMENT FUND**

<b>Balance Forward</b>	<b>317,116.00</b>	<b>317,116.00</b>		<b>317,116.00</b>	<b>514,650.65</b>
<b>Revenue</b>					
TXF from General Fund	115,083.55	115,083.55		115,083.55	162,679.00
TXF from DSRP	31,906.08	31,906.08		31,906.08	19,469.00
TXF from WWU	50,545.02	50,545.02		50,545.02	51,908.00
<b>Total Revenue</b>	<b>514,650.65</b>	<b>514,650.65</b>		<b>514,650.65</b>	<b>748,706.65</b>

**Expense**

Vehicle Replacement				-	-
<b>Total Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Balance Forward</b>	<b>514,650.65</b>	<b>514,650.65</b>		<b>514,650.65</b>	<b>748,706.65</b>

FY 2026 Proposed Budget Amendments - General Fund

Fund	GL Number	Line Item	Proposed	Amended	Change	Notes
XXX	XXX-XXX-XXXXX	Description	Included in 08.19.25 Draft	Adjusted Figure included in 09.02.25 Draft		Information on what was changed, and how.

Revenues

100	100-000-40000	AD Valorem	\$ 4,934,684.49	\$ 4,933,596.36	\$ (1,088.13)	Total changed due to tax rate
100	100-000-42000	Alcohol Permits (FY25)	\$ 5,117.50	\$ 5,868.50	\$ 751.00	Updated based on actual receivables
100					\$ -	
			\$ 4,939,801.99	\$ 4,939,464.86	\$ (337.13)	

Expenditures

100	100-106-64001	Office IT Equipment and Support	\$ 151,750.00	\$ 154,150.00	\$ 2,400.00	Updated based on Finance Position being added to budget
100	100-106-64002	Software Purchase, Agreements and Licenses	\$ 311,298.93	\$ 315,899.93	\$ 4,601.00	Updated based on Finance Position being added to budget
100	100-000-60000	Salaries	\$ 4,109,876.51	\$ 4,177,976.51	\$ 68,100.00	Updated based on Finance Position being added to budget
100	100-000-61005	Taxes	\$ 327,509.55	\$ 332,971.20	\$ 5,461.65	Updated based on Finance Position being added to budget
100	100-000-61000	Benefits	\$ 397,946.48	\$ 394,072.07	\$ (3,874.41)	Reduced based on negotiated benefits for FY26
100	100-000-61006	Retirement	\$ 235,335.82	\$ 239,328.18	\$ 3,992.36	Updated based on Finance Position being added to budget
100	100-401-61000	DSRP Benefits	\$ 40,433.06	\$ 36,409.53	\$ (4,023.53)	Reduced based on negotiated benefits for FY26
100	100-000-62009	- Human Resource Consultant (FY25)	\$ 30,000.00	\$ 32,000.00	\$ 2,000.00	Projection increased based on actual costs
100	100-000-62009	- Human Resource Consultant (FY26)	\$ 25,000.00	\$ 32,000.00	\$ 7,000.00	Unintentional reduced in previous versions
100	100-102-64032	Meeting Supplies (FY25)	\$ 9,000.00	\$ 10,000.00	\$ 1,000.00	Projection increased based on known upcoming costs
100	100-102-64032	Meeting Supplies	\$ -	\$ 9,360.00	\$ 9,360.00	Line item originally removed. Funding added back based on council request.
					\$ -	
			\$ 5,638,150.36	\$ 5,734,167.43	\$ 96,017.07	

Total Savings \$ (96,354.20)

FY 2026 Proposed Budget Amendments - Farmers Market

Fund	GL Number	Line Item	Proposed	Amended	Change	Notes
XXX	XXX-XXX-XXXXXX	Description	Included in 08.19.25 Draft	Adjusted Figure included in 09.02.25 Draft		Information on what was changed, and how.

Expenditures

201	201-403-61000	DSFM Benefits	\$ 8,089.52	\$ 7,284.91	\$ (804.61)	Reduced based on negotiated benefits for FY26
201					\$ -	
201					\$ -	
201					\$ -	
			\$ 8,089.52	\$ 7,284.91	\$ (804.61)	

Total Savings \$ 804.61

FY 2026 Proposed Budget Amendments - DSRP

Fund	GL Number	Line Item	Proposed	Amended	Change	Notes
XXX	XXX-XXX-XXXXXX	Description	Included in 08.19.25 Draft	Adjusted Figure included in 09.02.25 Draft		Information on what was changed, and how.

Revenues

200		Grants	\$ -	\$ 150,000.00	\$ 150,000.00	Revenue included based on LCRA Grant Application
200		HOT for Roof	\$ -	\$ 300,000.00	\$ 300,000.00	Revenue added to fund roof repair
			\$ -	\$ 450,000.00	\$ 450,000.00	

Expenditures

200		Event Center Roof	\$ -	\$ 600,000.00	\$ 600,000.00	Project added to budget based on funding.
			\$ -	\$ 600,000.00	\$ 600,000.00	

Total Savings \$ (150,000.00)



FY 2026 Proposed Budget Amendments - Hotel Occupancy Tax

Fund	GL Number	Line Item	Proposed	Amended	Change	Notes
XXX	XXX-XXX-XXXXXX	Description	Included in 08.19.25 Draft	Adjusted Figure included in 09.02.25 Draft		Information on what was changed, and how.

Expenditures

300		Event Center Roof	\$ -	\$ 300,000.00	\$ 300,000.00	Expenditure added to fund DSRP roof repair
300					\$ -	
			\$ -	\$ 300,000.00	\$ 300,000.00	

Total Savings \$ (300,000.00)

FY 2026 Proposed Budget Amendments - Visitors Bureau

Fund	GL Number	Line Item	Proposed	Amended	Change	Notes
XXX	XXX-XXX-XXXXXX	Description	Included in 08.19.25 Draft	Adjusted Figure included in 09.02.25 Draft		Information on what was changed, and how.

Expenditures

301	301-111-61000	- Benefits	\$ 16,234.00	\$ 14,626.59	\$ (1,607.41)	Reduced based on negotiated benefits for FY26
301					\$ -	
301					\$ -	
301					\$ -	
					\$ -	
			\$ 16,234.00	\$ 14,626.59	\$ (1,607.41)	

Total Savings \$ 1,607.41

FY 2026 Proposed Budget Amendments - Utilities

Fund	GL Number	Line Item	Proposed	Amended	Change	Notes
XXX	XXX-XXX-XXXXX	Description	Included in 08.19.25 Draft	Adjusted Figure included in 09.02.25 Draft		Information on what was changed, and how.

Expenditures

	400-310-60000	Salaries	\$ 788,419.53	\$ 716,409.93	\$ (72,009.60)	Originaly included overtime & on-call, which are separate line items
	400-310-61005	Taxes	\$ 63,338.09	\$ 63,541.77	\$ 203.67	
400	400-310-61000	Benefits	\$ 97,189.89	\$ 87,546.37	\$ (9,643.52)	Reduced based on negotiated benefits for FY26
	400-310-61006	Retirement	\$ 46,221.10	\$ 46,377.18	\$ 156.08	
					\$ -	
					\$ -	
			\$ 995,168.61	\$ 913,875.24	\$ (81,293.37)	

Total Savings \$ 81,293.37

FY 2026 Supplemental Requests

Dept.	GL Account #	GL Account Name	Description	Amount	Notes	Dept Board Priority	Notes
Parks	100-400-71006	All Parks Improvements	Restroom Improvements	\$ 225,000.00	Founders & SRP	3	
Parks	100-400-71008	SRP Improvements	Replace/Remove Athletic Field Fencing	\$ 35,000.00		9	
Maintenance	100-304-64009	Maintenance Equipment	Crack Sealer Machine	\$ 85,000.00			
IT	100-016-64001	IT Equipment & Support	Stephenson AV	\$ 100,000.00			Review of AD Alternates/Funding may open up after Value engineering
IT	100-016-64002	IT Equipment & Support	Stephenson Network	\$ 20,000.00			Review of AD Alternates/Funding may open up after Value engineering
IT	100-016-64005	IT Equipment & Support	City Hall Hallway Door Frames	\$ 8,000.00			
DSRP	200-401-71008	Improvements	Roof Sealing	\$ 600,000.00			\$150 K from FY25 + Possible \$150k from LCRA Grant
DSRP	200-401-71010	Improvements	Daikin Repairs	\$ 98,000.00			
Maintenance	100-304-64010	Maintenance Equipment	Equipment Trailer	\$ 18,000.00			Follow up with Riley on what this is for
Parks	100-400-71004	All Parks Improvements	DSRP Path to Pond	\$ 73,500.00	\$70,000 Move to 2026 per Mayor	1	Follow up on impact with arena
Parks	100-400-71005	All Parks Improvements	DSRP Path from RV's to Playground	\$ 147,000.00	\$140,000 Move to 2026	2	Reduce Scope to one path. What's needed for ADA Compliance
Parks	100-400-71006	SRP Improvements	Soccer Field Lights	\$ 400,000.00	Soccer Fields	7	
Parks	100-400-71010	Rathgeber Improvements	Phase I - RGNRP	\$ 695,150.00	Schematic Design, Survey & Geo, Const. Docs, Perm.	10	How much County \$ can we use
Parks	100-400-71012	Skatepark Improvements	Landscaping	\$ 25,000.00		11	Landscape Fund
Parks	100-106-64002	Software	Monday	\$ 5,000.00			
Parks	100-106-64003	Software	CivicRec Document Management	\$ 3,750.00			
Parks	100-106-64004	Software	Power DMS	\$ 1,500.00			
Parks	100-400-64023	Equipment	Tractor	\$ 40,000.00			Why GF & not DSRP/HOT?
Maintenance	100-304-64006	Fleet Acquisition	Maintenance Vehicle	\$ 85,000.00	1 Ton for transporting large equipment, responding to work order, and performing daily maintenance tasks		
Maintenance	100-304-64007	Fleet Acquisition	Building Vehicles	\$ 110,000.00	2, 1/2 Ton to be Used as a Building Department Vehicle for Inspections and Code Enforcement		
Maintenance	100-106-64002		Construction Software	\$ 15,000.00			
Maintenance	100-304-63002	Fleet Maintenance	Fuel	\$ 12,000.00	Additional Fuel Costs for added vehicles		
Maintenance	100-200-62002	Engineering		\$ 40,000.00	Engineering/Consultant Aide for Grant Applications		
IT	100-016-64006	IT Equipment & Support	Conference Room TV	\$ 3,800.00			
IT	100-016-64007	IT Equipment & Support	Council Acoustic Treatment	\$ 20,000.00			
Boards & Commissions	100-000-63005	Training & Educations	Historic Preservation Program Manual Implementation	\$ 24,050.00			
Planning	100-106-64001	IT Equipment & Support	GIS Analyst - Laptop	\$ 1,700.00	For proposed new position		Upgrade if position added back in
Planning	100-106-64002	IT Equipment & Support	Docking Station	\$ 700.00	For proposed new position		
Planning	100-106-64003	IT Equipment & Support	Ring Central	\$ 264.00	For proposed new position		
Planning	100-106-64004	IT Equipment & Support	Office 365	\$ 273.00	For proposed new position		
Planning	100-106-64005	IT Equipment & Support	Adobe Pro	\$ 325.00	For proposed new position		
Communications	100-106-64001	IT Equipment & Support	Graphic Designer - Laptop	\$ 1,700.00	For proposed new position		Upgrade if position added back in
Communications	100-106-64002	IT Equipment & Support	Docking Station	\$ 700.00	For proposed new position		Partial HOT Funded (%)
Communications	100-106-65000	Network & Phone	Ring Central	\$ 264.00	For proposed new position		
Communications	100-106-64002	Software	Office 365	\$ 273.00	For proposed new position		
Communications	100-106-64003	Software	Adobe Pro	\$ 325.00	For proposed new position		
Communications	100-106-64004	Software	Creative Cloud	\$ 1,176.00	For proposed new position		
Emergency Management	100-500-68000	Emergency Management Equipment	Archer Barrier	\$ 85,000.00			Upgrade if needed for Founders Site Plan
Emergency Management	100-500-68001	Emergency Management Equipment	Archer Barrier	\$ 52,110.00			
Emergency Management	100-500-68002	Emergency Management Equipment	Crowd Control Barrier	\$ 15,000.00			
Emergency Management	100-500-68003	Emergency Management Equipment	Flock Security Cameras	\$ 8,000.00			
DSRP	200-401-71009	Improvements	Replace Exterior Facility Lights	\$ 27,250.00			Explore cost reduction options
Parks	100-400-71007	All Parks Improvements	DSRP Trail Wayfinding Signage	\$ -	Bid Services, Construction Docs & Construction	4	Moved to Future Budget
Parks	100-402-71005	Pool Improvements	New Pool Furnace (NG Conversion)	\$ 50,000.00	\$50,000 Move to 2026	5	
Parks	100-400-71005	Founders Improvements	Trail Extension	\$ 3,000.00	Relocate Parking Lot Crossing	6	
Parks	100-400-71007	SRP Improvements	Irrigation - Front Beds	\$ 15,000.00	Landscape Eligible	8	
Parks	100-400-64024	Equipment	Skid Steer	\$ 71,000.00			
Parks	100-400-64025	Equipment	Mower	\$ 14,000.00			
Parks	100-400-64026	Equipment	Trailer	\$ 15,000.00			
Maintenance	100-106-64001	IT Equip. & Support	2 Laptop	\$ 3,400.00	For New position requests		
Maintenance	100-106-64002	IT Equip. & Support	2 Workstations	\$ 1,400.00	For New position requests		
Maintenance	100-106-64003	IT Equip. & Support	2 Tablet	\$ 2,360.00	For New position requests		
Maintenance	100-106-65000		2 Cellphone	\$ 1,000.00	For New position requests		

FY 2026 Supplemental Requests

Dept.	GL Account #	GL Account Name	Description	Amount	Notes	Dept Board Priority	Notes
Maintenance		Maintenance Facility	Contents, not build out from debt	\$ 100,000.00	Installation of maintenance bays with vehicle lift, tool benches, welders, shop tools, and fleet maintenance tools		Reconsider after building completed
IT	100-016-64003	IT Equipment & Support	Mercer Restroom Network	\$ 20,000.00			
IT	100-016-64004	IT Equipment & Support	City Hall Smart Board	\$ 6,600.00			
IT	100-304-63000	Office Maint. & Repairs	IT Office Window	\$ 5,000.00			
Building	100-106-64001	IT Equipment & Support	Conference Room TV	\$ 800.00			
Emergency Management	100-106-64007	IT Equipment & Support	1 Laptop	\$ 1,700.00	For proposed new position		Upgrade if position added back in
Emergency Management	100-106-64008	IT Equipment & Support	Workstation	\$ 700.00	For proposed new position		
Emergency Management	100-106-64009	IT Equipment & Support	keyboard, mouse, headset	\$ 100.00	For proposed new position		
Emergency Management	100-106-65000	Network & Phone	Ring Central	\$ 264.00	For proposed new position		
Emergency Management	100-106-64002	Software	Office 365	\$ 273.00	For proposed new position		
Emergency Management	100-106-64003	Software	Adobe Pro	\$ 325.00	For proposed new position		





# City Council

## Planning Department Staff Report

### Planning and Zoning Commission Meeting:

June 15, 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 150,000 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*

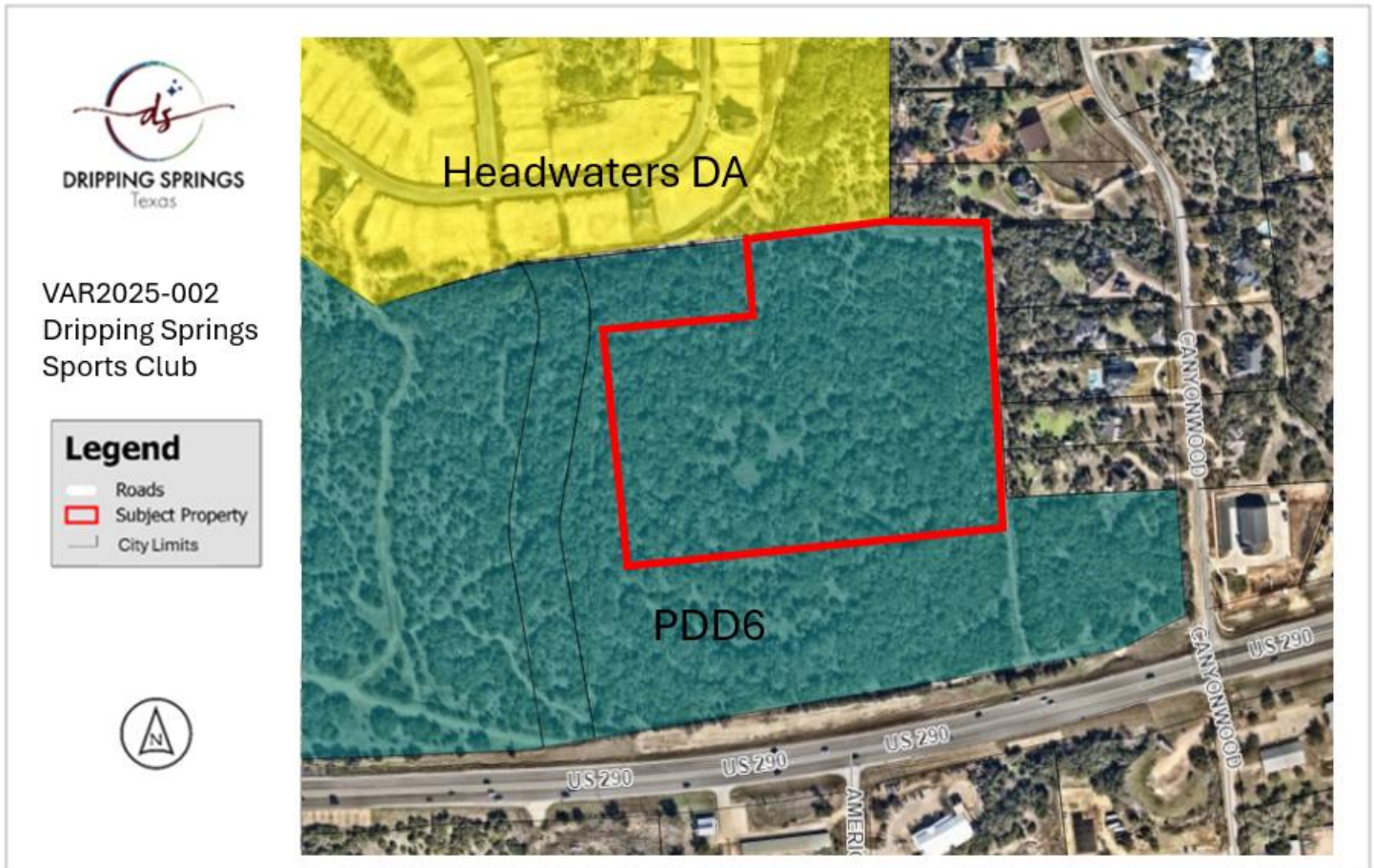
PDD Requirement	Applicant Request	Difference
Maximum 100,000 sqft structure	Up to a 150,000 sqft structure with a 65,000 sqft footprint	50%

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: <ul style="list-style-type: none"> <li>a. the public health, safety and welfare may be secured; and</li> <li>b. that substantial justice may be done.</li> </ul>	<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.

The subject property is located within the Headwaters PDD (Planned Development District #6), which includes customized development standards that differ from the City's base zoning regulations. The table below summarizes key differences between current City Code requirements and the standards established in the approved PDD:

Standard	City Code Requirement	PDD #6 Requirement
Tree Preservation	Subject to current Tree Preservation Ordinance	Vested to prior ordinance; new tree standards do not apply
Lighting	Must comply with current Lighting Ordinance	Must comply with current Lighting Ordinance
Building Height	Max 2.5 stories or 40 feet	Max 4 stories or 55 feet
Building Size	Max 50,000 sq. ft.	Max 100,000 sq. ft.; buildings over 50,000 sq. ft. require Alternative Exterior Design approval

## Other Development Options for the Site

At the previous Board of Adjustment meeting, the Board requested additional information regarding the development options for the site should the variance request not be granted. Any development would need to comply with the standards outlined in the PDD #6 Requirements column of the table above.

The approved PDD establishes Commercial Services (CS) as the base zoning district, which permits a wide range of commercial, retail, office, and service-oriented uses by right. While the PDD retains most CS-permitted uses, it also identifies certain uses as prohibited or requiring a Conditional Use Permit (CUP). Examples of permitted uses include general retail, offices, medical clinics, health clubs, restaurants, and banks. Prohibited uses include auto-related services, storage facilities, sexually oriented businesses, and similar uses not aligned with the district's intended character.

Additionally, the PDD allows multifamily residential development by right up to 410 units, with higher densities requiring a CUP. Any commercial development would also be subject to the PDD's unique standards for building height, setbacks, parking, and site design.

## Previous Actions

At their meeting on April 22, the Planning & Zoning Commission voted to postpone the request to the May 27 meeting. The Commission directed the applicant to provide additional information related to tree preservation, building design, screening, and vehicular access.

At their meeting on May 27, 2025, the Planning & Zoning Commission voted 3-2 to recommend approval of the request, with Commissioners Bourguignon and Foster voting in opposition.

At their meeting on June 3, 2025, the Board of Adjustments voted to postpone this item to the July 15 meeting, with direction to the applicant to provide options for screening on the north side of the property, to hold at least one more meeting with the community, and to provide a copy of the Traffic Impact Analysis.

## Traffic Impact Analysis

The Board of Adjustment directed the applicant to submit a Traffic Impact Analysis (TIA) prior to the July 15 meeting. The final TIA has not been submitted to City staff. Preparation of the TIA is currently in development by the master developer, Oryx Land Holdings, LLC, and will address the entirety of the Headwaters Planned Development District.

## Summary and Recommendation

**Since the Board request a Traffic Impact Analysis for review at their June 3 meeting, staff recommends postponement of this variance request.**

**Alternatively, if the board acts on the variance request, staff recommends approval with the following conditions:**

1. The applicant must provide 8-foot masonry screening in the form of stone or brick, as best determined by the Development Review Committee, 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.
3. The gross floor area of the building shall not exceed 150,000 square feet.
4. The building footprint shall not exceed 65,000 square feet.
5. The applicant shall install a six-foot wood fence or masonry wall with supplemental screening along the northern and eastern boundaries of the outdoor sports courts.

6. The applicant shall install timers and blackout shades on mezzanine level windows facing residential areas to shield from sunset to sunrise and shall use fully shielded, downward facing parking lot fixtures with motion sensors and timers.
7. Prior to obtaining a Certificate of Occupancy, the applicant shall establish a Neighborhood Advisory Board with representatives from Headwaters and Sunset Canyon, meeting at least twice annually during construction and first year of operation.
8. A site development permit shall be approved and construction commence on the site within two years of approval of this variance request.

### Required Vote Threshold

The concurring vote of at least 75% of the full Board of Adjustments is required to approve a variance request. This supermajority requirement applies to any decision under the Board's review authority.

### 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

May 27, 2025 Planning & Zoning Commission Reconsideration

June 3, 2025 Board of Adjustments

June 15, 2025 Board of Adjustments Reconsideration

September 2, 2025 Board of Adjustments Reconsideration

### Attachments

Attachment 1 – Variance Application

Attachment 2 – Application Materials

Attachment 3 – Public Comment

Recommended Action	Recommend approval with the conditions 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



## DRIPPING SPRINGS SPORTS CLUB

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](http://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 14<sup>TH</sup> 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"/>	<b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<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 Club

Project Address: 10 acres out of Headwaters Commercial Tract

Project Applicant Name: Drew Rose

#### Billing Contact Information

Name: Drew Rose

Mailing Address: 1117 Gato Del Sol Ave

Dripping Springs, TX 78737

Email: 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

**From:** [REDACTED]  
**To:** [Bill Foulds](#); [Taline Manassian](#); [Tory Carpenter](#); [Diana Boone](#); [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** additional comments on DSSC case#: VAR2025-002  
**Date:** Tuesday, July 8, 2025 6:17:59 PM

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Dear all,

Thank you for providing the Master Site Plan of DSSC this morning! After we looked at the DSSC site plan, we realized there will be two entrances along the HWY290(see attached photo), then the Canyonwood Dr entrance is not necessary, so does the driveway from the Canyonwood Dr to DCCS. Here are the additional concerns if the project is proceed:

- 1) Again, we want to emphasis Canyonwood entrance to DSSC create traffic jams and slow the flow of traffic and therefore create safety issues, and HWY290 entrance can be used for access to both site easily and safely;
- 2) Create the drive way from Canyonwood Dr to DSSC along our property(see attached photo in yellow) will create Air & Sound pollution, dramatically devalue our property values, and totally destroy our privacy and quality of life;
- 3) due to all above concerns, we strongly request a solid concrete wall should be built at least 15 feet away and 8 feet tall along our property line to mitigate all the issues concerned.

**We again respectfully ask you:** if the DSSC application proceed, **please reject the Canyonwood Dr entrance and the drive way through Canyonwood Dr to DSSC next to our property** (highlighted in yellow of attached photo) **to nicely separate our residential and commercial area, mitigate air & sound pollution, prevent dramatically devalue our property, and mostly protect our privacy and quality of retirement life.**

Thanks and regards,  
hui-ying li & jian sheng xia  
109 N Canyonwood dr, Dripping Springs TX 78620  
352-284-3871

**From:** [REDACTED]  
**To:** [Bill Foulds](#); [Taline Manassian](#); [Tory Carpenter](#); [Diana Boone](#); [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Opposition to DSSC zoning variance application Case#: VAR2025-002  
**Date:** Monday, July 7, 2025 7:33:34 PM

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Dear City of Dripping Springs Mayor Bill Foulds, Jr, Mayor Pro Tem Taline Manassian, AICP, CNU-A Planning Director Tony Carpenter, City Secretary Diana Boone, and Dripping Springs City Planning Committee,

My name is Hui-Ying Li, and I live with my husband at 109 N Canyonwood Drive(see attached photo, the yellow area is our property). We are both retired and over 70 years old. We purchased our home few years ago and have deeply appreciated the peace and quiet of this suburban neighborhood. It has been a sanctuary for us in our retirement.

We are writing to express our strong opposition to the proposed DSSC zoning variance application case #: VAR2025-002. This project threatens not only the character of our neighborhood, but also our quality of life, safety, and the value of our home — which represents nearly the entirety of our life savings. We have a number of concerns outlined as follows:

#### 1. Negative Impact on Neighborhood Character and Property Values

- The proposed commercial development is out of scale with the surrounding residential homes and would dramatically alter the quiet, suburban feel that defines Sunset Hill.
- The location and size of the project are not appropriate for this area, and will degrade the natural beauty and cohesive character of the neighborhood.
- Our home is directly adjacent to the proposed project on two sides(see attachment), and we are extremely worried. The change in land use will likely reduce our property value and rob us of the peace and privacy we have worked our whole lives to secure.
- The addition of a driveway just feet from our home will increase noise, air pollution, traffic, and privacy issues, while potentially attracting crime and other urban nuisances.
- Commercial activities will introduce parking issues and visual clutter, which are incompatible with a residential area like ours.

#### 2. Safety Concerns

- Traffic will increase significantly during peak hours, school drop-off/pick-up times, and weekends, endangering children and families.
- The project may create new safety hazards, including increased risks from delivery trucks, commercial vehicles, and improperly parked trailers.
- We've already experienced issues: during construction of the Christian Brothers Automotive shop across the street, our mailbox was destroyed three times by commercial traffic.

#### 3. Zoning Incompatibility

- The proposed use is inconsistent with existing residential zoning laws.
- This is a residential neighborhood. Large scale businesses of this nature do not belong here, and existing zoning ordinances must be upheld to protect current residents.

#### 4. Lack of Public Benefit

- The project offers no clear benefit to the neighborhood. Instead, it brings air and noise pollution, safety hazards, increased traffic, and pressure on local resources.
- Any hardship claimed by the applicant is not unique and could be addressed through a more appropriate ordinance amendment, rather than allowing a variance that harms others.

#### 5. Additional Concerns

- The business may generate excessive noise, air, and water pollution.
- Commercial signage may clutter the streetscape and diminish the visual appeal of the area.
- On-site parking may be insufficient, leading to overflow parking in front of our homes.
- Infrastructure (water, power, electromagnetic signal stability) may be strained.
- Business hours, lighting, and ongoing traffic could interfere with sleep and overall health, particularly for elderly residents like us.

We respectfully ask that you **reject the zoning variance** and protect the integrity of our neighborhood. Our home, our peace, and our health depend on it.

Thanks and regards,

Hui-Ying Li

109 N Canyonwood Dr

Dripping Springs, TX 78620

352-284-3871

Sent from my iPhone



# Doyle & Seelbach

**KARL SEELBACH**  
direct 512.960.4891  
[karl@doyleseelbach.com](mailto: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.**

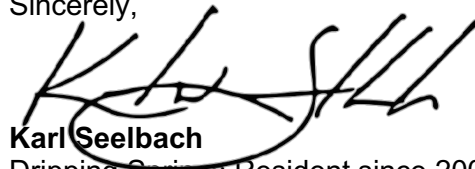
This is not an out-of-town corporate development. The people behind DSSC live here. They have kids in our schools. They're already contributing to our community—as business owners, youth coaches, and volunteers. Their vision is supported by hundreds of Dripping Springs families who want a facility built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

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

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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

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**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

(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

[REDACTED]  
(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

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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

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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

## MICAH VANDOVER

REALTOR®

c 512.708.9919 o 512.261.0008

w [kuperrealty.com](http://kuperrealty.com)

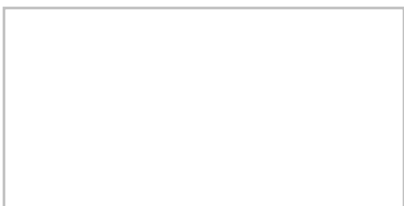
e [micah.vandover@sothebysrealty.com](mailto:micah.vandover@sothebysrealty.com)

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

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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](mailto: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](mailto: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,

A handwritten signature in blue ink, appearing to read 'Jonathan L Fitzgerald', with a large, stylized flourish at the end.

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

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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

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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

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**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

[REDACTED]

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

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**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](#)

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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

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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

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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](mailto:drew@drippingsportsclub.com)  
**Subject:** Support for Dripping Springs Sports Club Variance Request  
**Date:** Thursday, April 10, 2025 4:21:43 PM

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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

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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:

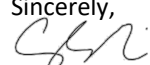
- Limits access for many families, particularly those with limited transportation options
- Adds substantial time commitments to already busy family schedules
- Creates unnecessary traffic and environmental impacts from extended commuting
- Reduces spontaneous recreational opportunities, especially for 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](mailto:drew@drippingsportsclub.com)  
**Subject:** We need the Dripping Spring Sports Club!  
**Date:** Friday, April 11, 2025 9:02:33 AM

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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**

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** A Note in Support of The Dripping Springs Sports Club Proposal at Headwaters  
**Date:** Thursday, April 17, 2025 8:14:29 PM

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Attention: Dripping Springs Planning and Development Department,

My name is John Stewart and My Wife Karen Stewart and I live at 228 Crescent Moon Ct here in the Headwaters Subdivision in Dripping Springs.

I'm writing to you in support of the Dripping Springs Sports Club. I believe the facilities and amenities that are planned for this Facility are overdue and desperately needed to service the growing community of fitness minded people and others here in Headwaters and surrounding community. The proposed Club will allow for access to a missing resource here at Headwaters: A Facility that embodies all things health and fitness. While the HUB Gym is present today: It growing worn and lacks the scale to service the full range of services desired. For this reason, today I have to travel to multiple locations to access desired services like wet areas, IR Spa as well as associated body work services like massage. The promise of the Club is to bring all these things under one roof at one location : accessible and close at hand.

For these reasons and more, Karen and I fully support the approval for the Sports Club being built and support current plans for the Facility design and location.

V/r,

John and Karen Stewart  
Headwaters Residents

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**To:** [planning@cityofdrippingsprings.com](mailto:planning@cityofdrippingsprings.com)

**Subject:** Opposition to Zoning Amendment – Case Number: VAR2025-002 (Dripping Springs Sports Club)

Dear Planning Department,

I am writing as a concerned resident to express my strong opposition to the proposed zoning amendment referenced in Case Number VAR2025-002, regarding the Dripping Springs Sports Club development.

The proposed removal of the 300-foot buffer zone that currently separates commercial activity from our residential neighborhood is deeply troubling. This buffer exists for a reason: to protect the peaceful, rural character of our community, preserve local wildlife habitats, and maintain the safety and privacy of nearby homeowners.

Canyonwood Road is a small, country road that was never intended to support increased commercial traffic. It is narrow, residential, and unsuited for the volume and type of traffic this expansion would bring. Since this property belongs to Headwaters, access should rightfully be routed through Headwaters Boulevard, which connects directly to Highway 290 and is equipped to handle such traffic. Directing business operations and visitors through Canyonwood would be unnecessarily disruptive and inappropriate.

Our neighborhood follows “dark sky” lighting practices to reduce light pollution and preserve our ability to enjoy the night sky. Increased lighting from commercial development would permanently alter the nighttime environment that many of us specifically moved here to enjoy.

In addition to concerns about noise, traffic, and light pollution, the buffer zone plays a critical role in protecting local wildlife, especially deer, and maintaining a vital strip of mature trees and natural vegetation. We are also deeply concerned about the placement of fencing—we ask for transparency: will it remain at least 300 feet from the easement, as currently required?

Another serious concern is the increased risk of trespassing. As more people gain access to the area, the likelihood of individuals crossing onto private property grows, creating safety and privacy issues for residents.

Should development proceed, we request that quiet hours be enforced during evening and overnight periods, and that commercial lighting be turned off or significantly dimmed after a reasonable hour, in keeping with the community’s dark sky policy.

We respectfully urge the Planning Department and City Council to deny the removal of the 300-foot buffer zone and to ensure that access is limited to appropriate infrastructure, such as Headwaters Boulevard—not Canyonwood.

Please protect the character, environment, and safety of our neighborhood.

Sincerely,

Brent and Shay White

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club  
**Date:** Friday, April 18, 2025 5:54:04 AM

---

Good morning!

I'm Douglas Dyer. I live in Dripping Springs at 292 Moonlit Stream Pass.

This email confirms my support for the development of the Dripping Springs Sports Club, which will provide a needed expansion of facilities and amenities available to area residents. I fully support the development plan for DSSC and ask that you expedite its approval.

Sincerely,

Douglas L. Dyer  
512.500.3091



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club  
**Date:** Monday, April 21, 2025 11:24:57 AM

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Dear Planning & Zoning Committee Members,

As the DSHS Head Volleyball Coach since 2010 and Director of Austin Performance, I strongly support the Dripping Springs Sports Club variance request.

During my 14 years coaching in Dripping Springs, I've watched countless talented athletes sacrifice 8+ hours weekly commuting to training facilities in Austin. Several promising players have quit altogether because the travel burden became too much for their families.

Having coached in top-tier facilities across Texas, I can attest that the proposed DSSC design represents the ideal balance of functionality and Hill Country aesthetics.

What impresses me most about this proposal is how it respects our community's character while providing the facilities our growing population needs. The variance request strikes me as a reasonable accommodation to deliver a facility of genuine value to Dripping Springs.

I respectfully urge you to approve this variance, knowing it will directly benefit hundreds of student-athletes I've worked with over the years.

Sincerely,

Michael Kane  
Head Volleyball Coach, DSHS (since 2010)  
Co-Director, Austin Performance  
DS Resident

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club  
**Date:** Monday, April 21, 2025 9:32:45 AM

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Dear Planning Member(s):

My name is Steve Rapp, a proud Dripping Springs community member. My family and I have lived in the Dripping Springs area for 10 years and we have thoroughly enjoyed this community.

I write to you today to discuss the pending request regarding the proposal of the Dripping Springs Sports Club (DSSC) to build a 160,000 SF facility in the area. I strongly urge the committee to grant the variance beyond the current 100,000 SF limit. This facility will be a foundational element for the community, providing families with a location to exercise, socialize and participate in club sports year round. Currently, the community has disparate facilities that provide a piecemeal solution to a growing need here in Dripping Springs and the surrounding area.

Our daughter plays club volleyball and we often travel into Westlake and beyond to practice and compete. We have practiced recently in Bee Cave at the Hill Country Indoor (HCI) facility. While we were there, I was struck by the number of Dripping Springs community members who are members of HCI. Having a similar facility in Dripping Springs will be a benefit to the community members - alleviating them from driving outside of the DS area. The city will benefit from increased tax revenue from sales and property taxes.

I understand the concern of building a facility of this scale. Land and water are scarce and should be protected. I understand that the DSSC team are aggressively addressing these issues and have come up with an acceptable solution for the concerns of the city and its citizens. Additional traffic flow on 290 is a concern of mine, too. Given the demand for this community and its continued growth, concerns of population growth are real however it appears to be inevitable. Having a facility of this size is both necessary for future growth but also beneficial to the community as a whole.

DSSC's vision fits into the current culture of Dripping Springs and also can help address future growth of the area. I assure you that this facility is sorely needed and has been for quite some time. Honestly, I am shocked that something like this has not yet been constructed.

I strongly urge the members of the Planning Committee to approve DSSC's variance request and allow them to move forward with their project. Thank you for your time and consideration.

Sincerely,

Steve

--

Steve Rapp  
832-724-4225

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club support  
**Date:** Thursday, April 17, 2025 9:47:56 PM

---

City of Dripping Springs,

My name is Rebecca Wallace and I live in the Headwaters community here in Dripping Springs.

I'm writing in support of the Dripping Springs Sports Club that is going to be built here soon. There is a huge need for a facility that has sports amenities for athletes and families of athletes. The health and wellness services, spa, chiropractic, and food services that will be provided are needed for Dripping Springs and the surrounding communities. In addition, the inclusion of childcare services within a club is paramount and a significant benefit for all members.

There are many in this community including myself that would benefit from this club and everything it offers so close to home. For this reason I fully support the DSSC project.

Thank you,  
Rebecca Wallace

April 18, 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,

As long-time Dripping Springs residents with three active children, we're writing to express our enthusiastic support for the Dripping Springs Sports Club's variance request to develop a 160,000 square foot facility.

Since moving to Dripping Springs in 2019, we've watched our community grow exponentially. Unfortunately, our recreational facilities haven't kept pace with this growth. Many families in our community spend countless hours driving to South Austin or Bee Cave for their kids' volleyball, basketball, and other sports activities. This means children doing homework in the car, eating dinner on the go, and often getting home late on school nights. It's a strain on family time and energy throughout our community.

As a family that deeply values fitness and a healthy lifestyle, we are particularly excited about having a best-in-class family-friendly fitness center right here in Dripping Springs. We look forward to being active members of this facility, where our high school and middle school children can participate in activities while we also maintain our own fitness routines. Having this comprehensive facility in our community would be transformative for families like ours who prioritize wellness and active living.

The proposed Sports Club would dramatically improve quality of life for local families by:

- Eliminating the 30-60 minute drives (each way!) that hundreds of Dripping Springs families currently make multiple times per week
- Providing much-needed court space for our community's expanding youth sports programs
- Creating a family-friendly gathering space where parents can work out while kids practice
- Keeping our time and money invested in our own community

The requested 160,000 square foot variance is not excessive—it's necessary to accommodate the variety of courts, fitness areas, and recreational spaces our growing community desperately

needs. A smaller facility would simply not meet the current demand, let alone serve our rapidly expanding population.

This project represents exactly the kind of thoughtful, community-focused development that Dripping Springs needs. We strongly urge you to approve this variance request for the benefit of local families and the long-term vitality of our community.

Sincerely,

Jonathan and Monica Moore  
346 Dally Court  
Dripping Springs, TX 78620  
[REDACTED]  
949-232-7316

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** DSSC / Headwaters East Development Comment  
**Date:** Friday, April 18, 2025 9:19:10 AM

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To whom it may concern,

My name is Theodore Crawford, a resident in the Headwaters neighborhood. I wanted to reach out to the city with some concerns regarding the Headwaters East / Headwaters II development that's planned between Hwy. 290 West and Canyonwood Dr., backing up against the new Iron Willow Lp. lots in Headwaters.

We have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq.ft. single story and 120,000 sq.ft. two story currently slated to contain the Dripping Springs Sports Club). Based on the "Concept B" plan we've seen, it appears these massive retail spaces will be <500' from the backyards of houses built on Iron Willow - wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to new construction homes in the neighborhood, we have significant concerns regarding noise pollution and light pollution. While we're sure Oryx will comply with the letter of the law regarding Dark Sky compliance, there's no escaping the environmental impact of an 1800+ space parking lot and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards.

We understand that growth is necessary - desirable, even - and want to see the city continue to move forward and improve, but we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood. We hope that the city will hear our voices and take into consideration the impact that this development will have on residents, both present and future. Not just with DSSC, but with a potential big-box retail space in the same development. What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country. Preserving the landscape, hills, and beautiful sightlines - growing with the environment around us.

A massive big-box retail space and two-story sports complex being carved out of the hillside just a few hundred feet from people's backyards feels like a violation of the ethos of Dripping Springs. We hope that the city and developers will be amenable to finding a solution that's right for all parties involved, including the neighbors that will be directly affected by this development.

Thank you for your time and consideration!

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** DSSC / Headwaters East Development Comment  
**Date:** Sunday, April 20, 2025 5:53:00 PM

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### To Whom It May Concern,

My name is Lynn Irby, and I'm a homeowner in the Headwaters neighborhood. I'm writing to express deep concern about the proposed Headwaters East / Headwaters II development planned between Highway 290 West and Canyonwood Drive—particularly its close proximity to the newly constructed homes along Iron Willow Loop.

After reviewing Oryx Development's "Concept B" proposal, many of us in the community are alarmed by the scale and location of the two large commercial structures: a 130,000 square foot single-story building and a 120,000 square foot two-story facility, intended to house the Dripping Springs Sports Club. These buildings would sit less than 500 feet from our backyards. That level of encroachment is not only concerning—it's unprecedented in our area.

Beyond the sheer size, we're also troubled by the potential for significant noise and light pollution. Even with adherence to Dark Sky ordinances, the environmental impact of a 1,800+ space parking lot and over 300,000 square feet of combined commercial space so close to residential homes cannot be ignored.

We understand and support thoughtful growth in Dripping Springs—development that enhances the community without compromising the very qualities that make this place special. However, placing a major sports facility and what could become a big-box retail space just a few hundred feet from established neighborhoods is, in our view, a misstep.

Dripping Springs has always prided itself on maintaining the character of the Hill Country—its views, its tranquility, its balance between nature and progress. Carving out a massive commercial hub in the hillside behind people's homes goes against that vision.

We urge the city and Oryx Development to reevaluate this plan and work collaboratively with the surrounding neighborhoods to find a more suitable location—one that accommodates future growth without sacrificing the integrity of our community or the well-being of its residents.

Thank you for your time, and for considering the voices of those who will be directly affected.

Sincerely,  
**Lynn Irby**  
Resident, Headwaters Neighborhood

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** DSSC support  
**Date:** Thursday, April 17, 2025 7:09:32 PM

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DS city,

My name is Zach Wallace and I'm a resident at 347 Dayridge Drive here in Dripping Springs. I'm writing in support of the Dripping Springs Sports Club that it set to be built here near the headwaters community. I currently run a health and fitness business out of our community HOA gym and I work with roughly 20-25 people per week just here in the headwaters community alone. Not only in headwaters but in dripping springs as a whole, we have a large amount of health conscious individuals who go to many different clubs and gyms in the distant area to get their health and fitness needs met, and many families who have kids who participate in sports programs that (unfortunately) take them all over the greater Austin area when it could be done closer to home.

Our rapidly growing community faces a significant recreational gap. Families currently drive 30-60 minutes each way to facilities in Austin or Bee Cave for practices, games, and fitness activities. This means less family time, children doing homework in cars, late nights on school days, and unnecessary traffic on our roadways. Local teams struggle to find adequate practice spaces, often training in overcrowded or makeshift facilities.

These and other issues will be solved when Dripping Springs Sports Club is built and offers a one stop shop for everything from health and fitness, sports, meals, childcare, spa, and community fun among other things and ultimately the convenience of not having to travel so far for many different services and amenities.

I genuinely hope their plans are approved as they have set and I hope that the city understands the desperate need of a facility like this and the positive impacts that it will surely have on the kids and families of our city.

Thank you,

Zach Wallace  
M.S. Organizational Leadership  
B.S. Sports Medicine and Exercise Science  
NASM Performance Enhancement Specialist  
ISSA Nutritionist  
601-941-3618



Matthew Christian  
1108 Gato Del Sol Ave  
Austin, TX 78737  
April 15, 2025

Dripping Springs Planning & Zoning Commission  
661 W Highway 290  
Dripping Springs, TX 78620

RE: Requested variance for Dripping Springs Sports Club

To whom it may concern:

I would like to voice my support for the requested 160,000 sq.ft. size variance for the Dripping Springs Sports Club. As a resident of the area for the last 5 years, I have seen the explosion of growth in the area which is already putting a strain on currently available resources. Given the ongoing residential construction and the recent bond proposals for additional schools, both the public and private sectors expect a continuation of this growth in the coming years. This will only further strain the limited resources we have for the type of activities that DSSC is serving. Ultimately this will negatively impact our children as we will not have enough resources for the various recreational and school groups. As I grew up, youth sports were a large part of my life, and the lessons I learned about teamwork, fairness and perseverance have stuck with me throughout my life. It would be a tragedy if the children of DS were not given the same opportunities due to the lack of a decent facility in the local area.

Personally, I have nothing to gain from the DSSC receiving approval. I have no children, nor do I participate in the activities that DSSC will provide. However, even though I would not be a customer, it is easy for me to see why this is so important to the community and why this request should be granted.

Sincerely,

Matthew Christian  
(203) 650-7691  
[REDACTED]

April 16, 2025

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

Dear Planning & Zoning Commission Members,

We are writing to express our strong support for the Dripping Springs Sports Club's variance request. As a family who is currently building a home in Dripping Springs, we are deeply invested in the future of this community.

We have three children who are all actively involved in sports, and we ourselves regularly attend fitness classes. We often travel far distances for practice, games, or workouts. These long drives create scheduling challenges, increase expenses, and take time away from other important family activities.

A facility like the Dripping Springs Sports Club would be a tremendous asset, not just for our family, but for so many others in similar situations. It would provide convenient access to fitness and recreational opportunities right in our backyard, encouraging healthier lifestyles and reducing the daily stress of commuting for activities.

Beyond the personal convenience, this facility would significantly enhance the quality of life in our growing community. It would offer a safe, supportive, and engaging environment for kids to build confidence and friendships through sports and give adults access to consistent fitness resources without needing to travel far.

This is exactly the kind of thoughtful development that makes a town like Dripping Springs even more desirable for families. We strongly urge you to approve the variance request and help bring this much-needed resource to our community.

Sincerely,  
Erika & Eric Fitzgerald

Erika - [REDACTED]; 512-497-4731

Eric - e [REDACTED]; 512-565-1714

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** DSSC/Headwaters East Development Comment  
**Date:** Friday, April 18, 2025 11:52:28 AM

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My name is Crystal Faris, and I'm a resident of the Headwaters neighborhood. I wanted to take a moment to share some thoughts and concerns about the proposed Headwaters East / Headwaters II development between Hwy 290 West and Canyonwood Drive, particularly the area behind the new Iron Willow Loop lots.

Many of us have reviewed the plans shared by Oryx Development, and we're feeling uneasy about the scale of the two large retail structures being proposed — one at 130,000 sq. ft. and another two-story building at 120,000 sq. ft., which we understand is planned to house the Dripping Springs Sports Club. From what we've seen in the "Concept B" plan, these buildings would sit less than 500 feet from the backyards of Iron Willow homes — much closer than what most of us expected or would feel comfortable with.

In addition to the proximity, we're concerned about the potential for increased noise and light pollution. While we trust that the development will technically follow Dark Sky guidelines, the reality of a large parking lot with over 1,800 spaces and 300,000+ sq. ft. of commercial activity right next to residential homes is hard to ignore in terms of impact.

We understand and support thoughtful growth in Dripping Springs. It's a great place to live, and we want to see it thrive. But we also believe that this particular part of the plan — especially the placement of the Sports Club and potential big-box retail — doesn't quite align with the character and values that make this area special. Dripping Springs has always stood out because of its respect for the Hill Country landscape, its scenic beauty, and its strong sense of community.

A massive development of this scale and height, carved into the hillside just a few hundred feet from family homes, feels out of sync with that spirit. We hope that the city and developers will consider options that allow for growth while still respecting the surrounding neighborhoods and natural environment.

Thanks so much for your time and for listening to the perspective of local residents. We're hopeful that a balanced solution can be found — one that supports progress without compromising the unique charm of Dripping Springs.

Warm regards,  
Crystal Faris  
Headwaters Resident

Sent from my iPhone

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, I support the Dripping Springs Sports Club's variance request to develop a 160,000 sq facility. We are behind other communities in our development of sports facilities beyond what is provided by DSISD.

I work with DSYS sports and we consistently run into shortages renting facilities from DSISD. We need additional facilities to offer competitive sports options for our youth and community.

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
- Enhance youth athletic options in the community

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.

Sincerely,



Ryan Teague  
945 Hog Hollow Rd

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Feedback - Headwaters East Development Plan  
**Date:** Saturday, April 19, 2025 2:35:54 PM

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To the Planning Department of Dripping Springs

My name is Andrea Cornelison and I'm a homeowner and resident in the Headwaters neighborhood. I'm reaching out to request that you consider our neighborhood when planning for the Headwaters East/Headwaters II development planned between Headwaters and Canyonwood.

I've reviewed the proposal from Oryx Development and have serious concerns about the scale and placement of the two planned retail spaces—one single-story at 130,000 sq. ft. and a two-story, 120,000 sq. ft. building currently slated for the Dripping Springs Sports Club. Based on the "Concept B" plan, these massive buildings would sit less than 500 feet from backyards on Iron Willow—far too close for comfort.

In addition to the proximity, I'm deeply concerned about the noise and light pollution this project will bring. Even with Dark Sky compliance, an 1,800+ space parking lot and over 300,000 sq. ft. of development will inevitably impact nearby homes and the natural environment.

I fully support thoughtful growth for Dripping Springs, but placing a large sports complex and potential big-box retail so close to established neighborhoods like Headwaters and Canyonwood feels incompatible with the character of the Hill Country. Dripping Springs is special because it values its landscape, quiet beauty, and the people who call it home.

I urge the city and developers to consider alternative solutions that respect the needs of both new projects and the neighbors who will be directly affected.

Thank you for your time and attention.

Andrea Cornelison  
Moonlit Stream Pass  
Dripping Springs, TX

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Hello! Headwaters - Oryx Development  
**Date:** Friday, April 18, 2025 1:40:10 PM

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Hi there,

My name is Alexa Crawford, and I'm a homeowner in the Headwaters community. I'm reaching out to share some real concerns about the proposed Headwaters East / Headwaters II development—specifically the portion planned between Hwy 290 West and Canyonwood Drive, just behind the new homes on Iron Willow Loop.

After reviewing Oryx Development's proposal, I was surprised and concerned by the size and location of the two retail buildings being proposed—a 130,000-square-foot, single-story structure and a 120,000-square-foot, two-story building, currently intended to house the Dripping Springs Sports Club. According to the "Concept B" plan, these buildings would sit **less** than 500 feet from the backyards of Iron Willow homes. That feels uncomfortably close for development of this scale, especially in a neighborhood setting. Is this an oversight?

In addition to the proximity, there's a broader sense of unease among many of us about the ripple effects—things like increased noise, traffic, and lighting. While we appreciate that Dark Sky guidelines will likely be followed, the idea of an 1,800+ space parking lot and over 300,000 square feet of retail and dining space in such close range to existing homes raises some serious questions about long-term livability and environmental impact.

We fully support thoughtful growth and want to see Dripping Springs continue to thrive—but this particular proposal, especially with the inclusion of the DSSC and possibly a major retail anchor, feels like it could significantly alter the character of our community.

I hope that city officials and the development team will take the time to revisit this plan and consider the long-term effects on surrounding neighborhoods. Dripping Springs is so special because it's managed to grow while still preserving its natural beauty and Hill Country charm—we'd love to see that thoughtful balance maintained here as well.

Warmly,

Alexa Crawford

239-823-6046

**From:** [REDACTED]  
**To:** [Tory Carpenter](#); [Bill Foulds](#); [Planning](#)  
**Subject:** Opposition to Proposed Big Box Retail Development at Headwaters East  
**Date:** Monday, April 14, 2025 9:24:45 PM

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Subject: Opposition to Proposed Big Box Retail Development at Headwaters East

To the Dripping Springs Planning and Development Department,

I am writing to express my deep concern and opposition regarding the proposed development of a large retail store on the Headwaters East parcel near the entrance to our neighborhood.

The proposed site is situated on one of the highest hills in the area, and the current design not only places a massive structure in a highly visible location, but also requires leveling the hill entirely. This kind of development is directly at odds with the City's stated priority in its Comprehensive Plan to:

*"Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place."*

Additionally, the noise, light pollution, and visual impact of a store of this size—especially with overnight operations and extensive parking infrastructure—would have a serious negative effect on the quality of life and property values for nearby residents. Other communities with similar developments have experienced significant disruptions when such buildings back directly onto homes.

There are alternative locations within Dripping Springs that would be more appropriate and less disruptive—places that do not require drastic topographical changes or put commercial operations directly in residents' backyards.

**It is also my understanding that this building will require a variance to move forward.** I urge the City to consider this request with caution and prioritize the long-term vision and well-being of the community over short-term development goals.

I respectfully ask the City and Oryx Development to pursue responsible growth that aligns with Dripping Springs' values and the expectations of its residents. Please consider alternate designs or locations that better preserve the natural beauty, quiet, and community character that brought so many of us to this area in the first place.

Thank you for your time and consideration.

Sincerely,  
 Kalyan Vaka  
 391 Moonlit Stream Pass, Dripping Springs TX  
 [REDACTED]

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Kalyan



From: [REDACTED]

To: [Planning](#)

Date: Wednesday, April 16, 2025 7:57:31 PM

Subject: RE: Support for Dripping Springs Sports Club Variance Request

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Dear Planning & Zoning Commission Members,

I am writing to express my strong support for the development of Dripping Springs Sports Club in Dripping Springs, Texas. As our community continues to grow, there is an increasingly urgent need for additional training and athletic spaces—particularly for youth sports such as volleyball and basketball.

Currently, Dripping Springs and Austin lack adequate indoor sports training facilities. Local families are often forced to travel long distances or compete for limited time slots in overcrowded gyms, hindering the athletic development and opportunities available to our children. A new gym would help fill this gap by providing a dedicated space for training, practices, camps, and competitive events, all of which are essential to fostering youth participation, discipline, teamwork, and long-term community wellness.

This facility would not only support the physical and social development of young athletes but would also serve as a vital community hub for families, coaches, and local sports organizations. It represents a critical investment in our youth and the future of Dripping Springs.

Thank you for your consideration and for supporting initiatives that elevate opportunities for our children.

Best,

Michelle

[TRFC Information About Brokerage Services](#)  
[TRFC Consumer Protection Notice](#)

**From:** [REDACTED]  
**To:** [Planning; drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** RE: Support for Dripping Springs Sports Club Variance Request  
**Date:** Wednesday, April 16, 2025 4:18:39 PM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident of 4 years, we moved here from Houston with the intent to stay within our community for all activities, that has not played out as we had hoped. We have 2 daughters and spend hours in a car weekly getting them to practices in Bee Cave, West Lake, and occasional trips to Round Rock. We are leaving our community 3-4 times a week. There have been several times when the girls have had to leave after school practices early to get to there select sports practice on time. This can all be solves by allowing this variance request.

We strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. This facility would allow for much needed practice facilities in the area.

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/Student
- 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.

Thank you for your time,  
John and Sandra Taylor  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Date:** Thursday, April 17, 2025 9:11:52 PM

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My name is Deborah Wallace and I live at 347 Dayridge Dr. here in Dripping Springs.

I'm writing to you in support of the Dripping Springs Sports Club as I believe the facilities and amenities that they will offer the community are desperately needed.

I fully support the approval for this club being built and support their current plans for the facility design.

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Support for dripping springs sports club variance request  
**Date:** Wednesday, April 16, 2025 6:53:06 PM

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Dear Planning & Zoning Commission Members,

As a long time Dripping Springs resident and parent of four 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 benefit 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,

**Katie Mattioda**

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** Support Letter for Dripping Sports Club  
**Date:** Wednesday, April 16, 2025 3:51:03 PM

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Dear Members of the Dripping Springs City Council,

I am writing to express my strong support for the proposed Dripping Sports Club project. As a local resident and active member of the Dripping Springs community, I believe this initiative would meet a vital need for our families and youth.

Currently, there is a significant lack of accessible, high-quality sports and recreational facilities in our area. Families are routinely driving 30 to 60 minutes to Austin or Bee Cave just to access volleyball leagues, basketball courts, pickleball games, fitness classes, and wellness activities. These drives not only strain schedules but also limit many families from participating altogether due to time, cost, or safety concerns. That is tens or hundreds of hours of cumulative wasted time driving in the car and clogging up the roads around Dripping and neighboring cities rather than actually getting healthy

Dripping Sports Club would provide an incredible local solution — a dedicated space for volleyball, basketball, and pickleball, as well as fitness and wellness programs, and even an adventure park. This vision supports our physical health, mental well-being, and the kind of active, family-friendly lifestyle that makes Dripping Springs such a desirable place to live.

As a community member based out of Belterra, I have personally experienced the difficulty of finding consistent opportunities for sports and adult fitness close to home.

Beyond recreation, this project would become a vital community hub — a place where kids build teamwork, parents find support, and neighbors connect in healthy, meaningful ways.

I urge the City Council to support this project and any associated expansion. Dripping Springs needs this, and our families deserve it.

Thank you for your time and consideration.

Graham J Westbrook

April 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**

Dear Members of the Planning & Zoning Commission,

As a fellow resident of Dripping Springs and a parent of 4 school-aged kids, I'm writing to voice my enthusiastic support for the Dripping Springs Sports Club's request for a variance to move forward with their proposed 160,000 sq ft facility.

Like many families in the area, we often find ourselves driving well outside of town—to Bee Cave, Buda, and beyond—for our kids to participate in sports like indoor volleyball, sand volleyball, and basketball. These trips add up to hours on the road each week, and it's exhausting for both parents and kids, especially on school nights.

Having a fully equipped sports complex right here in Dripping Springs would be a game-changer. It would:

- Greatly cut down on commute times for countless local families
- Provide new employment opportunities for our kids & locals
- Lighten the load on Highway 290 traffic

The proposed size of the facility is appropriate and necessary to meet the diverse needs of our growing population. Anything smaller simply wouldn't be able to provide the variety of programs and space that families here truly need.

Please consider approving this variance—it's an investment in the well-being, health, and future of Dripping Springs.

Thank you for your time and dedication.

Sincerely,

Matt Hugo

417 S Canyonwood

Dripping Springs, TX 78620

[REDACTED]

832-725-5848

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Variance request for DSSC  
**Date:** Wednesday, April 16, 2025 6:18:22 PM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of two active young kids, I strongly support the Dripping Springs Sports Club's variance request to develop their 160,000 SF facility. The variety of courts, fitness areas, and multiple amenities are exactly what our community needs.

I have coached many of my son's sports teams and we have often had to drive to Bee Cave or other surrounding areas because Dripping Springs isn't yet able to accommodate our needs. With the rapid growth of our community, this need only increases. I would love to see Drip have the same success that our neighboring communities have had by building this type of facility.

A comprehensive sports facility in Dripping Springs would:

- Provide space and accommodations for various youth sports
- Create more jobs for our residents
- Eliminate long commutes to other facilities
- Keep spending within our local economy
- Reduce traffic on 290

Please consider approving this variance request for the betterment of our growing community.

Sincerely,

Travis Reynolds  
Belterra Resident

[REDACTED]  
(469) 853-3299



**From:** Rene Sandoval  
**To:** [Planning](#)  
**Cc:** [Drew Rose](#)  
**Subject:** DSSC Variance Increase Request  
**Date:** Wednesday, April 16, 2025 10:05:38 AM

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Requesting your consideration to increase the variance limit to 160 sqft needed for the future site of DSSC. This state of the art facility will bring volleyball, basketball & pickleball courts, fitness and wellness and an adventure park to Dripping Springs.

There is nothing like this in the local area and would add a huge benefit to the local community. An establishment for all ages to gather, celebrate and share in future memories. A place to heal, strengthen and monitor future athletes.

This facility only brings benefits to our community, is absolutely need.

Please approve the variance increase as we within the community support, trust and welcome this new adventure.

r/  
René Sandoval

**From:** Mike Bingham  
**To:** [Planning](#)  
**Date:** Wednesday, April 16, 2025 1:12:13 PM

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Dear Planning & Zoning Commission Members,

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

My family currently drives to several facilities in different areas of town for sports, fitness and activities. The existing facilities are inadequate and do not reflect the community needs or the demand. A comprehensive sports facility in Dripping Springs could reduce commutes for hundreds of local families and keep spending within our local economy, while creating jobs and providing a centralized hub for the community to engage in family activities.

