



Planning & Zoning Commission Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, September 29, 2026, at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
Eugene Foster
Douglas Shumway
Theodore Crawford

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
Senior Planner Sara Varvarigos
City Attorney Aniz Alani
City Secretary Diana Boone
IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

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

CONSENT AGENDA

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

- 1. Consider approval of the August 25, 2026 Planning & Zoning regular meeting minutes.**

BUSINESS AGENDA

- 2. Public hearing, discussion, and consideration of recommendation of an Ordinance approving a Zoning Map Amendment regarding ZA2026-001: Rezoning the 0.3 acre lot located at 200 Bluff St from “Single-family attached residential district garden home” within the Hays Historic District Overlay (SF5-HO), to "Local Retail" within the Hays Historic District Overlay, with Conditional Overlay (LR-HO-CO). Applicant: Russell Collins on behalf of Mr. & Mrs. Killebrew, owners of Glow Medspa.**

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. Ordinance

- 3. Public hearing, discussion, and direction regarding the Farmstead at Caliterra Planned Development District No. 9 Amendment. Applicant: Quynn Dusek, Carlson, Brigance and Doering, Inc.**

- a. Applicant Presentation
- b. Staff Presentation
- c. Public Hearing
- d. Discussion

PLANNING REPORTS

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

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

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

October 27, 2026 at 6:00 p.m.

November 16, 2026 at 6:00 p.m.

December 17, 2026 at 6:00 p.m.

City Council & Board of Adjustment Meetings

October 6, 2026 at 6:00 p.m.

October 20, 2026 at 6:00 p.m.

November 3, 2026 at 6:00 p.m.

November 17, 2026 at 6:00 p.m.

December 1, 2026 at 6:00 p.m.

December 15, 2026 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on September 23, 2026 at 5:00 PM.

Diana Boone, City Secretary

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



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, August 25, 2026, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members Present

Mim James, Chair
Doug Crosson
Eugene Foster
Douglas Shumway
Theodore Crawford

Commission Members Absent

Tammie Williamson, Vice Chair
Christian Bourguignon

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Aniz Alani
City Secretary Diana Boone
IT Director Jason Weinstock
Mayor Pro Tem Manassian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Crawford.

PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.

CONSENT AGENDA

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

1. **Consider approval of the July 28, 2026 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Foster and seconded by Commissioner Shumway, to approve the July 28, 2026 meeting minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and consideration of recommendation of approval of VAR2026-007: a variance request to allow a reduction in on-site parking requirements for the Headwaters Commercial East project. Applicant: Daniel Campbell**

- a. Applicant Presentation

Applicant Daniel Campbell with Marathon Equity presented.

- b. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval with the condition that the applicant submit an updated site plan providing adequate pedestrian connections between adjacent properties within the development to be approved by the Development Review Committee.

- c. Public Hearing

No one spoke during the Public Hearing.

- d. Variance

A motion was made by Commissioner Shumway and seconded by Commissioner Crosson, to approve the variance per staff recommendation. The motion carried 4 to 1, with Commissioner Crawford voting nay.

3. **Report on the City of Dripping Springs Draft 2040 Comprehensive Plan. Tory Carpenter, Planning Director.**

The report provided information and did not require action. The report is on file.

PLANNING REPORTS

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

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

No action was taken. The report is on file.

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.

The commission did not meet in Closed Session.

ADJOURN

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

The meeting was adjourned at 7:19 p.m.



Planning and Zoning Commission Planning Department Staff Report

Item 2.

Planning & Zoning Commission Meeting:

September 29, 2026

Project No:

ZA2026-001

Project Planner:

Sara Varvarigos, AICP – Senior Planner

Item Details

Project Name:

The Mansion Day Spa

Property Location:

200 Bluff St., Dripping Springs, TX

Legal Description:

R138826, W T CHAPMAN #3, BLOCK 4, Lot 1, ACRES 0.3

Applicant:

Russell Collins on behalf of Mr. & Mrs. Killebrew, owners of Glow Medspa on RR12

Property Owners:

Bluff Street Investments LLC

Amendment Request:

Zoning Amendment from “Single-family attached residential district garden home” within the Hays Historic District Overlay (SF5-HO) to “Local Retail” with a Hays Historic District Overlay, and additional Conditional Overlay (LR-HO-CO)

Recommendation:

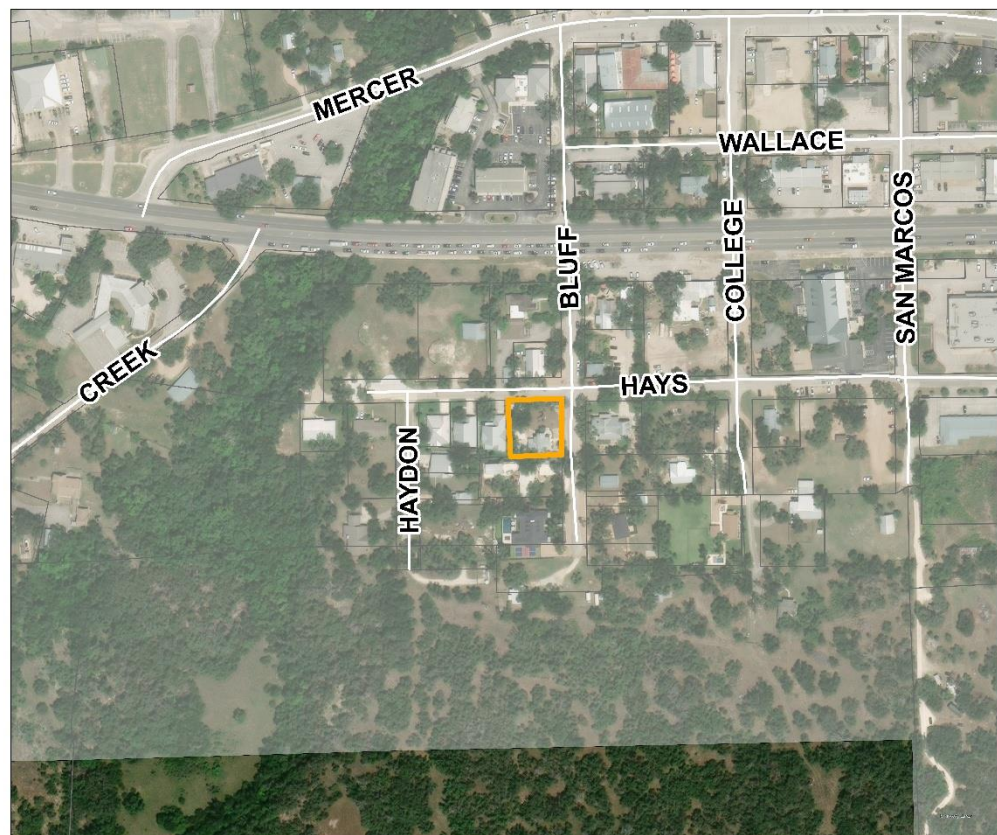
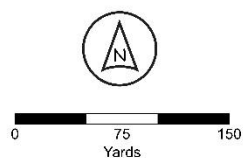
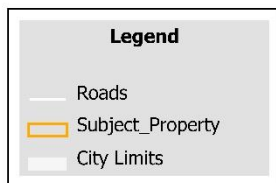
Staff recommends approval of the zoning amendment with a conditional overlay.



DRIPPING SPRINGS
Texas

Location Map

ZA2026-001
200 Bluff St



Overview

The applicants requested approval of a zoning map amendment to rezone an approximately 0.3-acre lot located at 200 Bluff St, in the Hays Historic District, from an existing “SF-5, Single-family attached residential district garden home” base zoning district with a Hays Historic District Overlay (SF5-HO), to a “Local Retail” base zoning district with Hays Historic District Overlay (LR-HO). The subject property has an existing historic residential structure and stone cistern on site, which date back to circa 1883 (Exhibit 1).

The applicants intend to convert the existing residential/short-term-rental land use to a health spa offering medical services. Mr. & Mrs. Killebrew have owned and operated Glow Med Spa along RR12 for 5 years, and they are now looking to relocate their business to 200 Bluff St. The proposed zoning amendment would rezone the 0.3-acre property from an attached residential zoning district with a Historic District Overlay (which primarily allows for attached single family garden home and duplex land uses with “Home Business Occupations” as an accessory land use) to a Local Retail zoning district with Historic District and Conditional Overlay, which would allow for limited number of local business land uses, including medical health spas, to operate under a restricted footprint (refer to the land use table in Exhibit 2 for a comparison of existing (SF5-HO) and proposed (LR-HO) permitted land uses).

In both the existing and proposed zoning categories, the Historic District Overlay restricts the land uses permitted by right, prioritizing compatibility with existing land uses. For example, the HO overlay restricts the number of land uses permitted under the LR zoning district from 82 to 73, so that certain uses that would ordinarily be allowed in Local Retail (including Check Cashing Service, Credit Agencies, and Furniture Store (New and/or Used)), are prohibited in the Historic District, meaning that this property would be prohibited from allowing those uses. In addition, if a use requires a CUP within Local Retail zoning district, and not in the Historic District (or vice-versa), the CUP would still be required because the City would implement whichever is the most restrictive requirement; the more restrictive principle would also apply if a use is prohibited in one district but not the other. The Historic District Overlay also supports the preservation of historic character and landscapes with design guidelines that must be applied to properties located within the Hays Historic District. Therefore, any proposed exterior updates on 200 Bluff St will benefit from an additional layer of review by the City’s Historic Preservation Commission, and will require approval of a Certificate of Appropriateness Permit, with the goal of preserving the existing architectural character and landscape of the Hays Historic District.

During the month of July 2026, the City of Dripping Springs sent out public notices of the requested Zoning Map Amendment to properties located within 300 feet of 200 Bluff St, and two letters of support were provided to the City of Dripping Springs (refer to Attachment 3). A Planning and Zoning Commission meeting and public hearing was then held on July 28, 2026, and the Planning and Zoning Commission recommended approval of the requested LR-HO zoning-map amendment without conditions. However, it is worth noting that additional public input provided during the P&Z public hearing on July 28, 2026, and through email on July 31, 2026 (refer to attachment 4), expressed support for the proposed Medical Health Spa use at 200 Bluff, while also indicating concern that a zoning amendment might encourage similar zoning amendments in the Hays district, or allow land uses that would be incompatible with the residences in the area. Public input also acknowledged the changing conditions and circumstances in the Hays Historic District, which has been transitioning from a primarily homeowner-occupied neighborhood to an increasingly short-term rental (STR) occupied area, and requested that additional measures be put in place to safeguard the existing quality of life of residents.

During a subsequent City Council meeting on August 18, 2026, Mrs. Killebrew stated her intention to host occasional evening events and gatherings, expanding the business’s regular hours of operation beyond the originally stated 9 AM to 6 PM. Following a discussion around Mr. Killebrew’s desired expansion of hours of business operation, City Council sent the Zoning Amendment application back to the Planning and Zoning Commission for further review.

Following additional review, staff is recommending that additional conditions be placed on the requested zoning amendment, through the addition of a Conditional Overlay, which will amend the proposed zoning from LR-HO to LR-HO-CO (refer to Attachment 2 & 2.1), and will further support the preservation of the existing neighborhood character of the Hays District through the following conditions:

1. reducing land uses permitted by right from 73 to 59
2. increasing the number of land uses requiring a conditional use permit from 12 to 15
3. increasing the number of prohibited land uses from 145 to 156

4. prohibiting any outside storage or display on the site
5. limiting hours of business operation to a schedule between 9 AM to 7 PM, Saturday through Wednesday, and 9 AM to 9 PM, Thursday through Friday.
6. providing a framework for occasional gatherings and celebrations, and special events. Occasional temporary gatherings that are genuinely incidental to a lawful principal use may be permitted, and remain subject to all otherwise applicable requirements, including parking and hours-of-operation restrictions. Events meeting the definition of Special events in Ordinance Chapter 6 shall require a special event permit¹.

The proposed LR-HO-CO district retains the requested LR-HO base classification; Exhibit B in attachment 2 imposes the more-restrictive, site-specific regulations that control the identified uses and development conditions listed above. Except for those specified restrictions, the Property will remain subject to the LR-HO district as amended from time to time. Future citywide zoning amendments should be evaluated for consistency with the Property's continuing Exhibit B restrictions.

Under the proposed zoning amendment Ordinance, the applicant may host occasional gatherings and celebrations as an incidental use to the principal medical spa use, if these occasional gatherings are genuinely incidental and do not require a special use permit per the definition under Chapter 6 of the City Code. The Planning and Zoning Commission should evaluate the frequency, marketing, rentals, charges, attendance, services, parking demand of the proposed gatherings and celebrations, to determine whether the proposed occasional gatherings remain genuinely incidental to the principal permitted use (the Medical Spa).

Approval of the requested zoning amendment from SF5-HO to LR-HO-CO is an essential step toward facilitating the proposed land use conversion of the site located at 200 Bluff St.

Per Ch. 30 Exhibit A and Hays Historic Guidelines:

- *The **SF-5, single-family attached residential district** is intended to promote stable, quality, attached-occupancy residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the comprehensive plan, may provide a "buffer" or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.*
- *The **LR, local retail district** is established to provide areas for low intensity, specialized retail sales that are intended to service local neighborhoods, citizens, and visitors of the city. Bed-and-breakfasts are permitted within local retail districts. General, office, regional commercial, or commercial services uses should not be permitted.*
- *The **Hays Street Historic District Overlay** is intended to allow land uses that are compatible with the Historic district while also providing design guidance and standards that accomplish the following purposes:*
 - *Recognize the architectural character and landscapes of the historic neighborhood;*
 - *Protect and preserve historic neighborhood character, scale, and streetscape; and*
 - *Support adaptive reuse and context-sensitive infill within the district.*
- *The **Conditional Overlay** regulations established are more restrictive than the regulations otherwise applicable to the Property in the LR-HO district; further reduce the uses or development rights otherwise available to the Property; restrict business operating hours and outdoor storage, and are reasonably related to upholding the public*

¹ Small special event : A special event that meets all of the following conditions:

(1)Does not exceed one day in duration;(2)Between 50—150 expected attendees;(3)Does not involve a significant public resource use;(4)Does not involve a temporary structure exceeding 100 square feet in area;(5)Does not involve outdoor amplified sound; and(6)Does not otherwise meet the definition of an intermediate special event or large special event as defined herein.

Special event : A temporary event, gathering or organized activity, including but not limited to: festivals, fairs, parades, races, fireworks displays, concerts, carnivals, performance and visual arts events, cooking competitions, art expos, fundraisers, involving one or more of the following:

(1)50 or more expected attendees;(2)A road closure;(3)Use of public property other than city property rented for the event, including but not limited to Founders Memorial Pool, Pavillion, Dripping Springs Ranch Park and Event Center;(4)An event held on non-residential property that is not zoned for the proposed use;(5)An event within a historical district or on residential property where the expected number of attendees at any time is greater than one-third of the available off-street parking spaces on the property; or(6)Erection of a temporary structure with an area greater than 100 square feet.

welfare, and preservation of the Hays historic neighborhood character.

Analysis of Existing and Proposed Zoning

	Comparison of Existing and Proposed Zoning Without Conditional Overlay		
	Existing Zoning: SF5-HO	Proposed Zoning: LR- HO	Differences between SF5-HO & LR-HO
Max Height	40 feet (Main) 25 Feet (Accessory)	40 feet (Main) 25 Feet (Accessory)	0 feet (Main) 0 feet (Accessory)
Min. Front Yard Setback	10 feet	10 feet	0 feet
Min. Side Yard Setback	5 ft	5 feet	0 feet
Min. Rear Yard Setback	10 feet	10 ft	0 feet
Min. Lot Size	2,500	5,000 square feet	2,500 square feet more
Min. Lot Width	30 feet	50 feet	20 feet more
Min. Lot Depth	NA	100 feet	NA
Impervious Cover	80%	60%	20% less
Number of Uses Permitted by Right “P”	16	73*	57 more (refer to Exhibit 2 for full list of permitted “P” uses)

* The LR District without the HO overlay would allow the following additional land uses by right: Telemarketing, Security Monitoring, Credit Agency, Check Cashing Service, Armed Services Recruiting Center, Tire Dealer, Auto Financing & Leasing, Vacuum Cleaner Sales & Repair, and Tool and Machinery Rental; the originally proposed LR-HO overlay therefore restricts uses permitted by right “P” from 82 to 73.

	Comparison of Existing and Proposed Zoning With Conditional Overlay		
	Existing Zoning: SF5-HO	LR- HO-CO	Differences between SF5-HO & LR-HO-CO
Max Height	40 feet (Main) 25 Feet (Accessory)	40 feet (Main) 25 Feet (Accessory)	0 feet (Main)
Min. Front Yard Setback	10 feet	10 feet	0 feet (Accessory)
Min. Side Yard Setback	5 ft	5 feet	0 feet
Min. Rear Yard Setback	10 feet	10 ft	0 feet
Min. Lot Size	2,500	5,000 square feet	0 feet
Min. Lot Width	30 feet	50 feet	2,500 square feet more
Min. Lot Depth	NA	100 feet	20 feet more
Impervious Cover	80%	60%	NA
Number of Uses Permitted by Right “P”	16	59*	43 more than SF5-HO, 14 less than LR-HO (refer to Exhibit 2 for full list of permitted “P” uses)

*The addition of a Conditional Overlay to the originally proposed LR-HO zoning (so that it now becomes LR-HO-CO) would further restrict uses permitted by right, so that Computer Sales, Multiple-Family Dwellings, Rooming/Boarding Houses, Limited Food or Grocery stores, Furniture stores, Hardware stores, Public Markets, Pharmacies, Upholstery Shops, Used Merchandise/Furniture, and Veterinary Clinics with Indoor Kennels would

not be permitted by right, while Restaurants, Child Day-Care facilities, and mobile food vendors onsite less than 10 days would now require a CUP.

Analysis of Surrounding Properties

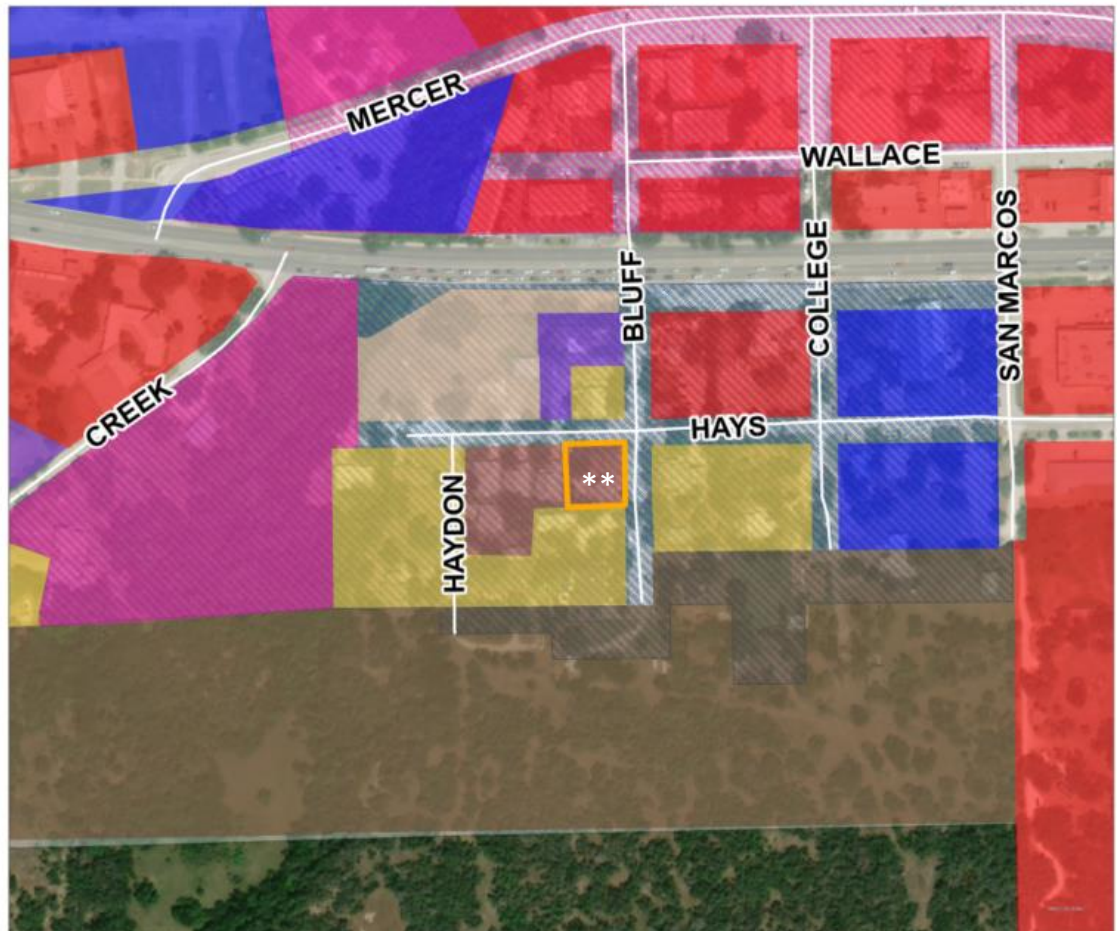


Existing Zoning

ZA2026-001
200 Bluff St



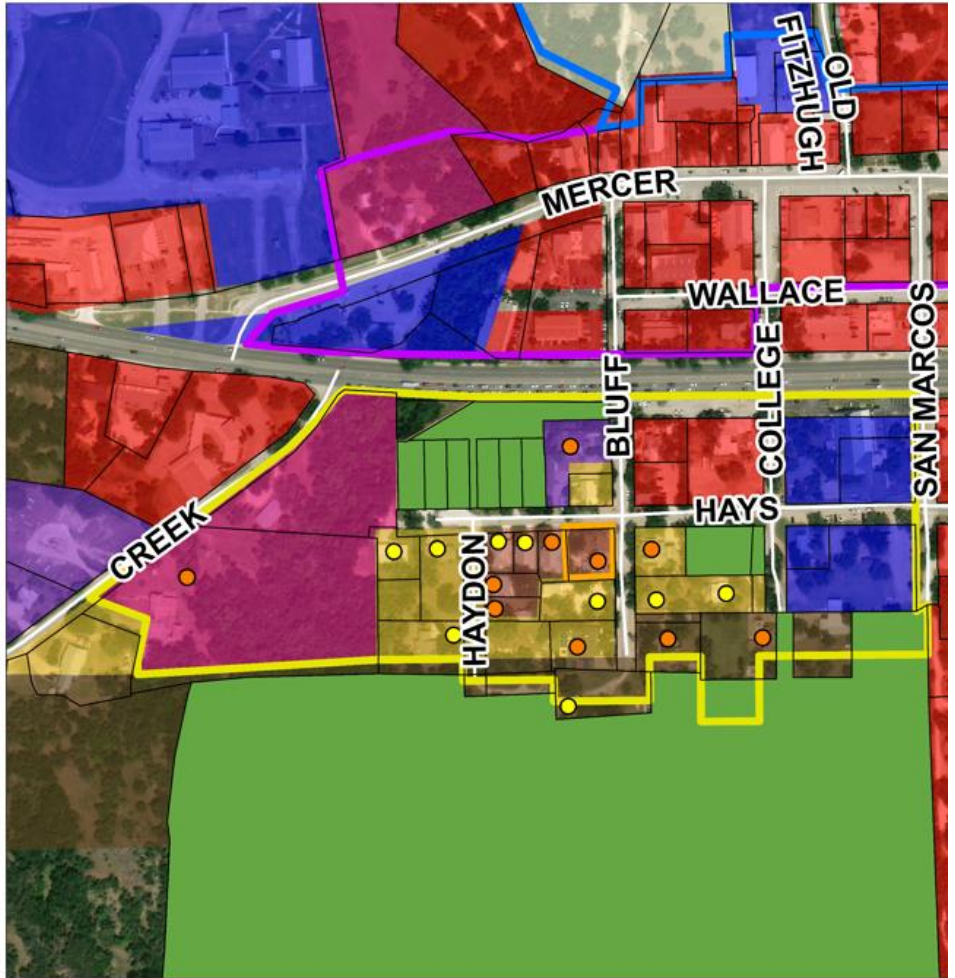
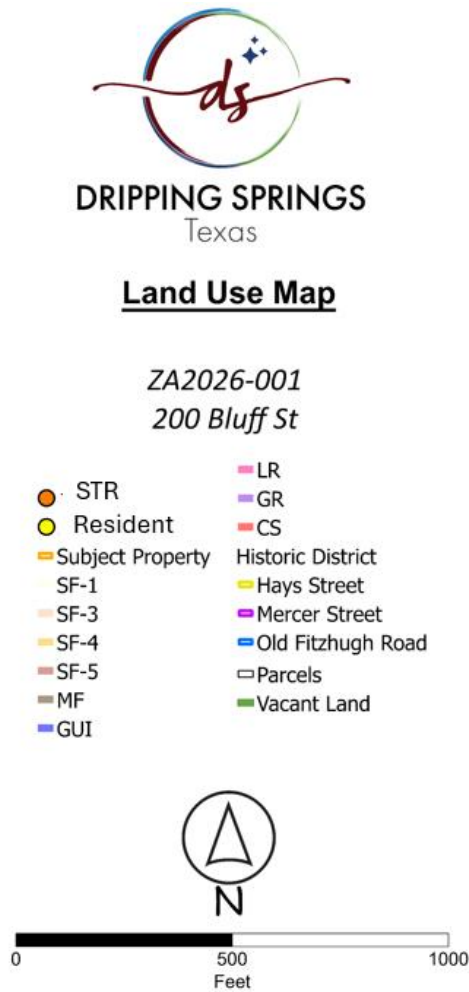
0 75 150
Yards



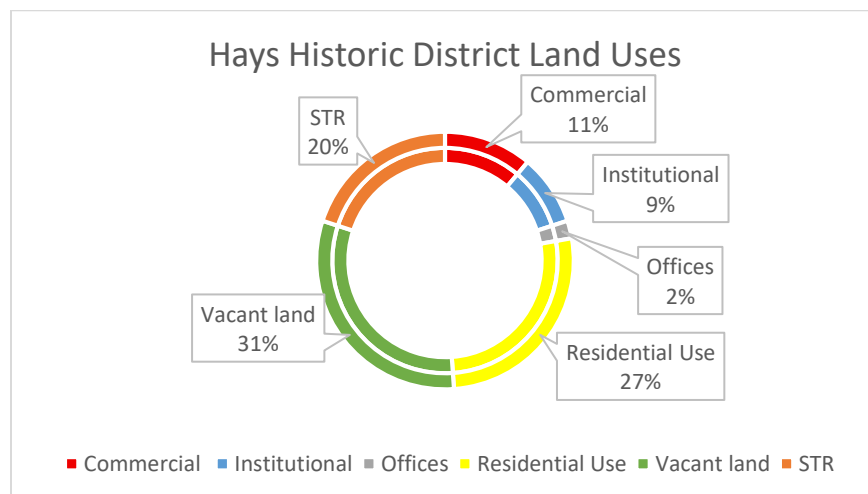
Direction	Zoning District	Existing Use	Future Land Use Map (FLUM)
North	GR-HO, SF4-HO, CS-HO	Local Businesses	Combination of Village Center* along US 290 and Village Residential** along Hays and Bluff St
East	SF4-HO	Air BnB, Residential	
South	SF4-HO, MF-HO	Local Business, Residential Use	
West	SF5-HO	Residential Use	

* Village Center (Draft 2040 Comp Plan FLUM): Allows mixed use by right (retail, restaurant, office, civic, entertainment, and residential uses as transitions). *This FLUM land use is still draft, therefore it is provided for informational purposes only, and is not binding.*

**Village Residential (Draft 2040 Comp Plan FLUM): Historic buildings to maintain their original intent (mostly single family) while allowing garage apartments/granny flats. Allows professional office, live/work, and retail uses. *This FLUM land use is still draft, therefore it is provided for informational purposes only, and is not binding.*



The land use map above shows the locations of existing short term rentals (shown in orange circles), residences (shown in yellow circles), and vacant properties. Further analysis of the land uses in the Hays Historic District shows that 31% of properties are vacant, 27% of the properties are occupied by residential use, 20% are occupied by short-term rentals (STRs), 11% are occupied by commercial use, 9% are occupied by institutional use, and 2% are occupied by office use. While approximately 1/3 of the properties are vacant, and 1/3 are residential, the remaining properties are occupied by STR's, commercial, office or institutional use. In addition, the vacant lots are currently zoned for residential use, which means that approximately 1/3 of the historic neighborhood may be further developed for residential use, under existing zoning.

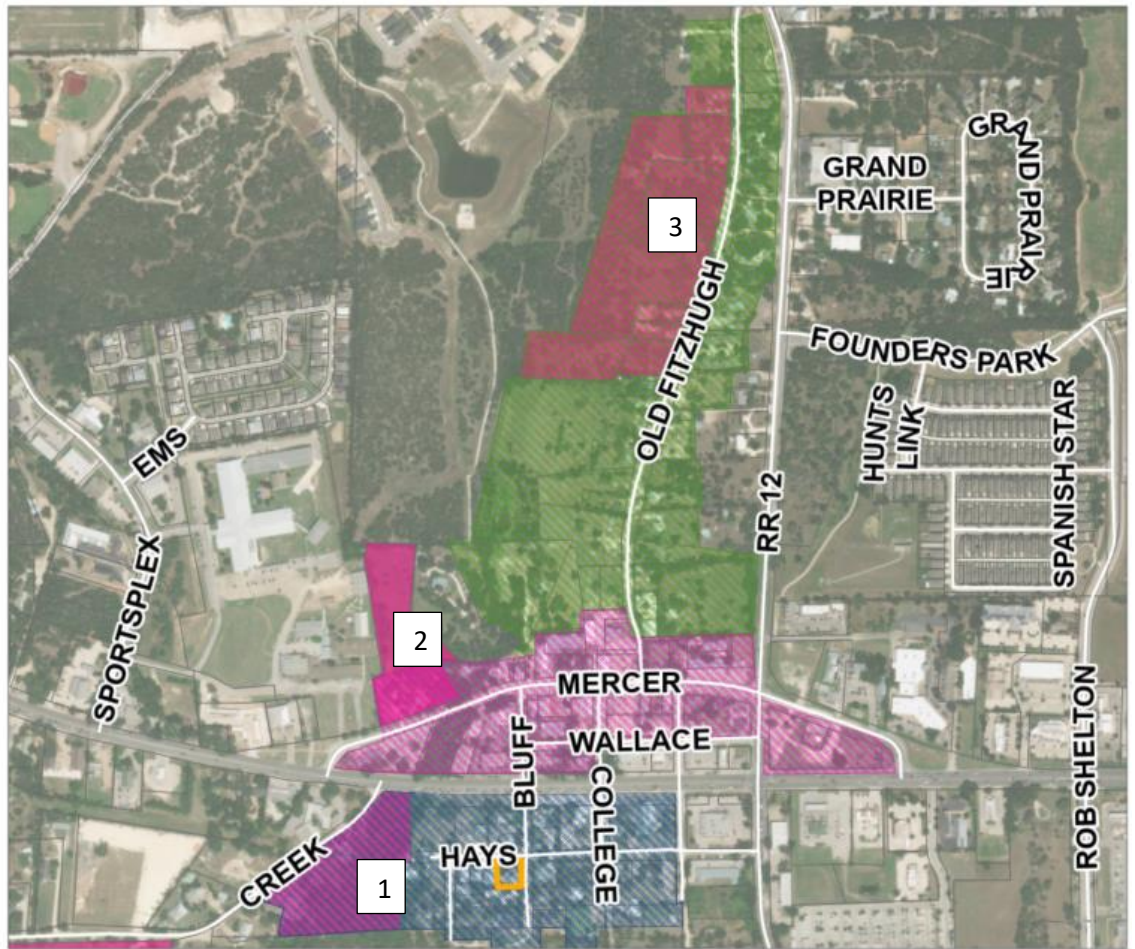
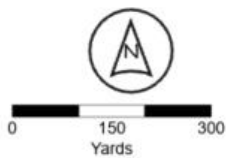


Existing LR-HO Zoned Properties



LR-HO Zoning

ZA2026-001
200 Bluff St



LR-HO Zoning District Areas	Description	Approximate Area	Existing Use
1	LR-HO, Hays District	1.74 & 4.38 Acre Parcels along Creek Rd	Professional Office Use & Short Term Rental
2	LR-HO, Mercer District	2.67 Acre Parcel along Mercer St	Short Term Rental
3	LR-HO, Old Fitzhugh District: Cluster of larger parcels along Old Fitzhugh	15.39 Acres (Multiple Parcels) along Old Fitzhugh Rd	Residential Use, Short Term Rental, Wine Bar, Beauty Salon

Approval Criteria for Zoning Amendment (Chapter 30 Zoning, Exhibit A, Sec 2.28.1 and 2.28.2)

2.28.2 The Planning & Zoning Commission and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	Analysis of the land uses in the Hays Historic District shows that 31% of properties are vacant, 27% of the properties are occupied by residential use, 20% are occupied by short-term rentals (STRs), 11% are occupied by commercial use, 9% are occupied by institutional use, and 2% are occupied by office use. While approximately 1/3 of the properties are vacant, and 1/3 are residential, the remaining properties are occupied by STR's, commercial, office or institutional use. In addition, the vacant lots are currently zoned for residential use, which means that approximately 1/3 of the historic neighborhood may be further developed for residential use under the existing zoning, or may be rezoned to allow for additional land uses. The 200 Bluff property is a corner property which abuts several existing local businesses along this corridor (including Kerry Lynn Designs, Danyale Keim Design, Rolling in Thyme and Dough, refer to Attachment 1), as well as short term rentals, and Dripping Springs A/C & Heating (a home occupancy business). A zoning change would change the existing STR/residential use of the 200 Bluff property to a commercial land use, which has prompted concern from several residents of the Hays District relating to parking or potential nuisances related to a commercial use, and how this would impact the neighborhood character of the immediate area (refer to "Public Comment" section of the staff report, and Attachment 4 for additional public input information). The addition of a Conditional Overlay may help mitigate the concerns shared by neighborhood residents, by imposing conditions relating to the hours of business operation, and further restricting land uses permitted by right to 59 uses, and providing a framework for occasional gatherings and celebrations that are incidental to a primary permitted land use.
2. their relationship to the general area and the City as a whole;	The LR-HO-CO zoning may support the revitalization and appeal of the Hays Historic district and the City as a whole, by allowing the adaptive reuse of a unique, historic property that may:

	• provide additional parking and services to the surrounding community and visitors to Dripping Springs • support the long-term maintenance and restoration of the 1883 historic property.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The proposed zoning change will not conflict with existing or proposed plans for public infrastructure in the area. The Downtown Master Drainage and Sidewalk Plan Concept shows on-street parking and sidewalks at this location, although this plan is preliminary and subject to change (refer to Attachment 5).
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	Existing LR-HO-zoned land is primarily found in 3 areas: 1. 101 and 103& 105 Creek Rd 2. 500 Mercer 3. Several contiguous parcels of land along Old Fitzhugh Road. Area 1 is currently occupied by professional offices and short term rentals in the Hays District, with no additional development currently planned. Area 2 is a Recorded Texas Historic Landmark located in the Mercer District, currently operating as a short term rental facility, and is also a contributing property to this National Register District; no additional development is currently planned. Area 3 consists of several contiguous parcels in the Old Fitzhugh Rd Historic District, which are currently occupied by Residences, Short Term Rentals, a Wine Bar, and a Beauty Salon. No additional development is currently planned, although this may change in the future.
4. the recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;	The land in the surrounding areas with this same LR-HO zoning classification is primarily developed land, which has historically been used for single-family residential use, but has also increasingly been converted to STRs, offices, and local business land uses in the past decade, with several notable base zoning amendments in recent years: • 2007: The amendment of 501, 507, 511, and 731 Old Fitzhugh from SF-1 to LR • 2014: The amendment of 103 and 105 Creek Rd from SF4 to LR • 2016: The amendment of 730, 750, and 801 Old Fitzhugh from SF-1 to LR • 2017: The amendment of 505 Old Fitzhugh from SF-1 to GR • 2020: The amendment of 102 S Bluff from SF-5 to GR, and the amendment of

	519 Old Fitzhugh from SF-1 to LR • 2024: The amendment of 575 Old Fitzhugh from SF-1 to LR
5. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Approving this amendment will not negatively impact other areas designated for LR-HO, as it will not interfere with other areas having a similar zoning designation, or impede their ability to develop. However, it may encourage additional zoning amendment requests within the Hays District, from residential to commercial land use, which should be evaluated for appropriateness on a case-by-case basis, considering the intensity of the proposed the land uses, hours of operation, and parking, for example.
6. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	There have been several zoning amendments from single family zoning to Local Retail in the Hays historic district, for example 103 Creek Rd, as well as 102 Bluff St, which was rezoned from SF-5 to GR-HO. However, this would be the first zoning amendment from residential to commercial land uses south of Hays street, and as such must be evaluated carefully.
7. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The proposed change may support public welfare by enhancing the appearance and vitality of a highly visible property in the Historic District, offering access to new services, and ultimately attracting additional customers and supporting neighboring businesses in the Historic District. However, the Historic and Conditional overlays aim to foster compatibility with surrounding land uses, by permitting land uses most compatible with the Hays Historic District neighborhood, and imposing conditions on hours of operation and occasional gatherings and celebrations, as well as prohibiting outside storage.

Additional Staff Analysis

Staff considers that the proposed conversion of the iconic residence at 200 Bluff St, which features a unique Classic Greek Revival architectural style, to a health spa offering medical services, would support an appropriate adaptive reuse of the property. The structure, which was built in 1883 by Doctor J. W. Harrison, served as his residence, and it likely had a home medical office for the Doctor's patients. Upon his retirement in 1891, Doctor Harrison sold the property to Doctor S.G. Shaw. Doctor Shaw then owned the property for 2 years, before selling the property to a third doctor, who owned it until it was sold to D.G. Jones in 1905.

Staff Recommendation

Staff recommends approval of the Zoning Amendment with the Conditional Overlay, which provides a framework for business operating hours as well as permitted, conditional, and incidental land uses. The applicant has stated their intention to host occasional gatherings and celebrations as an incidental use to the principal permitted medical spa use. Under the proposed zoning amendment Ordinance (Attachment 2), the applicant may host occasional gatherings and celebrations as an incidental use to the principal medical spa use, if these occasional gatherings are genuinely occasional/incidental and do not require a special use permit. The Planning and Zoning Commission should evaluate the frequency, marketing, rentals, charges, attendance, services, and parking demand of the proposed gatherings and celebrations, to determine whether the gatherings and celebrations remain genuinely incidental to the principal permitted land use (the Medical Spa).

- At their regular meeting on July 28, 2026, the Planning & Zoning Commission voted unanimously to recommend approval of this request.
- At their regular meeting on August 18, 2026, the City Council moved to send the Zoning Amendment request back to the Planning & Zoning Commission for further discussion around the proposed incidental gatherings and celebrations, and expanded business hours of operation that were mentioned during that meeting.

Planning and Zoning action:

2.34.1 The P&Z shall hold a public hearing on a zoning an amendment to the Zoning Ordinance. After all public input has been received and the public hearing closed, the P&Z shall make its recommendations on the proposed zoning request and concept plan, if submitted, stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the City's Comprehensive Plan. The P&Z may, on its own motion or at the applicant's request, defer its decision recommendations until it has had an opportunity to consider other information or proposed modifications to the request which may have a direct bearing thereon. If the P&Z elects to postpone or defer its hearing on the request, such action shall specifically state the time period of the postponement by citing the meeting date whereon the request will reappear on the P&Z's agenda.

2.34.2 When the P&Z is ready to act upon the zoning request, it may recommend:

- (a) approval of the request as it was submitted by the applicant;*
- (b) approval of the request subject to certain conditions as in the case of a conditional overlay; or*
- (c) disapproval of the request.*

2.34.3 The P&Z's recommendation will be automatically forwarded to the City Council for a second public hearing thereon.

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 zoning map amendment. Please see “Public Comments” section for information on public input results.

Meeting Schedule

July 28, 2026 – Planning & Zoning Commission (application recommended for approval without conditions)

August 18, 2026 – City Council

September 29, 2026 – Planning & Zoning Commission

October 20, 2026 – City Council

Future HPC meeting(s) will be required for review and decision of the COA permit application

Note that a parking variance may be required if the site plan requires an off-site parking agreement

Attachments

Exhibit 1 – Zoning Amendment Application

Exhibit 2 & 2.1 – Proposed Draft Zoning Amendment Ordinance, List of Permitted, Conditional Use, and Prohibited Land Uses

Exhibit 3 – Support Letter- Local businesses

Exhibit 4 – Resident Public Input Letter and Email (Mallett and Hill)

Exhibit 5 – Downtown Master Drainage and Sidewalk Plan Concept

Recommended Action:	Recommend approval of the requested Zoning Amendment
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	a. 2 Public letters in support provided by adjacent business owners located at 112 Bluff St (Kerri Cavender, Kerry Lynn Designs) and 102 Bluff St (Danyale Keim Design) (refer to attachment 3) b. P&Z Public Hearing Feedback shared on July 28, 2026: a. Evelyn Strong (former P&Z Commissioner) shared positive feedback about the proposed land use, and expressed concern about the parking arrangements in the conceptual site plan being inadequate b. Hays District Resident Taline Manassian provided public input supporting the proposed medical spa use, and also expressed concern about the potential impact to the residents c. In a letter sent on July 31, 2026 (refer to attachment 4) Hays District Resident Steve Mallett expressed support for the proposed medical use, and the rehabilitation of the historic building, while requesting that additional conditions be placed on a zoning amendment to preserve the quality of life of neighboring residences. d. The owners of 210 Bluff, Mr. and Mrs. Hill, sent an email sent on September 23, 2026, to express their disapproval about the expanded hours of business operation, their concerns around increased parking demand due to a land use

Planning Department Staff Report

Item 2.

	change, their desire to keep the Hays District, a neighborhood with neighborhood uses, and their concerns around any proposed catering and occasional events that are proposed to be hosted at 200 Bluff. e. The owners of 315 Hays St, Mr. and Mrs. Connelly, signed a Community Support petition for the proposed zoning amendment on September 2, 2026, and August 26, 2026 (refer to attachment 3).
Enforcement Issues:	N/A

PARKING SOLUTIONS SUMMARY:

NEW ZONING : LR-HO-CO = 8 SPACES

NEW AMENITIES @ 1,139 SF ADDED
RATIO 1/200 SF = 6 SPACES

NEW POOL CABANA @ 256 SF ADDED
RATIO 1/150 SF = 2 SPACES

TOTAL NEW SPACES REQ'D = 16 SPACES

ON SITE PROVIDED = 13
VARIANCE REQUESTED = 3

LEGEND

THE MANSION'S SIDEWALK IMPROVEMENTS =

THE MANSION'S PARKING IMPROVEMENTS = 1,893 GSF

FUTURE CITY SIDEWALKS

THE MANSIONS REVISED PARCEL BOUNDARIES

IMPERVIOUS COVERAGE

FULL SIZE LOT: = 13,068 GSF
60% TOTAL I.C. CALCULATION PERMITTED = 7,841 GSF

EXISTING IMPERVIOUS COVERAGE

BUILDING, = 1,613 GSF
DRIVEWAY, GROUNDS, CISTERN = 978 GSF
SUBTOTAL = 2,591 GSF

NEW IMPERVIOUS COVERAGE

BUILDINGS = 418 GSF
POOL, CABANAS + DECKING = 980 GSF
SUBTOTAL = 1,398 GSF

COMBINED IMPERVIOUS COVERAGE

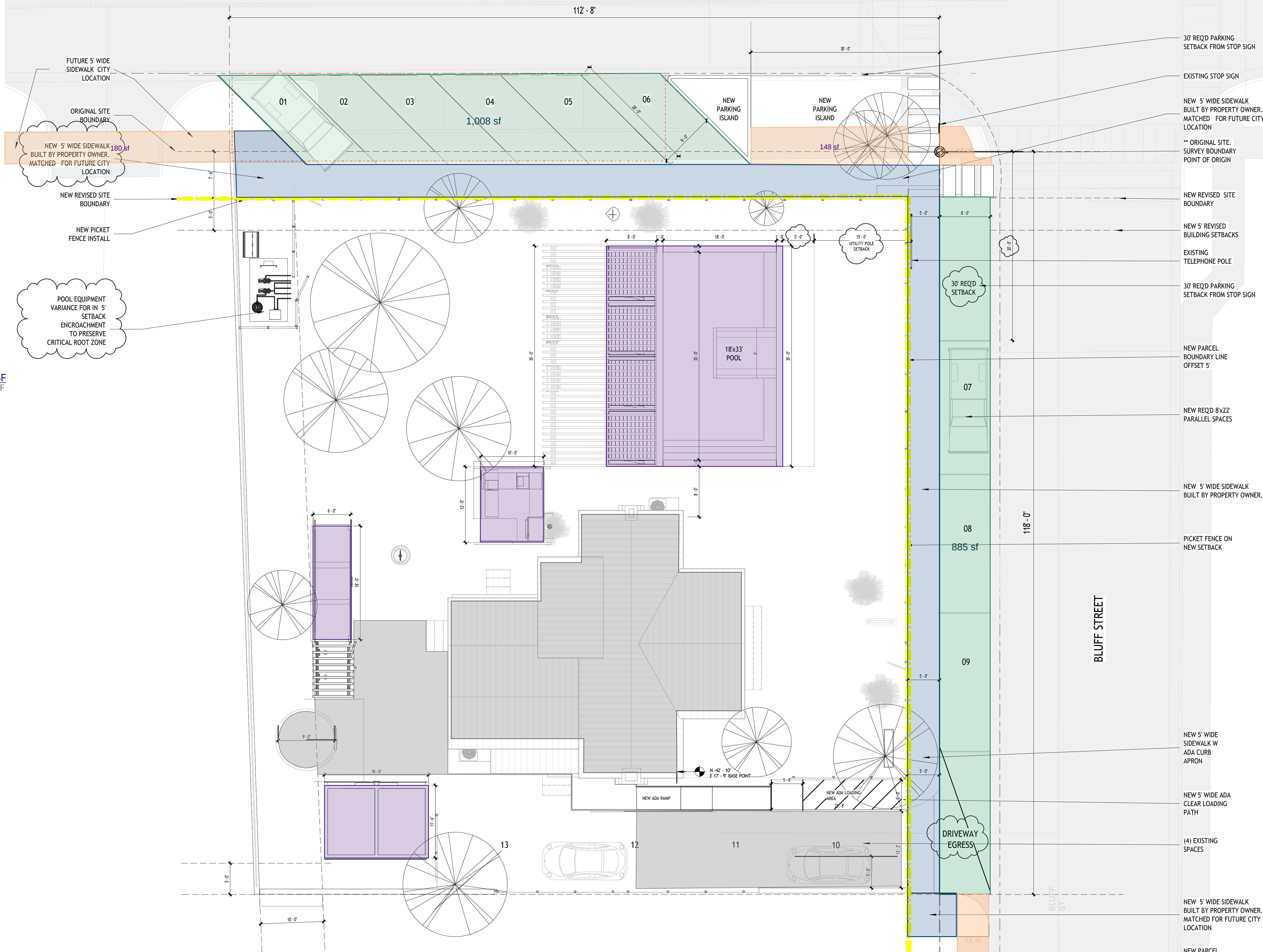
SUBTOTAL = 3,989 GSF

= 51 % IMPERVIOUS COVERAGE
= 9 % REMAINING

Attachment 1

HAYS STREET

GREY CAD
UNDERLAY
REPRESENTS
CITY MASTERPLAN



Item 2.