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

Sincerely,

Mike Bingham

**From:** Jennifer Moreno  
**Subject:** Oryx proposal to build adjacent to Headwaters  
**Date:** Thursday, April 10, 2025 10:25:59 AM

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Hi,

As a resident of the Headwaters community, I'm writing to voice concern about the potential plans by Onyx to build a large store adjacent to the Headwaters East parcel <[https://oryxdevelopment.com/downloads/headwaters-east.pdf?fbclid=IwY2xjawJjnfZleHRuA2FlbQIxMAABHliby3YtsEypxmyBcgrHsFTILDfg3-RbOI18ms\\_kOUJ3Mk4fm7uDVJwh8k8N\\_aem\\_Akw0Yw39jzDuxfl6TCHXw](https://oryxdevelopment.com/downloads/headwaters-east.pdf?fbclid=IwY2xjawJjnfZleHRuA2FlbQIxMAABHliby3YtsEypxmyBcgrHsFTILDfg3-RbOI18ms_kOUJ3Mk4fm7uDVJwh8k8N_aem_Akw0Yw39jzDuxfl6TCHXw)> at the front of the Headwaters development. What was once designed as smaller office buildings on the edge of the future "Station at Headwaters" is now potentially going to be a big box store that backs up directly to the houses on Iron Willow Loop.

My biggest concern for our community (and the city) is the light pollution and nighttime noise from operations. This is a "dark sky community" and this development would be a direct contradiction to that idea.

The designed development does not align with the first priority of the City's Comprehensive Plan: "Community Character - Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place."

It would be a detriment to the quality of life we all moved here for.

We hope you consider halting the plans of developing such a large store, especially one that operates at night.

Thank you,  
Jennifer

Jennifer Moreno  
972-567-3576  
Moonlit Stream Pass, Dripping Springs, TX 78620

**From:** Harsh Singh  
**To:** [Planning](#)  
**Subject:** Proposed Phase 2 for HW Commercial Development  
**Date:** Friday, April 18, 2025 5:55:52 PM

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To whom it may concern,

My name is Harsh Singh, a resident in the Headwaters neighborhood. I wanted to reach out to the city with some concerns regarding the Headwaters East / Headwaters II development that's planned between Hwy. 290 West and Canyonwood Dr., backing up against the new Iron Willow Lp. lots in Headwaters.

We have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq.ft. single story and 120,000 sq.ft. two story currently slated to contain the Dripping Springs Sports Club). Based on the "Concept B" plan we've seen, it appears these massive retail spaces will be <500' from the backyards of houses built on Iron Willow - wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to new construction homes in the neighborhood, we have significant concerns regarding noise pollution and light pollution. While we're sure Oryx will comply with the letter of the law regarding Dark Sky compliance, there's no escaping the environmental impact of an 1800+ space parking lot (which will mostly be empty most of the time) and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards.

We understand that growth is necessary - desirable, even - and want to see the city continue to move forward and improve, but we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood.

We hope that the city will hear our voices and take into consideration the impact that this development will have on residents, both present and future. Not just with DSSC, but with a potential big-box retail space in the same development. What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country, which is why many of us have moved out here. Preserving the landscape, hills, and beautiful sightlines - growing with the environment around us.

A massive big-box retail space and two-story sports complex being carved out of the hillside just a few hundred feet from people's backyards feels like a violation of the ethos of Dripping Springs. We hope that the city and developers will be amenable to finding a solution that's right for all parties involved, including the neighbors that will be directly affected by this development.

Thank you for your time and consideration!

Harsh Singh  
C: 510-691-4360

**From:** Aimee Reynolds  
**To:** [Planning](#)  
**Cc:** [drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** Proposed Variance Request for DSSC  
**Date:** Wednesday, April 16, 2025 6:21:30 PM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and busy parent of two young kids who are fully immersed and active in the community, I strongly support the Dripping Springs Sports Club's variance request to develop their 160,000 SF facility. I believe their proposed square footage is necessary to accommodate the various sport courts, fitness areas, and multiple amenities that DSSC will offer.

My family and so many others would benefit greatly by having a facility like DSSC in our community. I have had to drive to Westlake, Bee Cave, and Lakeway for years for various sports and supplemental sport-related classes for both of my kids.

Additionally, in the 9 years we've lived here, I have volunteered as a Girl Scout leader, a DSYSA coach and a member of the DSYSA Cheer Board. The common issue among every organization was always location and the lack of options for meetings, practices, and fundraising events. This need only increases with the continuous and rapid growth in our community.

A comprehensive sports facility in Dripping Springs would:

- \* Allow location opportunities for local volunteer-based organizations
- \* Create more jobs for Dripping Springs residents
- \* Provide a safe place for residents of all ages to improve their health and wellness
- \* Encourage more family time
- \* Keep spending within Dripping Springs vs. surrounding areas
- \* Reduce traffic on 290 by limiting the need to travel to surrounding communities

Please consider approving this variance request for the betterment of our growing community.

Sincerely,

Aimee Reynolds

Belterra Resident

[REDACTED]

(214) 364-5637

**From:** Holly Newman  
**To:** [Planning](#)  
**Cc:** [Drew Rose](#)  
**Subject:** RE: Support for Dripping Springs Sports Club Variance Request  
**Date:** Wednesday, April 16, 2025 11:24:12 PM

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Dear Planning and Zoning Commision Members,

I'm writing to support the variance needed for the Dripping Springs Sports Club Variance Request for a 160,000 sq. ft. facility.

As a resident of DSISD with four children, during the busiest sports seasons, my family spends 2-3 nights a week and each weekend driving to Lakeway, Round Rock, South Austin, and beyond to allow them to participate in competitive youth programs and utilize other recreational facilities for practices, training and games.

There are not enough facilities in the Dripping Springs area to accommodate our kids and community's current and future recreational needs. Due to the lack of infrastructure and facilities, we are forced to drive and look elsewhere for programming not currently provided in our area.

Having a local facility of this size and caliber would positively impact our community:

- \* Keeping families and their business/support in Dripping Springs
- \* More quality time with our families rather than in traffic
- \* Allowing for additional programming currently not available, like in neighboring towns with Hill Country Indoor, Westlake Athletic Center, St. Michael's Academy, Lifetime Fitness, etc., we do not have this type of offering in Dripping Springs - that is family and youth-centered.
- \* Allowing for a healthy space for our children and families to grow, play and stay healthy together - we need more spaces for our kids, youth and young adults to have a healthy environment in which to grow and find community.

I urge you to allow the variance for the 160,000 sq. ft. facility to further enrich the community of Dripping Springs and continue to build upon our city's incredible foundation.

If you have any questions, please contact me directly.

Sincerely,  
Holly Newman  
578 Stone River Drive  
Austin, TX 78737  
281-881-9967

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Concerns About VAR2025-002 - Dripping Springs Sports Club Proposal  
**Date:** Friday, May 9, 2025 8:10:10 PM

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Dear Planning Department,

I am Lori Cable, residing at 203 Tierra Trail, Dripping Springs, TX 78720, in the Headwaters community. I am writing to express my apprehension regarding the proposed Headwaters East/Headwaters II development, specifically the Dripping Springs Sports Club, located between Hwy. 290 West and Canyonwood Dr., near the new Iron Willow Loop lots.

The proposal by Oryx Development includes two large retail structures—a 130,000 sq.ft. single-story building and a 160,000 sq.ft. two-story facility intended for the Sports Club. According to the “Concept B” plan, these structures would be approximately 300 feet from the backyards of homes on Iron Willow Loop, an uncomfortably close distance for residents.

My primary concerns include the potential for significant noise and light pollution. While I trust Oryx Development will adhere to Dark Sky regulations, the sheer scale of the project—over 300,000 sq.ft. of retail and restaurant space paired with an 1,800+ space parking lot—will inevitably impact the surrounding environment. This proximity to residential areas threatens the tranquility and aesthetic that define our community.

I support responsible growth in Dripping Springs and value the city’s progress. However, the current location and scale of the proposed Sports Club, alongside the potential for a big-box retail space, seem incompatible with the needs of Headwaters and Canyonwood residents. The Hill Country’s unique charm lies in its preserved landscapes, rolling hills, and thoughtful integration with the natural environment. A large-scale retail and sports complex carved into the hillside so close to homes feels counter to this ethos.

I urge the city to consider the long-term impact of this development on current and future residents. I respectfully request that the Planning Department work with developers to explore alternative solutions that balance growth with the well-being of the community, ensuring Dripping Springs remains a place where development respects its natural and cultural heritage.

Thank you for your attention to this matter and for considering the concerns of local residents.

Sincerely,



Lori Cable  
203 Tierra Trail  
Dripping Springs, TX 78720

Lori Cable  
NMLS # 1417699  
310.614.4135

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition Comment Regarding VAR2025-002 - Dripping Springs Sports Club  
**Date:** Thursday, May 8, 2025 3:27:23 PM

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To whom it may concern,

My name is Caroline Agrawal. I am a resident in the Headwaters neighborhood. I wanted to reach out to the city with some concerns regarding the Headwaters East / Headwaters II development that's planned between Hwy. 290 West and Canyonwood Dr., backing up against the new Iron Willow Lp. lots in Headwaters.

I have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq.ft. single story and 160,000 sq.ft. two story currently slated to contain the Dripping Springs Sports Club). Based on the "Concept B" plan we've seen, it appears these massive retail spaces will be ~300' from the backyards of houses built on Iron Willow - wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to new construction homes in the neighborhood, we have significant concerns regarding noise pollution and light pollution.

While we're sure Oryx will comply with the letter of the law regarding Dark Sky compliance, there's no escaping the environmental impact of an 1800+ space parking lot and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards. We understand that growth is necessary - desirable, even - and want to see the city continue to move forward and improve, but we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood. We hope that the city will hear our voices and take into consideration the impact that this development will have on residents, both present and future. Not just with DSSC, but with a potential big-box retail space in the same development.

What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country. Preserving the landscape, hills, and beautiful sightlines - growing with the environment around us. A massive big-box retail space and two-story sports complex being carved out of the hillside just a few hundred feet from people's backyards feels like a violation of the ethos of Dripping Springs. We hope that the city and developers will be amenable to finding a solution that's right for all parties involved, including the neighbors that will be directly affected by this development.

Thank you for your time and consideration!

Caroline Agrawal  
512-968-8118

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition Comment Regarding VAR2025-002 - Dripping Springs Sports Club  
**Date:** Thursday, May 8, 2025 9:26:01 AM

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Hello,

My name is Joe Anna Haydon, and I am a resident in the Headwaters neighborhood. I am reaching out to the city with some concerns regarding the Headwaters East / Headwaters II development.

We in the community have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces.

Based on the "Concept B" plan, these retail spaces will be 300' from the backyards of houses built on Iron Willow. Beyond the planned proximity to new construction homes in the neighborhood, we have concerns regarding noise and light pollution.

Surely Oryx will comply with the letter of the law regarding Dark Sky compliance, but there is no escaping the environmental impact of an 1800+ space parking lot and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards.

Growth is necessary and I want to see the city continue to move forward and improve; however, we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood.

We hope the city will hear our voices and consider the impact this development will have on residents, present and future. What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country.

A two-story sports complex carved into the hillside a few hundred feet from people's backyards feels like a violation. We hope the city and developers will be amenable to finding a solution that works favorably for all parties involved, including the neighbors directly affected by this development.

Thank you for your time and consideration!

Kindest regards,  
Joe Anna Haydon

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition Comment Regarding VAR2025-002 - Dripping Springs Sports Club  
**Date:** Friday, May 9, 2025 9:49:53 PM

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To whom it may concern,

My name is Claire Tran, a resident in the Headwaters neighborhood. I wanted to state my concern with the variance application for the Dripping Springs Sports Club. The proposed 160,000 square foot two-story space (which is listed as 200,000 square feet on its website [drippingsports.com](https://drippingsports.com)) carves out hillside and creates an imposing structure that does not respect the spirit of Dripping Springs.

Although not part of this variance application, it is important to consider this variance along with the Concept B from Oryx Development which proposes an adjacent single story retail space of 130,000 square feet. The combined 1,800+ space parking lot and 300,000+ square foot of retail space will create a sterile commercial area out of line with Dripping Springs' commitment to preserve the landscape, hills and beautiful sightlines of the Hill Country. The sports center could be designed within the allowed 100,000 square feet and still provide the stated benefits to the community. Exceeding allowed building size also creates greater noise and light pollution, negatively impacting our Dark Sky community and the well-being of the Headwaters and Canyonwood residents in close proximity to the retail spaces. Allowing the area to be over developed will push the gateway into the Hill Country further west and make Dripping Springs feel like Austin's shopping exurb.

I hope that the city and developers will be amenable to finding a solution that is within the currently permitted square footage.

Thank you for your time and consideration!

Regards,  
Claire

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to VAR2025-002 DS Sports Club  
**Date:** Thursday, May 8, 2025 11:14:17 AM

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Good morning,

My name is Kelsey Payne and I am both a current resident of Headwaters, as well as a future resident of the newest section of Headwaters which will back up to the proposed Dripping Springs Sports Club. I wanted to reach out with concerns about that development project be planned between Hwy 290 West and Canyonwood Dr, which will back up against the new Headwaters lots on Iron Willow Loop.

I have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq ft single story + 160,000 sq ft two story). Based on the "Concept B" plan, it appears these massive spaces will be approximately 300 feet from the backyards of our houses going onto Iron Willow. This is wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to our new construction homes in Headwaters, I am also concerned with noise and light pollution. While Oryx will certainly comply with the letter of the law for the Dark Sky ordinance, there is no escaping the environmental impact of an 1800+ space parking lot and a 300,000+ sq ft retain/commercial/restaurant space - all a mere stone's throw away from our backyards.

To be clear - I support having a sports club there. It's a family friendly, health-oriented, value-add feature to Dripping Springs. But the location and proximity to houses is untenable. **I hope the city will listen to feedback and NOT grant the variance requested, but restrict the club to a more reasonable size.**

Thank you for your time and consideration,

--

Kelsey Payne

[REDACTED]  
737-308-2629

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Upcoming variance request - recommendation for VAR2025-002, Dripping Springs Sports Club  
**Date:** Monday, May 26, 2025 8:46:35 PM

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Hello,

I'm writing in SUPPORT of the upcoming variance request for the 160,000 Sq Ft two story retail space- Dripping Springs Sports Club, within Headwaters.

This space is desperately needed and the facility will bring a tremendous amount of excitement and energy to the area, leading to elevated sales and success at all the retail spaces nearby.

I'm a resident within Headwaters, and while many may oppose the structure, the pros certainly outweigh the cons, and I'm very confident the space will serve the Dripping Springs community well for many years to come.

Please take this as a strong vote of support for the variance and construction of the club.

Thank you-  
David & Martha Coraggio  
249 Townes Court  
Dripping Springs, TX, 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Support Comment: VAR2025-002 DS Sports Club  
**Date:** Tuesday, May 27, 2025 7:31:46 AM

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To Whom It May Concern-

I am a current homeowner in Headwaters and would like to express my **support for the proposed variance to enable the construction of DS Sports Club**. I have no relationship, financial or otherwise, to the proposed business.

I certainly have concerns about future development in general, and I suspect those concerns are similar to those opposed to this specific variance. However, I also recognize that growth is unavoidable and if implemented in a sustainable and thoughtful way, it can preserve the charm of this great area while also continuing to support local investment and enjoyable experiences.

Given the nature of the proposed business and the benefits it will bring to the community, a variance seems reasonable in this context.

Respectfully,

Adam Lindemuth

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Vote NO on the variance for DSSC  
**Date:** Tuesday, May 27, 2025 9:57:59 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please



deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Donna Beckley  
605 Bending Oak Dr (Sunset Canyon Resident)  
703-473-2424

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 1:15:32 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents.

For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Bill & Patty Rodriguez  
701 N. Canyonwood Dr. Dripping Springs, TX 78620  
[REDACTED]  
512-806-3560

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Letter of Support - Dripping Springs Sports Club  
**Date:** Wednesday, May 28, 2025 2:42:22 PM

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To the Dripping Springs City Council,

My name is Kent Broom, I'm 27 years old and I live in Dripping Springs with my wife, Shelby. As a young married couple, we're building our life and future here—and one major gap we've experienced is access to high-quality fitness and sports facilities for ourselves and our future family.

Currently, we have to drive 15 minutes each way to Belterra just to work out at Gold's Gym. This daily commute isn't sustainable, and the local options within Dripping Springs simply don't meet the needs of younger families. The YMCA, while appreciated, lacks the space, modern equipment, and energy that an ideal family-oriented fitness center should provide.

That's why we are incredibly excited about the Dripping Springs Sports Club. This is exactly the kind of one-stop facility our community needs—a place that brings people together through fitness, sports, and fellowship. In talking with many of our neighbors, specifically growing families and young adults, in Big Sky Ranch, we've found overwhelming support and shared excitement about this project.

Approving the variance to allow the full vision of the club to come to life would be a huge step forward for the entire Dripping Springs community. It's more than a building in our minds—it's an investment in the health, connection, and quality of life for current and future families in Dripping Springs and Hays County.

Thank you for your consideration.

Sincerely,

Kent Broom

Dripping Springs Resident

370 Sue Peaks Loop, Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#); [Bill Foulds](#); [Taline Manassian](#); [Sherrie Parks](#); [Travis Crow](#); [Geoffrey Tahuahua](#); [wking@cityofdrippingspeings.com](mailto:wking@cityofdrippingspeings.com)  
**Subject:** DSSC Variance Request- OPPOSITION!  
**Date:** Wednesday, May 28, 2025 4:50:26 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to DENY - or at the very least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - **twice** the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building **sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.**

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is **inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous** light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact :

**Water water water water water water water!!!!!!!**

Dripping Springs and the Sunset Canyon neighborhood are under **extreme drought conditions. Most of the sunset canyon homes rely on well water and or have experienced their wells drying up.**

Approving such a massive scale development is complete and utter negligence on the city and county with no regard to the existing communities.

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this

scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances.

Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, **please deny this variance** - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Sarah Eisenstadt

510 Terrace canyon Drive

Dripping Springs, TX 78629

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 5:15:38 PM

---

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Elaine Casados  
607 Bending Oak Drive  
Dripping Springs, TX. 78620  
775 771-8951



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 5:33:12 PM

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Dear Mayor and City Council Members,

My name is Alie Cline, and I have lived in Sunset Canyon North since 2021. My husband and I moved here from Austin because we love the semi-rural yet close-knit community of Dripping Springs. Our property is truly our dream home - but the tranquility that we have enjoyed the past four years is being threatened by the Dripping Springs Sports Club variance request.

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

1. Extraordinary scale and proximity

At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

2. Light and noise pollution

DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

3. Environmental impact

Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

4. Dangerous precedent

If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq.

ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter. Please help us preserve the character and small town feeling that has drawn so many to our wonderful community.

Sincerely,

Alie Cline  
1042 Windmill Dr  
Dripping Springs, TX 78620  
703-203-6291

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition of DSSC variance  
**Date:** Wednesday, May 28, 2025 5:50:54 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Best,  
 Cheyenne Hennessy  
 Dripping Springs, 78620

239.878.0440

Sent from my iPhone

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 6:11:03 PM

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Dear Mayor and City Council Members,

Thank you for your attention to the proposed variance for the Dripping Springs Sports Club (DSSC) in the Headwaters PDD6 zoning district. I am writing to respectfully request that you deny, or at minimum, further postpone the approval of this variance, which would permit a 160,000 sq. ft. structure.

As you know, the PDD6 district was previously granted an exception allowing structures up to 100,000 sq. ft., already double the city's standard limit. The current request for an additional 60,000 sq. ft. has come as a surprise to the residents of Headwaters and Sunset Canyon, particularly given the significant size already permitted.

I urge you to consider the following key concerns in your decision:

**\*\*Scale and Proximity:\*\*** The proposed 160,000 sq. ft. DSSC, with a 65,000 sq. ft. footprint, would be comparable in size to major retailers like Home Depot (120,000 sq. ft.) and substantially larger than HEB (70,000 sq. ft.). Unlike these commercial anchors, this large-scale building is planned for a location immediately adjacent to homes in Headwaters and Sunset Canyon, situated on a 1,300 ft. hill in close proximity to residents' backyards.

**\*\*Light and Noise Pollution:\*\*** The current design for DSSC includes approximately 1,000 parking spaces, which inherently means a significant amount of lighting, even before potential future expansion. An 8' wooden fence is unlikely to adequately screen a three-story, 50-foot tall building. Residents anticipate noise issues echoing across the hillside, as well as considerable light intrusion from the parking areas, outdoor courts, and the building itself. While Dark Sky compliance is a positive step, it alone may not prevent disruptive light trespass, and the proposed screening appears insufficient.

**\*\*Environmental Impact:\*\*** The plans indicate that only 10 of the over 600 native trees surveyed will be preserved. This minimal landscaping does not align with the desire to maintain the character of Dripping Springs. DSSC and Oryx have had the opportunity to meet the updated tree preservation standards but have chosen not to, which raises concerns about their commitment to integrating the facility thoughtfully into the Hill Country environment and surrounding neighborhoods.

**\*\*Precedent:\*\*** Granting this exception to existing size limits, which were established to prevent exactly this type of scenario, would set a concerning precedent for future development. If DSSC cannot operate effectively within the 100,000 sq. ft. limit—which was already a substantial variance granted nearly a decade ago—it suggests that the scale of the project may be inappropriate for this location, and a downscaling or relocation should be considered.

We appreciate the Council's recent one-month postponement and the DSSC team's willingness to address basic city requirements. However, the measures taken to date do not adequately address the concerns of nearby residents. For the sake of our community's health, safety, and

preservation, I respectfully request that you deny this variance. Alternatively, a further postponement would allow essential stakeholders the opportunity to develop a plan that appropriately balances city standards with the well-being of the neighboring residents.

Thank you for your time and careful consideration of this important issue.

Sincerely,  
Jonathan Thomas  
Headwaters Owner and Resident

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 6:53:22 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Angela Evans  
205 N Canyonwood Dr (Sunset Canyon)  
512-636-3091  
[REDACTED]

[Sent from AT&T Yahoo Mail for iPhone](#)



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 7:02:00 PM

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Dear Mayor and City Council Members,

I am a resident of the City of Dripping Springs. I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect the Hill Country's character and nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Shubharthi Barua  
Headwaters resident

[Sent from Yahoo Mail for iPhone](#)

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 8:04:57 PM

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### Feel free to make it more personal... I did for the first and last paragraph

My name is Jonathan Laufman and we bought our land in 2020. My wife, family and I moved here because we love the semi-rural yet close-knit community of Dripping Springs. Our property is truly our dream home - but the tranquility that we have enjoyed the past few years is being threatened by the Dripping Springs Sports Club variance request.

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter. Please help us preserve the character and small town feeling that has drawn so many to our wonderful community.

Sincerely,  
Jonathan Laufman

234 Smoke Tree Cir  
Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 8:36:13 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Jamie Biel

Sunset Canyon North

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 9:04:56 PM

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**Dear Mayor and City Council Members,**

**I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.**

**Key reasons to reject or delay this variance:**

#### **Extraordinary scale and proximity**

- **At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.**

#### **Light and noise pollution**

- **DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.**

#### **Environmental impact**

- **Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.**

#### **Dangerous precedent**

- **If we grant an exception to the limit here - limits that were designed to prevent exactly**

**this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.**

**We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.**

**Thank you for your time and attention to this critical matter.**

**Sincerely,**

**Beverly Lingvai  
602 Oak Crest Drive  
Dripping Springs, TX 78620**

**812-345-1323**

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Development on 290 between Sunset Canyon and Headwaters  
**Date:** Wednesday, May 28, 2025 9:21:40 PM

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Please do not give the Sportsplex a variance. It is our understanding their request is asking for a 60% increase and a 1,000 car parking lot.

I was told that it will become a site the size of Home Depot?

Please consider the corner of Canyon Wood and Hwy 290. There is a steep hill so people can't see the cars stopped there. We both know a

teenager is going to do what we had happen at Trautwein. They'll and hit a car they couldn't see and the car will get pushed into Hwy 290 traffic.

Sunset Canyon residents have been complaining for years about how hard it is to get out of Sunset Canyon on Canyon Wood. Add hundreds of cars. I can't even imagine how that will work.

We are having water problems now. What is a large Sportsplex going to do to improve what is already a big problem? We can't water lawns.

We can't fill swimming pools. We don't have enough water now. The Sports Plex will have lawns, probably showers and probably a swimming pool? At least that is what I have been told. Where is the water?

Traffic hopefully won't flow into Sunset Canyon itself. But if those folks trying to get in and out of the Sportsplex have half the trouble Sunset Canyon residents already have, they'll be driving up Canyon Wood Road and trying to find a simpler way in and out. A nightmare in the making.

Congestion? OMG. When we moved here there weren't even stop lights at Canyon Wood, Headwaters, Sunset Canyon Road, Nutty Brown or the one just East of downtown etc. etc. If this variance passes, how many apartments will follow right there on Hwy 290 on both sides of the road. They'll claim a right to the same type of variance. Dripping Springs no longer bears any resemblance to the town we moved to. We would have never moved to what Dripping Springs has become.

Water. Congestion. 35 year old 2 Lane roads for hundreds of people. When is this going to stop? With the expansion of Hwy 290, where is this going to fit in? Where are those extra lanes going to go? We don't want to become the mess that Round Rock has become. This is The Hill Country, not part of Austin.

Thank you for your consideration

Roger & Kristina Keats (312-718-3584)

--

Roger A. Keats

[REDACTED]  
 847-828-4799 (cell)

1001 Oak Meadow Drive

Dripping Springs, Texas  
78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 10:14:46 PM

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**SUBJECT:** Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Kindal Baker  
506 Terrace Canyon Dr, Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 7:47:05 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter. This really is a bad idea and plan. It does not project the image or feeling that Dripping Springs has had to date. It also shoe horns a potentially great facility into a shoebox that will absolutely cause problems in the future.

Please really think this request thru. Thank you again!

Sincerely,

Jim Lingvai  
602 Oak Crest Dr, Dripping Springs, Tx 78620  
[REDACTED] / 812-322-0280

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 8:30:50 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

#### Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness

to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Regards

Mike Moody  
606 N.Canyonwood Dr  
Dripping Springs  
Texas  
78620



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:07:52 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the

normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Alex Faris

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:08:28 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods. This character is what sets Dripping Springs and the Hill country apart from the "Austin suburb" sprawl. This change would not be in keeping with the character of this beautiful area.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Virginia Kekahuna  
443 Dayridge Dr  
Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:08:52 AM

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Dear Mayor Foulds and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Marybeth Hundl  
208 N. Canyonwood Drive  
Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:52:27 AM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards. Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can

develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Koji Moy

373 Sage Thrasher Circle, Dripping Springs TX 78620

Sent from Gmail Mobile



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:57:35 AM

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Date: May 29, 2025

To: [planning@cityofdrippingsprings.com](mailto:planning@cityofdrippingsprings.com)

From: Lisa Willson, 104 N. Canyonwood, Dripping Springs 78620

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken

are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Lisa Willson

104 N. Canyonwood, Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:54:40 AM

---

Date: May 29, 2025

To: [planning@cityofdrippingsprings.com](mailto:planning@cityofdrippingsprings.com)

From: Corey Willson, 104 N. Canyonwood, Dripping Springs 78620

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken

are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Corey Willson

104 N. Canyonwood, Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:58:19 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards. Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can

develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Andrew Picton  
Headwaters

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Subject: Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 12:32:15 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Michael Pelak  
 Headwaters resident  
 210-844-9699





**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to VAR2025-002 Dripping Springs Sports Club  
**Date:** Thursday, May 29, 2025 12:46:45 PM

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Good afternoon,

My name is Evan Payne, and I'm a 6th generation Texan, and both a proud current resident of Headwaters and a soon-to-be homeowner in the newest section of our neighborhood, which will back up to the proposed Dripping Springs Sports Club. I wanted to share some thoughts and concerns regarding the development planned between Hwy 290 West and Canyonwood Dr, particularly as it relates to the new Headwaters lots on Iron Willow Loop.

I've had the chance to review Oryx Development's proposal and, while I'm excited about certain aspects of the plan, I do have significant concerns about the size and proximity of the two proposed retail spaces: a 130,000 sq. ft. single-story building and a 160,000 sq. ft. two-story building. From what I can tell in the "Concept B" proposal, these massive structures will be only about 300 feet from the backyards of homes along Iron Willow Loop. That's uncomfortably close, far closer than I imagine most people would feel good about.

In addition to the placement, I'm also concerned about the noise and light pollution the development will inevitably generate. While I truly appreciate that Oryx plans to comply with the Dark Sky ordinance, no one can deny the environmental impact of an 1,800+ space parking lot and a 300,000+ sq. ft. shopping, restaurant, and commercial space just steps from residential backyards. Dramatic changes like this will undoubtedly affect the peace and livability of our community – something I know Dripping Springs values deeply.

That said, I want to be clear: I wholeheartedly support the idea of having a sports club in this area! It's a wonderful, family-friendly amenity that really aligns with the values of our town. However, I believe the scale and location of this current proposal need to be revisited. It is simply too large and too close to homes to work cohesively with the community. I urge the city to listen to feedback from residents and not grant the requested variance. A scaled-down design that maintains harmony with nearby neighborhoods would allow this project to benefit all of Dripping Springs instead of potentially creating tension.

Thank you so much for taking the time to consider this note. I know this project has the potential to be a real asset to our community, and I'm hopeful we can find a solution that works for everyone involved. Please consider the neighbors truly impacted that are NOT residing in other areas of Dripping Springs (or outside the City/ETJ). Please restrict the club to a reasonable size and height for the good of this community, as this action cannot be undone.

Thank you for your time and considering our voices,

Evan Payne  
[REDACTED]

210-685-1022

,

**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 1:21:54 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

#### Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Amy Strittmatter  
912 Oak Meadow Drive (Sunset Canyon North)  
512-818-6397

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 2:29:22 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards. Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Diana Serrano Diaz  
Homeowner at Headwaters

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 2:29:29 PM

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Hello City Council Members,

I am writing to express my great concern regarding the approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning.

My primary concern is the proposed large building bringing excess noise pollution to our backyard. I am a Headwaters Resident and healthcare provider. I currently have a 3 month old at home.

There are numerous studies showing even low levels of noise pollution increase resting blood pressure. This is concerning not only for my daughter's future but for myself, my husband, and our neighbors. My daughter should be able to play in the backyard and listen to the nature sounds of birds chirping and trees swaying, not the rumble of a long line of cars coming into a massive development behind us.

A study published in 2023 demonstrates people who live near road traffic are 13% more likely to develop high blood pressure than those who live in quieter areas.  
 (<https://www.health.harvard.edu/heart-health/loud-traffic-noise-may-raise-blood-pressure#:~:text=Long%252Dterm%2520exposure%2520to%2520traffic,Division%2520at%2520%E2%80%A6%2520See%2520Full%2520Bio>).  
 This low-level constant noise exposure also increases the risk of treatment-resistant hypertension.  
 ( <https://www.ahajournals.org/doi/10.1161/HYPERTENSIONAHA.121.17708> ).

I am highly concerned about the increased traffic and road noise the large property would bring, and we specifically moved to Dripping Springs so our daughter would have a more quiet and peaceful upbringing vs being in Austin.

Smaller businesses of course have less traffic and less noise pollution. With the hills in this neighborhood, an increase in traffic noise would be amplified across our backyards.

I urge you to consider blocking this proposal and moving such a large and highly trafficked building to a less residential part of town. It is in the best interest of the Headwaters Residents health and well-being.

Thank you for your attention to this important matter.

Sincerely,  
 Micah Tiner, PA-C  
 Headwaters Resident

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 2:34:30 PM

---

Dear Mayor and City Council Members,

My husband and I have recently been made aware of the plans for the Headwaters East development and we respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. While we are a very active family and would greatly appreciate a facility like this in the area, the proposed location is not a solution that respects the nearby community and residents.

PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### **Extraordinary scale and proximity**

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

#### **Light and noise pollution.**

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### **Environmental impact**

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### **Dangerous precedent**

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale

back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances.

Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Best,

Caitlan Ruck Wrona  
(832) 758-1987



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club Varianc  
**Date:** Thursday, May 29, 2025 3:11:32 PM

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Good afternoon,

I want to express my family's support for the variance requested by the Dripping Springs Sports Club. My family has lived in Dripping Springs since 2013 and have two children who are active volleyball and basketball players. Almost year-round, we travel multiple times per week to Lakeway/Bee Cave and Westlake to take them to practices because Dripping Springs does not have sufficient gym space. We spend money shopping and dining in those cities when we'd rather spend those funds and our time here.

We have joined gyms in those cities as well to work out, but again, would prefer to do so here in Dripping Springs.

Please consider the needs of the community for a facility such as this. It would keep DS resident tax dollars in our community and save hundreds of hours of travel time along the increasingly dangerous Highway 290.

Thank you for your consideration,

Leah Gillum  
1812 Kirby Springs Drive  
Dripping Springs  
512-699-4085

**From:** Cheynne Hoadley  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance  
**Date:** Wednesday, May 28, 2025 5:36:56 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Best,  
 Cheynne Hoadley  
 Dripping Springs, 78620

239.878.0440

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC variance request  
**Date:** Wednesday, May 28, 2025 6:02:46 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Rachel and Jake Bell

509 Clear Creek Lane, 78620  
512-825-2405  
[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:23:15 PM

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Dear Mayor and City Council Members,

I'm writing to respectfully urge you to **DENY** the variance request that would allow Dripping Springs Sports Club (DSSC) to construct a 160,000 sq. ft. facility in the PDD6 zoning district.

Dripping Springs is not Lakeway—and **and we should be doing everything in our power to keep it that way**. Our community has long taken pride in protecting its scenic hilltops, dark skies, and small-town character. Once those ridgelines are developed with massive commercial buildings, that character is gone—and it can't be brought back.

This proposed structure is simply too big, too close, and too disruptive to be allowed in this location without deep and careful consideration.

We appreciate the council's willingness to delay the initial vote and acknowledge DSSC's attempt to meet some basic ordinance requirements. However, the proposed development still poses significant, long-term risks to residents, the environment, and the community's identity.

Please protect the integrity of our city's planning rules, our neighborhoods, and the treasured hilltops of Dripping Springs by denying this variance—or by granting more time to create a thoughtful, community-driven alternative.

This is not only **YOUR LEGACY**, but that of **OUR** community - one that can be so much better than every other surrounding area here in OUR BEAUTIFUL CENTRAL TEXAS HILL COUNTRY!

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Here are just a few of the major concerns:

<!--[if !supportLineBreakNewLine]-->  
 <!--[endif]-->

#### **MASSIVE SCALE IN A SENSITIVE LOCATION**

The DSSC building would have a footprint larger than HEB and rival Home Depot in total square footage—but unlike those retail anchors, this project would sit directly behind homes in Headwaters and Sunset Canyon, atop a 1,300-foot hill. The sheer visibility and proximity make it completely inappropriate for a residential-adjacent ridgeline.

#### **LIGHT AND NOISE POLLUTION**

With 1,000 parking spaces—and 1,000 light poles to match—the site will emit significant light and noise from all sides, particularly from its tall, three-story structure and planned outdoor courts. The minimal screening and an 8' fence will do little to protect neighbors from the visual, acoustic, and lighting impacts. Even compliance with Dark Sky regulations won't prevent substantial light trespass into nearby homes and the surrounding natural environment.

#### **ENVIRONMENTAL DEGRADATION**

Of the 600+ native trees surveyed on the property, only 10 will remain. DSSC and its developer have declined to adopt the city's updated tree preservation standards, which shows a concerning disregard for the ecological and aesthetic values that define our area. This level of clear-cutting is **ABSOLUTELY UNACCEPTABLE** for a community built on stewardship of the land.

#### **SLIPPERY PRECEDENT**

If the city grants this request, it sends a clear message: even the most generous zoning exceptions are flexible when pushed hard enough. The 100,000 sq. ft. cap granted in PDD6 was already double the city's usual limit. If DSSC cannot operate within those terms, the appropriate action is to scale down or seek a more fitting location—not ask for a 60% expansion.

Thank you for your time and consideration.

Sincerely,

The Sisson Family (Kadie, Shae, and Emersyn)

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:35:46 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
 David Polcari  
 307 Sage Thrasher Cir

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:36:50 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

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Dangerous precedent

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.



Thank you for your time and attention to this critical matter.

Sincerely,  
Emily Conte  
Headwater's resident

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:44:38 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards. Light and noise pollution.

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#### Environmental impact

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#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Heather O'Connor  
Live in Headwaters

[REDACTED]

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:49:14 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

My best,

JC Pohl, LMFT, NCC  
 512.537.7104 | [REDACTED]



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**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Request to Deny DSSC Variance  
**Date:** Thursday, May 29, 2025 4:22:37 PM

---

Dear Mayor and Council Members,

I am writing to respectfully urge you to deny the variance request for the Dripping Springs Sports Club (DSSC) within the Headwaters PDD6 zoning district.

Key Concerns:

- Lack of Community Engagement
  - As a community member who will be impacted by the development, I only learned about this variance from a Facebook post.
- Risk of Setting a Harmful Precedent
  - If DSSC cannot operate within the already generous 100,000 sq. ft. allowance, they should be required to scale back or relocate.
  - Approving this variance would undermine the very limits designed to prevent outsized development in sensitive areas.
- Light and Noise Pollution
  - The design calls for approximately 1,000 parking spaces, each requiring lighting, which will create significant light pollution.
  - An 8-foot fence is inadequate to screen a three-story, 50-foot tall building.
  - Residents would be subjected to increased noise and light bleed from parking lots, outdoor courts, and the building itself—impacts that Dark Sky compliance alone cannot mitigate.
- Environmental Impact
  - Of over 600 native trees surveyed on the site, only 10 will remain, which is the bare minimum for compliance and does little to preserve the natural character of Dripping Springs.
  - DSSC and Oryx have declined to voluntarily meet the city's updated tree preservation standards, raising concerns about their willingness to work in good faith with the community.
- Lack of Representation
  - Neighbors directly surrounding this project have no representation on this City Council. You are making changes to zoning around our homes and we have no recourse or representation.

I urge you to deny this variance—or at minimum, grant a further postponement to allow for a more thoughtful, collaborative solution.

Thank you for your service to our community and attention to this important matter.

Courtney Goodings

410 Hazy Hills Loop

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 4:31:04 PM

---

Mayor and City Council Members-

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to extend this even further with an additional 60,000 sq.ft. to that already large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, placed atop a hill, directly behind Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. Considering the placement of the site and height of the structure, there isn't an adequate screening option for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Brian DeVaney  
 296 Starfire Dr.  
 Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 4:59:02 PM

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May 29, 2025

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
 Melanie Parker  
 402 Dayridge Dr.



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 5:01:09 PM

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## Dear Mayor and City Council Members,

I'm writing to respectfully ask that you deny—or at the very least, delay—approval of the variance being requested by the Dripping Springs Sports Club (DSSC) to expand their proposed facility to 160,000 sq. ft. within the Headwaters PDD6 zoning district.

When PDD6 was originally granted an exception nearly a decade ago, it allowed for structures up to 100,000 sq. ft.—already double what's typically permitted in Dripping Springs. Now, without meaningful community input, residents of Headwaters and Sunset Canyon are facing a proposal to increase that size by another 60%, and understandably, many of us are concerned.

### Here are a few key reasons why I believe this request deserves further scrutiny:

#### 1. Scale and Proximity

- A 160,000 sq. ft. structure—65,000 sq. ft. at its footprint—would put DSSC on par with major retail outlets like Home Depot (120,000 sq. ft.), and well beyond the size of HEB (70,000 sq. ft.). Unlike those large-scale businesses, however, this project would sit directly beside established neighborhoods, perched on a 1,300-foot hill, just beyond the backyards of Headwaters homes.

#### 2. Light and Noise Concerns

- The development includes approximately 1,000 parking spaces—and the lighting to go with them. This, combined with the building's proposed height (50 feet across three stories), raises serious concerns about light and sound pollution. Even with an 8' fence and Dark Sky compliance, the impact on nearby homes will be significant. The proposed buffer is simply not enough to protect quality of life for nearby residents.

#### 3. Environmental Impact

- Out of more than 600 native trees surveyed on the property, only 10 are expected to remain. That's deeply concerning in a city known for valuing its natural beauty. DSSC and Oryx could have chosen to meet the updated tree preservation standards—but opted not to, signaling a lack of meaningful effort to harmonize this development with its surroundings.

#### 4. Precedent for Future Development

- Granting this variance would open the door to similar requests in the future, undermining the protections and limits put in place to guide responsible growth. The existing 100,000 sq. ft. cap is already an exception to the city's standard; if DSSC can't make its vision work within those boundaries, perhaps it's time to rethink the project's location or scale.

I truly appreciate the council's decision to pause this request last month and acknowledge DSSC's attempts to align with basic ordinances. That said, the actions taken so far don't go far enough to ensure that this project fits within the spirit of Dripping Springs' values and vision.

For the sake of our neighborhoods, our environment, and the precedent we set for future development, I respectfully urge you to deny this variance—or grant an additional postponement to allow time for a more community-centered approach.

Thank you for your thoughtful consideration.

Sincerely,  
Matt Robertshaw  
435 Hazy Hills Loop  
Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Please approve Dripping Springs Sports Club  
**Date:** Thursday, May 29, 2025 5:56:27 PM

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Dear Planning Department,

I am writing to express my strong support for the proposed Dripping Springs Sports Club and urge you to approve the variance for this project. My family resides in Headwaters, and we will be directly impacted by the commercial development planned along the Highway 290 frontage. While we cherish the beautiful view from our home—one of the reasons we chose to live here—we understand that progress is inevitable. We will be able to see the building from our back deck. Although we were not informed of specific commercial plans when we purchased our home, we are not surprised by the proposed developments.

What excites us about the Sports Club is its potential to fill a critical gap in our community: a dedicated indoor sports complex for practice and training. As a father of two young girls who play travel volleyball, I see immense value in having such a facility nearby. While our family may only benefit from it for a few years, as our youngest daughter will be entering her sophomore year of high school when completed, the long-term benefits for younger families in our community are undeniable.

Although this project has emerged recently, the area was always zoned for high-density commercial use, including plans for two hotels. While some families may be disappointed by the lack of prior awareness, denying this variance will not alter the broader commercial landscape. After weighing the pros and cons, I firmly believe the Sports Club will be a significant asset to our community, particularly for families with young athletes.

I respectfully request that you move forward with approving the variance for the Dripping Springs Sports Club. Thank you for your time and consideration. I will unfortunately be out of town for the meeting but please feel free to share in support.

Sincerely,  
Dylan Hinkle

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** In favor of dripping springs sports club  
**Date:** Thursday, May 29, 2025 6:08:25 PM

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In favor of them building it. Will be great third place for families. I want to make sure they plant trees to block the building tho and respect light ordinances.

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 7:30:47 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny the approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Michelle Meier

285 Sage Thrasher Circle

Dripping Springs, TX 78620

669-333-1810

**From:** [REDACTED]  
**To:** [Bill Foulds](#); [Wade King](#); [Taline Manassian](#); [Sherrie Parks](#); [Travis Crow](#); [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 8:21:26 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district.

As a resident of Sunset Canyon, I am concerned about many things regarding DSSC, which are listed below. One of the things that is of great concern to me is safety. The plans show that the entrance to this facility that has spaces for 1,000 cars, is at the intersection of HWY 290 and N. Canyonwood Drive. The neighborhood street that a multitude of cars will be turning onto is narrow and not intended for heavy traffic. Some questions I have are:

1. How will this entrance effect the ease at which residents can leave the neighborhood? Will this backed up traffic block resident's driveways? (There is no way it can't)
2. How will the eastbound turn lane accommodate the anticipated influx of traffic? (It was originally put in place to turn into the neighborhood in section 5. Now it supports our neighborhood and Christian Automotive.)

Thank you in advance for taking our concerns seriously. I'm sure would feel the same if a mega building, which would operate outside of normal business hours was about to be placed in your backyard.

Please also consider these other points of concern as reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50-foot-tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Stephen and Jessica Estrada  
1006 N. Canyonwood Dr.

[REDACTED] / (512) 914-6229

From: [REDACTED]  
 To: [Planning](#)  
 Date: Thursday, May 29, 2025 8:30:02 PM

---

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness



to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Diane Jasinski  
604 Bending Oak, DS 78620  
[REDACTED]/512-626-3634  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 8:44:56 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Davin Eliasson

840 Sage Thrasher Cir.

Dripping Springs, TX. 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 9:03:58 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Whitney Kong  
 628 Hazy hills loop dripping springs 78620  
 Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 9:44:15 PM

---

Dear Mayor and City Council Members,

I am writing to respectfully urge you to deny or further postpone the variance request that would allow the Dripping Springs Sports Club (DSSC) to construct a 160,000 sq. ft. facility within the Headwaters PDD6 zoning district.

PDD6 already received a significant exception nearly a decade ago to allow structures up to 100,000 sq. ft.—double the city’s typical maximum. Now, without broad public input, residents of Headwaters and Sunset Canyon are faced with a proposal to expand that footprint by an additional 60,000 sq. ft., a move that is both unexpected and deeply concerning.

Here are key reasons to reject or delay this variance:

#### Unprecedented Scale and Proximity

- A 160,000 sq. ft. building—comparable in size to a Home Depot—would overshadow even the local HEB (70,000 sq. ft.). Unlike commercial anchors located along highways or commercial zones, this facility would be perched atop a 1,300 ft. hill, directly adjacent to neighborhoods, with a footprint just yards from residents’ backyards.

#### Light and Noise Pollution

- The proposed facility includes approximately 1,000 parking spaces—and corresponding lighting—creating significant nighttime illumination. Even with Dark Sky compliance, light trespass from

parking lots, courts, and the building itself will severely impact surrounding homes. An 8' wooden fence is grossly insufficient to shield neighboring properties from the effects of a 50-foot-tall, multi-story structure.

### Environmental Impact

- Of more than 600 surveyed native trees on the site, just 10 are slated to remain. DSSC and its development partner Oryx have declined to follow updated tree preservation standards, missing an opportunity to harmonize with the natural landscape and uphold Dripping Springs' identity as the Gateway to the Hill Country.

### Risk of Precedent

- Granting another exception undermines the intent of existing zoning protections. If DSSC cannot operate within the already generous 100,000 sq. ft. limit, they should consider scaling down or seeking a more suitable location. Otherwise, future applicants will point to this as justification to exceed zoning caps across the city.

While I appreciate the council's recent postponement and DSSC's attempts to comply with baseline ordinances, those actions fall short of addressing the serious concerns raised by residents. On behalf of our community, I urge you to deny this variance—or at the very least, allow more time for stakeholders to work toward a plan that aligns with city standards and respects the surrounding neighborhoods.

Thank you for your attention and service.

Sincerely,

Raquelle Akavan

photo



**Raquelle Akavan, DMSc, PA-C**  
**Assistant Professor, University of Lynchburg,**  
**President + Founder, PA Moms**

Chair, Membership Engagement + PR Committee,  
TAPA

Founding President PAs for Women Empowerment

Delegate, AAPA House of Delegates 2022, 2023,  
2024

(516) 732-5821



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 9:51:42 PM

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To Whom it May Concern:

I respectfully urge you to deny the request to build the proposed sports club. We did not purchase in this neighborhood with the knowledge that there was to be a school, a marketplace, a day care, and etc. built in an around Headwaters. Please reconsider. We would not like the traffic, the disturbance to the dark sky community, and the noise. Thank you for your time.

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:10:20 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

Devastating Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Ultimately, this will negatively impact the development of our children who will suffer from the urbanization of their community.

In a September 8, 2021, interview on WBUR's Radio Boston, Peter James, assistant professor in Harvard T.H. Chan School of Public Health's Department of Environmental Health, said that trees' effects on us "translate into long-term changes in the incidence of depression, anxiety, cognitive decline, and chronic diseases including cardiovascular disease and cancer."

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Stephanie Ferguson



Headwaters Resident, Hazy Hills Loop

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:20:43 PM

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> Dear Mayor and City Council Members,  
 >  
 > I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.  
 >  
 > Key reasons to reject or delay this variance:  
 >  
 > Extraordinary scale and proximity  
 >  
 > • At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.  
 > Light and noise pollution.  
 >  
 > • DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.  
 >  
 > Environmental impact  
 >  
 > • Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.  
 >  
 > Dangerous precedent  
 >  
 > • If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.  
 >  
 > We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.  
 >  
 > Thank you for your time and attention to this critical matter.  
 >  
 > Sincerely,  
 > John Ferguson  
 602 Hazy Hills Loop  
 Dripping Springs, Texas, 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Concern re: DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:12:03 PM

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To Whom It May Concern:

As a resident of the Dripping Springs ETJ and Headwaters neighborhood, I hope you will consider denying approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq. ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq. ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by the request to tack on an additional 60,000 sq. ft. to that already extraordinarily large structure size.

Key reasons to reject this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces and requisite lighting - even before future expansion. An 8 ft. wooden fence would be woefully inadequate screening for a three-story, 50 ft. tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass for both the human and animal residents of our area.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs and the Texas Hill Country. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to an apparent unwillingness to engage with stakeholders to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago and which are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents and the natural environment for which many of us moved to Drip. For the preservation of our community, please deny this variance or at the very least, grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and resident concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
 Melanie Fossett

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:18:56 PM

---

**Dear Mayor and City Council Members,**

**I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.**

**Key reasons to reject or delay this variance:**

**Extraordinary scale and proximity**

- **At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.**

**Light and noise pollution.**

- **DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.**

**Environmental impact**

- **Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.**

**Dangerous precedent**

- **If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.**

**We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.**

**Thank you for your time and attention to this critical matter.**

Tom Cribbs  
 476 Hazy Hills Loop  
 Headwaters Neighborhood

314-369-9226

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:25:09 PM

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**Dear Mayor and City Council Members,**

**I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.**

**Key reasons to reject or delay this variance:**

**Extraordinary scale and proximity**

- **At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.**

**Light and noise pollution.**

- **DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.**

**Environmental impact**

- **Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.**

**Dangerous precedent**

- **If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.**

**We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns. Thank you for your time and attention to this critical matter.**

Patty Cribbs  
476 Hazy Hills Loop  
Headwaters Neighborhood  
314-369-9221

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Deny DSSC Variance  
**Date:** Friday, May 30, 2025 6:35:08 AM

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Dear Mayor and City Council,

Please deny the variance request from DSSC. A 160,000 sq. ft. sports complex does not belong in this area.

They already got a huge exception years ago to build up to 100,000 sq. ft.—double the city’s normal limit. Now they want even more? That’s way over the line. This building would be bigger than HEB and nearly as large as Home Depot, crammed right next to homes in Headwaters and Sunset Canyon. It would bring constant noise, traffic, lighting, and wipe out hundreds of trees.

Let’s be real—bulldozing nature to build a gym is backwards. Nature is already one of the best things for our health. If people want massive sports complexes and giant parking lots, there are plenty of cookie-cutter suburbs that already have that. Dripping Springs is special because it’s not like those places.

Please protect what makes this town unique and livable. Deny the variance!!

Kristine



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition of DSSC Variance Request  
**Date:** Friday, May 30, 2025 7:19:50 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Kimberly Robertshaw  
 435 Hazy Hills Loop  
 Dripping Springs TX 78620

**From:** Samuel Nunamacher  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 4:07:34 PM

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Dear Mayor and City Council Members,

As a new homeowner on Iron Willow Loop in the Headwaters neighborhood (which backs right up into the proposed location of this building), I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

While I am not necessarily against the idea of a Sports Club in Dripping Springs as I believe it is necessary for the area, I do not agree with constructing one of the largest buildings in town only 300' away (25' away from the parking lot) from mine and my neighbors backyards (or this close in vicinity to anyone else's backyard in Dripping Springs). While I am new to the area, I've tried to grasp quickly onto what makes Dripping Springs a special place to live and visit and I believe a 2-story (plus mezzanine area, so effectively 3-story) building atop one of the biggest hills in Dripping Springs is the antithesis to the thoughtful expansion required to preserve Dripping Springs' uniqueness. Below are some more key reasons to reject or delay this variance:

#### Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.
- Canyonwood Drive, the road that runs North/South to the east of this proposed location, cannot handle an increase in vehicular traffic as it is effectively a dirt road that isn't built to handle days where there will be 1000+ people driving in and out of this facility.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.
- DSSC's website claims the building will be 200,000 sq. ft. and this variance request is for an additional 60,000, not 100,000 sq. ft. If their website claims a different amount from what they are formally requesting, it at the very least can be viewed as a request in bad faith until official scale and size is confirmed and approved by City Hall.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Sam Nunamacher

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:23:22 PM

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## Mayor and City Council Members

### Subject: Request to Deny or Postpone DSSC Variance Approval

I respectfully urge you to **deny or postpone approval** of the variance allowing the Dripping Springs Sports Club (DSSC) to build a **160,000 sq. ft. structure** in the Headwaters PDD6 zoning district.

## Key Reasons to Reject or Delay the Variance

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### Extraordinary Scale and Proximity

- Proposed structure is **160,000 sq. ft.** (65,000 sq. ft. footprint) — larger than **HEB (70,000 sq. ft.)** and comparable to **Home Depot (120,000 sq. ft.)**
  - Located directly adjacent to homes in **Headwaters** and **Sunset Canyon**, atop a **1,300 ft. hill**
  - Original zoning already granted an exceptional increase to **100,000 sq. ft.**, double the city's usual limit — now DSSC seeks an **additional 60,000 sq. ft.**
- 

### Light and Noise Pollution

- Plans include **1,000 parking spaces**, each requiring lighting — leading to **significant light pollution**
  - An **8' wooden fence** is insufficient to screen a **three-story, 50-foot-tall structure**
  - Expectation of **noise echoing** across the hillside and **light bleed** from courts, parking, and the building itself
  - **Dark Sky compliance** won't fully prevent light trespass; current mitigation plans are inadequate
- 

### Environmental Impact

- Of 600+ native trees surveyed, **only 10 will be preserved**
  - Landscaping meets **bare minimum compliance**, failing to reflect the natural character of Dripping Springs
  - DSSC and Oryx declined to follow updated **tree preservation standards**, showing a **lack of good faith** toward integrating into the community
- 

### Dangerous Precedent

- Granting this variance sets a precedent for **future exceptions** that undermine zoning limits

Existing **100,000 sq. ft. cap** (already twice city limits) was designed to prevent projects of this magnitude

- If DSSC cannot operate within these generous limits, they should be asked to **scale down or relocate**
- 

### **Final Request**

- Thank you for the recent **one-month postponement** and for DSSC's minimal compliance with ordinances
  - However, actions taken so far are **insufficient to protect nearby residents**
  - For the **health, safety, and preservation** of our neighborhoods, please **deny this variance** — or **grant additional time** for stakeholders to develop a more balanced plan
- 

Sincerely,

**Rocio Borzage**

**Headwaters resident**

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Friday, May 30, 2025 10:21:44 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

As a mother of two young children and a wife, my family and I moved to Dripping Springs to find a quieter, more intentional way of life. We wanted to leave behind the congestion of the big city and raise our kids in a place that felt like home — somewhere grounded in community, nature, and a slower pace.

My husband and I both grew up in small towns in North Carolina. We didn't have much growing up, but we had a strong sense of safety and belonging. We saw more trees than traffic, more stars than city lights. That environment shaped us — and it's the kind of upbringing we dream of for our children.

We know that growth is inevitable, and we're not opposed to change. But we ask that it be done thoughtfully, with care for the character and heart of Dripping Springs. This town is special — not just to those of us who live here now, but to the generations we're raising to love and care for it too.

In a world that moves so fast, I find myself wishing for it to slow down — to preserve spaces where families can still hear crickets at night and watch the sunset without a skyline in the way.

Please reconsider building this large structure. Let's protect what makes Dripping Springs feel like home.

Key reasons to reject or delay this variance:

**Extraordinary scale and proximity**

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and

the proposed screening is woefully inadequate.

**Environmental impact**

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

Thank you for your time and attention to this critical matter.

Sincerely,

Kevin and Lisa Richgels

996 Sage Thrasher Cir. Dripping Springs TX

# Memo

Date: Tuesday, August 26, 2025

Project: Headwaters Retail Development

To: Tory Carpenter, AICP, CNU-A, City of Dripping Springs

From: Leslie Pollack, P.E., PTOE, HDR Engineering

Subject: Trip Generation Options

## Introduction

This memo compares trip generation between different land use scenarios for the Headwaters Retail development outlined in Table 1. Alternative land use scenarios, including a comparison against the most recently submitted TIA can also be found within this memo. It should be noted that the land use scenarios presented have been developed in conjunction with City of Dripping Springs staff, not the development team.

## Assumptions

The development assumptions are as follows:

- The site has 44 total gross acres of which 35 acres are developable after streets, drainage, and open space are considered
- Impervious cover is capped at 50% across the full PDD
- Multifamily (MF) is limited to 410 units total in designated areas

Land-use size and density assumptions are as follows:

- Retail and Restaurant Floor-to-Area Ratio (FAR): 0.25
- Office FAR: 0.25
- Garden Style MF: 20 dwelling units (DU) per acre, unit size approximately 908 square feet
- Hotel: 120 rooms on approximately 2 acres

Trip distribution assumptions are as follows:

- 85% of total trips are Restaurants, and 15% are Retail
- Of the 85% Restaurant trips, assume even split of 50% between High-Turnover Sit-Down Restaurant and Fast Food with Drive-Through

## Trip Generation Comparison

Unadjusted and adjusted trips were determined for several scenarios for the Headwaters Retail development. Trips were estimated using data contained in the Institute of Transportation Engineers Trip Generation, 11<sup>th</sup> Edition.



#### PASS-BY AND INTERNAL CAPTURE

Pass-by and internal capture trips can account for a large percentage of a site's unadjusted trips and are removed to create adjusted trips.

Pass-by trips are trips already traveling along the adjacent roadway that are attracted to the site. The Institute of Transportation Engineers (ITE) provides pass-by percentages based on land use. The following pass-by reductions were assumed for the following land uses.

- Retail Shopping – 40% PM Peak
- High Turnover Sit Down Restaurant – 43% PM Peak
- Fast Food Restaurant with Drive Through – 50% AM, 55% PM

Internal capture trips are trips that only use internal site roadways traveling between land uses on the site. The National Cooperative Highway Research Program (NCHRP) provides internal capture percentages based on the number of entering and exiting trips based on land use and density. This spreadsheet was utilized for informing the number of internal capture trips per development. The following internal capture percentages were assumed for the following scenarios:

- Scenario 1 - Commercial Focused – 15% AM Peak, 33% PM Peak
- Scenario 2 - Mixed Use Focused – 16% AM Peak, 34% PM Peak
- Scenario 3 - Multifamily Focused – 16% AM Peak, 34% PM Peak
- Scenario 4 - Office Focused – 0% AM Peak, 0% PM Peak
- Headwaters TIA – 12% AM Peak, 10% PM Peak

Table 2 through Table 6 break down the trip generation for Scenarios 1 – 4. Table 7 provides a holistic view of the total trip generations between each scenario, including the Headwaters TIA.

**Table 1: Land Use Scenario Descriptions**

Scenario	Multifamily	Retail	Restaurant	Office	Hotel	Health/Fitness Club	Car Wash	Gas Station	Notes
Scenario 1 - Commercial Focus	None	182 KSF	33 KSF	131 KSF	120 Rooms	None	None	None	Emphasizes commercial + employment, highest retail/office intensity
Scenario 2 – Mixed-Use Focus	215 Units	138 KSF	25 KSF	87 KSF	120 Rooms	None	None	None	Balanced mixed of MF + commercial; assumes MF portion of Phase 3 is within designated MF areas
Scenario 3 - Multifamily Focus	250 Units	83 KSF	15 KSF	44 KSF	None	None	None	None	Prioritizes residential buildout with reduced commercial; good for testing “upper bound” MF traffic impacts
Scenario 4 – Office Focus	None	None	None	381 KSF	None	None	None	None	All office uses
Headwaters TIA	None	129 KSF	23.3 KSF	None	None	160 KSF	4.6 KSF	12 Fueling Stations	Most recent TIA submission trip generation

**Table 2: Trip Generation for Scenario 1 – Commercial Focus**

SCENARIO 1 - COMMERCIAL FOCUSED	Size	Units	Unadjusted Trip Generation			Adjusted Trip Generation		
			24 Hour	AM	PM	24 Hour	AM	PM
Retail (Shopping Plaza 40-150 KSF)	182	KSF	15,420	642	1,515	9,653	546	609
High Turnover (Sit Down Restaurant)	17	KSF	1,822	163	154	1,122	139	59
Fast Food Restaurant with Drive Through	16	KSF	7,480	714	528	2,717	303	159
Office	131	KSF	1,468	211	208	1,116	179	139
Hotel	120	Rooms	877	53	61	667	45	41
<b>TOTAL</b>			<b>27,067</b>	<b>1,783</b>	<b>2,466</b>	<b>15,274</b>	<b>1,212</b>	<b>1,007</b>

**Table 3: Trip Generation for Scenario 2 – Mixed-Use Focus**

SCENARIO 2 - MIXED USE FOCUSED	Size	Units	Unadjusted Trip Generation			Adjusted Trip Generation		
			24 Hour	AM	PM	24 Hour	AM	PM
Multifamily	215	DU	1,453	90	113	1,090	76	75
Retail (Shopping Plaza 40-150KSF)	138	KSF	12,033	487	1,177	7,436	409	466
High Turnover (Sit Down Restaurant)	13	KSF	1,394	122	118	848	102	44
Fast Food Restaurant with Drive Through	12	KSF	5,610	535	396	2,011	225	118
Office	87	KSF	1,028	149	148	771	125	98
Hotel	120	Rooms	877	53	61	658	45	40
<b>TOTAL</b>			<b>22,395</b>	<b>1,436</b>	<b>2,013</b>	<b>12,814</b>	<b>982</b>	<b>841</b>

**Table 4: Trip Generation for Scenario 3 – Multifamily Focus**

SCENARIO 3 - MULTIFAMILY FOCUSED	Size	Units	Unadjusted Trip Generation			Adjusted Trip Generation		
			24 Hour	AM	PM	24 Hour	AM	PM
Multifamily	250	DU	1,678	100	128	1,259	84	84
Retail (Shopping Plaza 40-150KSF)	83	KSF	7,800	293	755	4,820	246	299
High Turnover (Sit Down Restaurant)	8	KSF	858	77	72	522	65	27
Fast Food Restaurant with Drive Through	7	KSF	3,272	312	231	1,173	131	69
Office	44	KSF	568	83	84	426	70	55
<b>TOTAL</b>			<b>14,176</b>	<b>865</b>	<b>1,270</b>	<b>8,200</b>	<b>596</b>	<b>535</b>

**Table 5: Trip Generation for Scenario 4 – Office Focus**

SCENARIO 4 - 100% OFFICE FOCUSED	Size	Units	Unadjusted Trip Generation			Adjusted Trip Generation		
			24 Hour	AM	PM	24 Hour	AM	PM
				Total	Total		Total	Total
Office	381	KSF	3,715	529	504	3,715	529	504
<b>TOTAL</b>			<b>3,715</b>	<b>529</b>	<b>504</b>	<b>3,715</b>	<b>529</b>	<b>504</b>

**Table 6: Trip Generation from Submitted Headwaters TIA**

HEADWATERS TIA	Size	Units	Unadjusted Trip Generation			Adjusted Trip Generation		
			24 Hour	AM	PM	24 Hour	AM	PM
Health/Fitness Club	160	KSF	-	210	552	-	191	520
Retail (Shopping Plaza 40-150KSF) Supermarket	129	KSF	12,190	456	1,165	11,144	419	658
High Turnover (Sit Down Restaurant)	1705	KSF	1,876	168	159	1,500	134	60
Fast Food Restaurant with Drive Through	6	KSF	2,677	256	190	2,140	103	56
Gasoline Station with Convenience Store Market	12	Fueling Stations	3,086	325	274	2,821	71	65
Automated Car Wash	4.6	KSF	-	-	66	-	-	62
<b>TOTAL</b>			<b>19,829</b>	<b>1,415</b>	<b>2,406</b>	<b>17,605</b>	<b>918</b>	<b>1,421</b>

**Table 7: Scenario Comparison**

Scenario	Unadjusted Trip Generation			Adjusted Trip Generation		
	24 Hour	AM	PM	24 Hour	AM	PM
Scenario 1 – Commercial Focused	27,067	1,783	2,466	15,274	1,212	1,007
Scenario 2 – Mixed Use Focused	22,395	1,436	2,013	12,814	982	841
Scenario 3 – Multifamily Focused	14,176	865	1,270	8,200	596	535
Scenario 4 – Office Focused	3,715	529	504	3,715	529	504
<b>Headwaters TIA</b>	<b>19,829</b>	<b>1,415</b>	<b>2,406</b>	<b>17,605</b>	<b>918</b>	<b>1,421</b>

Scenario	Multifamily	Retail / Restaurant	Office	Hotel	Notes
<b>1. Commercial Focused</b>	None	~215,000 sf (~20 ac @ FAR 0.25)	~131,000 sf (~12 ac @ FAR 0.25)	~120 rooms (~2 ac)	Emphasizes commercial + employment; highest retail/office intensity
<b>2. Mixed Node</b>	~160 units (~8 ac; ~145,000–150,000 sf GFA)	~163,000 sf (~15 ac @ FAR 0.25)	~87,000 sf (~8 ac @ FAR 0.25)	~120 rooms (~2 ac)	Balanced mix of MF + commercial; assumes MF portion of Phase 3 is within designated MF areas
<b>3. Multifamily Focus</b>	~250 units (~12 ac; ~230,000–240,000 sf GFA)	~98,000 sf (~8 ac @ FAR 0.28)	~44,000 sf (~4 ac @ FAR 0.25)	None	Prioritizes residential buildout with reduced commercial; good for testing “upper bound” MF traffic impacts

### Key Assumptions

- Phase 3 size: 44 gross acres (~35 net usable after streets/drainage/open space).
- Impervious cover: capped at 50% across the full PDD.
- MF limit: up to 410 units total in designated areas across the PDD (Exhibit E); more requires CUP.
- Density/size assumptions:
  - Retail/Restaurant: FAR 0.20–0.25
  - Office: FAR 0.20–0.25
  - Garden-style MF: ~20 du/ac; avg. unit size ~908 sf
  - Hotel: select-service ~120 rooms on ~2 acres
- Purpose: These are planning-level “what-if” mixes; your traffic engineer will map them to ITE 11th ed. trip generation (Shopping Center LUC 820, General Office 710, Multifamily 220/221, Hotel 310).



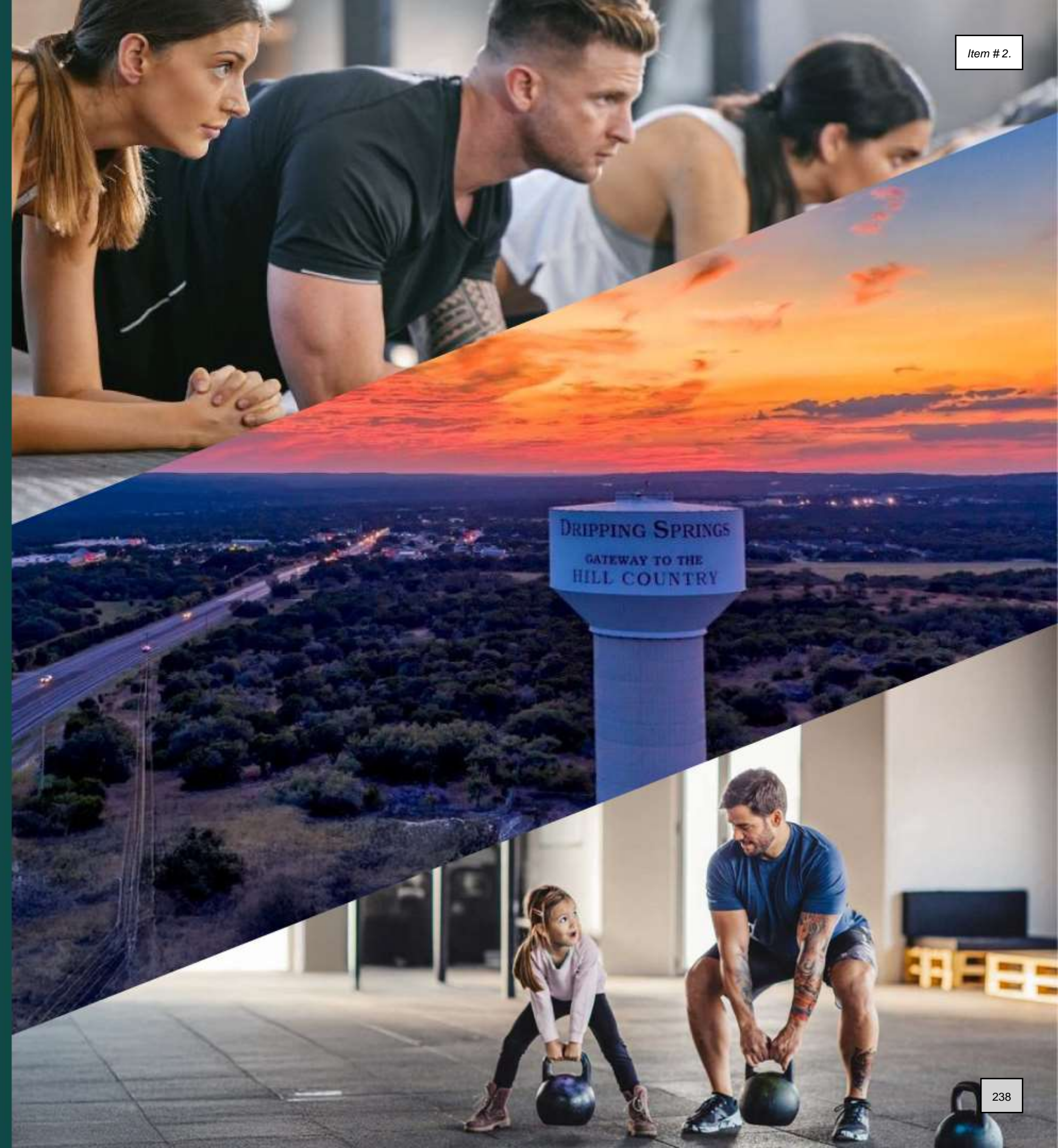


# DRIPPING SPRINGS SPORTS CLUB

## WELCOME NOTE

Welcome to the Dripping Springs Sports Club.

“Where Your Life  
Comes Together”

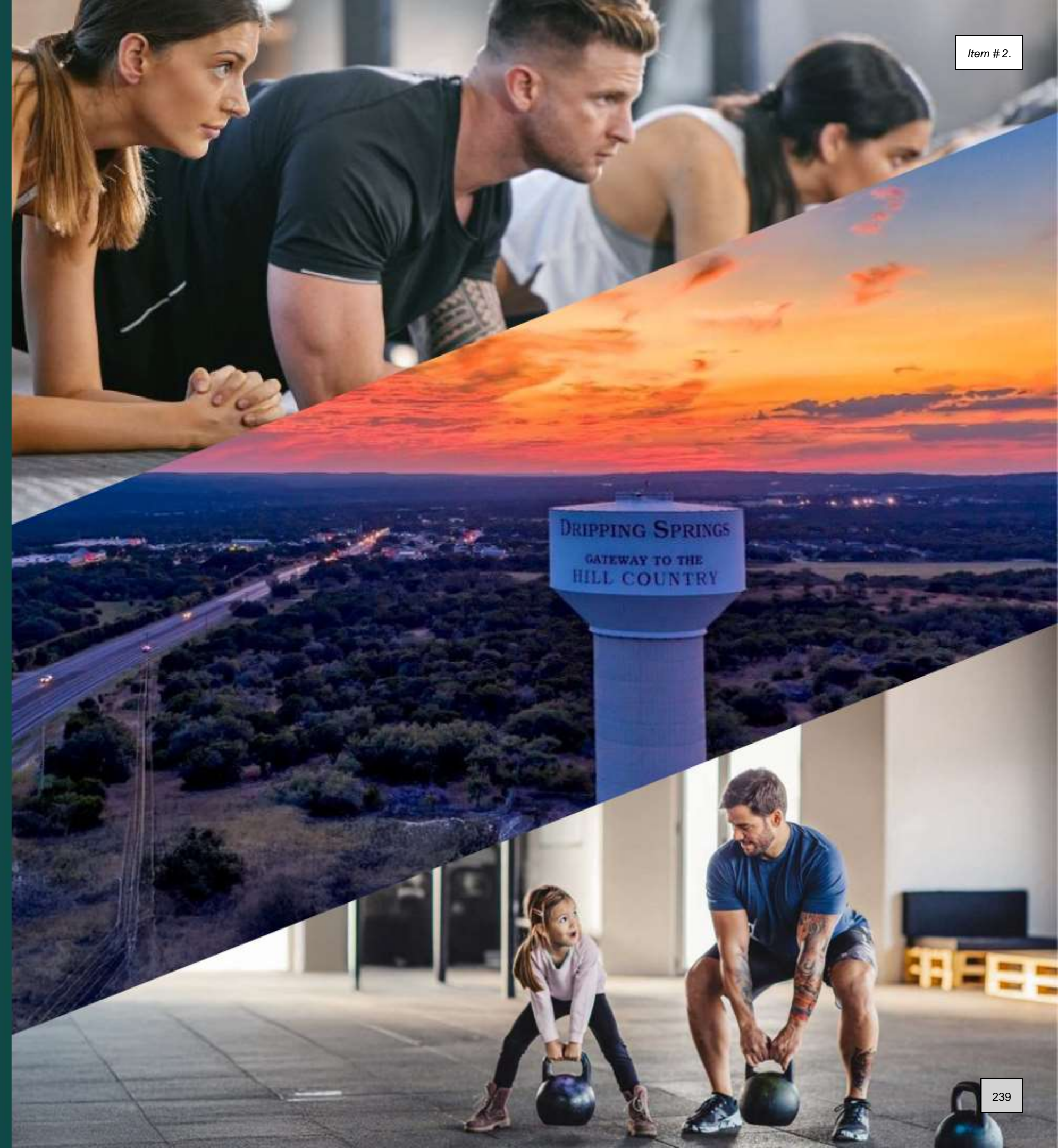






**DRIPPING SPRINGS  
SPORTS CLUB**

**UPDATES  
SEPTEMBER 2ND,  
2025**

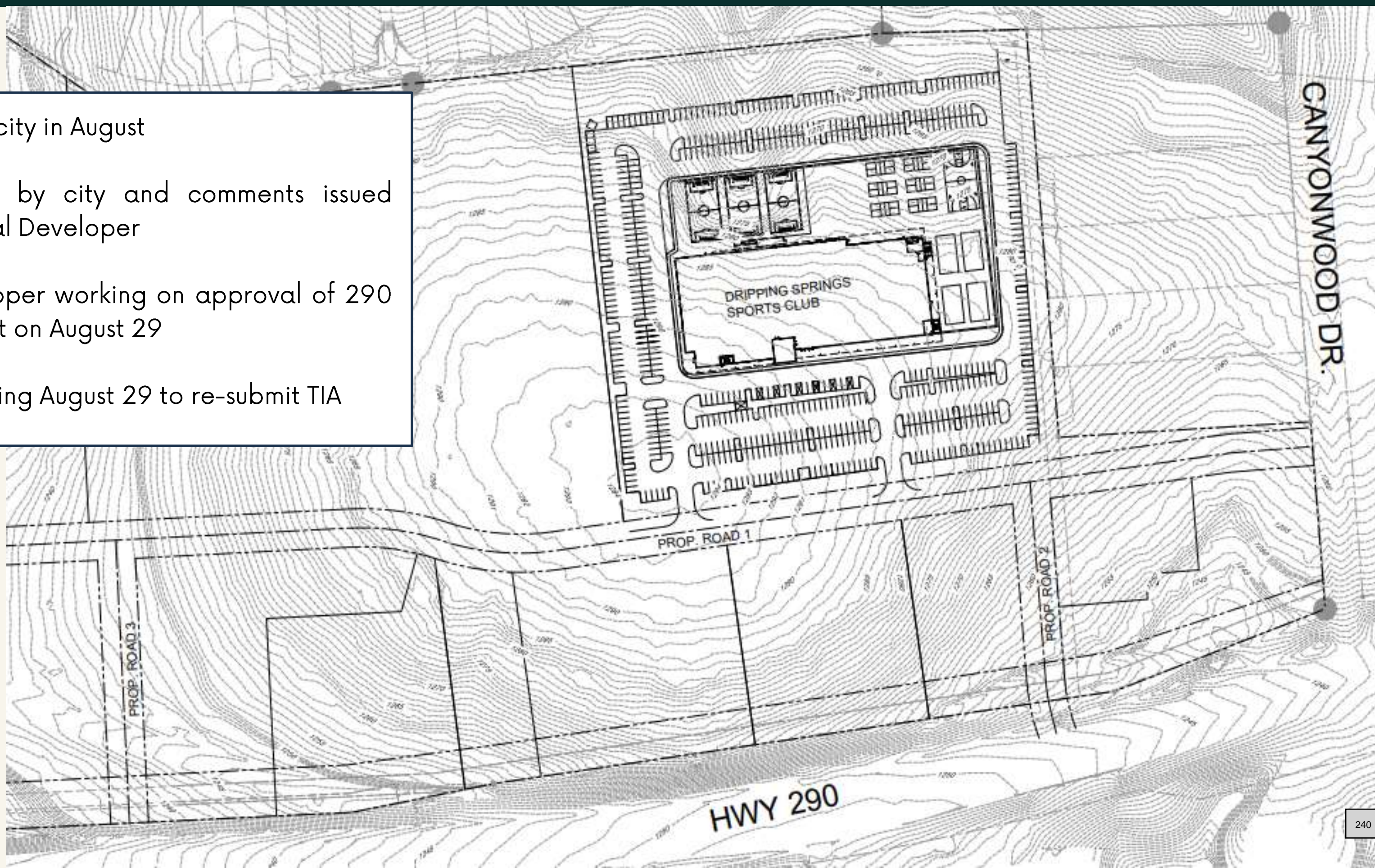




# TRAFFIC IMPACT ANALYSIS

Item #2.

- Initial draft sent to city in August
- Review completed by city and comments issued back to Commerical Developer
- Commerical Developer working on approval of 290 driveway with TxDot on August 29
- TIA Engineer targeting August 29 to re-submit TIA





# SOUND AND LIGHT MITIGATING TREES

Inclusion of trees that help mitigate sound and light, broad branches, around the north and east perimeter



Arizona Cypress



Mt. Laurel

Yaupon Holly





# UPDATED EXTERIOR RENDERINGS





# UPDATED EXTERIOR RENDERINGS





# UPDATED EXTERIOR RENDERINGS





# UPDATED EXTERIOR RENDERINGS





# UPDATED EXTERIOR RENDERINGS







**Jessica K. Rodriguez**

Regent

Sarah Pound Chapter, NSDAR

July 5, 2025

Dear Mr. Mayor and Honorable Members of Council,

**Re: Proclamation for Constitution Week, September 17-23, 2025**

In 2025, we recognize the 70th anniversary of Constitution Week. The Constitution of the United States is the binding document that has held our country together since it was conceived and designed in 1787 with ratification by nine states June 21, 1788. Without it, we would not be celebrating 250 years of these UNITED States in 2026.

Daughters have been tasked to publicly celebrate and promote the Constitution since a resolution to do so was signed into law by President Dwight D. Eisenhower in 1956. The Sarah Pound Chapter, NSDAR would be honored to partner with the City of Dripping Springs to have a public proclamation for this important event.

*Sample:*

**WHEREAS:** The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

**WHEREAS:** September 17, 2025, marks the two hundred and thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS:** It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

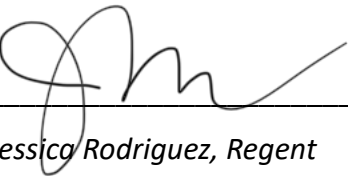
**WHEREAS:** Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

**NOW THEREFORE, BE IT PROCLAIMED by the City Council of Dripping Springs, Texas:**

1. That September 17 - September 23, 2025 shall hereafter be known as "Constitution Week" in Dripping Springs, Hays County, Texas
2. The City of Dripping Springs City Council calls upon all of our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protect the freedoms guaranteed to us through this guardian of our liberties.

Signed \_\_\_\_\_ SEAL Attest \_\_\_\_\_

Kind regards,

  
\_\_\_\_\_  
*Jessica Rodriguez, Regent*





**PROCLAMATION  
OF THE CITY OF DRIPING SPRINGS  
PROCLAIMING SEPTEMBER 17 – SEPTEMBER 23, 2025, AS**

**“CONSTITUTION WEEK”**

- WHEREAS,** The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and
- WHEREAS,** September 17, 2025, marks the two hundred and thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and
- WHEREAS,** It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate the occasion; and
- WHEREAS,** Constitution Week, established by Public Law 915, is a time for all Americans to commemorate the signing of the Constitution and to reflect on the freedoms and responsibilities it bestows; and
- WHEREAS,** Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

**NOW THEREFORE, BE IT PROCLAIMED by the City Council of Dripping Springs, Texas:**

1. That September 17 through September 23, 2025, shall hereafter be known as “Constitution Week” in the City of Dripping Springs, Texas.
2. The City of Dripping Springs City Council encourages all citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

---

Bill Foulds, Jr., Mayor



**PROCLAMATION  
OF THE CITY OF DRIPPING SPRINGS  
PROCLAIMING SEPTEMBER – NOVEMBER 2025  
AND MARCH – MAY 2026, AS**

**“Lights Out Migratory Months”**

- WHEREAS,** the Audubon National Lights Out Program, established in 1999 in Chicago, Illinois, was organized to protect birds from light pollution; and,
- WHEREAS,** the City of Dripping Springs has acknowledged the importance of preserving the night sky for birds and people; and,
- WHEREAS,** Texas is a major corridor for birds migrating across the United States each year, seeing approximately one billion birds travel through the state annually; and,
- WHEREAS,** it is important to recognize this massive migration occurs mostly at night; and,
- WHEREAS,** birds and other pollinators are essential to our planet’s ecology, act as benchmarks for environmental health, increase livability, and connect people of all ages and abilities to the natural world; and,
- WHEREAS,** studies show birds support local economies in Texas through Nature Tourism, which is dominated by birding; and,
- WHEREAS,** the Lights Out Program encourages businesses and community members to turn off exterior lights from 11:00 p.m. to 6:00 a.m. during migratory months to reduce light pollution, providing safe and natural migration routes for birds; and,
- WHEREAS,** participation in the Lights Out Program supports other Dripping Springs city initiatives such as the International Dark Sky Community designation, Bird City designation, the Dripping Springs Birding Club, Jr. Birding Club, and will support Nature Tourism in Dripping Springs; and,
- WHEREAS,** the Lights Out Dripping Springs Program, once proclaimed, will be listed as an official partner program on the Audubon website alongside other cities offering the program.

**NOW, THEREFORE, BE IT PROCLAIMED by the City Council of Dripping Springs, Texas:**

1. September through November of 2025 and March through May of 2026 shall hereafter be known as “Lights Out Migratory Months” in Dripping Springs, Hays County Texas.
2. Community members, business owners, and government officials are encouraged to extinguish exterior lights from 11:00 p.m. to 6:00 a.m. during these Lights Out Migratory Months.

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Bill Foulds, Jr., Mayor



## City Council Special Meeting

*Dripping Springs City Hall*

*511 Mercer Street – Dripping Springs, Texas*

*Tuesday, August 05, 2025, at 5:30 PM*

### **DRAFT MINUTES**

#### **CALL TO ORDER & ROLL CALL**

With a quorum of Council Members present, Mayor Foulds called the meeting to order at 5:36 p.m.

##### **City Council Members**

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian (*arrived at 6:15 p.m.*)

Council Member Place 2 Wade King

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

##### **Staff, Consultants, & Appointed/Elected Officials**

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

Utilities Director Dane Sorensen

DSRP Manager Lily Sellers

Human Resources Director Chase Winburn

City Secretary Diana Boone

IT Director Jason Weinstock

Planning Director Tory Carpenter

Parks & Community Services Assistant Director Emily Nelson

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

Emergency Preparedness and Homeland Security Director Roman Baligad

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Geoffrey Tahuahua.

#### **BUDGET WORKSHOP**

- 1. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026.** *Deputy City Administrator, Shawn Cox*

The Budget Workshop was presented by Deputy City Administrator Shawn Cox, DSRP Manager Lily Sellers, and Utilities Director Dane Sorensen was in the audience to answer questions.

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to recess the Budget Workshop and address items 2 & 3 next on the agenda. The motion carried 4 to 0. Mayor Pro Tem Manassian was not present to vote.

The Budget Workshop recessed at 6:10 p.m.

Council returned to the Budget Workshop at 6:25 p.m.

No action was taken during the budget presentation.

## PROCLAMATIONS & PRESENTATIONS

*Proclamations and Presentations are for discussion purposes only and no action shall be taken.*

Items 2 & 3 were moved up on the agenda.

2. **A Proclamation of the City of Dripping Springs declaring August 7, 2025 as "Purple Heart Day."** *Sponsor: Mayor Bill Foulds, Jr.*

Council Member Parks read and presented the Purple Heart Day Proclamation.

3. **A Proclamation of the City of Dripping Springs proclaiming the City of Dripping Springs, Texas as a Purple Heart City.** *Sponsor: Mayor Bill Foulds, Jr.*

Council Member King read and presented the Purple Heart City Proclamation.

Present to receive the proclamations:

- MOPH Chapter 1919 Civilian Commander, Bill De Winne
- MOPH Chapter 1919 Member, Daniel Finn
- MOPH Chapter 1919 Commander, Carl "Pee Wee" Rees
- MOPH Chapter 1919 Member, Jesse Longoria
- MOPH Chapter 1919 Past Region V Commander, National Officer, Ernie Banasau

Mayor Pro Tem Manassian arrived during the Purple Heart presentation.

## PRESENTATION OF CITIZENS

*A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies*

*are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

Items 2 & 3 were moved up on the agenda, before 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 City Council or City staff.*

- 4. Approval of the July 1, 2025 City Council meeting minutes.**
- 5. Approval of a Resolution of the City of Dripping Springs Consenting to the City of Dripping Springs Water Conservation Plan. Sponsor: Mayor Bill Foulds, Jr.**
- 6. Approval of a Resolution of the City of Dripping Springs Consenting to the Drought Contingency Plan for municipal water use. Sponsor: Mayor Bill Foulds, Jr.**
- 7. Approval of a Resolution of the City of Dripping Springs Accepting Improvements and Approving a Maintenance Bond for the Driftwood 967 Next Step Drive – Water and Wastewater Improvements. Applicant: Dale Lowden Excavating, LLC**
- 8. Approval of a Resolution of the City of Dripping Springs Appointing Ginger Faught to Place 3 of the Driftwood Economic Development Municipal Management District's Board of Directors. Sponsor: Mayor Bill Foulds, Jr.**
- 9. Approval of the June 2025 Treasurer's Report. Deputy City Administrator, Shawn Cox**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve Consent Agenda items 4-9. The motion to approve carried unanimously 5 to 0.

## **BUSINESS AGENDA**

- 10. Update on signage design and discuss and consider approval of draft bid package for Wayfinding Signage. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the draft bid package for Wayfinding Signage. The motion to approve carried 3 to 2, with Council Members Crow and Tahuahua voting nay.

- 11. Public hearing, discussion, and consideration of approval of proposed amendments to an Ordinance of the City of Dripping Springs, Chapter 2, Article 2.04, Division 3 relating to the Parks and Recreation Commission. Sponsor: Mayor Pro Tem Taline Manassian**

A motion was made by Council Member Parks and seconded by Mayor Pro Tem Manassian, to approve the proposed amendments to an ordinance of the City of Dripping Springs, Chapter 2, Article 2.04, Division 3 relating to the Parks & Recreation Commission. The motion to approve carried unanimously 5 to 0.

**12. Approval of the at-large appointment of Ryan Strittmatter to the Parks & Recreation Commission for term ending June 30, 2026.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the appointment of Ryan Strittmatter to the Parks & Recreation Commission. The motion to approve carried unanimously 5 to 0.

**13. Discuss and consider approval of a Resolution of the City of Dripping Springs revising the Personnel Manual, including updating the Telecommuting Policy and approving a Technology Acceptable Use Policy. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Parks and seconded by Mayor Pro Tem Manassian, to approve the Technology Acceptable Use Policy. The motion to approve carried unanimously 5 to 0.

Staff direction was given to revise and clarify the Personnel Manual Telecommuting Policy.

**14. Discuss and consider approval of a Resolution of the City of Dripping Springs Approving and Adopting the 2025 Multi-Jurisdictional Hazard Mitigation Plan. Sponsor: Council Member Geoffrey Tahuahua**

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to approve the Multi-Jurisdictional Hazard Mitigation Plan. The motion to approve carried unanimously 5 to 0.

**15. Discuss and consider approval of the City of Dripping Springs' submittal of an application to the Lower Colorado River Authority's Community Grant Program for Dripping Springs Ranch Park Event Center roof repairs. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Parks and seconded by Council Member Tahuahua, to approve the submittal of an application for a grant. The motion to approve carried unanimously 5 to 0.

**16. Discuss and consider approval of a Resolution of the City of Dripping Springs Expressing Support for Hays County's Infrastructure Planning Efforts, including the West Travis County Public Utility Agency's Temporary Interconnection Project, and Affirming the City's Commitment to Regional Collaboration to Protect the Health, Safety, and Welfare of Residents. Sponsor: Mayor Bill Foulds, Jr.**

Item 16 was moved to be discussed during Closed Session.

**17. Discuss and consider approval of the Proposed Ad Valorem Tax Rate for 2025. Deputy City Administrator, Shawn Cox**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to adopt the 0.2267 per \$100 valuation as the proposed Ad Valorem Tax Rate for 2025. The motion carried unanimously 5 to 0.

Roll call vote:

Mayor Pro Tem Manassian – Aye  
 Council Member King - Aye  
 Council Member Tahuahua - Aye  
 Council Member Crow - Aye  
 Council Member Parks - Aye

## REPORTS

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

### **18. Transportation Report - Village Grove Parkway. Tory Carpenter, Planning Director**

No action was taken.

## CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to go into Closed Session for items 16 and 19-21, under sections 551.071 and 551.072. The motion carried unanimously 5 to 0.

Closed Session began at 8:20 p.m.

*The City Council 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.*

### **16. Discuss and consider approval of a Resolution of the City of Dripping Springs Expressing Support for Hays County's Infrastructure Planning Efforts, including the West Travis County Public Utility Agency's Temporary Interconnection Project, and Affirming the City's Commitment to Regional Collaboration to Protect the Health, Safety, and Welfare of Residents. Sponsor: Mayor Bill Foulds, Jr.**

Item 16 was moved to be discussed during Closed Session.

This item was postponed to be considered at the next meeting. Staff was directed to use new language to address council concerns.

19. **Consultation with Attorney and Deliberation Regarding Real Property and interlocal discussions related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*)
20. **Consultation with city attorney related to legal issues regarding land use conditions on variances, special exceptions, and other zoning issues.** (*Consultation with Attorney, 551.071*).
21. **Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items.** (*Consultation with Attorney, 551.071*)

Closed Session ended at 8:52 p.m.

## ADJOURN

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to adjourn the meeting. The motion to adjourn carried unanimously 5 to 0.

The meeting was adjourned at 8:54 p.m.

**APPROVED ON:**     *Month, XX, 202X*

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*Bill Foulds, Jr., Mayor*

**ATTEST:**

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*Diana Boone, City Secretary*





**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Laura Mueller, City Attorney

**Council Meeting Date:** September 2, 2025

**Agenda Item Wording:** **Approval of an updated Professional Service Agreement for City Engineering Services with Gilpin Engineering, LLC.** *Sponsor: Mayor Bill Foulds, Jr.*

**Agenda Item Requestor:**

**Summary/Background:** Gilpin Engineering, Chad Gilpin, has changed corporation type. In addition, Gilpin Engineering has not increased their fees since 2017 for the City of Dripping Springs. They are requesting an increase in fees for hourly rates for non-reimbursable and reimbursable expenses.

	2017	2025-Non-reimbursable	2025-Reimbursable
<b>Senior Engineer</b>	150	165	180
<b>Project Engineer</b>	X	165	180
<b>Design Engineer</b>	100	110	120
<b>Engineering Technician</b>	75	82	90
<b>Inspector</b>	75	82	90
<b>Administrative Assistant</b>	60	66	72

Non-Reimbursable is a 10% increase. (Hours spent on City tasks and projects not related to a development review).

Reimbursable is a 20% increase. (Hours spent on development review can be reimbursed by the developer).

**Commission Recommendations:**

N/A

**Recommended Council Actions:**

Recommend approval of updated agreement.

**Attachments:** New agreement; 2017 agreement; 2021 agreement.

**Next Steps/Schedule:** If Approved the agreement will go into effect upon execution.

## PROFESSIONAL SERVICES AGREEMENT

This Agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between the **City of Dripping Springs**, Texas (hereinafter referred to as the “City”) and **Gilpin Engineering, LLC**, (hereinafter referred to as “Contractor”), is understood and agreed to be as set forth herein:

- 1. Description of Services:** The City, in connection with carrying out the duties of its various public works, ordinances, and permits regarding roads, driveways, drainage, subdivisions, site development, water quality, and other development related activities, requires the services of qualified personnel to assist the City in performing these duties as City Engineer. The Contractor shall perform the below duties as needed by the City. Chad Gilpin shall act as City Engineer.
  - (b)** City Engineer services for design and/or contract documents suitable for bidding purposes for all City public works projects including streets, water and wastewater infrastructure, water storage facilities, storm drain systems, culvert and bridge design, traffic and transportation systems, all-purpose trails, parks, and landscaping.
  - (c)** Manages engineering services related to master plans and capital improvements projections, plat review, site plan review, flood damage prevention, other engineering related studies and project cost estimating.
  - (d)** Oversees the checking of plans and specifications for compliance with city ordinances and policies.
  - (e)** Retain copies of the Official Maps of the City of Dripping Springs at his office.
  - (f)** Contractor shall deliver written reports to City Hall via mail, in person, email, or other electronic means as appropriate.
  - (g)** If the City’s assignment of duties for a specific project is declined by Contractor, then the City may assign said duties to another employee or Contractor at the City’s discretion. Contractor does not have the authority to unilaterally select another contractor to perform the work the Contractor was assigned. Contractor shall assist the City in the selection of additional contractors when requested by the City.
  - (h)** Contractor may from time to time be called upon to perform the following services:
    - (1)** Attend meetings of the City Council, when requested by the Mayor, City Administrator, or Deputy City Administrator; and/or
    - (2)** Attend other public or private meetings involving review of engineering matters related to the duties performed under this Agreement.
  - (i)** Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City. Contractor agrees to abide by the Texas Engineering Practice Act and Rules as

- established by the Texas Board of Professional Engineers when professional engineering is used in performance of Contractor's duties and responsibilities.
- (j) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.
  - (k) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.
  - (l) Performs other related duties as needed.
2. **Standard of Care:** The Contractor will provide the Services in accordance with the terms of this Agreement in a timely, courteous, professional, and workmanlike manner consistent with applicable generally accepted industry standards of quality and integrity.
  3. **Attachment:** All attachments to this Professional Service Agreement are hereby made part hereof as if fully set out herein  
  
Attachment A: Contractor's Hourly Rate  
Attachment B: Insurance Requirements
  4. **Payment for Services:** The City will compensate Contractor in accordance with the fee structure contained in Contractor's proposal attached as Attachment "A". Contractor shall invoice City in accordance with Contractor's attached proposal. Payment shall be made in current funds to the address specified by the Contractor in the invoice, provided the services invoiced have been satisfactorily completed. If additional work is needed, payments in excess of the Cap must be approved by the City in writing.
  5. **Sales Tax Exemption:** The City is exempt from payment of sales, use, rental and certain excise taxes in accordance with Chapter 151 of the Texas Tax Code. Contractor acknowledges and agrees that no such tax shall be included in any invoice or request for payment. City shall cooperate with the Contractor in providing any necessary documentation to evidence the City's tax-exempt status, including providing a completed Texas Sales and Use Tax Exemption Certification form upon request.
  6. **Invoice Rejection and Correction:** The City reserves the right to reject any invoice that is incomplete, inaccurate, or not in compliance with the terms of this Agreement. In the event of an invoice rejection, the City will provide written notice to the Contractor specifying the reasons for rejection. The Contractor shall correct and resubmit the invoice within ten (10) business days of receipt of the rejection notice. The City's payment timeline will recommence upon receipt of the corrected invoice.
  7. **Duration:** This Agreement shall be in effect for a period of one year (12 months), unless terminated as provided below.

8. **Renewal:** This Agreement shall automatically renew for successive one-year periods unless: (a) terminated, as set out below, or (b) either party provides notice of intent not to renew to the other party thirty (30) days prior to the end of the current term.
9. **Termination:** Either party may terminate this Agreement by a thirty (30) day written notice.
10. **Relationship of Parties:** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for services of any kind.
11. **Employees:** Contractor employees, if any, who perform services for City under this Agreement shall also be bound by the provisions of this Agreement. At the request of City, Contractor shall provide adequate evidence that such persons are Contractor's employees.
12. **Mandatory Disclosures:** Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176). The Contractor also confirms it is in compliance with all Texas requirements related to government contracts including: (1) no boycott of Israel; (2) not listed as a foreign terrorist organization by the Texas Comptroller of Public Accounts; (3) Contractor does not have a policy or practice of discriminating against firearm entities or firearm trade associations; (4) Contractor does not boycott energy companies; and Contractor is compliant with all other Texas laws including any additional disclosure requirements.
13. **Injuries/Insurance:** Contractor acknowledges the Contractor's obligation to obtain appropriate insurance coverage with the City named as an additional named insured. Required insurance in Attachment "B". Contractor waives the rights to recovery from City for any injuries that Contractor may sustain while performing services under this Agreement. Contractor is to provide a copy of insurance coverage to City at least ten (10) days prior to the end of any existing coverage period if Contractor uses the services of any of Contractor's employees for the provision of services to the City. The City shall be named as an additional named insured on the Insurance.
14. **Indemnification:** Despite anything to the contrary in this Agreement, and in accordance with applicable law and the *Texas Constitution*, the City does not agree to indemnify the Contractor for any expenses in any way connected with this Agreement. CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF DRIPPING SPRINGS FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, LIABILITIES, COSTS, AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, EXCEPT TO THE EXTENT SUCH CLAIMS ARE CAUSED BY THE CITY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

15. **Limit of Liability:** To the fullest extent permitted by law, the Consultant's total liability to the Client for any and all injuries, claims, losses, expenses damages, or claim expenses arising out of the Consultant's performance under this agreement, shall not exceed what is insurable by Consultant's insurance policies. Such causes include, but not limited to, the Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.
16. **Assignment:** Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City.
17. **Notice:** All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows, provided that either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

**To the City:**

City of Dripping Springs  
Attn: City Administrator  
PO Box 384  
Dripping Springs, TX 78620  
(512) 858-4725

**To the Contractor:**

Gilpin Engineering, LLC  
Attn: Chad Gilpin  
9701 Brodie Lane, Suite 203  
Austin, TX 78748  
(512) 220-8100

18. **Entire Agreement:** This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes and prior written agreements between the parties. If a conflict exists between this Agreement and Attachment "A", this Agreement shall prevail.
19. **Amendment:** This agreement may be modified or amended only if the amendment is made in writing and is signed by both parties.
20. **Severability:** If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
21. **Waiver of Contractual Right:** The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.
22. **Dispute Resolution:** If a dispute arises out of or relates to this Agreement or the breach thereof, the parties will attempt to settle the matter between themselves. If no agreement can be reached the parties agree to use mediation with a mutually agreed upon mediator before resorting to a judicial forum. The cost of a third-party mediator will be shared equally by the parties. In the event of litigation, the prevailing party will be entitled to reimbursement of all reasonable and just costs and attorney's fees as determined by the court.

23. **Governing Law and Venue:** This Agreement shall be construed under and in accordance with the laws of The State of Texas. The venue for any and all legal disputes arising under this Agreement shall be a court of competent jurisdiction located in Hays County, Texas.
24. **Consequential Damages:** Neither party shall be liable to the other for loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; or for any special, consequential, indirect, punitive, or exemplary damages.
25. **Force Majeure:** Neither Party shall be liable for any delay or failure in performance to the extent caused by a Force Majeure Event, provided that the affected Party promptly notifies the other in writing and uses diligent efforts to resume performance. A “Force Majeure Event” means an event or circumstance beyond the reasonable control of the affected Party, including acts of God, war, terrorism, pandemics, natural disasters, or governmental actions prohibiting performance, but excluding (a) changes in market conditions, (b) increases in the cost of materials, labor, or transportation, (c) tariffs, duties, taxes, or other governmental assessments imposed after the Effective Date, and (d) shortages or delays caused by the Contractor’s subcontractors or suppliers.
26. **Allocation of Price Risk:** The Contractor assumes all risk of cost increases, including but not limited to increases in the price of raw materials, fuel, transportation, and any tariffs, duties, or import/export restrictions imposed or increased after the Effective Date of this Agreement. Under no circumstances shall the City be responsible for any price escalation or surcharge arising from such changes. Contractor warrants that the Contract Price is firm, fixed, and inclusive of all applicable current and future tariffs and similar charges.
27. **No Extension or Adjustment:** No Force Majeure Event shall entitle Contractor to an increase in the Contract Price or other compensation, nor an extension of the performance schedule, except where the City, in its sole discretion, agrees in writing. Notwithstanding the foregoing, Contractor shall continue to perform its obligations to the extent not affected by the Force Majeure Event.
28. **Termination for Extended Force Majeure:** If a Force Majeure Event prevents performance for more than thirty (30) consecutive days, the City may terminate this Agreement without liability, penalty, or further obligation by providing written notice to Contractor.
29. **Site Access and Safety:** City shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Contractor will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including City’s contractors, subcontractors, or other parties present at the site.

CITY OF DRIPPING SPRINGS

GILPIN ENGINEERING, LLC

\_\_\_\_\_  
Michelle Fischer, City Administrator

\_\_\_\_\_  
Chad Gilpin, Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



## ATTACHMENT "A"



**Hourly Rate Schedule**  
**City Engineering Services – Dripping Springs, TX**

Gilpin will provide all work, unless otherwise agreed to by the City and Gilpin Engineering Company, on an hourly basis for the following hourly rates:

**HOURLY RATES**  
 (Non-Reimbursable)<sup>2</sup>

Senior Engineer	\$ <u>165</u>
Project Engineer	\$ <u>165</u>
Design Engineer	\$ <u>110</u>
Engineering Technician	\$ <u>82</u>
Inspector	\$ <u>82</u>
Administrative Assistant	\$ <u>66</u>

**HOURLY RATES**  
 (Reimbursable)<sup>3</sup>

Senior Engineer	\$ <u>180</u>
Project Engineer	\$ <u>180</u>
Design Engineer	\$ <u>120</u>
Engineering Technician	\$ <u>90</u>
Inspector	\$ <u>90</u>
Administrative Assistant	\$ <u>72</u>

**Notes:**

<sup>1</sup> Rates Include related business expenses (e.g., telephone, copies, mileage and other routine reimbursable expenses)

<sup>2</sup> Hours spent on City tasks and projects not related to a development review

<sup>3</sup> Hours spent on development review can be reimbursed by the developer

**ATTACHMENT “B”****CITY OF DRIPPING SPRINGS CONTRACTOR INSURANCE REQUIREMENTS:**

Firm providing goods, materials and services for the City of Dripping Springs shall, during the term of the contract with the City of Dripping Springs or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Name the City of Dripping Springs as additional named insured as to all applicable coverage.
2. Provide for at least ten (10) days prior written notice to the City of Dripping Springs for cancellation, non-renewal, or material change of the insurance.
3. Provide for a waiver of subrogation against the City of Dripping Springs for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

**Insurance Company Qualification:** All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least “A” by AM Best or other equivalent rating service.

**Certificate of Insurance:** Certificates of Insurance evidencing all of the required insurance coverages shall be submitted with the Firm’s submission. Copies of any modifications, amendments, renewals, or terminations of any coverage shall be promptly submitted to the City. If the contract is extended by the City of Dripping Springs, certificates of insurance evidencing all of the required insurance coverages shall be provided to the City prior to the date the contract is extended.

**Type of Contract and Amount of Insurance:**

- Statutory Workers Compensation insurance as required by state law.
- Commercial General Liability minimum limits of \$500,000 per occurrence for bodily injury, personal injury, and property damage.
- Automobile Liability with a minimum of \$500,000 Dollars combined single limit.

# CONFLICT OF INTEREST QUESTIONNAIRE

## For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

## OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Gilpin Engineering, LLC

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Chad Gilpin

Name of signatory

CHAD GILPIN

Signature

August 19, 2025

Date

## CONFLICT OF INTEREST QUESTIONNAIRE

### For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

**Local Government Code § 176.001(1-a):** "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

**Local Government Code § 176.003(a)(2)(A) and (B):**

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

\*\*\*

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or

- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

**Local Government Code § 176.006(a) and (a-1)**

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

- (3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or


(C) of a family relationship with a local government officer.

## PROFESSIONAL SERVICES AGREEMENT AMENDMENT

This Amendment to the Agreement entered into on or around December 2017, is made and entered into on August 17, 2021, by and between the **City of Dripping Springs, Texas** (hereinafter referred to as the "City") and **Gilpin Engineering Company** (hereinafter referred to as "Contractor"), is understood and agreed to be as set forth herein:

1. **Rate for Additional Services:** The attached rate sheet is adopted which includes a rate for additional services-planning services-as Attachment "A".
2. **Entire Agreement:** This Amendment to this Original Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Amendment incorporates the Original Agreement from 2017.

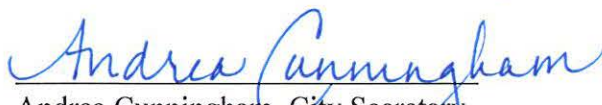
**CITY OF DRIPPING SPRINGS:**

  
Bill Foulds, Jr., Mayor

**GILPIN ENGINEERING COMPANY:**

  
Chad Gilpin, Owner

**ATTEST:**

  
Andrea Cunningham, City Secretary





## HOURLY RATE SCHEDULE

### City Engineering Services – Dripping Springs, TX

Gilpin will provide all work, unless otherwise agreed to by the City and Gilpin Engineering Company, on an hourly basis for the following hourly rates:

#### HOURLY RATES

Registered Engineer	\$_____150_____
Design Engineer	\$_____100_____
Engineering Technician	\$_____75_____
Registered Surveyor	\$_____125_____
Surveying Technician	\$_____75_____
Planner	\$_____120_____
Inspector	\$_____75_____
Administrative Assistant	\$_____60_____

## PROFESSIONAL SERVICES AGREEMENT

This Agreement, made and entered into this, the 19th day of December, 2017 and between the **City of Dripping Springs**, Texas (hereinafter referred to as the “City”) and **Gilpin Engineering Company**, (hereinafter referred to as “Contractor”), is understood and agreed to be as set forth herein:

1. **Description of Services:** The City, in connection with carrying out the duties of its various public works, ordinances, and permits regarding roads, driveways, drainage, subdivisions, site development, water quality, and other development related activities, requires the services of qualified personnel to assist the City in performing these duties as City Engineer. The Contractor shall perform the below duties as needed by the City.
  - (a) Chad Gilpin shall act as City Engineer.
  - (b) City Engineer services for design and/or contract documents suitable for bidding purposes for all City public works projects including streets, water and wastewater infrastructure, water storage facilities, storm drain systems, culvert and bridge design, traffic and transportation systems, all-purpose trails, parks, and landscaping.
  - (c) Manages engineering services related to master plans and capital improvements projections, plat review, site plan review, flood damage prevention, other engineering related studies and project cost estimating.
  - (d) Oversees the checking of plans and specifications for compliance with city ordinances and policies.
  - (e) Retain copies of the Official Maps of the City of Dripping Springs at his office.
  - (f) Contractor shall deliver written reports to City Hall via mail, in person, email, or other electronic means as appropriate.
  - (g) If the City’s assignment of duties for a specific project is declined by Contractor, then the City may assign said duties to another employee or Contractor at the City’s discretion. Contractor does not have the authority to unilaterally select another contractor to perform the work the Contractor was assigned. Contractor shall assist the City in the selection of additional contractors when requested by the City.
  - (h) Contractor may from time to time be called upon to perform the following services:

- (1) Attend meetings of the City Council, when requested by the Mayor, City Administrator, or Deputy City Administrator; and/or
  - (2) Attend other public or private meetings involving review of engineering matters related to the duties performed under this Agreement.
- (i) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City. Contractor agrees to abide by the Texas Engineering Practice Act and Rules as established by the Texas Board of Professional Engineers when professional engineering is used in performance of Contractor's duties and responsibilities.
  - (j) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.
  - (k) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.
  - (l) Performs other related duties as needed.
2. **Payment for Services:** The City will compensate Contractor in accordance with the fee structure contained in Contractor's proposal attached as Attachment "A". Contractor shall invoice City in accordance with Contractor's attached proposal.
  3. **Duration:** This Agreement shall be in effect for a period of one year (12 months), unless terminated as provided below.
  4. **Renewal:** This Agreement shall automatically renew for successive one-year periods unless: (a) terminated, as set out below, or (b) either party provides notice of intent not to renew to the other party thirty (30) days prior to the end of the current term.
  5. **Termination:** Either party may terminate this Agreement by a thirty (30) day written notice.
  6. **Relationship of Parties:** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals for firms for engineering services.



- 7. Limitations:** During the period the Consultant is covered by this agreement, the Consultant will contact the City in writing if a potential conflict of interest with a third party client may exist. If the City Council finds that a project for a third party client of the Consultant has a direct conflict with the City, the City Council shall contact the Consultant in writing. If the conflict of interest cannot be resolved to either party's satisfaction, either the Consultant or the City Council may terminate this Agreement with seven (7) days' notice to the other party.
- 8. Employees:** Contractor employees, if any, who perform services for City under this Agreement shall also be bound by the provisions of this Agreement. At the request of City, Contractor shall provide adequate evidence that such persons are Contractor's employees.
- 9. Mandatory Disclosures:** Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176) and the Affidavit regarding Prohibition on Contracts with Companies Boycotting Israel (Texas Government Code Chapter 2270).
- The Contractor must also fill out Form 1295, as required by the Texas Ethics Commission, and submit it to the City. The form may be found here: [https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)
- 10. Injuries/Insurance:** Contractor acknowledges his/her obligation to obtain appropriate insurance coverage for the benefit of Contractor's employees, if any. Contractor waives the rights to recovery from City for any injuries that Contractor and/or Contractor's employees may sustain while performing services under this Agreement. Contractor to provide a copy of insurance coverage to City at least ten (10) days prior to end of any existing coverage period if Contractor uses the services of any of Contractor's employees for the provision of services to the City. .
- 11. Indemnification:** Contractor agrees to indemnify and hold City harmless from all claims, losses, expenses, fees, including attorney's fees, costs, and judgments that may be asserted against City that result from acts or omissions of Contractor, Contractor's employees, if any, and Contractor's agents.
- 12. Limit of Liability:** To the fullest extent permitted by law, the Consultant's total liability to the Client for any and all injuries, claims, losses, expenses damages, or claim expenses arising out of the Consultant's performance under this agreement, shall not exceed what is insurable by Consultant's insurance policies. Such causes include, but not limited to, the Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

- 13. Dispute Resolution:** If a dispute arises out of or relates to this Agreement or the breach thereof, the parties will attempt to settle the matter between themselves. If no agreement can be reached the parties agree to use mediation with a mutually agreed upon mediator before resorting to a judicial forum. The cost of a third party mediator will be shared equally by the parties. In the event of litigation, the prevailing party will be entitled to reimbursement of all reasonable and just costs and attorney's fees as determined by the court.
- 14. Assignment:** Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City.
- 15. Notice:** All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

**For the City:**

Attention: City Administrator  
 City of Dripping Springs  
 P.O. Box 384  
 Dripping Springs, TX 78620  
 512-858-4725

**For the Contractor:**

Attention: Chad Gilpin  
 Gilpin Engineering Company  
 8908 Gallant Fox Rd.  
 Austin, TX 78737  
 512-587-1160

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

- 16. Entire Agreement:** This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes and prior written agreements between the parties.
- 17. Amendment:** This agreement may be modified or amended only if the amendment is made in writing and is signed by both parties.
- 18. Severability:** If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
- 19. Waiver of Contractual Right:** The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.

**20. Applicable Law:** The laws of the State of Texas shall govern this Agreement.

**21. Venue:** The venue for any and all legal disputes arising under this Agreement shall be Hays County, Texas.

**CITY OF DRIPPING SPRINGS:**

  
\_\_\_\_\_  
Todd Purcell, Mayor

**CONTRACTOR:**

  
\_\_\_\_\_  
Chad Gilpin, P.E.

December 19, 2017

\_\_\_\_\_  
Date

12-19-17

\_\_\_\_\_  
Date

**ATTEST:**

  
\_\_\_\_\_  
Andrea Cunningham, City Secretary



## Attachment "A"

**HOURLY RATE SCHEDULE****City Engineering Services – Dripping Springs, TX**

Gilpin will provide all work, unless otherwise agreed to by the City and Gilpin Engineering Company, on an hourly basis for the following hourly rates:

**HOURLY RATES**


Registered Engineer	\$ <u>150</u>
Design Engineer	\$ <u>100</u>
Engineering Technician	\$ <u>75</u>
Registered Surveyor	\$ <u>125</u>
Surveying Technician	\$ <u>75</u>
Inspector	\$ <u>75</u>
Administrative Assistant	\$ <u>60</u>



**DRIPPING SPRINGS**  
Texas

Item # 7.

**To:** Mayor Bill Foulds, Jr. and City Council, City of Dripping Springs

**From:** Shawn Cox, Deputy City Administrator 

**Date:** September 2, 2025

**RE:** July 2025 City Treasurer's Report

**General Fund:**

The General Fund received **\$587,842.11** in revenues for July.

General Fund revenues are in line with the projected budget. Line items of note include:

- 100-000-40001: Sales Tax Revenue – \$410,720.04 was received in July, of which \$310,071.67 is considered City Revenues and is not allocated to either the Utility Fund or through agreements. This is a 7.39% increase from July 2024 collections. Though July, \$4,136,133.25 (91.91%) of the \$4,500,000.00. Current projections for the end of the year are to collect approximately \$4,900,000.00.
- 100-201-43031: Building Code Fees – The City received \$98,955.50 in Building Code Fees in July. To date, \$1,353,714.66 (90.25%) of the \$1,500,000.00 budgeted has been collected.
- 100-402-44003: Aquatic Fees – Through July, \$25,726.40 has been collected in pool fees.

General Fund expenditures are in line with the projected budget.

**Utility Fund:**

The Utility Fund received **\$399,119.73** in revenues for July.

Utility Fund revenues are in line with the projected budget. Line items of note include:

- 400-300-43018: Wastewater Service Fees – The Utility Fund received \$180,954.07 in Wastewater Fees.
- 400-301-43041: Water Usage – Though May, \$347,265.46, This is \$147,265.46 more than anticipated.
- 400-320-47009: Sales Tax – \$82,144.01 was deposited into the Utility Fund for the July Sales Tax allocation.

Utility Fund expenditures are in line with the projected budget.

**Dripping Springs Ranch Park (DSRP):**

The Ranch Park received **\$275,420.96** in July. The larger than normal collection is due to the transfer of fees paid via CivicRec into the General Fund. This transfer included collected camp fees, which were significant.

DSRP revenues are in line with the projected budget. Line items of note include:

- 200-401-43012: Facility Rental Fees – In July, the DSRP collected \$14,697.50 in rental fees, bring the total collected to \$105,731.75.



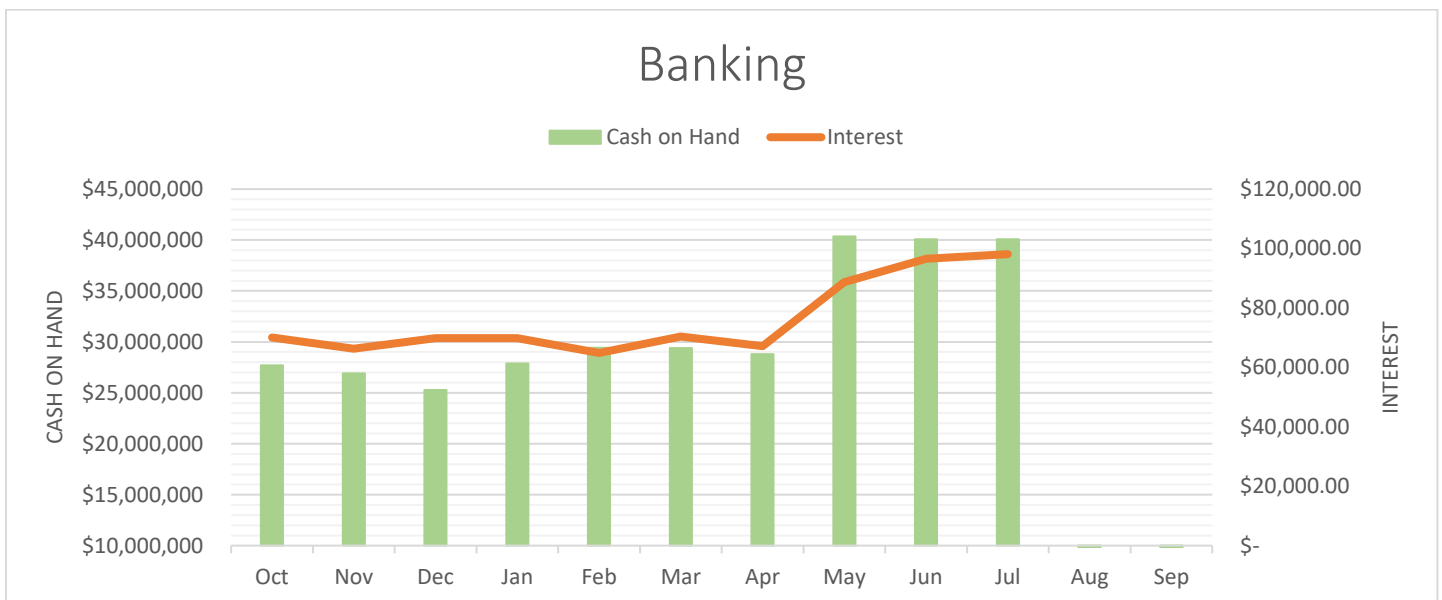
## DRIPPING SPRINGS Texas

- 200-401-44005: Coyote Camp – July's collection of \$134,314.00 in camp fees, as discussed previously represents multiple months of collections. Total camp fees collected for the year total \$153,621.60, which is \$16,521.60 more than anticipated.
- 200-401-6006: Merchandise Sales – Through July, \$23,875.44 has been collected, which is \$1,810.24 more than anticipated.

DSRP expenditures are in line with the projected budget.

### Banking:

On July 31<sup>st</sup>, the City's cash balance was **\$40.07 Million**. This is a 0.01% increase from the previous month's cash balances. A total of **\$98,102.97** was collected in interest revenues in July.