RESOLVE

RESOLVEDESIGNS LLC
DEVELOPMENT • MASTER PLANNING
www.ResolveDesigns.com
info@resolvedesigns.com
512-426-2103

OWNER / CLIENT
JENNI KILLEBREW
MEDSPA
CLIENT EMAIL
CLIENT PH#

THE MANSION OF DRIPPING SPRINGS

200 BLUFF STREET
DRIPPING SPRINGS, TX 78620

PROJECT NUMBER: RESOLVE 26-11

PROJECT REFERENCES: AS NOTED

DATE: Issue Date

DRAWN BY: Author

ISSUED: 08/10/26

No.	Description	Date
1	08/05, 9/11/26, REVIEWS	8/11/26

SHEET NAME:
SITE PLAN (REV 02)

SHEET NUMBER:
C 101

20



Attachment 1



200 BLUFF STREET, DRIPPING SPRINGS, TEXAS

MR. & MRS. KILLIBREW

1494 Bunker Ranch Blvd
Dripping Springs, TX 78620-2397

SUBMISSION:
CITY OF DRIPPING SPRINGS, TEXAS

AMENDED ZONING APPLICATION



Submitted by:
ResolveDesigns LLC

ResolveDesigns LLC

Commercial Real Estate Development Advisory

Submitted Date:
June 1, 2026

Dripping Springs, TX

- A. CITY OF DRIPPING SPRINGS' ZONING / PDD AMENDMENT APPLICATION
 - a. PROPERTY OWNER & APPLICANT CONTACT INFORMATION
 - b. PROPERTY & ZONING INFORMATION
 - c. COMPLIANCE WITH OUTDOOR LIGHTING SELECTION
 - d. APPLICANT'S SIGNATURE
 - e. ZONING AMENDMENT SUBMITTAL

- B. CITY OF DRIPPING SPRINGS' BILLING CONTACT FORM

- C. CITY OF DRIPPING SPRINGS' LIGHTING ORDINANCE COMPLIANCE AGREEMENT

- D. APPLICANTS SUBMISSION OF EXHIBIT DOCUMENTATION [11X17]
 - a. GIS DATA & PARCEL INFORMATION
 - b. LEGAL DESCRIPTION
 - c. CONCEPT PLAN
 - d. PLANS
 - e. MAPS & NEIGHBORING ZONING CONTEXT
 - f. ARCHITECTURAL ELEVATIONS
 - g. EXPLANATION FOR REQUESTS

- E. PARTIES TO THE APPLICATION

- F. CONCLUSION



City of Dripping Springs

Item 2.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME BLUFF STREET INVESTMENTS LLC
STREET ADDRESS 2104 STAMFORD LANE
CITY AUSTIN STATE TEXAS ZIP CODE 78703-2946
PHONE ** EMAIL **

APPLICANT NAME RUSSELL R COLLINS ON BEHALF OF JENNIFER KILLEBREW
COMPANY RESOLVEDESIGNS LLC
STREET ADDRESS 120 SAINT RICHIE LANE
CITY AUSTIN STATE TEXAS ZIP CODE 78737
PHONE 512-426-2103 EMAIL [REDACTED].COM

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION
OR MAP

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

☐ TO RECOGNIZE CHANGED CONDITIONS OR
CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	BLUFF STREET INVESTMENTS LLC
PROPERTY ADDRESS	200 BLUFF ST, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	W T CHAPMAN #3, BLOCK 4, Lot 1, ACRES 0.3
TAX ID#	HAYS PARCEL # R138826
LOCATED IN	☒ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-5, HO [HAYS STREET DISTRICT
REQUESTED ZONING/AMENDMENT TO PDD	LR : LOCAL RETAIL DISTRICT ,HO
REASON FOR REQUEST (Attach extra sheet if necessary)	AS CURRENT SMALL BUSINESS OWNERS IN DRIPPING SPRINGS, WE ARE CREATING A HISTORIC-DISTRICT FRIENDLY, SMALL BUSINESS MEDICAL DAY SPA. THE CURRENT SF-5 ZONE DOES NOT ALLOW OPERATING A SMALL MEDICAL OFFICE.
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	OUR SMALL BUSINESS MEDICAL DAY SPA WILL OFFER: Beauty treatments, Peptide Therapies , Personalized HRT hormone evaluation and management, Peptides to slow down the aging process, Cosmetics and Fillers, Weight loss GLP-1 medications, Expert nutrition and exercise

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

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

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

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

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Russell R Collins, ResolveDesigns LLC 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. 17, Pg. 36.)

PETER CHRISTIAN CRUSON
Name

MANAGER - BLUFF STREET INVESTMENTS, LLC
Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 28th day of MAY,

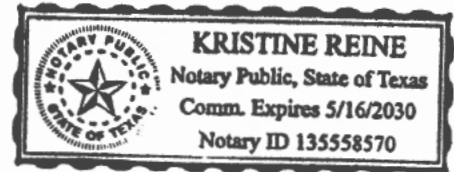
2020 by Kristine Reine.

Kristine Reine
Notary Public, State of Texas

My Commission Expires: May 16, 2030

Russell R Collins,
ResolveDesigns LLC, Commercial Development Advisory

Name of Applicant



ZONING AMENDMENT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:



Applicant Signature

JUNE 18, 2026

Date

CHECKLIST

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

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: MANSION DAY SPA

Project Address: 200 BLUFF STREET , DRIPPING SPRINGS, TX 78620

Project Applicant Name: RUSSELL R COLLINS ON BEHALF OF JENI KILLEBREW

Billing Contact Information

Name: JENI KILLEBREW

Mailing Address: 1494 Bunker Ranch Blvd.

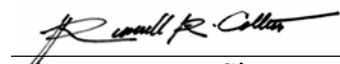
Dripping Springs, TX 78620

Email: [REDACTED] Phone Number: 512- 673-0066 cell

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

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

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*



Signature of Applicant

JUNE 18 , 2026

Date



DRIPPING SPRINGS
Texas

Received on/by:

Date, initials

LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 200 Bluff Street, Dripping Springs, TX 78620

☒ Commercial

☐ Residential

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

Russell R Collins, ResolveDesigns LLC

Applicant's Address: 120 Saint Richie Ln, Austin TX, 78737

Applicant's Email: [REDACTED]

☐ **VOLUNTARY COMPLIANCE** with mitigation conditions:

☒ **MANDATORY COMPLIANCE:**

IF APPLYING FOR:

☐ Conditional Use Permit

☒ Zoning Amendment Application

☐ Subdivision Approval

☐ Building Permit

☐ Site Development Permit

☐ Sign Permit

☐ Alcoholic Beverage Permit

☐ Food Establishment Permit

☐ On-Site Sewage Facility Permit

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

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

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

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

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

Signature

JUNE 18 , 2026

Date



DRIPPING SPRINGS'

EXCLUSIVE DAY SPA & WELLNESS RESORT



PRESENTED BY: RESOLVEDESIGNS LLC

OFFERED BY: MANSION DAY SPA

RESOLVEDESIGNS Item 2 DEVELOPMENT + PLANNING www.ResolveDesigns.com info@ResolveDesigns.com 512-426-2103
OWNER / CLIENT KILLBREWS POTENTIAL LAND OWNER DRIPPING SPRINGS, TX 78620 M : (---) ----- -----.com
MASTER DEVELOPER + DESIGN RUSSELL R COLLINS LEED-AP, AIA-A, PMP MANAGING PRINCIPAL 512-426-2103 C RCOLLINS@RESOLVEDESIGNS.COM
ENGINEER OF RECORD T.B.D
CONTRACTOR + CONSULTANTS T.B.D
MANSION DAY SPA WELLNESS RETREAT 200 BLUFF ST, DRIPPING SPRINGS, TX 78620
PROJECT NUMBER: 2026 - 11 MANSION DAY SPA PROJECT REFERENCES: PARCEL ID # AS NOTED LOCAL DESIGN AS NOTED MUNICIPALITY AS NOTED LAT - LONG AS NOTED APPROX QDF AS NOTED
ISSUED REVISIONS NUMBER: DATE: ISSUE DATE 06.18.26 REVISION 01 <-> REVISION 02 <->
ISSUED BY: RESOLVEDESIGNS LLC
SHEET NAME: PROJECT INTRODUCTION
SHEET NUMBER A.1

REQUESTED AMENDED ZONING TO LOCAL RETAIL [LR]

US-290

HAYS

BLUFF

COLLEGE COLLEGE

Kerry Lynn Designs

DANYALE KEIM DESIGN

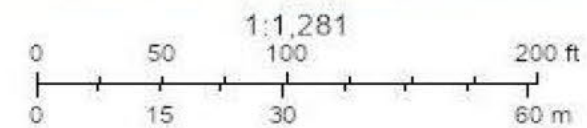
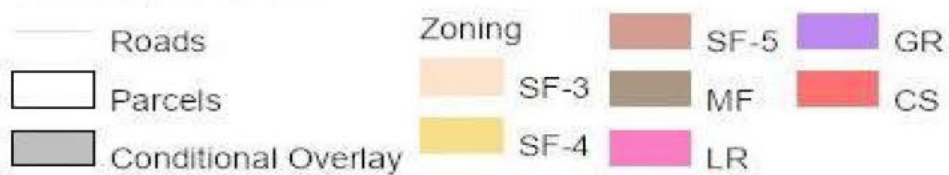
THYME & DOUGH

PIG PEN BBQ

WEDDING RENTAL

SUBJECT

Dripping Springs A/C & Heating



See web site for license constraints. | U.S. Geological Survey (USGS)



OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE CALCULATIONS

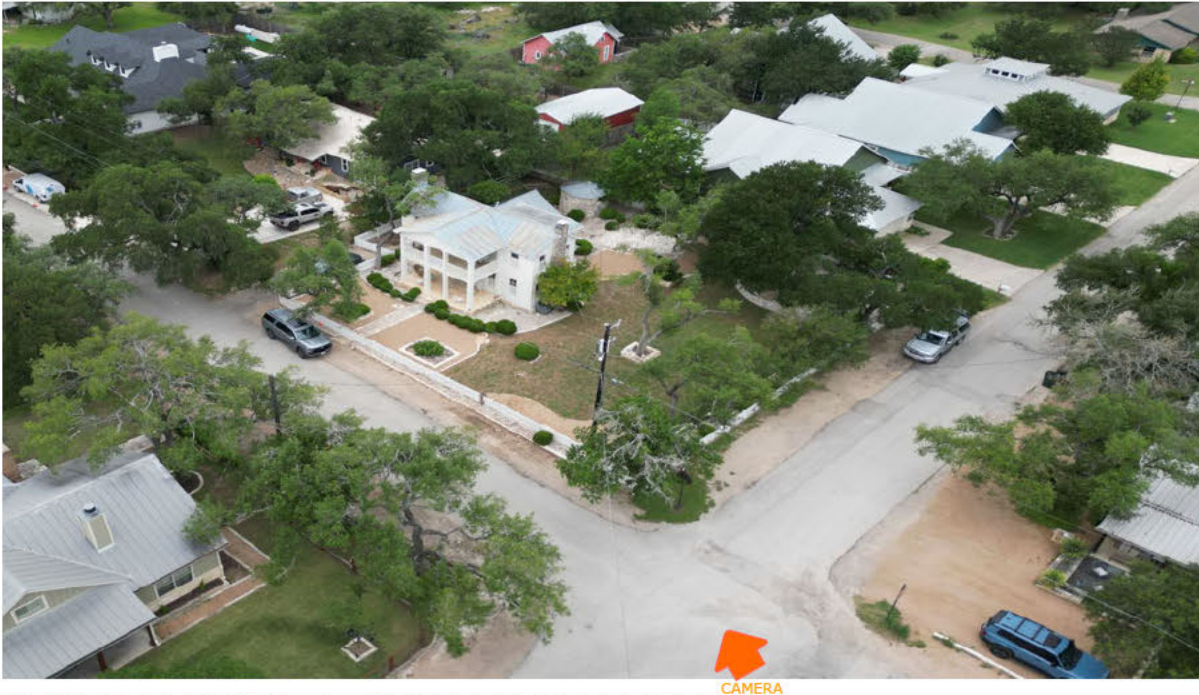
LOT AREA (.30 ACRES) =	13,068 SF
ALLOWED IMPERVIOUS COVERAGE [I.C.]	60 %
ALLOWABLE I.C. LOT GSF =	7,841 SF
CURRENT I.C. % =	12 %

LEGENDS

■ ■ ■ ■ ■ SETBACKS

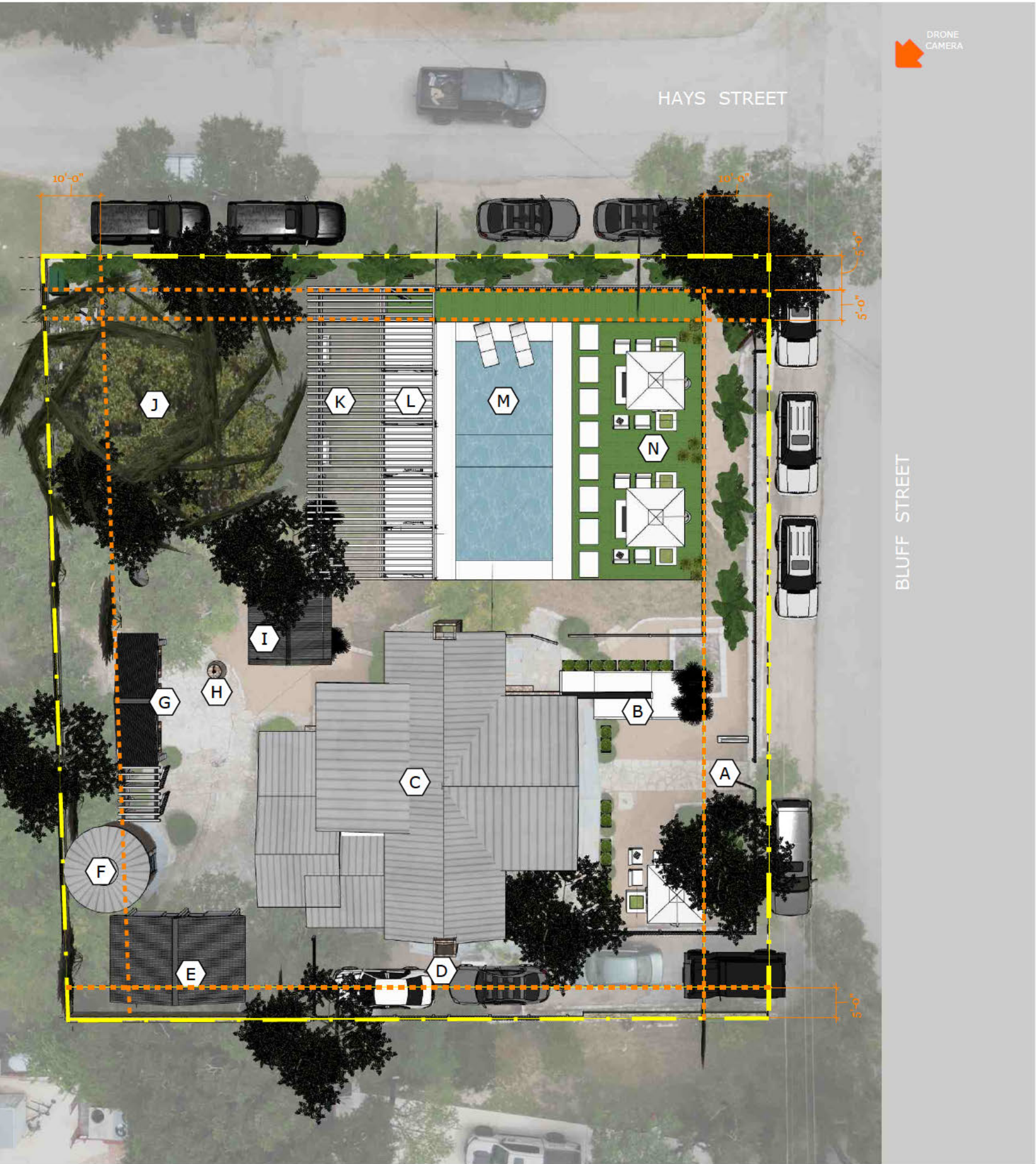
 PARCEL BOUNDARY

EXISTING STRUCTURE GSF	1,613 SF
PROPOSED NEW STRUCTURE GSF	2,847 SF
COMBINED GSF =	4,460 SF
PROPOSED COMBINED [I.C.]	43 %

AVAIL. GSF BALANCE TO DEVELOPMENT **3,381 SF**

KEYED LEGEND | MASTER SITE PLAN

A	MAIN ENTRANCE TO BLUFF STREET	
B	ADA COMPLIANT RAMP	146 SF
C	EXISTING RESIDENTIAL	1613 SF
D	ADDITIONAL PARKING STALLS (2)	
E	NEW CHANGING RESTROOMS - UNISEX (2)	266 SF
F	STONE CISTERN REPURPOSED FOR SALT CAVE	
G	NEW SAUANA ENCLOSURE WITH SHOWERS	186 SF
H	REPURPOSED WELL FOR AESTHETICS	
I	FRESH JUICE AND APEROL SPRITZS BAR	162 SF
J	LEGACY TREE LOUNGE GROUNDS	
K	MASS TIMBER PERGOLA	
L	SEMI PRIVATE CABANAS + POOL SURROUND	1,040 SF
M	15' x 35' LOUNGE POOL	525 SF
N	THE GREAT LAWN (@ 50% I.C.)	523 SF



OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA (.30 ACRES) =	13,068 SF
ALLOWED IMPERVIOUS COVERAGE [I.C.]	60 %
ALLOWABLE I.C. LOT GSF =	7,841 SF
CURRENT I.C. % =	12 %

EXISTING STRUCTURE GSF	1,613 SF
PROPOSED NEW STRUCTURE GSF	2,847 SF
COMBINED GSF =	4,460 SF
PROPOSED COMBINED [I.C.]	43 %

AVAIL. GSF BALANCE TO DEVELOPMENT 3,381 SF

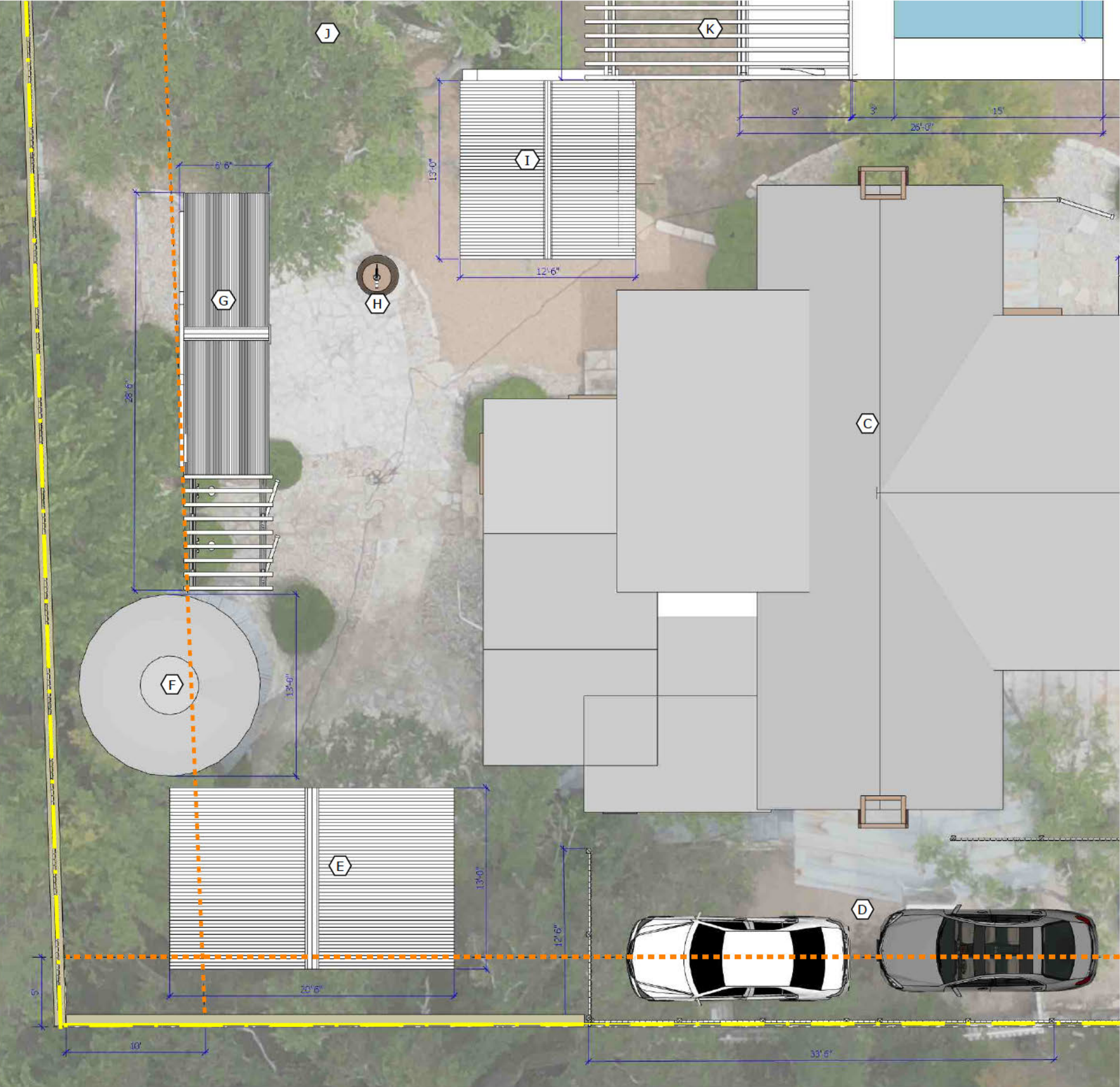
LEGENDS

SETBACKS

 PARCEL BOUNDARY

KEYED LEGEND | MASTER SITE PLAN

A	MAIN ENTRANCE TO BLUFF STREET	
B	ADA COMPLIANT RAMP	146 SF
C	EXISTING RESIDENTIAL	1613 SF
D	ADDITIONAL PARKING STALLS (2)	
E	NEW CHANGING RESTROOMS - UNISEX (2)	266 SF
F	STONE CISTERN REPURPOSED FOR SALT CAVE	
G	NEW SAUANA ENCLOSURE WITH SHOWERS	186 SF
H	REPURPOSED WELL FOR AESTHETICS	
I	FRESH JUICE AND APEROL SPRITZS BAR	162 SF
J	LEGACY TREE LOUNGE GROUNDS	
K	MASS TIMBER PERGOLA	
L	SEMI PRIVATE CABANAS + POOL SURROUND	1040 SF
M	15' x 35' LOUNGE POOL	525 SF
N	THE GREAT LAWN (@ 50% I.C.)	523 SF



1 DIMENSION PLAN AA
A.5 NOT TO SCALE



MANSION DAY SPA
WELLNESS RETREAT
200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
26 - 11 MANSION DAY SPA

PROJECT REFERENCES:
SCEC ID # AS NOTED
SAL DESCR. | AS NOTED
MUNICIPALITY | AS NOTED
T - LONG. | AS NOTED
PRX QSF | AS NOTED

ISSUED REVISIONS	
NUMBER:	DATE:
ISSUE DATE	06.18.26
REVISION 01	<>
REVISION 02	<>
ISSUED BY:	
RESOLVEDDESIGNS LLC	

SHEET NAME:
CONCEPT
MASTER SITE
OVERALL
DIMENSIONS_A

SHEET NUMBER

A.5

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA (.30 ACRES) =	13,068 SF
ALLOWED IMPERVIOUS COVERAGE [I.C.]	60 %
ALLOWABLE I.C. LOT GSF =	7,841 SF
CURRENT I.C. % =	12 %

EXISTING STRUCTURE GSF	1,613 SF
PROPOSED NEW STRUCTURE GSF	2,847 SF
COMBINED GSF =	4,460 SF
PROPOSED COMBINED [I.C.]	43 %