		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund							
Revenue							
Department: 000 - Undesignated							
<a href="#">100-000-40000</a>	Ad Valorem Tax	3,707,356.54	3,707,356.54	21,081.35	3,704,521.60	-2,834.94	0.08 %
<a href="#">100-000-40001</a>	Sales Tax Revenue	4,500,000.00	4,500,000.00	410,720.04	4,136,133.25	-363,866.75	8.09 %
<a href="#">100-000-40002</a>	Mixed Beverage	100,000.00	100,000.00	0.00	26,976.63	-73,023.37	73.02 %
<a href="#">100-000-40006</a>	Ad Valorem Tax Penalty/Interest	4,000.00	4,000.00	2,848.23	13,531.83	9,531.83	338.30 %
<a href="#">100-000-41000</a>	Solid Waste Franchise Fee	55,000.00	55,000.00	0.00	40,977.90	-14,022.10	25.49 %
<a href="#">100-000-42000</a>	Alcohol Permit Fees	6,500.00	6,500.00	750.00	5,867.50	-632.50	9.73 %
<a href="#">100-000-46001</a>	Other Revenues	40,000.00	40,000.00	-15,357.87	1,800,987.77	1,760,987.77	4,502.47 %
<a href="#">100-000-46002</a>	Interest	150,000.00	150,000.00	17,301.65	187,205.29	37,205.29	124.80 %
<a href="#">100-000-46011</a>	Coronavirus Local Fiscal Recovery F	0.00	0.00	0.00	50.00	50.00	0.00 %
<a href="#">100-000-46013</a>	Opioid Abatement	0.00	0.00	0.00	241.78	241.78	0.00 %
<a href="#">100-000-46014</a>	Transportation Improvements Reim	1,010,000.00	1,010,000.00	0.00	55,548.30	-954,451.70	94.50 %
<a href="#">100-000-47005</a>	Transfer from HOT Fund	55,000.00	255,000.00	0.00	0.00	-255,000.00	100.00 %
<a href="#">100-000-47013</a>	Transfer From TIRZ	0.00	100,000.00	0.00	0.00	-100,000.00	100.00 %
<a href="#">100-000-47016</a>	Transfer from Sidewalk Fund	29,000.00	29,000.00	0.00	0.00	-29,000.00	100.00 %
Department: 000 - Undesignated Total:		9,656,856.54	9,956,856.54	437,343.40	9,972,041.85	15,185.31	0.15 %
Department: 105 - Communications							
<a href="#">100-105-46006</a>	Merchandise	0.00	0.00	0.00	-239.83	-239.83	0.00 %
Department: 105 - Communications Total:		0.00	0.00	0.00	-239.83	-239.83	0.00 %
Department: 200 - Planning & Development							
<a href="#">100-200-42001</a>	Health Permits/Inspections	75,000.00	75,000.00	1,040.00	52,885.00	-22,115.00	29.49 %
<a href="#">100-200-43000</a>	Site Development Fees	400,000.00	400,000.00	8,867.42	63,210.32	-336,789.68	84.20 %
<a href="#">100-200-43002</a>	Zoning Fees	65,000.00	65,000.00	0.00	7,635.00	-57,365.00	88.25 %
<a href="#">100-200-43030</a>	Subdivision Fees	295,100.00	295,100.00	22,775.00	516,107.45	221,007.45	174.89 %
Department: 200 - Planning & Development Total:		835,100.00	835,100.00	32,682.42	639,837.77	-195,262.23	23.38 %
Department: 201 - Building							
<a href="#">100-201-42007</a>	Sign Permits	0.00	0.00	2,560.00	60,146.15	60,146.15	0.00 %
<a href="#">100-201-43029</a>	Fire Inspections	50,000.00	50,000.00	2,580.04	37,430.50	-12,569.50	25.14 %
<a href="#">100-201-43031</a>	Building Code Fees	1,500,000.00	1,500,000.00	98,955.50	1,353,714.66	-146,285.34	9.75 %
Department: 201 - Building Total:		1,550,000.00	1,550,000.00	104,095.54	1,451,291.31	-98,708.69	6.37 %
Department: 400 - Parks & Recreation							
<a href="#">100-400-44000</a>	Sponsorships & Donations	5,500.00	5,500.00	0.00	6,676.00	1,176.00	121.38 %
<a href="#">100-400-44001</a>	Community Service Fees	1,800.00	1,800.00	50.00	805.00	-995.00	55.28 %
<a href="#">100-400-44002</a>	Program & Event Fees	9,500.00	9,500.00	0.00	3,419.00	-6,081.00	64.01 %
<a href="#">100-400-44004</a>	Park Rental Income	6,000.00	6,000.00	240.00	6,375.00	375.00	106.25 %
<a href="#">100-400-47002</a>	Transfer from Parkland Dedication	8,500.00	8,500.00	0.00	0.00	-8,500.00	100.00 %
<a href="#">100-400-47003</a>	Transfer from Landscaping Fund	60,000.00	60,000.00	0.00	0.00	-60,000.00	100.00 %
<a href="#">100-400-47005</a>	Transfer from HOT Fund	16,500.00	16,500.00	0.00	0.00	-16,500.00	100.00 %
Department: 400 - Parks & Recreation Total:		107,800.00	107,800.00	290.00	17,275.00	-90,525.00	83.97 %
Department: 402 - Aquatics							
<a href="#">100-402-44003</a>	Aquatic Fees	41,750.00	41,750.00	4,372.00	25,726.40	-16,023.60	38.38 %
<a href="#">100-402-44004</a>	Park Rental Income	21,235.00	21,235.00	870.00	23,057.75	1,822.75	108.58 %
<a href="#">100-402-46012</a>	Reimbursement of Utility Costs	0.00	0.00	0.00	2,030.00	2,030.00	0.00 %
Department: 402 - Aquatics Total:		62,985.00	62,985.00	5,242.00	50,814.15	-12,170.85	19.32 %
Department: 404 - Founders Day							
<a href="#">100-404-45000</a>	FD Craft/Business Booths	7,540.00	7,540.00	0.00	7,020.00	-520.00	6.90 %
<a href="#">100-404-45001</a>	FD Food Booths	1,500.00	1,500.00	668.75	9,251.25	7,751.25	616.75 %
<a href="#">100-404-45002</a>	FD BBQ Cooker Registration Fees	5,115.00	5,115.00	0.00	0.00	-5,115.00	100.00 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-404-45003</a>	FD Carnival	15,000.00	15,000.00	0.00	20,265.63	5,265.63	135.10 %
<a href="#">100-404-45004</a>	FD Parade Registration Fees	4,675.00	4,675.00	0.00	3,995.00	-680.00	14.55 %
<a href="#">100-404-45005</a>	FD Sponsorships	100,000.00	100,000.00	7,500.00	132,800.00	32,800.00	132.80 %
<a href="#">100-404-45006</a>	FD Parking Fees	500.00	500.00	0.00	0.00	-500.00	100.00 %
<a href="#">100-404-45007</a>	FD Electric Fees	3,000.00	3,000.00	20.00	2,220.00	-780.00	26.00 %
<b>Department: 404 - Founders Day Total:</b>		<b>137,330.00</b>	<b>137,330.00</b>	<b>8,188.75</b>	<b>175,551.88</b>	<b>38,221.88</b>	<b>27.83%</b>
<b>Revenue Total:</b>		<b>12,350,071.54</b>	<b>12,650,071.54</b>	<b>587,842.11</b>	<b>12,306,572.13</b>	<b>-343,499.41</b>	<b>2.72%</b>
<b>Expense</b>							
<b>Department: 000 - Undesignated</b>							
<a href="#">100-000-60000</a>	Salaries	3,936,374.84	3,936,374.84	0.00	0.00	3,936,374.84	100.00 %
<a href="#">100-000-61000</a>	Health Insurance	315,432.63	315,432.63	11,020.55	58,764.42	256,668.21	81.37 %
<a href="#">100-000-61001</a>	Dental Insurance	0.00	0.00	1.30	4.54	-4.54	0.00 %
<a href="#">100-000-61002</a>	Medicare	0.00	0.00	75.95	88.95	-88.95	0.00 %
<a href="#">100-000-61003</a>	Social Security	0.00	0.00	324.69	380.27	-380.27	0.00 %
<a href="#">100-000-61004</a>	Unemployment	0.00	0.00	81.60	88.80	-88.80	0.00 %
<a href="#">100-000-61005</a>	Federal Withholding	309,012.18	309,012.18	0.00	0.00	309,012.18	100.00 %
<a href="#">100-000-61006</a>	TMRS	214,341.87	214,341.87	8.65	34.81	214,307.06	99.98 %
<a href="#">100-000-62009</a>	Human Resources Consultant	38,200.00	38,200.00	3,666.66	28,002.63	10,197.37	26.69 %
<a href="#">100-000-63004</a>	Dues, Fees & Subscriptions	74,462.85	74,462.85	23,700.03	118,747.81	-44,284.96	-59.47 %
<a href="#">100-000-63005</a>	Training/Continuing Education	100,000.00	100,000.00	8,446.94	59,088.36	40,911.64	40.91 %
<a href="#">100-000-64000</a>	Office Supplies	37,000.00	37,000.00	2,727.73	19,568.20	17,431.80	47.11 %
<a href="#">100-000-64004</a>	Office Furniture and Equipment	10,000.00	10,000.00	0.00	3,176.48	6,823.52	68.24 %
<a href="#">100-000-66002</a>	Postage & Shipping	4,500.00	4,500.00	59.86	3,330.40	1,169.60	25.99 %
<a href="#">100-000-68004</a>	Animal Control	3,400.00	3,400.00	0.00	0.00	3,400.00	100.00 %
<a href="#">100-000-69002</a>	Economic Development	5,000.00	5,000.00	0.00	5,000.00	0.00	0.00 %
<a href="#">100-000-70001</a>	Mileage	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">100-000-70002</a>	Contingencies/Emergency Fund	62,000.00	62,000.00	1,282.51	3,982.51	58,017.49	93.58 %
<a href="#">100-000-70003</a>	Other Expenses	10,000.00	10,000.00	0.00	74,199.79	-64,199.79	-642.00 %
<a href="#">100-000-90000</a>	Transfer to Reserve Fund	500,000.00	500,000.00	0.00	0.00	500,000.00	100.00 %
<a href="#">100-000-90002</a>	Transfer to TIRZ	575,566.14	575,566.14	0.00	0.00	575,566.14	100.00 %
<a href="#">100-000-90013</a>	Transfer to Vehicle Replacement Fu	115,083.55	115,083.55	0.00	0.00	115,083.55	100.00 %
<a href="#">100-000-90015</a>	Transfer to Farmers Marke	16,542.01	16,542.01	0.00	0.00	16,542.01	100.00 %
<b>Department: 000 - Undesignated Total:</b>		<b>6,328,916.07</b>	<b>6,328,916.07</b>	<b>51,396.47</b>	<b>374,457.97</b>	<b>5,954,458.10</b>	<b>94.08%</b>
<b>Department: 100 - City Council/Boards &amp; Commissions</b>							
<a href="#">100-100-63004</a>	Dues, Fees & Subscriptions	0.00	0.00	0.00	195.00	-195.00	0.00 %
<a href="#">100-100-64004</a>	Office Furniture and Equipment	0.00	0.00	0.00	763.21	-763.21	0.00 %
<a href="#">100-100-69000</a>	Family Violence Center	7,000.00	7,000.00	7,000.00	7,000.00	0.00	0.00 %
<a href="#">100-100-69008</a>	Land Acquisition	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
<b>Department: 100 - City Council/Boards &amp; Commissions Total:</b>		<b>17,000.00</b>	<b>17,000.00</b>	<b>7,000.00</b>	<b>7,958.21</b>	<b>9,041.79</b>	<b>53.19%</b>
<b>Department: 101 - City Administrators Office</b>							
<a href="#">100-101-60000</a>	Regular Employees	0.00	0.00	50,663.81	538,630.78	-538,630.78	0.00 %
<a href="#">100-101-60002</a>	Overtime	0.00	0.00	115.50	315.03	-315.03	0.00 %
<a href="#">100-101-61000</a>	Health Insurance	0.00	0.00	2,082.14	21,358.41	-21,358.41	0.00 %
<a href="#">100-101-61001</a>	Dental Insurance	0.00	0.00	134.80	1,482.80	-1,482.80	0.00 %
<a href="#">100-101-61002</a>	Medicare	0.00	0.00	696.80	7,459.79	-7,459.79	0.00 %
<a href="#">100-101-61003</a>	Social Security	0.00	0.00	2,979.41	28,650.93	-28,650.93	0.00 %
<a href="#">100-101-61004</a>	Unemployment	0.00	0.00	0.00	864.01	-864.01	0.00 %
<a href="#">100-101-61006</a>	TMRS	0.00	0.00	2,929.98	31,336.47	-31,336.47	0.00 %
<b>Department: 101 - City Administrators Office Total:</b>		<b>0.00</b>	<b>0.00</b>	<b>59,602.44</b>	<b>630,098.22</b>	<b>-630,098.22</b>	<b>0.00%</b>
<b>Department: 102 - City Secretary</b>							
<a href="#">100-102-60000</a>	Regular Employees	0.00	0.00	11,226.04	116,660.60	-116,660.60	0.00 %
<a href="#">100-102-60001</a>	Part-time Employees	0.00	0.00	1,962.40	16,544.40	-16,544.40	0.00 %
<a href="#">100-102-60002</a>	Overtime	0.00	0.00	42.69	481.23	-481.23	0.00 %
<a href="#">100-102-61000</a>	Health Insurance	0.00	0.00	1,024.80	11,265.19	-11,265.19	0.00 %
<a href="#">100-102-61001</a>	Dental Insurance	0.00	0.00	67.40	741.40	-741.40	0.00 %
<a href="#">100-102-61002</a>	Medicare	0.00	0.00	180.65	1,902.41	-1,902.41	0.00 %
<a href="#">100-102-61003</a>	Social Security	0.00	0.00	772.42	8,134.31	-8,134.31	0.00 %



## Budget Report

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		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
<a href="#">100-102-61004</a>	Unemployment	0.00	0.00	6.44	519.43	-519.43	0.00 %
<a href="#">100-102-61006</a>	TMRS	0.00	0.00	615.52	6,778.44	-6,778.44	0.00 %
<a href="#">100-102-62000</a>	Municipal Election	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
<a href="#">100-102-62018</a>	Code Publication	6,461.47	6,461.47	0.00	0.00	6,461.47	100.00 %
<a href="#">100-102-64032</a>	Meeting Supplies	3,120.00	3,120.00	1,800.00	8,979.88	-5,859.88	-187.82 %
<a href="#">100-102-66003</a>	Public Notices	2,600.00	2,600.00	340.80	5,286.37	-2,686.37	-103.32 %
<a href="#">100-102-69003</a>	Records Management	720.00	720.00	343.50	2,296.50	-1,576.50	-218.96 %
Department: 102 - City Secretary Total:		20,901.47	20,901.47	18,382.66	179,590.16	-158,688.69	-759.22 %
Department: 103 - Courts							
<a href="#">100-103-62003</a>	Muni Court Attorney/ Judge	15,500.00	15,500.00	1,360.00	5,380.00	10,120.00	65.29 %
Department: 103 - Courts Total:		15,500.00	15,500.00	1,360.00	5,380.00	10,120.00	65.29 %
Department: 104 - City Attorney							
<a href="#">100-104-60000</a>	Regular Employees	0.00	0.00	22,004.57	241,665.98	-241,665.98	0.00 %
<a href="#">100-104-61000</a>	Health Insurance	0.00	0.00	1,039.34	11,431.07	-11,431.07	0.00 %
<a href="#">100-104-61001</a>	Dental Insurance	0.00	0.00	67.40	741.40	-741.40	0.00 %
<a href="#">100-104-61002</a>	Medicare	0.00	0.00	314.62	3,455.24	-3,455.24	0.00 %
<a href="#">100-104-61003</a>	Social Security	0.00	0.00	1,345.22	14,645.18	-14,645.18	0.00 %
<a href="#">100-104-61004</a>	Unemployment	0.00	0.00	0.00	288.00	-288.00	0.00 %
<a href="#">100-104-61006</a>	TMRS	0.00	0.00	1,269.66	14,058.06	-14,058.06	0.00 %
<a href="#">100-104-62003</a>	Special Counsel and Consultants	16,000.00	16,000.00	1,554.05	3,276.60	12,723.40	79.52 %
<a href="#">100-104-69004</a>	Government Affairs	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
<a href="#">100-104-70001</a>	Mileage	0.00	0.00	0.00	357.05	-357.05	0.00 %
Department: 104 - City Attorney Total:		66,000.00	66,000.00	27,594.86	289,918.58	-223,918.58	-339.27 %
Department: 105 - Communications							
<a href="#">100-105-60000</a>	Regular Employees	0.00	0.00	18,364.47	171,726.91	-171,726.91	0.00 %
<a href="#">100-105-60002</a>	Overtime	0.00	0.00	235.47	375.02	-375.02	0.00 %
<a href="#">100-105-61000</a>	Health Insurance	0.00	0.00	1,559.92	12,588.84	-12,588.84	0.00 %
<a href="#">100-105-61001</a>	Dental Insurance	0.00	0.00	101.10	808.80	-808.80	0.00 %
<a href="#">100-105-61002</a>	Medicare	0.00	0.00	268.49	2,483.76	-2,483.76	0.00 %
<a href="#">100-105-61003</a>	Social Security	0.00	0.00	1,147.98	10,619.72	-10,619.72	0.00 %
<a href="#">100-105-61004</a>	Unemployment	0.00	0.00	64.84	441.45	-441.45	0.00 %
<a href="#">100-105-61006</a>	TMRS	0.00	0.00	1,073.21	9,975.27	-9,975.27	0.00 %
<a href="#">100-105-63039</a>	Employee Engagement	20,000.00	20,000.00	280.75	13,845.90	6,154.10	30.77 %
<a href="#">100-105-64021</a>	Merchandise	0.00	0.00	0.00	-312.00	312.00	0.00 %
<a href="#">100-105-66000</a>	Website	7,000.00	7,000.00	0.00	2,812.75	4,187.25	59.82 %
<a href="#">100-105-66005</a>	Public Relations	15,000.00	15,000.00	1,516.95	12,302.87	2,697.13	17.98 %
Department: 105 - Communications Total:		42,000.00	42,000.00	24,613.18	237,669.29	-195,669.29	-465.88 %
Department: 106 - IT							
<a href="#">100-106-60000</a>	Regular Employees	0.00	0.00	6,730.77	73,908.60	-73,908.60	0.00 %
<a href="#">100-106-61000</a>	Health Insurance	0.00	0.00	530.74	5,836.94	-5,836.94	0.00 %
<a href="#">100-106-61001</a>	Dental Insurance	0.00	0.00	33.70	370.70	-370.70	0.00 %
<a href="#">100-106-61002</a>	Medicare	0.00	0.00	97.42	1,069.74	-1,069.74	0.00 %
<a href="#">100-106-61003</a>	Social Security	0.00	0.00	416.54	4,573.89	-4,573.89	0.00 %
<a href="#">100-106-61004</a>	Unemployment	0.00	0.00	0.00	144.01	-144.01	0.00 %
<a href="#">100-106-61006</a>	TMRS	0.00	0.00	388.36	4,299.34	-4,299.34	0.00 %
<a href="#">100-106-64001</a>	Office IT Equipment & Support	117,329.00	117,329.00	13,836.68	101,061.91	16,267.09	13.86 %
<a href="#">100-106-64002</a>	Software	301,251.76	301,251.76	30,341.64	193,858.02	107,393.74	35.65 %
<a href="#">100-106-64003</a>	Uniforms	0.00	0.00	369.00	369.00	-369.00	0.00 %
<a href="#">100-106-65000</a>	Network/Phone	85,221.64	85,221.64	10,684.81	71,062.51	14,159.13	16.61 %
Department: 106 - IT Total:		503,802.40	503,802.40	63,429.66	456,554.66	47,247.74	9.38 %
Department: 107 - Finance							
<a href="#">100-107-60000</a>	Regular Employees	0.00	0.00	24,606.26	262,029.08	-262,029.08	0.00 %
<a href="#">100-107-60002</a>	Overtime	0.00	0.00	0.00	58.19	-58.19	0.00 %
<a href="#">100-107-61000</a>	Health Insurance	0.00	0.00	2,069.90	21,710.06	-21,710.06	0.00 %
<a href="#">100-107-61001</a>	Dental Insurance	0.00	0.00	134.80	1,414.56	-1,414.56	0.00 %
<a href="#">100-107-61002</a>	Medicare	0.00	0.00	336.37	3,538.83	-3,538.83	0.00 %
<a href="#">100-107-61003</a>	Social Security	0.00	0.00	1,438.18	15,130.94	-15,130.94	0.00 %

## Budget Report

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		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
<a href="#">100-107-61004</a>	Unemployment	0.00	0.00	0.00	576.01	-576.01	0.00 %
<a href="#">100-107-61006</a>	TMRS	0.00	0.00	1,419.78	15,240.53	-15,240.53	0.00 %
<a href="#">100-107-62001</a>	Financial Services	37,500.00	37,500.00	0.00	55,949.00	-18,449.00	-49.20 %
<a href="#">100-107-67000</a>	TML Liability Insurance	33,908.00	33,908.00	6,128.25	25,702.50	8,205.50	24.20 %
<a href="#">100-107-67001</a>	TML Property Insurance	67,191.00	67,191.00	19,459.00	87,262.50	-20,071.50	-29.87 %
<a href="#">100-107-67002</a>	TML Workmen's Comp Insurance	42,497.00	42,497.00	10,624.25	61,822.00	-19,325.00	-45.47 %
<a href="#">100-107-70001</a>	Mileage	0.00	0.00	23.61	360.28	-360.28	0.00 %
<a href="#">100-107-80004</a>	Series 2024	486,041.67	486,041.67	0.00	486,041.66	0.01	0.00 %
<a href="#">100-107-80005</a>	Series 2025	865,000.00	865,000.00	0.00	9,500.00	855,500.00	98.90 %
<a href="#">100-107-90003</a>	Transfer to Wastewater Utility Fund	900,000.00	900,000.00	82,144.01	906,756.07	-6,756.07	-0.75 %
<a href="#">100-107-90004</a>	SPA & ECO D Transfers	259,200.00	259,200.00	18,504.37	160,115.92	99,084.08	38.23 %
Department: 107 - Finance Total:		2,691,337.67	2,691,337.67	166,888.78	2,113,208.13	578,129.54	21.48%
Department: 200 - Planning & Development							
<a href="#">100-200-60000</a>	Regular Employees	0.00	0.00	19,336.07	148,225.73	-148,225.73	0.00 %
<a href="#">100-200-60002</a>	Overtime	0.00	0.00	20.81	189.82	-189.82	0.00 %
<a href="#">100-200-61000</a>	Health Insurance	0.00	0.00	1,565.18	12,064.83	-12,064.83	0.00 %
<a href="#">100-200-61001</a>	Dental Insurance	0.00	0.00	101.10	775.10	-775.10	0.00 %
<a href="#">100-200-61002</a>	Medicare	0.00	0.00	257.62	2,060.86	-2,060.86	0.00 %
<a href="#">100-200-61003</a>	Social Security	0.00	0.00	1,101.59	8,812.20	-8,812.20	0.00 %
<a href="#">100-200-61004</a>	Unemployment	0.00	0.00	105.84	415.00	-415.00	0.00 %
<a href="#">100-200-61006</a>	TMRS	0.00	0.00	1,116.90	8,630.49	-8,630.49	0.00 %
<a href="#">100-200-62002</a>	Engineering & Surveying	70,000.00	70,000.00	9,450.00	47,144.00	22,856.00	32.65 %
<a href="#">100-200-62005</a>	Health Inspector	0.00	0.00	0.00	12,650.00	-12,650.00	0.00 %
<a href="#">100-200-62006</a>	Architectural & Landscape Consulta	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<a href="#">100-200-62007</a>	Historic District Consultant	29,500.00	29,500.00	7,787.80	28,202.80	1,297.20	4.40 %
<a href="#">100-200-62010</a>	Miscellaneous Consultant	30,000.00	30,000.00	0.00	223.65	29,776.35	99.25 %
Department: 200 - Planning & Development Total:		134,500.00	134,500.00	40,842.91	269,394.48	-134,894.48	-100.29%
Department: 201 - Building							
<a href="#">100-201-60000</a>	Regular Employees	0.00	0.00	42,834.13	471,650.33	-471,650.33	0.00 %
<a href="#">100-201-60002</a>	Overtime	0.00	0.00	190.70	8,243.04	-8,243.04	0.00 %
<a href="#">100-201-61000</a>	Health Insurance	0.00	0.00	4,597.34	50,402.46	-50,402.46	0.00 %
<a href="#">100-201-61001</a>	Dental Insurance	0.00	0.00	302.00	3,317.02	-3,317.02	0.00 %
<a href="#">100-201-61002</a>	Medicare	0.00	0.00	597.34	6,663.34	-6,663.34	0.00 %
<a href="#">100-201-61003</a>	Social Security	0.00	0.00	2,554.14	28,491.50	-28,491.50	0.00 %
<a href="#">100-201-61004</a>	Unemployment	0.00	0.00	0.00	1,615.30	-1,615.30	0.00 %
<a href="#">100-201-61006</a>	TMRS	0.00	0.00	2,482.52	27,906.73	-27,906.73	0.00 %
<a href="#">100-201-62004</a>	Bldg. Inspector	750,000.00	750,000.00	75,505.00	776,210.00	-26,210.00	-3.49 %
<a href="#">100-201-62008</a>	Lighting Consultant	2,000.00	2,000.00	0.00	577.50	1,422.50	71.13 %
<a href="#">100-201-62014</a>	FireInspector	40,000.00	40,000.00	0.00	39,419.82	580.18	1.45 %
<a href="#">100-201-64003</a>	Uniforms	0.00	0.00	0.00	3,375.12	-3,375.12	0.00 %
Department: 201 - Building Total:		792,000.00	792,000.00	129,063.17	1,417,872.16	-625,872.16	-79.02%
Department: 300 - Wastewater							
<a href="#">100-300-71001</a>	Transportation Improvement Proje	790,000.00	790,000.00	200,173.25	315,336.19	474,663.81	60.08 %
Department: 300 - Wastewater Total:		790,000.00	790,000.00	200,173.25	315,336.19	474,663.81	60.08%
Department: 301 - Water							
<a href="#">100-301-64004</a>	Office Furniture and Equipment	0.00	0.00	0.00	411.97	-411.97	0.00 %
Department: 301 - Water Total:		0.00	0.00	0.00	411.97	-411.97	0.00%
Department: 304 - Maintenance							
<a href="#">100-304-60000</a>	Regular Employees	0.00	0.00	38,591.60	457,078.41	-457,078.41	0.00 %
<a href="#">100-304-60002</a>	Overtime	0.00	0.00	1,130.30	13,190.36	-13,190.36	0.00 %
<a href="#">100-304-60003</a>	On Call Pay	0.00	0.00	800.00	8,973.26	-8,973.26	0.00 %
<a href="#">100-304-61000</a>	Health Insurance	0.00	0.00	4,567.34	53,285.31	-53,285.31	0.00 %
<a href="#">100-304-61001</a>	Dental Insurance	0.00	0.00	303.30	3,538.50	-3,538.50	0.00 %
<a href="#">100-304-61002</a>	Medicare	0.00	0.00	577.75	6,871.26	-6,871.26	0.00 %
<a href="#">100-304-61003</a>	Social Security	0.00	0.00	2,470.37	29,380.50	-29,380.50	0.00 %
<a href="#">100-304-61004</a>	Unemployment	0.00	0.00	0.00	1,643.88	-1,643.88	0.00 %
<a href="#">100-304-61006</a>	TMRS	0.00	0.00	2,338.10	28,027.06	-28,027.06	0.00 %

## Budget Report

For Fiscal: FY 2024-2025 Period Endin

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		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Percent Remaining
<a href="#">100-304-63000</a>	Office Maintenance/Repairs	36,880.00	36,880.00	9,284.40	27,714.81	9,165.19	24.85 %
<a href="#">100-304-63001</a>	Equipment Maintenance	17,750.00	17,750.00	181.60	2,914.26	14,835.74	83.58 %
<a href="#">100-304-63002</a>	Fleet Maintenance	103,675.00	103,675.00	10,322.19	52,151.01	51,523.99	49.70 %
<a href="#">100-304-63008</a>	Stephenson Building & Lawn Maint	2,500.00	2,500.00	0.00	103.17	2,396.83	95.87 %
<a href="#">100-304-63009</a>	Street/ROW Maintenance	215,075.00	215,075.00	23,698.72	54,489.47	160,585.53	74.66 %
<a href="#">100-304-63023</a>	General Maintenance	0.00	0.00	0.00	515.78	-515.78	0.00 %
<a href="#">100-304-64003</a>	Uniforms	17,500.00	17,500.00	60.00	3,845.42	13,654.58	78.03 %
<a href="#">100-304-64006</a>	Fleet Acquisition	50,000.00	50,000.00	0.00	45,278.85	4,721.15	9.44 %
<a href="#">100-304-64008</a>	Fuel	0.00	0.00	29.35	355.99	-355.99	0.00 %
<a href="#">100-304-64009</a>	Maintenance Equipment	115,500.00	115,500.00	194.77	26,422.61	89,077.39	77.12 %
<a href="#">100-304-64010</a>	Maintenance Supplies	6,500.00	6,500.00	901.50	3,704.69	2,795.31	43.00 %
<a href="#">100-304-65001</a>	Street Electricity	20,000.00	20,000.00	3,076.62	15,299.91	4,700.09	23.50 %
<a href="#">100-304-65002</a>	City Streets Water	4,000.00	4,000.00	562.80	2,961.87	1,038.13	25.95 %
<a href="#">100-304-65003</a>	Office Electricity	8,000.00	8,000.00	2,404.57	9,738.76	-1,738.76	-21.73 %
<a href="#">100-304-65004</a>	Office Water	750.00	750.00	160.84	1,914.98	-1,164.98	-155.33 %
<a href="#">100-304-65005</a>	Stephenson Bldg Electric	1,500.00	1,500.00	348.03	807.82	692.18	46.15 %
<a href="#">100-304-65006</a>	Stephenson Water	800.00	800.00	70.59	594.81	205.19	25.65 %
<a href="#">100-304-65009</a>	Triangle Electric	0.00	0.00	76.50	344.25	-344.25	0.00 %
<a href="#">100-304-65015</a>	Downtown Restroom Electric	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">100-304-65021</a>	Downtown Restroom Water	2,000.00	2,000.00	179.95	452.81	1,547.19	77.36 %
<a href="#">100-304-69001</a>	Lighting Compliance	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
<a href="#">100-304-69006</a>	Stephenson Bldg Improvements	0.00	0.00	1,447.00	27,383.35	-27,383.35	0.00 %
<a href="#">100-304-69010</a>	Downtown Bathroom	0.00	360,000.00	12,125.00	394,435.22	-34,435.22	-9.57 %
<a href="#">100-304-71002</a>	Street Improvements	0.00	439,269.14	539.60	773,697.02	-334,427.88	-76.13 %
<a href="#">100-304-71003</a>	City Hall Improvements	1,100,000.00	1,100,000.00	131,554.42	1,035,809.03	64,190.97	5.84 %
<a href="#">100-304-71014</a>	Maintenance Yard Improvements	0.00	0.00	9,998.75	17,748.75	-17,748.75	0.00 %
Department: 304 - Maintenance Total:		1,706,430.00	2,505,699.14	257,995.96	3,100,673.18	-594,974.04	-23.74%
Department: 400 - Parks & Recreation							
<a href="#">100-400-60000</a>	Regular Employees	0.00	0.00	44,272.34	450,825.61	-450,825.61	0.00 %
<a href="#">100-400-60001</a>	Part-time Employees	16,840.00	16,840.00	0.00	0.00	16,840.00	100.00 %
<a href="#">100-400-60002</a>	Overtime	0.00	0.00	475.47	3,029.90	-3,029.90	0.00 %
<a href="#">100-400-60003</a>	On Call Pay	0.00	0.00	600.00	4,800.00	-4,800.00	0.00 %
<a href="#">100-400-60005</a>	Camp Staff	0.00	0.00	27,098.63	85,171.66	-85,171.66	0.00 %
<a href="#">100-400-60006</a>	Camp Staff OT	0.00	0.00	0.00	6.61	-6.61	0.00 %
<a href="#">100-400-61000</a>	Health Insurance	0.00	0.00	2,125.65	20,779.06	-20,779.06	0.00 %
<a href="#">100-400-61001</a>	Dental Insurance	0.00	0.00	135.57	1,570.56	-1,570.56	0.00 %
<a href="#">100-400-61002</a>	Medicare	0.00	0.00	1,041.71	7,796.35	-7,796.35	0.00 %
<a href="#">100-400-61003</a>	Social Security	0.00	0.00	4,454.25	33,336.59	-33,336.59	0.00 %
<a href="#">100-400-61004</a>	Unemployment	0.00	0.00	532.42	2,912.39	-2,912.39	0.00 %
<a href="#">100-400-61006</a>	TMRS	0.00	0.00	2,607.97	25,402.58	-25,402.58	0.00 %
<a href="#">100-400-62011</a>	Park Consultant	0.00	0.00	0.00	1,245.00	-1,245.00	0.00 %
<a href="#">100-400-63004</a>	Dues, Fees & Subscriptions	2,725.00	2,725.00	0.00	2,450.00	275.00	10.09 %
<a href="#">100-400-63010</a>	Sports & Rec Park Lawn Mainten	0.00	0.00	810.00	7,020.00	-7,020.00	0.00 %
<a href="#">100-400-63011</a>	Founders Park Lawn Maintenance	0.00	0.00	1,630.00	4,980.00	-4,980.00	0.00 %
<a href="#">100-400-63012</a>	Charro Ranch Landscaping	0.00	0.00	640.00	2,565.00	-2,565.00	0.00 %
<a href="#">100-400-63013</a>	General Parks Maintenance	25,000.00	25,000.00	1,803.38	17,721.05	7,278.95	29.12 %
<a href="#">100-400-63015</a>	Founders Park/Pool Maintenance	26,000.00	26,000.00	10,096.40	10,497.25	15,502.75	59.63 %
<a href="#">100-400-63016</a>	Sports & Rec Park Maintenance	43,500.00	43,500.00	0.00	6,900.90	36,599.10	84.14 %
<a href="#">100-400-63017</a>	Charro Ranch Park Maintenance	26,150.00	26,150.00	0.00	0.00	26,150.00	100.00 %
<a href="#">100-400-63018</a>	Triangle/Veterans Park Maintenan	5,700.00	5,700.00	0.00	0.00	5,700.00	100.00 %
<a href="#">100-400-63036</a>	Skate Park Maintenance	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
<a href="#">100-400-64003</a>	Uniforms	0.00	0.00	0.00	254.37	-254.37	0.00 %
<a href="#">100-400-64005</a>	Equipment Rental	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<a href="#">100-400-64011</a>	Park Supplies	19,600.00	19,600.00	834.31	5,272.45	14,327.55	73.10 %
<a href="#">100-400-64012</a>	Charro Ranch Supplies	1,050.00	1,050.00	0.00	415.97	634.03	60.38 %
<a href="#">100-400-64013</a>	Founders Park/Pool Supplies	0.00	0.00	428.52	1,222.30	-1,222.30	0.00 %
<a href="#">100-400-64014</a>	Sports & Rec Park Supplies	400.00	400.00	0.00	358.11	41.89	10.47 %
<a href="#">100-400-64015</a>	Park Program & Event Supplies	10,950.00	10,950.00	1,860.50	2,963.34	7,986.66	72.94 %

## Budget Report

For Fiscal: FY 2024-2025 Period Ending

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">100-400-64033</a>	Rathgeber Supplies	1,504.00	1,504.00	0.00	120.00	1,384.00	92.02 %
<a href="#">100-400-65000</a>	Network/Phone	8,568.00	8,568.00	0.00	0.00	8,568.00	100.00 %
<a href="#">100-400-65007</a>	Portable Toilets	10,000.00	10,000.00	1,290.00	5,895.00	4,105.00	41.05 %
<a href="#">100-400-65009</a>	Triangle Electric	500.00	500.00	0.00	0.00	500.00	100.00 %
<a href="#">100-400-65010</a>	Triangle Water	500.00	500.00	70.36	386.98	113.02	22.60 %
<a href="#">100-400-65011</a>	Sports & Rec Park Water	13,000.00	13,000.00	756.63	15,907.29	-2,907.29	-22.36 %
<a href="#">100-400-65012</a>	Sports & Rec Park Electricity	2,500.00	2,500.00	724.82	-1,353.90	3,853.90	154.16 %
<a href="#">100-400-65014</a>	Founders Park/Pool Electricity	0.00	0.00	1,421.97	5,444.81	-5,444.81	0.00 %
<a href="#">100-400-66001</a>	Advertising	15,500.00	15,500.00	0.00	4,665.08	10,834.92	69.90 %
<a href="#">100-400-70003</a>	Other Expenses	6,500.00	6,500.00	0.00	2,793.64	3,706.36	57.02 %
<a href="#">100-400-70007</a>	Sponsored Events	0.00	0.00	0.00	1,695.98	-1,695.98	0.00 %
<a href="#">100-400-71004</a>	All Parks Improvements	247,000.00	247,000.00	56,246.55	199,383.29	47,616.71	19.28 %
<a href="#">100-400-71005</a>	Founders Park/Pool Improvmts	175,000.00	155,000.00	19,297.00	27,814.50	127,185.50	82.06 %
<a href="#">100-400-71006</a>	Sports & Rec Park Improvements	70,000.00	90,000.00	0.00	59,953.27	30,046.73	33.39 %
<a href="#">100-400-71009</a>	Triangle Improvements	5,000.00	5,000.00	3,600.00	3,600.00	1,400.00	28.00 %
<a href="#">100-400-71010</a>	Rathgeber Improvements	0.00	0.00	1,642.50	8,534.73	-8,534.73	0.00 %
<a href="#">100-400-71012</a>	Skate Park Improvements	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
<b>Department: 400 - Parks &amp; Recreation Total:</b>		<b>765,987.00</b>	<b>765,987.00</b>	<b>186,496.95</b>	<b>1,034,337.72</b>	<b>-268,350.72</b>	<b>-35.03%</b>
<b>Department: 401 - DSRP</b>							
<a href="#">100-401-60000</a>	Regular Employees	293,829.00	293,829.00	29,552.77	345,267.14	-51,438.14	-17.51 %
<a href="#">100-401-60002</a>	Overtime	0.00	0.00	420.38	3,185.09	-3,185.09	0.00 %
<a href="#">100-401-60003</a>	On Call Pay	0.00	0.00	200.00	4,000.00	-4,000.00	0.00 %
<a href="#">100-401-61000</a>	Health Insurance	35,267.45	35,267.45	3,070.03	35,823.41	-555.96	-1.58 %
<a href="#">100-401-61001</a>	Dental Insurance	0.00	0.00	201.43	2,354.22	-2,354.22	0.00 %
<a href="#">100-401-61002</a>	Medicare	0.00	0.00	430.24	4,973.19	-4,973.19	0.00 %
<a href="#">100-401-61003</a>	Social Security	0.00	0.00	1,839.77	21,265.73	-21,265.73	0.00 %
<a href="#">100-401-61004</a>	Unemployment	0.00	0.00	0.00	1,072.19	-1,072.19	0.00 %
<a href="#">100-401-61005</a>	Federal Withholding	17,049.43	17,049.43	0.00	0.00	17,049.43	100.00 %
<a href="#">100-401-61006</a>	TMRS	23,737.92	23,737.92	1,740.98	20,396.59	3,341.33	14.08 %
<a href="#">100-401-63023</a>	General Maintenance	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00 %
<b>Department: 401 - DSRP Total:</b>		<b>386,883.80</b>	<b>386,883.80</b>	<b>37,455.60</b>	<b>438,337.56</b>	<b>-51,453.76</b>	<b>-13.30%</b>
<b>Department: 402 - Aquatics</b>							
<a href="#">100-402-60000</a>	Regular Employees	0.00	0.00	4,616.00	50,781.47	-50,781.47	0.00 %
<a href="#">100-402-60007</a>	Aquatic Staff	126,813.64	126,813.64	19,511.42	44,604.63	82,209.01	64.83 %
<a href="#">100-402-61000</a>	Health Insurance	0.00	0.00	510.44	4,103.74	-4,103.74	0.00 %
<a href="#">100-402-61001</a>	Dental Insurance	0.00	0.00	33.70	269.60	-269.60	0.00 %
<a href="#">100-402-61002</a>	Medicare	0.00	0.00	349.66	1,380.20	-1,380.20	0.00 %
<a href="#">100-402-61003</a>	Social Security	0.00	0.00	1,495.14	5,901.35	-5,901.35	0.00 %
<a href="#">100-402-61004</a>	Unemployment	0.00	0.00	312.16	1,000.40	-1,000.40	0.00 %
<a href="#">100-402-61006</a>	TMRS	0.00	0.00	266.34	2,966.09	-2,966.09	0.00 %
<a href="#">100-402-63015</a>	Founders Park/Pool Maintenance	21,000.00	21,000.00	0.00	17,986.20	3,013.80	14.35 %
<a href="#">100-402-64013</a>	Pool Supplies	26,200.00	26,200.00	0.00	901.95	25,298.05	96.56 %
<a href="#">100-402-65000</a>	Network/Phone	2,500.00	2,500.00	341.75	1,708.75	791.25	31.65 %
<a href="#">100-402-65013</a>	FMP Pool/Pavilion Water	5,300.00	5,300.00	1,282.33	4,768.48	531.52	10.03 %
<a href="#">100-402-65014</a>	FMP Pool/Pavilion Electric	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00 %
<a href="#">100-402-65019</a>	Propane/Natural Gas	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
<a href="#">100-402-71011</a>	Founders Pool Improvements	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
<b>Department: 402 - Aquatics Total:</b>		<b>206,313.64</b>	<b>206,313.64</b>	<b>28,718.94</b>	<b>136,372.86</b>	<b>69,940.78</b>	<b>33.90%</b>
<b>Department: 404 - Founders Day</b>							
<a href="#">100-404-63019</a>	FD Clean Up	18,500.00	18,500.00	0.00	16,812.84	1,687.16	9.12 %
<a href="#">100-404-63038</a>	FD Transportation	10,500.00	10,500.00	3,230.00	9,321.18	1,178.82	11.23 %
<a href="#">100-404-64016</a>	FD Event Supplies	1,000.00	1,000.00	0.00	3,817.78	-2,817.78	-281.78 %
<a href="#">100-404-64017</a>	FD Event Tent, Table, & Chairs	7,000.00	7,000.00	0.00	11,631.00	-4,631.00	-66.16 %
<a href="#">100-404-64018</a>	FD Barricades	21,500.00	21,500.00	10,800.00	20,390.00	1,110.00	5.16 %
<a href="#">100-404-65007</a>	Portable Toilets	10,000.00	10,000.00	10,310.00	10,310.00	-310.00	-3.10 %
<a href="#">100-404-65016</a>	FD Electricity	2,225.00	2,225.00	0.00	141.12	2,083.88	93.66 %
<a href="#">100-404-66008</a>	FD Parade	500.00	500.00	0.00	0.00	500.00	100.00 %

## Budget Report

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		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Remaining
<a href="#">100-404-66009</a>	FD Publicity	1,400.00	1,400.00	0.00	1,929.76	-529.76	-37.84 %
<a href="#">100-404-66010</a>	Events, Entertainment & Activities	25,000.00	25,000.00	0.00	23,640.26	1,359.74	5.44 %
<a href="#">100-404-66012</a>	FD Sponsorship	3,500.00	3,500.00	0.00	8,032.88	-4,532.88	-129.51 %
<a href="#">100-404-68005</a>	FD Security	38,000.00	38,000.00	0.00	26,441.90	11,558.10	30.42 %
<a href="#">100-404-68006</a>	FD Health, Safety & Lighting	17,500.00	17,500.00	9,352.58	26,418.00	-8,918.00	-50.96 %
Department: 404 - Founders Day Total:		156,625.00	156,625.00	33,692.58	158,886.72	-2,261.72	-1.44%
Department: 500 - Emergency Management							
<a href="#">100-500-60000</a>	Regular Employees	0.00	0.00	6,438.77	71,344.27	-71,344.27	0.00 %
<a href="#">100-500-61000</a>	Health Insurance	0.00	0.00	18.08	198.37	-198.37	0.00 %
<a href="#">100-500-61001</a>	Dental Insurance	0.00	0.00	33.70	370.70	-370.70	0.00 %
<a href="#">100-500-61002</a>	Medicare	0.00	0.00	92.60	1,026.11	-1,026.11	0.00 %
<a href="#">100-500-61003</a>	Social Security	0.00	0.00	395.92	4,387.23	-4,387.23	0.00 %
<a href="#">100-500-61004</a>	Unemployment	0.00	0.00	0.00	144.00	-144.00	0.00 %
<a href="#">100-500-61006</a>	TMRS	0.00	0.00	371.52	4,150.71	-4,150.71	0.00 %
<a href="#">100-500-64003</a>	Uniforms	0.00	0.00	0.00	241.20	-241.20	0.00 %
<a href="#">100-500-68000</a>	Emergency Management Equip	67,500.00	67,500.00	3,408.08	57,967.11	9,532.89	14.12 %
<a href="#">100-500-68001</a>	Emergency Fire& Safety	611.00	611.00	-1,933.45	1,958.99	-1,347.99	-220.62 %
<a href="#">100-500-68002</a>	Emergency Management PR	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<a href="#">100-500-68003</a>	Emergency Equipment Maint	12,299.00	12,299.00	0.00	1,748.57	10,550.43	85.78 %
Department: 500 - Emergency Management Total:		83,410.00	83,410.00	8,825.22	143,537.26	-60,127.26	-72.09%
Expense Total:		14,707,607.05	15,506,876.19	1,343,532.63	11,309,995.32	4,196,880.87	27.06%
Fund: 100 - General Fund Surplus (Deficit):		-2,357,535.51	-2,856,804.65	-755,690.52	996,576.81	3,853,381.46	134.88%
Fund: 200 - Dripping Springs Ranch Park							
Revenue							
Department: 401 - DSRP							
<a href="#">200-401-42008</a>	Riding Permit Fees	8,000.00	8,000.00	5,350.00	13,955.00	5,955.00	174.44 %
<a href="#">200-401-43010</a>	Stall Rental Fees	40,000.00	40,000.00	12,031.50	32,793.54	-7,206.46	18.02 %
<a href="#">200-401-43011</a>	RV Site Rental Fees	21,000.00	21,000.00	2,690.00	17,970.00	-3,030.00	14.43 %
<a href="#">200-401-43012</a>	Facility Rental Fees	125,000.00	125,000.00	14,697.50	105,731.75	-19,268.25	15.41 %
<a href="#">200-401-43013</a>	Equipment Rental Fees	8,000.00	8,000.00	4,000.00	16,913.90	8,913.90	211.42 %
<a href="#">200-401-43014</a>	Staff & Miscellaneous Fees	4,000.00	4,000.00	500.00	3,837.21	-162.79	4.07 %
<a href="#">200-401-43015</a>	Cleaning Fees	25,000.00	25,000.00	2,200.00	20,941.71	-4,058.29	16.23 %
<a href="#">200-401-44000</a>	Sponsorships & Donations	52,275.00	52,275.00	5,701.00	7,508.00	-44,767.00	85.64 %
<a href="#">200-401-44005</a>	Coyote Camp	137,100.00	137,100.00	134,314.00	153,621.60	16,521.60	112.05 %
<a href="#">200-401-44006</a>	Riding Series	35,000.00	35,000.00	18,431.00	41,417.75	6,417.75	118.34 %
<a href="#">200-401-44007</a>	Miscellaneous Events	12,000.00	12,000.00	35,420.00	89,062.17	77,062.17	742.18 %
<a href="#">200-401-44008</a>	Program Fees	53,000.00	53,000.00	32,349.24	53,923.24	923.24	101.74 %
<a href="#">200-401-44009</a>	Ice Rink	229,169.00	229,169.00	150.00	152,966.06	-76,202.94	33.25 %
<a href="#">200-401-44012</a>	Rink Merchandise	500.00	500.00	0.00	506.16	6.16	101.23 %
<a href="#">200-401-46001</a>	Other Revenues	500.00	500.00	81.90	2,389.20	1,889.20	477.84 %
<a href="#">200-401-46002</a>	Interest	4,500.00	4,500.00	635.82	5,780.72	1,280.72	128.46 %
<a href="#">200-401-46006</a>	Merchandise Sales	22,065.20	22,065.20	6,869.00	23,875.44	1,810.24	108.20 %
<a href="#">200-401-46015</a>	Concessions	0.00	0.00	0.00	2,910.08	2,910.08	0.00 %
<a href="#">200-401-47005</a>	Transfer from HOT Fund	330,000.00	330,000.00	0.00	165,000.00	-165,000.00	50.00 %
Department: 401 - DSRP Total:		1,107,109.20	1,107,109.20	275,420.96	911,103.53	-196,005.67	17.70%
Revenue Total:		1,107,109.20	1,107,109.20	275,420.96	911,103.53	-196,005.67	17.70%
Expense							
Department: 400 - Parks & Recreation							
<a href="#">200-400-63035</a>	Ranch House Maintenance	5,000.00	5,000.00	50.92	3,835.23	1,164.77	23.30 %
<a href="#">200-400-64024</a>	Ranch House Supplies	1,000.00	1,000.00	49.99	236.96	763.04	76.30 %
Department: 400 - Parks & Recreation Total:		6,000.00	6,000.00	100.91	4,072.19	1,927.81	32.13%
Department: 401 - DSRP							
<a href="#">200-401-60005</a>	Camp Staff	154,246.48	154,246.48	0.00	0.00	154,246.48	100.00 %
<a href="#">200-401-63000</a>	Building/Office Maintenance	0.00	0.00	10,349.35	87,973.32	-87,973.32	0.00 %
<a href="#">200-401-63001</a>	Equipment Maintenance	25,000.00	25,000.00	1,317.15	9,794.47	15,205.53	60.82 %
<a href="#">200-401-63002</a>	Fleet Maintenance	3,000.00	3,000.00	0.00	938.86	2,061.14	68.70 %



## Budget Report

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		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
<a href="#">200-401-63003</a>	Lawn Maintenance	0.00	0.00	0.00	1,440.00	-1,440.00	0.00 %
<a href="#">200-401-63004</a>	Dues, Fees & Subscriptions	5,127.50	5,127.50	122.04	4,966.70	160.80	3.14 %
<a href="#">200-401-63005</a>	Training/Continuing Education	0.00	0.00	0.00	1,573.23	-1,573.23	0.00 %
<a href="#">200-401-63023</a>	General Maintenance	170,730.00	170,730.00	4,640.00	22,362.59	148,367.41	86.90 %
<a href="#">200-401-63024</a>	Stall Cleaning & Repair	4,000.00	4,000.00	0.00	2,665.65	1,334.35	33.36 %
<a href="#">200-401-63028</a>	Lift Station Maintenance	12,000.00	12,000.00	0.00	0.00	12,000.00	100.00 %
<a href="#">200-401-64000</a>	Office Supplies	10,000.00	10,000.00	0.00	1,590.05	8,409.95	84.10 %
<a href="#">200-401-64001</a>	IT Equipment	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<a href="#">200-401-64003</a>	Uniforms	1,000.00	1,000.00	0.00	629.29	370.71	37.07 %
<a href="#">200-401-64004</a>	Office Furniture and Equipment	0.00	0.00	0.00	343.77	-343.77	0.00 %
<a href="#">200-401-64005</a>	Equipment Rental	3,000.00	3,000.00	0.00	2,040.20	959.80	31.99 %
<a href="#">200-401-64008</a>	Fuel	0.00	0.00	35.59	3,076.24	-3,076.24	0.00 %
<a href="#">200-401-64009</a>	Maintenance Equipment	0.00	0.00	0.00	45.33	-45.33	0.00 %
<a href="#">200-401-64010</a>	Maintenance Supplies	0.00	0.00	0.00	266.39	-266.39	0.00 %
<a href="#">200-401-64015</a>	Park Program & Event Supplies	0.00	0.00	46.00	93.65	-93.65	0.00 %
<a href="#">200-401-64021</a>	Merchandise	17,065.20	17,065.20	0.00	6,265.50	10,799.70	63.28 %
<a href="#">200-401-64023</a>	Equipment	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<a href="#">200-401-64026</a>	Sponsorship Expenses	2,100.00	2,100.00	0.00	188.17	1,911.83	91.04 %
<a href="#">200-401-64027</a>	Coyote Camp	12,000.00	12,000.00	2,744.87	6,295.98	5,704.02	47.53 %
<a href="#">200-401-64028</a>	Riding Series	28,000.00	28,000.00	0.00	33,019.16	-5,019.16	-17.93 %
<a href="#">200-401-64029</a>	Miscellaneous Events	700.00	700.00	278.12	28,180.91	-27,480.91	-3,925.84 %
<a href="#">200-401-64030</a>	Programing	8,000.00	8,000.00	3,299.54	25,480.81	-17,480.81	-218.51 %
<a href="#">200-401-64031</a>	Concert Series	229,169.00	0.00	0.00	57,292.25	-57,292.25	0.00 %
<a href="#">200-401-64038</a>	Ice Rink	0.00	229,169.00	0.00	225,600.82	3,568.18	1.56 %
<a href="#">200-401-65000</a>	Network/Phone	9,414.00	9,414.00	1,156.55	12,258.28	-2,844.28	-30.21 %
<a href="#">200-401-65005</a>	Water	7,000.00	7,000.00	2,012.28	16,827.06	-9,827.06	-140.39 %
<a href="#">200-401-65007</a>	Portable Toilets	960.00	960.00	0.00	640.00	320.00	33.33 %
<a href="#">200-401-65008</a>	Alarm	13,317.24	13,317.24	0.00	979.97	12,337.27	92.64 %
<a href="#">200-401-65017</a>	Electricity	60,000.00	60,000.00	8,021.91	64,433.00	-4,433.00	-7.39 %
<a href="#">200-401-65018</a>	Septic	750.00	750.00	0.00	0.00	750.00	100.00 %
<a href="#">200-401-65019</a>	Propane/Natural Gas	2,500.00	2,500.00	93.66	5,463.82	-2,963.82	-118.55 %
<a href="#">200-401-66001</a>	Advertising	15,000.00	15,000.00	0.00	67.54	14,932.46	99.55 %
<a href="#">200-401-66004</a>	City Sponsored Events	0.00	0.00	24.93	3,409.07	-3,409.07	0.00 %
<a href="#">200-401-70001</a>	Mileage	500.00	500.00	0.00	27.16	472.84	94.57 %
<a href="#">200-401-70002</a>	Contingencies/Emergency Fund	30,000.00	30,000.00	0.00	17,095.41	12,904.59	43.02 %
<a href="#">200-401-70003</a>	Other Expenses	10,000.00	10,000.00	0.00	17,003.37	-7,003.37	-70.03 %
<a href="#">200-401-70004</a>	Hays County Livestock Board Agree	13,200.00	13,200.00	0.00	0.00	13,200.00	100.00 %
<a href="#">200-401-70007</a>	Sponsored Events	7,900.00	7,900.00	0.00	0.00	7,900.00	100.00 %
<a href="#">200-401-70013</a>	DSRP Sales Tax	0.00	0.00	395.87	2,108.28	-2,108.28	0.00 %
<a href="#">200-401-71008</a>	DSRP Improvements	320,000.00	320,000.00	14,924.00	16,849.00	303,151.00	94.73 %
<a href="#">200-401-90013</a>	Transfer to Vehicle Replacement Fu	31,906.08	31,906.08	0.00	0.00	31,906.08	100.00 %
Department: 401 - DSRP Total:		1,215,585.50	1,215,585.50	49,461.86	679,285.30	536,300.20	44.12%
Expense Total:		1,221,585.50	1,221,585.50	49,562.77	683,357.49	538,228.01	44.06%
Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):		-114,476.30	-114,476.30	225,858.19	227,746.04	342,222.34	298.95%
Fund: 400 - Utilities							
Revenue							
Department: 000 - Undesignated							
<a href="#">400-000-46001</a>	Other Revenues	0.00	0.00	0.00	367,035.41	367,035.41	0.00 %
Department: 000 - Undesignated Total:		0.00	0.00	0.00	367,035.41	367,035.41	0.00%
Department: 300 - Wastewater							
<a href="#">400-300-41000</a>	Solid Waste	0.00	0.00	0.00	-20,258.61	-20,258.61	0.00 %
<a href="#">400-300-43018</a>	Wastewater Service Fees	1,672,883.25	1,672,883.25	180,954.07	1,509,498.61	-163,384.64	9.77 %
<a href="#">400-300-43020</a>	Late Fees	9,000.00	9,000.00	0.00	6,440.80	-2,559.20	28.44 %
<a href="#">400-300-43021</a>	Delayed Connection Fees	5,000.00	5,000.00	1,150.00	31,450.00	26,450.00	629.00 %
<a href="#">400-300-43024</a>	Over Use Fees	0.00	0.00	0.00	79,077.63	79,077.63	0.00 %
<a href="#">400-300-43025</a>	Reuse Fees	0.00	0.00	6,260.49	23,652.86	23,652.86	0.00 %
<a href="#">400-300-43047</a>	Temporary Wastewater Service - Ca	0.00	0.00	3,359.61	20,712.59	20,712.59	0.00 %

## Budget Report

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		Original	Current	Period	Fiscal	Variance	
		Total Budget	Total Budget	Activity	Activity	Favorable	Percent
						(Unfavorable)	Remaining
<a href="#">400-300-43048</a>	Reclaimed Water Use Fee	0.00	0.00	9.00	132.50	132.50	0.00 %
<a href="#">400-300-46001</a>	Other Revenues	0.00	0.00	0.00	741,480.20	741,480.20	0.00 %
<a href="#">400-300-47009</a>	Sales Tax	0.00	0.00	0.00	317,486.80	317,486.80	0.00 %
Department: 300 - Wastewater Total:		1,686,883.25	1,686,883.25	191,733.17	2,709,673.38	1,022,790.13	60.63%
Department: 301 - Water							
<a href="#">400-301-43020</a>	Late Fees	0.00	0.00	0.00	4,982.98	4,982.98	0.00 %
<a href="#">400-301-43038</a>	Meter Set Fees	3,000.00	3,000.00	450.00	4,250.00	1,250.00	141.67 %
<a href="#">400-301-43040</a>	Water Base Rate	40,000.00	40,000.00	6,741.56	107,713.23	67,713.23	269.28 %
<a href="#">400-301-43041</a>	Water Usage	200,000.00	200,000.00	99,391.42	347,265.46	147,265.46	173.63 %
<a href="#">400-301-43043</a>	Equipment Fee	8,000.00	8,000.00	2,817.00	24,582.00	16,582.00	307.28 %
<a href="#">400-301-43044</a>	Inspection Fees	1,000.00	1,000.00	450.00	3,926.00	2,926.00	392.60 %
Department: 301 - Water Total:		252,000.00	252,000.00	109,849.98	492,719.67	240,719.67	95.52%
Department: 320 - Development/Capital							
<a href="#">400-320-41001</a>	PEC	130,000.00	130,000.00	0.00	173,634.63	43,634.63	133.57 %
<a href="#">400-320-41002</a>	ROW Fees	3,500.00	3,500.00	0.00	3,509.61	9.61	100.27 %
<a href="#">400-320-41003</a>	Cable Franchise Fee	130,000.00	130,000.00	0.00	126,048.01	-3,951.99	3.04 %
<a href="#">400-320-41004</a>	Texas Gas Franchise Fee	4,250.00	4,250.00	0.00	6,216.67	1,966.67	146.27 %
<a href="#">400-320-43024</a>	Overuse Fees	221,841.43	221,841.43	0.00	0.00	-221,841.43	100.00 %
<a href="#">400-320-46001</a>	Other Revenues	80,000.00	80,000.00	0.00	0.00	-80,000.00	100.00 %
<a href="#">400-320-46002</a>	Interest	180,000.00	180,000.00	15,392.57	183,898.67	3,898.67	102.17 %
<a href="#">400-320-47009</a>	Sales Tax	900,000.00	900,000.00	82,144.01	589,269.27	-310,730.73	34.53 %
Department: 320 - Development/Capital Total:		1,649,591.43	1,649,591.43	97,536.58	1,082,576.86	-567,014.57	34.37%
Department: 330 - TWDB Project							
<a href="#">400-330-47008</a>	Transfer from TWDB	21,005,000.00	21,005,000.00	0.00	0.00	-21,005,000.00	100.00 %
Department: 330 - TWDB Project Total:		21,005,000.00	21,005,000.00	0.00	0.00	-21,005,000.00	100.00%
Revenue Total:		24,593,474.68	24,593,474.68	399,119.73	4,652,005.32	-19,941,469.36	81.08%
Expense							
Department: 300 - Wastewater							
<a href="#">400-300-62002</a>	Engineering and Surveying	0.00	0.00	1,650.00	145,049.25	-145,049.25	0.00 %
<a href="#">400-300-62019</a>	Planning and Permitting	0.00	0.00	70.00	3,287.76	-3,287.76	0.00 %
<a href="#">400-300-63004</a>	Dues, Fees & Subscriptions	0.00	0.00	3,560.38	7,684.36	-7,684.36	0.00 %
<a href="#">400-300-63025</a>	Wastewater Treatment Plant Maint	108,100.00	108,100.00	4,897.00	47,468.49	60,631.51	56.09 %
<a href="#">400-300-63026</a>	Routine Operations	95,700.00	95,700.00	3,207.78	52,798.79	42,901.21	44.83 %
<a href="#">400-300-63027</a>	Operations Non Routine	94,400.00	94,400.00	8,114.73	28,233.62	66,166.38	70.09 %
<a href="#">400-300-63028</a>	Lift Station Maintenance	81,000.00	81,000.00	4,913.73	33,607.46	47,392.54	58.51 %
<a href="#">400-300-63029</a>	Sanitary Sewer Line Maintenance	80,000.00	80,000.00	89.00	6,419.97	73,580.03	91.98 %
<a href="#">400-300-63030</a>	Drip Field Maintenance	41,000.00	41,000.00	840.57	13,500.45	27,499.55	67.07 %
<a href="#">400-300-63031</a>	Sludge Hauling	165,000.00	165,000.00	20,291.03	175,428.31	-10,428.31	-6.32 %
<a href="#">400-300-63034</a>	Utility Operations	0.00	0.00	0.00	57,946.50	-57,946.50	0.00 %
<a href="#">400-300-64003</a>	Uniforms	0.00	0.00	0.00	1,808.50	-1,808.50	0.00 %
<a href="#">400-300-64008</a>	Fuel	0.00	0.00	0.00	83.54	-83.54	0.00 %
<a href="#">400-300-64010</a>	Supplies	0.00	0.00	47.44	138.01	-138.01	0.00 %
<a href="#">400-300-64022</a>	Chemicals	16,500.00	16,500.00	8,274.60	14,970.49	1,529.51	9.27 %
<a href="#">400-300-65000</a>	Network/Phone	0.00	0.00	722.79	7,227.90	-7,227.90	0.00 %
<a href="#">400-300-65017</a>	Electric	88,000.00	88,000.00	7,109.81	61,072.47	26,927.53	30.60 %
<a href="#">400-300-66005</a>	Public Relations	0.00	0.00	0.00	1,625.00	-1,625.00	0.00 %
<a href="#">400-300-70003</a>	Other Expenses	0.00	0.00	0.00	19,099.97	-19,099.97	0.00 %
<a href="#">400-300-72002</a>	TWDB - Engineering and Design	0.00	0.00	0.00	98,141.98	-98,141.98	0.00 %
<a href="#">400-300-72003</a>	TWDB - Special Counsel and Consul	0.00	0.00	39,682.28	60,970.86	-60,970.86	0.00 %
<a href="#">400-300-72005</a>	TWDB - Land Acquisition	0.00	0.00	0.00	174,453.00	-174,453.00	0.00 %
<a href="#">400-300-90013</a>	Transfer to Vehicle Replacement Fu	50,545.02	50,545.02	0.00	0.00	50,545.02	100.00 %
Department: 300 - Wastewater Total:		820,245.02	820,245.02	103,471.14	1,011,016.68	-190,771.66	-23.26%
Department: 301 - Water							
<a href="#">400-301-63026</a>	Routine Operations	27,500.00	27,500.00	1.00	21,943.31	5,556.69	20.21 %
<a href="#">400-301-63027</a>	Operations Non Routine	15,000.00	15,000.00	317.52	4,241.52	10,758.48	71.72 %
<a href="#">400-301-63032</a>	Water Line Maintenance & Repair	25,000.00	25,000.00	26.71	505.22	24,494.78	97.98 %

## Budget Report

For Fiscal: FY 2024-2025 Period Endin

Item # 7. 5

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">400-301-64040</a>	Water Meters	60,000.00	60,000.00	0.00	51,373.02	8,626.98	14.38 %
<a href="#">400-301-65022</a>	Wholesale Water	0.00	0.00	164,719.35	264,384.48	-264,384.48	0.00 %
<b>Department: 301 - Water Total:</b>		<b>127,500.00</b>	<b>127,500.00</b>	<b>165,064.58</b>	<b>342,447.55</b>	<b>-214,947.55</b>	<b>-168.59%</b>
<b>Department: 310 - Utility Operations</b>							
<a href="#">400-310-60000</a>	Regular Employees	711,493.20	711,493.20	46,814.05	484,238.44	227,254.76	31.94 %
<a href="#">400-310-60002</a>	Overtime	48,672.00	48,672.00	4,063.76	25,821.64	22,850.36	46.95 %
<a href="#">400-310-60003</a>	On Call Pay	26,000.00	26,000.00	1,500.00	19,650.00	6,350.00	24.42 %
<a href="#">400-310-61000</a>	Health Insurance	70,133.37	70,133.37	5,106.92	51,598.02	18,535.35	26.43 %
<a href="#">400-310-61001</a>	Dental Insurance	0.00	0.00	337.00	3,403.70	-3,403.70	0.00 %
<a href="#">400-310-61002</a>	Medicare	0.00	0.00	727.02	7,473.08	-7,473.08	0.00 %
<a href="#">400-310-61004</a>	Unemployment	0.00	0.00	0.00	1,670.27	-1,670.27	0.00 %
<a href="#">400-310-61005</a>	Federal Withholding	53,169.15	53,169.15	0.00	0.00	53,169.15	100.00 %
<a href="#">400-310-61006</a>	TMRS	40,977.10	40,977.10	3,022.18	30,802.40	10,174.70	24.83 %
<a href="#">400-310-62001</a>	Financial Services	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
<a href="#">400-310-62003</a>	Special Counsel and Consultants	55,000.00	55,000.00	0.00	26,482.11	28,517.89	51.85 %
<a href="#">400-310-62020</a>	Lab Testing	45,000.00	45,000.00	3,184.75	32,063.53	12,936.47	28.75 %
<a href="#">400-310-63001</a>	Equipment Maintenance	11,000.00	11,000.00	119.53	1,033.20	9,966.80	90.61 %
<a href="#">400-310-63002</a>	Fleet Maintenance	14,000.00	14,000.00	377.31	4,099.98	9,900.02	70.71 %
<a href="#">400-310-63005</a>	Training/Continuing Education	20,000.00	20,000.00	113.75	6,246.27	13,753.73	68.77 %
<a href="#">400-310-63034</a>	Utility Operations	69,000.00	69,000.00	100.23	35,300.80	33,699.20	48.84 %
<a href="#">400-310-63041</a>	SCADA	50,000.00	59,450.00	0.00	59,450.00	0.00	0.00 %
<a href="#">400-310-64001</a>	IT Equipment & Support	5,000.00	5,000.00	0.00	396.00	4,604.00	92.08 %
<a href="#">400-310-64002</a>	Software	7,000.00	7,000.00	0.00	23,723.56	-16,723.56	-238.91 %
<a href="#">400-310-64003</a>	Uniforms	11,000.00	11,000.00	0.00	775.08	10,224.92	92.95 %
<a href="#">400-310-64006</a>	Fleet Acquisition	50,000.00	50,000.00	0.00	42,217.00	7,783.00	15.57 %
<a href="#">400-310-64008</a>	Fuel	22,000.00	22,000.00	0.00	702.11	21,297.89	96.81 %
<a href="#">400-310-64010</a>	Supplies	59,500.00	59,500.00	695.54	18,395.34	41,104.66	69.08 %
<a href="#">400-310-64023</a>	Equipment	320,000.00	320,000.00	0.00	53,371.43	266,628.57	83.32 %
<a href="#">400-310-65000</a>	Network/Phone	18,000.00	18,000.00	103.25	1,626.87	16,373.13	90.96 %
<a href="#">400-310-66002</a>	Postage & Shipping	0.00	0.00	2,666.80	9,768.65	-9,768.65	0.00 %
<a href="#">400-310-70003</a>	Other Expenses	0.00	0.00	340.00	340.00	-340.00	0.00 %
<b>Department: 310 - Utility Operations Total:</b>		<b>1,716,944.82</b>	<b>1,726,394.82</b>	<b>69,272.09</b>	<b>940,649.48</b>	<b>785,745.34</b>	<b>45.51%</b>
<b>Department: 311 - Arrowhead Wastewater Plant</b>							
<a href="#">400-311-63025</a>	Arrowhead - Wastewater Treatment	21,250.00	21,250.00	78.96	8,127.26	13,122.74	61.75 %
<a href="#">400-311-63026</a>	Arrowhead - Routine Operations	26,000.00	26,000.00	0.00	9,066.26	16,933.74	65.13 %
<a href="#">400-311-63027</a>	Arrowhead - Non-Routine Operatio	24,000.00	24,000.00	0.00	11,391.30	12,608.70	52.54 %
<a href="#">400-311-63028</a>	Arrowhead - Lift Station Maintenanc	11,000.00	11,000.00	0.00	5,182.87	5,817.13	52.88 %
<a href="#">400-311-63030</a>	Arrowhead - Drip Field Maintenanc	52,000.00	52,000.00	0.00	1,548.21	50,451.79	97.02 %
<a href="#">400-311-63031</a>	Arrowhead - Sludge Hauling	50,000.00	50,000.00	1,302.35	15,909.10	34,090.90	68.18 %
<a href="#">400-311-64022</a>	Arrowhead - Chemicals	14,300.00	14,300.00	1,040.00	11,721.00	2,579.00	18.03 %
<a href="#">400-311-65017</a>	Arrowhead - Electricity	22,000.00	22,000.00	2,285.25	26,234.80	-4,234.80	-19.25 %
<a href="#">400-311-71000</a>	Arrowhead - Capital Projects	0.00	0.00	33,256.36	50,785.90	-50,785.90	0.00 %
<a href="#">400-311-71013</a>	Arrowhead Plant Lease	286,560.00	286,560.00	21,230.00	296,570.00	-10,010.00	-3.49 %
<b>Department: 311 - Arrowhead Wastewater Plant Total:</b>		<b>507,110.00</b>	<b>507,110.00</b>	<b>59,192.92</b>	<b>436,536.70</b>	<b>70,573.30</b>	<b>13.92%</b>
<b>Department: 312 - Big Sky Wastewater Plant</b>							
<a href="#">400-312-63025</a>	Big Sky - Wastewater Treatment Pla	8,700.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<a href="#">400-312-63026</a>	Big Sky - Routine Operations	23,250.00	19,000.00	881.04	17,517.16	1,482.84	7.80 %
<a href="#">400-312-63027</a>	Big Sky - Non-Routine Operations	21,450.00	17,000.00	411.80	19,571.80	-2,571.80	-15.13 %
<a href="#">400-312-63028</a>	Big Sky - Lift Station Maintenance	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
<a href="#">400-312-63030</a>	Big Sky - Drip Field Maintenance	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
<a href="#">400-312-63031</a>	Big Sky - Sludge Hauling	39,000.00	30,000.00	0.00	1,780.81	28,219.19	94.06 %
<a href="#">400-312-64022</a>	Big Sky - Chemicals	13,000.00	900.00	1,111.50	2,282.50	-1,382.50	-153.61 %
<a href="#">400-312-65017</a>	Big Sky - Electricity	20,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
<b>Department: 312 - Big Sky Wastewater Plant Total:</b>		<b>139,400.00</b>	<b>100,900.00</b>	<b>2,404.34</b>	<b>41,152.27</b>	<b>59,747.73</b>	<b>59.21%</b>
<b>Department: 320 - Development/Capital</b>							
<a href="#">400-320-62002</a>	Engineering and Surveying	762,500.00	762,500.00	94,435.28	94,435.28	668,064.72	87.62 %
<a href="#">400-320-62019</a>	Planning & Permitting	0.00	100,000.00	0.00	0.00	100,000.00	100.00 %



## Budget Report

For Fiscal: FY 2024-2025 Period Endin

Item # 7. 5

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<a href="#">400-320-71000</a> Capital Projects	2,600,000.00	2,783,000.00	122,570.50	1,316,668.83	1,466,331.17	52.69 %
<b>Department: 320 - Development/Capital Total:</b>	<b>3,362,500.00</b>	<b>3,645,500.00</b>	<b>217,005.78</b>	<b>1,411,104.11</b>	<b>2,234,395.89</b>	<b>61.29%</b>
<b>Department: 330 - TWDB Project</b>						
<a href="#">400-330-72001</a> TWDB Capital Projects	20,500,000.00	20,500,000.00	0.00	0.00	20,500,000.00	100.00 %
<a href="#">400-330-72002</a> TWDB Engineering and Surveying	405,000.00	405,000.00	146,564.76	239,916.02	165,083.98	40.76 %
<a href="#">400-330-72003</a> TWDB - Special Council and Consul	0.00	100,000.00	0.00	0.00	100,000.00	100.00 %
<a href="#">400-330-72004</a> TWDB - Consultants and Legal	100,000.00	0.00	0.00	440.80	-440.80	0.00 %
<a href="#">400-330-72006</a> Village Grove - East Interceptor	0.00	0.00	0.00	14,941.30	-14,941.30	0.00 %
<b>Department: 330 - TWDB Project Total:</b>	<b>21,005,000.00</b>	<b>21,005,000.00</b>	<b>146,564.76</b>	<b>255,298.12</b>	<b>20,749,701.88</b>	<b>98.78%</b>
<b>Expense Total:</b>	<b>27,678,699.84</b>	<b>27,932,649.84</b>	<b>762,975.61</b>	<b>4,438,204.91</b>	<b>23,494,444.93</b>	<b>84.11%</b>
<b>Fund: 400 - Utilities Surplus (Deficit):</b>	<b>-3,085,225.16</b>	<b>-3,339,175.16</b>	<b>-363,855.88</b>	<b>213,800.41</b>	<b>3,552,975.57</b>	<b>106.40%</b>
<b>Report Surplus (Deficit):</b>	<b>-5,557,236.97</b>	<b>-6,310,456.11</b>	<b>-893,688.21</b>	<b>1,438,123.26</b>	<b>7,748,579.37</b>	<b>122.79%</b>

## Group Summary

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 100 - General Fund</b>						
<b>Revenue</b>						
000 - Undesignated	9,656,856.54	9,956,856.54	437,343.40	9,972,041.85	15,185.31	0.15%
105 - Communications	0.00	0.00	0.00	-239.83	-239.83	0.00%
200 - Planning & Development	835,100.00	835,100.00	32,682.42	639,837.77	-195,262.23	23.38%
201 - Building	1,550,000.00	1,550,000.00	104,095.54	1,451,291.31	-98,708.69	6.37%
400 - Parks & Recreation	107,800.00	107,800.00	290.00	17,275.00	-90,525.00	83.97%
402 - Aquatics	62,985.00	62,985.00	5,242.00	50,814.15	-12,170.85	19.32%
404 - Founders Day	137,330.00	137,330.00	8,188.75	175,551.88	38,221.88	27.83%
<b>Revenue Total:</b>	<b>12,350,071.54</b>	<b>12,650,071.54</b>	<b>587,842.11</b>	<b>12,306,572.13</b>	<b>-343,499.41</b>	<b>2.72%</b>
<b>Expense</b>						
000 - Undesignated	6,328,916.07	6,328,916.07	51,396.47	374,457.97	5,954,458.10	94.08%
100 - City Council/Boards & Commissions	17,000.00	17,000.00	7,000.00	7,958.21	9,041.79	53.19%
101 - City Administrators Office	0.00	0.00	59,602.44	630,098.22	-630,098.22	0.00%
102 - City Secretary	20,901.47	20,901.47	18,382.66	179,590.16	-158,688.69	-759.22%
103 - Courts	15,500.00	15,500.00	1,360.00	5,380.00	10,120.00	65.29%
104 - City Attorney	66,000.00	66,000.00	27,594.86	289,918.58	-223,918.58	-339.27%
105 - Communications	42,000.00	42,000.00	24,613.18	237,669.29	-195,669.29	-465.88%
106 - IT	503,802.40	503,802.40	63,429.66	456,554.66	47,247.74	9.38%
107 - Finance	2,691,337.67	2,691,337.67	166,888.78	2,113,208.13	578,129.54	21.48%
200 - Planning & Development	134,500.00	134,500.00	40,842.91	269,394.48	-134,894.48	-100.29%
201 - Building	792,000.00	792,000.00	129,063.17	1,417,872.16	-625,872.16	-79.02%
300 - Wastewater	790,000.00	790,000.00	200,173.25	315,336.19	474,663.81	60.08%
301 - Water	0.00	0.00	0.00	411.97	-411.97	0.00%
304 - Maintenance	1,706,430.00	2,505,699.14	257,995.96	3,100,673.18	-594,974.04	-23.74%
400 - Parks & Recreation	765,987.00	765,987.00	186,496.95	1,034,337.72	-268,350.72	-35.03%
401 - DSRP	386,883.80	386,883.80	37,455.60	438,337.56	-51,453.76	-13.30%
402 - Aquatics	206,313.64	206,313.64	28,718.94	136,372.86	69,940.78	33.90%
404 - Founders Day	156,625.00	156,625.00	33,692.58	158,886.72	-2,261.72	-1.44%
500 - Emergency Management	83,410.00	83,410.00	8,825.22	143,537.26	-60,127.26	-72.09%
<b>Expense Total:</b>	<b>14,707,607.05</b>	<b>15,506,876.19</b>	<b>1,343,532.63</b>	<b>11,309,995.32</b>	<b>4,196,880.87</b>	<b>27.06%</b>
<b>Fund: 100 - General Fund Surplus (Deficit):</b>	<b>-2,357,535.51</b>	<b>-2,856,804.65</b>	<b>-755,690.52</b>	<b>996,576.81</b>	<b>3,853,381.46</b>	<b>134.88%</b>
<b>Fund: 200 - Dripping Springs Ranch Park</b>						
<b>Revenue</b>						
401 - DSRP	1,107,109.20	1,107,109.20	275,420.96	911,103.53	-196,005.67	17.70%
<b>Revenue Total:</b>	<b>1,107,109.20</b>	<b>1,107,109.20</b>	<b>275,420.96</b>	<b>911,103.53</b>	<b>-196,005.67</b>	<b>17.70%</b>
<b>Expense</b>						
400 - Parks & Recreation	6,000.00	6,000.00	100.91	4,072.19	1,927.81	32.13%
401 - DSRP	1,215,585.50	1,215,585.50	49,461.86	679,285.30	536,300.20	44.12%
<b>Expense Total:</b>	<b>1,221,585.50</b>	<b>1,221,585.50</b>	<b>49,562.77</b>	<b>683,357.49</b>	<b>538,228.01</b>	<b>44.06%</b>
<b>Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):</b>	<b>-114,476.30</b>	<b>-114,476.30</b>	<b>225,858.19</b>	<b>227,746.04</b>	<b>342,222.34</b>	<b>298.95%</b>
<b>Fund: 400 - Utilities</b>						
<b>Revenue</b>						
000 - Undesignated	0.00	0.00	0.00	367,035.41	367,035.41	0.00%
300 - Wastewater	1,686,883.25	1,686,883.25	191,733.17	2,709,673.38	1,022,790.13	60.63%
301 - Water	252,000.00	252,000.00	109,849.98	492,719.67	240,719.67	95.52%
320 - Development/Capital	1,649,591.43	1,649,591.43	97,536.58	1,082,576.86	-567,014.57	34.37%
330 - TWDB Project	21,005,000.00	21,005,000.00	0.00	0.00	-21,005,000.00	100.00%
<b>Revenue Total:</b>	<b>24,593,474.68</b>	<b>24,593,474.68</b>	<b>399,119.73</b>	<b>4,652,005.32</b>	<b>-19,941,469.36</b>	<b>81.08%</b>
<b>Expense</b>						
300 - Wastewater	820,245.02	820,245.02	103,471.14	1,011,016.68	-190,771.66	-23.26%
301 - Water	127,500.00	127,500.00	165,064.58	342,447.55	-214,947.55	-168.59%
310 - Utility Operations	1,716,944.82	1,726,394.82	69,272.09	940,649.48	785,745.34	45.51%
311 - Arrowhead Wastewater Plant	507,110.00	507,110.00	59,192.92	436,536.70	70,573.30	13.92%

Budget Report

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
312 - Big Sky Wastewater Plant	139,400.00	100,900.00	2,404.34	41,152.27	59,747.73	59.21%
320 - Development/Capital	3,362,500.00	3,645,500.00	217,005.78	1,411,104.11	2,234,395.89	61.29%
330 - TWDB Project	21,005,000.00	21,005,000.00	146,564.76	255,298.12	20,749,701.88	98.78%
Expense Total:	27,678,699.84	27,932,649.84	762,975.61	4,438,204.91	23,494,444.93	84.11%
Fund: 400 - Utilities Surplus (Deficit):	-3,085,225.16	-3,339,175.16	-363,855.88	213,800.41	3,552,975.57	106.40%
Report Surplus (Deficit):	-5,557,236.97	-6,310,456.11	-893,688.21	1,438,123.26	7,748,579.37	122.79%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	-2,357,535.51	-2,856,804.65	-755,690.52	996,576.81	3,853,381.46
200 - Dripping Springs Ranch Park	-114,476.30	-114,476.30	225,858.19	227,746.04	342,222.34
400 - Utilities	-3,085,225.16	-3,339,175.16	-363,855.88	213,800.41	3,552,975.57
Report Surplus (Deficit):	-5,557,236.97	-6,310,456.11	-893,688.21	1,438,123.26	7,748,579.37

**From:** [Rob McClelland](#)  
**To:** [Michelle Fischer](#)  
**Cc:** [Shane Bauerle](#); [Shane Pevehouse](#)  
**Subject:** Re: BPI screening permit (2025-1783)  
**Date:** Monday, August 11, 2025 10:21:19 AM  
**Attachments:** [Outlook-czqku2ir.png](#)  
[Sign Variance Report BPI Partners Inc. 8.11.2025.docx](#)

Good Morning Michelle,

BPI respectfully requests the opportunity to appeal our variance request before the Dripping Springs City Council.

I have attached our denial letter as a reference to this case.

Thank you.



**Rob McClelland**  
 Director of Business Development  
 BPI-Bauerle Partners, Inc

■ (512) 818-5520  
 ■ [rmcclelland@bpiaustin.com](mailto:rmcclelland@bpiaustin.com)  
 ■ <https://bpipartners.com/>  
 ■ 5501 W William Cannon Drive, Austin, TX 78749

**From:** Shane Pevehouse <[SPevehouse@cityofdrippingsprings.com](mailto:SPevehouse@cityofdrippingsprings.com)>  
**Date:** Monday, August 11, 2025 at 9:57 AM  
**To:** Rob McClelland <[RMcClelland@bpiaustin.com](mailto:RMcClelland@bpiaustin.com)>  
**Cc:** Shane Bauerle <[shane@bpi-civil.com](mailto:shane@bpi-civil.com)>  
**Subject:** Re: BPI screening permit (2025-1783)

Good morning Rob,

I have uploaded the attached denial letter to the permit file. You have 10 days to send your request for appeal to the City Administrator.

The City Administrator's name is Michelle Fischer and her email is [mfischer@cityofdrippingsprings.com](mailto:mfischer@cityofdrippingsprings.com)

Please let me know when you have submitted your request.

Have a great week,  
 Shane



**Shane Pevehouse**  
 Building Official  
[spevehouse@cityofdrippingsprings.com](mailto:spevehouse@cityofdrippingsprings.com)  
 512.858.4725 Main Number  
 512.774.9067 Mobile  
 661 West Highway 290 • PO Box 384  
 Dripping Springs, TX 78620  
[cityofdrippingsprings.com](http://cityofdrippingsprings.com)

  
**We've Moved Locations!**  
*The Building Department  
 has moved to 661 West Highway 290  
 in Dripping Springs.*

**FRAUD ALERT:** Several applicants have reported receiving fraudulent payment requests from individuals posing as City employees. Any invoice or request for payment from the City of Dripping Springs will not require a specific form of payment. If you receive a request for payment or invoice from an unknown source, or a request for payment or invoice appears fraudulent, please call Shawn Cox at (512) 858-4725. You can also reach out directly to the staff person who has been assisting you with your project or event. Payments are always accepted by mail to P.O. Box 384, Dripping Springs, TX 78620.

**From:** Rob McClelland <[RMcClelland@bpiaustin.com](mailto:RMcClelland@bpiaustin.com)>  
**Sent:** Wednesday, August 6, 2025 8:12 AM  
**To:** Shane Pevehouse <[SPevehouse@cityofdrippingsprings.com](mailto:SPevehouse@cityofdrippingsprings.com)>

**Cc:** Shane Bauerle <shane@bpi-civil.com>  
**Subject:** Re: BPI screening permit (2025-1783)

Good morning Shane,

Roger that.

We will either get a check cut and dropped off or go online and pay this invoice this week.

Thanks.

Rob  
 Sent from my iPhone

On Aug 5, 2025, at 20:52, Shane Pevehouse <SPevehouse@cityofdrippingsprings.com> wrote:

Good evening Rob,

We discussed your case this morning with the City Administrator and City Attorney. The City Administrator reviewed the Sign Ordinance and has agreed to let you pay for 1 sign and the variance fee to move forward, with the following understanding:

"If the BPI sign variance request is approved but the request to pay reduced fees is denied or approved for an amount more than the applicant paid, the sign permit application fees must be paid before the sign permits are issued. Should the variance be denied or the applicant fails to pay all applicable fees, and the signs are not removed, the City's recourse is to file a complaint in Municipal Court."

I've sent a new invoice and will continue the process as previously outlined once payment has been made. If you have questions, let me know.

Have a good night,  
 Shane

<Outlook-qialbnpq.png>

**FRAUD ALERT:** Several applicants have reported receiving fraudulent payment requests from individuals posing as City employees. Any invoice or request for payment from the City of Dripping Springs will not require a specific form of payment. If you receive a request for payment or invoice from an unknown source, or a request for payment or invoice appears fraudulent, please call Shawn Cox at (512) 858-4725. You can also reach out directly to the staff person who has been assisting you with your project or event. Payments are always accepted by mail to P.O. Box 384, Dripping Springs, TX 78620.

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**From:** Rob McClelland <RMcClelland@bpiaustin.com>  
**Sent:** Monday, August 4, 2025 3:58 PM  
**To:** Shane Pevehouse <SPevehouse@cityofdrippingsprings.com>  
**Cc:** Shane Bauerle <shane@bpi-civil.com>; Ginger Faught <GFaught@cityofdrippingsprings.com>  
**Subject:** Re: BPI screening permit (2025-1783)

Hey Shane,

As stated previously, BPI is happy to remit payment for the sign permit (one each) and variance application (one each) even knowing it will be denied by the city staff and we will need to appear before the city council.

What the company is not prepared to do is pay the current invoice sent in the amount of \$3725 for the repeating logo.

We feel that obligating funds to this venture is negotiating in good faith and we humbly encourage the city staff to do the same. Let's see what the council decides to do at the conclusion of this process and if more monies will need to be owed by the company to receive our permit.

This is a commonsense proposal, and we encourage due consideration so we can move forward in the process and schedule this for the agenda.



**Rob McClelland**  
Director of Business Development  
BPI-Bauerle Partners, Inc

■ [\(512\) 818-5520](tel:(512)818-5520)  
■ [rmcclelland@bpiaustin.com](mailto:rmcclelland@bpiaustin.com)  
■ <https://bpipartners.com/>  
■ 5501 W William Cannon Drive, Austin, TX 78749





Item # 8.

BPI Equipment and Maintenance Yard is located off HWY 290 at Rooster Springs Road

The fence screen was installed in 2024 on temporary fencing to provide screening of maintenance yard activities and improve the “curb appeal” of our facility.

The fence screen provides us with increased security and the community with improved aesthetics adjacent to a high travel corridor.



BPI was unaware that a sign permit was required for a fence screen as there has been many of them installed for similar purposes across the ETJ

We are willing to and have paid a fee for a sign permit, however our variance requested for the entirety of the fence screen to be considered one sign instead of 13.

It was requested that BPI pay the city nearly \$4,000 for such a permit without this approval from the council.

CELEBRATING  
30 YEARS

297

Building, Preserving, Innovating  
Your trusted environmental and  
civil construction solution



## SIGN VARIANCE REQUEST REVIEW

Date: 11 August, 2025

Project: BPI Partners, Inc.  
13240 Rooster Springs Rd.  
Austin, TX 78737

Applicant: Shane Bauerle, BPI Partners, Inc.

Submittals: ☒ Variance Application  
☒ Sign Permit Application  
☐ Master Signage Plan (if applicable)  
☐ Planned Develop District/Development Agreement Signage Regulations (if applicable)

Variance Requests: Request 12 additional wall signs on fence screening.

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 26 SIGNS, Article 26.03.003 VARIANCES

BPI Partners, Inc is located in the City's ETJ at 13240 Rooster Springs Rd, Austin, TX. Screening material was applied to the perimeter fencing with 13 logos (signs) on the side facing Highway 290 without a permit. Per the Sign Ordinance, and the property use falling under Commercial Districts, the applicant is allowed one (1) wall sign. Code Enforcement contacted the owner in February of this year for unpermitted signs. After approximately 4 months of continued communication, we received a permit application and variance application in June. The applicant requests a variance permitting 12 additional wall signs on the fence screening. The hardship expressed in the variance application is to "obscure view of our site". There is no mitigation strategy listed in the variance applications. The applicant was advised of the need for a hardship and mitigation strategy, but opted to make no changes, with the understanding that the variance would be administratively denied with the option to appeal the decision to City Council (Board of Adjustments).

The variance requests relate to the consideration for granting variances as follows:

**Considerations in granting variances (Sec. 26.03.003 (e))**

(1) Special or unique hardship because of the size or shape of the property on which the sign is to be located, or the visibility of the property from public roads.

☐ Applicable ☒ Not Applicable

(2) Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.

☐ Applicable ☒ Not Applicable

(3) Proposed sign location, configuration, design, materials and colors are harmonious with the hill country setting.

☒ Applicable ☐ Not Applicable

(4) Natural colors (earth tones) and muted colors are favored. Color schemes must be compatible with the surrounding structures. Predominate use of bold and/or bright colors is discouraged under this section.

☒ Applicable ☐ Not Applicable

(5) The sign and its supporting structure should be in architectural harmony with the surrounding structures.

☒ Applicable ☐ Not Applicable

(6) Mitigation measures related to the sign in question or other sign on the same premises.

☐ Applicable ☒ Not Applicable

(7) Demonstrated and documented correlation between the variance and protecting the public health and safety.

☐ Applicable ☒ Not Applicable

(8) The stage at which the variance is requested. The city will be more inclined to consider a variance request when it is sought during an earlier stage of the construction approval process, for instance, when the responsible party is submitting/obtaining a plat, planned development district, development agreement, or site plan.

☐ Applicable ☒ Not Applicable

(9) Whether the sign could have been included in a master signage plan. Master signage plans are highly encouraged. The city will be more inclined to favorably consider a variance request when the variance is part of a master signage plan. There will be a presumption against granting variances piecemeal, ad hoc, on a case-by-case basis when the sign for which a variance is sought could have been included in a master sign plan and considered in the course of a comprehensive review of the entire project's signage.

☐ Applicable ☒ Not

Applicable

(10) The sign administrator may authorize the remodeling, renovation, or alternation of a sign when some nonconforming aspect of the sign is thereby reduced.

☐ Applicable ☒ Not Applicable

**Approval/Recommendations/Conditions**

Denied.

As defined by the Sign Ordinance, the applicant does not have a hardship based on the size or shape of the property, visibility of the property from public roads, or exceptional topographic conditions or physical features uniquely affecting the property. There are no mitigation measures offered by the applicant and no correlation between the variance and protecting the public health and safety.

Having demonstrated no hardship and providing no mitigation strategy, this variance request is denied.

Please let me know if you have any questions about this report.

Respectfully Submitted,

*Shane Pevehouse*

Building Official/Sign Administrator



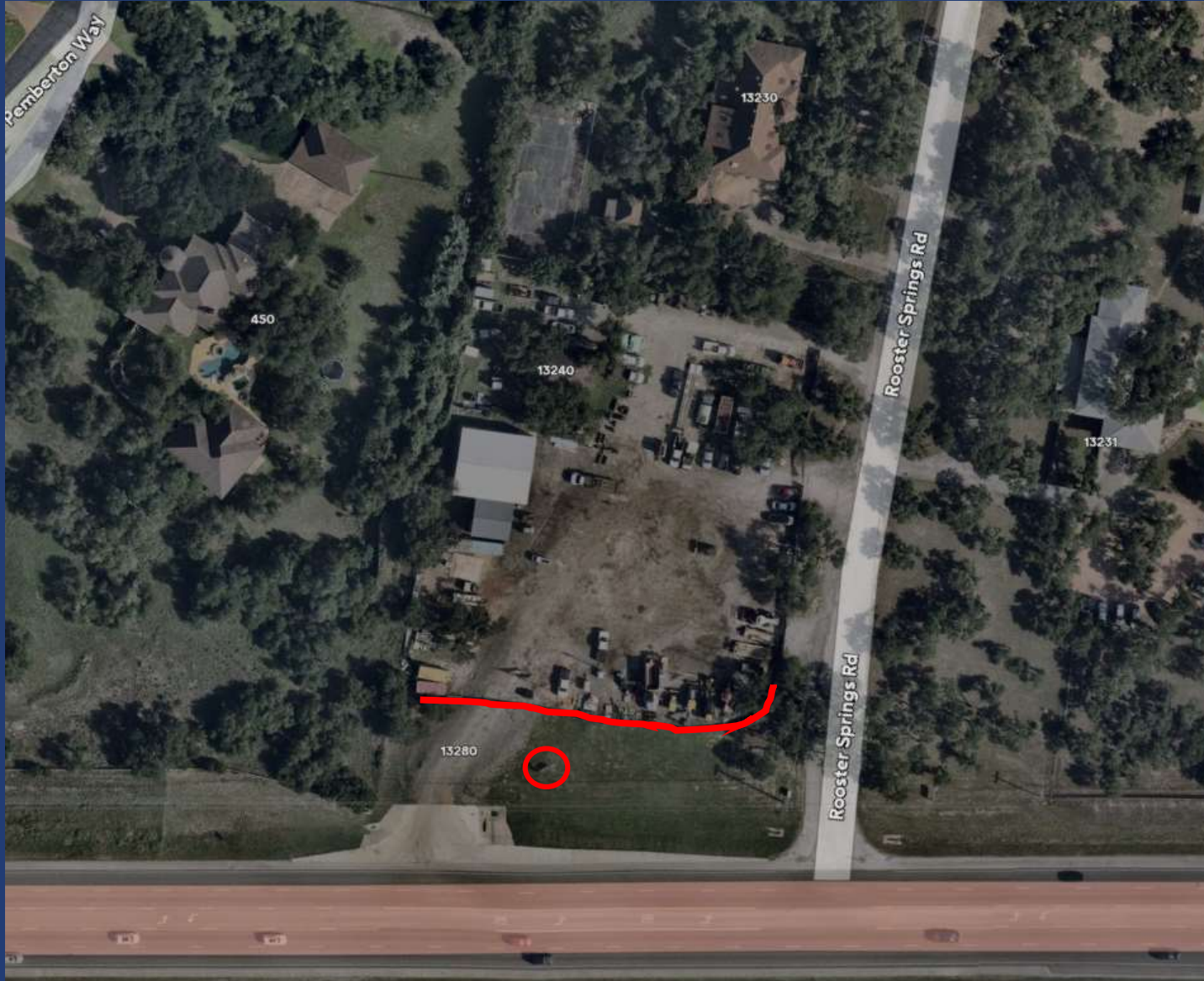
# BPI Sign Variance

Shane Pevehouse, Building Official



# BPI Sign Variance

Item # 8.



## Project Details:

- 2.04 Acres located in the ETJ
- 380+ linear feet of black screening material; approximately 260 feet with 14 unpermitted BPI logos facing HWY 290.
- Unpermitted sign near the Right of Way.



DRIPPING SPRINGS  
Texas



Site Photo

Item # 8.



## Variance Details

### **Description of the hardship or reasons the Variance is being requested (as report by the applicant on the Variance Request):**

“ This variance is being requested due to the nature of our company business as a construction company where fence screens to obscure view of our site is optimal both to us and the roadway. Treating each logo on a fence screen as separate sign seems illegal and contrary to the intent of the ordinance.”

### **Description of how the project exceeds Code requirements to mitigate or offset the effects of the proposed variance (as report by the applicant on the Variance Request):**

“N/A”

- Based on the criteria listed in Sec. 26.03.003 (Variances) of the City Sign Ordinance, Staff found no evidence presented that strict compliance with the requirements of this article will result in substantial undue hardship, sufficient mitigation, or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of the City Sign Ordinance.



## Variance Criteria

1.	Special or unique hardship because of the size or shape of the property on which the sign is to be located, or the visibility of the property from public roads.
2.	Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.
3.	Proposed sign location, configuration, design, materials and colors are harmonious with the hill country setting.
4.	Natural colors (earth tones) and muted colors are favored. Color schemes must be compatible with the surrounding structures. Predominate use of bold and/or bright colors is discouraged under this section.
5.	The sign and its supporting structure is in architectural harmony with the surrounding structures.

\* Only 3, 4, and 5 are applicable

## Variance Criteria

6.	Mitigation measures related to the sign in question or other signs on the same premises. to the sign in question or other signs on the same premises.
7.	Demonstrated and documented correlation between the variance and protecting the public health and safety.
8.	The stage at which the variance is requested. The city will be more inclined to consider a variance request when it is sought during an earlier stage of the construction approval process, for instance when the responsible party is submitting/obtaining a plat, planned unit development, development agreement, or site plan.
9.	Whether the sign could have been included in a master signage plan. Master signage plans are highly encouraged. The city will be more inclined to favorably consider a variance request when the variance is part of a master signage plan. There will be a presumption against granting variances piecemeal, ad hoc, on a case-by-case basis when the sign for which a variance is sought could have been included in a master sign plan and considered in the course of a comprehensive review of the entire project's signage.
10.	The sign administrator may authorize the remodeling, renovation, or alteration of a sign when some nonconforming aspect of the sign is thereby reduced.

## Staff Recommendations and Next Steps

- Staff recommends denial of the Sign Variance.

*If approved or denied,*

- City Council must determine the final fees to be paid by the applicant.
- Applicant must submit a Sign Application for the unpermitted sign near the right of way.



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Laura Mueller, City Attorney

**Council Meeting Date:** September 2, 2025

**Agenda Item Wording:** **Discuss and consider approval of an Ordinance Repealing and Replacing Appendix A: Article A100 (General Provisions) of the Dripping Springs Code of Ordinances; Amending Fees and Updating Fee Schedule Formats.** *Sponsor: Mayor Bill Foulds, Jr.*

**Agenda Item Requestor:**

**Summary/Background :** The City has been reviewing its fee schedule to determine whether the fees adequately reflect the cost and time involved in regulating building and providing other services. In addition, Staff has determined that a chart format will be easier for staff and the community to use.

**Parks**

The Parks & Community Services department is proposing the following fee changes to Section 9: Parks & Community Services.

- Creating one category for Business or Organization and eliminating the “within City Limits” and “outside City Limits” options. This fee category is rarely used at all, so we recommend simplifying the options.
- Changing the Additional Lifeguards for rentals with over 50 people from 1 lifeguard per 25 people to 1 lifeguard per 50 people. Currently for a party of 50 or under we have three lifeguards on duty. Whether there are 25 more people or 50 more people, the need for lifeguards remains at 4. Anything over 100 people would require an additional lifeguard bringing the total to 5.
- Adding the following fee options to Pavilion Rentals:
  - o Electricity at \$10 extra
  - o Pavilion Lawn Area:
    - ☐ Resident at \$15/hour
    - ☐ Non-Resident at \$25/hour

- Changed the Commercial Activity in a Park Permit Fee from \$30/day to \$50/90 days for Residents and \$75/90 days for Non-Residents. This improves the efficiency and enforcement of administering this permit. Applicant would still potentially need to reserve a facility within the park for their activity.
- Changed the Itinerant Vendor License Application Fee from \$30/day to \$50/90 days for Residents and \$75/90 days for Non-Residents. This improves the efficiency and enforcement of administering this permit and it aligns with what surrounding cities are doing.

### **DSRP**

There are a few amendments to the current fee schedule that need to be corrected and added. The inclusion of the recently donated dressage arena with letters and the change of the outdoor arena fees to cover the new outdoor arena.

### **Farmers Market**

1. Elimination of yearly membership fee
2. Offset by \$2 booth fee increase across the board (all four categories)
3. Application fee increase from \$30 to \$40.

The purpose of these changes is to streamline the process for vendors and staff so that they are only paying for the: (1) application fee; and (2) booth fee and not a yearly membership fee.

### **Planning**

The proposed changes to the Fee Schedule are minor:

1. Add License to Encroach Fee - \$250;
2. Add Tree Removal Waiver fee -\$100.

These two new fees are reflective of new processes that have been added to our code. The License to Encroach Fee is designed to cover the cost of reviewing License to Encroach Applications. The Tree Removal Waiver originated from the new Landscaping Ordinance and is for the cost of staff and DRC review of tree removal waivers. Our standard Waiver/Variance Fee is \$500 per variance, but the tree removal waiver fee is reflective of the amount of review time needed for the tree waiver. Staff will continue to monitor both fees to ensure that they match the staff time involved.

## **Building**

The Building Department Staff has nearly tripled in size since permit fees were updated (Residential 2020 and Commercial 2009). The current permit fees do not cover the Department Operating Costs.

Using data from May of 2024 to May of 2025, the total Department Operating Costs were \$2,099,737, and total revenue (not including reinspection or impact fees) was \$1,237,476, leaving a deficit of \$862,260.

Reinspection fees collected during that same time period totaled \$470,613.

				Total Permit fees Collected May '24 to May '25	Total at \$0.90	Total at \$1.20
				\$1,237,476	\$2,107,895	\$2,106,803
				Total Department Spend May '24 to May '25:	\$2,099,737	\$2,099,737
				Shortfall May '24 to May '25	\$862,260	\$7,066
				Reinspection fees collected:	\$470,613	
				Shortfall including re-inspection fees:	\$391,647	

Using current permit fee requirements (sqft of living space, covered porches, garages, and driveways) we would need to charge \$0.90/sqft to cover department costs. However, the current permit fee requirements are problematic as square footage is not consistently reported by the applicant. I want to use conditioned space as the single number we use for residential permit fees. Conditioned space is a reliable number as reported on the Manual J, ResCheck, and Energy Reports. The builders can't manipulate this number. Using conditioned space only to determine permit fees, we would need to charge \$1.20/sqft to cover department costs. The average difference across

501 permits in square footage reported vs conditioned space is a reduction of 958 sqft.

Using the same data with the proposed permit fees based on conditioned space only would have resulted in a total revenue of \$2,106,803, leaving an excess of \$7,066.

The doubling reinspection fee accounts for the majority of the reinspection fees collected (58%); The largest single reinspection fee collected for Residential was \$3,200 and Commercial was \$6,400. Removing the compounding effect of doubling will make budgeting more predictable. A flat reinspection fee covers our expenses for the time to conduct the reinspection.

I did not use the reinspection fees collected as part of the formula for determining future permit fees as they are unpredictable and we knowingly set fees that are not guaranteed to cover department operating costs. Reinspection fees should be used to cover forecasting shortfalls. If the department revenue exceeds expenses by FY close out, Council can direct how to use the funds; Shawn's proposal is paying down debt.

To see what the fee increase would look like for any permit type, open the "May '24 to May '25 permit fees collected" spreadsheet and look at the "Monthly Report backup data" spreadsheet.

Current fees collected by project type: Column F

Proposed fees collected: Column Q

Difference between current and proposed: Column S. The only permit type that is different is New Residential (noted below).

New Residential current fees collected: Column F.

Fees collected at \$0.90/sq ft: Column Q (using reported square footage of living area, covered porches, and garages - column I).

Difference between current and proposed at \$0.90/sq ft: Column S.

Fees collected at \$1.20/sqft: Column N (using reported conditioned space only - column K).

Difference between current and proposed at \$1.20/sq ft: Column O.

**Commission  
Recommendations:**

PRC recommended approval of Parks Fee Changes. Farmers Market Committee recommended changes to those fees. DSRP recommended approval of the DSRP fee changes.

**Recommended Council Actions:** Approval of updated fee schedule.

**Attachments:** Fee Schedule Ordinance. Fee Schedule. Appendix to Fee Schedule.  
Back up information for Building Fees.

**Next Steps/Schedule:** If approved, these fees will go into effect on January 1, 2025. The fee updates, especially those related to Building, as they are extensive.



## CITY OF DRIPPING SPRINGS

### ORDINANCE No. 2025-\_\_

AN ORDINANCE REPEALING AND REPLACING APPENDIX A: ARTICLE A1.000 (GENERAL PROVISIONS) OF THE DRIPPING SPRINGS CODE OF ORDINANCES; AMENDING FEES AND UPDATING FEE SCHEDULE FORMATS; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER, SEVERABILITY; PUBLICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

**WHEREAS**, the City Council of the City of Dripping Springs (“City Council”) seeks to provide for reasonable fees, including updating fees for building, planning, parks, and miscellaneous fees; and

**WHEREAS**, the City Council finds that the attached schedule of fees and updated format is reasonable and prudent considering the municipal resources expended in the provision of building and planning services and the furtherment of parks; and

**WHEREAS**, the fees approved and instituted by this ordinance are consistent with, and in accordance with, the annual budget for the City; and.

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City.

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

#### 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

#### 2. ENACTMENT

Appendix A, Article A1 .000 of the City of Dripping Springs Code of Ordinances, is repealed and replaced by Attachment “A”, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

#### 3. REPEALER

All ordinances, 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. 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.

#### **6. EFFECTIVE DATE**

This Ordinance shall be effective on October 1, 2025, except that building fee updates are effective on January 1, 2026.

#### **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 Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the \_\_\_\_ day of \_\_\_\_\_, 2025, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions/recusals) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

\_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Diana Boone, City Secretary

**City of Dripping Springs, Texas**  
**Schedule of Rates, Fines, Fees, and Charges**  
**Approved Fiscal Year 2025-2026 Budget**

Item # 9.

Department	DESCRIPTION		
<b>SITE DEVELOPMENT</b>			
		<b>FY2025</b>	<b>FY2026</b>
<b>Planning</b>	Pre-Application Conference Fee	\$180.00 (cost put towards application fee if application is filed within twelve (12) months of conference.)	\$180.00 (cost put towards application fee if application is filed within twelve (12) months of conference.)
<b>Planning</b>	Minor Projects (less than \$10,000.00) - Construction Costs of Improvements required by the Site Development Ordinance.	\$ 500.00	\$ 500.00
<b>Planning</b>	Small Projects (\$10,000.00 - \$50,000.00)	\$ 1,000.00	\$ 1,000.00
<b>Planning</b>	Medium Projects (\$50,000.00 - \$100,000.00)	\$1,500.00 and 1.5% of the estimated total construction cost of the improvements required by the Site Development Ordinance.	\$1,500.00 and 1.5% of the estimated total construction cost of the improvements required by the Site Development Ordinance.
<b>Planning</b>	Large Projects (\$100,001.00 - \$500,000.00)	\$2,000.00 and 1.5% of the estimated total construction cost of the improvements required by the Site Development Ordinance.	\$2,000.00 and 1.5% of the estimated total construction cost of the improvements required by the Site Development Ordinance.
<b>Planning</b>	Mega Projects (greater than \$501,000.00)	\$2,000.00 and 1.5 % of the estimated total construction cost of the improvements required by the Site Development Ordinance.	\$2,000.00 and 1.5 % of the estimated total construction cost of the improvements required by the Site Development Ordinance.
<b>Planning</b>	Temporary Projects	\$250.00 for temporary improvements between 15 and 30 days.	\$250.00 for temporary improvements between 15 and 30 days.
<b>Planning</b>	Site Development Permit Amendments/Engineer Adjustment Fee	\$ 1,000.00	\$ 1,000.00
<b>Planning</b>	Public Notice Signage	\$ 25.00	\$ 25.00
<b>Planning</b>	Waiver/Variance Request -- Non-Tree	\$ 500.00	\$ 500.00
<b>Planning</b>	Waiver/Variance Request -- Tree Removal	<b>New for FY 2026</b>	<b>\$100 per tree</b>
<b>Planning</b>	Extension of Plan Approval Request Fee	\$ 200.00	\$ 200.00
<b>Planning</b>	First reinspection	\$ 50.00	\$ 50.00
<b>Planning</b>	Second reinspection	\$ 100.00	\$ 100.00
<b>Planning</b>	Third reinspection	\$ 200.00	\$ 200.00
<b>Planning</b>	Further Reinspections - Double for each subsequent inspection.	Varies	Varies - See Appendix
<b>Planning</b>	Sidewalk Fee-in-Lieu	\$12.00/square foot of approved fee-in-lieu of sidewalk construction.	\$12.00/square foot of approved fee-in-lieu of sidewalk construction.
<b>Planning</b>	Reimbursement of Consultant Fees	Varies	Varies-See Appendix
<b>Planning</b>	Guarantee of Public Improvements -- Bond or Cash Equivalent	110% of estimated cost of construction	110% of estimated cost of construction-See Appendix
<b>Planning</b>	ETJ Area -- In Non-Development Agreement Areas -- Project Fees	Varies	Varies-See Appendix
<b>Planning</b>	License to Encroach	<b>New for FY 2026</b>	<b>\$250</b>
<b>Planning</b>	Double permit fees for project started without a permit	Varies	Varies
<b>Planning</b>	Agriculture Facility Fee	\$100.00/Dwelling Unit	\$100.00/Dwelling Unit
<b>Planning</b>	Park Development Fee	\$648.00/Dwelling Unit	\$648.00/Dwelling Unit
	<b>Parkland Dedication Fee (Fee-in-Lieu)</b>		
<b>Planning</b>	Duplex / Single Family	\$1716.00/Dwelling Unit	\$1716.00/Dwelling Unit
<b>Planning</b>	Multifamily	\$1317.00/Dwelling Unit	\$1317.00/Dwelling Unit
<b>SUBDIVISION</b>			
<b>Planning</b>	Pre-Application Conference Fee (cost put towards application fee if application is filed within twelve (12) months of conference)	\$180.00	\$180.00
	<b>Preliminary Plat (Major Plat) Filing Fee</b>		
<b>Planning</b>	Preliminary Plat (Major Plat) Filing Fee	\$500.00/plat, plus \$225.00 per lot	\$500.00/plat, plus \$225.00 per lot
<b>Planning</b>	Preliminary Plat Minor Revision Filing Fee	\$500.00/plat, plus \$60.00 per lot	\$500.00/plat, plus \$60.00 per lot
<b>Planning</b>	Minor Plat Submitting Fee	\$500.00/plat	\$500.00/plat
<b>Planning</b>	Final Plat (Major Plat) Filing Fee	\$250.00/plat, plus \$450.00 per lot	\$250.00/plat, plus \$450.00 per lot
<b>Planning</b>	Amending Plat Submitting Fee	\$500.00/plat	\$500.00/plat
<b>Planning</b>	Guarantee of Public Improvements -- Bond or Cash Equivalent	Varies	Varies - See Appendix
<b>Planning</b>	Guarantee of Maintenance	Varies	Varies - See Appendix
<b>Planning</b>	Vacation of Plat Fee	\$500.00/plat	\$500.00/plat
<b>Planning</b>	Replat Fee	\$500.00/plat, plus \$250.00 per lot.	\$500.00/plat, plus \$250.00 per lot.
<b>Planning</b>	Plat Amendment Fee	\$500.00/plat	\$500.00/plat
<b>Planning</b>	Waiver/Variance Request	\$500.00/variance	\$500.00/variance
<b>Planning</b>	Extension of Plat Approval Request Fee	\$ 200.00	\$ 200.00
<b>Planning</b>	Reimbursement of Consultant Cost for Plat/Construction Plan Application	Varies	Varies-See Appendix
<b>Planning</b>	Construction Plans not including City Water or Wastewater Infrastructure	\$700.00/acre of the subdivision section.	\$700.00/acre of the subdivision section.
<b>Planning</b>	Construction Plans that include either City Water or Wastewater Infrastructure, but not both	\$1,400.00/acre of the Subdivision	\$1,400.00/acre of the Subdivision
<b>Planning</b>	Construction Plans that include both City Water and Wastewater Infrastructure	\$2,100.00/acre of the subdivision section.	\$2,100.00/acre of the subdivision section.
<b>Planning</b>	Double permit fees for project started without a permit-double final plat filing fee	Varies	Varies
<b>Planning</b>	Vacation of Easement/Right-of-Way Fee	\$300.00/easement or right-of-way	\$300.00/easement or right-of-way
	<b>Apartment/Condominium Project Construction Plan Review Fees</b>		
<b>Planning</b>	Apartment/Condominium Project Plat Filing Fee	\$500.00/plat, plus \$225.00 per unit	\$500.00/plat, plus \$225.00 per unit
<b>Planning</b>	Pre-Application Conference Fee	\$180.00 (cost put towards application fee if application is filed within twelve (12) months of conference)	\$180.00 (cost put towards application fee if application is filed within twelve (12) months of conference)
<b>Planning</b>	Concept Plan Review Fee	\$ 300.00	\$ 300.00
<b>Planning</b>	Construction Plans not including City Water or Wastewater Infrastructure	\$700.00/acre of the subdivision section	\$700.00/acre of the subdivision section
<b>Planning</b>	Construction Plans that include either City Water or Wastewater Infrastructure, but not both	\$1,400.00/acre of the Subdivision	\$1,400.00/acre of the Subdivision
<b>Planning</b>	Construction Plans that include both City Water and Wastewater Infrastructure	\$2,100.00/acre of the subdivision section.	\$2,100.00/acre of the subdivision section.
<b>Planning</b>	Construction Plan Amendment/Engineer Adjustment Fee	\$ 500.00	\$ 500.00
<b>Planning</b>	Public Notice Signage	\$ 25.00	\$ 25.00
<b>Planning</b>	Sidewalk Fee-in-Lieu	\$12.00/square foot of approved fee-in-lieu of sidewalk construction.	\$12.00/square foot of approved fee-in-lieu of sidewalk construction.
<b>Planning</b>	License to Encroach Fee	\$200.00/encroachment.	\$200/encroachment Varies-See Appendix
	<b>Park Development Fee</b>		
<b>Planning</b>	Duplex / Single Family	\$1716.00/Dwelling Unit	\$1716.00/Dwelling Unit
<b>Planning</b>	Multifamily	\$1317.00/Dwelling Unit	\$1317.00/Dwelling Unit
	<b>Parkland Dedication Fee (Fee-in-Lieu)</b>		
<b>Planning</b>	Duplex / Single Family	\$1716.00/Dwelling Unit	\$1716.00/Dwelling Unit
<b>Planning</b>	Multifamily	\$1317.00/Dwelling Unit	\$1317.00/Dwelling Unit
<b>ZONING</b>			
<b>Planning</b>	Conditional Use Permit (CUP) Application: Domestic Farm Animals Conditional Use Permit Application Fee	\$ 150.00	\$ 150.00
<b>Planning</b>	CUP Application: Ag Ed Short Form Conditional Use Permit Application Fee	exempt	exempt
<b>Planning</b>	Other Conditional Use Permit Application Fees	\$ 500.00	\$ 500.00
<b>Planning</b>	Zoning Classification Change Request Fee	\$500.00/lot, tract or parcel	\$500.00/lot, tract or parcel
<b>Planning</b>	Planned Development District Request Fee	\$5,000.00/district, plus \$150.00 per acre	\$5,000.00/district, plus \$150.00 per acre

**City of Dripping Springs, Texas**  
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Waiver/Variance/Special Exception Request Fees			
Planning	Fences in Residential Areas Waiver/Variance/Special Exception Fee	\$ 250.00	\$ 250.00
Planning	Other Waiver/Variance/Special Exception Request Fees	\$ 500.00	\$ 500.00
Planning	Reimbursement of Consultant Costs for Zoning Application	Varies	Varies
Planning	Zoning Determination Letter Request Fee	\$50.00/parcel	\$50.00/parcel
Planning	Zoning Ordinance Amendment Request Fee	\$500.00/request	\$500.00/request
Planning	Public Notice Signage	\$ 25.00	\$ 25.00
Planning	Planned Development District Amendment Fee	\$ 1,000.00	\$ 1,000.00
Planning	Planned Development District Minor Modification Fee	\$ 500.00	\$ 500.00
Planning	Zoning Determination Letter Request Fee	\$50.00/parcel	\$50.00/parcel
Planning	City Limits Determination Letter Request Fee	\$ 50.00	\$ 50.00
Planning	Extraterritorial Jurisdiction Determination Letter Request Fee	\$ 50.00	\$ 50.00
Planning	Street Cut/Driveway Permit Fee	\$ 100.00	\$ 100.00
Planning	Grandfathered Development Status Determination Request Fee	Subdivisions, \$750.00; Other Projects (such as site development), \$500.00	Subdivisions, \$750.00; Other Projects (such as site development), \$500.00
Planning	Appeal of Determination of Grandfathered Status Fee	\$ 250.00	\$ 250.00
Planning	Extraterritorial Jurisdiction Release Request	\$250	\$250
Planning	Mercer Street Parking Fee-in-Lieu	\$6,500.00 per space	\$6,500.00 per space
DEVELOPMENT AGREEMENT			
Planning	Development Agreement Fee	\$5,000.00/agreement, plus \$75.00 per acre	\$5,000.00/agreement, plus \$75.00 per acre
Planning	Reimbursement of Consultant Costs for Development Agreement	Varies	Varies-See Appendix
Planning	Public Notice Signage	\$100.00 (\$75.00 deposit returned upon return of the sign in good condition).	\$100.00 (\$75.00 deposit returned upon return of the sign in good condition).
Planning	Development Agreement Amendment Fee	\$ 1,000.00	\$ 1,000.00
Planning	Development Agreement Minor Modification Fee	\$ 500.00	\$ 500.00
PARKS & COMMUNITY SERVICES - see Appendix for Fields and Fee Basis			
Parks	Deposit	\$100	\$100 - See Appendix
Parks	Commercial Activity:Any vendors or individuals that sell goods or services for profit at a City Park or on City Property - Resident	\$30/day	\$50/90 Days
Parks	Commercial Activity:Any vendors or individuals that sell goods or services for profit at a City Park or on City Property - Non-Resident	New	\$75/90 Days
Hourly Rate with 2 hours minimum - Field Use Fees - See Appendix for Use Restrictions			
Parks	Resident/ETJ	\$ 25.00	\$ 25.00
Parks	Non-Resident & Non-Profit	\$ 75.00	\$ 75.00
Parks	Tournaments, Camps, & Clinics	\$ 100.00	\$ 100.00
Adult Softball Leagues			
Parks	Field Use Fees	\$75/Field/Day	\$75/Field/Day
Parks	Electricity/Lights	\$75/field	\$75/field
Electricity			
Parks	Single Use	\$35/hour	\$35/hour
Parks	Adult Softball Leagues	\$75/field	\$75/field
Daily Use Fees for Veterans Memorial Park and The Triangle			
Under 4 hours			
Parks	Resident/ETJ	\$ 50.00	\$ 50.00
Parks	Non-Resident & Non-Profit	\$ 80.00	\$ 80.00
Parks	Business or Organization	\$ 100.00	\$ 100.00
Over 4 hours			
Parks	Resident/ETJ	\$ 100.00	\$ 100.00
Parks	Non-Resident & Non-Profit	\$ 160.00	\$ 160.00
Parks	Business or Organization	\$ 200.00	\$ 200.00
Founders Memorial Pool Entry - Resident/ETJ Resident			
Parks	Daily Entry - Child (less than 4 years)	Free	Free
Parks	Daily Entry - Child (4 - 11 years)	\$ 3.00	\$ 3.00
Parks	Daily Entry (12 - 59 years)	\$ 5.00	\$ 5.00
Parks	Daily Entry - Adult Senior (60+ years)	\$ 4.00	\$ 4.00
Parks	Summer Splash Pass - Child (4 - 11years)	\$ 50.00	\$ 50.00
Parks	Summer Splash Pass (12 - 59 years)	\$ 65.00	\$ 65.00
Parks	Summer Splash Pass - Senior Adult (60+ years)	\$ 50.00	\$ 50.00
Parks	Family Summer Splash Pass - 4 Family	\$ 130.00	\$ 130.00
Parks	Family Summer Splash Pass - 5 Family	\$ 155.00	\$ 155.00
Founders Memorial Pool Entry - Non-Resident			
Parks	Daily Entry - Child (less than 4 years)	Free	Free
Parks	Daily Entry - Child (4 - 11 years)	\$ 6.00	\$ 6.00
Parks	Daily Entry (12 - 59 years)	\$ 7.00	\$ 7.00
Parks	Daily Entry - Adult Senior (60+ years)	\$ 6.00	\$ 6.00
Parks	Summer Splash Pass - Child (4 - 11years)	\$ 80.00	\$ 80.00
Parks	Summer Splash Pass (12 - 59 years)	\$ 95.00	\$ 95.00
Parks	Summer Splash Pass - Senior Adult (60+ years)	\$ 80.00	\$ 80.00
Parks	Family Summer Splash Pass - 4 Family	\$ 155.00	\$ 155.00
Parks	Family Summer Splash Pass - 5 Family	\$ 180.00	\$ 180.00
Parks	Business or Organization	\$ 150.00	\$ 150.00
Hourly Rate - Pool Rental - 2 Hour Minimum			
Parks	Resident/ETJ	\$ 100.00	\$ 100.00
Parks	Non-Resident & Non-Profit	\$ 125.00	\$ 125.00
Parks	Business or Organization	\$ 200.00	\$ 200.00
Parks	Additional Lifeguards - 1 per 50 people over 50 attendees	\$35/hour/lifeguard	\$35/hour/lifeguard - See Appendix
Park Pavilion Rental Fee			
Parks	Deposit	\$100	100 - See Appendix
Parks	Electricity	New	\$10
Parks	Pavilion Lawn Area - Resident	New	\$15/hour
Parks	Pavilion Lawn Area - Non-Resident	New	\$25/hour
Daily Rate			
Parks	Resident/ETJ	\$ 150.00	\$ 150.00
Parks	Non-Resident & Non-Profit	\$ 250.00	\$ 250.00
Parks	Business or Organization	\$ 600.00	\$ 600.00
Hourly Rate - 2 hour minimum			
Parks	Resident/ETJ	\$ 30.00	\$ 30.00
Parks	Non-Resident & Non-Profit	\$ 50.00	\$ 50.00
Parks	Business or Organization	\$ 150.00	\$ 150.00
Parking Lot Use Fee - Hourly Rate - See Appendix for Restrictions			
Parks	Resident/ETJ	\$ 100.00	\$ 100.00
Parks	Non-Resident & Non-Profit	\$ 250.00	\$ 250.00
Parks	Business or Organization	\$ 400.00	\$ 400.00
Community Service Programs - See Appendix			
Special Event Permit Fees - See Appendix for Deposit Information			
Parks	Application Fee	\$ 25.00	\$ 25.00
Parks	Small Special Event Deposit	\$ 100.00	\$ 100.00
Parks	Intermediate Special Event Deposit	\$ 200.00	\$ 200.00
Parks	Large Special Event Deposit	\$ 500.00	\$ 500.00
Film Permit Fees			
Parks	Film Permit Fee	\$25.00 due upon application approval by the City Administrator.	\$25.00 due upon application approval by the City Administrator.
Parks	Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area	\$500.00/day	\$500.00/day
Parks	Partial, non-disruptive use of a public building, park, right-of-way, or public area	\$250.00/day	\$250.00/day
Parks	Total enclosure or obstruction of public street or right-of-way, including parking lots and on-street parking	\$50.00/day per block	\$50.00/day per block
Parks	Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking	\$25.00/day per block	\$25.00/day per block