AVAIL. GSF BALANCE TO DEVELOPMENT **3,381 SF**

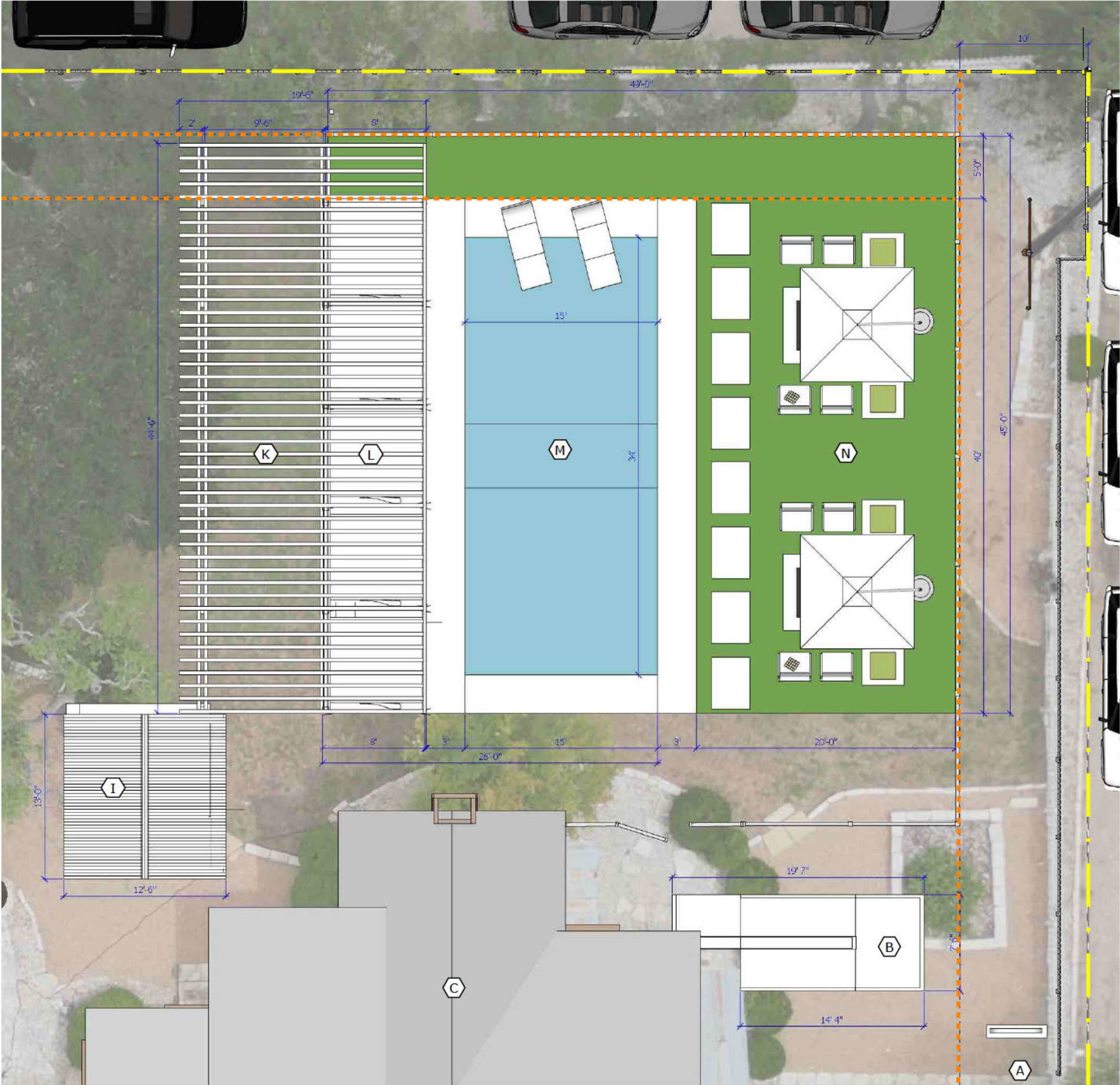
LEGENDS

SETBACKS

 PARCEL BOUNDARY

KEYED LEGEND | MASTER SITE PLAN

(A)	MAIN ENTRANCE TO BLUFF STREET	
(B)	ADA COMPLIANT RAMP	146 SF
(C)	EXISTING RESIDENTIAL	1613 SF
(D)	ADDITIONAL PARKING STALLS (2)	
(E)	NEW CHANGING RESTROOMS - UNISEX (2)	266 SF
(F)	STONE CISTERN REPURPOSED FOR SALT CAVE	
(G)	NEW SAUANA ENCLOSURE WITH SHOWERS	186 SF
(H)	REPURPOSED WELL FOR AESTHETICS	
(I)	FRESH JUICE AND APEROL SPRITZES BAR	162 SF
(J)	LEGACY TREE LOUNGE GROUNDS	
(K)	MASS TIMBER PERGOLA	
(L)	SEMI PRIVATE CABANAS + POOL SURROUND	1040 SF
(M)	15' x 35' LOUNGE POOL	525 SF
(N)	THE GREAT LAWN (@ 50% I.C.)	523 SF







Item 2

RESOLVEDESIGNS

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R. COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D.

CONTRACTOR + CONSULTANTS

T.B.D.

MANSION DAY SPA

WELLNESS RETREAT

200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LEGAL DESC. | AS NOTED

MUNICIPALITY | AS NOTED

LAT - LONG. | AS NOTED

APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <->

REVISION 02 <->

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

CONCEPT VIEWS

SHEET NUMBER

A.7

35



BLUFF STREET



Item 2

RESOLVEDESIGNS

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLIBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R. COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

MANSION DAY SPA

WELLNESS RETREAT

200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LEGAL DESC. 1 AS NOTED

MUNICIPALITY 1 AS NOTED

LAT - LONG. 1 AS NOTED

APPRX GSF 1 AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <>

REVISION 02 <>

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

CONCEPT VIEWS

SHEET NUMBER

30

A.8





Item 2

RESOLVEDESIGNS

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLIBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D.

CONTRACTOR + CONSULTANTS

T.B.D.

MANSION DAY SPA

WELLNESS RETREAT

200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LEGAL DESC. | AS NOTED

MUNICIPALITY | AS NOTED

LAT - LONG. | AS NOTED

APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <>

REVISION 02 <>

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

CONCEPT

VIEWS

SHEET NUMBER

3

1

A.9

EAST LOOKING WEST

NOT TO SCALE

1

A.9





Item 2

RESOLVEDESIGNS

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

MANSION DAY SPA

WELLNESS RETREAT

200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LEGAL DESC. | AS NOTED

MUNICIPALITY | AS NOTED

LAT - LONG. | AS NOTED

APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <->

REVISION 02 <->

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

CONCEPT VIEWS

SHEET NUMBER

38









Item 2

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLIBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

MANSION DAY SPA

WELLNESS RETREAT

200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LEGAL DESC. | AS NOTED

MUNICIPALITY | AS NOTED

LAT. - LONG. | AS NOTED

APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <>

REVISION 02 <>

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

CONCEPT VIEWS

SHEET NUMBER

40

A.12





Item 2

RESOLVEDESIGNS

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

MANSION DAY SPA

WELLNESS RETREAT

200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LEGAL DESC. | AS NOTED

MUNICIPALITY | AS NOTED

LAT - LONG. | AS NOTED

APPRX OSF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <->

REVISION 02 <->

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

CONCEPT

VIEWS

SHEET NUMBER

4

1

A.13

POOL LOUNGE & CABANAS

NOT TO SCALE



A.13





Item 2

RESOLVEDESIGNS

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLIBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

MANSION DAY SPA

WELLNESS RETREAT

200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LEGAL DESC. | AS NOTED

MUNICIPALITY | AS NOTED

LAT. - LONG. | AS NOTED

APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <->

REVISION 02 <->

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

CONCEPT

VIEWS

SHEET NUMBER

42







Item 2

RESOLVEDESIGNS

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLIBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

MANSION DAY SPA

WELLNESS RETREAT

200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LEGAL DESC. | AS NOTED

MUNICIPALITY | AS NOTED

LAT - LONG. | AS NOTED

APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <->

REVISION 02 <->

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

CONCEPT

VIEWS

SHEET NUMBER

4





Our development is about experiencing and celebrating the COMMUNITY, HISTORY AND LANDSCAPE, while creating a tranquil and inviting hospitality environment.

The overall architecture embodies curated moments and it's unique personal story.
We invite you immerse yourself and to create your own 'PEACE' at

THE MANSION DAY SPA & WELLNESS RETREAT.



Item 2

RESOLVEDESIGNS

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

MANSION DAY SPA

WELLNESS RETREAT

200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LOCAL DESIGN TAG NOTED

MUNICIPALITY (AS NOTED)

LAT - LONGS (AS NOTED)

APPROX GSP (AS NOTED)

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <->

REVISION 02 <->

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

DEVELOPMENT PROGRAM

-

SHEET NUMBER

44

A.16

REQUESTING PARTY
FOR APPLICATION

Mr. & Mrs. Killibrew
1494 Bunker Ranch Blvd
Dripping Springs, TX 78620-2397

Jennifer Killibrew
Cell: 512-673-0066
Email: jenikillebrew@gmail.com

APPLICANT

ResolveDesigns, LLC
120 Saint Richie Ln
Austin, TX 78737

Russell R Collins
Managing Principal, LEED-AP, AIA-A
Cell : 512-426-2103
Email: RCollins@ResolveDesigns.com

END OF SUBMITTAL

INTENTIONALLY LEFT BLANK

City of Dripping Springs

200 Bluff Street Zoning Amendment Ordinance

ORDINANCE No. 2026-##

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.30 ACRES OF LAND LOCATED AT 200 BLUFF STREET, DRIPPING SPRINGS, TEXAS, HAYS COUNTY PARCEL NO. R138826, FROM SF-5-HO (SINGLE-FAMILY RESIDENTIAL - HISTORIC OVERLAY) TO LR-HO-CO (LOCAL RETAIL - HISTORIC OVERLAY – CONDITIONAL OVERLAY); PROVIDING FOR FINDINGS OF FACT; ENACTMENT; AMENDMENT OF THE OFFICIAL ZONING MAP; ESTABLISHING CONDITIONAL-OVERLAY USE AND DEVELOPMENT REGULATIONS; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

- WHEREAS, Bluff Street Investments LLC is identified in the zoning amendment application as the owner of certain real property located at 200 Bluff Street, Dripping Springs, Texas 78620, being approximately 0.30 acres, described in the application as W. T. Chapman #3, Block 4, Lot 1, Hays County Parcel No. R138826 (the Property); and
- WHEREAS, the application requested an amendment of the Property's zoning classification from SF-5-HO (Single-Family Residential–Historic Overlay) to LR-HO (Local Retail–Historic Overlay) and stated that the requested zoning amendment was intended to allow development and operation of a small-business medical day spa/wellness retreat at the Property; and
- WHEREAS, the application did not request a conditional overlay combining district or identify proposed conditional-overlay restrictions; and
- WHEREAS, after notice and public hearing on July 28, 2026, the Planning and Zoning Commission considered the requested LR-HO zoning-map amendment and recommended approval of the requested LR-HO amendment without conditions; and
- WHEREAS, on August 18, 2026, the City Council conducted a public hearing on the pending zoning amendment, received public comment, considered the Planning and Zoning Commission's recommendation, the application materials, the proposed use, and the compatibility of the requested LR-HO classification with the surrounding historic and residential context; and

- WHEREAS, after that hearing, the City Council referred the pending zoning amendment to the Planning and Zoning Commission for further consideration of proposed LR-HO-CO conditional-overlay regulations and related site-specific conditions; and
- WHEREAS, after notice and public hearing on _____, 2026, the Planning and Zoning Commission considered the proposed LR-HO-CO zoning-map amendment and conditional-overlay regulations and recommended _____; and
- WHEREAS, after notice and public hearing on _____, 2026, the City Council considered the Planning and Zoning Commission's subsequent recommendation, the revised ordinance and Exhibit B, the application materials, public input, the proposed use, and the compatibility of the proposed LR-HO-CO classification with the surrounding historic and residential context; and
- WHEREAS, the City Council finds that the Property's approximately 0.30-acre size, historic setting, adjacency to residentially zoned property, anticipated parking and circulation impacts, and need for compatibility with the Hays Historic District warrant site-specific, more-restrictive zoning regulations in addition to the otherwise applicable LR-HO regulations; and
- WHEREAS, the City Council finds that the conditional-overlay regulations established by this Ordinance are more restrictive than the regulations otherwise applicable to the Property in the LR-HO district, preserve the site-specific restrictions stated in Exhibit "B," and are reasonably related to the public health, safety, welfare, parking, traffic, historic preservation, and neighborhood compatibility; and
- WHEREAS, the City Council finds that the conditional-overlay regulations in this Ordinance are legislative zoning regulations applicable to the Property and its successors in interest, rather than personal commitments of the present owner or applicant; and
- WHEREAS, the Property is located within the corporate limits of the City of Dripping Springs, Texas, and is subject to the City's zoning regulations; and
- WHEREAS, the City Council finds that the zoning amendment adopted by this Ordinance is consistent with the purposes of the City's zoning regulations, promotes the public health, safety, and welfare, and is in the best interests of the City and its residents; and
- WHEREAS, pursuant to Section 51.001, Texas Local Government Code, the City has general authority to adopt an ordinance or police regulation for the good government, peace, or order of the City and necessary or proper to carry out a power granted to the City by law; and

WHEREAS, pursuant to Chapter 211, Texas Local Government Code, the City has authority to regulate the use of land and structures within the City and to amend its zoning regulations and zoning-district boundaries.

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

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

The zoning classification of the Property is hereby amended from SF-5-HO (Single-Family Residential -Historic Overlay) to LR-HO-CO (Local Retail - Historic Overlay – Conditional Overlay), subject to the terms of this Ordinance and all applicable provisions of the City of Dripping Springs Code of Ordinances.

3. Property

- (a) This Ordinance applies to the approximately 0.30-acre tract of land located at 200 Bluff Street, Dripping Springs, Texas 78620, Hays County Parcel No. R138826, as more particularly described in Exhibit “A”, attached hereto and incorporated herein for all purposes.
- (b) If the legal description in Exhibit “A” conflicts with the street address, parcel number, or any summary description contained in this Ordinance, the legal description in Exhibit “A” controls.

4. Official Zoning Map Amendment

- (a) The Official Zoning Map of the City of Dripping Springs is hereby amended to reflect the Property’s zoning classification as LR-HO-CO (Local Retail - Historic Overlay – Conditional Overlay).
- (b) The City Administrator, Planning Director, or designee is authorized and directed to update the Official Zoning Map and related City zoning records to reflect the zoning amendment approved by this Ordinance.

5. Applicable Zoning Regulations

- (a) The Property shall be governed by the regulations applicable to the LR (Local Retail) base zoning district, the HO (Historic Overlay) district, and the conditional-overlay regulations in Exhibit “B,” as those regulations may be amended from time to time, except as expressly modified by this Ordinance.

- (b) A use prohibited, reclassified, or otherwise restricted by Exhibit “B” remains subject to that Exhibit “B” restriction unless and until the City Council amends or repeals the restriction by ordinance. If an Exhibit “B” regulation conflicts with an otherwise applicable LR-HO regulation, the more restrictive regulation controls.
- (c) Except as expressly prohibited, reclassified, or otherwise restricted by Exhibit “B,” a use retains its otherwise applicable LR-HO designation, including any later amendment to the generally applicable LR, HO, or LR-HO use permissions.
- (d) The City Council’s establishment of the conditional overlay does not alter the Planning and Zoning Commission’s July 28, 2026 recommendation on the requested LR-HO amendment or represent that the applicant requested the conditional overlay. The conditional-overlay regulations are adopted by the City Council as part of this Ordinance after the procedural history and consideration reflected in the recitals and findings of this Ordinance.

6. **Historic Overlay**

The HO (Historic Overlay) designation remains applicable to the Property. Any exterior alteration, construction, demolition, relocation, site improvement, sign, lighting, or other activity requiring review or approval under the City’s historic preservation regulations shall remain subject to all applicable Historic Overlay requirements and approvals. The Historic Overlay also restricts certain land uses that would otherwise be permitted by right under the base LR zoning district.

7. **Parking, Site Development, Special Events, and Other Permits**

- (a) Approval of this Ordinance does not constitute approval of a site-development permit, building permit, certificate of occupancy, variance, conditional use permit, special-event permit, off-site parking agreement, parking easement, remote-parking lease, right-of-way license, sidewalk easement, subdivision, plat, sign permit, lighting plan, building plan, architectural plan, certificate of appropriateness, wastewater connection, or other permit or approval required by the City Code or other applicable law.
- (b) No nonresidential use may receive a certificate of occupancy unless the owner submits a site plan and parking schedule identifying each authorized use proposed on the Property and demonstrating compliance with the applicable off-street parking requirements of Chapter 30, Exhibit A, Section 5.6, based on the actual use or uses established.

- (c) Any off-site, remote, or shared parking proposed to satisfy a required parking requirement must be reviewed and approved in accordance with the City Code, including any applicable variance approval and required recorded permanent parking easement, long-term remote-parking lease, joint-use parking agreement, or other required documentation. Required parking spaces, including approved off-site or shared spaces, shall remain available and legally secured for as long as they are counted toward a required parking total. If a required off-site or shared-parking arrangement terminates, expires, becomes unavailable, or otherwise ceases to comply with the City Code, the owner shall provide substitute compliant parking or reduce, suspend, or modify the affected use as necessary to remain in compliance.
- (d) Any proposed parking space, driveway, sidewalk, access improvement, or other private improvement located in or using a public right-of-way or City easement is subject to the separate license, easement, encroachment, construction, engineering, and other approvals required by the City. Nothing in this Ordinance authorizes the use of a public right-of-way or City easement.
- (e) A temporary gathering or activity that meets the definition of a special event under Chapter 6 of the City Code may occur only upon issuance of a valid special-event permit and compliance with Exhibit B and all other applicable City requirements. A special-event permit does not authorize a prohibited use, a continuing Special Event Facility use, or a waiver of this Ordinance, Exhibit B, or any other required approval.

8. Conditions Not Waived

Except for the zoning-map amendment and conditional-overlay restrictions expressly approved by this Ordinance, all requirements of the City Code and all other applicable laws remain in full force and effect. Nothing in this Ordinance waives or modifies any future review, approval, or compliance requirement unless expressly stated in this Ordinance.

9. Repealer

To the extent reasonably possible, ordinances are to be read together in harmony. However, 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.

10. 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.

11. **Codification And Records**

The City Secretary is hereby directed to record this Ordinance in the official records of the City and to cause the City's Official Zoning Map and related zoning records to be updated as provided herein.

12. **Effective Date**

This Ordinance shall be effective immediately upon passage and publication as provided by law.

13. **Proper Notice And Meeting**

It is officially found and determined that the Planning and Zoning Commission hearing held on _____, 2026, and the City Council meeting at which this Ordinance was passed were open to the public; that public notice of the time, place, and purpose of each meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code; and that notice of the zoning amendment and each required public hearing was provided as required by Chapter 211, Texas Local Government Code, the City's zoning regulations, and other applicable law.

PASSED AND APPROVED this ____ day of _____, 2026, by the City Council of the City of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

*Exhibit "A"***Legal Description of Property**

The Property is identified in the zoning amendment application as follows:

Property Address:	200 Bluff Street, Dripping Springs, Texas 78620
Hays County Parcel No.:	R138826
Legal Description:	W T Chapman #3, Block 4, Lot 1, Acres 0.30

*Exhibit "B"***LR-HO-CO Land Use Permissions****1. Scope and Construction**

- (a) Except as expressly prohibited, reclassified, or otherwise restricted by this Exhibit, the Property remains subject to the use permissions and development regulations otherwise applicable in the LR-HO district, as those permissions and regulations may be amended from time to time.
- (b) **Use Designation Legend.** The following legend defines the symbols used in this Exhibit and in the Convenience Use Chart:

Symbol	Meaning
P	Land use permitted by right in the HO district if the LR base zoning district also permits the use by right
C	Land use may be permitted with a conditional use permit
X	Land use not permitted

- (c) **Convenience Use Chart.** The Convenience Use Chart is retained to show, in a single reference table, the SF-5-HO, generally applicable LR-HO, and LR-HO-CO designations for listed uses.
- (d) The Use Designation Legend and Convenience Use Chart are interpretive reference tools. The textual restrictions in this Exhibit are controlling. If a legend entry or chart entry conflicts with an express textual restriction in this Exhibit, the textual restriction controls.

2. Controlling Use Restrictions**2.1 Reference List of Uses Currently Permitted by Right**

The following list identifies uses presently permitted by right under the generally applicable LR-HO regulations, subject to the restrictions in this Exhibit. This list is provided for convenience and is not exhaustive. A use not included in this list retains its otherwise applicable LR-HO designation unless it is expressly prohibited, reclassified, or otherwise restricted by this Exhibit.

- | | |
|--|--|
| 1. Accessory Bldg./Structure
(Non Residential) | 24. Garden (Non-Retail) |
| 2. Antique Shop | 25. Garden Home/Townhome |
| 3. Art Dealer/Gallery | 26. Garden Shop |
| 4. Artisan's Shop | 27. Home Occupation |
| 5. Artist Studio | 28. Health Club |
| 6. Bakery or Confectionary | 29. Insurance Agency Offices |
| 7. Barbershop | 30. Library |
| 8. Beauty Shop | 31. Live-in security quarters |
| 9. Bed and Breakfast Inn or
Facility | 32. Living Quarters on Site with
a Business |
| 10. Bicycle Sales and Repair | 33. Locksmith |
| 11. Book Store | 34. Medical Clinic or Office |
| 12. Church, Religious Assembly | 35. Museum |
| 13. Civic Club | 36. Needlework shop/Pet Shop |
| 14. Contractor's Office with no
outside storage | 37. Offices, General/Professional |
| 15. Consignment Shop | 38. Offices, Brokerage Services |
| 16. Cooking School | 39. Offices, Health Services |
| 17. Dance/Drama/Music School | 40. Offices, Legal Services |
| 18. Drapery, Blind Upholstery
Store | 41. Offices, Professional |
| 19. Duplex (Two-Family) | 42. Offices, Real Estate |
| 20. Financial Services | 43. Park/playground |
| 21. Florist Shop | 44. Pet shop/supplies |
| 22. Fire Station | 45. Philanthropic Association |
| 23. Fraternal Lodge or Union | 46. Photocopying |
| | 47. Photography studio |

- | | |
|------------------------------|------------------------------|
| 48. Post Office | 54. Tailor Shop |
| 49. Psychic reading services | 55. Temporary Outdoor Sales |
| 50. Residential Loft | 56. Tennis Court |
| 51. School | 57. Travel Agency |
| 52. Shoe Repair | 58. Video rental sales |
| 53. Swimming Pool, Private | 59. Woodworking (ornamental) |

2.2 *Uses Prohibited by the Conditional Overlay*

Notwithstanding any contrary LR-HO use-chart designation, the following uses are prohibited on the Property by the Conditional Overlay:

- | | |
|--|--|
| 1. Computer Sales | 8. Hardware Store |
| 2. Small Scale Farm | 9. Market (Public) |
| 3. Multiple-Family Dwelling | 10. Pharmacy |
| 4. Rooming/Boarding House | 11. Upholstery Shop |
| 5. Convenience Store (Without Gas Sales) | 12. Used Merchandise/Furniture |
| 6. Food or Grocery Store (Limited) | 13. Veterinarian Clinic (Indoor Kennels) |
| 7. Furniture Store (New and/or Used) | 14. Mobile Food Vendor (Longer than 10 days) |
| | 15. Mobile Food Vendor Court |

2.3 *Uses Requiring a Conditional Use Permit Under the Conditional Overlay*

- (a) Notwithstanding any contrary LR-HO use-chart designation, the following uses may be established on the Property only upon approval of a conditional use permit under Chapter 30, Exhibit A, Section 3.17:

1. Mobile Food Vendor – 10 Days or Less.
2. Restaurant (No Drive-Through Service).
3. Child Day-Care Facility.

- (b) Except as expressly prohibited, reclassified, or otherwise restricted by this Exhibit, a use retains its otherwise applicable LR-HO designation, including any preexisting requirement for a conditional use permit. For clarity, examples of uses that retain their generally applicable LR-HO conditional-use designation include:

- | | |
|--|--|
| 1. Assisted Living Facility | 7. Maternity Home |
| 2. Bar | 8. Orphanage |
| 3. Cafeteria | 9. Sewage Pumping Station |
| 4. Contractor's Temporary On-site Office | 10. Telephone Switching/Exchange Bldg. |
| 5. Home for the Aged, Residential | 11. Water Supply (Elevated Storage Tank) |
| 6. Hospice | 12. Studio, Tattoo or Body Piercing |

2.4 Convenience Use Chart

The following chart is retained for convenience and summarizes the SF-5-HO, generally applicable LR-HO, and LR-HO-CO use designations for listed uses. If the chart conflicts with an express textual restriction in this Exhibit, the textual restriction controls.

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Bulk Grain and/or Feed Storage	X	X	X
Farms, General (Crops), Commercial	X	X	X
Greenhouse (Non-Retail)	X	X	X
Livestock Sales	X	X	X
Orchard/Crop Propagation	C	C	X
Plant Nursery (Commercial)	X	X	X
Small Scale Farm	X	C	X
Stable, Commercial	X	X	X
Stables (Private, accessory use)	X	X	X
Stables (Private, principal use)	X	X	X
Garden (Non-Retail)	P	P	P
Farm Animals (Exempt - FFA, 4H)	C	C	X
Farm Animals (Non-Exempt)	C	C	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Accessory Bldg./Structure (Nonresidential)	X	P	P
Accessory Bldg./Structure (Residential)	P	X	X
Accessory Dwelling Unit	X	X	X
Caretaker's/Guard Residence	X	X	X
Community or Group Home	C	X	X
Duplex/Two-Family	P	P	P
Garage Residential Conversion	X	X	X
Garden Home/Townhome	P	P	P
Home Occupation	P	P	P
HUD-Code Manufactured Home	X	X	X
Living Quarters on Site with a Business	X	P	P
Multiple-Family Dwelling	X	P	X
Residential Loft	X	P	P
Rooming/Boarding House	X	P	X
Single-Family Dwelling, Detached	P	X	X
Single-Family Industrialized Housing	P	X	X
Swimming Pool, Private	P	P	P
Armed Services Recruiting Center	X	X	X
Bank	X	X	X
Check Cashing Service	X	X	X
Credit Agency	X	X	X
Insurance Agency Offices	X	P	P
Offices, General/Professional	X	P	P
Office, Brokerage Services	X	P	P
Offices, Health Services	X	P	P
Offices, Legal Services	X	P	P
Offices, Parole/Probation	X	X	X
Offices, Professional	X	P	P
Offices, Real Estate Office	X	P	P
Saving and Loan	X	X	X
Security Monitoring Company	X	X	X
Telemarketing Center	X	X	X
All-Terrain Vehicle Dealer (Sales Only)	X	X	X
Ambulance Service (Private)	X	X	X
Antique Shop	X	P	P

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Appliance Repair	X	X	X
Art Dealer/Gallery	X	P	P
Artisan's Shop	X	P	P
Artist Studio	P	P	P
Auto Sales (New and Used)	X	X	X
Auto Supply Store	X	X	X
Bakery or Confectionary (Retail)	X	P	P
Bar	X	C	C
Barbershop	X	P	P
Beauty Shop	X	P	P
Bed and Breakfast Inn or Facility	X	P	P
Bicycle Sales and Repair	X	P	P
Book Store	X	P	P
Building Materials Sales	X	X	X
Cabinet/Counter/Woodworking Shop (Custom) Retail	X	X	X
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale	X	X	X
Cafeteria	X	C	C
Communication Equipment Repair	X	X	X
Computer Sales	X	P	X
Consignment Shop	X	P	P
Convenience Store (With Gas Sales)	X	X	X
Convenience Store (Without Gas Sales)	X	C	X
Cooking School	X	P	P
Dance/Drama/Music Studio or School	X	P	P
Department Store	X	X	X
Drapery, Blind Upholstery Store	X	P	P
Exterminator Services	X	X	X
Financial Services	X	P	P
Florist Shop	X	P	P
Food or Grocery Store (General)	X	X	X
Food or Grocery Store (Limited)	X	P	X
Funeral Home or Mortuary	X	X	X
Furniture Store (New and/or Used)	X	P	X
Garden Shop (Inside Storage)	X	P	P

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
General or Community Retail Store	X	X	X
Gravestone/Tombstone Sales	X	X	X
Hardware Store	X	P	X
Home Improvement Center	X	X	X
Laundry/Dry Cleaning	X	X	X
Lawnmower Sales & Repair	X	X	X
Live-in Security Quarters	X	P	P
Locksmith	X	P	P
Major Appliance Sales	X	X	X
Market (Public)	X	P	X
Mini-Warehouse - Self Storage	X	X	X
Mobile food vendor - 10 days or less	P	P	C
Mobile food vendor - longer than 10 days	C	C	X
Mobile food vendor court	C	C	X
Motorcycle Dealer (Sales, Repair)	X	X	X
Motel or Hotel	X	X	X
Needlework Shop	X	P	P
Pet Shop/Supplies	X	P	P
Pharmacy	X	P	X
Photocopying/Duplicating	X	P	P
Photography Studio	X	P	P
Plant Nursery (Retail Sales, Outdoors)	X	X	X
Radio or Television Studio	X	X	X
Recycling Center	X	X	X
Restaurant (No Drive-Through Service)	X	P	C
Restaurant (With Drive-Through)	X	X	X
Security Systems Installation Company	X	X	X
Sexually Oriented Business	X	X	X
Shoe Repair	X	P	P
Special Event Facilities	X	X	X
Studio, Tattoo or Body Piercing	X	C	C
Tailor Shop	X	P	P
Tool and Machinery Rental (Indoor Storage)	X	X	X
Tool and Machinery Rental (Outdoor Storage)	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Travel Agency	X	P	P
Temporary Outdoor Sales/Promotion	X	P	P
Upholstery Shop	X	P	X
Used Merchandise/Furniture	X	P	X
Vacuum Cleaner Sales and Repair	X	X	X
Veterinarian Clinic (Indoor Kennels)	X	P	X
Woodworking Shop (Ornamental, Handmade	X	P	P
Antique Vehicle Restoration	X	X	X
Auto Body Repair	X	X	X
Auto Financing and Leasing	X	X	X
Auto Muffler Shop	X	X	X
Auto Paint Shop	X	X	X
Auto Tire Sales and Repair	X	X	X
Auto Upholstery Shop	X	X	X
Auto Washing Facility, Attended	X	X	X
Auto Washing Facility, Unattended	X	X	X
Auto Wrecker Service	X	X	X
Automobile Repair, Major	X	X	X
Automobile Repair, Minor	X	X	X
Heliport	X	X	X
Helistop	X	X	X
Limousine/Taxi Service	X	X	X
Oil Change and Inspection	X	X	X
Parking Lot, Commercial	X	X	X
Parking Structure, Commercial	X	X	X
Tire Dealer, Indoor Storage	X	X	X
Amusement Arcade (Four or more devices)	X	X	X
Amusement Services (Indoor)	X	X	X
Amusement Services (Outdoor)	X	X	X
Billiard/Pool Facility	X	X	X
Bingo Hall	X	X	X
Bowling Center	X	X	X
Broadcast Station (With Tower)	X	X	X
Country Club (Private)	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Dance Hall	X	X	X
Day Camp for Children	X	X	X
Civic/Conference Center	X	X	X
Dinner Theater	X	X	X
Driving Range	X	X	X
Fairgrounds/Exhibition Area	X	X	X
Gaming Club (private)	X	X	X
Golf Course (Miniature)	X	X	X
Golf Course (Public, Private)	X	X	X
Health Club	X	P	P
Motion-Picture Studio, Commercial	X	X	X
Motion-Picture Theater	X	X	X
Museum	X	P	P
Park accessory uses	X	X	X
Park and/or Playground	P	P	P
Psychic Reading Services	X	P	P
Rodeo Grounds	X	X	X
Skating Rink	X	X	X
Tennis Court	P	P	P
Theater (Stage)	X	X	X
Video Rentals/Sales	X	P	P
Assisted Living Facility	X	C	C
Broadcast Tower (Commercial)	X	X	X
Cemetery or Mausoleum	X	X	X
Child Day-Care Facility	C	P	C
Church, Religious Assembly	P	P	P
Civic Club	X	P	P
Community Center (Municipal)	X	X	X
Electrical Generating Plant	X	X	X
Electrical Substation	X	X	X
Emergency Care Clinic	X	X	X
Fire Station	P	P	P
Fraternal Lodge or Union	X	P	P
Government Building (Mun., St., Fed.)	X	X	X
Group Day-Care Home	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Medical Clinic or Office	X	P	P
Wireless Communications Tower	X	X	X
Heliport	X	X	X
Home for the Aged, Residential	C	C	C
Hospice	X	C	C
Hospital (Acute Care, General)	X	X	X
Library	X	P	P
Maternity Home	X	C	C
Nursing/Convalescent Home	X	X	X
Orphanage	X	C	C
Philanthropic Organization	X	P	P
Post Office	P	P	P
Radio, Television, Microwave Tower	X	X	X
School, K Through 12 (public or private)	P	P	P
Sewage Pumping Station	C	C	C
Telephone Switching/Exchange Bldg.	X	C	C
Wastewater Treatment Plant	X	X	X
Water Supply (Elevated Storage Tank)	C	C	C
Water Supply Facility (Private)	X	X	X
Book Bindery	X	X	X
Feed and Grain Store	X	X	X
Furniture Manufacture	X	X	X
Heating and Air-Conditioning Sales/Service	X	X	X
Pawnshop	X	X	X
Propane Sales (Retail)	X	X	X
Taxidermist	X	X	X
Transfer Station/Refuse Pickup	X	X	X
Veterinarian (Outdoor Kennels or Pens)	X	X	X
Warehouse/Office	X	X	X
Welding Shop	X	X	X
Contractor's Office (No Outside Storage)	X	P	P
Contractor's Office (With Outside Storage)	X	X	X
Contractor's Temporary On-site Office	X	C	C
Electronic Assembly	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Engine Repair or Manufacture	X	X	X
Laboratory Equipment Manufacture	X	X	X
Machine Shop	X	X	X
Maintenance and Repair Services for Bldgs.	X	X	X
Open Storage/Outside Storage	X	X	X
Plumbing Shop	X	X	X
Research Lab (Nonhazardous)	X	X	X
Sand/Gravel/Stone Sales or Storage	X	X	X
Sand/Gravel Quarrying	X	X	X
Sign Manufacturing	X	X	X
Stone/Clay/Glass Manufacturing	X	X	X

Note: The LR District without an HO overlay would allow the following additional land uses by right: Telemarketing, Security Monitoring, Credit Agency, Check Cashing Service, Armed Services Recruiting Center, Tire Dealer, Auto Financing & Leasing, Vacuum Cleaner Sales & Repair, and Tool and Machinery Rental.

2.5 *Outdoor Storage and Outdoor Display*

Outdoor storage is prohibited. No goods, merchandise, materials, inventory, equipment, supplies, furniture, fixtures, or products may be displayed, stored, staged, or maintained outdoors, except for refuse facilities, landscaping materials actively being installed under an approved permit, and items expressly shown and approved on a City-approved site plan or certificate of appropriateness.

2.6 *Temporary Outdoor Sales/Promotion*

A Temporary Outdoor Sales/Promotion use may occur only if it is otherwise authorized under the LR-HO district and is specifically approved through the applicable City permit, site-plan, and historic-preservation processes. A temporary outdoor sale or promotion may not: (1) obstruct or reduce required parking, fire lanes, sidewalks, pedestrian routes, drive aisles, or required access; (2) use an area not specifically approved for that activity; (3) occur outside the hours permitted by the Hours of Operation section of this Exhibit; or (4) authorize outdoor storage or outdoor merchandise display except during the specific approved activity and only to the extent expressly approved.

2.7 *Principal Uses, Accessory Activities, Outdoor Amenities, and Special Events*

(a) **Principal Uses**

A principal use may be established on the Property only if it is permitted by right or authorized by a conditional use permit under the otherwise applicable LR-HO regulations, as modified by this Exhibit. Nothing in this Exhibit authorizes the Property to operate as a Special Event Facility.

(b) **Incidental and Accessory Activities**

1. An incidental or accessory activity is allowed only when it is customarily incidental and subordinate to a principal use lawfully established on the Property; is conducted in connection with that principal use; does not independently alter the Property's primary character or function; and complies with this Exhibit and all other applicable City requirements.
2. An incidental or accessory activity does not become a principal Special Event Facility, restaurant, bar, commercial recreation use, commercial entertainment use, or other separately regulated land use merely because it occurs occasionally. Conversely, repeated, separately marketed, separately charged, rented, or independently operated gatherings or activities may not be treated as incidental or accessory solely because a permitted principal use also occurs on the Property.

(c) **Outdoor Amenities**

A pool, cabana, patio, food-or-beverage area, gathering area, or other outdoor amenity may be used only as an accessory amenity to a principal use lawfully established on the Property. No outdoor amenity may be operated, marketed, rented, or held out to the public as an independent principal use, restaurant, bar, Special Event Facility, commercial recreation use, or commercial entertainment use.

(d) **Temporary Gatherings and Special Events**

1. This Exhibit does not prohibit an occasional temporary gathering that is genuinely incidental to a lawful principal use and does not meet the definition of a special event under Chapter 6 of the City Code. Such a gathering remains subject to all otherwise applicable requirements, including this Exhibit's parking, access, outdoor-amenity, and hours-of-operation restrictions.
2. A temporary gathering or activity that meets the definition of a special event under Chapter 6 of the City Code may occur only upon issuance of a valid special-event permit and compliance with the conditions of that permit and all other applicable City requirements. A special-event permit may authorize only the temporary event described in the permit; it does not authorize a continuing or principal Special Event Facility use.

3. Approval of a special-event permit does not waive or modify this Exhibit, the zoning regulations, required parking, historic-preservation requirements, fire and health requirements, alcohol-related requirements, or any other City permit, license, or approval requirement. A special-event permit authorizes only the temporary event described in the permit and does not authorize a prohibited use, a continuing or recurring Special Event Facility use, or a waiver of this Ordinance, Exhibit “B,” or any other required approval.

2.8 *Changes in Use or Intensity*

- (a) No additional use may be established, and no existing use may be enlarged, expanded, or materially intensified, unless the owner first obtains all required City approvals and demonstrates continued compliance with this Ordinance, the applicable parking requirements, and all other applicable City Code requirements.
- (b) For purposes of this Section, a material intensification includes a change that increases parking demand, traffic, occupancy, the number, size, or operational scope of outdoor amenities, the area used for customer service or outdoor patron activity, or impacts on adjacent property beyond the scope of the most recently City-approved site plan.

2.9 *Hours of Operation*

(a) Regular Business Operations

1. Except as provided in Subsection B, no regular business operation may occur before 9:00 a.m. or after 7:00 p.m. Saturday through Wednesday, or before 9:00 a.m. or after 9:00 p.m. Thursday through Friday.
2. For purposes of this Section, ‘regular business operation’ means the recurring or ordinary conduct of a principal use or accessory use lawfully established on the Property, including customer service, appointments, classes, outdoor patron activity, temporary outdoor sales or promotions, and commercial use of an outdoor amenity. Regular business operation does not include a temporary special event authorized by a valid special-event permit under Chapter 6 of the City Code.

(b) Temporary Special Events

1. A temporary activity that meets the definition of a special event under Chapter 6 of the City Code may occur outside the hours in Subsection A only if authorized by a valid special-event permit. The special-event permit controls the date, time, duration, attendance, vendors, parking, noise, alcohol service, temporary structures, and other conditions applicable to that temporary event.

2. A special-event permit authorizes only the temporary event described in the permit. It does not authorize a prohibited use; a continuing, recurring, separately marketed, separately charged, rented, or independently operated event use; a Special Event Facility; or a waiver of this Exhibit, the zoning regulations, required parking, historic-preservation requirements, fire and health requirements, alcohol-related requirements, or any other applicable City permit, license, or approval requirement.

(c) Continuing Applicability of CO Requirements

A special-event permit does not waive or modify this Exhibit, the required parking, historic-preservation requirements, fire and health requirements, alcohol-related requirements, or any other applicable City permit, license, or approval requirement.

(d) Noncustomer Activities

This Section does not prohibit emergency work, ordinary security activity, or noncustomer maintenance activity that does not create unreasonable noise, lighting, traffic, or other impacts on adjacent property.

Permitted Uses

List includes all permitted uses in the LR-HO zoning district. Further restrictions are indicated:

[X] Prohibited by the Conditional Overlay**[C]** Changed from permitted to conditional

- Accessory Bldg./Structure (Nonresidential)
- Antique Shop
- ~~**[X] Armed Services Recruiting Center**~~
- Art Dealer/Gallery
- Artisan's Shop
- Artist Studio
- Bakery or Confectionary (Retail)
- Barbershop
- Beauty Shop
- Bed and Breakfast Inn or Facility
- Bicycle Sales and Repair
- Book Store
- **[C] Child Day-Care Facility**
- Church, Religious Assembly
- Civic Club
- ~~**[X] Computer Sales**~~
- Consignment Shop
- Contractor's Office (No Outside Storage)
- Cooking School
- Dance/Drama/Music Studio or School
- Drapery, Blind Upholstery Store
- Duplex/Two-Family
- Financial Services
- Fire Station
- Florist Shop
- ~~**[X] Food or Grocery Store (Limited)**~~
- Fraternal Lodge or Union
- ~~**[X] Furniture Store (New and/or Used)**~~
- Garden (Non-Retail)
- Garden Home/Townhome
- Garden Shop (Inside Storage)
- ~~**[X] Hardware Store**~~
- Health Club
- Home Occupation
- Insurance Agency Offices
- Library
- Live-in Security Quarters
- Living Quarters on Site with a Business
- ~~**[X] Market (Public)**~~
- Locksmith
- Medical Clinic or Office
- **[C] Mobile food vendor - 10 days or less**
- ~~**[X] Mobile food vendor (More than 10 days)**~~
- ~~**[X] Mobile food court**~~
- ~~**[X] Multiple Family Dwelling**~~
- Museum
- Needlework Shop
- Office, Brokerage Services
- Offices, General/Professional
- Offices, Health Services
- Offices, Legal Services
- Offices, Professional
- Offices, Real Estate Office
- Pet Shop/Supplies
- ~~**[X] Pharmacy**~~
- Philanthropic Organization
- Photocopying/Duplicating
- Photography Studio
- Post Office
- Residential Loft
- **[C] Restaurant (No Drive-Through)**
- ~~**[X] Rooming/Boarding House**~~
- School, K Through 12 (public or private)
- Shoe Repair
- Swimming Pool, Private
- Tailor Shop
- Temporary Outdoor Sales/Promotion
- Tennis Court
- Travel Agency
- ~~**[X] Upholstery Shop**~~
- ~~**[X] Used Merchandise/Furniture**~~
- ~~**[X] Veterinarian Clinic (Indoor Kennels)**~~
- Video Rentals/Sales
- Woodworking Shop (Ornamental, Handmade)
- Park and/or Playground
- Psychic Reading Services

Conditional Uses

List includes all conditional uses in the LR-HO zoning district. Further restrictions are indicated:

[X] Prohibited by the Conditional Overlay

- Assisted Living Facility
- Bar
- Cafeteria
- Child Day Care Facility
- Contractor's Temporary On-site Office
- **[X]** Convenience Store (Without Gas Sales)
- **[X]** Farm Animals (Non-Exempt)
- Home for the Aged, Residential
- Hospice
- Maternity Home
- **[X]** Mobile food vendor court
- Orchard/Crop Propagation
- Mobile food vendor - longer than 10 days
- Orphanage
- **[X]** Parking Structure, Commercial
- Restaurant
- Sewage Pumping Station
- **[X]** Small Scale Farm
- Studio, Tattoo or Body Piercing
- Telephone Switching/Exchange Bldg.
- Water Supply (Elevated Storage Tank)
- **[X]** Farm Animals (Exempt – FFA, 4H)

Attachment 3

To the City of Dripping Springs,

We are the owners of properties adjacent to and across the street from 200 Bluff Street and would like to express our strong support for the rezoning and continued commercial use of this property by Glow Medspa.

As neighboring property owners and customers of Glow Medspa, we have witnessed firsthand the positive impact the business has had on the area. Glow Medspa is a well-maintained, high-quality business that enhances the professional character of the district and contributes positively to surrounding property values. We believe the addition of day spa services will further strengthen the business, attract desirable clientele to the area, and increase the overall value and appeal of nearby commercial properties.

We understand that parking availability is an important consideration for the City. We would like to note that our combined properties provide approximately ten parking spaces. Our typical usage is limited to one or two vehicles and only a small number of customers at any given time, resulting in several parking spaces regularly remaining available. In practice, we generally utilize no more than four to five spaces at one time.

Because we are enthusiastic supporters of Glow Medspa and its continued growth within our community, we are willing to make available our excess parking capacity to assist the business as needed. We are happy to cooperate with the City and Glow Medspa to help ensure adequate parking accommodations for customers and staff.

We believe Glow Medspa is a valuable asset to the local business community and that the commercial use of 200 Bluff Street will benefit neighboring businesses, property owners, and the City of Dripping Springs as a whole. We respectfully encourage the City to approve the requested rezoning application.

Thank you for your time and consideration.

Sincerely,

Kerri Cavender
Kerry Lynn Designs
112 Bluff St, Dripping Springs
(512) 810-9877

Danyale Keim
Danyale Keim Design
102 Bluff St, Dripping Springs
(210) 379-0870



Community Support for The Mansion of Dripping Springs

Help Us Bring a Curated & Thoughtful, Community-Focused Gathering Space to Dripping Springs

The Mansion of Dripping Springs is being created as a beautiful, intimate destination for wellness, relaxation, and small private gatherings. Our goal is to preserve the character of this special property while creating a place that complements the surrounding historic neighborhood and the Dripping Springs Community.

As part of our vision, we are requesting the ability to host small, limited events at The Mansion with reasonable operating hours designed to respect our neighbors and the surrounding area.

Proposed Normal and Occasional Event Hours

- Saturday–Wednesday: Normal business hours ending at 7:00 PM
- Thursday – Friday: Events ending by 9:00 PM

These events are only intended for smaller gatherings such as celebrations, showers, wellness events, community gatherings, fundraisers, private dinners, and similar occasions—not large-scale late-night entertainment.

We believe these proposed hours create a responsible harmony between allowing The Mansion to serve our Community and honoring the peaceful character of the surrounding neighborhood.

Why We Are Asking for Your Support

The Mansion represents a significant investment in preserving and enhancing a unique Dripping Springs Historic property. We want it to become a place the Community can be proud of—a destination that supports local businesses, creates jobs, brings visitors to our area and gives residents a special place to gather.

Just as importantly, we are committed to being great neighbors. Our goal is not to create a late-night event venue, but rather, have reasonable flexibility for small gatherings while maintaining appropriate hours and respecting the people who live and work around us.

Please Show Your Support

By signing below, you express your support for The Mansion of Dripping Springs to host small events within the proposed hours listed above.

I believe the proposed hours are reasonable and compatible with the surrounding neighborhood, and I support allowing The Mansion of Dripping Springs to host small events under these conditions.

Printed Name: Ann A. Connolly
 Signature: Ann A. Connolly
 Date: 9/2/2022

Address: 315 Hwy 5 Street
 Phone: (512) 560-9800

Optional Comment of Support:

Thank you for supporting The Mansion of Dripping Springs and our vision for a beautiful, responsible, Community-centered gathering place.

Community Support for The Mansion of Dripping Springs

Help Us Bring a Curated & Thoughtful, Community-Focused Gathering Space to Dripping Springs

The Mansion of Dripping Springs is being created as a beautiful, intimate destination for wellness, relaxation, and small private gatherings. Our goal is to preserve the character of this special property while creating a place that complements the surrounding historic neighborhood and the Dripping Springs Community.

As part of our vision, we are requesting the ability to host small, limited events at The Mansion with reasonable operating hours designed to respect our neighbors and the surrounding area.