**City of Dripping Springs, Texas**  
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<b>Parks</b>	Use of City parking lots, parking areas, and City streets (for purpose of parking film trailers, buses, catering trucks, and other large vehicles)	\$50.00/day per block or lot	\$50.00/day per block or lot
	<b>Non-Profit Event Triangle Banner Program Fee</b>		
<b>Parks</b>	Banner Placement (due upon application approval by the City Administrator)	\$25.00	\$25.00
<b>ALCOHOL BEVERAGE PERMIT FEES - See Appendix</b>			
	<b>Upper Tier Annual Permit Fees</b>		
<b>Administration</b>	Brewer's License (BW)	\$ 750.00	\$ 750.00
<b>Administration</b>	Distiller's and Rectifier's Permit	\$ 750.00	\$ 750.00
<b>Administration</b>	Winery Permit (G)	\$ 37.50	\$ 37.50
<b>Administration</b>	Out-of-State Winery Direct Shipper's Permit	\$0.00 (no fee for permit)	\$0.00 (no fee for permit)
<b>Administration</b>	Nonresident Brewer's License	\$0.00 (no fee for permit)	\$0.00 (no fee for permit)
<b>Administration</b>	Nonresident Sellers Permit (S)	\$ 75.00	\$ 75.00
<b>Administration</b>	General Distributor's License (BB)	\$ 150.00	\$ 150.00
<b>Administration</b>	Wholesaler's Permit (W)	\$ 937.50	\$ 937.50
<b>Administration</b>	General Class B Wholesaler's Permit	\$ 150.00	\$ 150.00
	<b>Mixed Beverage Permit (MB)</b>		
<b>Administration</b>	1st Renewal Year Two	\$ 562.50	\$ 562.50
<b>Administration</b>	2nd Renewal Year One	\$ 750.00	\$ 750.00
<b>Administration</b>	2nd Renewal Year Two	\$ 750.00	\$ 750.00
<b>Administration</b>	3rd Renewal Year One and Subsequent Renewals	\$ 375.00	\$ 375.00
<b>Administration</b>	Wine and Malt Beverage Retailer's Permit (BG)	\$ 87.50	\$ 87.50
<b>Administration</b>	Wine and Malt Beverage Off-Premise Permit (BQ)	\$ 30.00	\$ 30.00
<b>Administration</b>	Malt Beverage Retail Dealer's On-Premise License (BE)	\$ 75.00	\$ 75.00
<b>Administration</b>	Malt Beverage Retailer's Off-Premise License (BF)	\$ 30.00	\$ 30.00
<b>Administration</b>	Private Club Registration (N)	\$0.00 (no fee for this permit)	\$0.00 (no fee for this permit)
<b>Administration</b>	Private Club Malt Beverage and Wine Permit (NB)	\$0.00 (no fee for this permit)	\$0.00 (no fee for this permit)
<b>Administration</b>	Private Club Exemption Certificate (NE)	\$0.00 (no fee for this permit)	\$0.00 (no fee for this permit)
<b>Administration</b>	Package Store Permit (P)	\$ 250.00	\$ 250.00
<b>Administration</b>	Wine-Only Package Store Permit (Q)	\$ 37.50	\$ 37.50
<b>Administration</b>	Passenger Transportation Permit	\$0.00 (no fee for this permit)	\$0.00 (no fee for this permit)
	<b>Other Permits</b>		
<b>Administration</b>	Consumer Delivery Permit (CD)	\$0.00 (no fee for this permit)	\$0.00 (no fee for this permit)
<b>Administration</b>	Bonded Warehouse Permit (JJDD)	\$ 75.00	\$ 75.00
<b>Administration</b>	Manufacturer's Agent's Warehousing Permit (AW)	\$ 375.00	\$ 375.00
<b>Administration</b>	Carrier's Permit (C)	\$0.00 (no fee for this permit)	\$0.00 (no fee for this permit)
<b>Administration</b>	Promotional Permit (PR)	\$ 150.00	\$ 150.00
<b>Administration</b>	Third-Party Local Cartage Permit (ET)	\$0.00 (no fee for this permit)	\$0.00 (no fee for this permit)
<b>Administration</b>	Branch Distributor's License (BC)	\$ 37.50	\$ 37.50
<b>MISCELLANEOUS</b>			
	<b>Copies</b>		
<b>Public Works</b>	Black and white	\$0.10/page	\$0.10/page
<b>Public Works</b>	Color	\$0.50/page	\$0.50/page
<b>Public Works</b>	Full Size Color Map (24 x 36)	\$6.00/page	\$6.00/page
<b>Public Works</b>	Full Size Black & White Map (24 x 36)	\$4.00/page	\$4.00/page
<b>Public Works</b>	Certified Copies	\$1.00/page	\$1.00/page
<b>Public Works</b>	Notary Services	\$6.00/notary, or in accordance with Chapter 406.024 of the Government Code.	\$6.00/notary, or in accordance with Chapter 406.024 of the Government Code.
<b>Public Works</b>	Waiver/Variance Request Fee not listed above	\$ 500.00	\$ 500.00
	<b>Itinerant Vendor License Application Fees</b>		
<b>Parks</b>	Resident	\$ 35.00	\$50/90 Days
<b>Parks</b>	Non-Resident	New	\$75/90 Days
<b>Public Works</b>	Temporary Public Right-of-Way Usage Permit	\$50.00/day	\$50.00/day
<b>Public Works</b>	Temporary Public Street Closure Permit	\$ 250.00	\$ 250.00
<b>Public Works</b>	Temporary Public Street Closure Permit Extension	\$ 100.00	\$ 100.00
<b>Building</b>	Public Swimming Pool Inspection Fee	\$240.00/swimming facility	\$240.00/swimming facility
<b>Building</b>	More than one re-inspection, per year	\$120.00/hour	\$120.00/hour
<b>Building</b>	Public Swimming pool design and consultation services	\$120.00/hour	\$120.00/hour
<b>Planning</b>	Special District Agreement Fee	\$ 2,500.00	\$ 2,500.00
<b>Building</b>	Scooter Impoundment Fee	\$75.00/scooter	\$75.00/scooter
<b>Planning</b>	Special District Agreement Amendment Fee	\$ 1,000.00	\$ 1,000.00
	<b>Miscellaneous</b>		
<b>Administration</b>	Professional Services Fees	Varies	Varies-See Appendix
<b>Administration</b>	Credit Cards and Debit Cards	Varies	Varies-See Appendix
<b>Administration</b>	After Hours Inspection Fee	Varies	Varies-See Appendix
<b>FARMERS MARKET - See Appendix for reduction or waiver of fees</b>			
	<b>Application Fee</b>		
<b>Parks</b>	Application	\$30.00, non-refundable	\$40.00, non-refundable
<b>Parks</b>	Annual Market Membership	\$ 40.00	Eliminate
	<b>Vendor Booth Fee</b>		
<b>Parks</b>	Agricultural Producers Farmers	\$25.00/day	\$27.00/day
<b>Parks</b>	Agricultural Producers Rancher	\$30.00/day	\$32.00/day
<b>Parks</b>	Value Added Food & Beverages	\$33.00/day	\$35.00/day
<b>Parks</b>	Craft/Services	\$28.00/day	\$30.00/day
<b>Parks</b>	Weekend Market	\$30.00/day	\$32.00/day
<b>Parks</b>	Shared Booth	\$15.00/day	\$16.00/day
	<b>Other Booth Rental Fees</b>		
<b>Parks</b>	Weights	\$5.00/each	\$5.00/each
<b>Parks</b>	Tent	\$20.00/each	\$20.00/each
<b>Parks</b>	Electricity	\$5.00/booth	\$5.00/booth
<b>Parks</b>	Shared Booth	\$10.00/day	\$10.00/day
	<b>Penalty Fees</b>		
<b>Parks</b>	Late Set-Up	\$ 10.00	\$ 10.00
<b>Parks</b>	Late Booth Reservation Payment	\$ 10.00	\$ 10.00
<b>Parks</b>	No Show (for vendors that do not show or cancel after 2 hours before the start of the Farmers Market)	\$10.00	\$10.00
	<b>Friends of Dripping Springs Farmers Market Program Fees</b>		
<b>Parks</b>	Annual Individual Membership	\$30.00/individual	\$30.00/individual
<b>Parks</b>	Annual Family Membership	\$55.00 (up to four individuals)	\$55.00 (up to four individuals)
<b>Parks</b>	Annual Corporate Membership	\$250.00 (up to ten employees)	\$250.00 (up to ten employees)
<b>Parks</b>	FM New Business Meet and Greet (Micro-Sponsorship)	\$50.00/market with a limit of one market per month	\$50.00/market with a limit of one market per month
<b>STREET CUTS, EXCAVATIONS AND REPAIR OF CITY STREETS</b>			
	<b>Local Government Code Ch. 284</b>		
	<b>Review of Application Fees</b>		
<b>Public Works</b>	Network Node (up to 5 network nodes)	\$500	\$500
<b>Public Works</b>	Network Node (each additional network node on a single application, up to 30 network nodes)	\$200 per node	\$200 per node
<b>Public Works</b>	Transport Facility (up to 5 network nodes)	\$500	\$500
<b>Public Works</b>	Transport Facility (each additional network node on a single application, up to 30 network nodes)	\$250 per node	\$250 per node
<b>Public Works</b>	Node Support Pole	\$1,000 per pole	\$1,000 per pole
	<b>Municipal Authorization Required, Registration, Compensation and Fees</b>		
<b>Public Works</b>	Network Node ( per network node site)	\$250.00	\$250.00

**City of Dripping Springs, Texas**  
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		No separate rate from the network node annual fee (each support pole should have a network node attached).	No separate rate from the network node annual fee (each support pole should have a network node attached).
Public Works	Node Support Pole		
Public Works	Transport Facility (for each network node site, unless an equal or greater amount is paid the City, e.g. under Chapter 283, Tex. Loc. Gov. Code or Chapter 66, Tex. Util. code.)	\$28.00/month	\$28.00/month
Public Works	Service Pole (to collocate a network node on a service pole in the public right-of-way)	\$20.00/year	\$20.00/year
<b>DRIPPING SPRINGS RANCH PARK FEES</b>			
Parks	Discounts	Varies	Varies-See Appendix
Parks	Recreational Vehicle Dump	\$20.00/occurrence	\$20.00/occurrence
Parks	Recreational Vehicle Site with Hook-Ups - with 30 or 50 amp - Permit must be displayed	\$45/day	\$45/day
Parks	Non-Refundable Booking Fee	\$250	\$250 - See Appendix
<b>Fields 1, 2, 3 &amp; 4 and Trails</b>			
Parks	Full Day	\$100.00/field/day	\$100.00/field/day
Parks	Trails	\$450.00/event	\$450.00/event
<b>Stalls</b>			
Parks	Event Center Stalls Full Day	\$25.00/day per stall	\$25.00/day per stall
Parks	Shavings	\$9.00/bag (sales tax included)	\$9.00/bag (sales tax included)
Parks	Grounds Fee	\$10.00/day per horse	\$10.00/day per horse
<b>Outdoor Arena</b>			
Parks	Homestead Arena - Full Day	\$150.00/day, if rented with Event Center Facility, \$75.00/day	\$150.00/day, if rented with Event Center Facility, \$75.00/day
Parks	Outdoor Arena - Full Day - Mon - Thurs	New	\$150
Parks	Outdoor Arena - Full Day - Fri - Sun	New	\$350.00, or \$200.00 if rented with Main Arena
Parks	Outdoor Arena Lights	\$25.00/night	\$25.00/night
Parks	Use of the Concession Stand, Announcers Stand and Public Address System	\$50.00/day	\$50.00/day
Parks	4H and Future Farmers of America	Exempt for Practices	Exempt for Practices- See Appendix for Restrictions
<b>Horseback Riding throughout Park &amp; Outdoor Arena</b>			
Parks	Indoor Arena Day Pass Permit	\$20.00/day/horse	\$20.00/day/horse
Parks	Individual Riding Membership	\$200.00/year	\$200.00/year
Parks	Family Riding Membership (1 – 4 persons)	\$500.00/year	\$500.00/year
Parks	Each Additional Family Member added to Family Riding Membership (5+ persons)	\$100.00/person/year	\$100.00/person/year
Parks	Trainer Membership	\$400.00/year	\$400.00/year
Parks	Trainer Day Fee	\$20.00/hour	\$20.00/hour
Parks	Youth Membership	\$100.00/person who is under the age of eighteen, per year	\$100.00/person who is under the age of eighteen, per year
<b>Overnight Primitive Camping Site</b>			
	Overnight Primitive Camping Site	\$20.00/night/vehicle	\$20.00/night/vehicle
<b>Main Indoor Arena</b>			
Parks	Full Day, Monday – Thursday	\$400.00/day	\$400.00/day
Parks	Full Day, Friday – Sunday	\$900.00/day	\$900.00/day
Parks	Half Day, Monday – Thursday	\$225.00/day	\$225.00/day
Parks	Each Additional Hour	\$50.00/hour	\$50.00/hour
Parks	Full Day VIP Booth	\$150.00/day/VIP Booth	\$150.00/day/VIP Booth
<b>Livestock Barn</b>			
Parks	Full Day, Monday – Thursday	\$200.00/day	\$200.00/day
Parks	Full Day, Friday – Sunday	\$350.00/day	\$350.00/day
Parks	Half Day, Monday – Thursday	\$100.00/day	\$100.00/day
Parks	Each Additional Hour	\$25.00/hour	\$25.00/hour
<b>Main Event Rooms</b>			
Parks	Main Event Room	Full Day, Friday – Sunday	\$1,500.00/day
Parks	Main Event Room	Full Day, Monday – Thursday	\$ 750.00
Parks	Main Event Room	Half Day, Monday – Thursday	\$ 500.00
Parks	Main Event Room	Each Additional Hour	\$75.00/hour
<b>Small Event Room</b>			
Parks	Small Event Room	Full Day, Friday – Sunday	\$800.00/day
Parks	Small Event Room	Full Day, Monday – Thursday	\$400.00/day
Parks	Small Event Room	Half Day, Monday – Thursday	\$250.00/day
Parks	Small Event Room	Each Additional Hour	\$50.00/hour
<b>Vendor Hall</b>			
Parks	Full Day	\$400.00/day	\$400.00/day
Parks	Each Additional Hour	\$35.00/hour	\$35.00/hour
<b>Concession Kitchen &amp; Concession Stand</b>			
Parks	Concession Kitchen	Full Day	\$300.00/day
Parks	Concession Kitchen	Each Additional Hour	\$25.00/hour
Parks	Concession Stand	Full Day	\$200.00/day
Parks	Concession Stand	Each Additional Hour	\$25.00/hour
<b>Entire Event Center (excludes stalls and RV Hookups)</b>			
Parks	Full Day	\$3,000.00/day (does not include expansion)	\$3,000.00/day (does not include expansion)
Parks	Each Additional Hour	\$300/hour	\$300/hour
Parks	Half Day	\$2,000.00/day	\$2,000.00/day
Parks	Expansion	\$900.00/day	\$900.00/day
Parks	Full Day	\$4,000.00/day	\$4,000.00/day
Parks	Each Additional Hour	\$300.00/hour	\$300.00/hour
Parks	Expansion	\$900.00/day	\$900.00/day
<b>Staff Fees</b>			
Parks	Hourly Staff Charge	\$25.00/hour/staff member Regular Time and	\$25.00/hour/staff member Regular Time and
<b>Tables and Chairs</b>			
Parks	Onsite	\$8.00/day per table	\$8.00/day per table
Parks	Offsite	\$16.00/day per table	\$16.00/day per table
Parks	Chairs	\$15.00/cart (25 chairs)/day	\$15.00/cart (25 chairs)/day
<b>Portable Bleacher</b>			
Parks	Onsite	\$100.00/set	\$100.00/set
Parks	Offsite	\$1,200.00/set	\$1,200.00/set
Parks	Offsite Delivery Charges	Fee TBD at assessment per event specifications	Fee TBD at assessment per event specifications
Parks	Stage set-up or removal in Special Event Rooms(s)	\$150.00/stage per event	\$150.00/stage per event
Parks	Stage set-up in Arena(s)	\$50.00/stage per event	\$50.00/stage per event
Parks	Bar	\$50.00/bar	\$50.00/bar
<b>Arena Footing and Add-On Fees</b>			
Parks	Drag Fees during Event (includes up to 4 drags)	\$100.00/day	\$100.00/day
Parks	Water/Drag Additional Fee (includes 2 drags)	\$100.00/day	\$100.00/day
Parks	Additional Drags Add On	\$25.00/drag	\$25.00/drag
Parks	Arena Packing and Post Event Re-leveling	\$2000.00/event	\$2000.00/event
Parks	Dressage Arena	New	\$350.00, or \$200.00 if rented with Main Arena
Parks	Special Dirt Needs	TBD at assessment per event specifications	TBD at assessment per event specifications
Parks	Jump Set (set up fees are additional)	\$250.00/day	\$250.00/day
Parks	Jump Set Set-Up Fee	\$25.00/hour/staff member (one hour minimum)	\$25.00/hour/staff member (one hour minimum)
Parks	Barrell Racing and Reining Drag Package	\$300.00/day	\$300.00/day
<b>Custodial Cleaning Fees - See Appendix for Additional Information</b>			
Parks	Event Park	\$1,500/event	\$1,500/event

**City of Dripping Springs, Texas**  
**Schedule of Rates, Fines, Fees, and Charges**  
**Approved Fiscal Year 2025-2026 Budget**

Item # 9.

Parks	Event Center Entire Facility	\$1,000.00/event	\$1,000.00/event
Parks	Main Indoor Arena	\$350.00/day	\$350.00/day
Parks	Livestock Barn	\$200.00/event	\$200.00/event
Parks	Outdoor Arena	\$100.00/event	\$100.00/event
Parks	Main Special Event Room	\$350.00/event	\$350.00/event
Parks	Small Event Room	\$250.00/event	\$250.00/event
Parks	Vendor Hall	\$250.00/event	\$250.00/event
Parks	Concession Kitchen	\$150.00/event	\$150.00/event
Parks	Concession Stand	\$75.00/event	\$75.00/event
Parks	Fields/Trails	Determined by DSRP Manager	Determined by DSRP Manager
Parks	VIP Booth	\$25.00/booth/event	\$25.00/booth/event
Parks	Civic Meeting Custodial (if serving food/drink)	\$25.00/ event	\$25.00/ event
Parks	Animal Stall/Pen Cleaning	Determined by DSRP Manager	Determined by DSRP Manager
Parks	Table Setup/Breakdown	Determined by DSRP Manager	Determined by DSRP Manager
<b>Electrical Requests</b>			
Parks	Large Amp Plugs	\$45.00/box (plug)	\$45.00/box (plug)
Parks	Direct Plug into Transformer	\$50.00/plug	\$50.00/plug
Parks	Extension Cords	\$40.00/item/event	\$40.00/item/event
<b>Sound System and Network</b>			
Parks	Pop-Up Vendor Electrical (110v)	\$10.00/day	\$10.00/day
Parks	Basic Sound Package (microphone and background sound)	\$50.00/day	\$50.00/day
Parks	Basic Projector Screen package (click share and screen)	\$25.00/day	\$25.00/day
Parks	Enhanced AV Package	Fee TBD at assessment per event specifications	Fee TBD at assessment per event specifications
Parks	Audio/Visual Engineer	Fee TBD at assessment per event specifications.	Fee TBD at assessment per event specifications.
Parks	Single Day Network Access	\$5.00/day	\$5.00/day
Parks	Three Day Network Access	\$ 12.00	\$ 12.00
Parks	Seven Day Network Access	\$ 20.00	\$ 20.00
Parks	Secure Multiple Vendor Network Access	\$ 300.00	\$ 300.00
<b>Other Fees</b>			
Parks	Damages and Fines	Varies	Varies-See Appendix
Parks	Business Opportunities (non-peak)	Varies	Varies-See Appendix
Parks	Special Fees	Varies	Varies-See Appendix
Parks	Special Events and Programming	Varies	Varies-See Appendix
Parks	Civic Meeting Rate (non-profit/governmental only) up to 4 hours	\$100.00 for 2 hours plus \$50.00 for each additional hour past 2 hours. Must be booked within 31 days of date of meeting.	\$100.00 for 2 hours plus \$50.00 for each additional hour past 2 hours. Must be booked within 31 days of date of meeting.
Parks	Overnight Parking Fee	\$20.00/vehicle per night	\$20.00/vehicle per night
Parks	Event Parking	\$5.00/vehicle per day	\$5.00/vehicle per day
<b>FEE DISCOUNTS AND WAIVERS -- See Appendix</b>			
<b>WATER RATES AND FEES</b>			
<b>Temporary Fire Hydrant Meter Request</b>			
Public Works	Security Deposit	\$ 2,000.00	
Public Works	Monthly Rate	\$50.00/month	
Public Works	Volumetric Rate	\$10.00/thousand gallons	
<b>Service Call and Reconnect Fee</b>			
Public Works	Service Call and Reconnect Fee	\$50.00/call	
<b>New Water Service Fees</b>			
Public Works	Meter Set Fee	\$ 50.00	
Public Works	Customer Service Inspection	\$ 50.00	
Public Works	5/8 x 5/8 Meter	\$ 177.00	
Public Works	5/8 x 3/4 Meter	\$ 177.00	
Public Works	3/4 x 3/4 Meter	\$ 199.00	
Public Works	1" x 1" Meter	\$ 236.00	
Public Works	LET Endpoint	\$ 126.00	
Public Works	Meter Box and Lid	\$ 130.21	
Public Works	For lots platted on or prior to 11/01/2012	\$5,180.00/LUE	
Public Works	For lots platted 10/31/2012 – 01/31/2015	\$8,809.00/LUE	
Public Works	For lots platted 02/01/2015 – 09/19/2018	\$12,938.00/ LUE	
Public Works	For lots platted 09/20/2018 – 09/30/2021	\$6,139.00/LUE	
Public Works	For lots platted on or after 10/01/2021	\$8,175.00/LUE	
<b>Impact Fees</b>			
Public Works	For lots platted on or prior to 11/01/2012	\$5,180.00/LUE	
Public Works	For lots platted 10/31/2012 – 01/31/2015	\$8,809.00/LUE	
Public Works	For lots platted 02/01/2015 – 09/19/2018	\$12,938.00/ LUE	
Public Works	For lots platted 09/20/2018 – 09/30/2021	\$6,139.00/LUE	
<b>WASTEWATER RATES AND FEES</b>			
Public Works	Minimum Usage Charge Per LUE	\$28.88	
Public Works	Usage Charge	\$4.05 per 1,000 gallons	
Public Works	Excess Usage Charge -- Sec. 20.02.006	\$50 per LUE	
Public Works	Application Fee	\$30	

**City of Dripping Springs, Texas**  
**Schedule of Rates, Fines, Fees, and Charges**  
**Approved Fiscal Year 2025-2026 Budget**

<b>Building (Residential, Commercial and Multi-family, and Signs) Permit Fees</b>			
<b>Dept</b>	<b>Residential</b>	<b>FY 2025</b>	<b>FY 2026</b>
<b>Building</b>	One- and Two-Family New Residential Permit	Varies	\$0.92/ft2
<b>Building</b>	Mobile/Modular Home Permit	\$450	\$0.50/ft2
<b>Building</b>	Construction Trailer Permit (Plus inspections for Scope of Work)	N/A	\$0.50/ft2
<b>Building</b>	Addition/Alteration/Remodel (Plus inspections for Scope of Work)	\$120	\$0.92/ft2
<b>Building</b>	Accessory Building (Plus inspections for Scope of Work)	\$192	\$0.92/ft2
<b>Building</b>	Additional Dwelling (Plus inspections for Scope of Work)	Varies	\$0.92/ft2
<b>Building</b>	Stand Alone Trade Permit (Plus inspections for Scope of Work)	\$120	\$200
<b>Building</b>	Inspection Fee (for inspections not covered by the Residential Permit Fee)	\$100	\$100
<b>Building</b>	After Hours Inspection Fee	N/A	\$200
<b>Building</b>	Remote Virtual Inspection Fee	N/A	\$100
<b>Building</b>	Reinspection Fee (Including Remove Virtual Reinspection)	Varies	\$150
<b>Building</b>	Expired Permit Renewal Fee (Site visit inspection and plan review)	Varies	\$250
<b>Building</b>	Pre-Construction Meeting (only upon request and limited to 1 hour max)	N/A	\$180/hour
<b>Building</b>	Swimming Pool Permit	\$450	\$450
<b>Building</b>	Swimming Pool Review (for pools not requiring building review with certain Development	\$75	\$100
<b>Building</b>	Plan reviews requiring more than 3 rounds of comments (\$50/additional review)	N/A	\$50
<b>Building</b>	Plan Review \$95/hour	N/A	\$95
<b>Building</b>	Plan Revision for Approved Permit (\$50/additional review)	N/A	\$50
<b>Building</b>	Unauthorized Occupancy	\$750	\$2,000
<b>Building</b>	Waiver/Variance	\$500	\$500
<b>Building</b>	Demolition Permit	\$100	\$250
<b>Building</b>	On Site Sewage Facility Permit	Varies	\$600
<b>Building</b>	Child/Adult Care Sanitation Permit (renewed annually)	\$200	\$300
<b>Building</b>	Double permit fees for project started without a permit	Varies	Varies

<b>Dept</b>	<b>Commercial and Multi-Family</b>	<b>FY 2025</b>	<b>FY 2026</b>
<b>Building</b>	Building Permit Fee - per ICC Building Valuation Data Table and fees below		
<b>Building</b>	\$1.00 - \$10,000 valuation	\$160	\$200
<b>Building</b>	\$10,000.01 - \$25,000.00 valuation (\$200+ \$17.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00)	Varies	Varies
<b>Building</b>	\$25,000.01 - \$50,000.00 valuation (\$455+ \$13.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00)	Varies	Varies
<b>Building</b>	\$50,000.01 - \$100,000 valuation (\$780+ \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00)	Varies	Varies
<b>Building</b>	\$100,000.01 - \$500,000.00 valuation (\$1,230+ \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00)	Varies	Varies
<b>Building</b>	\$500,000.01 - \$1,000,000.00 valuation (\$4,430+ \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00)	Varies	Varies
<b>Building</b>	Valuation more than \$1,000,000.00 (\$7,930+ \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00)	Varies	Varies
<b>Building</b>	Construction Trailer/Modular Building Permit (Plus inspections for Scope of Work)	Varies	\$0.50/ft2
<b>Building</b>	Stand Alone Trade Permit (Plus inspections for Scope of Work)	\$120	\$300
<b>Building</b>	Inspection Fee (for inspections not covered by the Commercial Permit Fee)	N/A	\$200
<b>Building</b>	After Hours Inspection Fee	N/A	\$300
<b>Building</b>	Remote Virtual Inspection Fee	N/A	\$150
<b>Building</b>	Reinspection Fee (Including Remove Virtual Reinspection)	Varies	\$250
<b>Building</b>	Expired Permit Renewal (Site visit inspection and plan review)	Varies	\$500
<b>Building</b>	Pre-Construction Meeting (only upon request and limited to 1 hour max)	\$180/hour	\$180/hour
<b>Building</b>	Swimming Pool Annual Inspection	\$240	\$240
<b>Building</b>	Plan Review requiring more than 3 rounds of comments (\$100/additional review)	N/A	\$100



<b>Building</b>	Plan Revisions (\$100/additional review)	N/A	\$100
<b>Building</b>	Certificate of Occupancy (Includes Plan Review and 1 inspection)	\$60	\$180
<b>Building</b>	Unauthorized Occupancy	\$750	\$2,000
<b>Building</b>	Outdoor Lighting Review	N/A	\$138/hour
<b>Building</b>	Outdoor Lighting Inspection	N/A	\$138/hour
<b>Building</b>	Waiver/Variance	\$500	\$500
<b>Building</b>	Demolition Permit	\$200	\$400
<b>Building</b>	On Site Sewage Facility Permit	\$800	\$1,250
<b>Building</b>	Food Establishment Permit (renewed annually)	Varies	\$450
<b>Building</b>	Food Establishment Compliance Inspection Fee	\$200	\$200
<b>Building</b>	Mobile Food Unit Permit (restricted and unrestricted)	\$200	\$200
<b>Building</b>	Food Permit Change of Name/Ownership	\$100	\$100
<b>Building</b>	Temp Food Event (fee per day)	\$30	\$30
<b>Building</b>	Child/Adult Care, Church, School Establishment Permit (renewed annually)	Varies	\$300
<b>Building</b>	Double permit fees for project started without a permit	Varies	Varies

Dept	Signs	FY 2025	FY 2026
<b>Building</b>	Real Estate Sign (12-month permit; requires annual renewal)	\$50	\$150
<b>Building</b>	Real Estate - Individual Lease Units (12-month permit; requires annual renewal)	\$0	\$100
<b>Building</b>	Monument Sign (\$7.50/ft2)	Varies	Varies
<b>Building</b>	Building Sign (Wall, Fence, Awning, Hanging) (\$4.50/ft2)	Varies	Varies
<b>Building</b>	Banner	\$25	\$25
<b>Building</b>	Construction Development Sign (12-month permit; requires annual renewal)	\$50	\$150
<b>Building</b>	Restaurant Menu (\$7.50/ft2)	\$225	Varies
<b>Building</b>	Tenant Panel on Multi-Unit Monument (\$7.50/ft2)	\$50	Varies
<b>Building</b>	Master Sign Plan and Ordinance Review (does not include sign or variance fees)	\$300	\$500
<b>Building</b>	Impounded Sign Recovery Fee	\$25	\$25
<b>Building</b>	Waiver/Variance	\$150	\$500
<b>Building</b>	Plan Review requiring more than 3 rounds of comments (\$50/additional review)	N/A	\$50
<b>Building</b>	Plan Revisions (\$50/additional review)	N/A	\$50
<b>Building</b>	Double permit fees for project started without a permit	Varies	Varies

### Administrative and General Fees & Charges



# North Hays County Fire Rescue Fee Schedule



Inspection Type	Workflow	FY 2025 (Last Update 9/16/2014)	FY 2026
Annual Inspection	Permit Application with City	\$120.00	\$160.00
	Confirm Payment Accepted		
	Schedule with Fire Inspector		
Annual Re-Inspection #1	Permit Application with City	\$120.00	\$180.00
	Confirm Payment Accepted		
	Schedule with Fire Inspector		
Annual Re-Inspection #2	Permit Application with City	\$120.00	\$200.00
	Confirm Payment Accepted		
	Schedule with Fire Inspector		
Annual Re-Inspection #3	Permit Application with City	\$120.00	\$220.00
	Confirm Payment Accepted		
	Schedule with Fire Inspector		
Assess for Escalation to Increase Fine/Day or Issue Stop Work Order			
Highest Fine/Day	Meet with City	\$2,000.00	\$2,000.00
Stop work Order	Meet with City		
Plan Review	Permit Application with City	Matrix Based Fee Structure (See Below)	
	Confirm Payment Accepted		
	Plan Submittal to MGO		
	Fire Marshal Review		
	Fire Marshal Notes		
	Fire Marshal (Approval/Denial/Pending)		
Site and Subdivision Plans (Per Section)			
Building Plan - New Shell Building (+0.12/sf)			
Building Plan - New Tenant Space (+0.12/sf)			
Building Plan - Remodel of Existing Tenant Space			
Automatic Sprinkler Systems	Permit Application with City	Matrix Based Fee Structure (See Below)	
	Confirm Payment Accepted		
	Plan Submittal to MGO		
	Fire Marshal Review		
	Fire Marshal Notes		
	Fire Marshal (Approval/Denial/Pending)		
Less than 6,000 sqft	*One job may include multiple permits		
6,001 - 12,000 sqft			
Greater than 12,001 sqft (+ \$.02/sqft over 12,000 sqft, Maximum \$960.00)			
Standpipe Systems			
Underground Fire Protection Systems			
Fire Alarm System	Permit Application with City	Matrix Based Fee Structure (See Below)	
	Confirm Payment Accepted		
	Plan Submittal to MGO		
	Fire Marshal Review		
	Fire Marshal Notes		
	Fire Marshal (Approval/Denial/Pending)		
200 or Fewer Devices			
201 + Devices			
Inspection/Test Fees*	Permit Application with City		
	Confirm Payment Accepted		
	Plan Submittal to MGO*		
	Fire Marshal Review*		
	Fire Marshal Notes *		
	Fire Marshal (Approval/Denial/Pending)*		
First Re-Test (of Fire Final & Fire Protection System Test)	Schedule with Inspector	\$60.00	\$250.00
Second Re-Test (of Fire Final & Fire Protection System Test)	Schedule with Inspector	\$120.00	\$350.00
Third Re-Test (of Fire Final & Fire Protection System Test)	Schedule with Inspector	\$180.00	\$450.00

Hydrant Flow Test	Schedule with Inspector	\$120.00	\$160.00
*Kitchen Vent Hood Suppression Systems		\$180.00	\$360.00
*Alternative Fire Suppression Systems (Paint/Spray Booths)		\$180.00	\$360.00
*Commercial Propane Installations		\$300.00	\$300.00
Firework Stands	Schedule with Inspector	\$60.00	\$200.00
Home Foster Care/Adoption	Schedule with Inspector	\$0.00	\$0.00
Daycare Annual Inspection	Permit Application with City		
	Confirm Payment Accepted		
	Schedule with Inspector		
Less Than 25 Children		\$60.00	\$200.00
Greater Than 25 Children		\$120.00	\$300.00
Healthcare/Assisted Living (+ \$18.00/Additional Building)		\$54.00	\$100.00
Hospitals Licensed Clinics		\$90.00	\$100.00
Change of Occupancy Use		\$60.00	\$120.00
Permit Application Fees	Permit Application with City		
	Confirm Payment Accepted		
	Fire Marshal (Approval/Denial/Pending)		
	Schedule with Inspector		
Hazardous Materials		\$300.00	\$300.00
Above/Underground Storage Tanks		\$240.00	\$240.00
Fireworks Display (Application Required)		\$60.00	\$250.00 (1.3) \$400.00 (1.4)
Fireworks Display With Engine Standby As Required (Per Hour / Per Engine) 2HR min		\$180.00	\$360.00
Control/Open Burning (Commercial)		\$30.00	\$60.00
Mass Gathering Of More Than 4,000 People		\$240.00	\$240.00
Temporary Structures (Tents, Air Supported Structures, Canopies, Construction Trailers, etc)		\$60.00	\$100.00
Fire Watch (\$90.00/hr + \$180.00/hour/Fire Engine)		\$270.00	\$270.00
Access Gates (Application Required)		\$150.00	\$250.00
New Fees	Permit Application with City		
	Confirm Payment Accepted		
	Plan Submittal to MGO		
	Fire Marshal Review*		
	Fire Marshal Notes *		
	Fire Marshal (Approval/Denial/Pending)*		
	Schedule with Inspector		
UTV Standby (\$90.00/hr + \$180.00/hour/Fire Engine) 2HR min			\$360.00
Inspection Cancellation >24hrs			\$50.00
Inspection No-Show			\$100.00
TCO Inspection/Conditional COC			\$75.00
Compressed Gas Construction and/or Gas Detection System (\$100/system, \$200 for large system-tanks + than 100lb or manifolds w/ 6+ bottles)			\$100.00-\$200.00
Cryogenic Fluids (Install, Repair, Remove, Modify)			\$100.00
*Electric Vehicle Charging, Energy Storage, Solar Photovoltaic Power, Fuel Cell Power Systems (install or modify) (per building or system)			\$200.00
*Flammable & Combustible Liquids (Install, repair, modify pipelines transporting F&C liquids, install, construct, alter equipment, plants, terminals, distilleries, similar F&C facilities; install, alter, abandon above/underground storage tanks) (\$250/tank, system or process)			\$250.00
*High-Piled Combustible Storage Plan (500sqft or more) In-House Review (\$150 + 0.05/sf of designated high-piled storage)			\$150.00
*High-Piled Combustible Storage Plan (500sqft or more)Approved 3rd-Party Review (\$50 + cost of 3rd Party Review)			3rd Party Cost + \$50.00
*Access Control System Permit (Review & Inspection)			\$150.00
*New and Remodel Systems up to 30 heads (Review & Inspection)			\$320.00
Sprinkler Hydrostatic Testing			\$150.00
Static Water Tank Review		\$600.00	\$650.00
False Alarms 3 times in 30 days		\$250.00	\$250.00

Mobile Vendor Trailer		\$100.00	\$100.00
*Emergency Responder Radio		\$250.00	\$350.00
Working w/Out a Permit			\$300.00
Emergency Call Box		\$100.00	\$200.00
Unauthorized Burning (\$90.00/hr + \$180.00/hour/Fire Engine) *2HR min (Extinguishment Fee)			\$360.00
After Hours Inspections (\$150.00/hr w/ 2Hr Min)			\$300.00
Fire Code IFC		IFC2018	IFC2024

Proposed Matrix Based Fee Schedule	Applied to New Commercial Plan Review, Sprinkler Systems and Fire Alarm Systems
\$1 to \$500	\$35
\$501 to \$2,000	\$35 for the first \$500; plus \$4 for each additional \$100 or fraction thereof; up to and including \$2,000
\$2,001 to \$25,000	\$95 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof; up to and including \$25,000
\$25,001 to \$50,000	\$95 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof; up to and including \$25,000
\$50,001 to \$100,000	\$598 for the first \$50,000; plus \$9 for each additional \$1,000 or fraction thereof; up to and including \$100,000
\$100,001 to \$500,000	\$1,048 for the first \$100,000; plus \$6 for each additional \$1,000 or fraction thereof; up to and including \$500,000
\$500,001 to \$1,000,000	\$3,448 for the first \$500,000; plus \$4 for each additional \$1,000 or fraction thereof; up to and including \$1,000,000
\$1,000,001 and over	\$5,448 for the first \$1,000,000; plus \$2 for each additional \$1,000 or fraction thereof

## **APPENDIX TO FEE SCHEDULE**

### **Site Development**

- a. Project cost estimate includes all the site-related work (does not include costs of vertical structures, pump stations); cost estimate must be reasonable and based on current costs. The City shall determine the reasonableness of costs.
- b. Site Development permit fees for projects within the ETJ, but outside of Development Agreement areas, shall be assessed at 80% of the rates calculated above.
- c. **Consultant Costs:**
  - (1) The applicant is required to pay all associated costs prior to receiving a permit, regardless of City approval. Any project that starts construction without a permit is subject to penalty as described by the Site Development Ordinance.
  - (2) Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, lighting consultant, landscape reviewer, exterior design, and others, as required.
  - (3) Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs.
- d. **Guarantee of Public Improvements:** A bond or cash equivalent in an amount equal to one hundred and ten percent (110%) of the estimated cost of construction of permitted project.

### **Subdivision**

- a. **Guarantee of Public Improvements:** A bond or cash equivalent in the amount equal to the estimated costs of construction based on approved plans. This amount applies to utilities, drainage, water quality facilities, water detention facilities, roadways, and all related features. This amount will not be collected if Hays County has collected no less than this amount, where applicable.
- b. **Guarantee of Maintenance:** Maintenance bond required in amount of one hundred percent of the full cost of improvements. This amount applies to utilities, drainage, water quality facilities, water detention facilities, roadways, and all related features. This amount will not be collected if Hays County has collected no less than this amount, where applicable.
- c. **Reimbursement of Consultant Costs for Plat/Construction Plan Application:**
  - (1) The application is required to pay all associated costs prior to filing the plat for recordation with the City Secretary, regardless of City Council approval. Any project that starts construction without a permit is subject to penalty as described in the Subdivision Ordinance.
  - (2) Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, and others, as required.

- (3) Required consultant costs will be billed at cost plus 20% to cover the City's additional administrative costs.

- d. **License to Encroach Fee:** \$200.00/encroachment. Fees may be reviewed, consolidated, or lessened for multiple encroachments on the same lot or plat where applications are filed simultaneously, based on the cost of review on the judgement of the city administrator.

## **Zoning**

### **a. Reimbursement of Consultant Costs for Zoning Application**

- (1) Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, lighting consultant, landscape reviewer, exterior design, and others, as required.
- (2) Required consultant costs will be billed at cost plus 20% to cover the City's additional administrative costs.

## **Development Agreement**

### **a. Reimbursement of Consultant Costs for Development Agreement**

- (1) Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, lighting consultant, landscape reviewer, exterior design, and others, as required.
- (2) Required consultant costs will be billed at cost plus 20% to cover the City's additional administrative costs.

## **Parks & Community Services**

### **a. Park Fields and Amenities**

- (1) Dripping Springs Sports & Recreation Park
  - (i) Baseball Field
  - (ii) Softball Field
  - (iii) Soccer Fields
  - (iv) Sand Volleyball Court
  - (v) Basketball Court
  - (vi) Adult Softball Fields
- (2) Founders Memorial Park
  - (i) Athletic Fields
  - (ii) Skatepark

(iii) Pavilion

(iv) Pool

(3) Veterans Memorial Park and The Triangle

**b. Fee Basis:**

Fees are based on whether or not the user is a resident of the City of Dripping Springs, City of Dripping Springs ETJ, and whether or not the user is a profit or non-profit organization.

**c. Payment of Fees and Deposits:**

Fees and deposits must be paid in full once the rental request is approved by staff.

**d. Field Use Fees:**

(1) Athletic Fields are to be used for the purpose for which they are built (Baseball, Soccer, Softball, Football, Lacrosse) unless approved ahead of time in writing by the Parks & Community Services Director.

(2) Deposit: \$100.00 deposit fee shall not be returned until the field or park amenity has been inspected by staff and found in a condition equal or better to prior to use by the applicant.

(3) Additional Fees: Additional charges for picking up trash and/or damage to the field, parking lot, equipment or facilities will be determined by the Parks & Community Services Director after consultation with Dripping Springs Youth Sports Association when appropriate.

**e. Deposit:** \$100.00 deposit fee shall not be returned until the field or park amenity has been inspected by staff and found in a condition equal or better to prior to use by the applicant.

**f. Parking Lot Use Fee:** At the direction of the City Administrator, if an event at or near Founders Memorial Park requires 50% (approximately 95 parking spaces) of the total parking spaces or more, a Parking Lot Use Fee will be applied for the duration of the event. The Parks & Community Services Director may authorize the fees to be prorated based on the following: type of event, anticipated attendance / parking needs, and activities already scheduled within the park. Public access must still be allowed during the event unless private parking is approved by the City Council through the Special Event Permit process.

**g. Community Service Programs:** Special fees for clinics, workshops, and seasonal programming may be set by the Parks and Community Services Director and executed by the City Administrator.

- h. Special Event Deposit:** Deposit shall not be returned until the field, park amenity or City property has been inspected by staff and found in a condition equal or better to prior to use by the applicant.

### **Alcohol Beverage Permit Fees**

**Alcohol Permit Fees:** Permit fees are collected annually and in accordance with the Texas Alcoholic Beverage Code Title 3. Licenses and Permits, Subtitle A. Permits, Chapter 11. Provisions Generally Applicable to Permits, Subchapter A. General Provisions, Section 11.38. Local Fee Authorized. If a permit type is not listed, the city is not authorized to collect a permit fee for that permit/license/certificate type.

### **Miscellaneous**

- a. **Professional Services Fees:** In situations where the City Administrator anticipates the City's out-of-pocket expenses for professional services related to review of an application will exceed the amount recouped by the imposition of standard fees, the City shall require the applicant to pay a deposit of \$1,000 to \$10,000. Examples of such projects may include (but are not limited to) voluntary annexations, subdivision plats, rezoning requests, and planned development districts. The deposit shall solely be applied to payment of professional services by engineers, attorneys, surveyors, architects, landscape architects, etc, that are specifically and directly related to the applicant's proposed project. Payment of this deposit shall be an express condition of the City's review of and determination upon the application. Payment of the deposit does not guarantee approval of the application. Nor does payment of the deposit create a client relationship between the applicant and the professional services provider. Deposit funds shall not be expended by the City on Code Enforcement activities. The deposit shall be replenished upon depletion within 30 days of being notified by the City in writing. Unused account balances shall be reimbursed to the applicant or applied to future permit applications, at the applicant's discretion.
- b. **Credit Cards and Debit Cards:**
  - (1) The Processing Fee for acceptance of payments by Swiped Credit Cards will not be more than five percent (5%) of the payment. The standard fee will be 2.75% unless a separate service or agreement is entered into regarding the payment with a vendor accepting the payment. For questions related to what the fee will be, please contact City Hall.
  - (2) The Processing Fee for acceptance of payments by Keyed in Credit Cards is an amount equal to 3.75 % of the underlying payment.
  - (3) The Service Charge is \$25.00. The City shall assess and collect a Service Charge Fee if for any reason a payment by credit card is not honored by the credit card company on which the funds were drawn.



- c. **After Hours Inspection Fees:** After Hours Inspection Fee by City Staff or Consultant (including but not limited to: all road inspections, construction inspections, lighting inspections, building inspections, concrete pour and pre-pour, erosion control, water, wastewater, asphalt inspections and stormwater inspections):
- (1) Applicability: the After Hours Inspection Fee will be charged when an inspection is done by City Staff on request of Owner or Applicant to be commenced or completed between the hours of 5 p.m. to 7 a.m. on a weekday or between 5 p.m. on Friday through 7 a.m. on Monday.
  - (2) Fee: the After Hours Inspection Fee is \$150.00 per hour with a two-hour minimum. Two hour minimum does not apply if inspection commences within normal working hours and ends within one hour after after hours period begins.

### Farmers Market

**Waiver or Reduction of Fees:** Applicants may request a reduction or waiver of fees, which may be granted by the Farmers Market Committee.

### Dripping Springs Ranch Park Fees

- a. **Non-Refundable Booking Fee:** A non-refundable booking fee is due at the time of booking if booked two years or less in advance of the event to save the date. If the booking is more than two years prior to the event, then the booking fee is due two years prior to the event to reserve the date. The booking fee is two hundred and fifty dollars (\$250). The base room rental fee is due six months prior to the first day of the event to keep the event. The remaining balance is due 30 days prior to the event. The booking fee is non-refundable but will be used towards any incurred fees for the event.
- b. **Local 4H and Future Farmers of America:** These groups are exempt from paying Outdoor Arena fees for practices (Outdoor Arena fees apply to these groups for any organized use of the Arena).
- c. **Discounts:**
  - (1) Main Indoor Arena Rental Fee: 50% off with 100+ stalls; 25% off with 50+ stalls
  - (2) Main Event Room Rental Fee: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental
  - (3) Small Event Room Rental Fee: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental
  - (4) Entire Event Center: 50% off Thursday for setup day with Full Day Friday through Sunday Rental
  - (5) Vendor Hall: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental
  - (6) Concession Kitchen or Stand: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental

(7) Entire Park: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental

**d. Custodial Cleaning Fees**

(1) Includes trash bin service throughout the event, floor cleaning, facility consumables (i.e., paper towels, soap, toilet tissue). Excludes bulk trash that does not fit in the trash bin, table and chair setup and breakdown, and animal stalls and pens.

**e. Damages & Fines**

(1) No glass containers are allowed on premises of the Dripping Springs Ranch Park and Event Center. Use of Glitter, Confetti, Fireworks, or PYROTECHNICS is strictly prohibited. This includes outdoor spaces. Failure to comply with this policy will result in a \$500.00 fine.

(2) Events will be required to pay a refundable \$500.00 damage deposit for Event Center rentals and \$1,000 damage deposit for offsite portable bleacher rentals. Lessee agrees to leave the premises in as good or better condition than that which existed prior to their usage: such determination is at the sole discretion of the City. All trash must be disposed of properly. A City representative will conduct a walk- through of the premises with the Lessee prior to the event to ensure that all facilities are in working order. An authorized City representative shall complete a walk-through with the Lessee following the event to determine and notify the Lessee of any damages and/or charges. Any damage repair incurred by the City or unpaid post invoice charges will be deducted from the damage deposit at actual cost. If damage repairs or post invoice charges equal more than the damage deposit, Lessee is required to pay the full remaining balance.

**f. Business Opportunities (non-peak)**

(1) Event Center Manager may allow rental available space (60 days from event) at 50% of base rental fee.

(2) Event Center Manager may allow general use rental rate-booked 14 days or less days in advance for unused event space \$75.00 per hour/minimum 2 hours rental-maximum 4 hours rental.

(3) Civic Meeting Rate (non-profit/governmental only) up to 4 hours: \$100.00 for 2 hours plus \$50.00 for each additional hour past 2 hours. Must be booked within 31 days of date of meeting.

**g. Special Fees:**

(1) Holiday Fee-Events booked on city holiday or holiday weekends: 20% additional fee per event.

(2) After Hours Fee-Assessed to events that extend past defined rental contract event hours: \$50.00/hour/staff member in addition to hourly event space charges will be charged. Event and breakdown must be completed by the time that is specified in

rental contract. A minimum of 2 staff members are required onsite. Additional information related to business hours may be obtained by contacting the Event Center.

**h. Special Events and Programming:** Special fees for clinics, workshops, and programming may be set by the Parks and Community Services Director and executed by the City Administrator.

### **Fee Discounts and Waivers**

Any person may submit an application for a fee waiver at the time of application for the underlying permit or service. The City Administrator shall review each request and may approve up to a ten percent (10%) fee waiver based on the application and whether such discount will serve a public purpose. The City Administrator's decision is final. An application under this section cannot be made if another discount based on a previous agreement with the City has been granted including but not limited to:

- (1) Sponsorship Agreements; and
- (2) Development Agreements

# Fee Schedule change proposal

Shane Pevehouse, Building Official



# BOTTOM LINE UP FRONT

Residential fees have not been updated since January, 2020.  
Commercial fees have not been updated since February, 2009  
Since 2022, the Building Department has almost tripled in size  
without a corresponding permit fee increase to cover costs.

Current fees only fund 59% of the departments operating costs.

Of the cities queried, CODS averages 23.84% less per permit.

- Buda collects 37.89% more for a 2,000 square foot home.
- New Braunfels collects 33.67% more for a 3,000 square foot home.
- San Marcos collects 41.11% more for a 4,000 square foot home.



## Fee Schedule change proposal

# Objective

Propose fee increases to fully fund the Building Department.  
Propose new permit fee formulas to eliminate “guess work” for customers and improve accuracy for calculating permit fees.

# Evaluation Methodology

Fully evaluate Building Department operating costs to include:  
Administration and supporting staff time, fleet, facility, training, and equipment costs, and department staff salary and compensation.

Determine neighboring cities’ fees using their published fee schedule (fact checked in person) to compare their current rates against proposed fee increases.



# Observed Trends

1. Fees as a percentage of square footage being adopted in favor of bracketed fees, which we currently use.
2.  $\frac{3}{4}$  of cities use a “Base Fee” model, which still requires adding all associated fees – plan review, trades, irrigation, driveway, technology, etc.
3. Plan Review Fees are incorporated into the Flat Fee or are a percentage of the Permit Fee.
4. Technology Fees are added to cover software costs.
5.  $\frac{1}{2}$  of cities charge for trade permits on new construction permits, the other half include them in the Permit Fee.
6.  $\frac{1}{2}$  of cities charge a Certificate of Occupancy Fee.
7. Modifying approved plans requires paying an additional Plan Review Fee.
8. One fee to cover all costs reduces the appearance of price stacking – proposed fee structure includes plan review, driveway, foundation, roof, technology, fence, C/O, etc. as one price based on conditioned space square footage.



# Impacts of All inclusive fees

1. Makes forecasting permit costs easy for customers.
2. Reduces admin time required to calculate fees.
3. Reduces data entry errors.
4. Decreases customer wait times.
5. Administratively easier to manage in MGO.
6. Easier to amend annually as a percentage increase based on federal reporting of Cost of Living, ICC valuation table increases, or another metric.





**Fee  
Schedule  
change  
proposal**

# City costs for permitting

Item # 9.

Description	Costs
<b>Direct</b>	
Permitting Software	\$1,600/month
Tracers Investigative Software	\$100/month
Bluebeam Software	\$40/month
Administrative time for permit processing (2-4 hours for the life of the permit, including email and phone call support)	\$65-\$425
Plan Review (Building (3rd party), Planning, Lighting, Fire, Environmental Health)	\$170-\$700
Field Inspections (Building (3rd party and in-house), Lighting, Fire, Environmental Health, Public Works, Landscape, Exterior Architecture)	\$800-\$2,700
<b>Indirect</b>	
Facilities and Utilities	\$2,116/month
Supporting Staff (City Administrators, Legal Department, Human Resources, Finance, City Secretary, City Engineer, IT, People and Comms, Administrative Assistant/Receptionist, Public Works)	\$11,105/month
Vehicles (acquisition, fuel, preventive and corrective maintenance, equipment)	\$2,340/month
Inspection Equipment (tablets, markers, flashlights, bore scopes, tool bag w/tools, ladders, books, etc.)	\$75/month
Training and Education to maintain a certified, professional, and knowledgeable staff	\$2,000/month
Clothing	\$300/month
Salaries and Benefits	\$56,561/month
IT Equipment and Software (laptops and peripherals, desk phones, cell phones, Microsoft Office, Adobe Pro, Ring Central, City Website host)	\$1,241/month



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# Department Operating Costs May '24 – May '25

Item # 9.

Category	Details of Category	
3rd Party	Costs for 3rd Party Residential and Commercial Plan Review and Inspections	\$1,146,020.00
Salary and Compensation	Salaries, Overtime, Health, Dental, Medicare, Social Security, Unemployment, and Retirement	\$735,291.00
Supporting Staff	City Administrators, Legal Department, Human Resources, Finance Department, City Secretary, City Engineer, IT, People and Communications, Administrative Assistant/Receptionist, Public Works	\$144,625.00
Vehicles	Acquisition, Fuel, Preventive and Corrective maintenance, and Equipment	\$30,420.00
IT Equipment and Software	Laptops and Peripherals, Tablets, Desk Phones, Cell Phones, Microsoft Office, Adobe Pro, Ring Central, City Website Host, MGO	\$16,133.00
Permit Fees Collected	Permit Fees collected based on report living area, covered porches, garages, and driveways. Reinspection fees and connection fees are not included	\$1,237,476.40
	Total:	-\$862,260.00

# Residential Permit fees based on conditioned space only

Current fees are based on reported living space, covered porches, and garage square footage. Permit techs are not trained as Plan Reviewers and do not “fact check” applicant’s reported square footage.

Random checks showed customers under reporting by as much as 900 square feet and over reporting by more than 1,500 square feet.

Using conditioned space as the single number to determine permit fees greatly reduces errors with applicant submissions and is easily verified using the Manual J, ResCheck, and Energy Reports.

Using conditioned space to determine permit fees, we need to charge \$1.20/sqft to cover department costs.

# Compounding reinspection fee phase out

Projects average 4 reinspections throughout construction.

The doubling reinspection fee accounts for the majority of reinspection fees collected (58%). Of the 4,614 reinspections between May 2024 and May 2025, 1,327 were doubled or more. The largest single reinspection fee collected for Residential was \$3,200 and \$6,400 for Commercial.

Removing the compounding effect of doubling will make budgeting more predictable.

A flat reinspection fee covers our expenses for the time to conduct the reinspection.



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# Proposal 1: All inclusive @ \$1.20/sqft

Item # 9.

Square footage of New Residential project	2,000	3,000	4,000
Permit Fee (\$1.20 per square foot - conditioned)	2,440	3660	4880
Plan Review Fee	Included	Included	Included
Elec	Included	Included	Included
Mech	Included	Included	Included
Plumb	Included	Included	Included
Irrigation	Included	Included	Included
Driveway	Included	Included	Included
Technology	Included	Included	Included
Inspection Fee (\$100)			
Certificate of Occupancy Fee	Included	Included	Included
Proposed fees	2400	3600	4800
Current fees	1697	2047	2397
Difference between current and proposed fees	703	1553	2403
Buda	2470	2970	3470
Kyle	1978	2228	2478
New Braunfels	1545	2174	2803
San Marcos	1895	2645	3395



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Item # 9.

# Department Operating Costs May '24 – May '25

## using proposed permit fees

Category	Details of Category	
3rd Party	Costs for 3rd Party Residential and Commercial Plan Review and Inspections	\$1,146,020.00
Salary and Compensation	Salaries, Overtime, Health, Dental, Medicare, Social Security, Unemployment, and Retirement	\$735,291.00
Supporting Staff	City Administrators, Legal Department, Human Resources, Finance Department, City Secretary, City Engineer, IT, People and Communications, Administrative Assistant/Receptionist, Public Works	\$144,625.00
Vehicles	Acquisition, Fuel, Preventive and Corrective maintenance, and Equipment	\$30,420.00
IT Equipment and Software	Laptops and Peripherals, Tablets, Desk Phones, Cell Phones, Microsoft Office, Adobe Pro, Ring Central, City Website Host, MGO	\$16,133.00
	Total:	\$2,099,737.00
Permit Fees Collected	Permit Fees collected based on report living area, covered porches, garages, and driveways. Reinspection fees and connection fees are not included	\$2,106,803.40
	Total:	+\$7,066.00

**Fee  
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# Residential Fee schedule

Item # 9.

Dept	Residential	FY 2025	FY 2026
<b>Building</b>	One- and Two-Family New Residential Permit	Varies	\$1.20/ft2
<b>Building</b>	Mobile/Modular Home Permit (Plus inspections for Scope of Work)	\$450	\$0.50/ft2
<b>Building</b>	Construction Trailer Permit (Plus inspections for Scope of Work)	N/A	\$0.50/ft2
<b>Building</b>	Addition/Alteration/Remodel (Plus inspections for Scope of Work)	\$120	\$1.20/ft2
<b>Building</b>	Accessory Building (Plus inspections for Scope of Work)	\$192	\$1.20/ft2
<b>Building</b>	Additional Dwelling (Plus inspections for Scope of Work)	Varies	\$1.20/ft2
<b>Building</b>	Stand Alone Trade Permit (Plus inspections for Scope of Work)	\$120	\$200
<b>Building</b>	Inspection Fee (for inspections not covered by the Residential Permit Fee)	\$100	\$100
<b>Building</b>	After Hours Inspection Fee	N/A	\$200
<b>Building</b>	Remote Virtual Inspection Fee	N/A	\$100
<b>Building</b>	Reinspection Fee	Varies	\$150
<b>Building</b>	Expired Permit Renewal Fee (Site visit inspection and plan review)	Varies	\$250
<b>Building</b>	Pre-Construction Meeting (only upon request and limited to 1 hour max)	N/A	\$180/hour
<b>Building</b>	Swimming Pool Permit	\$450	\$450
<b>Building</b>	Swimming Pool Review (for pools not requiring building review with certain Development Agreements)	\$75	\$100
<b>Building</b>	Plan reviews requiring more than 3 rounds of comments (\$50/additional review)	N/A	\$50



**Fee  
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# Residential Fee schedule

Item # 9.

Dept	Residential	FY 2025	FY 2026
<b>Building</b>	Plan Review \$95/hour	N/A	\$95
<b>Building</b>	Plan Revision for Approved Permit (\$50/additional review)	N/A	\$50
<b>Building</b>	Unauthorized Occupancy	\$750	\$2,000
<b>Building</b>	Waiver/Variance	\$500	\$500
<b>Building</b>	Demolition Permit	\$100	\$250
<b>Building</b>	On Site Sewage Facility Permit	Varies	\$600
<b>Building</b>	Child/Adult Care Sanitation Permit (renewed annually)	\$200	\$300
<b>Building</b>	Double permit fees for project started without a permit	Varies	Varies
<b>Building</b>	<del>On Site Sewage Facility Certification fee</del>	<del>\$200</del>	
<b>Building</b>	<del>On Site Sewage Facility Standard</del>	<del>\$575</del>	
<b>Building</b>	<del>On Site Sewage Facility Engineered</del>	<del>\$625</del>	
<b>Building</b>	<del>Amendment/Engineer adjustment to On Site Sewage Facility permit</del>	<del>\$250</del>	
<b>Building</b>	<del>Single family residential 1 – 1,500 ft2</del>	<del>\$942</del>	
<b>Building</b>	<del>Single family residential 1,500 – 10,000 ft2 \$942.00 for the first 1,500 ft2 plus \$0.35 for each additional ft2</del>	<del>\$942.00 +</del>	
<b>Building</b>	<del>Single family residential over 10,000 ft2 \$3,760 for the first 10,000 plus \$0.15 for each additional ft2</del>	<del>\$3,760.00 +</del>	
<b>Building</b>	Replacement permit	\$25	
<b>Building</b>	Trade Registration	\$100	



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# Commercial Fee proposed increase

Item # 9.

## Current Fee Schedule

Commercial and Multi-Family	FY 2025
\$1.00 - \$10,000 valuation	\$160
\$10,000.01 - \$25,000.00 valuation (\$200+ \$16.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00)	Varies
\$25,000.01 - \$50,000.00 valuation (\$450+ \$12.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00)	Varies
\$50,000.01 - \$100,000 valuation (\$725+ \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00)	Varies
\$100,000.01 - \$500,000.00 valuation (\$1,100+ \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00)	Varies
\$500,000.01 - \$1,000,000.00 valuation (\$3,525+ \$6.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00)	Varies
Valuation more than \$1,000,000.00 (\$6,125+ \$4.00 for each additional \$1,000.00, or fraction thereof \$1,000,000.00)	Varies

## Proposed Fee Schedule

Commercial and Multi-Family	FY 2025	FY 2026
\$1.00 - \$10,000 valuation	\$160	<b>\$200</b>
\$10,000.01 - \$25,000.00 valuation (\$200+ <b>\$17.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00)	Varies	Varies
\$25,000.01 - \$50,000.00 valuation ( <b>\$455+ \$13.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00)	Varies	Varies
\$50,000.01 - \$100,000 valuation ( <b>\$780+ \$9.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00)	Varies	Varies
\$100,000.01 - \$500,000.00 valuation ( <b>\$1,230+ \$8.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00)	Varies	Varies
\$500,000.01 - \$1,000,000.00 valuation ( <b>\$4,430+ \$7.00</b> for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00)	Varies	Varies
Valuation more than \$1,000,000.01 ( <b>\$7,930+ \$5.00</b> for each additional \$1,000.00, or fraction thereof )	Varies	Varies



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# ICC Building Valuation Data Table

Item # 9.

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N.P.
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N.P.	426.30	385.65	N.P.
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N.P.	280.80	243.65	N.P.
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family <sup>d</sup>	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20



DRIPPING SPRINGS  
Texas

# Commercial Valuation vs. Square Footage

1. Bracketed fees based on the valuation determined by the International Code Council Building Valuation Data (current model) assesses construction costs based on different Occupancy Groups and Construction Types.
2. Construction types are used to distinguish the complexity of construction and materials used.
3. Occupancy Groups Rates vary based on complexity and design -
  - An Unprotected Wood Frame Storage Building is \$84 per square foot
  - A Fire Resistant Non-combustible Theater is \$337 per square foot
4. Permit Techs use the reported valuation to determine the permit fee using the adopted Commercial and Multi-Family Construction Building Permit Fees Table. The Fire Marshal plan review is based on square footage.
5. A flat fee per square foot can result in significantly over or under charging for a permit.
6. Over charging will deter new construction.
7. Under charging doesn't cover department operating costs.



**Fee  
Schedule  
change  
proposal**

# Commercial Fee schedule

Item # 9.

Dept	Commercial and Multi-Family	FY 2025	FY 2026
<b>Building</b>	Building Permit Fee - per ICC Building Valuation Data Table and fees below		
<b>Building</b>	\$1.00 - \$10,000 valuation	\$160	\$200
<b>Building</b>	\$10,000.01 - \$25,000.00 valuation (\$200+ \$17.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00)	Varies	Varies
<b>Building</b>	\$25,000.01 - \$50,000.00 valuation (\$455+ \$13.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00)	Varies	Varies
<b>Building</b>	\$50,000.01 - \$100,000 valuation (\$780+ \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00)	Varies	Varies
<b>Building</b>	\$100,000.01 - \$500,000.00 valuation (\$1,230+ \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00)	Varies	Varies
<b>Building</b>	\$500,000.01 - \$1,000,000.00 valuation (\$4,430+ \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00)	Varies	Varies
<b>Building</b>	Valuation more than \$1,000,000.00 (\$7,930+ \$5.00 for each additional \$1,000.00, or fraction thereof)	Varies	Varies
<b>Building</b>	Construction Trailer/Modular Building Permit	Varies	Varies
<b>Building</b>	Stand Alone Trade Permit	\$120	\$250
<b>Building</b>	Inspection Fee (for inspections not covered by the Commercial Permit Fee)	N/A	\$200
<b>Building</b>	After Hours Inspection Fee	N/A	\$300
<b>Building</b>	Remote Virtual Inspection Fee	N/A	\$150



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**Fee  
Schedule  
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proposal**

# Commercial Fee schedule

Item # 9.

Dept	Commercial and Multi-Family	FY 2025	FY 2026
<b>Building</b>	Reinspection Fee	Varies	\$250
<b>Building</b>	Expired Permit Renewal (Site visit inspection and plan review)	Varies	\$500
<b>Building</b>	Pre-Construction Meeting (only upon request and limited to 1 hour max)	\$180/hour	\$180/hour
<b>Building</b>	Swimming Pool Annual Inspection	\$240	\$240
<b>Building</b>	Plan Review requiring more than 3 rounds of comments (\$100/additional review)	N/A	\$100
<b>Building</b>	Plan Revisions (\$100/additional review)	N/A	\$100
<b>Building</b>	Certificate of Occupancy (includes plan review and 1 inspection)	\$60	\$180
<b>Building</b>	Unauthorized Occupancy	\$750	\$2,000
<b>Building</b>	Outdoor Lighting Review	N/A	\$138/hour
<b>Building</b>	Outdoor Lighting Inspection	N/A	\$138/hour
<b>Building</b>	Waiver/Variance	\$500	\$500
<b>Building</b>	Demolition Permit	\$200	\$400
<b>Building</b>	On Site Sewage Facility Permit	\$800	\$1,250
<b>Building</b>	Food Establishment Permit (renewed annually)	Varies	\$450
<b>Building</b>	Food Establishment Compliance Inspection Fee	\$200	\$200
<b>Building</b>	Mobile Food Unit Permit (restricted and unrestricted)	\$200	\$200
<b>Building</b>	Change of Name/Ownership	\$100	\$100
<b>Building</b>	Temp Food Event (fee per day)	\$30	\$30



DRIPPING SPRINGS  
Texas



**Fee  
Schedule  
change  
proposal**

# Commercial Fee schedule

Item # 9.

Dept	Commercial and Multi-Family	FY 2025	FY 2026
<b>Building</b>	Child/Adult Care, Church, School Establishment Permit (renewed annually)	Varies	\$300
<b>Building</b>	Double permit fees for project started without a permit	Varies	Varies
<b>Building</b>	Establishment Permit and Inspection late fee (every 30 days past due)	\$50	
<b>Building</b>	Replacement permit	\$25	
<b>Building</b>	Swimming Pool annual inspection (more than one reinspection)	\$120/hour	
<b>Building</b>	Swimming Pool design and consultation services	\$120/hour	
<b>Building</b>	Swimming Pool annual inspection (complaint or investigation)	\$60	
<b>Building</b>	On Site Sewage Facility Standard	\$575	
<b>Building</b>	On Site Sewage Facility Engineered	\$625	
<b>Building</b>	On Site Sewage Facility reinspection fee	\$200	
<b>Building</b>	On Site Sewage Facility Certification fee	\$200	
<b>Building</b>	Amendment/Engineer adjustment to On Site Sewage Facility permit	\$450	
<b>Building</b>	Food Establishment permit 1-15 employees	\$350	
<b>Building</b>	Food Establishment permit 16-30 employees	\$350	
<b>Building</b>	Food Establishment permit 31 or more employees	\$435	
<b>Building</b>	Child/Adult Care, Church, School Establishment Inspection 13-40 Children	\$200	
<b>Building</b>	Child/Adult Care, Church, School Establishment Inspection 41-100 Children	\$300	
<b>Building</b>	Child/Adult Care, Church, School Establishment Inspection 101 or more Children	\$350	



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Texas

Fee  
Schedule  
change  
proposal

# Commercial Fee schedule

Item # 9.

Dept	Commercial and Multi-Family	FY 2025	FY 2026
Building	<del>Child/Adult Care, Church, School Establishment Inspection 41-100 Children with food prep</del>	\$500	
Building	<del>Child/Adult Care, Church, School Establishment Inspection 101 or more Children with food prep</del>	\$550	
Building	<del>Child/Adult Care Sanitation Inspection (fewer than 13 children/adults)</del>	\$200	
Building	<del>Establishment Plan Review (includes 2 inspections)</del>	\$400	
Building	<del>Establishment Plan Review (each reinspection)</del>	\$200	
Building	<del>Permit reinstatement after suspension</del>	\$200	
Building	<del>Trade Registration</del>	\$100	



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**Fee  
Schedule  
change  
proposal**

# Sign Fee schedule

Item # 9.

Dept	Signs	FY 2025	FY 2026
<b>Building</b>	Real Estate Sign (12-month permit; requires annual renewal)	\$50	\$150
<b>Building</b>	Real Estate - Individual Lease Units (12-month permit; requires annual renewal)	\$0	\$100
<b>Building</b>	Monument Sign (\$7.50/ft2)	Varies	Varies
<b>Building</b>	Building Sign (Wall, Fence, Awning, Hanging) (\$4.50/ft2)	Varies	Varies
<b>Building</b>	Banner and Temporary Sign	\$25	\$25
<b>Building</b>	Construction Development Sign (12-month permit; requires annual renewal)	\$50	\$150
<b>Building</b>	Restaurant Menu (\$7.50/ft2)	\$225	Varies
<b>Building</b>	Tenant Panel on Multi-unit monument (\$7.50/ft2)	\$50	Varies
<b>Building</b>	Master Sign Plan and Ordinance Review (does not include sign or variance fees)	\$300	\$500
<b>Building</b>	Impounded Sign Recovery Fee	\$25	\$25
<b>Building</b>	Waiver/Variance	\$150	\$500
<b>Building</b>	Plan Review requiring more than 3 rounds of comments (\$50/additional review)	N/A	\$50
<b>Building</b>	Plan Revisions (\$50/additional review)	N/A	\$50
<b>Building</b>	Double permit fees for project started without a permit	Varies	Varies
<b>Building</b>	<del>Real Estate</del>	<del>\$50</del>	
<b>Building</b>	<del>Real Estate - Individual Lease Units</del>	<del>\$0</del>	
<b>Building</b>	<del>Residential Development - Large Monument Identification Sign</del>	<del>\$225</del>	
<b>Building</b>	<del>Residential Development - Small Monument Identification Sign</del>	<del>\$200</del>	



DRIPPING SPRINGS  
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**Fee  
Schedule  
change  
proposal**

# Sign Fee schedule

Item # 9.

Dept	Signs	FY 2025	FY 2026
Building	Construction Development Sign	\$50	
Building	Home Occupation	\$0	
Building	Residential non-commercial sign	\$0	
Building	Multi-family Residential Complex—Large Monument Sign	\$250	
Building	Multi-family Residential Complex—Small Monument Sign	\$200	
Building	Multi-family Identification Wall Sign	\$150	
Building	Multi-family Identification Hanging Sign	\$50	
Building	Manufactured Home Park Identification Monument Sign	\$250	
Building	Commercial Wall Sign	\$275	
Building	Commercial Hanging Sign	\$50	
Building	Commercial Construction Development Sign	\$50	
Building	Commercial Monument Sign—Individual Business	\$225	
Building	Commercial Awning Sign (as part of a wall sign)	\$50	
Building	Restaurant Menu	\$225	
Building	Wall Sign	\$275	
Building	Monument Identification Sign	\$250	
Building	Single Sign in a Multiunit Project	\$50	
Building	Master Sign Fee	\$100	
Building	Master Sign Plan Ordinance Fee	\$200	



DRIPPING SPRINGS  
Texas

# Staff Recommendation and Next Steps

Item # 9.

- Staff recommends adopting the fee schedule as proposed with New Residential Permits being assessed at \$1.20/sq ft conditioned space.
- Staff recommends phasing out the doubling reinspection fee and replacing it with a fixed reinspection fee.
- Staff recommends adopting the new fee schedule format and all other fees as proposed.

*If approved,*

- Proposed changes will be implemented January 1st, 2026. Notification will be via:
  - Newspaper announcement
  - Notification on Dripping Springs Website
  - Notification on Building Department Website
  - Notification on MGO generated documents
  - Notifications posted in the lobby at City Hall and Development Services
  - Notification on Building Department Staff email signatures
  - Mass email to all builders and trades

# QUESTIONS?



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

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**Submitted By:** Shane Pevehouse, Building Official

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**Council Meeting Date:** 22 August, 2025

**Agenda Item Wording:**

**Agenda Item Sponsor:**

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**Summary/Background:** Proposing updated Residential and Commercial Fees

**Background:**

The Building Department Staff has nearly tripled in size since permit fees were updated (Residential 2020 and Commercial 2009). The current permit fees do not cover the Department Operating Costs.

Using data from May of 2024 to May of 2025, the total Department Operating Costs were \$2,099,737.00 and total revenue (not including reinspection or impact fees) was \$1,237,476.40, leaving a deficit of \$862,260.00.

Using current permit fee requirements (sqft of living space, covered porches, garages, and driveways) we would need to charge \$0.90/sqft to cover department costs. However, the current permit fee requirements are problematic as square footage is not consistently reported by the applicant. I want to use conditioned space as the single number we use for residential permit fees. Conditioned space is a reliable number as reported on the Manual J, ResCheck, and Energy Reports. The builders can't manipulate this number. Using conditioned space only to determine permit fees, we would need to charge \$1.20/sqft to cover department costs. The average difference across 501 permits in square footage reported vs conditioned space is a reduction of 958 sqft.

Using the same data with the proposed permit fees based on conditioned space only would have resulted in a total revenue of \$2,106,803, leaving an excess of \$7,066.

The doubling reinspection fee accounts for the majority of the reinspection fees collected (58%); The largest single reinspection fee collected for Residential was \$3,200 and Commercial was \$6,400. Removing the compounding effect of doubling will make budgeting more predictable. A flat reinspection fee covers our expenses for the time to conduct the reinspection.

I did not use the reinspection fees collected as part of the formula for determining future permit fees as they are unpredictable and we knowingly set fees that are not guaranteed to cover department operating costs. Reinspection fees should be used to cover forecasting shortfalls. If the department revenue exceeds expenses by FY close out, Council can direct how to use the funds; Shawn's proposal is paying down debt.

Using the same data with the proposed fees would have resulted in a total revenue of \$2,106,803.00, leaving an excess of \$7,066.00

### **Proposal:**

I recommend adopting all proposed fees with the Residential Permit Fee set at \$1.20/sqft of conditioned space only.

I recommend phasing out the doubling reinspection fee and replacing it with the proposed flat fee of \$150 for Residential and \$250 for Commercial.

### **Conclusion:**

We recommend the City Council's approval of this update.

### **Commission Recommendations:**

### **Recommended Council Actions:**

Approval

### **Attachments:**

Proposed Fee Schedule changes  
Power Point presentation  
Fee Study backup data

### **Next Steps/Schedule:**

Send to City Secretary for execution



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Aniz Alani, Deputy City Attorney

**Council Meeting Date:** September 2, 2025

**Agenda Item Wording:** Public hearing, discussion, and consideration of approval of proposed amendments to an Ordinance of the City of Dripping Springs, Chapter 20, implementing the enforcement provisions of the City's Drought Contingency Plan.

**Agenda Item Sponsor:** Mayor Bill Foulds, Jr.

**Summary/Background:** The City purchases wholesale water from the West Travis County Public Utility Agency (WTCPUA) and retails to several subdivisions. Under the City's contract obligations with the Lower Colorado River Authority (LCRA), the City must maintain and enforce a Drought Contingency Plan (DCP). The DCP sets rules for public education, notice, permanent restrictions, stage-based restrictions, and enforcement of water use.

On August 5, 2025, Council approved and adopted the City's DCP for municipal water use. The enforcement ordinance before Council is the next step to carry out that plan and align municipal enforcement with the DCP.

The ordinance implements administrative enforcement authority provided by Texas Local Government Code §54.044 for water conservation measures (e.g., watering restrictions), adding a flexible, due-process-compliant pathway in addition to traditional civil or criminal enforcement.

Consistent with regional suppliers and regulators, the ordinance confirms that City retail customers must follow the most stringent applicable conservation and drought rules among the City's DCP/Water Conservation Plan, the WTCPUA plans, and LCRA plans.

#### **What the Ordinance Does**

- **Codifies DCP Enforcement:** Amends Article 20.06 to implement the DCP and authorizes enforcement through notice, fines, service actions, and judicial remedies.
- **Graduated Penalties for Retail Customers:**
  - **Written notice after a first observed violation;**

- **Misdemeanor up to \$500 for a subsequent violation after notice;**
- **Misdemeanor up to \$1,000 for a further violation after a prior conviction/plea;**
- **Service discontinuation after repeated violations, with \$500 reconnection and \$500 deposit to restore service.**
- **Each day is a separate offense.**
- **Administrative & Judicial Tools:** Designated City officials may enforce the DCP; Municipal Court may issue administrative warrants/process as needed; fines/civil penalties may be pursued in municipal/district/county court; injunctive relief is available.
- **Wholesale Users:** Must maintain enforcement provisions no less stringent than the City's; non-compliance is subject to civil penalties and notices similar to retail enforcement.

**Commission  
Recommendations:**

N/A

**Recommended  
Council Actions:**

Approve the Ordinance amending Chapter 20, Article 20.06 to implement the DCP enforcement framework and associated penalties.

**Attachments:**

**Drought Contingency Plan Enforcement Ordinance** (with Exhibit A amendments to Article 20.06).

**Drought Contingency Plan (DCP)** – approved by Council on **08/05/2025**

**Staff Report: Drought Contingency Policy** (August 5, 2025)

## City of Dripping Springs

### Drought Contingency Plan Enforcement Ordinance

#### ORDINANCE NO. 2025-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING CHAPTER 20, ARTICLE 20.06 OF THE DRIPPING SPRINGS CODE OF ORDINANCES; IMPLEMENTING THE CITY'S DROUGHT CONTINGENCY PLAN; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECTS; ESTABLISHING PENALTIES; INCLUDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

**WHEREAS,** Section 54.044 of Subchapter C of Local Government Code Chapter 54 allows cities to adopt procedures to administratively enforce ordinances relating to water conservation measures, including watering restrictions; and

**WHEREAS,** the administrative enforcement process is in addition to, but more informal and flexible than, civil or criminal enforcement, but must have the procedural and due process safeguards set forth in Section 54.044 of the Texas Local Government Code; and

**WHEREAS,** the City Council finds that creating an administrative enforcement process as allowed by Subchapter C of Chapter 54 of the Texas Local Government Code will protect the health, safety, and welfare of the citizens of the City; and

**WHEREAS,** given the potential for frequent and severe drought conditions in Central Texas, and rapid and significant population growth, the City Council finds that it is essential to continue to develop policies and regulations that recognize water is a limited resource and conserve water so that water is available for critical public health and safety needs, including but not limited to domestic use, sanitation, fire-fighting, fire suppression, and natural disasters; and

**WHEREAS,** the City Council finds that Article 20.06 of the City Code of Ordinances should be updated to streamline and clarify the temporary restrictions on water use for certain types of activities to help the City cope with temporary shortages in water supply when the City is in a drought phase under its Drought Contingency Plan; and

**WHEREAS,** the City Council approved and adopted the Drought Contingency Plan for municipal water use on August 5, 2025;

**WHEREAS,** Appendix B of the Drought Contingency Plan contains enforcement provisions for the city's retail water customers and wholesale treater water customers;



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

**1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**2. ENACTMENT**

Chapter 20, Article 20.06 is amended to read in accordance with “Exhibit A”, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be added to Article 20.06 and any text that is struck through shall be removed.

**3. REPEALER**

All ordinances, 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. 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.

**6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

**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 Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 19th day of August, 2025, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: \_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Diana Boone, City Secretary

**Exhibit "A"****ARTICLE 20.06. RETAIL WATER SERVICE****DIVISION 1. GENERALLY****Sec. 20.06.001. ~~Retail~~ Water service rules and policies.**

This article sets forth the city's rules and policies that apply to any ~~retail~~ water service that is provided by the city.

**Sec. 20.06.002. Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning:

DGP: The city's Drought Contingency Plan, as amended from time to time.-

LCRA: The Lower Colorado River Authority.

MOU: That certain memorandum of understanding between LCRA and USFWS dated May, 2000.

New development: As that term is defined in the MOU.

TCEQ: The Texas Commission on Environmental Quality.

USFWS: The United States Fish and Wildlife Service.

Wholesale user: A -water service customer who receives treated water service subject to contractual terms other than those provided pursuant to this division for retail water customers.

WTCPUA: The West Travis County Public Utility Agency.

**Sec. 20.06.003. Initiation and continuation of retail water service.**

- (a) The city has agreed by contract with its wholesale water provider to provide retail potable water utility service only in a manner that complies with the MOU. Any new development will only be provided with retail water service where the new development complies with:
  - (1) Measures approved by the USFWS through separate section 7 [sic] consultation, or other independent consultation;
  - (2) TCEQ optional enhanced measures, appendix A and appendix B to RG-348; or
  - (3) USFWS recommendations for Protection of Water Quality of the Edwards Aquifer dated September 1, 2000.
- (b) As a condition to obtaining retail water service from the city, the landowner for any new development must provide for the development to the city an engineer's certification that the plat for the development contains enforceable restrictions against altering physical elements of any applicable water quality protection measures or alternatives, such as buffer zones and impervious cover, and the landowner must also provide an engineer's certification after completion of construction of a development or subdivision to ensure that the construction of the development or subdivision has been in accordance with the plat restrictions.
- (c) All WTCPUA's service extension policies apply to retail water utility service provided by the city as if the WTCPUA were the retail service provider.

- (d) The city hereby adopts by reference the same service availability and plumbing regulations as contained in the duly adopted WTCPUA tariff.

#### **Sec. 20.06.004. Water rates and charges.**

- (a) Applicability. These rates and charges are applicable to all sales or service of water within and outside the corporate limits of the city other than sales or service of water to a wholesale user.
- (b) Rates and charges. The city's rates and charges to customers for the sales or service of water shall consist of two parts: (i) base rates, (ii) Special charges, and (iii) administrative fee.
- (1) Base rates. For customers who live within the city limits of the City of Dripping Springs, the city shall charge as its base rates the same rates, fees, and charges (including, but not limited to, water impact fees, connection fees, minimum monthly charges, capital charges, and volumetric charges), the same as what is charged by the Dripping Springs Water Supply Corporation.
  - (2) Out-of-City ~~Base~~-base rates. For customers who live outside the city limits of the City of Dripping Springs, the city shall charge as its base rates the same rates, fees, and charges (including, but not limited to, water impact fees, connection fees, minimum monthly charges, capital charges, and volumetric charges), the same as what is charged by the Dripping Springs Water Supply Corporation plus an additional 20 percent for the rates, fees, and charges.
  - (3) Special charges. Each retail water customer shall be responsible to pay costs incurred that are attributable to a specific retail customer or retail customer account (such as, but not limited to, returned check fees, disconnect charges, and resumption of service charges).
  - (4) Administrative fee. Except for wholesale water impact fees, the city shall charge an administrative fee calculated as a percentage of the sum of the base rates and special charges charged pursuant to subsections (b)(1), (b)(2), and (b)(3) above. The applicable percentage shall initially be six percent and periodically reviewed and revised, as appropriate. The administrative fee will be shown separately on each customer's water bill.
  - (5) Reclaimed water fee. The reclaimed water fee is \$5.00 per 1,000 gallons. In order to obtain reclaimed water, each customer must complete a reclaimed water use agreement form and be approved by the City.

#### **Sec. 20.06.005. Water conservation.**

- (a) The city's ~~retail~~-water customers are subject to and must comply with the most stringent requirements from the following:
- (1) The city's drought contingency plan (as amended from time to time);
  - (2) The city's water conservation plan (as amended from time to time);
  - (3) The WTCPUA's Water Conservation ~~And~~and Drought Contingency Plan;
  - (4) The LCRA's Drought Contingency Plan; or
  - (5) The LCRA's Water Conservation Plan.
- (b) It shall be a violation of this chapter for any ~~retail~~-water customer to violate water use restrictions required through the implementation of any of the following:
- (1) The city's ~~drought~~Drought ~~contingency~~contingency ~~Contingency plan~~Plan (as amended from time to time);
  - (2) The city's ~~water~~Water ~~conservation~~conservation ~~Conservation plan~~Plan (as amended from time to time);
  - (3) The WTCPUA's Water Conservation ~~And~~and Drought Contingency Plan;
  - (4) The LCRA's Drought Contingency Plan; or

- (5) The LCRA's Water Conservation Plan.

**Sec. 20.06.006. Drought response enforcement.**

- (a) A person commits an offense if the person knowingly or intentionally uses or allows the use of water from the city for residential, commercial, industrial, agricultural, governmental or any other purpose in a manner contrary to any provision of the DCP, or in an amount in excess of that permitted by the drought response stage in effect at the time.
- (b) Any person who violates the DCP shall be subject to the following fines, penalties and/or conditions of service:
  - (1) Following the first observed violation, the violator shall be given a notice specifying the type of violation, the date and time it was observed, and a copy of this section setting out the fines and restrictions on service that may result from additional violations.
  - (2) A person commits a misdemeanor punishable by a fine of \$500 if the person knowingly or intentionally violates the DCP after having been given a notice pursuant to subsection 20.06.006(b)(1);
  - (3) A person who commits a misdemeanor punishable by a fine of \$1,000 if the person knowingly or intentionally violates the DCP after having been found guilty or having entered a plea of nolo contendere in respect of an offense punishable pursuant to subsection 20.06.006(b)(2) above.
  - (4) Following an observed violation by a person who, having been found guilty or having entered a plea of nolo contendere in respect of an offense punishable pursuant to subsection 20.06.006(b)(3) above, the city shall, upon due notice to the customer, discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a reconnection charge, hereby established at \$500, and any outstanding charges including late payment fees or penalties. In addition, suitable assurance in the amount of a deposit of \$500 must be given to the city so that the same action shall not be repeated while the DCP is in effect. The city may apply the deposit to any surcharges or penalties subsequently assessed under the DCP against a customer. The deposit, if any, shall be returned to the customer at the time of the customer's voluntary disconnection from the utility system.
- (c) Each day that one or more of the provisions in the DCP is violated shall constitute a separate offense. Any person, including one classified as a water customer of the city, in apparent control of the property where an offense occurs or originates, shall be presumed to be the violator. Any such persons, however, shall have the right to show that they did not commit the offense.
- (d) The designated manager or official of City of Dripping Springs shall have the power to enforce the provisions of the DCP.
- (e) The municipal court shall have the power to issue to the designated manager or official of City of Dripping Springs administrative search warrants, or other process allowed by law, where necessary to aid in the criminal enforcement of the DCP.
- (f) Judicial enforcement of fines and civil penalties issued pursuant to the DCP may be sought through the municipal court, district court or county court having jurisdiction over the matter.
- (g) Compliance with the DCP also may be sought through injunctive relief in state district court or a county court having jurisdiction over the matter.

**Sec. 20.06.007. Wholesale user requirements.**

- (a) Every wholesale user shall, as a condition of receiving wholesale water service:
  - (1) Enter into a wholesale water contract with the City incorporating terms no less stringent than the provisions of this division; and

- (2) Provide the city with an order, ordinance or resolution to demonstrate adequate enforcement provisions for the wholesale user's drought contingency plan.
- (b) Wholesale users that fail to comply with the drought contingency measures in the DCP may be subject to the following civil penalties, in addition to any other remedies available to the city by law or under the terms of the wholesale user's water contracts.
- (c) Wholesale users are subject to the following civil penalties for non-compliance with the DCP:
- (1) Following a first observed violation, the violator shall be given a notice specifying the type of violation, the date and time it was observed, and a copy of this division setting out the fines and restrictions on service that may result from additional violations.
- (2) Following a second observed violation after having been given a notice pursuant to subsection 20.06.007(c)(1), the violator be subject to a civil penalty of up to \$2,000.
- (3) Following a third observed violation after having been given a notice pursuant to subsection 20.06.007(c)(2), the violator be subject to a civil penalty of up to \$10,000.

**Secs. 20.06.~~006~~008—20.06.030. Reserved.**

## *DIVISION 2. RECLAIMED WATER*

### **Sec. 20.06.031. Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this division, except where the context clearly indicates a different meaning:-

Reclaimed water: Effluent owned or controlled by the city that is produced from the treatment of the city's wastewater through a wastewater treatment plant and treated to the standards required in 30 Texas Admin. Code § 210 et seq.

Reclaimed water system: The distribution, transmission and storage facilities designed to meet the requirements of 30 Texas Admin. Code § 210 et seq. as described in this division for the distribution of reclaimed water to users.

Users: Entities or individuals that purchase reclaimed water from the city through the city's reclaimed water system.

### **Sec. 20.06.032. Prohibitions.**

- (a) It shall be unlawful to tap into, connect, or obtain reclaimed water from the reclaimed water system except in accordance with the terms of an executed reclaimed water use agreement with the city and this division.
- (b) It shall be unlawful to use reclaimed water in a manner that violates this division or the rules and regulations of the Texas Commission on Environmental Quality.

### **Sec. 20.06.033. Construction standards for reclaimed water system.**

The reclaimed water system shall be constructed in accordance with the following standards:

- (1) Transmission lines. Any reclaimed water transmission lines shall be constructed with a minimum separation from potable waterlines of nine feet whenever possible. When it is not possible to maintain such separation, the reclaimed waterlines shall be constructed in accordance with 30 Texas Admin. Code ch. 290 concerning separation of potable and nonpotable water piping. A nondegradable warning tape shall be placed in the trench above the pipe to reduce the possibility of inadvertent connections. Pipe used for the construction of any additional reclaimed waterlines shall be purple, covered with a purple polywrap bag, or marked with purple tape. Construction plans for any additional

reclaimed waterlines shall be submitted to the Texas Commission on Environmental Quality for review and approval in accordance with 30 Texas Admin. Code § 210.25(h).

- (2) Internal lines. Users shall be responsible for the design of any internal reclaimed water distribution piping or irrigation piping. The user shall design all piping in accordance with 30 Texas Admin. Code § 210.25.
- (3) Storage ponds. All reclaimed water storage ponds shall be designed and constructed in accordance with 30 Texas Admin. Code § 210.25(c).

#### **Sec. 20.06.034. User responsibilities.**

Reclaimed water users shall comply with the following requirements:

- (1) Users shall post signs at all storage areas, hose bibs, faucets and other points of access to the reclaimed water that comply with the requirements of 30 Texas Admin. Code 210.25b.
- (2) Users shall design all hose bibs, faucets, and valves in accordance with 30 Texas Admin. Code § 210.25a.
- (3) Users shall ensure that irrigation activities occur during times that will minimize the risk of inadvertent human exposure.
- (4) Users shall operate irrigation systems in a manner that will not cause any surface or airborne discharge of reclaimed water.
- (5) Users shall not operate irrigation systems when the earth is frozen or saturated with water.
- (6) Users shall utilize operational procedures for irrigation systems that will minimize wet grass conditions in unrestricted landscape areas during the periods the areas could be in use.
- (7) Users shall maintain transmission mains, storage pond, pumping facilities and internal irrigation piping beyond the point of delivery.
- (8) Users shall design a routine maintenance schedule that includes a routine check of the sprinkler heads, distribution piping, pumps, valves, and other mechanical equipment and shall conduct repairs as necessary. Preventive maintenance on all mechanical equipment shall be as specified by the manufacturer.-

#### **Sec. 20.06.035. Judicial enforcement remedies applicable to reclaimed water use.**

- (a) Criminal penalty. Any person who has violated any provision of this division regarding the use of reclaimed water shall be strictly liable for such violation and shall, upon conviction, be subject to a fine of not more than \$2,000.00 per violation per day.
- (b) Pursuant to Texas Local Government Code section 552.0025, the compensation due to the city shall be a delinquent cost of providing utility services, and the city may impose a lien on the landowner's real property, unless the property is a homestead as protected by the state constitution.
- (c) Remedies nonexclusive. The remedies provided for in this division are not exclusive of any other remedies that the city may have under state or federal law or other city ordinances. The city may take any, all, or any combination of these actions against a violator. The city is empowered to take more than one enforcement action against any violator. These actions may be taken concurrently.
- (d) Supplemental enforcement action.
  - (1) Whenever a user has violated or continues to violate any provision of this division, reclaimed water service to the user may be severed. Service will only recommence, at the user's expense, after he has satisfactorily demonstrated his ability to comply.

- (2) The misuse of reclaimed water in violation of this division is hereby declared a public nuisance and shall be corrected or abated as directed by the city public works director. Any person creating a public nuisance shall be subject to the provisions of this code governing such nuisances, including reimbursing the city for any costs, including but not limited to, attorneys fees and costs of court, incurred in removing, abating, or remedying said nuisance.
- (3) In addition to prohibiting certain conduct by natural persons, it is the intent of this division to hold a corporation or association legally responsible for prohibited conduct performed by an agent acting on behalf of a corporation or association and within the scope of his office or employment.
- (4) Any user that violates any provision of this division and thereby causes the city to violate a rule or regulation of the Texas Commission on Environmental Quality or any other state or federal agency, and as a consequence causes the city to incur any civil or criminal penalty, shall be liable to the city for the amount of any such civil or criminal penalty, as well as any costs of compliance with any order issued by the Texas Commission on Environmental Quality or any state or federal court and, additionally, any costs and/or attorneys fees incurred by the city in defense or compliance with such judicial or administrative action.

**Secs. 20.06.036—20.06.060. Reserved.**

### ***DIVISION 3. WATER CONNECTIONS***

**Sec. 20.06.061. Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in sections 20.06.062 through 20.06.068, except where the context clearly indicates a different meaning:

**Air gap:** The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet conveying water or waste to a tank, plumbing fixture, receptor, or other assembly and the flood level rim of the receptacle. These vertical, physical separations must be at least twice the diameter of the water supply outlet, never less than one inch (25 millimeters).

**Approved:** Accepted by the authority responsible as meeting an applicable specification stated or cited in this division or as suitable for the proposed use.

**Auxiliary water supply:** Any water supply on or available to the premises other than the city's approved public water supply. These auxiliary waters may include water from another purveyor's public potable water supply or any natural source, such as a well, spring, river, stream, harbor, and so forth; used waters; or industrial fluids. These waters may be contaminated or polluted, or they may be objectionable and constitute an unacceptable water source over which the city does not have sanitary control.

**Backflow:** The undesirable reversal of flow in a potable water distribution system as a result of a cross connection.

**Backflow preventer or backflow prevention assemblies:** An assembly or means designed to prevent backflow.

**Backpressure:** A pressure, higher than the supply pressure, caused by a pump, elevated tank, boiler, or any other means that may cause backflow.

**Backsiphonage:** Backflow caused by negative or reduced pressure in the supply piping.

**City administrator:** The administrator of the city, and the agents, officers or employees of the city designated by the city administrator to be in charge of the water department of the city, and the designees of such agents and officers. The city administrator is invested with the authority and responsibility for the implementation of an effective cross-connection control program and for the enforcement of the provisions of this division. The city



administrator may further, with the approval of the city council, designate the county health department as an agent authorized to enforce this division.

**Contamination:** An impairment of a potable water supply by the introduction or admission of any foreign substance that degrades the quality and creates a health hazard.

**Cross connection:** Connection or potential connection between any part of a potable water system and any other environment containing other substances in a manner that, under any circumstances would allow such substances to enter the potable water system. Other substances may be gases, liquids, or solids, such as chemicals, waste products, steam, water from other sources (potable or nonpotable), or any matter that may change the color or add odor to the water.

**Cross-connection control by containment:** The installation of any approved backflow prevention assembly at the water service connection to any customer's premises, where it is physically and economically unfeasible to find and permanently eliminate or control all actual or potential cross connections within the customer's water system; or the term "cross-connection control by containment" means the installation of an approved backflow prevention assembly on the service line leading to and supplying a portion of a customer's water system where there are actual or potential cross connections that cannot be effectively eliminated or controlled at the point of the cross connection.

**Cross connections, controlled:** A connection between a potable water system and a nonpotable water system with an approved backflow prevention assembly properly installed and maintained so that it will continuously afford the protection commensurate with the degree of hazard.

**Double check valve assembly:** The approved double check valve assembly consists of two internally loaded check valves, either spring loaded or internally weighted, installed as a unit between two tightly closing resilient-seated shutoff valves and fittings with properly located resilient-seated test cocks. This assembly shall only be used to protect against a nonhealth hazard (i.e., a pollutant).

**Hazard, degree of:** The term is derived from an evaluation of the potential risk to public health and the adverse effect of the hazard upon the potable water system.

**Hazard, health:** A cross connection or potential cross connection involving any substance that could, if introduced in the potable water supply, cause death, illness, spread disease, or have a high probability of causing such effects.

**Hazard, nonhealth:** A cross connection or potential cross connection involving any substance that generally would not be a health hazard but would constitute a nuisance or be aesthetically objectionable, if introduced into the potable water supply.

**Hazard, plumbing:** A plumbing-type cross connection in a consumer's potable water system that has not been properly protected by an approved air gap or an approved backflow prevention assembly.

**Hazard, system:** An actual or potential threat of severe damage to the physical properties of the public potable water system or the consumer's potable water system or of a pollution or contamination that would have a protracted effect on the quality of the potable water in the system.

**Industrial fluids system:** Any system containing a fluid or solution that may be chemical, biologically, or otherwise contaminated or polluted in a form or concentration, such as would constitute a health, system, pollution or plumbing hazard, if introduced into an approved water supply. The term "industrial fluids system" may include, but not be limited to:

- (1) Polluted or contaminated waters;
- (2) All types of process waters and used waters originating from the public potable water system that may have deteriorated in sanitary quality;
- (3) Chemicals in fluid form;
- (4) Plating acids and alkalies;

- (5) Circulating cooling waters connected to an open cooling tower;
- (6) Cooling towers that are chemically or biologically treated or stabilized with toxic substances; and/or
- (7) Contaminated natural waters, such as wells, springs, streams, rivers, bays, harbors, seas, irrigation canals or systems, and so forth; oils, gases, glycerine, paraffins, caustic and acid solutions, and other liquid and gaseous fluids used in industrial or other purposes for firefighting purposes.

**Pollution:** The presence of any foreign substance in the water that tends to degrade its quality so as to constitute a nonhealth hazard or impair the usefulness of the water.

**Reduced-pressure backflow prevention assembly:** The approved reduced-pressure principle backflow prevention assembly consisting of two independently acting approved check valves together with a hydraulically operating, mechanically independent pressure differential relief valve located between the check valves and below the first check valve. These units are located between two tightly closing resilient-seated shutoff valves as an assembly and equipped with properly located resilient-seated test cocks.

**Regulations:** The provisions of any applicable ordinance, rule, regulation or policy.

**Service connection:** The terminal end of a service connection from the public potable water system, that is, where the water purveyor loses jurisdiction and sanitary control over the water at its point of delivery to the customer's water system. The term "service connection" means, if a meter is installed at the end of the service connection, the downstream end of the meter. There should be no unprotected takeoffs from the service line ahead of any meter or backflow prevention assembly located at the point of delivery to the customer's water system. The term "service connection" also includes water service connections from the public potable water system.

**Water, nonpotable:** Water that is not safe for human consumption or that is of questionable quality.

**Water, potable:** Water that is safe for human consumption as described by the public health authority having jurisdiction.

**Water, used:** Any water supplied by a water purveyor from a public potable water system to a consumer's water system after it has passed through the point of delivery and is no longer under the sanitary control of the water purveyor.

## **Sec. 20.06.062. Purpose.**

The purpose of sections 20.06.061 through 20.06.068 of this division is the following:

- (1) **Protect public water.** To protect the public potable water supply of the city from the possibility of contamination or pollution by isolation within the customer's internal distribution system or the customer's private water system such contaminants or pollutants that could backflow into the public water system;
- (2) **Eliminate cross connections.** To promote the elimination or control of existing cross connections, actual or potential, between the customer's in-plant potable water system and nonpotable water systems, plumbing fixtures, and industrial piping systems; and
- (3) **Continuing program.** To provide for the maintenance of a continuing program of cross-connection control that will systematically and effectively prevent the contamination or pollution of all potable water systems.

## **Sec. 20.06.063. Prohibitions and enforcement.**

- (a) **General.** No water service connection shall be made to any establishment where a potential or actual contamination hazard exists unless the water supply is protected in accordance with the Texas Commission on Environmental Quality rules and regulations for public water systems (the Texas Commission on Environmental Quality rules) and this division. The city shall discontinue water service if a required backflow

prevention assembly is not installed, maintained and tested in accordance with the Texas Commission on Environmental Quality rules and this division.

- (b) Enforcement. The city administrator shall be responsible for the enforcement of the Texas Commission on Environmental Quality rules and this division for the protection of the public potable water distribution system from contamination or pollution due to the backflow of contaminants or pollutants through the water service connection. If, in the judgment of the city administrator an approved backflow prevention assembly is required (at the customer's water service connection; or, within the customer's private water system) for the safety of the water system, the city administrator or his designated agent shall give notice in writing to said customer to install such an approved backflow prevention assembly at specific locations on his premises. The customer shall immediately install such approved assembly at his own expense; and, failure, refusal, or inability on the part of the customer to install, have tested, and maintain said assembly shall constitute grounds for discontinuing water service to the premises until such requirements have been satisfactorily met.

#### **Sec. 20.06.064. Water system—Composition.**

- (a) The water system shall be considered as made up of two parts: The utility system and the customer system.
- (b) The utility system shall consist of the source facilities and the distribution system, and shall include all those facilities of the water system under the complete control of the utility, up to the point where the customer's system begins.
- (c) The source shall include all components of the facilities utilized in the production, treatment, storage, and delivery of water to the distribution system.
- (d) The distribution system shall include the network of conduits used for the delivery of water from the source to the customer's system.
- (e) The customer's system shall include those parts of the facilities beyond the termination of the utility distribution system that are utilized in conveying utility-delivered domestic water to points of use.

#### **Sec. 20.06.065. Requirements for connection.**

- (a) Protection required. No water service connection to any premises shall be installed or maintained by the city unless the water supply is protected as required by the Texas Commission on Environmental Quality rules and this division. Service of water to any premises shall be discontinued by the city if a backflow prevention assembly required by this division is not installed, tested, and maintained, or if it is found that a backflow prevention assembly has been removed, bypassed, or if an unprotected cross connection exists on the premises. Service will not be restored until such conditions or defects are corrected.
- (b) Customer's system. The customer's system should be open for inspection at all reasonable times to authorized representatives of the city to determine whether cross connections or other structural or sanitary hazard, including violations of these regulations, exist. When such a condition becomes known, the city administrator shall deny or immediately discontinue service to the premises by providing for a physical break in the service line until the customer has corrected the conditions in conformance with state, provincial and city statutes relating to plumbing and water supplies and the regulations adopted pursuant thereto.
- (c) Location. An approved backflow prevention assembly shall be installed on each service line to a customer's water system at or near the property line or immediately inside the building being served; but in all cases, before the first branch line leading off the service line wherever the following conditions exist:
  - (1) In the case of premises having an auxiliary water supply that is not or may not be of safe bacteriological or chemical quality and that is not acceptable as an additional source by the city administrator, the public water system shall be protected against backflow from the premises by

installing an approved backflow prevention assembly in the service line, appropriate to the degree of hazard.

- (2) In the case of premises on which any industrial fluids or any other objectionable substances are handled in such a fashion as to create an actual or potential hazard to the public water system, the public system shall be protected against backflow from the premises by installing an approved backflow prevention assembly in the service line, appropriate to the degree of hazard. This shall include the handling of process waters and waters originating from the utility system that have been subject to deterioration in quality.
- (3) In the case of premises having:
  - (A) Internal cross connections that cannot be permanently corrected and controlled; or
  - (B) Intricate plumbing and piping arrangements or where entry to all portions of the premises is not readily accessible for inspection purposes, making it impracticable or impossible to ascertain whether or not dangerous cross connections exist;

The public water system shall be protected against backflow from the premises by installing an approved backflow prevention assembly in the service line.

- (4) In all cases where such device is required by the Texas Commission on Environmental Quality rules.
- (d) Type of assembly required. The type of protective assembly required under subsections (c)(1), (2) and (3) of this section shall depend upon the degree of hazard that exists, as follows:
  - (1) In the case of any premises where there is an auxiliary water supply as stated in subsection (c)(1) of this section and it is not subject to any of the following rules, the public water system shall be protected by an approved air gap separation or an approved reduced-pressure principle backflow prevention assembly.
  - (2) In the case of any premises where there is water or substance that would be objectionable but not hazardous to health, if introduced into the public water system, the public water system shall be protected by an approved double check valve assembly.
  - (3) In the case of any premises where there is any material dangerous to health that is handled in such a fashion as to create an actual or potential hazard to the public water system, the public water system shall be protected by an approved air gap separation or an approved reduced-pressure principle backflow prevention assembly. Examples of premises where these conditions will exist include sewage treatment plants, sewage pumping stations, chemical manufacturing plants, hospitals, mortuaries, and plating plants.
  - (4) In the case of any premises where there are uncontrolled cross connections, whether actual or potential, the public water system shall be protected by an approved air gap separation or an approved reduced-pressure principle backflow prevention assembly at the service connection.
  - (5) In the case of any premises where, because of security requirements or other prohibitions or restrictions, it is impossible or impracticable to make a complete in-plant cross-connection survey, the public water system shall be protected against backflow from the premises by either an approved air gap separation or an approved reduced-pressure principle backflow prevention assembly on each service to the premises.
  - (6) In the case of any premises where, in the opinion of the city administrator, an undue health threat is posed because of the presence of extremely toxic substances, the city administrator may require an air gap at the service connection to protect the public water system. This requirement will be at the discretion of the city administrator and is dependent on the degree of hazard.
  - (7) In any case where the Texas Commission on Environmental Quality rules require a backflow prevention device or other provision to prevent contamination, the requirements of the Texas Commission on

Environmental Quality rules shall govern and control if more stringent than the provisions of this subsection.

- (e) Standards for approved device. Any backflow prevention assembly required herein shall be a model and size in compliance with the Texas Commission on Environmental Quality rules, and approved by the city administrator. The term "approved backflow prevention assembly" means an assembly that has been manufactured in full conformance with the standards established by the American Water Works Association titled: AWWA C510-89, Standard for Double Check Valve Backflow Prevention Assembly, and AWWA C511-89, Standard for Reduced-Pressure Principle Backflow Prevention Assembly, and have met completely the laboratory and field performance specifications of the Foundation for Cross-Connection Control and Hydraulic Research of the University of Southern California established by Specification of Backflow Prevention Assemblies, section ten of the most current issue of the Manual of Cross-Connection Control. The American Water Works Association and Foundation for Cross-Connection Control and Hydraulic Research standards and specifications have been adopted by the city administrator. Final approval shall be evidenced by a certificate of approval issued by an approved testing laboratory certifying full compliance with said American Water Works Association standards and Foundation for Cross-Connection Control and Hydraulic Research specifications. The backflow preventers approved and certified by the Texas Commission on Environmental Quality, or an agency certified by the Texas Commission on Environmental Quality to approve and certify such devices. Backflow preventers that may be subjected to backpressure or backsiphonage that have been fully tested and have been granted a certificate of approval by said qualified laboratory and are listed on the laboratory's current list of approved backflow prevention assemblies may be used without further testing or qualification.
- (f) Customer inspections mandated. It shall be the duty of the customer-user at any premises where backflow prevention assemblies are installed to have certified inspections and operational tests made at least once per year. In those instances where the city administrator deems the hazard to be great enough, certified inspections may be required at more frequent intervals. These inspections and tests shall be at the expense of the water user and shall be performed by the assembly manufacturer's representative, water department personnel, or by a certified tester approved by the city administrator. It shall be the duty of the city administrator to see that these tests are made in a timely manner. The customer-user shall notify the city administrator in advance when the tests are to be undertaken so that the customer-user may witness the tests if so desired. These assemblies shall be repaired, overhauled, or replaced at the expense of the customer-user whenever said assemblies are found to be defective. Records of such tests, repairs, and overhaul shall be kept and made available to the city administrator.
- (g) Compliance with West Travis County Public Utility Agency Requirements. Customers must comply with any applicable rules or regulations of the West Travis County Public Utility Agency.

#### **Sec. 20.06.066. General installation and testing requirements.**

- (a) Installation. All backflow prevention assemblies shall be tested upon installation by a recognized backflow prevention assembly tester and certified to be operating within specifications. Backflow preventers which are installed to provide protection against health hazards must also be tested and certified to be operating with specifications at least annually by a recognized backflow prevention assembly tester.
- (b) Installation and testing requirements. All backflow prevention assemblies shall be installed and tested in accordance with the manufacturer's instructions, the American Water Works Association's Recommended Practice for Backflow Prevention and Cross-Connection Control (Manual M14) or the University of Southern California Manual of Cross-Connection Control.
- (c) Replacement. Backflow preventers shall be repaired, overhauled, or replaced at the expense of the customer whenever said assemblies are found to be defective. The original documentation of each such test, repair, and overhaul shall be kept and submitted to the city within five working days of the test, repair or overhaul of each backflow prevention assembly.

- (d) Removal and replacement. No backflow prevention assembly or device shall be removed from use, relocated, or other assembly or device substituted without the approval of the city. Whenever an existing assembly or device is moved from its location or cannot be repaired, the backflow assembly or device shall be replaced with a backflow prevention assembly or device that complies with this division, the American Water Works Association's Recommended Practice for Backflow Prevention and Cross-Connection Control (Manual M14), the University of Southern California Manual of Cross-Connection Control, or the current plumbing code of the city, whichever is more stringent.
- (e) Test equipment. Test gauges used for backflow prevention assembly testing shall be calibrated at least annually in accordance with the American Water Works Association's Recommended Practice for Backflow Prevention and Cross-Connection Control (Manual M14), or the University of Southern California Manual of Cross-Connection Control. The original calibration form must be submitted to the city within five working days after calibration.
- (f) Certification. A backflow prevention assembly tester must hold a current endorsement from the Texas Commission on Environmental Quality.

#### **Sec. 20.06.067. Customer service inspections.**

- (a) Inspection required. A customer service inspection shall be completed prior to providing continuous water service to all new construction, or any existing service when the city has reason to believe that cross connections or other contaminant hazards exist, or after any material improvement, correction, or addition to the private water distribution facilities.
- (b) Qualified inspectors. Only persons with the following credentials shall be recognized as capable of conducting a customer service inspection:
  - (1) Plumbing inspectors and water supply protection specialists that have been licensed by the state board of plumbing examiners.
  - (2) Certified waterworks operators, and members of other water related professional groups who have completed a training course, passed an examination administered by the Texas Commission on Environmental Quality or its designated agent, and hold a current endorsement issued by the Texas Commission on Environmental Quality.
- (c) Required certifications. No direct connection between the city water system and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by a properly installed air gap or an appropriate backflow prevention assembly. The water service shall be discontinued unless the qualified inspector that inspects the customer's water system certifies that:
  - (1) There is no direct connection between the city water system and a potential source of contamination.
  - (2) No cross connection between the public water supply and the private water source exists. Where an actual properly installed air gap is not maintained between the public water supply and the private water supply, the inspector must certify that an approved reduced pressure-zone backflow prevention assembly is properly installed and a service agreement exists for annual inspecting and testing by a recognized backflow prevention assembly tester.
  - (3) No connection exists which allows water to be returned to the public drinking water supply.
  - (4) No pipe or pipefitting which contains more than eight percent lead is used for installation or repair of plumbing at any connection that provides water for human use.
  - (5) No solder or flux which contains more than 0.2 percent lead is used for the installation or repair of plumbing at any connection that provides water for human use. A minimum of one lead test shall be performed for each inspection.

**Sec. 20.06.068. Amendment and application.**

The plumbing code of the city is hereby amended to the extent required to be read and construed in a manner to give effect to this division. In the event of a conflict between this division and any other ordinance or law, the most restrictive standard applies.

# **Drought Contingency Plan For Municipal Water Use**

## **For**

## **City of Dripping Springs**

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Water Customer Name

### **Prepared By:**

Burgess & Niple, Inc.  
235 Ledge Stone Dr.  
Austin, Texas 78737

**May 2025**



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## City of Dripping Springs

# DROUGHT CONTINGENCY PLAN FOR MUNICIPAL WATER USE

### 1.0 Declaration of Policy, Purpose and Intent

The Lower Colorado River Authority (LCRA) provides contracts to firm customers for water supply. In cases of drought, periods of abnormally high usage or system contamination, or extended reduction in ability to supply water due to equipment failure, LCRA may require water customers to institute temporary restrictions to limit nonessential water usage. This Drought Contingency Plan (Plan) is designed to protect the available water supply and protect the integrity of water supply facilities, with regard for domestic water use, sanitation and fire protection during these periods or other water supply emergencies.

Water uses regulated or prohibited under this Plan are considered nonessential and continuation of such uses during times of water shortage or other emergency water supply conditions is deemed to constitute a waste of water.

### 2.0 Authorization

The designated manager or official of City of Dripping Springs is hereby authorized and directed to implement the applicable provisions of this plan upon determination that such implementation is necessary to protect public health, safety and welfare. The designated manager or official of City of Dripping Springs shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan. This authorization was designated as part of the plan's approval by the City of Dripping Springs governing board (*See Appendix G*).

### 3.0 Public Education

The designated manager or official of City of Dripping Springs will periodically provide its employees, members, and the public with information about this Plan, including the importance of the Plan, information about the conditions under which each stage of the Plan is to be initiated, processes used to reduce water use, and impending or current drought conditions.

### 4.0 Coordination with Regional Planning Groups

City of Dripping Springs has provided a copy of this Plan to the Lower Colorado Regional Planning Group (Region K) by sending a copy to [administrative@regionk.org](mailto:administrative@regionk.org).

## 5.0 Notice Requirements

City of Dripping Springs shall notify the executive director of the Texas Commission on Environmental Quality and LCRA General Manager in writing within five (5) business days of the implementation of any mandatory provisions of the Drought Contingency Plan.

## 6.0 Permanent Water Use Restrictions

The following restrictions apply to all City of Dripping Springs water utility system(s) on a year-round basis, regardless of water supply or water treatment plant production conditions. According to the restrictions, a water user **must not**:

- 1) Irrigate outdoors using an in-ground irrigation systems or hose-end sprinklers more than twice per week or outside scheduled days and times as indicated in Appendix A.
- 2) Fail to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet.
- 3) Operate an irrigation system:
  - with a broken head;
  - with a head that is out of adjustment and the arc of the spray head is over a street or parking area;
  - with a head that is fogging or misting because of excessive water pressure; or
  - Except between 6 a.m. to 10 a.m. and 7 p.m. to 10 p.m.
- 4) During irrigation, allow water:
  - to run off a property and form a stream of water in a street for a distance of 50 feet or greater; or
  - to pool in a street or parking lot to a depth greater than one-quarter of an inch.

## 7.0 Initiation and Termination of Response Stages

The City of Dripping Springs's designated manager or official shall monitor water supply and demand conditions on a regular basis and shall determine when conditions warrant initiation and termination of each stage of this Plan in accordance with LCRA's Water Management Plan. Water supply conditions will be determined by the source of supply, system capacity and weather conditions. Water demand will be measured by the peak daily demands on the system.

Public notification of the initiation or termination of drought response stages shall be by a variety of ways (e.g., bill inserts, email, automated telephone calls, signs posted at entry points to the service area, social media posts, website content or a combination of these methods).

The following triggering criteria shall apply to City of Dripping Springs's water utility system(s) and customer service area.

## **7.1 Triggering Criteria for Initiation and Termination of Drought Response Stages**

- **Drought Contingency Plan Stage 1 - Mild Water Shortage Conditions**

- A. **Requirements for initiation** - Customers shall be requested to adhere to the Stage 1 Drought Response Measures when one or more these criteria occur:

1. When total daily water demand equals or exceeds
  - i. 80 percent of the total design capacity of the water treatment plant for three consecutive days; or
  - ii. 90 percent of the total design capacity of the water treatment plant for a single day;
2. Source water contamination results in comprised capacity of the treatment and delivery systems;
3. mechanical or electrical failure of a system component results in compromised treatment and/or delivery capacity.
4. the combined storage of lakes Travis and Buchanan below 1.1 million acre-feet; or
5. the LCRA initiates Stage 1 of its DCP

- B. **Requirements for termination** - Stage 1 of the plan may be rescinded when:

1. When water treatment plant capacity condition listed above as a triggering event are predicted to cease for an extended period;
2. The source water contamination event or mechanical or electrical failure of system component is resolved;
3. The combined storage of lakes Travis and Buchanan increases above 1.2 million acre-feet; or
4. LCRA announces that curtailment of water supplies to firm water customers is no longer required under the drought contingency measures of the LCRA DCP.

### **(2) STAGE 2 - Moderate Water Shortage Conditions (Mandatory Measures)**

- A. **Requirements for initiation** - Customers shall be required to adhere to the Stage 2 Drought Response Measures when one or more of these criteria occur:

1. When total daily water demand equals or exceeds:
  - i. 85 percent of the total design capacity of the water treatment plant for three consecutive days; or
  - ii. 95 percent of the total design capacity of the water treatment plant for a single day;
2. Source water contamination results in comprised capacity of the treatment and delivery systems;
3. mechanical or electrical failure of a system component results in compromised treatment and/or delivery capacity.
4. target reduction for the Stage 1 demand management measures is not

achieved;

5. the combined storage of lakes Travis and Buchanan below 900,000 acre-feet; or

6. the LCRA initiates Stage 2 of its DCP

**B. Requirements for termination** - Stage 2 of the Plan may be rescinded when:

1. The water treatment plant capacity condition listed above as a triggering event is predicted to cease for an extended period;
2. The source water contamination event or mechanical or electrical failure of system component is resolved;
3. The combined storage of lakes Travis and Buchanan increases above 1.1 million acre-feet; or
4. LCRA announces that curtailment of water supplies to firm water customers is no longer required under the drought contingency measures of the LCRA DCP.

*Upon termination of Stage 2, Stage 1 becomes operative unless the criteria for terminating Stage 1 is also met.*

**(3) STAGE 3 - Severe Water Shortage Conditions (Mandatory Measures)**

**A. Requirements for initiation** - Customers shall be required to adhere to the Stage 3 Drought Response Measures when one or more of these criteria occur:

1. When the total daily water demand equals or exceeds:
  - i. 90 percent of the total design capacity of the water treatment plant for three consecutive days; or
  - ii. 100 percent of the total design capacity of the water treatment plant for a single day;
2. Source water contamination results in comprised capacity of the treatment and delivery systems;
3. mechanical or electrical failure of a system component results in compromised treatment and/or delivery capacity.
4. target reduction for the Stage 2 demand management measures is not achieved;
5. the combined storage of lakes Travis and Buchanan below 750,000 acre-feet; or
6. the LCRA initiates Stage 3 of its DCP

**B. Requirements for termination** - Stage 3 of the Plan may be rescinded when:

1. The water treatment plant capacity condition listed above as a triggering event is predicted to cease for an extended period;
2. The combined storage of lakes Travis and Buchanan increases above 825,000 acre-feet; or

3. LCRA announces that curtailment of water supplies to firm water customers is no longer required under the drought contingency measures of the LCRA DCP.

*Upon termination of Stage 3, Stage 2 becomes operative unless the criteria for terminating Stage 2 is also met.*

#### **(4) STAGE 4- Emergency Conditions**

- A. **Requirements for initiation** - Customers shall be required to adhere to the Stage 4 Drought Response Measures when one or more of these criteria occur:
  - a) Major water line breaks, loss of distribution pressure or pump system failures that cause substantial loss in the ability to provide water service.
  - b) Contamination of the water supply source;
  - c) Any other emergency water supply or demand conditions that the City of Dripping Springs determines to constitute a water supply emergency; or
  - d. The LCRA Board of Directors declares a Drought Worse than Drought of Record or other water supply emergency and orders the mandatory curtailment of firm water supplies.

Upon declaration of Stage 4- Emergency Water Conditions, water use restrictions outlined in Stage 4 Emergency Response Measures shall immediately apply and be in effect until lifted by the City of Dripping Springs.

- B. **Requirements for termination** - Stage 4 of the Plan may be rescinded when:
  1. Treatment Capacity:
    4. The water treatment plant capacity condition listed above as a triggering event for Stage 4 has ceased to exist for five consecutive days; or
  2. Water Supply:
    5. LCRA announces that mandatory Stage 4 water restrictions for firm water customers are no longer required in accordance with the LCRA DCP.

*Upon termination of Stage 4, Stage 3 becomes operative unless the criteria for terminating Stage 3 is also met.*

## 8.0 Drought Response Measures

### 8.1 Targets for Water-Use Reductions

#### (1) STAGE 1 - Mild Water Shortage Conditions (Mandatory Measures)

System Capacity Reduction Target: Limit daily water demand to no more than 80% capacity for three consecutive days or 90% for one day.

Water Supply Reduction Target: Achieve a 10% reduction in water use.

#### (2) STAGE 2 - Moderate Water Shortage Conditions (Mandatory Measures)

System Capacity Reduction Target: Limit daily water demand to no more than 85% capacity for three consecutive days or 95% for one day.

Water Supply Reduction Target: Achieve a 20% reduction in water use.

#### (3) STAGE 3 - Severe Water Shortage Conditions (Mandatory Measures)

System Capacity Reduction Target: Limit daily water demand to no more than 90% capacity for three consecutive days or 100% for one day.

Water Supply Reduction Target: Achieve a 30% reduction in water use.

#### (4) STAGE 4 - Emergency Shortage Conditions (Mandatory Measures)

System Capacity Reduction Target: Limit daily water demand to no more than 90% capacity for three consecutive days or 100% for one day.

Water Supply Reduction Target: As determined by the City of Dripping Springs..

### 8.2 Residential and Retail Customers Measures

See Sections 28.06.082-83 in the City of Dripping Springs Landscape Ordinance No. 2024-11 for additional requirements for irrigation and drought conditions.

#### (1) STAGE 1 - Mild Water Shortage Conditions

##### A. Supply Management Measures:

1. City of Dripping Springs will apply water-use restrictions prescribed for Stage 1 of the Plan to facilities for which Stage 1 has been declared..

2. City of Dripping Springs discontinue water main and line flushing unless necessary for public health reasons.
3. City of Dripping Springs will keep customers informed about issues regarding current and projected water supply and demand conditions.