Proposed Normal and Occasional Event Hours

- Saturday–Wednesday: Normal business hours ending at 7:00 PM
- Thursday – Friday: Events ending by 9:00 PM

These events are only intended for smaller gatherings such as celebrations, showers, wellness events, community gatherings, fundraisers, private dinners, and similar occasions—not large-scale late-night entertainment.

We believe these proposed hours create a responsible harmony between allowing The Mansion to serve our Community and honoring the peaceful character of the surrounding neighborhood.

Why We Are Asking for Your Support

The Mansion represents a significant investment in preserving and enhancing a unique Dripping Springs Historic property. We want it to become a place the Community can be proud of—a destination that supports local businesses, creates jobs, brings visitors to our area and gives residents a special place to gather.

Just as importantly, we are committed to being great neighbors. Our goal is not to create a late-night event venue, but rather, have reasonable flexibility for small gatherings while maintaining appropriate hours and respecting the people who live and work around us.

Please Show Your Support

By signing below, you express your support for The Mansion of Dripping Springs to host small events within the proposed hours listed above.

I believe the proposed hours are reasonable and compatible with the surrounding neighborhood, and I support allowing The Mansion of Dripping Springs to host small events under these conditions.

Printed Name: Texas Heritage Homes, LLC Address: _____
Signature: Ann Connolly, Managing Member Phone: _____
Date: 9/8/2024

Optional Comment of Support:

Thank you for supporting The Mansion of Dripping Springs and our vision for a beautiful, responsible, Community-centered gathering place.

Community Support for The Mansion of Dripping Springs

Help Us Bring a Curated & Thoughtful, Community-Focused Gathering Space to Dripping Springs

The Mansion of Dripping Springs is being created as a beautiful, intimate destination for wellness, relaxation, and small private gatherings. Our goal is to preserve the character of this special property while creating a place that complements the surrounding historic neighborhood and the Dripping Springs Community.

As part of our vision, we are requesting the ability to host small, limited events at The Mansion with reasonable operating hours designed to respect our neighbors and the surrounding area.

Proposed Normal and Occasional Event Hours

- Saturday–Wednesday: Normal business hours ending at 7:00 PM
- Thursday – Friday: Events ending by 9:00 PM

These events are only intended for smaller gatherings such as celebrations, showers, wellness events, community gatherings, fundraisers, private dinners, and similar occasions—not large-scale late-night entertainment.

We believe these proposed hours create a responsible harmony between allowing The Mansion to serve our Community and honoring the peaceful character of the surrounding neighborhood.

Why We Are Asking for Your Support

The Mansion represents a significant investment in preserving and enhancing a unique Dripping Springs Historic property. We want it to become a place the Community can be proud of—a destination that supports local businesses, creates jobs, brings visitors to our area and gives residents a special place to gather.

Just as importantly, we are committed to being great neighbors. Our goal is not to create a late-night event venue, but rather, have reasonable flexibility for small gatherings while maintaining appropriate hours and respecting the people who live and work around us.

Please Show Your Support

By signing below, you express your support for The Mansion of Dripping Springs to host small events within the proposed hours listed above.

I believe the proposed hours are reasonable and compatible with the surrounding neighborhood, and I support allowing The Mansion of Dripping Springs to host small events under these conditions.

Printed Name: Shawn Connolly
 Signature: [Signature]
 Date: 08-26-2026

Address: 315 Hays Street
 Phone: Dripping Springs, Tx
512-626-3958 78620

Optional Comment of Support:
Our house is directly across the street and we are
in full support of the proposed hours of operation.

Thank you for supporting The Mansion of Dripping Springs and our vision for a beautiful, responsible, Community-centered gathering place.

Attachment 4

7/31/2026

Hi Bill and Michelle,

We wanted to register our comments and concerns regarding the proposed zoning change for 200 Bluff Street. While we do not have any concerns about the SPA use being considered by the current buyer, changing the zoning to LR opens the door to many potential future uses that could dramatically alter the character and charm of the Hays Historic District.

At the Planning & Zoning meeting, where the commission recommended approval of the zoning change, there was discussion that the area consists primarily of STR properties. While there are certainly a number of short-term rental properties in the area, many homes continue to be occupied as full-time residences, including 445 Hays Street, where my wife and I live.

Approving this zoning change will set a precedent in which nearly every property owner will be incentivized to pursue LR zoning in order to maximize their property's value through its highest and best use.

Could the Council consider a Conditional Use Permit or an overlay for this property that would allow the buyer to operate a spa while preventing some of the less desirable uses otherwise permitted under LR zoning? Among the uses permitted in LR are many that would significantly change—and potentially destroy—the charm of the Hays Historic District. While the SPA may end up having no negative impact they will not own the property forever and future uses may have a significant negative impact.

We are actually excited about the possibility of a new owner at 200 Bluff Street refurbishing and restoring the home to its full glory. I hope the Council can find a way to allow the proposed use without opening the floodgates to a wide range of future commercial uses that could be detrimental to the entire Hays Historic District by rezoning the property to LR.

The buyers asking for the zoning change without even knowing if the Historic Preservation Commission would approve a COA is also of concern. I hope they understand that the zoning change alone is only one step of the process.

I also wanted to point out that there is currently a business operating at 112 South Bluff, and I believe it was allowed through a CUP. The neighbors have struggled with this business because the area on the south end of the property is often left in poor condition, and many of us regularly pick up trash that blows into our yards and the street. See the photos below. This is sure to be a more common occurrence if many of the properties in the District are granted the LR zoning change from SF.

If the entire area is rezoned to LR, it won't be long before it ceases to be a desirable place to live, and many of us may ultimately feel compelled to rezone and sell the homes we love and enjoy.

Thank you for your consideration of this matter. Please let me know if you have any questions.

Thanks-

Steve and Hollie Mallett




Subject:
Bluff Street Med Spa Meeting.**Date:**Wednesday, September 23, 2026 3:20:11 PM



I have concerns of the proposed Med Spa by the Killebrews on South Bluff STREET, MY NEXT DOOR PROPERTY.

1. I was told the place would be closed by 6pm every day, maybe 8pm on Saturday.

Now there seems to be a closing time of 8pm every day and 10pm on weekends.

‘2. I have concerns about parking as we already have a problem do to some of the other businesses and AirBnB’s on the same street.

3. My concern that they do not know how loud my old cars are and I don’t want any complaints since I’ve been here for over 23 years, and in the past have had to put up with Wesley Mallot ,who had a junk yard next door to me in the past.

I really don’t need the aggravation I may cause and they may cause me.

4. It’s a neighborhood. Can we please keep it a neighborhood.

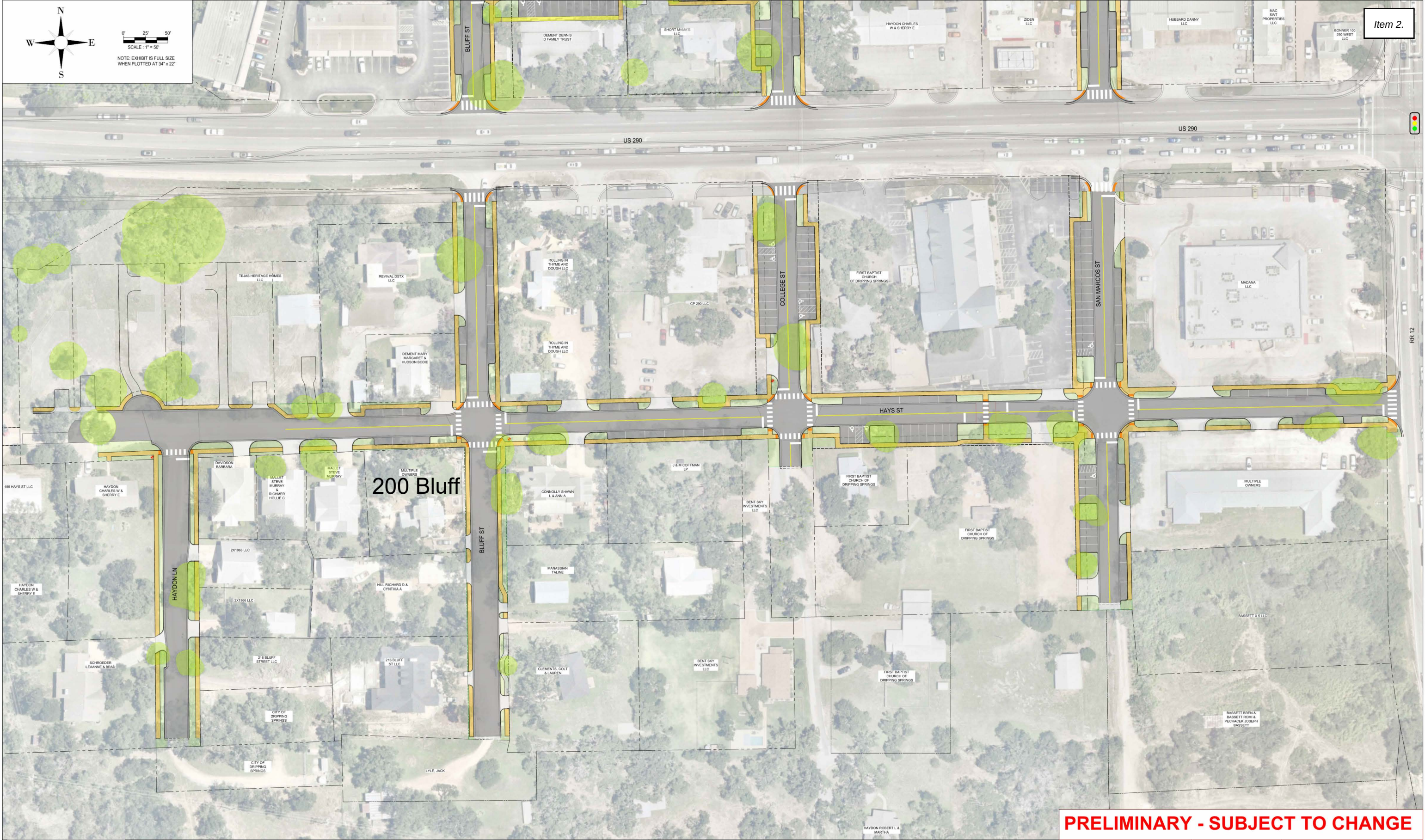
5. Catering? Is this going to become a party place? A wedding venue? A reception are?

Signed,

Rick and Cynthia Hill

210 S. Bluff St.

Dripping Springs, Tx.78620



**CITY OF DRIPPING SPRINGS
DOWNTOWN MASTERPLAN
EXHIBIT C: HAYS STREET DISTRICT**

LEGEND:

- PROPERTY / R.O.W. LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FLAGSTONE SIDEWALK
- EXISTING SIDEWALK
- EXISTING HYDRANT
- PROPOSED HYDRANT

- EXISTING TREE TO REMAIN
- PROPOSED TREE
- TRAFFIC SIGNAL
- ACCESSIBLE PARKING
- PROPOSED CURB WALL



Attachment 5



Planning & Zoning Commission Planning Department Staff Report

Item 3.

Planning & Zoning Commission Meeting:

September 29, 2026

Project No:

PDD224-001 – Farmstead at Caliterra PDD Amendment

Project Planner:

Tory Carpenter, AICP – Planning Director

Item Details

Project Name:

Farmstead at Caliterra

Property Location:

26241 RR 12

Legal Description:

18.38 acres out of the Philip A Smith Survey

Applicant:

Quynn Dusek, Carlson, Brigance, and Doering, Inc.

Property Owners:

Development solutions CAT LLC

Request:

PDD amendment to allow for a single-family residential subdivision



Summary/Background:

The Farmstead at Caliterra Planned Development District (PDD No. 9) was originally approved in 2018 and encompasses approximately 18.532 acres located east of the existing Caliterra residential development, approximately 1,000 feet north of the intersection of Caliterra Parkway and Ranch Road 12. The property has direct access to Ranch Road 12. The original PDD contemplated a mix of multifamily residential and general retail development.

The applicant is requesting a First Amendment to PDD No. 9 to replace the previously approved development program with a predominantly detached single-family residential development. The amendment also replaces the existing PD Master Plan and modifies certain development standards applicable to the property. The current site exhibit depicts 69 single-family residential units, while the draft PDD amendment establishes a maximum of 80 units. The concept includes internal residential streets, a neighborhood park and stormwater facility, parking, and emergency-access connections.

The Planning & Zoning Commission previously discussed an earlier version of the amendment in April 2025. At that time, the proposal consisted of 121 detached residences on narrow lots and included 26-foot-wide private streets within 50-foot rights-of-way. Staff identified concerns related to lot configuration, street width, parking, pedestrian safety, and general consistency with City development standards. Since that discussion, the applicant has substantially revised the proposed development plan.

Location:

The subject property consists of approximately 18.532 acres located along Ranch Road 12, east of the existing Caliterra residential development and approximately 1,000 feet north of the intersection of Caliterra Parkway and Ranch Road 12. The proposed amendment does not change the boundaries of PDD No. 9.

Surrounding Properties and Recorded Restrictions:

The property is adjacent to existing residential development associated with Caliterra. A civil dispute between the property owner and adjacent homeowners was resolved in 2023. Although the settlement itself is confidential, certain development restrictions resulting from the settlement were recorded and run with the land. Those restrictions include:

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

These private restrictions remain independently enforceable by the parties entitled to enforce them and are not modified by the proposed PDD amendment.

Proposed PDD Amendment and Development Regulations:

The proposed amendment retains PDD No. 9 but replaces the previously approved PD Master Plan and modifies the development standards to accommodate detached single-family residential development. The amendment establishes a maximum of 69 residential units with a residential density of 3.73 dwelling units per acre.

The revised proposal represents a substantial reduction from both the original PDD, which allowed up to 170 units, and the 121-unit concept discussed by the Planning & Zoning Commission in April 2025. The current plan also replaces the earlier narrow-lot/private-street concept with a more conventional residential street section. Internal streets are shown with 30 feet of pavement within 65-foot public rights-of-way.

The draft amendment retains the General Retail (GR) base zoning framework for standards not otherwise addressed by the PDD, while specifically allowing residential uses and establishing project-specific development standards. Impervious cover remains limited to 60 percent.

The amendment also proposes a substantive change along Ranch Road 12. The prior PDD standard identified a 50-foot setback with a 25-foot landscape buffer. The current amendment draft provides a 40-foot Ranch Road 12 frontage setback inclusive of a 15-foot landscape buffer. This change should be clearly reflected in the final ordinance and PD Master Plan.

Amendment Summary

Feature	Original PDD (2018)	April 2025 Concept	Current Amendment / Exhibit
Development Type	Multifamily and general retail	Detached single-family condominium concept	Detached single-family residential
Maximum / Shown Units	Up to 170 units	121 single family units	69 single family units
Street Section	Per original approvals	26-ft private street / 50-ft ROW	30-ft public street / 65-ft ROW

Transportation and Access:

Primary vehicular access to the development will be from Ranch Road 12. The applicant has clarified that the internal streets will be public streets. No regular vehicular connection to the adjacent residential neighborhood is proposed; emergency-access connections are shown as part of the revised layout.

This project was included in the 2013 Traffic Impact Analysis for Caliterra, which requires a right-turn deceleration lane into the Farmstead property. The applicant has coordinated with TxDOT regarding access to Ranch Road 12.

The current concept addresses the street-width concern identified during the prior P&Z review by providing 30-foot streets within 65-foot rights-of-way. The updates have also addressed fire-lane configuration, parking locations, and secondary emergency access. Final details will be confirmed through platting and construction-plan review.

Utilities:

This property is included in the Caliterra Wastewater Utility Agreement and will be served after operation of expansion of the City's wastewater treatment facility, which is permitted and funded. The applicant has stated that this development will not have an interim wastewater solution.

Water Service will be provided by the Dripping Springs Water Supply Corporation who has entered into a Nonstandard Retail Water Service Agreement for this site.

Revisions Since Previous P&Z Review:

The current proposal differs materially from the concept discussed by the Planning & Zoning Commission in April 2025. Key revisions include:

- The site concept has been reduced from 121 units to 69 units.
- The earlier narrow-lot residential concept has been replaced with a larger-lot/product configuration.
- The previously proposed 26-foot private streets within 50-foot rights-of-way have been replaced with 30-foot public streets within 65-foot rights-of-way.
- The revised layout includes additional parking, a central park/open-space area, and emergency-access provisions.
- Regular vehicular connectivity into the adjacent residential neighborhood is not proposed; connections other than the Ranch Road 12 access are intended for emergency access.

Planning & Zoning Commission Action

This is the first of two final hearings of this request by the Planning & Zoning Commission. This item is not agendaized for formal action. Any direction from the Planning & Zoning Commission will be addressed prior to the second hearing.

Public Notification

Prior to the final recommendation by the Planning & Zoning Commission, legal notice advertising the public hearing will be placed in the Dripping Springs Century-News, signs will be posted on the-site, notice will be placed on the City Website, and all property owners within a 300-foot radius of the site will be notified of the zoning map amendment.

Attachments

Exhibit 1 – Application

Exhibit 2 – PDD Ordinance

Exhibit 3 – Applicant Presentation

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

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

First Amendment to Planned Development District Ordinance
Approved by the Planning & Zoning Commission on:
_____, 2026
Approved by the City Council on:
_____, 2026

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

- WHEREAS,** the Owner is the owner of certain real property consisting of approximately 18.532 acres located within the City Limits of the City of Dripping Springs (“City”), in Hays County, Texas, commonly known as “Farmstead at Caliterra” and as more particularly identified and described in Exhibit A (the “Property”) to Attachment “A” of the Original PDD Ordinance (hereinafter defined); and
- WHEREAS,** the Owner and the City are parties to that certain Caliterra Development Agreement executed on January 14, 2014; and
- WHEREAS,** in accordance with the Development Agreement, the Property was zoned to Planned Development District (“PDD”), designating it “PDD-9”, on April 10, 2018 (“Original PDD Ordinance”); and
- WHEREAS,** the Owner now wishes to amend the Original PDD Ordinance as provided herein; and
- WHEREAS,** this First Amendment Ordinance, Original PDD Ordinance, PD Master Plan, and the Code of Ordinances shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and
- WHEREAS,** after public notice, as of the dates first written above, the Planning and Zoning Commission held a public hearing and reviewed this proposed First Amendment Ordinance on _____, 2026 and determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood where the Property is located; and
- WHEREAS,** as of the dates first written above, the City Council has reviewed this proposed First Amendment Ordinance on _____, 2026 and determined that it promotes the health, safety, and general welfare of the citizens of Dripping Springs; complies with the intent of the City of Dripping Springs Comprehensive Plan; and is necessary in light of changes in the neighborhood where the Property is located; and
- WHEREAS,** the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211; and
- WHEREAS,** pursuant to the City’s Planned Development Districts Ordinance, Article 30.03 of the City’s Code of Ordinances, the development in accordance with this First Amendment Ordinance ensures the compatibility of land uses, and meets the current needs of the community by committing to the following: 1. To provide for a superior design of lots and buildings; 2. To provide for increased recreation and/or open space opportunities for public use; 3. To provide amenities or features that would be of special benefit to the property users; and 4. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and

services.

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

1. FINDINGS OF FACT

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

2. ENACTMENT

- A. Zoning District Created.** PDD-9 is hereby amended consistent with **Attachment “A,”** which is attached hereto and incorporated into this Ordinance for all intents and purposes. Code of Ordinances Chapter 30, Exhibit A [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to amend the zoning district identified as PDD-9.
- B. PD Master Plan Approved.** The PD Master Plan attached *as Exhibit “D”* to **Attachment “A”** is hereby approved. The PD Master Plan, together with **Attachment “A”**, constitutes the amended development plan for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the amended PD Master Plan, this Ordinance, **Attachment “A”** and the exhibits. The amended PD Master Plan is intended to serve as a guide to illustrate the general vision and design concepts. The amended PD Master Plan is to serve as the conceptual basis for the site plan(s) subsequently submitted to the City seeking site development permit approval.
- C. Administrative Approval of Minor and Major Changes.** In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator is authorized to approve minor modifications in writing following consultation with the Development Review Committee. Minor modifications do not require consent or action of the Planning & Zoning Commission or City Council. Examples of minor modifications include, but are not limited to, slight adjustments to the internal street and drive alignments in accordance in Section 2.9.3 Roadway Alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover over the allowed number of lots. Changes that affect the lotting plan shall not be minor unless the change does not affect the maximum number of lots or the maximum number of lots of certain widths. Adjustments of lot locations shall not be minor unless the relocated lots are adjacent to previous locations. . Any appeal of the City Administrator’s determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the City Council.
- D. Code of Ordinances.** The Code of Ordinances shall be applicable to the Project, except as specifically provided for by this Ordinance, **Attachment “A”**, or the PD Master Plan.
- E. Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the

extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

- F. Attachments and Exhibits Listed.** The following attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment “A” – Planned Development District No. 9 and Zoning Map

Exhibit A	Property Legal Description
Exhibit B	Location Map
Exhibit C	Aerial Map
Exhibit D	PD Master Plan
Exhibit E	PD Code Modifications Chart

3. REPEALER

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

4. SEVERABILITY

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

5. PENALTY

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

6. CODIFICATION

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

7. PROPER NOTICE & MEETING

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

8. EFFECTIVE DATE

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

PASSED & APPROVED this, the ____ day of ____, 2026 by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Dripping Springs.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

Attachment “A”

City of Dripping Springs

CODE OF ORDINANCES

ARTICLE 30.03: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. 9:

ARTICLE I. GENERAL PROVISIONS

- 1.1. Popular Name.** This Chapter shall be commonly cited as the “PDD--9 Ordinance”, also referred to as “this Ordinance” herein.
- 1.2. Scope.** This Ordinance applies to the Property, as more particularly described in *Exhibit “A”* to *Attachment “A”*.
- 1.3. PD Master Plan.** The PD Master Plan as shown in *Exhibit “D”* has been approved by the City and shall serve as a guide to the development and use of the Property. The PD Master Plan is conceptual in nature and subject to reasonable modifications to meet market demands as the Project develops over time.
- 1.4. Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

Amended and Restated Development Agreement: That certain Amended and Restated Development Agreement executed on or about January 14, 2014 by and between the City and Owner.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Dripping Springs, Texas. The term shall also include a Deputy City Administrator and City Administrator’s designee.

City Council: The governing body of the City of Dripping Springs, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the City of Dripping Springs, Texas.

Code, City’s Code of Ordinances or City of Dripping Springs Code of Ordinances: The entirety of the City’s ordinances, regulations and official policies in effect as of the Effective Date of the Original Agreement as modified by the Project Approvals and variances granted under the Amended and Restated Development Agreement and this Ordinance. This term does

not include Zoning or Building Codes, Sign Ordinance, the Water Quality Protection Ordinance or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Homeowners Association: A community group that is organized with respect to the Property in which individual owners of lots share common interests and responsibilities for costs and upkeep of common space or facilities. The group may take the form of a Home Owners Association or Property Owners Association.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration as determined by City Engineer. For purposes of compliance with this document, the term expressly excludes storage tanks for rainwater collection systems, the structure covering specifically the rainwater collection tanks, decomposed granite surfaces, permeable concrete, or any other permeable surface.

Impervious Cover Percentage: The percentage calculated by dividing the total acres of impervious cover on the Property by the total number of acres included in the Property as determined by City Engineer. Whether or not outdoor decks are included in the calculation of impervious cover shall be determined by the City Engineer based on the deck design and materials. In the calculation of impervious cover, the following shall be characterized as pervious for all purposes: open space, greenbelt, mitigation land, park, irrigation field, flood plain, water quality and/or drainage facility and/or area, detention facility, swale, irrigation area, playground, athletic fields, granite or pea gravel trail as determined by City Engineer.

Landscaping Ordinance: Article 28.06, Landscaping and Tree Preservation, of Chapter 28, Subdivisions and Site Development of the City of Dripping Springs Code of Ordinances.

Original Development Agreement: Caliterra Subdivision Development Agreement dated effective January 14, 2014 between the City and Development Solutions CAT, LLC.

Outdoor Lighting Ordinance: Article 24.06, Outdoor Lighting, of Chapter 24 of the City of Dripping Springs Code of Ordinances.

Owner: Development Solutions CAT, LLC, and their successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on **“Exhibit D”**.

Project Approvals: The approvals, waivers and exceptions to the Applicable Rules approved by the City with respect to the development of the Property, as set forth on **“Exhibit E”**.

Property: As described in the Recitals.

TCEQ: The Texas Commission on Environmental Quality, or its successor agency.

TCSS Manual: The City of Dripping Springs Technical Construction Standards and Specifications Manual.

TIA: Traffic Impact Analysis, as specified in Chapter 28, Article 28.02: Exhibit A-Subdivision Ordinance, Section 11.11 of the Dripping Springs Code of Ordinances.

TxDOT: The Texas Department of Transportation or its successor agency.

Water Quality Protection Ordinance: Article 22.05 of Chapter 22, General Regulations of the Code

ARTICLE II. DEVELOPMENT STANDARDS

- 2.1. **Governing Regulations.** Except as otherwise provided in this Ordinance and the amended PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Amended and Restated Development Agreement as amended and/or restated and the City's Code of Ordinances. For purposes of rights that accrue pursuant to Chapter 245 of the Texas Local Government code, as may be amended, the Parties agree that the Effective Date shall be construed as the date of the Original Agreement.
- 2.2. **Phasing.** The Property may be developed in phases. Owner may change the phasing of development from time to time in response to market conditions or other factors. Phases may be developed concurrently.
- 2.3. **Permitted Uses.**
 - 2.3.1. **Base Zoning:** The base zoning district for the Property shall be General Retail GR, which shall be the basis for all zoning specifications not addressed in this Ordinance or the amended PD Master Plan.
 - 2.3.2. **Allowed Uses:** Those uses listed for the GR, General Retail District or any less intense commercial district and Single-Family Four (SF-4), Single-Family Five (SF-5), and Multifamily Residential (MF) uses in Appendix E (Use Charts) of the City Code as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- 2.4. **Design Specifications:**
 - 2.4.1 **Impervious Cover.** Impervious cover shall not exceed sixty percent (60%), per GR base zoning limits, as that does not cause an overage of the designated total impervious square footage as agreed to in the Caliterra Subdivision Development Agreement. Impervious cover for the entire development, as defined in the Caliterra

Subdivision Development Agreement, shall be described and proven in a table format. Updated tables shall be provided with any plat and/or engineering site development document. Areas covered in pervious pavers and elevated decks shall be calculated as 50% impervious of their area as approved by City Engineer.

2.4.2 Building Height. No building shall exceed three (3) stories and forty feet (40').

2.4.3 Setbacks and Yard.

- (a.) Minimum Ranch Road 12 Frontage Setback (Landscape Buffer): forty feet (40') inclusive of a fifteen-foot (15') landscape buffer located from edge of building line in compliance with the City Code of Ordinances Section 28.06.052-Landscape Buffers. Should a portion of right-of-way be obtained by a governmental entity for RR12 widening; the Property Owner shall only be required to maintain the setbacks and buffers based on the original building lines prior to any right-of-way change that occurs after the adoption of this Ordinance.
- (b.) Minimum Front Yard: twenty feet (20').
- (c.) Minimum Side Yard:
 - 1. five feet (5') from lot line; and
 - 2. seven and one-half feet (7.5') from R.O.W.
- (d.) Minimum Rear Yard: fifteen feet (15').

2.4.4 Minimum Building Separation for Nonresidential Structures. There shall be a minimum separation between nonresidential structures as required by International Building Code (IBC) 2012 or as required by the City's Fire Code (if any), whichever is greater.

2.5 Density of Development: Notwithstanding anything to the contrary set forth herein or in the City's rules, with respect to the density of the Project, Owner will have the right to develop the Property with no more than 69 units as agreed in the Caliterra Subdivision Development Agreement.

2.6 Utilities. All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities) provided, however, to the extent any above-ground utilities exist as of the date hereof, they can remain above-ground.

2.7 The Code Modification Chart is shown in "**Exhibit E**". Owner shall comply with the City's Landscaping, Lighting, Sign, and Exterior Design standards (for both non-residential and residential properties) as those Codes are modified in this Ordinance and the Code Modifications shown in "**Exhibit E**".

2.8 Water Quality. Owner shall implement and comply with Section 2.8 of the Development Agreement.

2.8.1 Water Quality Buffer Zones. Owner will provide buffering as required by the City's Code of Ordinances, including Sec. 22.05.017, Water Quality Buffer Zones, of the Water Quality Protection Ordinance and Section 28.06.052, Landscape Buffers of the

Landscaping Ordinance.

2.8.2 Initial Brush Removal. Any initial brush removal shall follow Sec. 28.04.017 (c) of the Dripping Springs Code of Ordinances which states the following:

- (a) Applicants may mechanically remove brush without material soil surface disruption prior to receiving approval of plats in order to determine the location of roads, lots, utilities and drainage areas with regard to preservation of environmental features. Applicants may exercise this option only by utilizing rubber-tired equipment for brush removal.
- (b) Prior to site plan approval, owners may neither remove any tree (other than cedar trees) with a trunk having a diameter greater than six (6) inches measured four and a half feet (4.5') above the base (ground elevation) of the tree, nor materially alter the existing drainage patterns, prior to receiving city approval for site plans. Owners shall ensure that as much area as possible is left undisturbed for as long as reasonably possible.
- (c) Agricultural and farming operations on land subject to the Ag exemption for tax purposes are exempt from the restrictions of this section.

2.9 Access.

2.9.1 Roadway Access: The location of roadway access shown on **“Exhibit D”** has previously been approved by the City. Owner and City agree that traffic safety is crucial. The location of all roadway and driveway access onto Ranch Road 12 not shown on **“Exhibit D”** shall be subject to the approval of the City. Owner agrees to construct and fund acceleration lanes, deceleration lanes, and traffic control devices required by the Texas Department of Transportation (TxDOT) and the City.

2.9.2 Traffic Impact Analysis. Owner provided to the City a Traffic Impact Analysis (“TIA”) in 2013 at the time of adoption of the Original Development Agreement. If additional information is needed by the City to satisfactorily complete the TIA, then the Owner, at its cost, will perform the necessary work to assure satisfactory completion. The approved TIA will set forth transportation improvements and estimated costs to be satisfied by the Owner which develops each phase at the time set forth in the TIA. If the TIA recommends revisions to roadway alignments, intersections or other revisions that would require changes to the Concept Plan, such changes shall be considered Minor Changes so long as the Impervious Cover Percentage set forth in Section 1.4 is not increased and the maximum density of the Property is not increased above 69 units.

2.9.3 Roadway Alignments: The roadway alignments shown on the PD Master Plan attached as **“Exhibit D”** are approved by the City in concept. Final alignments will be approved by the City Engineer during the preliminary plat and construction plan review process. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City and TxDOT.

2.10 Architectural Standards:

2.10.1 Non-Residential Architectural Standards. All non-residential architecture shall comply with the City's Exterior Design and Architectural Standards Ordinance Article 24.03.

2.10.2 Residential Architectural Standards. All residential architecture shall comply with the City's Exterior Design and Architectural Standards Ordinance or an alternate design standard.

Exceptions:

- (a) Flat Roofs are allowed in the center of residential buildings with ten (10) units or more and any nonresidential buildings for the placement of HVAC/Condensers, provided that these areas are screened or in a way to reflect the intent of the design standards. No HVAC/Condenser or flat roof will be visible from a perspective from the ground.
- (b) All uncovered decks or patios (not enclosed spaces) are allowed to encroach no more than 10 feet into the rear and side yard setbacks, except within the 15-foot landscape buffer on RR 12.

2.11 Parks, Trails and Open Space. Master Parks and Open Space: Parkland and open space requirements shall be governed by the Caliterra Subdivision Development Agreement.

2.12 Outdoor Lighting. Owner, or an electric utility designated by Owner, will construct all illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project. The aforementioned shall be in compliance with Article 24.06 of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as in effect at the time of any submittal of site development application, any and all building permit applications, and any and all sign permit applications. To the extent that any portion of this Ordinance and its exhibits is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. The Owner or an association designated by Owner will be required to operate and maintain the lighting within the Project according to City Rules.

2.13 Signage. During the site plan approval process, Owner shall be required to prepare and comply with a Master Sign Plan for the Property. The Master Sign Plan will be submitted for approval by the Planning and Zoning Commission and the City Council and will address types, size, design, and placement for all signs for the Project. Any types of signs not addressed in the Master Sign Plan shall comply with the City's Sign Ordinance.

EXHIBIT "A"
Property Legal Description

Legal Description:

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
email: hci@austin.rr.com

September 11, 2017

FIELD NOTE DESCRIPTION OF 18.532 ACRES OF LAND OUT OF THE P.A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (595.818 ACRE) TRACT OF LAND AS CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC, BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with a plastic cap imprinted "RDS" found in the curving West right-of-way line of Ranch Road No. 12 at the Northeast corner of that certain (595.818 acre) tract of land, as conveyed to Development Solutions Cat, LLC by deed recorded in Volume 4682, Page 342 of the Official Public Records of Hays County, Texas, same being the Southeast corner of Lot 3, Country Homes Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Page 68 of the Plat Records of Hays County, Texas and the Northeast corner and **PLACE OF BEGINNING** of the herein described tract, from which a concrete highway monument found 40 feet right of record station 66+63.6 bears, N 14 deg. 02'13" E 304.91 ft. (chord bearing and distance);

THENCE with the West right-of-way line of Ranch Road No. 12 and the East line of said (595.818 acre) Development Solutions Cat, LLC tract, the following two (2) courses:

- 1.) Along a curve to the left with radius of 2904.65 ft. for an arc length of 410.51 ft. and which chord bears, **S 06 deg. 57'10" W 410.17 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of tangency 40 feet right of record station 73+69.4;
- 2.) **S 02 deg. 55'04" W 880.43 ft.** to a ½" iron pipe found for an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Northeast corner of that certain (4.00 acre) tract of land as conveyed to F. Gayle Needham by deed recorded in Volume 1633, Page 259 of the Official Public Records of Hays County, Texas and the Southeast corner of the herein described tract;

THENCE leaving the West right-of-way line of Ranch Road No. 12 with the common line of said (595.818 acre) Development Solutions Cat, LLC tract and said (4.00 acre) Needham tract, **N 85 deg. 59'35" W 592.04 ft.** to a 5/8" iron rod found for an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Northwest corner of said (4.00 acre) Needham tract, also being the Northeast corner of Lot 19, Block D, Amended Plat of Caliterra Phase One Section Two, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 18, Page 323 of the Plat Records of Hays County, Texas, and also being the Southeast corner of Lot 23, Block D, Caliterra Phase One Section Three, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 18, Page 347 of the Plat Records of Hays County, Texas and being the Southwest corner of the herein described tract;

THENCE crossing through the interior of said (595.818 acre) Development Solutions Cat, LLC tract with the East line of Caliterra Phase One Section Three, **N 01 deg. 17'58" W 978.42 ft.** to a 5/8" iron rod found at the Northeast corner of Lot 14, Block E, Caliterra Phase One Section Three, same being the Southeast corner of Lot 4, The Beulah Marie Needham Estate, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 2, Page 102 of the Plat Records of Hays County, Texas, also being an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract and being a point in the West line of the herein described tract;

THENCE with the East line of said Lot 4, The Beulah Marie Needham Estate and a Westerly line of said (595.818 acre) Development Solutions Cat, LLC tract, **N 00 deg. 48'18" W 256.68 ft.** to a ½" iron rod with a plastic cap imprinted "RDS" found at an angle corner of said (595.818 acre) Development Solutions Cat, LLC tract, same being the Southwest corner of Lot 2, Country Homes Subdivision and the Northwest corner of the herein described tract;

THENCE with a North line of said (595.818 acre) Development Solutions Cat, LLC tract and the South line of Country Homes Subdivision, **N 89 deg. 10'26" E** at a distance of 247.70 ft. passing a ½" iron rod with a plastic cap imprinted "RDS" found at the common South corner of Lot 2 and Lot 3, Country Homes Subdivision, continuing along said bearing for a total distance of **710.93 ft.** to the **PLACE OF BEGINNING** and containing **18.532 acres** of land.

SURVEYED: September 5th, 2017



Holt Carson

Registered Professional Land Surveyor No. 5166

reference map no. B 877136



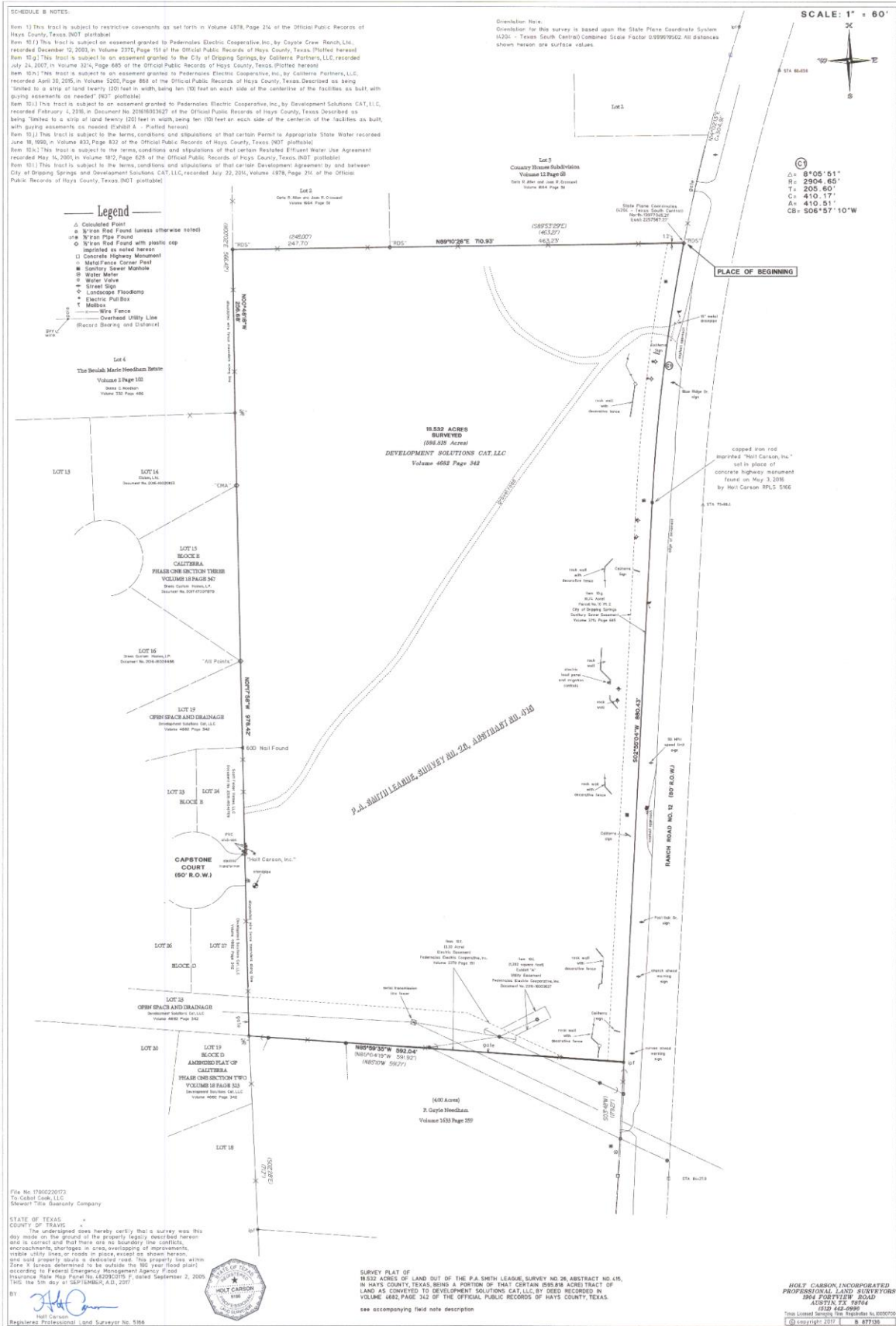
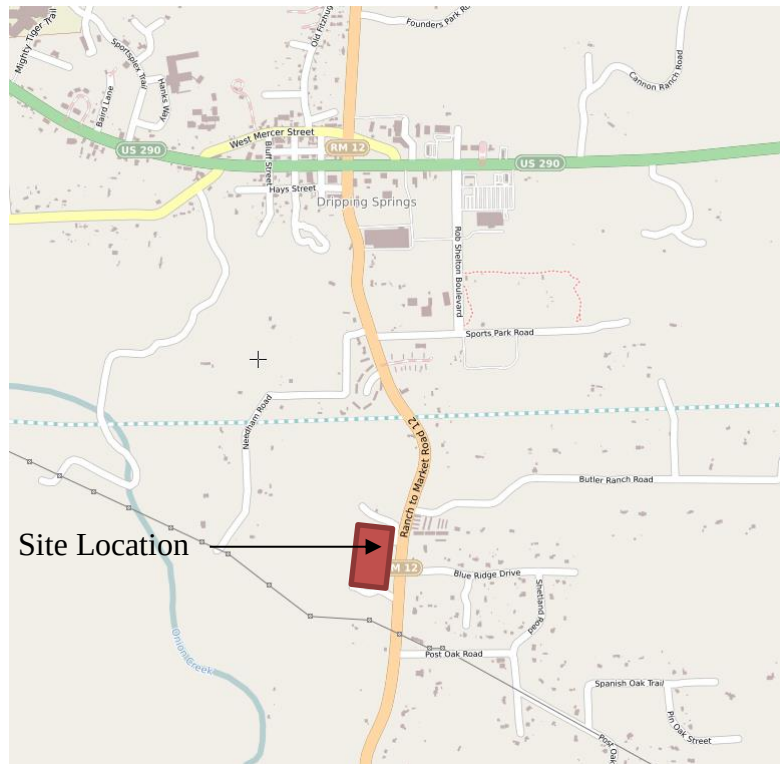


EXHIBIT “B” Location Map

Overall Map



Detailed Map

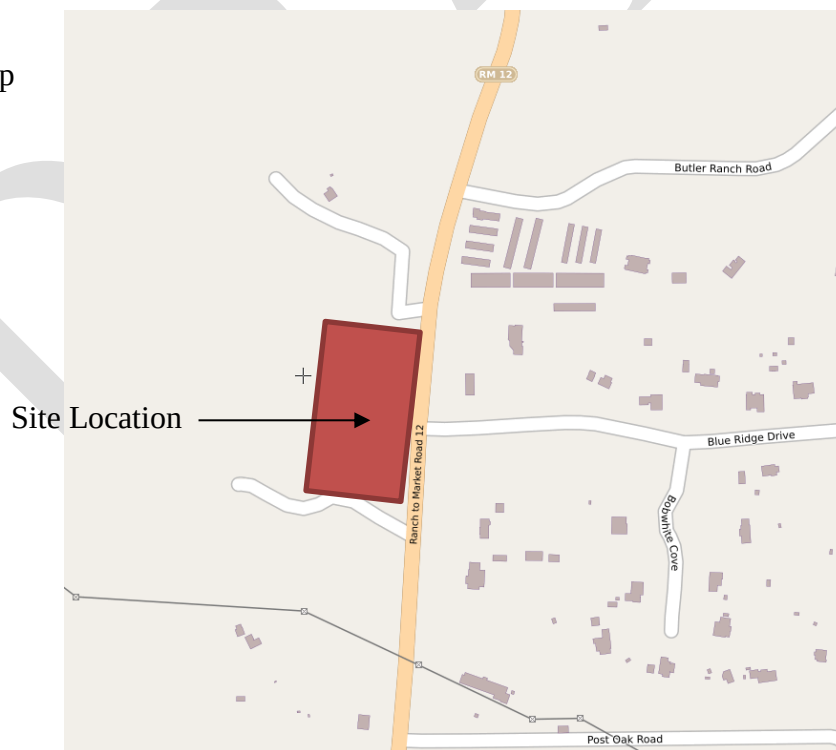


EXHIBIT "C"
Aerial Map Plan



EXHIBIT “E”
PD Code Modifications Chart

#	Description	Requirement	PD Code Modification	Justification
1	Building Setbacks	Sec. 3.11.4		With the transition from commercial to SFR, the reduction of setbacks allow for flexibility in design and financially feasible products that are in demand.
	(Base: General Retail)	Front: 25'	20'	
		Rear: 25'	15'	
		Side: 25'	5' from lot lines & 7.5' corner R.O.W.	
		Adjacent to SF: 25'	10' min.	
		Minimum Ranch Road 12 Frontage Setback: (Landscape Buffer): fifty feet (50'), inclusive of a twenty-five feet (25') landscape buffer located from edge of building line	40' along RR 12; 15' landscape buffer located from edge of building line	The landscape buffer along RR 12 is set by the rear setback. By allowing the SFR rear setback to be 15', this allows for the full 80' of product width and reduces the overall RR 12 setback to 40', proportionally.
2	Roof Slope	Sec. 24.03.052	Flat roofs are allowed for residential buildings with ten (10) units or more and nonresidential buildings. Flat roofs shall not be visible from the street; all roofs surrounding outer footprint will be sloped.	By allowing the center portion of building roofs to be flat for condensers units it alleviates the need for ground units and avoids a less appealing view from the sidewalk and street. This modification will still use sloped roofs surrounding the footprint of the building to shield all condensing units and give the illusion of a fully sloped roof.
		Primarily gable roof construction with shed roofs and cut-out dormers.		
3	Building Height	Sec. 3.11.3	Main Building(s): Maximum three (3) stories and forty feet (40')	The January 14, 2014 approved Development Agreement: Caliterra Subdivision provides for a 40' height limit without restriction on stories. The three story maximum allow for flexibility in design and financially feasible products that are in demand.
		Main Building(s): Maximum two (2) stories, or forty feet (40'), whichever is less.		
4	Minimum Building Separation for Nonresidential Structures	Sec. 3.11.4(e)	Minimum separation as required by International Building Code 2012 or by City's Fire Code (if any), whichever is greater.	Allows more flexibility in the site layout.
		Minimum eighty feet (80') separation between structures, or a minimum separation as required by City's Fire Code (if any), whichever is greater.		

5	Building Area Regulations: Size of Lot	Sec. 3.11.4(a)		
		Min. Lot Area: 20,000 sf	4,600 sf	A smaller lot size will allow for single family residences, instead of apartments and commercial originally planned.
		Min. Lot Width: 100 feet	40 feet	
		Min. Lot Depth: 150 feet	115 feet	
6	Maximum Impervious Cover	Sec. 22.05.016(a)(2)		
		35%	60%	Overall project impervious cover to be 25% maximum.
7	Minimum Lot Sizes	Exhibit A 14.6		
		For lots using surface water and public wastewater systems is 0.75 acres	For lots using surface water and public wastewater system is 4,600 square feet	To have the ability to respond to evolving and diversified housing market. To provide a variety of housing types with variety of lot sizes.



City of Dripping Springs

Item 3.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Development Solutions CAT, LLC

STREET ADDRESS 12222 Merit Drive, Suite 1020

CITY Dallas STATE Texas ZIP CODE 75251

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

APPLICANT NAME Quynn Dusek

COMPANY Carlson, Brigance and Doering, Inc.