B. Demand Management Measures:

1. Irrigation of Landscaped Areas:

- a. New landscapes may be installed and revegetation seeding performed under these specific criteria:
  - i. The mandatory twice weekly watering schedule is adhered to.
  - ii. If a deviation from the twice weekly schedule is required, that a completed variance form for new landscapes has been submitted to the City of Dripping Springs and has been approved prior to the installation of the landscape or revegetation seed application
  - iii. Irrigation of the new landscape or application follows the schedule identified in the new landscape variance:
    1. Once a day for the first 10 days after installation
    2. Once every other day from 6 a.m. to 10 a.m. and 7 p.m. to 10 p.m. for days 11 through 20 after installation
    3. Once every third day 6 a.m. to 10 a.m. and 7 p.m. to 10 p.m. for day 21 through 30 after installation
  - iv. Alternatives to revegetation may be available in times of low water supply. Specific information regarding such alternatives is available in the LCRA Highland Lakes Watershed Ordinance Technical Manual (sec 3.2.8)
  - v. Variances for new landscapes and revegetation will be issued for the shortest period necessary to reasonably assure the landscapes survival. A variance is not an exemption from compliance with the permanent water use restrictions under *Permanent Water Restrictions* of this plan other than schedule. Variances will not be granted for season “color bed” or temporary grass installation (over seeding).

2. Vehicle Washing:

- a. Use of water to wash any motor vehicle, such as a motorbike, boat, trailer, or airplane is prohibited except on designated watering days between the hours of 6 a.m. to 10 a.m. and 7 p.m. to 10 p.m. Such activity, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle. A vehicle may be washed any time at a commercial car wash facility or commercial service station. Further, this activity is exempt from these regulations if the health, safety, and welfare of the public are served by washing the vehicle, such as a truck used to collect garbage or used to transport food and perishables.



### 3. Events:

- a. Events involving the use of water such as: car washes, festivals, parties, water slides, and other activities involving the use of water are permitted, if the water being used drains to a re-circulating device, or is used for a beneficial purpose such as watering landscape to prevent water waste.

### 4. Restaurants:

- a. All restaurants are encouraged to serve water to their patrons only upon request.

### 5. Recreational Areas (Includes Parks and Athletic Fields):

- a. The areas can only be used for designated or scheduled events or activities. Unnecessary foot traffic must be discouraged. Watering must follow irrigation of landscaped areas schedule. A variance can be applied for if necessary.

### 6. Water Waste:

- a. The following uses of water are prohibited at all times during periods in which restrictions have gone into effect unless a variance has been approved:
  - i. Washing sidewalks, walkways, driveways, parking lots, street, tennis courts, and other impervious outdoor surfaces; except for immediate health and safety
  - ii. Washing buildings, houses, or structures with a pressure washer or garden hose is prohibited for aesthetic purposes but permitting for surface preparation of maintenance work to be performed
  - iii. Controlling dust, unless there is a demonstrated need to do so for reasons of public health and safety, or as part of a construction plan approved by a governmental entity
  - iv. Flushing gutters or allowing a substantial amount of water to run off a property and accumulate in a gutter, street, or parking lot to a depth greater than one-fourth of an inch.

## **(2) STAGE 2 - Moderate Water Shortage Conditions (Mandatory Measures)**

### C. Supply Management Measures:

- 1. Apply all water-use restrictions prescribed for Stage 2 of the Plan for City of Dripping Springs's utility-owned facilities and properties.
- 2. City of Dripping Springs will explore ways to reduce system water loss by measures such as fixing leaks, replacing old meters and recycling line flush water, as appropriate.

3. City of Dripping Springs will explore ways to increase use of recycled wastewater to reduce irrigation of public parks with potable water, as appropriate.
4. City of Dripping Springs will actively share drought-related information, including current and projected water supply conditions, water supply restrictions and the need to conserve to its retail customers, including publicly posting notice of entering or exiting Stage 2 on City of Dripping Springs's website.
5. City of Dripping Springs's will actively enforce the irrigation watering restrictions.

**D. Demand Management Measures:**

Under threat of penalty, the following water-use restrictions shall apply to all retail water customers:

**7. Irrigation of Landscaped Areas:**

- a. Irrigation of landscaped areas with hose-end sprinklers or automatic or manual irrigation systems shall be limited to no more than **ONCE** weekly as determined by City of Dripping Springs. Irrigation of commercial landscapes and recreational areas (including public parks) may apply for a variance but must still develop a schedule where no part of the landscape is watered more than once per week. (*See Appendix A - City of Dripping Springs Water System - Mandatory Watering Schedule.*)
- b. Outdoor watering hours will be limited to **7 hours** per day from 6 a.m. to 10 a.m. and 7 p.m. to 10 p.m. on designated days as determined by City of Dripping Springs (see watering schedule in Appendix A). This prohibition does not apply to irrigation of landscaped areas if it is by means of:
  - i. a hand-held hose with a positive shut-off device; or
  - ii. a faucet-filled bucket or watering can of 5 gallons or less.
- i. c. New landscapes may only be installed if they do not require a variance to the mandatory watering schedule. No variances will be approved.

**8. Vehicle Washing:**

Use of water to wash any motor vehicle, such as a motorbike, boat, trailer or airplane, is prohibited. A vehicle may be washed anytime at a commercial car wash facility or commercial service station. This activity is exempt from these regulations if the health, safety and welfare of the public are served by washing the vehicle, such as a truck used to collect garbage or used to transport food and perishables.

9. Pools:

- a. Filling of all new and existing swimming pools, hot tubs, wading pools, is prohibited, unless application for variance is approved on a case by case basis. Replenishing to maintenance level is permitted. Draining is permitted only onto pervious surfaces or onto a surface where water will be transmitted directly to a pervious surface, and only if:
  - i. Draining excess water from pool due to rain in order to lower water to maintenance level;
  - ii. Repairing, maintaining or replacing pool components that have become hazardous; or
  - iii. Repair of a pool leak.
- b. Refilling of public/community swimming pools permitted only if pool has been drained for repairs, maintenance, or replacement as outlined in items above.

10. Outside Water Features:

- a. Operation of outside water features, such as, but not limited to, fountains or outdoor misting systems, is prohibited, except where such features are designed and consistently maintained to sustain aquatic life or maintain water quality. The City of Dripping Springs may require proof of such design and consistent maintenance.

11. Ponds:

Ponds used for aesthetic, amenity and/or storm water purposes may maintain water levels only as necessary to preserve the integrity of the liner and operating system. City of Dripping Springs may request specific design documentation regarding a pond and the intended purpose.

12. Golf Courses:

Golf courses receiving any amount of treated water from a City of Dripping Springs utility must either develop a drought contingency plan that meets the minimum water reduction target set for Stage 2 or adopt the LCRA sample golf course drought contingency plan.

13. Events:

Events involving the use of water such as: car washes, festivals, parties, water slides and other activities involving the use of water are prohibited.

#### 14. Recreational Areas (includes municipal parks and common areas)

Irrigation of recreational areas with potable water must follow the seven-hour weekly irrigation schedule, and watering of recreational areas should be prioritized by frequency of use. Unnecessary foot traffic should be discouraged. Watering using an auxiliary source such as recycled water is exempt from these restrictions.

#### 15. Athletic fields

Watering should follow a no more than once-per-week schedule per irrigated area unless the athletic fields are actively used for organized sports practice, competition or exhibition events when irrigation outside of the standard weekly schedule is necessary to protect the health and safety of the players, staff or officials present for the athletic event.

- a) All ornamental landscape areas around facilities with athletic fields shall follow general landscape irrigation restrictions.
- b) A variance must be filed with the City of Dripping Springs for watering outside of the once per week irrigation schedule stated in Appendix A.

### (3) **STAGE 3 - Severe Water Shortage Conditions (Mandatory Measures)**

#### A. Supply Management Measures:

- 1. City of Dripping Springs will aggressively reduce system water loss by measures such as fixing leaks, replacing old meters and recycling line flush water, as appropriate for the utility system.
- 2. City of Dripping Springs will actively share drought-related information, including the current and projected water supply conditions, water supply restrictions and the need to conserve to its retail customers including publicly posting notice of entering or exiting Stage 3 on City of Dripping Springs's website.
- 3. In addition to measures implemented in the preceding stages of the plan, City of Dripping Springs will explore additional emergency water supply options.

#### B. Demand Management Measures: Under threat of penalty, all retail customers are required to further reduce nonessential water uses as follows. All requirements of Stage 2 shall remain in effect during Stage 3, with the following modifications and additions.

##### 1. Irrigation of Landscaped Areas:

- a. Irrigation of landscaped areas with hose-end sprinklers or in-ground irrigation systems shall be limited to no more than **4 hours**, between the hours of 6 a.m. and 10 a.m., once weekly according to the Stage 2 designated days. (See *Appendix A - City of Dripping Springs Water System - Mandatory Watering Schedule*.) No irrigation with in-ground irrigation systems is allowed from November through February.

- b. Outdoor watering hours for hand watering will be limited to between 6 a.m. and 10 a.m. on designated days as determined by [Water Customer Name] (see *watering schedule in Appendix A*). The allowed methods of irrigation of landscaped areas are:
  - i. a hand-held hose;
  - ii. a faucet-filled bucket or watering can of 5 gallons or less;
  - iii. a soaker hose; or
  - iv. tree gator watering bags.
- c. New landscapes irrigated with spray irrigation are prohibited. New irrigated turf grass is prohibited. The City of Dripping Springs may issue new landscape variances for planting beds installed with drought-tolerant or native plants specified in the Grown Green Plant Guide as having low or very low water needs (<http://austintexas.gov/departments/grow-green/plant-guide>) and irrigated with point source drip irrigation or hand-held hose. .

## 2. Fire Hydrants:

Use of water from fire hydrants shall be limited to firefighting and activities necessary to maintain public health, safety and welfare. Use of water from designated fire hydrants for construction purposes may be allowed under special conditions and will require a meter; a variance application must be submitted and approved before a hydrant meter will be provided.

## 3. Outside Water Features:

- a) Operation of ornamental fountains is prohibited.
- b) Operation of outside water features, is only allowed when such features are used for aeration necessary to sustain aquatic life or maintain water quality. (This provision includes fountains associated with aesthetic ponds and swimming pools.)
- c)

## 4. Recreational areas (includes municipal parks and common areas):

Irrigation of recreational areas with potable water must follow the four-hour weekly irrigation schedule, and watering of recreational areas should be prioritized by frequency of use. Unnecessary foot traffic should be discouraged. Watering using an auxiliary source such as recycled water is exempt from these restrictions.

## 5. Athletic fields:

A variance including a map of active play areas that must be irrigated with automatic sprinkler systems for sports practice and competition must be filed with the City of Dripping Springs if irrigation falls outside of the normal

watering schedule listed in Appendix A. The irrigation must be necessary to protect the health and safety of the players, staff, and officials present for athletic events.

- a) All ornamental landscape areas around facilities with athletic fields shall follow general landscape irrigation restrictions.
- b) All athletic fields that are not actively used for sports practice and competition shall follow general landscape irrigation restrictions.

#### (4) STAGE 4 – Emergency Shortage Conditions

Under threat of penalty for violation, all retail customers are required to reduce non-essential water uses during an emergency. All requirements of stages 1 through 3 are also in effect during Stage 4, with the following modifications and additions:

- A. Irrigation of any ornamental landscaped areas is prohibited. The use of hose-end sprinklers and automatic irrigation systems, including drip irrigation, are prohibited except as provided under item B below.
- B. Irrigation of foundations, trees and vegetable gardens is allowed with a hand-held hose with a working on/off nozzle, bucket, drip irrigation or soaker hoses irrigation only for **four hours** between the hours of 6 a.m. and 10 a.m. one day per week on the designated outdoor water use day as determined by City of Dripping Springs.
- C. Watering of athletic fields is allowed only with a variance filed with the City of Dripping Springs and must follow a no more than once-per-week schedule for no more than 4 hours per irrigated areas. The irrigated athletic fields must be actively in use for organized sports practice, competition or exhibition events to protect the health and safety of the players, staff or officials present for the athletic event..
- D. Use of water from fire hydrants shall be limited to firefighting and activities necessary to maintain public health, safety, and welfare only.
- E. No application for new, additional, expanded, or larger water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be allowed or approved..
- F. Golf courses receiving any amount of treated water from a City of Dripping Springs utility must either develop a drought contingency plan in accordance with City of Dripping Springs Drought Contingency Plan and implement its Stage 4 mandatory restrictions in conjunction with the water provider or adopt the LCRA sample golf course drought contingency plan.
- G. Additional measures may be added as needed.

*Upon declaration of Stage 4, water use restrictions outlined in Stage 3 shall immediately apply.*

### **8.3 Wholesale Treated Customers**

All City of Dripping Springs wholesale treated water customers are required to develop and formally adopt drought contingency plans for their own systems in accordance with Title 30 Texas Administrative Code Sections 288.20 and 288.22. The water supply triggers, and target reduction goals must be consistent with the LCRA DCP. In addition, the measures of this plan must be at least as stringent as the drought response measures required by City of Dripping Springs for its retail customers. Wholesale treated water customers must include in their wholesale water supply contracts the requirement that each successive wholesale customer develop and formally adopt a drought contingency plan, consistent with the LCRA DCP.

#### **(1) STAGE 1 - Mild Water Shortage Conditions**

The City of Dripping Springs will keep wholesale treated water customers informed about demand and current and projected water supply conditions. The City of Dripping Springs will initiate discussions with wholesale treated water customers about potential curtailment and the implementation of mandatory measures to reduce water usage by 10%.

#### **(2) STAGE 2 - Moderate Water Shortage Conditions (Mandatory Measures)**

The City of Dripping Springs will contact its wholesale treated water customers to initiate additional mandatory measures to control water demand and to ensure capacity for emergency response requirements. Additional mandatory measures will include the curtailment of water use by a minimum of 20% in accordance with the wholesale treated water customer's own drought contingency plan.

#### **(3) STAGE 3 - Severe Water Shortage Conditions (Mandatory Measures)**

City of Dripping Springs will contact its wholesale treated water customers to initiate additional mandatory measures to control water demand and to ensure capacity for emergency response requirements. Additional mandatory measures will include the curtailment of water use by a minimum of 30% in accordance with the wholesale treated water customer's drought contingency plan.

#### **(4) STAGE 4 - Emergency Water Conditions**

The City of Dripping Springs will contact its wholesale treated water customers to initiate additional mandatory measures to control water demand and to ensure capacity for emergency response requirements. Additional mandatory measures will include the curtailment of non-essential water uses in accordance with the wholesale treated water customer's own drought contingency plan.

In addition, if the Stage 4 triggering criteria is based on a water supply shortage, LCRA will initiate the curtailment of water provided to wholesale treated water customers on a pro rata basis. The wholesale treated water customer's monthly allocation of water shall be based on a percentage of the customer's baseline water use. The percentage will be determined by the LCRA Board and may be adjusted as conditions warrant.

## 9.0 Enforcement

### 9.1 Enforcement Provisions

The following enforcement provisions shall apply to all City of Dripping Springs water customers:

- ☒ *Appendix B – Enforcement Provisions for Municipalities*
- ☐ *Appendix C – Enforcement Provisions for Water Districts*
- ☐ *Appendix D – Enforcement Provisions for Water Supply Corporations and Investor-Owned Utilities*

### 9.2 Variances

- A. The City of Dripping Springs or it's designee may grant variances:
    - i. From specific applications of the outdoor water schedule, providing that the variances do not increase the time allowed for watering but rather alter the schedule for water; and,
    - ii. Allowing the use of alternative water sources that do not increase demand on potable water sources for outdoor use. Variance requests may be submitted to Water Customer Services and need not meet the requirements of subsection (2) below.
  - B. Exemption from specific applications of the outdoor water schedule, providing that the variances do not increase the time allowed for watering but rather alter the schedule for watering.
  - C. Allowing the use of alternative water sources (i.e., groundwater, reclaimed wastewater) that do not increase demand on potable water sources for outdoor use. Variance requests may be submitted to staff and need not meet the requirements of subsection below.
- (2) The general manager, or his designee, may grant in writing temporary variances for existing water uses otherwise prohibited under this plan if it is determined that failure to do so would cause an emergency adversely affecting public health, sanitation or fire protection, and if one or more of the following conditions are met:
- A. Compliance with this plan cannot be accomplished during the duration of the time the plan is in effect; or
  - B. Alternative methods can be implemented that will achieve the same level of reduction in water use.
- (3) Persons requesting a variance from the provisions of this plan shall file a petition for variance with City of Dripping Springs any time the plan or a particular drought response stage is in effect. The general manager or his designee will review petitions for variances. The petitions shall include the following:



6. Name and address of the petitioner;
  7. Purpose of water use;
  8. Specific provision of the plan from which the petitioner is requesting relief;
  9. Detailed statement as to how the specific provision of the plan adversely affects the petitioner or what damage or harm the petitioner or others will sustain if petitioner complies with this plan;
  10. Description of the relief requested;
  11. Period of time for which the variance is sought;
  12. Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this plan and the compliance date; and
  13. Other pertinent information.
- (4) Variances granted by City of Dripping Springs shall be subject to the following conditions, unless waived or modified by the general manager, or his designee:
- A. Variances granted shall include a timetable for compliance.
  - B. Variances granted shall expire when the plan, or its requirements, is no longer in effect, unless the petitioner has failed to meet specified requirements.
- (5) No variance shall be retroactive or otherwise excuse any violation occurring before the variance was issued.

### **9.3 Plan Updates**

The plan will be reviewed and updated as needed to meet both TCEQ and LCRA drought contingency plan rules.

## **Appendix A – Mandatory Watering Schedules**

### **Permanent mandatory watering schedule**

City of Dripping Springs

Irrigate outdoors using automatic or manual irrigation systems or hose-end sprinklers no more than **TWICE per week** for up to **14 hours** and only during scheduled days and times as indicated below:

#### **Residential**

Addresses ending:

0,1,2,3	Monday and Thursday
4,5,6	Tuesday and Friday
7,8,9	Wednesday and Saturday

**Commercial** (including large landscapes such as HOA common areas and public schools)  
Tuesdays and Fridays

#### **Watering Hours**

6 a.m. to 10 a.m. and 7 p.m. to 10 p.m.

### **Stage 1 mandatory watering schedule**

City of Dripping Springs

Irrigation of Landscapes Areas:

#### **Residential**

Addresses ending:

0,1,2,3	Monday and Thursday
4,5,6	Tuesday and Friday
7,8,9	Wednesday and Saturday

**Commercial** (including large landscapes such as HOA common areas)  
Tuesdays  
and Fridays

#### **Watering Hours**

6 a.m. to 10 a.m. and 7 p.m. to 10 p.m. This prohibition does not apply to irrigation of landscapes areas if it is by means of:

- i. Hand-held hose; or
- ii. Faucet-filled bucket or water can of five gallons or less.

## Stage 2 mandatory watering schedule

City of Dripping Springs

Irrigate outdoors no more than **ONCE per week** for up to 7 **hours** and only during scheduled days and times as indicated below.

### **Residential**

Addresses ending:

- 1,3 Monday
- 2,4 Tuesday
- 5,7 Wednesday
- 6,8 Thursday
- 9,0 Friday

**Commercial** (including large landscapes such as HOA common areas and public schools)

Saturday

### **Watering Hours**

6 a.m. to 10 a.m. and 7 p.m. to 10 p.m. This prohibition does not apply to irrigation of landscapes areas if it by means of:

- i. Hand-held; or
- ii. Faucet-filled bucket or water can of five gallons or less

## Stage 3 mandatory watering schedule

City of Dripping Springs

Irrigate outdoors no more than **ONCE per WEEK** for up to **four hours** from 6 a.m. to 10 a.m. during the same designated days as Stage 2. No irrigation with in-ground irrigation systems is allowed from November through February.

Outdoor watering hours for hand watering will be limited to between 6 a.m. and 10 a.m. on the same designated days that apply to watering with hose-end sprinklers or irrigation systems. The allowed methods of hand watering landscaped areas are:

- i. Hand-held hose
- ii. Faucet-filled bucket or water can of five gallons or less
- iii. Soaker house
- iv. Tree gator watering bags

## **Appendix B – Enforcement Provisions for Municipalities**

### **Enforcement for Retail Customers**

The following enforcement provisions shall apply to all City of Dripping Springs retail water customers:

- (1) No person shall knowingly or intentionally use or allow the use of water from a City of Dripping Springs for residential, commercial, industrial, agricultural, governmental or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time.
- (2) Any person who violates this Plan shall be subject to the following fines, penalties and/or conditions of service:
  - A. Following the first documented violation, the violator shall be given a notice specifying the type of violation, the date and time it was observed, and fines and restrictions on service that may result from additional violations.
  - B. Following the second documented violation, the violator shall:
    1. *[option 1]* be criminally responsible for the violation of this Plan, punishable by a fine of \$500 *[not to exceed \$500]*;
  - C. Following the third documented violation, the violator shall:
    1. *[option 1]* be criminally responsible for the violation of this Plan, punishable by a fine of \$1,000
  - D. Following the fourth documented violation, City of Dripping Springs shall, upon due notice to the customer, discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a reconnection charge, hereby established at \$500, and any outstanding charges including late payment fees or penalties. In addition, suitable assurance in the amount of a deposit of \$500 must be given to City of Dripping Springs so that the same action shall not be repeated while the plan is in effect. City of Dripping Springs may apply the deposit to any surcharges or penalties subsequently assessed under this plan against a customer. The deposit, if any, shall be returned to the customer at the time of the customer's voluntary disconnection from the utility system.
- (3) Each day that one or more of the provisions in this Plan is violated shall constitute a separate violation. Any person, including one classified as a water customer of City of Dripping Springs, in apparent control of the property where a violation occurs or originates, shall be presumed to be the violator. Any such persons, however, shall have the right to show that they did not commit the violation. (*See enforcement process diagram in Appendix E - Drought Response Retail Enforcement Process for Municipalities.*)

- (4) The designated manager or official of City of Dripping Springs shall have the power to enforce the provisions of this Plan.
- (5) The municipal court shall have the power to issue to the designated manager or official of City of Dripping Springs administrative search warrants, or other process allowed by law, where necessary to aid in enforcing this Plan.
- (6) Judicial enforcement of fines and penalties issued pursuant to this Plan may be sought through a municipal court, district court or small claims court having jurisdiction over the matter.
- (7) Compliance with this Plan also may be sought through injunctive relief in state district court.

### **Enforcement for Wholesale Customers**

Wholesale treated water customers shall provide City of Dripping Springs with an order, ordinance or resolution to demonstrate adequate enforcement provisions for the wholesale customer's drought contingency plan.

In addition, wholesale treated water customers that fail to comply with the drought contingency measures in this Plan may be subject to the following civil penalties, in addition to any other remedies available to City of Dripping Springs by law or under the terms of the wholesale water contracts.

#### **Penalties for wholesale treated water customers:**

First documented violation:	Written notice of violation
Second documented violation:	Penalty fee up to <u>\$2,000</u> [not to exceed \$10,000]
Third documented violation:	Penalty fee up to <u>\$10,000</u> [not to exceed \$10,000]

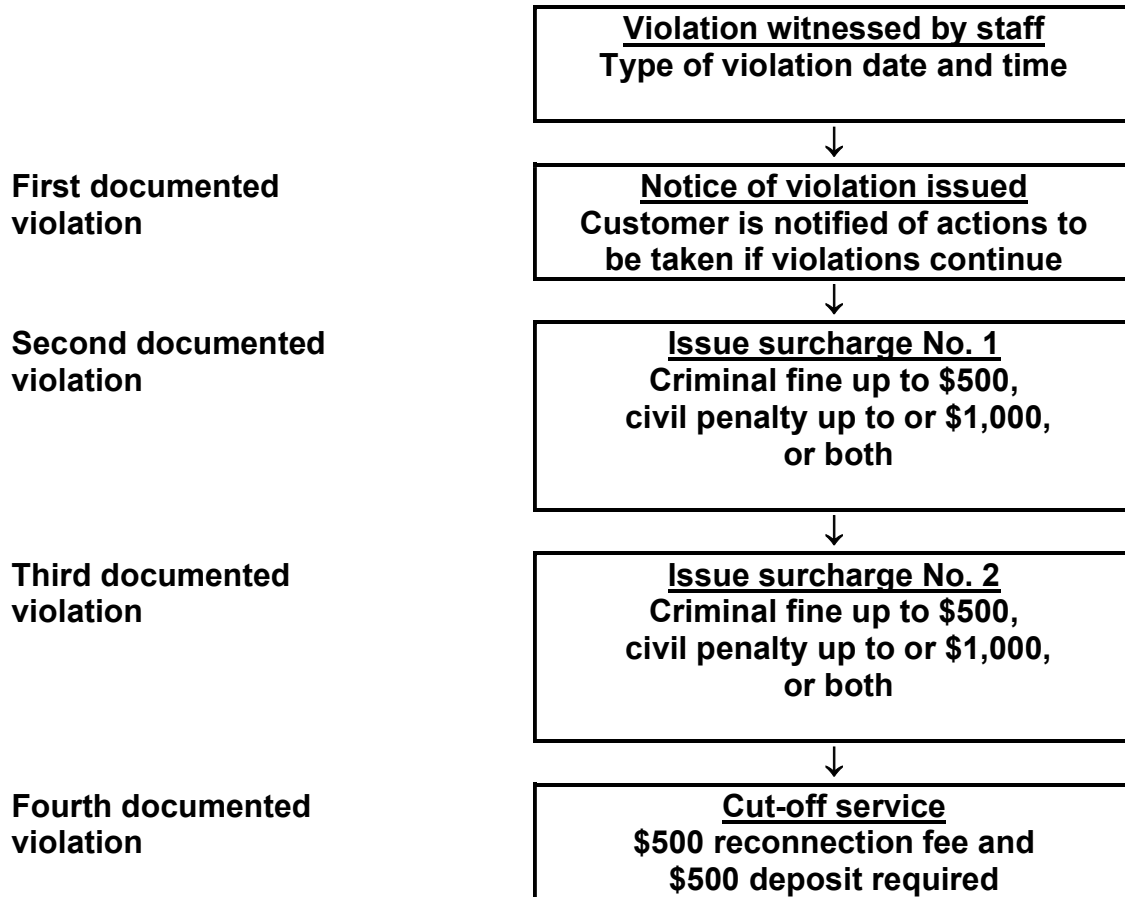
### **Legal Authority applicable to Municipalities in Regard to Drought Contingency Plan Enforcement**

*Please note that the following list is not intended to be exhaustive, and statutes listed below may not apply to all municipalities. Citations below may change following the publication date of this DCP template. Each municipality is encouraged to consult with legal counsel in regard to enforcement of drought contingency plans and specific enforcement authority available to each municipality.*

Texas Local Government Code sec. 552.001  
Texas Local Government Code Chapter 54

Texas Government Code Chapter 29

## Appendix C – Drought Response Retail Enforcement Process for Municipalities



## **Appendix D – Authorization to Implement and Approve Drought Contingency Plans**



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

**Submitted By:** Dane Sorensen, Utilities Director

**Council Meeting Date:** 08/05/2025

**Agenda Item Wording:** **Approval of a Resolution of the City of Dripping Springs consenting to the Drought Contingency Plan for municipal water use. *Sponsor:***

**Agenda Item Requestor:**

**Summary/Background:** The City of Dripping Springs purchases wholesale water from the WTCPUA (West Travis County Public Utility Agency) and retails it to customers in several subdivisions in the area. Per the City's contract with WTCPUA the City was obligated to obtain raw water rights from the LCRA (Lower Colorado River Authority). One of the requirements for maintaining raw water rights with the LCRA, is to have and enforce a DCP (Drought Contingency policy). This policy sets rules for public education, notice requirements, permanent water restrictions, drought stage restrictions, and enforcement of rules pertaining to water usage.

**Commission  
Recommendations:**

**Recommended  
Council Actions:** City Staff recommends accepting resolution consenting to drought contingency policy for municipal water use.

**Attachments:**

**Next Steps/Schedule:** Implement drought policy  
 Pass City Ordinance pertaining to penalties associated with Drought Policy





**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Shawn Cox, Deputy City Administrator

**Council Meeting Date:** Tuesday, September 2, 2025

**Agenda Item Wording:** **Discuss and consider selection of bidder for Stephenson Building and Parking Lot Project and authorize staff and the Mayor to finalize agreement with selected bidder.**

**Agenda Item Sponsor:** Mayor Bill Foulds, Jr.

**Summary/Background:**

In June, The City issued a Request for Proposal (RFP) for the Stephenson School Building & Parking Improvements. Prior to the proposal due date of July 24, 2025, a pre-proposal conference was held for those interested in submitting a proposal. Thirteen (13) contractors attended the conference.

On July 11th, the City received proposals from the following contractors:

1. ASD Consultants
2. Braun & Butler
3. Premier
4. QA Construction

The proposals were reviewed by an evaluation team consisting of:

- |                          |                                      |
|--------------------------|--------------------------------------|
| - Chad Gilpin, CODS      | - Ryan Thomas, TIRZ Board Chair      |
| - Michelle Fischer, CODS | - Keenan Smith, TIRZ Project Manager |
| - Riley Sublett, CODS    | - Alexis McKinney, Architexas        |
| - Garrett Osborne, CODS  |                                      |

Based on the review of the proposals received, the evaluation team is recommending Council authorize City Administration to negotiate a contract with QA Construction, who received the highest evaluation score, and the team considered to have provided the best valued proposal.

QA Construction's base bid totals \$4,281,000.00, and is fully funded through a combination of the 2025 Debt Series, Landscaping and Hotel Occupancy Tax Funds. City Staff and Architexas will be working with QA Construction, if selected by Council, to value engineer the project, to reduce their based bid, and to include Bid Alternates A, B, 1 & 2 as recommended by the team, plus a reasonable and prudent Owner's Contingency to cover unfound conditions.

The negotiated contract will cover a fully funded project and will be considered by Council at the September 16, 2025 meeting. A complete breakdown of funding sources and totals will also be provided.

<b>Commission Recommendations:</b>	The TIRZ Board will make a recommendation on this at its Sept. 2 <sup>nd</sup> Special Meeting just before the City Council meeting.
<b>Recommended Council Actions:</b>	The evaluation team recommends awarding the contract to QA Construction and authorizing City Administration to negotiate a contract for Council consideration at the September 16, 2025 meeting.
<b>Attachments:</b>	<ul style="list-style-type: none"><li>- Proposal Evaluation Score Summary</li><li>- Tabular Summary of Proposals</li><li>- Proposals</li></ul>
<b>Next Steps/Schedule:</b>	Approval of negotiated Contract



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Shawn Cox, Deputy City Administrator

**Council Meeting Date:** Tuesday, September 2, 2025

**Agenda Item Wording:** Public Hearing regarding the Proposed 2025 Ad Valorem Tax and Levy of Two Thousand Two Hundred and Sixty-Seven Ten-Thousands Cents (\$0.2267) per one hundred (\$100.00) of assessed valuation of all taxable property within the Corporate City Limits.

**Agenda Item Requestor:**

**Summary/Background:**

At the August 19, 2025, meeting Council set the proposed property tax rate for 2025 at \$0.2267 per \$100 valuation. The proposed rate is the sum of the City's Maintenance & Operation Rate and Debt Rate and is below the calculated "Voter-approval" rate.

Rate	Calculation	Generated Revenue
<b>M&amp;O</b>	\$0.1850/\$100	\$4,025,048.58
<b>I&amp;S</b> (Debt)	\$0.0418/\$100	\$909,630.65
<b>Total</b>	\$0.2267/\$100	\$4,933,596.36

Based on the 2025 Tax Rate Calculation prepared by the Tax Assessor – Collector, the City's 2025 calculated rates are:

Rate	Calculation	Generated Revenue
<b>No-new-revenue tax rate</b>	\$0.1809 /\$100	\$3,786,076.51
<b>Voter-approval tax rate</b>	\$0.2335 /\$100	\$4,887,818.89
<b>De minimis rate</b>	\$0.2566 /\$100	\$5,370,279.87

The original notice for the public hearing was posted in the August 13, 2025, edition of the paper. The original posting had a calculation error. A new notice was provided by the Tax Assessor-Collector which will be posted in the August 27, 2025, edition. The posting and timing have been reviewed by the City Attorney, and there is no issue with the scheduled public hearing. The proposed rate is scheduled to be considered on September 16, 2025.

**Commission  
Recommendations:**

**Recommended  
Council Actions:**

The Deputy City Administrator recommends Council approve setting the Proposed Ad Valorem Tax Rate for 2024 at \$0.2267/\$100 at the September 16, 2025, meeting.

**Attachments:**

- 2025 Draft Tax Rate Ordinance
- Tax Rate Calculation Worksheet
- Public Hearing Notice

**Next Steps/Schedule:**

Consideration and possible adoption of the proposed tax rate at the September 16, 2025, Regular Council Meeting.

# CITY OF DRIPPING SPRINGS

## ORDINANCE No. 2025-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, APPROVING THE AD VALOREM TAX RATE AND LEVY OF TWO THOUSAND TWO HUNDRED AND SIXTY-SEVEN TEN-THOUSANDS CENTS (\$0.2267) PER ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE CITY LIMITS OF THE CITY; PROVIDING FOR PENALTIES AND INTEREST; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; SEVERABILITY; SAVINGS CLAUSE; PUBLICATION AND EFFECTIVE DATE

**WHEREAS,** a budget appropriating revenues generated for the use and support of the municipal government of the City of Dripping Springs ("City") has been approved and adopted by the City Council of the City of Dripping Springs ("City Council") as required by Chapter 102 of the Texas Local Government Code; and

**WHEREAS,** a notice of the hearing on a proposed tax revenue increase was published in the City's official newspaper on August 13, 2025; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary of proper for carrying out a power granted by to the City; and

**WHEREAS,** the tax rate exceeds the no-new-revenue tax rate and was passed by a greater than a sixty percent (60%) of the members of the governing body; and

**WHEREAS,** the City Council finds that it is necessary and proper for the good government, peace or order of the City to adopt an ordinance establishing an ad valorem tax rate.

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

### 1. APPROVAL OF TAX RATE & LEVY

That there be and is hereby levied and shall be assessed and collected for the year , on all taxable property, real, personal and mixed, situated within the city limits of the City, and not exempt the Constitution of the State and valid state laws, an ad valorem tax rate of Two Thousand Two Hundred and Sixty-Seven Ten-Thousands Cents (\$0.2267) on each One Hundred Dollars (\$100.00) assessed value of taxable property, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenses and budget of the municipal government of the City (maintenance and operations (M&O)), a tax rate of One Thousand Eight Hundred Fifty Ten-Thousandths cents (\$0.1850) on each One Hundred Dollars (\$100.00) assessed value of taxable property.

- (b) For the purpose of paying the accruing interest and to provide a Sinking Fund for payment of the bonded indebtedness of the City of Dripping Springs, a tax rate of Four Hundred Eighteen Thousandths cents (\$0.0418) on each One Hundred Dollars (\$100.00) assessed value of taxable property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THIS TAX RATE WILL EFFECTIVELY BE RAISED BY 2.24 TWO POINT TWO FOUR PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$4.06.

- (c) The City Secretary shall cause the following notice to be posted on the homepage of the City's internet website:

THE CITY OF DRIPPING SPRINGS, TEXAS ADOPTED A TAX RATE THAT WILL EFFECTIVELY BE RAISED BY TWO POINT TWO FOUR (2.24%) AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,00.00 HOME BY APPROXIMATELY \$4.06.

## **2. PENALTY & INTEREST**

All taxes shall become a lien upon the property against which assessed and the City Tax Assessor/Collector for the City of Dripping Springs, Texas, shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, or the payment of said taxes, penalty and interest for the general fund of the City of Dripping Springs, Texas.

## **3. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

## **4. SEVERABILITY CLAUSE**

That is any section, subsection, paragraph, clause, phrase, or provision of this Ordinance shall be judged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or provision thereof, other than the part so decided to be invalid or unconstitutional.

## **5. SAVINGS CLAUSE**

That all previous budget ordinances shall remain in full force and effect, save and except as amended by this Ordinance.

## **6. PUBLICATION CLAUSE**

The City Secretary of the City of Dripping Springs, Texas, is hereby directed to public in the Official Newspaper of the City of Dripping Springs, the caption, and effective date clause of this Ordinance as required by Texas Local Government Code §52.011.

7. EFFECTIVE DATE

The necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this Ordinance shall take effect immediately from and after its passage as the law in such provides.

8. 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 Chapter 52 of the Texas Local Government Code.

**PASSED & APPROVED this, 16<sup>th</sup> day of September 2025, by the following City Council of Dripping Springs roll call vote:**

<b>Mayor Pro Tem Manassian</b>	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
<b>Council Member King</b>	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
<b>Council Member Tahuahua</b>	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
<b>Council Member Crow</b>	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
<b>Council Member Parks</b>	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>

CITY OF DRIPPING SPRINGS:

\_\_\_\_\_  
Bill Foulds, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Diana Boone, City Secretary

# 2025 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

Form 508 Item # 12.

City of Dripping Springs

Taxing Unit Name

(512) 585-4725

Phone (area code and number)

P O Box 384, Dripping Springs, TX, 78620

Taxing Unit's Address, City, State, ZIP Code

<http://www.cityofdrippingsprings.co>

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

### SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	<b>Prior year total taxable value.</b> Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>1</sup>	\$ 2,058,832,544
2.	<b>Prior year tax ceilings.</b> Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$ 0
3.	<b>Preliminary prior year adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$ 2,058,832,544
4.	<b>Prior year total adopted tax rate.</b>	\$ 0.179400 /\$100
5.	<b>Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.</b> <b>A. Original prior year ARB values:</b> ..... \$ 51,885,864 <b>B. Prior year values resulting from final court decisions:</b> ..... - \$ 46,898,482 <b>C. Prior year value loss.</b> Subtract B from A. <sup>3</sup>	\$ 4,987,382
6.	<b>Prior year taxable value subject to an appeal under Chapter 42, as of July 25.</b> <b>A. Prior year ARB certified value:</b> ..... \$ 12,720,482 <b>B. Prior year disputed value:</b> ..... - \$ 1,272,048 <b>C. Prior year undisputed value.</b> Subtract B from A. <sup>4</sup>	\$ 11,448,434
7.	<b>Prior year Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$ 16,435,816

<sup>1</sup> Tex. Tax Code §26.012(14)

<sup>2</sup> Tex. Tax Code §26.012(14)

<sup>3</sup> Tex. Tax Code §26.012(13)

<sup>4</sup> Tex. Tax Code §26.012(13)



Line	No-New-Revenue Tax Rate Worksheet	Amount
8.	<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$ 2,075,268,360
9.	<b>Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.</b> Enter the prior year value of property in deannexed territory. <sup>5</sup>	\$ 0
10.	<b>Prior year taxable value lost because property first qualified for an exemption in the current year.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. <b>A. Absolute exemptions.</b> Use prior year market value: ..... \$ 0 <b>B. Partial exemptions.</b> Current year exemption amount or current year percentage exemption times prior year value: ..... + \$ 5,422,039 <b>C. Value loss.</b> Add A and B. <sup>6</sup>	\$ 5,422,039
11.	<b>Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.</b> Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. <b>A. Prior year market value:</b> ..... \$ 0 <b>B. Current year productivity or special appraised value:</b> ..... - \$ 0 <b>C. Value loss.</b> Subtract B from A. <sup>7</sup>	\$ 0
12.	<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$ 5,422,039
13.	<b>Prior year captured value of property in a TIF.</b> Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. <sup>8</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 276,514,493
14.	<b>Prior year total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$ 1,793,331,828
15.	<b>Adjusted prior year total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$ 3,217,237
16.	<b>Taxes refunded for years preceding the prior tax year.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. <sup>9</sup>	\$ 20,384
17.	<b>Adjusted prior year levy with refunds and TIF adjustment.</b> Add Lines 15 and 16. <sup>10</sup>	\$ 3,237,621
18.	<b>Total current year taxable value on the current year certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup> <b>A. Certified values:</b> ..... \$ 2,093,015,412 <b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: ..... + \$ 0 <b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - \$ 0 <b>D. Tax increment financing:</b> Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. <sup>12</sup> ..... - \$ 315,181,677 <b>E. Total current year value.</b> Add A and B, then subtract C and D.	\$ 1,777,833,735

<sup>5</sup> Tex. Tax Code §26.012(15)<sup>6</sup> Tex. Tax Code §26.012(15)<sup>7</sup> Tex. Tax Code §26.012(15)<sup>8</sup> Tex. Tax Code §26.03(c)<sup>9</sup> Tex. Tax Code §26.012(13)<sup>10</sup> Tex. Tax Code §26.012(13)<sup>11</sup> Tex. Tax Code §26.012, 26.04(c-2)<sup>12</sup> Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount
19.	<b>Total value of properties under protest or not included on certified appraisal roll.</b> <sup>13</sup> <b>A. Current year taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup> ..... \$ 104,063,973 <b>B. Current year value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup> ..... + \$ 0 <b>C. Total value under protest or not certified.</b> Add A and B. .... \$ 104,063,973	
20.	<b>Current year tax ceilings.</b> Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>	\$ 0
21.	<b>Current year total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20. <sup>17</sup>	\$ 1,881,897,708
22.	<b>Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.</b> Include both real and personal property. Enter the current year value of property in territory annexed. <sup>18</sup>	\$ 0
23.	<b>Total current year taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for the current year. <sup>19</sup>	\$ 92,087,826
24.	<b>Total adjustments to the current year taxable value.</b> Add Lines 22 and 23.	\$ 92,087,826
25.	<b>Adjusted current year taxable value.</b> Subtract Line 24 from Line 21.	\$ 1,789,809,882
26.	<b>Current year NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100. <sup>20</sup>	\$ 0.180891 /\$100
27.	<b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. <sup>21</sup>	\$ 0.000000 /\$100

## SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	<b>Prior year M&amp;O tax rate.</b> Enter the prior year M&O tax rate.	\$ 0.179400 /\$100
29.	<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,075,268,360

<sup>13</sup> Tex. Tax Code §26.01(c) and (d)

<sup>14</sup> Tex. Tax Code §26.01(c)

<sup>15</sup> Tex. Tax Code §26.01(d)

<sup>16</sup> Tex. Tax Code §26.012(6)(B)

<sup>17</sup> Tex. Tax Code §26.012(6)

<sup>18</sup> Tex. Tax Code §26.012(17)

<sup>19</sup> Tex. Tax Code §26.012(17)

<sup>20</sup> Tex. Tax Code §26.04(c)

<sup>21</sup> Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount
30.	<b>Total prior year M&amp;O levy.</b> Multiply Line 28 by Line 29 and divide by \$100	\$ 3,723,031
31.	<b>Adjusted prior year levy for calculating NNR M&amp;O rate.</b> <b>A. M&amp;O taxes refunded for years preceding the prior tax year.</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year..... + \$20,384 <b>B. Prior year taxes in TIF.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... 496,067 <b>C. Prior year transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. .... +/- \$ 0 <b>D. Prior year M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. .... -475,683 <b>E.</b> Add Line 30 to 31D. .... \$ 3,247,348	
32.	<b>Adjusted current year taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,789,809,882
33.	<b>Current year NNR M&amp;O rate (unadjusted).</b> Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.181435 /\$100
34.	<b>Rate adjustment for state criminal justice mandate.</b> <sup>23</sup> <b>A. Current year state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 <b>B. Prior year state criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. .... - \$ 0 <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 <b>D.</b> Enter the rate calculated in C. If not applicable, enter 0. .... \$ 0.000000 /\$100	
35.	<b>Rate adjustment for indigent health care expenditures.</b> <sup>24</sup> <b>A. Current year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 <b>B. Prior year indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose..... - \$ 0 <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 <b>D.</b> Enter the rate calculated in C. If not applicable, enter 0. .... \$ 0.000000 /\$100	

<sup>22</sup> [Reserved for expansion]<sup>23</sup> Tex. Tax Code §26.044<sup>24</sup> Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount
36.	<b>Rate adjustment for county indigent defense compensation.</b> <sup>25</sup> <b>A. Current year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. .... \$ <u>0</u> <b>B. Prior year indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. .... \$ <u>0</u> <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. .... \$ <u>0.000000</u> / \$100 <b>D.</b> Multiply B by 0.05 and divide by Line 32 and multiply by \$100. .... \$ <u>0.000000</u> / \$100 <b>E.</b> Enter the lesser of C and D. If not applicable, enter 0.	\$ <u>0.000000</u> / \$100
37.	<b>Rate adjustment for county hospital expenditures.</b> <sup>26</sup> <b>A. Current year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. .... \$ <u>0</u> <b>B. Prior year eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. .... \$ <u>0</u> <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. .... \$ <u>0.000000</u> / \$100 <b>D.</b> Multiply B by 0.08 and divide by Line 32 and multiply by \$100. .... \$ <u>0.000000</u> / \$100 <b>E.</b> Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ <u>0.000000</u> / \$100
38.	<b>Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. <b>A. Amount appropriated for public safety in the prior year.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. .... \$ <u>0</u> <b>B. Expenditures for public safety in the prior year.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. .... \$ <u>0</u> <b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. .... \$ <u>0.000000</u> / \$100 <b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> / \$100
39.	<b>Adjusted current year NNR M&amp;O rate.</b> Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ <u>0.181435</u> / \$100
40.	<b>Adjustment for prior year sales tax specifically to reduce property taxes.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. <b>A.</b> Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. .... \$ <u>930,689</u> <b>B.</b> Divide Line 40A by Line 32 and multiply by \$100. .... \$ <u>0.051999</u> / \$100 <b>C.</b> Add Line 40B to Line 39.	\$ <u>0.233434</u> / \$100
41.	<b>Current year voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below. <b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. <b>- or -</b> <b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ <u>0.241604</u> / \$100

<sup>25</sup> Tex. Tax Code §26.0442<sup>26</sup> Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount
<b>D41.</b>	<b>Disaster Line 41 (D41): Current year voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred  If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. <sup>27</sup> If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ _____/100
<b>42.</b>	<b>Total current year debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.  <b>A. Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. <sup>28</sup>  Enter debt amount ..... \$ 909,631 <b>B. Subtract unencumbered fund amount</b> used to reduce total debt. .... - \$ 0 <b>C. Subtract certified amount spent from sales tax to reduce debt</b> (enter zero if none) ..... - \$ 0 <b>D. Subtract amount paid</b> from other resources ..... - \$ 0 <b>E. Adjusted debt.</b> Subtract B, C and D from A.	\$ 909,631
<b>43.</b>	<b>Certified prior year excess debt collections.</b> Enter the amount certified by the collector. <sup>29</sup>	\$ 0
<b>44.</b>	<b>Adjusted current year debt.</b> Subtract Line 43 from Line 42E.	\$ 909,631
<b>45.</b>	<b>Current year anticipated collection rate.</b> <b>A.</b> Enter the current year anticipated collection rate certified by the collector. <sup>30</sup> ..... 99.50 % <b>B.</b> Enter the prior year actual collection rate..... 100.00 % <b>C.</b> Enter the 2023 actual collection rate. .... 98.21 % <b>D.</b> Enter the 2022 actual collection rate. .... 98.91 % <b>E.</b> If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. <sup>31</sup>	99.50 %
<b>46.</b>	<b>Current year debt adjusted for collections.</b> Divide Line 44 by Line 45E.	\$ 914,202
<b>47.</b>	<b>Current year total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,881,897,708
<b>48.</b>	<b>Current year debt rate.</b> Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.048578 /100
<b>49.</b>	<b>Current year voter-approval M&amp;O rate plus current year debt rate.</b> Add Lines 41 and 48.	\$ 0.290182 /100
<b>D49.</b>	<b>Disaster Line 49 (D49): Current year voter-approval tax rate for taxing unit affected by disaster declaration.</b> Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ _____/100

<sup>27</sup> Tex. Tax Code §26.042(a)<sup>28</sup> Tex. Tax Code §26.012(7)<sup>29</sup> Tex. Tax Code §26.012(10) and 26.04(b)<sup>30</sup> Tex. Tax Code §26.04(b)<sup>31</sup> Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount
50.	<b>COUNTIES ONLY.</b> Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.000000 / \$100

### SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	<b>Taxable Sales.</b> For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>32</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
52.	<b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>33</sup>  <b>Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.</b> Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>34</sup> <b>- or -</b> <b>Taxing units that adopted the sales tax before November of the prior year.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 1,066,138
53.	<b>Current year total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,881,897,708
54.	<b>Sales tax adjustment rate.</b> Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.056652 / \$100
55.	<b>Current year NNR tax rate, unadjusted for sales tax.</b> <sup>35</sup> Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.180891 / \$100
56.	<b>Current year NNR tax rate, adjusted for sales tax.</b> <b>Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.</b> Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	\$ / \$100
57.	<b>Current year voter-approval tax rate, unadjusted for sales tax.</b> <sup>36</sup> Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.290182 / \$100
58.	<b>Current year voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 54 from Line 57.	\$ 0.233530 / \$100

### SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	<b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>37</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>38</sup>	\$
60.	<b>Current year total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$
61.	<b>Additional rate for pollution control.</b> Divide Line 59 by Line 60 and multiply by \$100.	\$ / \$100

<sup>32</sup> Tex. Tax Code §26.041(d)

<sup>33</sup> Tex. Tax Code §26.041(i)

<sup>34</sup> Tex. Tax Code §26.041(d)

<sup>35</sup> Tex. Tax Code §26.04(c)

<sup>36</sup> Tex. Tax Code §26.04(c)

<sup>37</sup> Tex. Tax Code §26.045(d)

<sup>38</sup> Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount
62.	<b>Current year voter-approval tax rate, adjusted for pollution control.</b> Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ _____ /\$100

### SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.<sup>39</sup> The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.<sup>40</sup>

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;<sup>41</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>42</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>43</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>44</sup>

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	<b>Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value</b> A. Voter-approval tax rate (Line 68) ..... B. Unused increment rate (Line 67) ..... C. Subtract B from A ..... D. Adopted Tax Rate ..... E. Subtract D from C ..... F. 2024 Total Taxable Value (Line 60) ..... G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero .....	 \$ 0.017940 /\$100 \$ 0.000000 /\$100 \$ 0.017940 /\$100 \$ 0.179400 /\$100 \$ -0.161460 /\$100 \$ 1,803,946,097 \$ 0
64.	<b>Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value</b> A. Voter-approval tax rate (Line 67) ..... B. Unused increment rate (Line 66) ..... C. Subtract B from A ..... D. Adopted Tax Rate ..... E. Subtract D from C ..... F. 2023 Total Taxable Value (Line 60) ..... G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero .....	 \$ 0.171800 /\$100 \$ 0.000000 /\$100 \$ 0.171800 /\$100 \$ 0.171800 /\$100 \$ 0.000000 /\$100 \$ 1,716,831,971 \$ 0
65.	<b>Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value</b> A. Voter-approval tax rate (Line 67) ..... B. Unused increment rate (Line 66) ..... C. Subtract B from A ..... D. Adopted Tax Rate ..... E. Subtract D from C ..... F. 2022 Total Taxable Value (Line 60) ..... G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero .....	 \$ 0.177800 /\$100 \$ 0.025600 /\$100 \$ 0.152200 /\$100 \$ 0.177800 /\$100 \$ -0.025600 /\$100 \$ 1,341,974,657 \$ 0
66.	<b>Total Foregone Revenue Amount.</b> Add Lines 63G, 64G and 65G	\$ 0.000000
67.	<b>2025 Unused Increment Rate.</b> Divide Line 66 by Line 21 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.000000 /\$100
68.	<b>Total 2025 voter-approval tax rate, including the unused increment rate.</b> Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	\$ 0.233530 /\$100

<sup>39</sup> Tex. Tax Code §26.013(b)

<sup>40</sup> Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

<sup>41</sup> Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)

<sup>42</sup> Tex. Tax Code §§26.0501(a) and (c)

<sup>43</sup> Tex. Local Gov't Code §120.007(d)

<sup>44</sup> Tex. Local Gov't Code §120.007(d)



**SECTION 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>44</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>45</sup>

Line	De Minimis Rate Worksheet	Amount/Rate
69.	<b>Adjusted current year NNR M&amp;O tax rate.</b> Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	0.181435
70.	<b>Current year total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,881,897,708
71.	<b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 70 and multiply by \$100.	\$ 0.026568 /\$100
72.	<b>Current year debt rate.</b> Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.048578 /\$100
73.	<b>De minimis rate.</b> Add Lines 69, 71 and 72.	\$ 0.256581 /\$100

**SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate**

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>46</sup>

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.<sup>49</sup>

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	<b>2024 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ /\$100
75.	<b>Adjusted 2024 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. <sup>50</sup> Enter the final adjusted 2024 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ _____ /\$100
76.	<b>Increase in 2024 tax rate due to disaster.</b> Subtract Line 75 from Line 74.	\$ _____ /\$100
77.	<b>Adjusted 2024 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
78.	<b>Emergency revenue.</b> Multiply Line 76 by Line 77 and divide by \$100.	\$ _____
79.	<b>Adjusted 2024 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
80.	<b>Emergency revenue rate.</b> Divide Line 78 by Line 79 and multiply by \$100. <sup>51</sup>	\$ _____ /\$100

<sup>45</sup> Tex. Tax Code §26.04(c)(2)(B)

<sup>46</sup> Tex. Tax Code §26.012(8-a)

<sup>47</sup> Tex. Tax Code §26.063(a)(1)

<sup>48</sup> Tex. Tax Code §26.042(b)

<sup>49</sup> Tex. Tax Code §26.042(f)

<sup>50</sup> Tex. Tax Code §26.42(c)

<sup>51</sup> Tex. Tax Code §26.42(b)



Line	Emergency Revenue Rate Worksheet	Amount
81.	<b>Current year voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	\$ _____ /\$100

### SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

**No-new-revenue tax rate.** ..... \$ 0.180891 /\$100

As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used: 26

**Voter-approval tax rate.** ..... \$ 0.233530 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).

Indicate the line number used: 68

**De minimis rate.** ..... \$ 0.256581 /\$100

If applicable, enter the current year de minimis rate from Line 73.

### SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.<sup>52</sup>

**print  
here** ➔

Jennifer Escobar

Printed Name of Taxing Unit Representative

**sign  
here** ➔

*Jennifer Escobar*

Taxing Unit Representative

08/05/2025

Date

<sup>52</sup> Tex. Tax Code §§26.04(c-2) and (d-2)

Statements required in notice if the proposed tax rate exceeds the no-new-revenue tax rate and the voter-approval tax rate and the de minimis rate exceeds the voter-approval rate, as prescribed by Tax Code §§ 26.06(b-1) and 26.063(b).

# NOTICE OF PUBLIC HEARING ON TAX INCREASE

This notice applies to taxing units other than special taxing units or to a municipality with a population of less than 30,000 regardless of whether it is a special taxing unit.

A tax rate of \$0.226752 per \$100 valuation has been proposed by the governing body of City of Dripping Springs.

PROPOSED TAX RATE: \$0.226752 per \$100  
 NO-NEW-REVENUE TAX RATE: \$0.180891 per \$100  
 VOTER-APPROVAL TAX RATE: \$0.184952 per \$100  
 DE MINIMUS RATE: \$0.208003 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of Dripping Springs from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that City of Dripping Springs may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for City of Dripping Springs exceeds the voter-approval rate for City of Dripping Springs.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for City of Dripping Springs the rate that will raise \$500,000, and the current debt rate for City of Dripping Springs.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Dripping Springs is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON 09/02/2025 05:30 PM (CT) at City Hall Dripping Springs, 511 Mercer Street, Dripping Springs, TX.

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate and does not exceed the rate that allow voters to petition for an election under section 26.075, Tax Code. If City of Dripping Springs adopts the proposed tax rate, City of Dripping Springs is not required to hold an election so that the voters may accept or reject the proposed rate and the qualified voters of the City of Dripping Springs may not petition the City of Dripping Springs to require an election to be held to determine whether to reduce the proposed tax rate.

## YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

(List names of all members of the governing body below, showing how each voted on the proposal to consider the tax increase or, if one or more were absent, indicating absences.)

FOR the proposal: Taline Manassian, Wade King, Geoffrey Tahuahua, Travis Crow, Sherrie Parks  
 AGAINST the proposal:  
 PRESENT and not voting:  
 ABSENT:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Dripping Springs last year to the taxes proposed to be imposed on the average residence homestead by City of Dripping Springs this year.

	2024	2025	Change
Total tax rate (per \$100 of value)	\$0.179400	\$0.226752	26.39% increase
Average homestead taxable value	\$615,886	\$599,397	2.67% decrease
Tax on average homestead	\$1,104	\$1,359	23.09% increase
Total tax levy on all properties	\$3,723,031	\$4,267,240	14.61% increase

For assistance with tax calculations, please contact the tax assessor for City of Dripping Springs at (512) 393-5545 or [jennifer.escobar@co.hays.tx.us](mailto:jennifer.escobar@co.hays.tx.us) , or visit <https://www.hayscountytexas.gov/tax-assessor-collector> for more information.

**Agenda Item Posting (adopting the budget) LGC Section 102.009:**

Discuss and consider approval of an Ordinance of the City of Dripping Springs, Texas, Enacting the Municipal Budget for Fiscal Year 2025-2026; Funding Municipal Purposes; Authorizing Expenditures; providing for the following: findings of fact; enactment; filing of budget; repealer; severability; effective date; and proper notice and meeting.

**Motion:**

“I move to approve an Ordinance of the City of Dripping Springs, Texas, Setting and Approving the Municipal Budget for the 2025-2026 Fiscal Year; Funding Municipal Purposes; Authorizing Expenditures; Providing for: Findings of Fact; Enactment; Filing of Budget; Repealer; Severability; Effective Date; and Proper Notice and Meeting to the City Council meeting on September 16, 2025.”

***City Secretary will take a roll call vote for this item.***

**Agenda Item Posting (adopting the tax rate) Tax Code Section 26.05:**

Public Hearing, discuss, and consider action on an Ordinance approving the 2025 Ad Valorem Tax Rate and Levy of .2267 per one hundred dollars (\$100.00) of assessed valuation of all taxable property within the Corporate City Limits; providing for penalties and interest; and providing for the following: findings of fact; severability; savings clause; publication and effective date.

**Motion:**

“I move that the property tax rate be increased by the adoption of a maintenance and operations tax rate of .2267 per one hundred dollars of assessed valuation, which is effectively a 2.24 percent increase in the tax rate.”

***The City Secretary will take a roll call vote for this item.***

**RATIFICATION: Agenda Item Posting (ratification of budget) LGC Section 102.007:**

Discuss and consider approval of a Resolution of the City of Dripping Springs, Texas, Ratifying the Municipal Budget for Fiscal Year 2025-2026; Funding Municipal Purposes; Authorizing Expenditures; Filing of Budget; Repealer; Severability; Effective Date; and Proper Notice.

**Motion:**

“I move to approve a Resolution of the City of Dripping Springs, Texas, Ratifying the Municipal Budget for Fiscal Year 2025-2026 reflecting that this budget is based on raising more revenue from property taxes than in the previous year.”

***The City Secretary will take a roll call vote for this item.***



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Shawn Cox, Deputy City Administrator

**Council Meeting Date:** Tuesday, September 2, 2025

**Agenda Item Wording:** **Public hearing and consideration of approval regarding an Ordinance of the City of Dripping Springs, Texas, adopting the 2025-2026 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**

- a. Staff Report
- b. Public Hearing
- c. Budget Ordinance

**Agenda Item Requestor:**

**Summary/Background:**

The latest draft of the budget has been attached to this item, along with a spreadsheet identifying any changes since the last draft (8.19.25).

**Commission  
Recommendations:**

**Recommended  
Council Actions:** The Deputy City Administrator is seeking feedback on the proposed budget and recommends postponing any action until the September 16, 2025 Regular Meeting.

**Attachments:**

- Public Notice
- FY26 Draft Budget – 9.2.25
- FY26 Proposed Amendments – 9.2.25

**Next Steps/Schedule:** Once approved, the City will file the FY 2026 Approved Budget with the County Clerk's Office.

**CITY OF DRIPPING SPRINGS, TEXAS  
NOTICE OF PUBLIC HEARING  
FISCAL YEAR 2025-2026**

The City of Dripping Springs, Texas, will hold a public hearing at the following day, time, and place for the purpose of receiving written or oral comments concerning the proposed budget for fiscal year 2025-2026:

Date: September 2, 2025

Time: 5:30 p.m.

Place: City Hall Council Chambers

511 Mercer Street, Dripping Springs, Texas 78620

This budget will raise more total property taxes than last year's budget by \$1,207,433.68, which is 32.40%, and of that amount \$208,763.10 is tax revenue to be raised from new property added to the tax roll this year.

All interested citizens are encouraged to attend and/or submit written comments. A copy of the proposed budget in its entirety is available for public inspection during normal business hours in the office of the City Secretary, 511 Mercer Street, Dripping Springs, Texas 78620 and on the City's web site at [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com). Written comments can be emailed to City Secretary Diana Boone at [dboone@cityofdrippingsprings.com](mailto:dboone@cityofdrippingsprings.com) or mailed to the Attention of the City Secretary, City of Dripping Springs, PO Box 384, Dripping Springs, TX 78620.