STREET ADDRESS 5501 West William Cannon Drive

CITY Austin STATE Texas ZIP CODE 78749

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

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION
OR MAP

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

☐ TO RECOGNIZE CHANGED CONDITIONS OR
CIRCUMSTANCES IN A PARTICULAR LOCALITY

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

PROPERTY & ZONING INFORMATION

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

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

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

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

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

Information About Proposed Uses:

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

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Quynn Dusek is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

Name

Title

STATE OF TEXAS

§

COUNTY OF HAYS

§

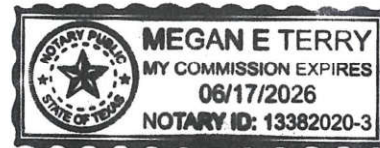
This instrument was acknowledged before me on the 16 day of September

2024 by Gregory L. Rich

Notary Public, State of Texas

My Commission Expires: 6/17/2026

Gregory L. Rich
Name of Applicant



ZONING AMENDMENT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

Applicant Signature 

9/18/2024

Date

CHECKLIST

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

Received on/by: _____

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: The Farmstead at Caliterra

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

Project Applicant Name: Greg Rich

Billing Contact Information

Name: Development Solutions CAT, LLC

Mailing Address: 12222 Merit Drive, Suite 1020

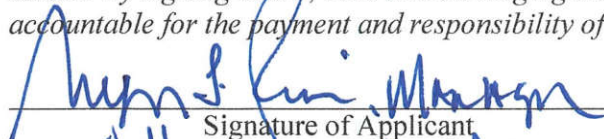
Dallas, Texas 75251

Email: GRich@Siepiela.com Phone Number: 972-960-2777

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

- | | |
|---|---|
| ☐ Alternative Standard | ☐ Special Exception |
| ☐ Certificate of Appropriateness | ☐ Street Closure Permit |
| ☐ Conditional Use Permit | ☐ Subdivision |
| ☒ Development Agreement | ☐ Waiver |
| ☐ Exterior Design | ☐ Wastewater Service |
| ☐ Landscape Plan | ☒ Variance |
| ☐ Lighting Plan | ☐ Zoning |
| ☐ Site Development Permit | ☒ Other <u>Condo Regime</u> |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*


 Signature of Applicant
Attorney-in-Fact

9-13-2024
 Date



DRIPPING SPRINGS
Texas

Received on/by:

Date, initials

LIGHTING ORDINANCE COMPLIANCE AGREEMENT

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

☐ Commercial

☒ Residential

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

Greg Rich of Development Solutions CAT, LLC.

Applicant's Address: 12222 Merit Drive, Suite 1020

Applicant's Email: GRich@Siepiela.com

☐ **VOLUNTARY COMPLIANCE** with mitigation conditions:

☒ **MANDATORY COMPLIANCE:**

IF APPLYING FOR:

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

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

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

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

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

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

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

Greg Rich - Manager
 Signature
Greg Rich - Manager

9-13-2024
 Date

Building Dreams, Enhancing Lives

David Weekley Homes

Presents
Farmstead at Caliterra





Est. 1976

50 YEARS

David Weekley Homes

Award-winning single-family homes

David Weekley
Homes



Item 3.

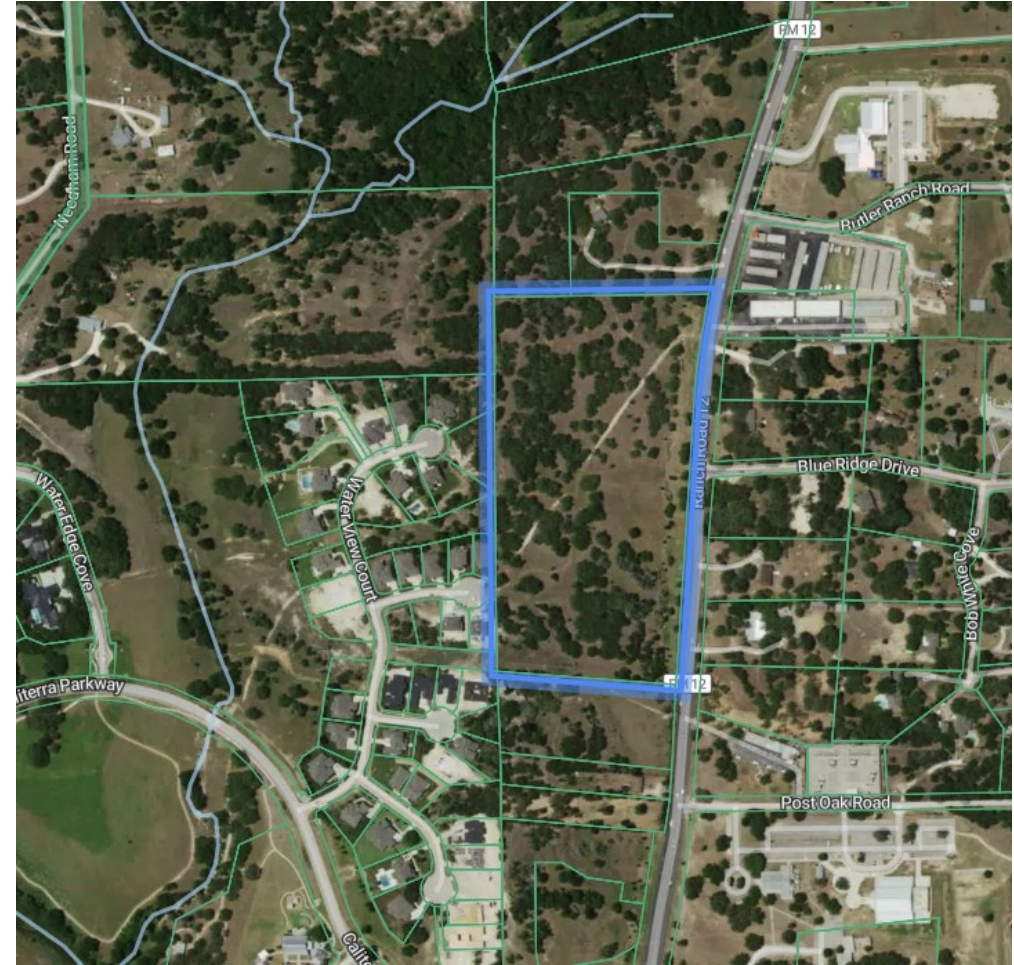


Farmstead at Caliterra – Site Location & History

This site located at the front of the Caliterra Master Plan Community, off RR12

DWH previously presented this project on April 22, 2025 to the ZAP Committee

At the advice of the Committee, we have revised the land plan from 121 detached TH's to be 69 – 45' lots with a 60' ROW



Farmstead at Caliterra – Updated Land Plan



Farmstead at Caliterra – Staff Review

DWH has worked with Staff and satisfied all their comments, while also satisfying the requirements of the settlement agreement.

We are requesting a maximum of 80 LUEs, which are provided by the 2nd Amended and Restated Wastewater Agreement for Caliterra.

We will not utilize and LUEs until completion of the City improvements and expansion of the WWTP



Farmstead at Caliterra – Proposed PDD Variances

The Requested Variances to the PDD are Summarized Below:

- Standard Lot Setbacks:
 - Front yard: 20'
 - Side yard: 5' from lot line and 7.5' from ROW
 - Rear yard: 15'
 - RR12 frontage: 40' (inclusive of 15' landscape buffer located at the edge of the building line)
- Maximum density is revised from 170 units, to 80 units

Farmstead at Caliterra

Questions?

David Weekley Homes

<i>Ongoing Projects</i>	
Comprehensive Plan	Multiple Comp Plan Committee meetings for October
Cannon Mixed-Use	Resubmitted. Staff performing internal review.
PDD2023-0001 Madelynn Estates	Dormant
PDD2023-0002 Southern Land	Development Agreement Submittal under Review
PDD2025-001 ATX RR 12 and Kopponen PDD Amendment	Pending resubmittal

Site Development Projects				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant.	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed.	Approved w/ Conditions
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements.	Waiting on Resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel of existing historic structures, add new construction to house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond.	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	Eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on Resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures.	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ.	Approved w/ Conditions
SD2022-0032 Driftwood Ranch Clubhouse	ETJ	857 Driftwood Golf Club Drive	Revising previously approved site plan.	Waiting on Resubmittal
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of two additional duplexes w/ accompanying site improvements.	Waiting on Resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on Resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on Resubmittal
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	Waiting on Resubmittal
SD2023-0020 Graveyard Cellars	ETJ	24101 RR 12	2800 sq ft building and parking.	Approved w/ Conditions
SD2024-001 Roxie's at Dripping Springs	CL	299 W. Mercer Street	Renovating and expanding site.	Approved w/ Conditions
SD2024-002 QuickTrip #4133	CL	HWY 290 and Sawyer Ranch Rd	Convenience store with fuel sales.	Waiting on Resubmittal
SD2024-004 Glass Business Park, Phase 2	ETJ	2560 W Hwy 290	Construction of 6 additional warehouse buildings with associated site improvements	Waiting on Resubmittal
SD2024-007 New Growth at Roger Hanks	CL	US 290 at Roger Hanks Pkwy	Mix land use and 240 residential units with parkland and roadway connections.	Waiting on Resubmittal
SD2024-008 AutoZone 5807 Dripping Springs	CL	US Hwy 290	Retail auto parts store.	Waiting on Resubmittal
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Approved w/ Conditions
SD2024-020 Lost Lizard	ETJ	10730 FM 967	Four residential accessory structures and gravel parking.	Waiting on Resubmittal
SD2025-002 Ewald Kubota	ETJ	3981 E US 290	Kubota sales and service center with customer and display parking.	Waiting on Resubmittal

Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2025-003 The Ranch at Caliterra Amenity Center	ETJ	Whiskey Barrel Dr.	Office, bathrooms, remodel pavillion out of an existing barn, pool, pickleball courts, and parking.	Waiting on Resubmittal
SD2025-006 AAA Storserv Dripping Springs LLC Phase 2	CL	1300 E US 290	Expansion of developed area including buildings, drives and parking.	Waiting on Resubmittal
SD2025-008 Driftwood Utility Access Corridor	ETJ	FM 967 and RM 1826	Joint use access easement that will tunnel under existing TxDOT ROW.	Waiting on Resubmittal
SD2025-010 Dripping Springs High School No. 2	ETJ	11091 Darden Hill Rd	482,844 s.f. two-story building, parking, sidewalks, utilities, grading, drainage, detention and water quality improvements	Waiting on Resubmittal
SD2025-011 Hemphill 1862 Dripping Springs	ETJ	1511 W Hwy 290	Wireless communication tower on existing commercial lot.	Approved
SD2025-012 WTCPUA 1340 Elevated Storage Tank	ETJ	149 Shelton Ranch Rd	12" waterline, fire hydrant, access drive, and a one-million-gallon elevated storage tank.	Waiting on Resubmittal
SD2025-014 FM 1826 Retail Center	ETJ	16514 RR 1826	Gas Station development with a 10,000sf convenience store, parking lot and driving aisles.	Waiting on Resubmittal
SD2025-015 Uriegas Dental	CL	28495 RR 12	New dental office and a second professional office building with associated parking and drives.	Waiting on Resubmittal
SD2025-016 St. Martin de Porres	CL	230 Post Oak	Construction of new Church with approx. 17,656 sqft gross floor area, with parking, detention, and utilities.	Waiting on Resubmittal
SD2026-001 MVMTC-Store Dripping Springs	CL	26207 Ranch Road 12	5,585 sqft convenience store with 10 fueling positions.	Waiting on Resubmittal
SD2026-002 Howard Ranch Commercial	CL	26002 RR 12	Phase 1 - 8,500 sq ft general store w/ gas station. Phase 2 - four retail stores.	Under Review
SD2026-005 U-Haul Dripping Springs	ETJ	14001 W US 290	1 story warehouse, 4 story self storage, covered RV parking, water quality and	Under Review
SD2026-007 Property Commerce Commercial Lot B-1-B	ETJ	13861 Canonade Drive	Grading and stablization off south side of lot. Part of a larger project out of the ETJ.	Waiting on Resubmittal
SD2026-009 Dripping Springs Community Library	CL	225 Benney Lane	39,000 sq ft building with utilities and parking.	Waiting on Resubmittal
SD2026-011 Headwaters East - Site A	CL	HWY 290	6,250 and 4,000 sq ft building sites with grading, paving, drainage, and utility improvements.	Waiting on Resubmittal
SD2026-012 Headwaters East - Site B	CL	HWY 290	1,700, 1,900, 8,125, 8,200, 7,800, and 11,300 sqft building sites with grading, paving, drainage, and utility improvements.	Waiting on Resubmittal
SD2026-013 Headwaters East - Site C	CL	HWY 290	23,300, 8,750, and 3,300 sqft building sites with grading, paving, drainage, and utility improvements.	Waiting on Resubmittal
SD2026-014 Headwaters East - Site D	CL	HWY 290	16,550, 25,000, and 51,000 sqft building sites with grading, paving, drainage, and utility improvements.	Waiting on Resubmittal
SD2026-015 Double L Phase 1 - Amenity Center	ETJ	29500 RR 12	5 buildings on 5.664 acres with water, wastewater, drainage, and paving improvements.	Waiting on Resubmittal

Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2026-016 Dripping Springs Sports Club	CL	HWY 290	55,800 sqft building footprint with sport courts, parking, grading, and utility	Waiting on Resubmittal
SD2026-017 Valvoline Dripping Springs TX (VAC)	CL	403 E US 290	Oil change facility with 1,870 sqft building footprint and paving, grading, and utilities.	Waiting on Resubmittal
SD2026-018 Arrowhead Ranch Retail Development	CL	140 Arrowhead Ranch Blvd	Two 12,000 sq ft commercial buildings.	Waiting on Resubmittal
SD2026-019 Bannockburn Church	ETJ	264 American Way	Driveway to connect parking lot to South Canyonwood Drive.	Under Review
SD2026-020 Prep School at Caliterra	CL	26025 RR 12	13,806 sq ft daycare and 4,876 sq ft office building.	Under Review
SD2026-021 Heritage Phase 3 Pocket Park	CL	Bishop Wood Drive	Parkland improvements.	Under Review
Blue rows indicate new applications				

Subdivision Projects				
Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved w/ Conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting on Resubmittal
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Under Review
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Waiting on Resubmittal
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Under Review	Waiting on Resubmittal
SUB2023-0038 The Ranch at Caliterra Final Plat	ETJ	HC Carter Way	234 single family lots on 200.024 acres	Approved
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	CL	Shadow Ridge Parkway	142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space	Waiting on Resubmittal
SUB2023-0042 Hardy Construction Plans	CL	2901 West US 290	78.021 acres subdivided into 73 single family lots	Approved w/ Conditions
SUB2023-0048 Driftwood Falls Estates Subdivision	ETJ	609 S Creekwood Dr	Replat two lots in one.	Approved w/ Conditions
SUB2024-005 Roger Hanks Construction Plans	CL	US 290 at Roger Hanks Pkwy	Public improvements from southern boundary to intersection with 290.	Waiting on Resubmittal
SUB2024-015 Gateway Village Phase 1	CL	US 290	Final plat for 144 single family subdivision.	Waiting on Resubmittal
SUB2024-017 Wild Ridge Phase 2 Final Plat	CL	Shadow Ridge Parkway	152 single family residential lots.	Approved w/ Conditions
SUB2024-019 Driftwood Subdivision, Phase 5, Preliminary Plat	ETJ	Thurman Roberts Way	13 lots. 10 residential, 2 open space, and 1 private.	Approved w/ Conditions
SUB2024-024 Heritage Phase 4 Subdivision	CL	Sportsplex Drive	115 single family lots on 31.80 acres	Waiting on Resubmittal
SUB2024-025 Village Grove Phase 3 Subdivision	CL	Village Grove Parkway	115 single family lots on 30.04 acres	Waiting on Resubmittal
SUB2024-030 Heritage Phase 3 Final Plat	CL	Sportsplex Drive	164 lot subdivision plat	Waiting on Resubmittal
SUB2024-034 Village Grove Phase 2A Final Plat	CL	Village Grove Parkway	Final plat for 165 single family lots.	Approved w/ Conditions
SUB2025-002 Lunaroya PH 3 Preliminary Plat	ETJ	13755 Silver Creek Dr	9 single family residential lots.	Waiting on Resubmittal
SUB2025-005 Ewald Kubota Minor Plat	ETJ	3981 E US 290	3.9 acre plat	Waiting on Resubmittal
SUB2025-006 Cannon Ranch Phase 3 and 4 Construction Plans	CL	Rushmore Drive at Lone Peak Way	Public roadways, utilities, and storm drainage infrastructure for 156 residential and 3 open space lots.	Waiting on Resubmittal

SUB2025-007 Double L Ranch Reclaimed Water Production Facility and Pump and Haul	ETJ	NW of RR 12 and Event Center Dr	Reclaimed water facility	Waiting on Resubmittal
SUB2025-008 Cannon Ranch Phases 3 & 4 Subdivision Final Plat	CL	Rushmore Drive	3 open space lots and 156 40', 45', or 60' residential lots.	Approved w/ Conditions
SUB2025-009 Wild Ridge Subdivision Wastewater Treatment Plant Final Plat	CL	Goose Island Dr and Lost Maples Dr	0.8873 acre lot	Approved w/ Conditions
SUB2025-011 Double L Pod A1, A2, A3 Arterial Preliminary Plat	ETJ	Pecos River Xing	Public infrastructure.	Waiting on Resubmittal
SUB2025-012 Double L Pod A3 Preliminary Plat	ETJ	Pecos River Xing	46 residential units.	Waiting on Resubmittal
SUB2025-013 Double L Pod A1 and A2 Preliminary Plat	ETJ	Pecos River Xing	99 residential units.	Under Review
SUB2025-014 Village Grove Wastewater Treatment Plant	CL	S Rob Shelton Blvd	WWTP for the Village Grove Development.	Waiting on Resubmittal
SUB2025-015 Wild Ridge Wastewater Treatment Plant	CL	Goose Island Drive	Phase one of the temporary WWTP.	Waiting on Resubmittal
SUB2025-017 Lunaroya Phase 2 Construction Plans	ETJ	Silver Creek Road	28 single family residential lots (minimum 1.5 acre) with on site sewage, paving, utilites, and open space.	Waiting on Resubmittal
SUB2025-018 Double L Pod B4 Preliminary Plat	ETJ	153 El Capitan Lp	Plat for 62 residential lots	Under Review
SUB2025-019 Double L Pod B4 Arterial Preliminary Plat	ETJ	153 El Capitan Lp	Single lot plat for arterial road adjacent to pod B4	Under Review
SUB2025-020 Double L Pod A4 and B1 Preliminary Plat	ETJ	843 Pecos River Xing	Plat for 102 residential lots	Under Review
SUB2025-021 Double L Pod A4 and B1 Arterial Preliminary Plat	ETJ	843 Pecos River Xing	Single lot plat for arterial road adjacent to pods A4 and B1	Under Review

SUB2025-023 Double L Ranch Pod A3 Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Under Review
SUB2025-024 Double L Ranch Pod A1 & A2 Construction Plans	ETJ	29300 RR 12	99 residential units with paving, utilities, drainage, and water quality improvements.	Waiting on Resubmittal
SUB2025-025 Double L Ranch Pod A1, A2, A3 Arterial Construction Plans	ETJ	29300 RR 12	46 residential units with paving, utilities, drainage, and water quality improvements.	Under Review
SUB2025-027 Driftwood Sub, Phase 1, Section 2, Block A, Lots 30 and 31 - Amending Plat	ETJ	1574 Thurman Roberts Way	Combine lots 30 and 31.	Approved
SUB2025-031 Lunaroya Phase 2 Subdivision	ETJ	Silver Creek Road	39 lot final plat with 34 residential lots, open space lots, and drainage lots.	Waiting on Resubmittal
SUB2025-032 Headwaters Station Phase 1 Preliminary Plat	CL	Hwy 290 and Canyonwood Dr	7 commercial lots and 1 drainage lot on 55.13 acres.	Approved w/ Conditions
SUB2025-033 Haydon Place Preliminary Plat	CL	265 College Street	34 residential lot subdivision. 8 lots within City Limits and remaining in Hays County. 2 drainage lots.	Waiting on Resubmittal
SUB2025-034 WTCPUA 20 Inch Cross Country Transmission Main Seg. 3	ETJ	Silver Creek Road	4,020 linear feet of potable water transmission main.	Waiting on Resubmittal
SUB2025-035 Wild Ridge 16 Inch Water Line	CL	E US Hwy 290	7,800 linear feet of 16" ductile iron water transmission mains.	Waiting on Resubmittal
SUB2026-002 New Life Lutheran Church of Dripping Springs Plat	CL	1121 Buffalo Canyon Drive	Minor plat of 12 acre undeveloped lot into two lots.	Waiting on Resubmittal
SUB2026-004 Village Grove Phase 3-1 Final Plat	CL	Village Grove Parkway	18 residential lots with 2 open space lots and 1 detention pond lot.	Waiting on Resubmittal
SUB2026-005 Village Grove Phase 3-2 Final Plat	CL	Village Grove Parkway	31 residential lots with 1 open space lot.	Waiting on Resubmittal
SUB2026-006 Village Grove Phase 3-3 Final Plat	CL	Village Grove Parkway	66 Residential lots with 1 open space lot.	Waiting on Resubmittal
SUB2026-007 Feller's Dripping Springs Preliminary Plat	CL	1300 Creek Road	18 residential lots and 1 drainage lot.	Waiting on Resubmittal
SUB2026-010 Double L Ranch Phase 1 Final Plat	ETJ	RR 12	244 residential lots and amenity center.	Waiting on Resubmittal
SUB2026-011 Headwaters Station East Construction Plans	CL	Hwy 290 and Canyonwood Dr	Grading, drainage, and infrastructure plans for 14 commercial lots, and 1 MUD Utility/Drainage/Water Quality Lot.	Under Review
SUB2026-012 Driftwood Ranch Lift Station	ETJ	11100 W FM 967	Construction of a wastewater lift station.	Waiting on Resubmittal
SUB2026-013 Driftwood Creek Lift Station	ETJ	16156 W FM 150	Construction of a wastewater lift station.	Waiting on Resubmittal
SUB2026-014 Amending Plat of Radiance, Phase 1, Lots 29 and 20C	ETJ	108 Concord Circle	Adjusting lot line between 2 platted lots.	Waiting on Resubmittal
SUB2026-015 Ruby Ranch Phase 6 Lot 1A-11A, Block F	ETJ	E Bartlett Drive	Remove an existing onsite drainage easement.	Waiting on Resubmittal
SUB2026-016 Deangelis Estates	ETJ	Darden Hill Road	Divide a 10 acre lot into two 5 acre lots.	Waiting on Resubmittal

SUB2026-018 Replat Establishing Austin Ridge Bible Church and Kaden Subdivision	ETJ	3150 W US 290	Combine 6 existing tracts into 2 platted lots.	Waiting on Resubmittal
SUB2026-019 WTCPUA 20 Inch Transmission Main	ETJ	Ranch Road 12	15,045 linear feet of 20-inch ductile iron pipe and related appurtenances for a transmission main.	Waiting on Resubmittal
SUB2026-020 Driftwood Creek Phase 1 Section 3	ETJ	Thurman Roberts Way	Combining 3 single family lots and 1 open space/drainage lot.	Waiting on Resubmittal
SUB2026-021 Final Plat - WTCPUA 1340 ESTII	ETJ	149 Shelton Ranch Rd	One lot subdivision for water utility elevated storage tank.	Waiting on Resubmittal
SUB2026-022 Resubdivision of Springwood Lot 27 and 28-A	CL	119 Oaksprings Dr.	Combining 2 lots and removing an easement.	Waiting on Resubmittal
SUB2026-023 Fellers Construction Plans	CL	1300 Creek Road	Road and utilities for 18 lot single family subdivision with drainage lot.	Under Review
SUB2026-024 Headwaters Station East Final Plat	CL	US 290 and Canyonwood Drive	14 commercial lots and 1 MUD utility/drainage lot	Waiting on Resubmittal
Blue rows indicate new applications				

In Administrative Completeness	Filing Date
ADMIN2026-030 Driftwood Maintenance Path	23-Sep
SD2025-003 The Ranch at Caliterra Amenity Center	23-Sep
SD2025-012 West Travis County PUA 1340 Elevated Storage Tank	23-Sep
SD2026-005 U-Haul Dripping Springs	23-Sep
SD2026-007 Property Commerce Commercial Lot B-1-B	23-Sep
ADMIN2026-017 108 Bob White Cove Wireless Tower CUP	25-Sep
ADMIN2026-018 108 Bob White Cove Zoning Amendment	25-Sep
ADMIN2026-019 108 Bob White Cove Zoning Variance	25-Sep
SUB2026-021 Final Plat - West Travis County Public Utility Agency 1340 ESTII	30-Sep
SD2022-0013 DS Flex Business Park	30-Sep